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INTRODUCTION

# IT'S BETTER BY THE BAY





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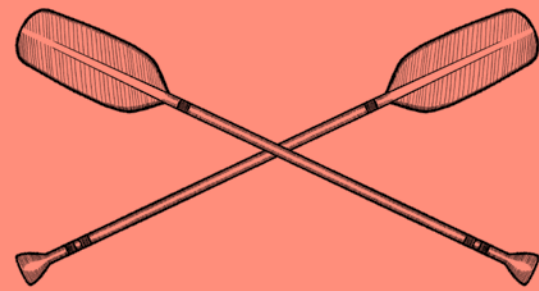
# LIVE LIKE A LEGEND

Coastal Queen East has always been here; a historic 19<sup>th</sup> century neighbourhood between Leslieville and The Beaches, spoken of in hushed tones by those who know life's better by the bay. Now the secret's out, and it's your turn to plant roots. It's time to discover what's beyond the shore. It's time to discover Queen & Ashbridge, in the heart of Coastal Queen East.

## DISCOVER COASTAL QUEEN EAST







In the heart of Coastal Queen East, between the green parks and boardwalks of The Beaches, and the red bricks and lattes of Leslieville, beyond the shores of Ashbridge's Bay and the skyscrapers of downtown Toronto; lies Queen & Ashbridge.

The architecture is a 21<sup>st</sup> century response to urban design principles that resembles a timeless, sun washed hill-town, scattered with interlocking terraces that blur the lines between inside and out. Inspired by its natural environment and community, and exhibiting modern ideas of holistic wellness, Queen & Ashbridge is an extraordinary choice for urbanites who crave something different. What's beyond the shore? Whatever you're looking for.

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A E R I A L



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THE ARCHITECTURE

# HIGH DESIGN FOR HIGHER LIVING

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Queen & Ashbridge, imagined and designed by Teeple Architects, reads as a love letter to city building. Far from cookie cutter, the architecture draws contextual inspiration from its surroundings. The 8-storey brick-faced Queen Street wing is populated by wide sidewalks, trees, shops and restaurants. A cascading 17-storey pyramid-shaped tower provides residents with lake, park and downtown Toronto skyline views. A mosaic of outdoor spaces is woven together from the enormous green communal courtyard, landscaped walkways, patios, green roofs and private balconies and terraces. In Queen & Ashbridge, The Beaches meet Leslieville in a modern and highly liveable architectural statement.



QUEEN STREET VIEW LOOKING WEST



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COASTAL QUEEN EAST

# YOUR NEW FAVOURITE NEIGHBOURHOOD



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Coastal Queen East is a healthy neighbourhood that weaves together the dense greenery and boardwalks of The Beaches, and the historic façades and deep-rooted character of Leslieville. Swatches of lively, green, tree lined streets and parks mingle with sparkling blue waters and skies to serve as the backdrop for an electric streetscape populated with independent retail. Hidden, open, dynamic and serene, Coastal Queen East is your new favourite neighbourhood.

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22 Queen Street Place



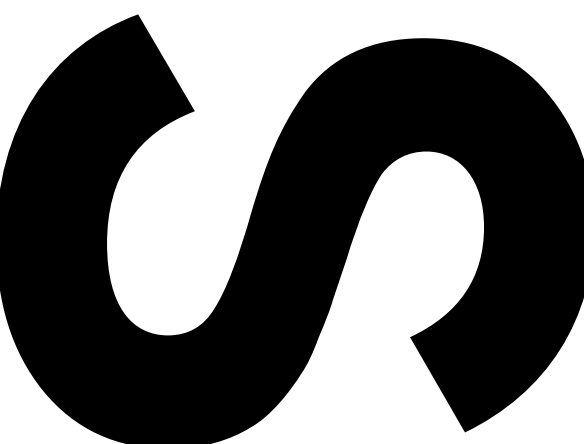
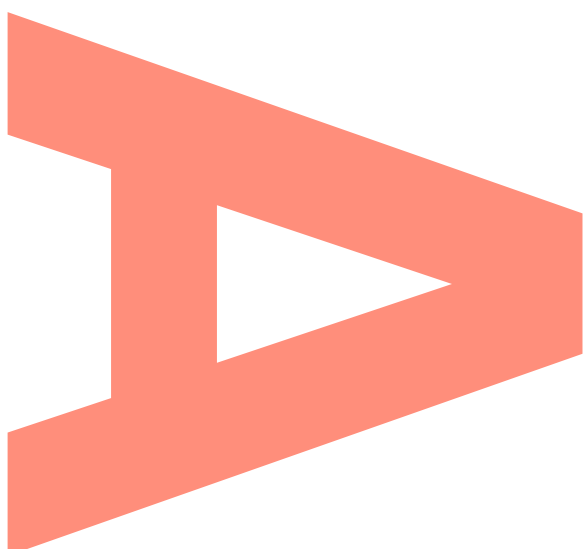


COASTAL IS 'CENTRAL'

The 501 Streetcar stops at your doorstep; Lake Shore Boulevard lies just beyond the park and the downtown Toronto core is but a breezy bike ride away. 'Coastal' is, in fact, central.

