



**COVERS
SENT SEPARATELY**

COVERS
SENT SEPARATELY



what
moves
you?



CONTENT HIGHLIGHTS



What moves you?
– No. 31

Features & Finishes

The Distillery District
– a unique collection of
old and new

Arts & Culture
at the Distillery District

What inspires you

What frees you?
– Sugar Beach

What tempts you?
– Lobby

39	48	53
Connect to the Future	Calling all Foodies	Shops & Galleries
+ +		
54	64	67
Connect to the City	Building a Legacy	Meet the Team



DISTILLERY DISTRICT

Simply put, there has never been anything like the Distillery District.

The Distillery District is a unique collection of old and new, familiar and surprising, but always exciting and inspiring. To quote the founders: “Our vision was to combine the romance and relaxing atmosphere of European walking and patio districts with the hip, cool dynamic of an area like New York City’s SoHo or Chelsea, where creative minds get together and you feel as if anything could happen.”

THE DISTILLERY DISTRICT



what
inspires
you?

LOBBY CONCIERGE

Live. Work. Play.
– Welcome to No. 31.

The lobby features as a social gathering space, allowing residents to live/work in an open environment. The work space lounge offers a hub where people are encouraged to gather, create and collaborate within. It sparks an exciting atmosphere that accentuates the lively culture surrounding the Distillery District.



Illustration is artist's concept

A woman with curly hair, wearing a black long-sleeved leotard and ballet slippers, is captured in mid-air, performing a graceful leap. She is positioned in the center of a modern, minimalist lobby. The ceiling is a key feature, with a large, illuminated spiral light fixture made of dark metal and glowing white LED strips. The walls are composed of vertical wooden slats, and the floor is a dark, polished material. In the background, there are glass partitions, a dark blue reception desk with two small lamps, and a living area with grey sofas and coffee tables. The overall atmosphere is sophisticated and contemporary.

what
tempts
you?

what engages you?



what
dazzles
you?



AMENITIES

Enjoy the perfect combination of indoor and outdoor.

The amenities offer a soaring double-height and 50 foot long pool/lounge with a feature view of the CN Tower. The outdoor amenity connects to a state-of-the-art fitness centre by a curved stairway into the yoga room. The 6th floor roof garden invites lounging and private dining entertainment with access to BBQ stations. The outdoor space features a reflecting pavilion with a unique sunken fireplace that allows the residents to relax and enjoy the vibrant neighborhood.

A modern fitness center with a long row of treadmills on the left, exercise machines on the right, and large windows overlooking a city. The room is lit with long, horizontal light fixtures on the ceiling.

what
drives
you?



what
awakens
you?

LIVING & DINING

A unique play of materials creates the extraordinary.

The suite interiors merge contemporary and modern touches through clean lines and integration of black stainless steel appliances. The suite palette offers a combination of organic textures and matte finishes. Through the open concept living, residents can be inspired by the historical aesthetic of the Distillery district.





what
elevates
you?

BUILDING FEATURES

- Ground level entry lobby
- Four high speed elevators
- 24 hour concierge
- Wi-Fi work-space lounge
- Pet spa + relief area
- Fully equipped fitness centre
- Indoor pool with cabanas and hot tub
- Unisex dry sauna
- Men and women's washrooms and change rooms
- Yoga studio
- Children's play area
- Reflective pavilion with sunken fire pit
- Outdoor lounging terrace
- Multi-purpose party room with catering kitchen
- Individual storage/bicycle storage & lockers**



SUITE FINISHES

- Approximately 9' ceilings. ***
- Exterior glass sliding doors***
- Solid core entry door with hardware and security viewer
- Individual 4 pipe fan coils
- 40 ounce broadloom and upgraded under pad in bedrooms***
- Laminate flooring in den, living rooms, dining rooms, foyers and halls***
- Mirrored sliders on closet doors***
- In-suite smoke detector
- In-suite carbon monoxide detector
- Laundry with white stacked washer/dryer vented to exterior
- Ceramic flooring in laundry area
- Interior walls painted off-white quality latex*

KITCHEN

- Laminate flooring*
- Black stainless steel appliance package: fridge/bottom freezer, convection range, dishwasher, microwave
- Selection of designer series kitchen cabinetry*
- Under cabinet lighting
- Granite/Quartz countertop*
- Designer series mosaic or glass tile backsplash*
- Stainless steel sink with single lever faucet and pullout vegetable spray***
- Kitchen or dining ceiling mounted lighting fixture (as per plan)

MASTER ENSUITE BATHROOM

- Choice of porcelain or ceramic flooring* ***
- Granite/Quartz countertop
- Safety pressure-balancing valve in tub**
- 5' soaker tub or shower with glass panel with chrome faucets***
- Designer selected plumbing fixtures and cabinetry**
- Choice of porcelain or ceramic wall tile in tub or shower area ***
- Exterior vented exhaust fan
- Entry privacy lock

