Redefining the urban experience
CONDOMINIUMS. SHOPS. CAFÉS. RESTAURANTS. PARK. HOTEL.

88 on Queen Street East occupies a full city block in Toronto’s burgeoning downtown; it comprises residential buildings, a park, a hotel, and a beautiful covered arcade with cafés, restaurants and shops.

88. Redefining the urban experience.
NORTH LOOKING FROM QUEEN STREET.
THE UNEXPECTED LIVES HERE.

INTRODUCING 88 NORTH.

The first phase of a multi-building, mixed-use development that boasts a unique integration of residential living with vibrant, street-related retail, as well as, restaurants, cafés, food stores and a hotel. All in an urban setting that’s designed to enrich the Queen Street East neighbourhood.

Located on a site bounded by Queen Street to the south, Shuter Street to the north and comprising an entire block between Mutual and Dalhousie Streets, 88 will be an exciting new downtown neighbourhood steps away from Yonge Street, Toronto’s financial core, Ryerson University and an array of parks that make up Toronto’s Garden District.

88 North is the first in a collection of distinguished towers compromising 3 residential buildings resting on a podium that fronts each of the principal streets. Innovative design with an European influence allows public access into central mews lined with shops and cafés with the showcase of this beautiful new space being a park inspired and reinterpreted by New York’s Paley Park. It will be a place to gather and mingle. A totally new garden complimenting the architecture and community.

Approach the residential lobby at the intersection of Shuter and Mutual and you will encounter a glazed screen wall that brings warmth to the street. Continuous glass canopies on Shuter and Dalhousie shelter pedestrians and shoppers, and a “green canopy” of trees along Mutual makes the neighbourhood even more inviting.

Inside, you will discover a spectacular “concierge hosted” lobby leading to the tower suites and unique two storey loft residences with double volume living rooms, upper level bedrooms and deep enclosed balconies that are so spacious they can be furnished and used as semi-enclosed outdoor rooms. The same level of smart thinking went into the residential amenity spaces. All to be are conceived as an extension of your living space. Indoor amenities include an exercise room, party room and media room. The centerpiece of the outdoor amenities is the swimming pool located on the roof of the podium. It features a landscaped deck for lounging and meeting neighbours and friends.

While 88 North is a truly stunning glass tower with a sculptural composition it’s also so much more. It’s an integral component of a new way of living with influences that extend far beyond the confines of its own site. The collective assembly of towers, retail and hotel plus the charming mews and park between them will create an exciting and memorable new home for Torontonians. This is where the unexpected lives.
LOBBY.

Illustration is artist's impression.
PODIUM.
THE WORLD WITHIN A NEIGHBOURHOOD.

AT 88 NORTH, THE WORLD IS LITERALLY RIGHT OUTSIDE YOUR DOOR.

Located in one of the most historic areas of downtown Toronto, you will live where Toronto grew up. Around the corner is Toronto’s St. James Cathedral dating back to the 1800’s. A few blocks away is Toronto’s famous funky and fabulous St. Lawrence Market filled with locally farmed veggies, artisanal cheeses, heavenly baked bread and fresh seafood and meat.

A short stroll west to Yonge Street brings you to the city’s famous main street, the Eaton Centre, Dundas Square, and Massey Hall where Bob Dylan, Ronnie Hawkins, The Band and many other music and entertainment legends played the clubs. Nearby is Ryerson University, Toronto’s vibrant inner-city academy with over 34,000 students and St. Michael’s Hospital with over 3,300 doctors, nurses, and support personnel on staff.

To the north you will discover Toronto’s Garden District, a series of charming little parks and some of the city’s finest dining establishments like Terroni, Nami, Rosewater and Bannock. Sushi, Thai, Chinese, Italian - the world awaits your palate and plate.

Streetcars right at your door and the Queen Subway Station is a short walk away. Stroll through “The Path”, the below ground walking route lined with restaurants and shops that take you to the Eaton Centre, Saks Fifth Avenue, Nordstrom, Pusateri’s Fine Foods and Union Station, all inside, in heated comfort and just a 15 minute walk away from home.

The business of Bay Street and Canada’s most influential and important financial district is a short walk away. Summer fun happens just south at Harbourfront and Lake Ontario.

Is it unexpected to find everything you need in your life surrounding where you live? Yes. But 88 North is anything but the expected.
EDUCATION IS EVERYWHERE.

UNIVERSITY AND COLLEGES
88 North is just a few blocks away from both Ryerson University and George Brown College.

FAST FACT:
EDUCATION IS EVERYWHERE.

AREA EMPLOYMENT.
Downtown Toronto is the largest employment centre in the province of Ontario. 1 in 3 jobs found in the city are downtown.

Over 70,000 people work at the Eaton Centre.
Over 3,300 medical professionals and staffs work at St. Michael’s Hospital.

EDUCATION IS EVERYWHERE.

RYERSON UNIVERSITY is currently undergoing a major transformation with a number of exciting new developments including:

NEW SPORTS CENTRE
A part of the redevelopment of the historic Maple Leaf Gardens in partnership with Loblaws.

NEW STUDENT LEARNING CENTRE
Being planned for the famous Sam the Record Man site on Yonge Street with 18,000 square feet of new retail space.

HEALTH SCIENCES BUILDING
With $56 million from the province of Ontario Ryerson is planning construction of a building to house their health-related programs. The new building will increase enrollment by 1,800*.