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**LANDMARKS & RECREATION**

- 0A. QUEEN & ASHBRIDGE SITE
- 02. ASHBRIDGE ESTATE
- 03. ASHBRIDGE'S BAY
- 04. WOODBINE BEACH
- 05. TORONTO FIRE STATION 227
- 06. THE BEACHES
- 07. LESLIEVILLE
- 08. KEW GARDENS
- 09. DONALD D SUMMERVILLE OLYMPIC POOL
- 10. THE BALMY BEACH CLUB
- 11. ASHBRIDGE'S BAY YACHT CLUB
- 12. LEUTY LIFEGUARD STATION
- 13. FOX THEATRE
- 14. THE BROADVIEW HOTEL

**RESTAURANTS & BARS**

- 15. RORSCHACH BREWING CO.
- 16. THE GREEN WOOD
- 17. THE BURREN PUB
- 18. THE STONE LION
- 19. NODO LESLIEVILLE
- 20. RADICAL ROAD BREWING CO.
- 21. LA PABELLA
- 22. GRETA SOLOMON'S DINING ROOM
- 23. AVLING KITCHEN AND BREWERY
- 24. THE DOCK ON QUEEN
- 25. BLONDIES PIZZA
- 26. REID'S DISTILLERY
- 27. THE BURGER'S PRIEST
- 28. MURPHY'S LAW PUB AND KITCHEN
- 29. SAUVIGNON BISTRO
- 30. HOGTOWN SMOKE
- 31. SUNSET GRILL
- 32. BREAKWALL BBQ & SMOKEHOUSE

**CAFÉS & DESSERTS**

- 33. BRETT'S ICE CREAM
- 34. ED'S REAL SCOOP
- 35. MIRA MIRA
- 36. ZANE PATISSERIE
- 37. SWEAT & SODA
- 38. SWEET BLISS BAKING COMPANY
- 39. BUD'S COFFEE

**SHOPS**

- 40. COAL MINER'S DAUGHTER
- 41. ANY DIRECT FLIGHT FASHION BOUTIQUE
- 42. SURE THE GREATS
- 43. VELOTIQUE
- 44. TASK
- 45. BEACHWOOD FLOWER SHOP

**GROCERY STORES**

- 46. BRUNO'S
- 47. FARM BOY
- 48. THE LESBEVILLE FARMERS' MARKET
- 49. RAISE THE ROOT ORGANIC MARKET
- 50. LOBLAWS
- 51. FRESHCO LESLIE & LAKESHORE
- 52. CARLOAD ON THE BEACH

**PET CARE**

- 53. TOM & SAWYER
- 54. PET VALU
- 55. GLOBAL PET FOODS
- 56. KEW BEACH VETERINARY HOSPITAL

**WELLNESS SERVICES**

- 57. HONE FITNESS QUEEN & CARLAW
- 58. BEACHES HOT YOGA
- 59. ONE ACADEMY
- 60. GOODLIFE FITNESS TORONTO
- 61. 9ROUND FITNESS
- 62. BARRE3 TORONTO - LESLIEVILLE
- 63. PUPPY LOVE YOGA
- 64. TORONTO YOGA MAMAS WELLNESS
- 65. CULTURE ATHLETICS STUDIO
- 66. LIVING WATERS THERAPIES
- 67. MAYFAIR CLUBS - LAKESHORE
- 68. DAUGHTER OF OZ SALON
- 69. BLOC EAST
- 70. THE TEN SPOT BEACHES
- 71. BSIDE BEAUTY

**LIQUOR & SPIRITS**

- 72. LCBO
- 73. WINE RACK

**SCHOOLS**

- 74. EARL GREY SENIOR PUBLIC SCHOOL
- 75. BOWMORE ROAD JUNIOR AND SENIOR PUBLIC SCHOOL
- 76. ST. PATRICK CATHOLIC SECONDARY SCHOOL
- 77. RIVERDALE COLLEGIATE INSTITUTE