MAIN BATHROOM

- Choice of ceramic or porcelain flooring * ***
- Granite/Quartz countertop
- Safety pressure-balancing valve in tub**
- 5' soaker tub or shower with glass panel with chrome faucets***
- Designer selected plumbing fixtures and cabinetry**
- Choice of porcelain or ceramic wall tile in tub or shower area ***
- Exterior vented exhaust fan
- Entry privacy lock

ELECTRICAL FEATURES

- Rough in ceiling light outlets in dining room
- Rough in ceiling light outlets in bedroom
- Lighting fixtures in bathrooms**
- Lighting fixture in hallway
- Cable television outlets in den, living room and master bedroom**
- Telephone outlets in living room and master bedroom**
- Service panel with circuit breaker

SECURITY FEATURES

- 24-hour concierge
- 24-hour security cameras in select garage/parking areas
- Closed circuit camera monitoring at select building entry points
- Electronic communication system in lobby vestibule permits visitors to communicate with suite from building entrances

ENERGY EFFICIENCY FEATURES

- Energy Star appliances
- Dual flush toilets
- Energy efficient light bulbs
- Water conserving faucets
- Individually metered hydro and water

features & finishes

GENERAL:

Please see provisions in Schedule A relating to Purchaser's rights to select finishes and Vendor's rights to install substitute materials and finishes

* Colours and/or materials to be selected from Vendor's standard sample packages, as provided for below. Vendor shall not be responsible for shade differences occurring from different dye lots

