

WELCOME HOME

- Modern architecture by award-winning Lawrence Doyle Young + Wright Architects of the IBI Group featuring sleek brick and glass facades, over-sized punched windows, floor to ceiling glass and detailed cornices
- 9-Storey building featuring townhomes at grade
- Engineered concrete construction with modern Rainscreen building technology
- Acoustically engineered floor to ceiling windows with horizontal aluminum blinds
- 125 open-concept homes offering maximum flexibility
- Open-air balconies and roof decks
- Over-height ceilings:
 - 8'-8" high on floors 1 through 8 – some townhomes having higher than 8'8"
 - 10'4" high on 9th floor
- Two high-speed elevators
- Fully-equipped fitness centre with state-of-the-art cardio equipment, free weights and stretching area
- Common roof-top patio on the fifth floor with "tot lot", lush landscaping, common vegetable gardens, and indoor amenity space with kitchen and garden tool storage
- Comprehensive 2-5-10 year National Home Warranty includes:
 - 2 full years in-home coverage for workmanship and materials, 5-year water penetration coverage and 10-year structural coverage
- Service from Onni's courteous and mobile customer care technicians during your first year in your new home

SUITE FINISHES

- Warm and sophisticated designer colour scheme
- Berber style stain-resistant carpeting throughout entry, living space and bedrooms with contemporary heathered pattern
- Porcelain tile in enclosed balconies
- High-efficiency Energy Star front-loading washer & Energuide rated dryer
- Ample in-suite storage with multiple over-sized closets featuring contemporary flat-panel doors and wire shelving systems
- Brushed chrome door hardware
- Contemporary flat profile painted baseboards and door casings
- Multiple outlets for high-speed internet
- Contemporary flat painted ceilings throughout
- Flooring – You Choose:
 - Option 1 - Premium wide plank engineered oak hardwood flooring in living, dining, entry and storage with tile in kitchen and bathrooms and berber style stain-resistant carpeting throughout bedrooms and upper floor/bedrooms of townhomes (including stairs)
 - Option 2 – Sealed, unfinished concrete floors in all areas except those that are tiled including kitchen, bathrooms and some entry areas (refer to floorplans for tile details)

KITCHEN

- Convenient porcelain tile flooring in kitchens for easy clean up
- Energy-efficient, full sized appliance package including:
 - Premium 18.6 cuft bottom-mount stainless steel refrigerator
 - Slide-In Ceran glass top electric range
 - Stainless steel dishwasher
 - Combination microwave/hood fan
 - In-sink disposal
- Solid composite stone countertops with breakfast bar overhang (in some homes)
- Custom cabinets: flat panel, rift-cut Walnut wood veneer with stainless steel cabinet hardware
- Over height tile backsplash
- Stainless steel under-mounted sink
- Polished chrome kitchen faucet with extractable spray
- Ample track lighting and suspended pendants over islands and breakfast bars

BATHROOMS

- 12" x 16" imported porcelain floor tile
- Dual flush water-conserving toilet
- Walnut wood veneer cabinetry with Stainless Steel door hardware
- Solid composite stone countertops with matching 6" backsplash
- Under-mount wash basin with chrome faucet
- Framed glass shower enclosure and door with 12"x18" wall tile to ceiling
- Linear-style deep soaker tub
- Polished chrome bathroom accessories
- Oversized mirror with contemporary light fixture

SAFETY + SECURITY

- Safety features incorporated through a comprehensive CPTED Analysis that identifies measures for Crime Prevention Through Environmental Design – some of which include:
 - Electronic key-fob controlled access at all building entry points
 - Controlled underground parkade with two secured, entry gates, ample lighting and closed circuit camera
 - Building entry equipped with enter phone and closed circuit camera
 - Restricted access to each floor allowing only residents of that floor, permitted guests and management to enter
 - Solid wood suite entry door with anodized lock set and peep hole
 - All homes pre-wired for in-suite security system
 - State-of-the-art fire protection including sprinklers and smoke detectors in every suite

SUSTAINABILITY

- LEED Silver Equivalent designed with a focus on sustainability by award winning architects and design team members
- Durable concrete construction maximizes building longevity and reduces the life cycle raw material use of construction
- Central location and bike lockers allow you to stay out of your car – walk or bike to wherever you are going and reduce your carbon footprint and transportation costs
- Local and recycled products used wherever possible to help reduce transportation costs, lower vehicle emissions and help support our local economy
- Recycling and garbage collection facilities make it easy for you to reduce, reuse and recycle.
- Low flow fixtures and water efficient landscaping minimizes water use
- High-efficiency Energy Star front-loading washer & Energysave rated dryer and energy-efficient appliances reduce energy and water use
- Cistern tank incorporated for internal rain-water collection for irrigation and storm water management
- High efficiency boiler system
- Ample Glazing and operable windows provide plenty of natural light and fresh air for healthy and inspiring living spaces
- Reduction of spandrel system, replaced with punched windows. (Reduces window to wall ratio and increases insulation)
- Brick cladding and concrete structure provide unsurpassed insulating benefits that retain heat in the winter and keep interiors cool in the summer, minimizing the energy required to operate your home
- Concrete brows (overhangs) providing façade shading
- Use of balconies and enclosed balconies providing faced shading
- The projects facade incorporates just under 50% glazing which has been strategically located for ample daylight and plenty of views while minimizing heat loss in the winter and heat gain in the summer
- Heat island effect reduced by green roofs, light colour pavers on roof terraces and underground parking
- Greater setbacks have been incorporated to allow for more landscape and community connectivity
- Provision for urban agriculture – garden plots
- Brewery Creek recognition and Wellness Walkway continuation – dedication of park space back to Public Realm