**TRANSIT**

- BLOOR-DANFORTH SUBWAY
- 501 QUEEN E. STREET CAR

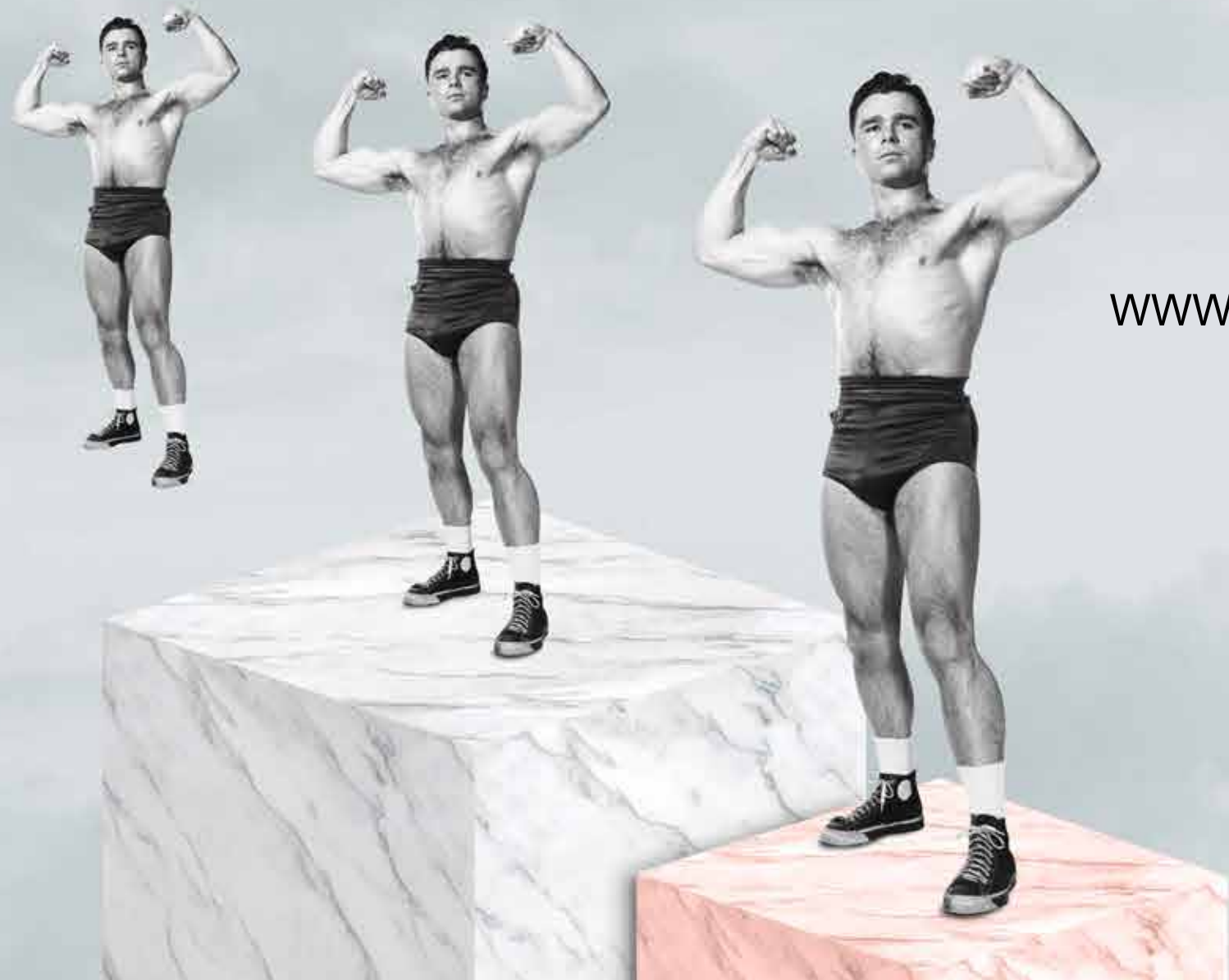


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AMENITIES

# MOMENTS OF CALM



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Your lobby is The Bridge Lounge and it marks the beginning of your journey home. It will guide you through The Upper Lounge and past The Woodbine Coworking Space. Then it's on to The Coast Club, which features a dramatic 2-storey fitness centre complete with cardio, strength and functional training zones and dedicated yoga and spin studios. After your work out, relax in the spa-like change rooms and soak up the heat of the steam room before heading up to your suite.

Visitors to Queen & Ashbridge will be well taken care of in the guest suites, which raise the bar for accommodations to built-in boutique hotel heights.

All communal amenities are professionally managed with an elevated level of service and programming by our dedicated on-site property management team.

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## GET COMFORTABLE

The hotel inspired lobby features an eye-catching reception desk, sculptural hand-crafted furniture and locally sourced stone embellishments that make it unmistakably laidback as The Bridge Lounge. You may come for the mail, but you'll stay for the elegant atmosphere.



THE BRIDGE LOUNGE





## THE COAST CLUB

1. CARDIO & STRENGTH TRAINING
2. SPIN STUDIO
3. STRETCH AREA
4. STRENGTH TRAINING
5. FUNCTIONAL TRAINING
6. YOGA STUDIO
7. PRIVATE CHANGE ROOMS & STEAM ROOMS

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## ADDITIONAL GROUND FLOOR AMENITIES

8. THE WOODBINE COWORKING SPACE
9. THE UPPER LOUNGE
10. THE BRIDGE LOUNGE





## MOMENTS, MINUTES & AFTERNOONS

A boardwalk inspired pathway will lead you from The Bridge Lounge to the elevator lobby and your suite, but not before winding past The Upper Lounge. Inviting seating and inspiring views are designed to encourage passersby to linger over coffee for a moment, a minute or maybe an afternoon.



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## ACCEPT YOUR WRITER'S BLOCK

The double-height ceilings and towering windows of The Woodbine Coworking Space are designed to accentuate streetscape views and allow in ample daylight to help illuminate your thinking. And if the ideas aren't flowing, the layered, linear interior also makes for a pleasant space in which to accept your writer's block.

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## YOUR WORKOUT WILL NEVER BE THE SAME

The Coast Club is a 5,000 square foot, state-of-the-art fitness centre featuring double height ceilings, green feature walls and dynamic park views. This monument to healthy living kicks Queen & Ashbridge's laidback aesthetic into high gear, spinning it into something more energetic. Ample cardio, strength and functional training zones and dedicated yoga and spin studios complete the picture.



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## T H E S T E A M R O O M

Exit your private change room, melt into the elegant bench seating of the steam room and allow yourself to drift away as you're enveloped in delicate mist. Don't sweat the stress of the day, sweat it out.