** If applicable

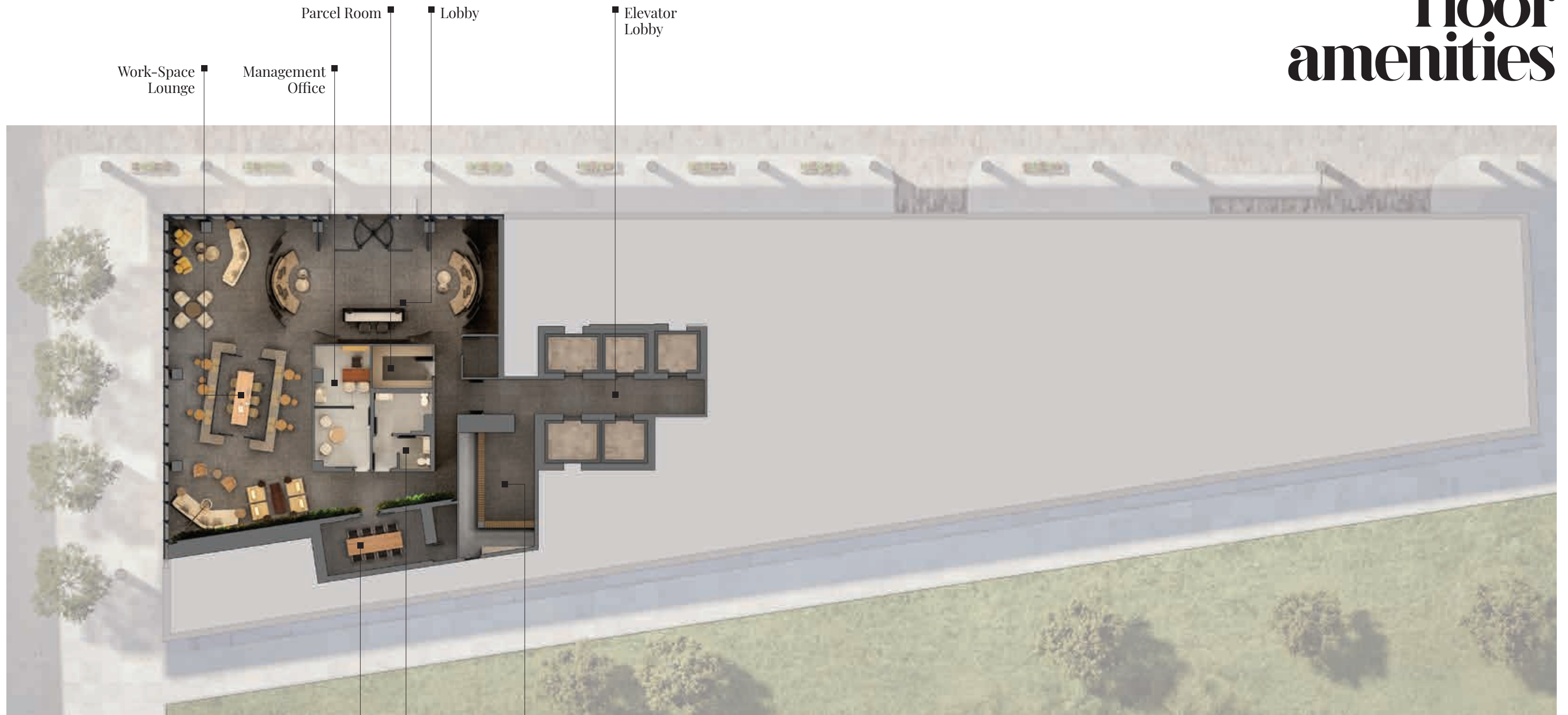
*** As per plan

**** Except bathrooms, laundry, bulkheads and drop ceilings for mechanical systems, as required

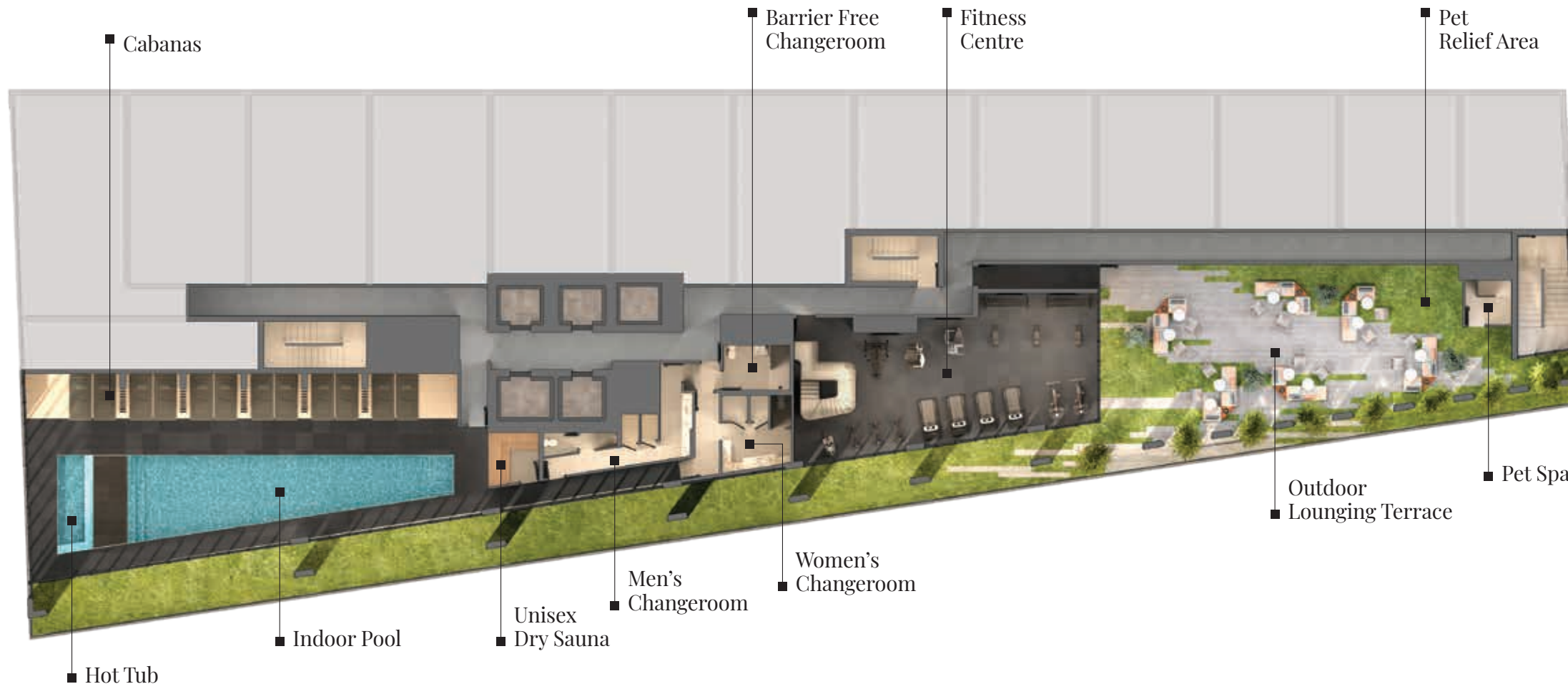
(1) The Vendor shall have the right to make alterations to the selection and specifications relating to Energy Efficient Features.

Dated: October 17, 2019

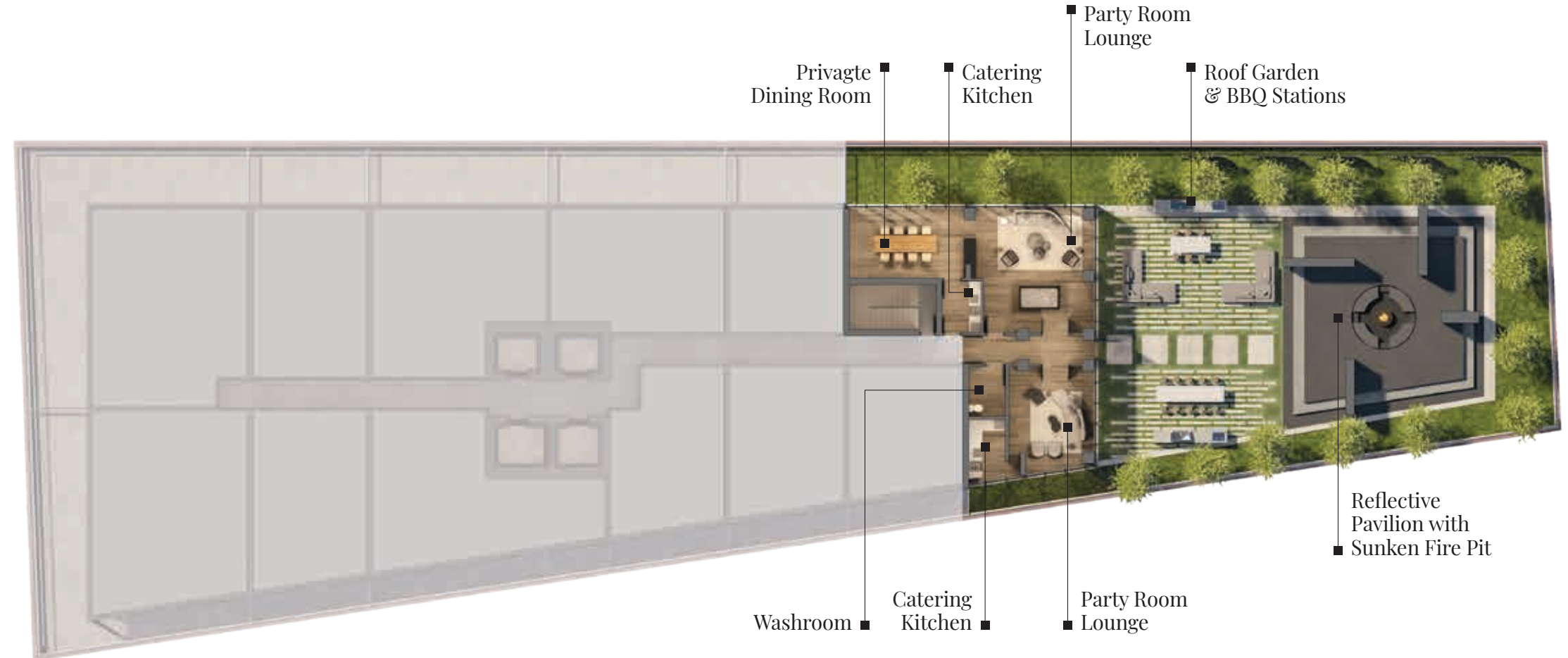
ground floor amenities



Meeting Room ■ Barrier Free Washroom ■ Mail Room



2nd floor amenities



5th floor amenities



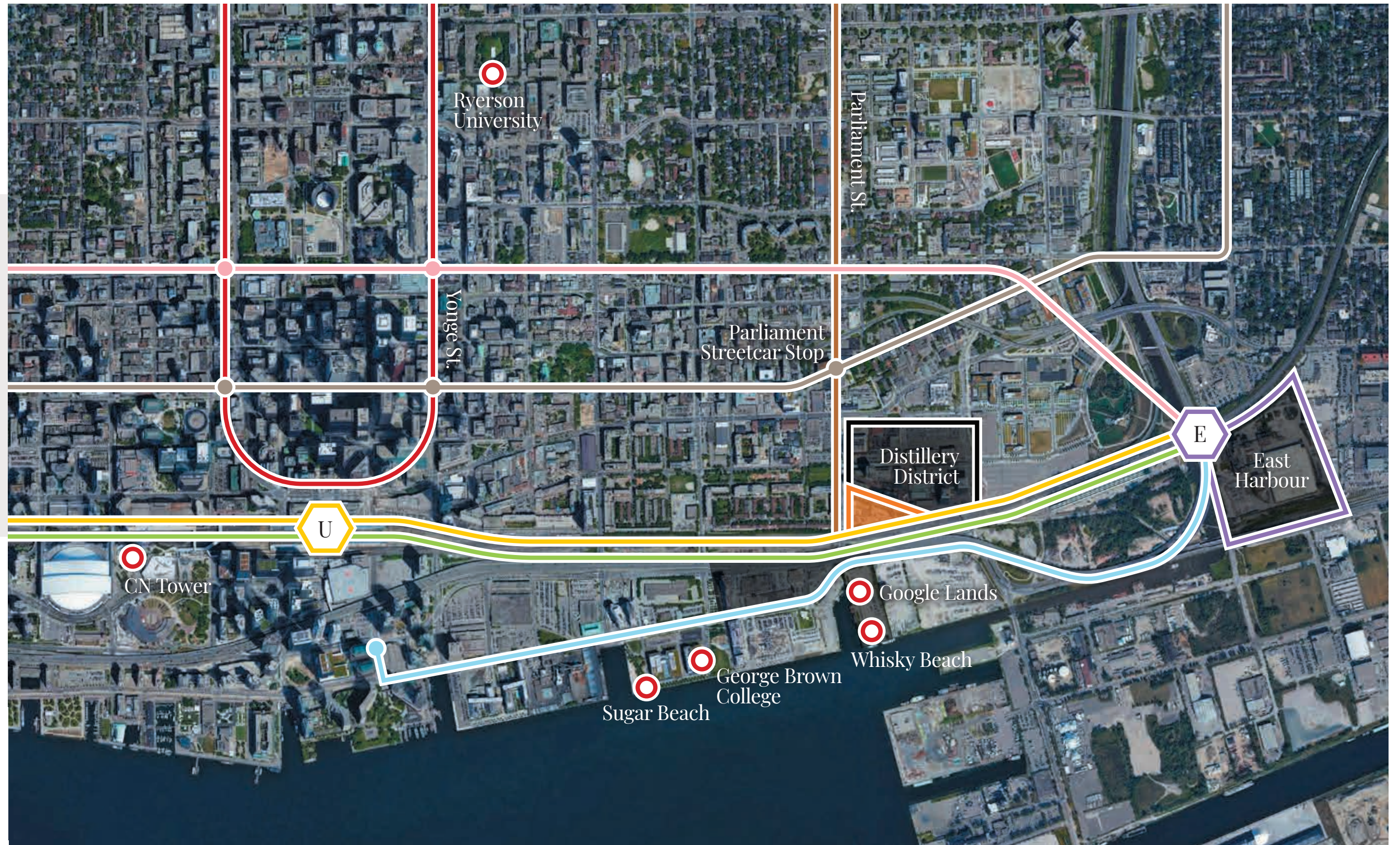


what
shapes
you?

connect to the future

- GO Train Line
- SmartTrack
- TTC Subway Line
- Future Relief Line
- King Streetcar
- TTC Streetcar

- No. 31
- Union Station
- Distillery District
- Future East Harbour + Transit Hub



No. 31 is the epitome of convenience. Steps from the excitement of the Distillery District. Adjacent to the new SmartTrack line and the GO Train, just minutes from the subway and the streetcar, you'll find yourself connected to everything. To the south is the lake with Whisky Beach and Sugar Beach a frisbee toss away. If tech's your thing, you are steps away from the ever-evolving area called: "Sidewalk Labs Toronto" Alphabet Inc.'s (Google) urban innovation. Its goal is to improve urban infrastructure through technological solutions, and tackle issues such as cost of living, efficient transportation and energy usage.



TRANSIT SYSTEM

Whatever you've got on the go you're almost there already.