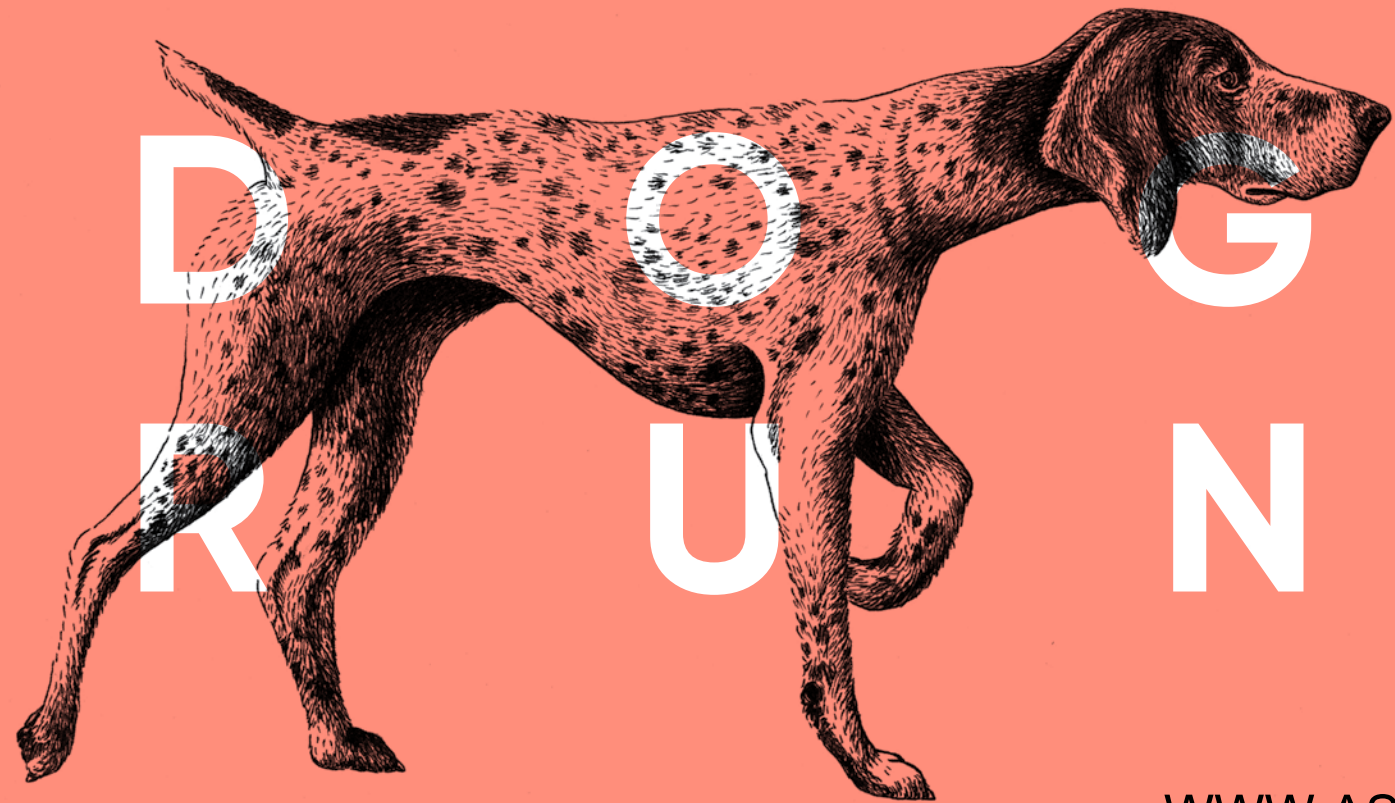


# DRIFT AWAY



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## FRIENDLY TO THE FOUR LEGGED

Neighbourhoods don't come much friendlier to the four legged than Coastal Queen East, but if your sidekick needs to burn off a little midday energy, you may opt to skip the park and head out to the dog run. Dogs will appreciate the ample greenspace; you'll appreciate the views.



ROOF AMENITIES VIEW



# LEVEL 8 & 9 AMENITIES

- 1. THE SKY CLUB
- 2. THE SKY CLUB TERRACE LOUNGE
- 3. THE SKY CLUB TERRACE OUTDOOR BBQ & DINING AREA
- 4. THE SKY CLUB TERRACE SUN DECK
- 5. DOG RUN



LEVEL 9

LEVEL 8



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## N I G H T S T O R E M E M B E R

The Sky Club is a private gathering space to rival the city's breathtaking best. Think members only social club or boutique restaurant, but without the waitlist. The nightly show starts just before the sun sets on the downtown Toronto skyline. The chic bar, fireside lounge and cozy reading nook offer ample perches from which to watch it. Journey to The Sky Club for an introspective evening alone or an intimate gathering with friends.







BBQ'D CANAPÉS COMPLETE THE SCENE

Just beyond The Sky Club's picture windows lies its outdoor terrace. Two distinct spaces for smaller gatherings can be instantly converted into one, meaning your get-together is limited only by your imagination. At the North end of The Sky Club's terrace, the views and sounds of Queen Street make for the perfect sunbathing backdrop and soundtrack. To the West, an uninterrupted downtown Toronto skyline delivers urban ambiance. Fire up the BBQ and combine cocktails and canapés to complete the scene.

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## COASTAL QUEEN EAST

# LUSH LAWN S

The Valley is exactly what you'd hope it to be: lush lawns, shady trees and vivid flowers secured on three sides by a terraced façade. Sheltered from the bustling outside world, The Valley offers the residents of Queen & Ashbridge endless opportunities to self-reflect in green pockets of calm and hone their green thumbs in the resident garden plots. The Valley is open to the South and situated on the third floor, maximizing sunlight and lake-facing views.

# & SHADY TREES



THE VALLEY





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## H O M E   A W A Y   F R O M   H O M E

Downtown Toronto has no shortage of amazing hotels, but your guests may instead opt to stay closer to the action in Queen & Ashbridge's chic collection of 7 guest suites. Here they'll find the comforts of home taken to new heights of elegance and thoughtfulness.





YOUR SUITE

# A DEFINITIVE PERSONAL STATEMENT



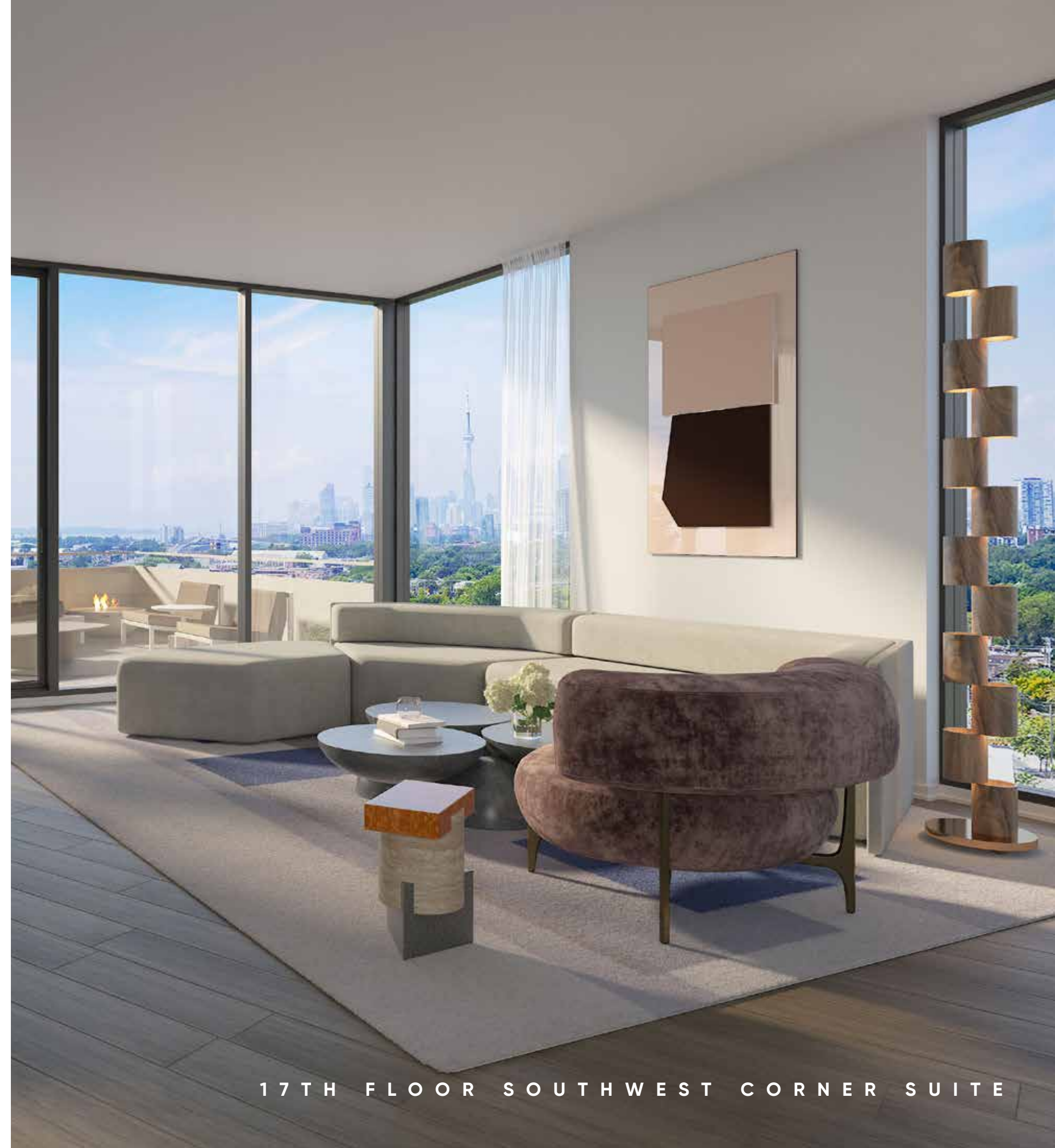
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Drawing inspiration from its surroundings, your home becomes an elevated and approachable extension of your unique location. The designer selected finish palettes are each designed to allow you to make a definitive personal statement. Warm woods and variously finished neutral stones create an intriguing balance between light and dark that's maintained throughout your suite, from the porcelain backsplashes to the custom-designed cabinetry. Queen & Ashbridge is home to a diverse community of residents living their best lives in beautifully designed one bedroom, two bedroom and luxurious penthouse suites, which feature sprawling terraces and panoramic lake and skyline views.