Working across town or rushing to class? Grabbing a drink at a club? First row seats at the Raptors? Wherever you need to be, you're just moments away. Hop on the streetcar. Ride the Go Train or the new SmartTrack. Living at No. 31 means living in the heart of the city with the lake in your backyard and the convenience of transit at your doorstep.



Distillery District is known for its richness in a multitude of art and cultural events.

Imagine living next to Gallery Row in London, Broadway in New York and Art Basel in Miami. That's what living in the vibrant Distillery District is all about. In addition to the many galleries and independent artists to be found on site you are just steps away from the local neighbourhood of King East.

ARTS & CULTURE

Distillery District is home to Soul Pepper Theatre, Dancemakers Studio, The Young Centre and Tapestry. Enjoy the on-site arts and cultural festivals throughout the year.

Here you will find art galleries fueled by emerging artists, independently owned craft shops, one-of-a-kind designer furniture galleries and much more. For the collector, the art lover or the inquisitive, living at No. 31 means the world of creativity is waiting for you behind your front door.



TORONTO'S HERITAGE

Imagine waking up every day and seeing a thrilling piece of Toronto Heritage right out your window.

distillery district



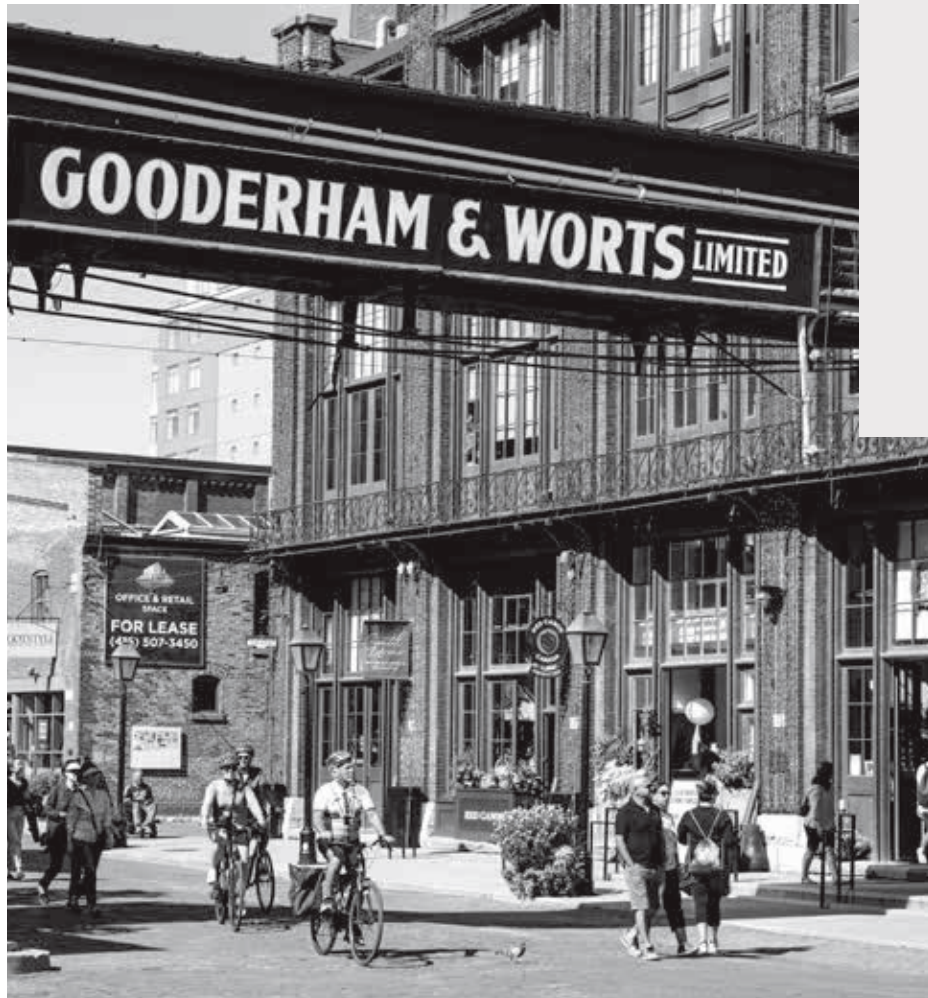
Known as the largest distillery in the world by the late 1860s.