17TH FLOOR SOUTHWEST CORNER SUITE



## W E L C O M E H O M E C H E F

The kitchen's delicate millwork cleverly conceals ample storage; perfect for organized home chefs and those that aspire to be both better chefs and better organized. The counters work beautifully as hard-wearing work surfaces and well-proportioned pedestals for your curated cookware. Custom under-cabinet lighting stays out of the way and gives the scene a relaxed, inviting glow.

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IN AND OUT IN HARMONY

Your retreat, your sanctuary. Whatever you may call it, your suite will always feel like home. Large windows and 9' ceilings bathe your living space in natural light and strengthen your harmony with the outdoors, even when you're inside.





## A DEEPLY CINEMATIC QUALITY

South-facing terraces will enjoy stunning views of Ashbridge's Bay and Lake Ontario, giving even the most mundane of days a deeply cinematic quality. Grill up some seafood and pair it with a bottle of something local from Leslieville or grab a pack of hot dogs and open a Diet Coke, either way your evening will feel like a movie.

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Not to be outdone by the South-facing lake views, West-facing terraces enjoy stunning, uninterrupted views of the downtown Toronto skyline. The perfect backdrop for a dinner under the stars.





# FEATURES & FINISHES

## GENERAL SUITE

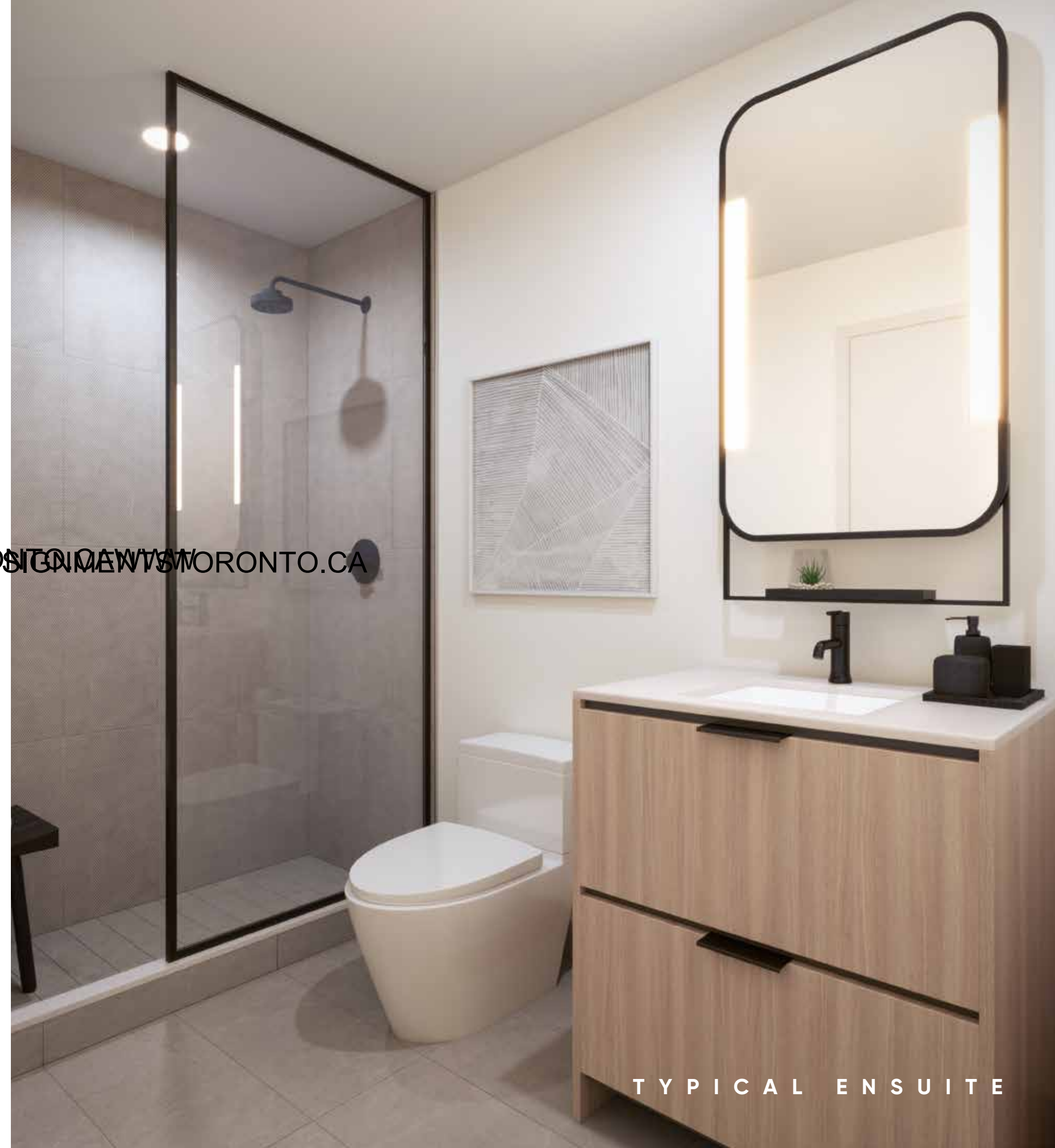
- Solid core entry door with security view-hole.
- 9' high ceilings with smooth plaster finish in most areas, not including bulkheads and dropped ceilings when required for mechanical purposes such as kitchen and bath exhausts and heating and cooling ducts.
- Choice of designer-selected laminate flooring in living/dining areas, foyer, kitchen and bedrooms, as per builder's standard samples.
- Contemporary baseboards, door frames and casings.
- Black metal door hardware.
- Wire shelving in all closets.
- Insulated double-glazed, aluminum windows.
- White painted drywall walls (except where tile occurs).
- One piece stacked brand name washer/dryer with exterior venting.
- Individually controlled heating and cooling.
- White "decora" switches and outlets.
- Ontario Building Code mandated emergency voice communications system, in-suite sprinkler fire protection system, smoke, heat and carbon monoxide detectors where applicable in each suite.
- Pre-wired outlets for television, telephone and/or internet connections in living room, bedroom(s) and den, as per plan.

## KITCHENS

- Designer selected two tone cabinetry and contemporary hardware.
- Quartz kitchen countertop, from builder's standard samples.
- Porcelain tile backsplash, from builder's standard samples.
- Single bowl stainless steel under mounted sink with single handle, single hole, black pull down faucet.
- Surface mounted, black track lighting fixture.
- Integrated European-style fridge, integrated dishwasher, separate stainless steel cooktop and stainless steel wall oven, stainless steel built-in microwave, and under cabinet hood vent vented to the exterior.

## BATHROOMS

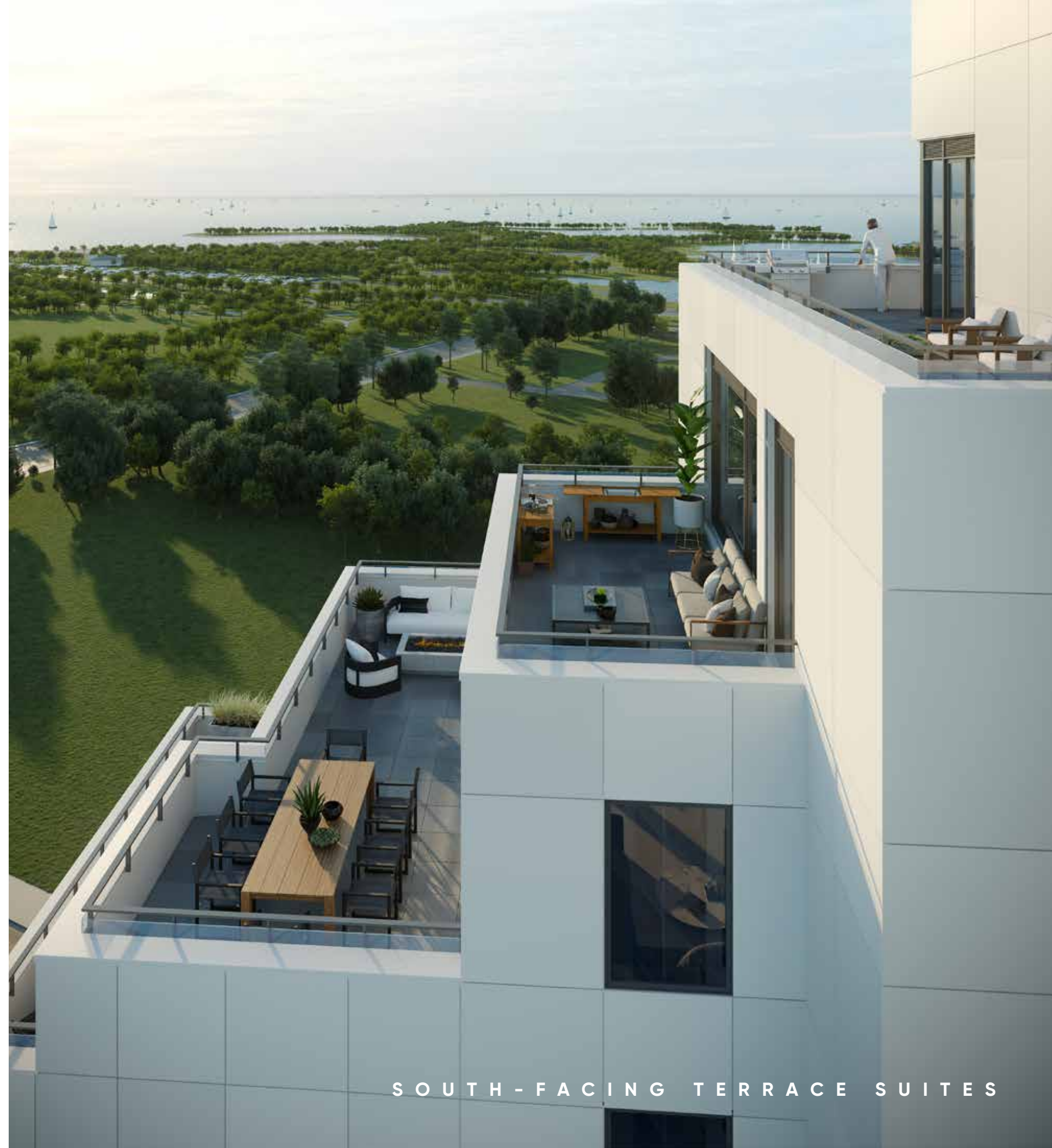
- Custom designed vanity with quartz countertop and backsplash and under mount sink.
- Designer selected black framed mirror with integrated lighting.
- Black single hole faucet.
- Two-piece modern style white toilet.
- Units with 1 bathroom have a soaker tub with black tub filler, valve and shower head.
- Units with 2 bathrooms have a shower with black framed glass fixed partition and a black valve and shower head in the ensuite and a soaker tub with black tub filler, valve and shower head in the second bath (all as per plan).
- Porcelain tile flooring and tub/shower surround.
- Black accessory package including towel bar and paper holder.
- Exhaust fan vented to the exterior.