The Distillery District is recognized as a national historic site because of its unique collection of unusually harmonious, high-quality Victorian industrial buildings.

Most of the buildings on the site were designed by David Roberts, Sr. (1810-1881) and his son, David Roberts Jr. (1845-1907). The Irish-born engineer-millwright David Roberts Sr. emigrated to Toronto in 1844 where he made contact with Gooderham & Worts.

the HISTORY

Often used as a meeting place, the clock at the Distillery District is a perfect representation of the many public timepieces that were used in the early 1800's in Europe.



EVERYTHING YOU LOVE IS HERE.



Home to a wide range of public arts.

You can find installations including the world famous "Architect I.T." by Michael Christian, and "Under the Mistletoe". In the popular Mill Square you will find "Still Dancing" and the admired Love Lock installation unveiled in August 2014.



Whether you're looking for upscale dining or a quick al fresco drink and nibble on a cobblestone patio, you'll have lots of choices in the Distillery District.



Artscape functions as a multi-purpose property that occupies two heritage structures and provides space for artists working in many disciplines.

During the cold, dark days of winter, The Toronto Light Festival offers visitors a reason to bundle up and celebrate the season. "We wanted to create something special, a happening that would lift the collective spirit of the City."

- Toronto Light Festival -

Let the season be merry and bright!



Toronto Light Festival & Christmas Market



It's also the perfect time to visit one of the city's largest and most exquisite Christmas markets.

TORONTOLIGHTFEST.COM

This is one of the coolest shopping districts on Earth.

The International Edition of The Guardian Newspaper recently published a list of ten “cool shopping districts” from around the world where “the magic is strong”. The Distillery District is the only Canadian location to make the list and one of only two in North America.



FEATURED DINING
HOT SPOTS AT THE
DISTILLERY DISTRICT



CLUNY



**MADRINA
BAR Y TAPAS**



The 37-foot bar serves sangria, cocktails and traditional tapas. In true Catalan fashion, the bar features a ham carving station and a Spanish-style glass display case with cold bar delicacies.

MADRINATAPAS.COM

Cluny is a modern French-inspired bistro – with a twist. Casual and fun, with vibrant music, breathtaking design, approachable food and caring service, this is not your parents’ French Bistro.

CLUNYBISTRO.COM

**calling
all
foodies**

This is the go-to spot for anyone looking for value and good food and drink in the east end. Izakaya small plates, as well as ramen, are available from noon to close, 7 days a week.

BOKUDISTILLERY.COM



BOKU



**MILL STREET
BREWERY**



The Mill Street Brewery started as a commercial micro-brewery specializing in small batch craft beers, the brewery has now expanded adding a lively brew pub.

MILLSTREETBREWERY.COM

EL CATRIN

El Catrin serves both traditional and modern Mexican cuisine in a fun, vibrant, energetic, musical, well-serviced atmosphere in the Distillery District.

Boasting a sharing-style menu and one of Canada’s largest mescal and tequila menus, El Catrin offers a unique experience and incredible colourful and artistic atmosphere that is just plain fun. The El Catrin menu, created by one of Mexico City’s top chefs, is designed so that you will taste a little bit of everything.

ELCATRIN.CA

*One of the
best patios in
Toronto*

*Authentic
& Modern
Mexican Food*



El Catrin has grown to be one of the most popular restaurants in the city of Toronto!

what
dares
you?



CORKIN GALLERY

One of Canada's pre-eminent spaces for visual art, Corkin Gallery is a special place in the Distillery District.



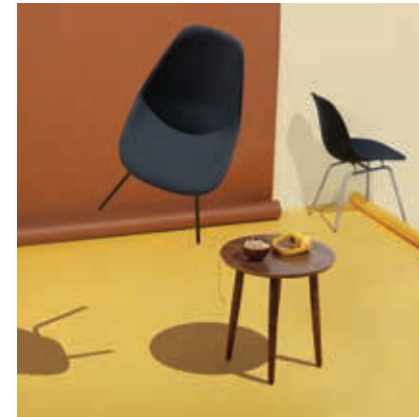
A ten thousand foot art facility

CORKINGALLERY.COM

Corkin Gallery is recognized worldwide for its contribution to the contemporary art discourse. By facilitating discussions amongst artists, writers, curators, museums and private collections, Corkin Gallery curates projects and exhibitions that contextualize the work of international artists with an historical trajectory.

Whether you are a collector or appreciate world class artwork, a visit to the Corkin Gallery is only steps from your front door.

FEATURED SHOPPING BOUTIQUES AT DISTILLERY DISTRICT



Bergo Designs is a unique lifestyle store. Distinctive home decor and hard to find design items make Bergo not just a shop, but an extraordinary gallery of Industrial Design.

BERGODESIGN.CA

Wildly Delicious is fully stocked with award winning Wildly Delicious products from BBQ sauce to mustards, and the Cafe serves light Canadian and French inspired faire.

WILDLYDELICIOUS.COM



BERGO DESIGNS

CITY OF ANGELS



City of Angels is a lifestyle store located in Toronto with LA in mind. Fashion, Furniture, Beauty, Home, Accessories and Organic Juice make this California vibing space the next best thing!

SHOPCITYOFANGELS.COM

Tank House General offers quality brands for men and women combined with a personalized shopping experience for you and your family, including your four-legged family too.

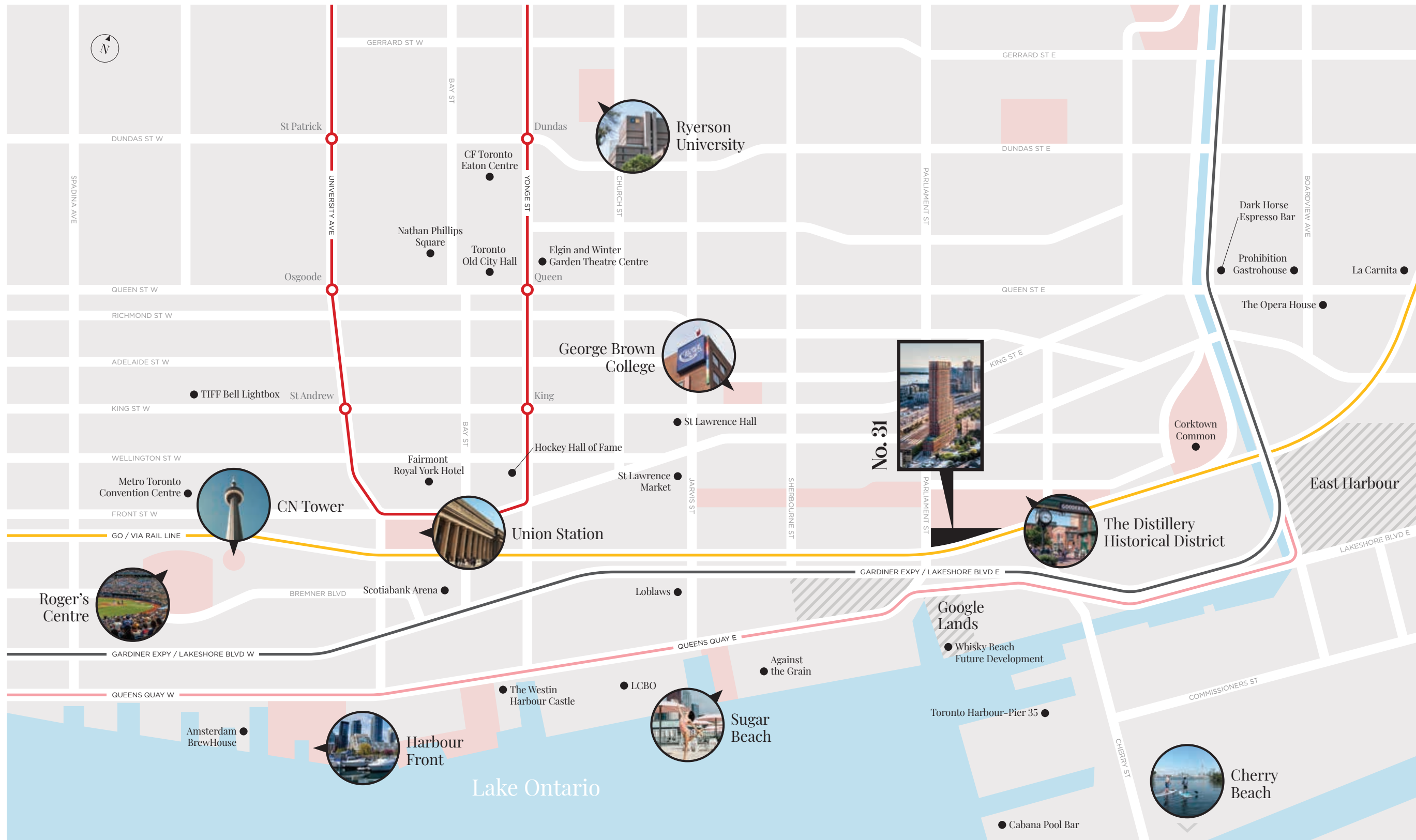
TANKHOUSEGENERAL.COM








shops & galleries

WILDLY DELICIOUS

TANK HOUSE GENERAL





-  TTC Subway Line
-  TTC Streetcar Line
-  GO / VIA Train
-  Highway
-  No. 31
-  Future Developments
-  Attractions & Schools

**connect
to the city**

Let your soul dictate your pace.