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MEDITERRANEAN-STYLE ARCHITECTURE RESEMBLES A SUN WASHED HILL-TOWN, SCATTERED WITH INTERLOCKING TERRACES THAT BLUR THE LINES BETWEEN INSIDE AND OUT. THE TERRACED APPROACH IS DESIGNED TO REFLECT THE SCALE AND RHYTHM OF COASTAL QUEEN EAST, AT TIMES UNEXPECTED, LIKE AN IMPROMPTU BLOCK PARTY, BUT ALWAYS IN STEP LIKE THE MUSICAL LULL OF WAVES.



SOUTH-FACING TERRACE SUITES



## ONE WITH THE ENVIRONMENT

Queen & Ashbridge takes its responsibility to the environment seriously by meeting and exceeding the latest in green building standards. This means you can sleep soundly knowing you're creating a dramatically smaller carbon footprint. Geothermal wells provide efficient year-round energy without the use of fossil fuels. Innovative mechanical and ventilation systems allow for efficient in-suite temperature control, so you'll require less energy and save more on your hydro bill. Green roofs, garden plots, landscaped community spaces and ample natural building materials complete the sustainable picture.





# DEVELOPMENT TEAM



Context was formed in 1997 by Stephen Gross and Howard Cohen. The company is focused on the development of mixed-use projects, condominiums and affordable rental housing in Toronto's central neighbourhoods. Context is a pioneer in downtown intensification with buildings based on quality design, sustainability and innovative city planning.

Context is backed by Waterloo Capital, a private investment fund controlled by Stephen Gross and Gerald Schwartz, the CEO of Onex Corporation.



THE YORKDALE / TORONTO, ON



MARKET WHARF / TORONTO, ON



TIP TOP LOFTS / TORONTO, ON



Building a community from the ground up takes more than bricks and mortar – it takes people, and RioCan Living keeps people at the centre of everything they do. When RioCan Living selects a project's location, architect and interior designer they're not really thinking about 'the project', they're thinking about the people who will one day call it home.

RioCan Living listens to the communities they're part of, to ensure they're enhancing the unique culture of each neighbourhood. That's why their project in King West doesn't feel like their project in Little Italy, and why you, whatever your lifestyle, will feel at home with them.

Every RioCan Living project is backed by the impeccable management and proven track record of RioCan.



THE WELL / TORONTO, ON



E CENTRAL & E2 CONDOS / TORONTO, ON



11 YV / YORKVILLE, TORONTO, ON



# DESIGN TEAM

## TEEPLE / ARCHITECT

From its inception in 1989, Teeple Architects has built a reputation for innovative design and exceptional service through a broad range of acclaimed public and private-sector projects. They're recognized for executing technically advanced projects of exceptional quality that are conceptually and practically rooted in the specific needs and aspirations of each client. Their team is committed to responding creatively and effectively to each program, site, context and budget and inspired to find innovative and appropriate solutions for each new project.

Teeple has been recognized with awards for design excellence and sustainability on the local, provincial, national and international levels, including 6 Governor General's Medals for Architecture, 8 Canadian Architect Awards, 13 awards from the Ontario Association of Architects and 14 urban design awards from Canadian municipalities.

## MASON STUDIO / INTERIOR DESIGNER

Mason Studio cares about what you care about. They design distinctive experiences through a well-researched process that puts people at the core. Their unique design research method empowers them to understand the needs of their clients - and the people their clients serve - to unleash thoughtful and creative solutions. Based on a scientific framework, Mason seeks to observe, question, and test assumptions to provide intentional design solutions. By focusing on the end-user, they deliver projects that offer meaningful and often unexpected experiences that, in turn, surpass expectations.

## PUBLIC CITY / LANDSCAPE ARCHITECT

Public City Architecture is an urban building and site architecture studio founded by principals Peter Sampson and Liz Wreford in Winnipeg, MB. Architect and Landscape Architect respectively, the principals merged their design practices into one studio in 2016. The firm is known for its pursuit of winter urbanism, pleasure, and a driving commitment to the quality of multi-seasonal public realms. With a portfolio of work that is colourful, ecological, playful, and disciplined, Public City has been identified as one of Canada's most exciting and distinct emerging design practices.

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**QA** QUEEN  
& ASH  
BRIDGE

Q A C O N D O S . C O M

 **CONTEXT**

**RIO+CAN**  
LIVING