One of the most intriguing aspects of life at No. 31 is that you are the master of your own destiny. Choose the hustle and bustle of the Distillery District, the verve and energy of King Street or the supreme tranquility of just choosing a quiet spot and contemplating how lucky you are to live in this magnificent space.





When nature inspires you, green grass and open skies are a ready to engage your natural instincts.



PARKS & TRAILS

Corktown Common borders on the Don River to the east and having once been an abandoned post-industrial site, the redevelopment was a \$135 million project that now consists of hilly parks, trees, shrubs, playgrounds, a splash pad, benches and barbecues, bike paths, a boardwalk, an off-leash dog area, and an athletic field. A wetland pond makes for a spectacular walk

through the park. Beaches Boardwalk is the natural place for families to walk with their children and pets and enjoy the beauty of Lake Ontario. In the summer the lake is warm enough for swimming and the fine beach sand is great for kids. There is also an off-leash park to allow dogs to run freely in a contained area. A paved bicycle trail runs parallel to The Boardwalk.



SUGAR BEACH

Sugar Beach....Sweet!

Canada's Sugar Beach allows visitors to while away the afternoon as they read, play in the sand or watch boats on the lake. A dynamic water feature beside the beach makes cooling off fun for adults and children. Between the plaza and the beach, people can stroll through the park along a promenade featuring granite and tumbled concrete cobblestones in a maple leaf mosaic pattern.

what
frees
you?



Multi-award winning Lanterra Developments has established a reputation as a company that creates landmark residential communities admired for their exceptional architecture, brilliant interior design, and an array of amenities that make urban living truly exciting and vital.

Lanterra Developments is firmly committed to delivering state-of-the-art urban environments. The firm has been honoured locally by the Greater Toronto Home Builder Association (now BILD) with Project of the Year for Toy Factory Lofts, Project of the Year for The Residences of Maple Leaf Square, Best Model Suite for Neptune at Waterpark City, Best High-Rise Building Design (Pinnacle) for 50 Scollard and earned international recognition at the prestigious Nationals for Murano, Toy Factory Lofts, The Residences of Maple Leaf Square, ICE Condominiums at York Centre, Rodeo Drive Condominiums, and 50 Scollard for Logo Design and Multi-Family Community of the Year (Pinnacle).

building a legacy





For over 65 years, Toronto-based Westdale has owned, managed and developed real estate across North America. As a family company, Westdale is committed to fostering positive experiences for the thousands of people who live, work and shop at our properties.

Westdale's Canadian portfolio includes over 6,000 residential units and approximately 3.0M square feet on retail, commercial and industrial spaces across 5 provinces. Our United States portfolio comprises close to 43,000 residential units, as well as 2.5M square feet of retail and commercial space in 14 states. Our expanding Food & Hospitality portfolio includes some of Toronto and Miami's most loved restaurants including The Chase, Kasa Moto, Planta, Arthur's, Palm Lane, Swan and Komodo. Westdale's team of almost 1,500 employees across Canada and the US share a dedication to our partners, tenants and clients, bringing a nimble approach and creative strategy to every project the company builds, develops and manages.

meet
the team

ARQUITECTONICA

Arquitectonica

Based in Miami and with offices in New York, Los Angeles, Paris, Hong Kong, Shanghai, Manila, Lima and Sao Paulo, Arquitectonica is a major presence on the world architectural stage. Founded in 1977, the firm received critical and popular attention and acclaim almost from its inception, thanks to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Principals Bernardo Fort-Brescia and Laurinda Spear have continued exploring and pushing the limits of their innovative use of geometry, pattern, and color to introduce a new brand of humanistic modern design to the world. Today their practice spans the globe, with projects in 59 countries on five continents. Over the years, Arquitectonica has received hundreds of design awards, and the firm's groundbreaking work has been the subject of exhibitions at numerous museums and institutions.



Studio Munge

Studio Munge is guided by a passion for great design, inspired by excellence and committed to exceptional service. With more than 20 years of experience in the industry, Principal Alessandro Munge's global perspective, inquisitive nature and quest for the perfect solution has propelled Studio Munge onto the international stage. Creative leadership is what informs and inspires Studio Munge's multidisciplinary team to produce distinctive, transformative design. As avid collaborators, Studio Munge forms partnerships with a global roster of top hospitality brands, condominium and residential developers, and architects.



Nak Design Strategies

Located in Toronto, NAK Design Strategies is one of the largest landscape architectural practices in Ontario, working across Canada and in China, Thailand, the US and the Caribbean. The founding principals believe the design process combines a synthesis of the site characteristics with a deep understanding of the programme requirements. NAK's projects include Gardiner Museum of Ceramic Arts, Bell Lightbox and Festival Tower, The Cheddington and One Post Road in the exclusive Bridle Path district of Toronto. NAK Design Strategies has won prestigious national design awards for their outstanding creative work.



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