BLACK STAR GALLERY

Over 70,000 people work at the Eaton Centre.

*Source: Toronto City Planning Policy & Research, Profile Toronto Annual Employment Survey)
AMENITY PLAN.

- fitness studio
- party lounge
- sun lounge
- BBQ
- firepits
- lounge seating
- suite
- cabana lounge
- dining
- bar/lounge
- washroom

Illustration is artist's impression.
OUTDOOR POOL.
GENERAL

- Ceiling heights are approximately 8’6” from 2nd to 19th floor, 9’ from 20th floor and above. Ceiling heights are exclusive of bulkheads required for mechanical purposes such as kitchen and bathroom exhausts, and heating and cooling ducts.
- Solid core door with security view hole
- Smooth finished ceilings
- Painted baseboards, doorframes, and casings
- TV / Telephone outlets in principal rooms
- Smoke alarms and water sprinkler system
- Personally encoded suite intrusion alarm system with door contacts at front entry door keypad, connected to 24 hour concierge
- In-suite controlled 4 pipe air-conditioning and heating system
- Stacked washer and dryer, as per plan
- All suites protected under TARION Warranty Corporation

KITCHENS

- Contemporary kitchen cabinetry designed by Cecconi Simone in a variety of materials and colours, from builder’s standard samples.
- Countertops, backsplash and island in solid core material from Builder’s standard samples
- Built in shelves in solid core material at kitchen backsplash
- Single bowl under mounted sink with contemporary matching designer faucet, in matching finish.
- Integrated refrigerator, exhaust fan and dishwasher
- Stainless steel Microwave, oven, and cooktop
- Under cabinet lights
- Ceiling mounted decorative light fixture over island as per plan

BATHROOMS

- Cecconi Simone custom designed vanity with under mounted matching sink and cabinetry below vanity, from builder’s standard samples.
- Custom designed mirrored storage cabinet above vanity
- Choice of porcelain flooring, from builder’s standard samples
- Bathtub with designer selected faucet, as per plan
- Sink with designer selected faucet
- White plumbing fixtures
- Full height porcelain wall tiles in tub/shower enclosure
- Pressure balanced valve for tub and showers
- Glass shower stall with designer selected faucet and fixtures, as per plan
- Accessory package including towel bar and toilet paper holder, where applicable
- Exhaust fan vented

LIVING, DINING, DEN, BEDROOMS

- Choice of laminate flooring, colours to be selected from builder’s standard samples
- One capped ceiling outlet in dining room, where applicable

LAUNDRY ROOM

- Laminate flooring or porcelain tile as per plan, where applicable

NOTES

The Vendor shall have the right with respect to any aspect of construction, finishing or equipment, to substitute without notice other materials for those provided in this Schedule “B” with materials which, in the sole, exclusive, unreviewable opinion of the Vendor’s architect, are of comparable quality.

The Purchaser agrees to meet with the Vendor’s representative for selection of interior finish colour scheme for the Unit and finalize all other selections regarding finishing items from the Vendor’s available samples within Five (5) business days after notice has been given by the Vendor to the Purchaser regarding selection of finishing items. Subject to compliance with the regulations, bylaws and bulletins issued by the Warranty Program, if the Purchaser fails to make his selections following notice from the Vendor, then the Vendor shall be entitled to select such finishing items and such selections by the Vendor shall be binding on the Purchaser.

The Purchaser shall be required to pay directly to the Vendor the appropriate amount of Retail Sales Tax and/or GST on any chattels (appliances) included in the Purchase Price of the Unit on the Closing Date.

The Purchaser acknowledges that there shall be no reduction in the Purchase price or credit for any standard feature listed above which is omitted at the Purchaser’s request. References to model types or model numbers refer to current manufacturer’s models. If these types or models change, the Vendor shall provide an equivalent model. All dimensions, if any, are approximate. All specifications and materials are subject to change without notice. Principal rooms include kitchen, living room and study/den.

E.&O.E. (January 2016) subject to change without notice.
St. Thomas Developments Inc., in association with St. Thomas Commercial Developments is a proud Canadian real estate development company with an impeccable reputation and a wide-range of international affiliations.

Since 2001, this group of associated companies has quickly established a reputation for unsurpassed quality and unparalleled design, having successfully completed major residential condominium developments in the Greater Toronto Area. The most prominent, One St. Thomas, is a luxury condominium located in the prestigious Bloor Yorkville neighbourhood. Designed by internationally renowned, New York based architect Robert A.M. Stern, One St. Thomas represents the ultimate expression of residential luxury. Additionally, the associated companies are now completing construction of 7 St. Thomas, a luxury commercial condominium also located in the Bloor Yorkville area of Toronto.

Internationally, the group’s associated companies have, over the past two decades, built distinctive residential, boutique hotel, and commercial properties in the Far East. Elegant and exclusive developments include 110 Repulse Bay, Bluewater and the single luxurious residence, 37 Deep Water Bay Road in Hong Kong. Boutique hotels include The Putman and Le Rivage, both designed by the world-renowned Andrée Putman; The Jervois, with interiors by legendary French designer Christian Liaigre; and 99 Bonham, designed by famed Italian architect Antonio Citterio. Landmark commercial buildings include the Robert A.M. Stern designed 50 Connaught Road Central in Hong Kong.
TEAM.

Architect •
PAGE + STEELE / IBI GROUP ARCHITECTS
Mansoor Kazerouni / partner

Founded in 1926, Page + Steele Architects in an International firm, recognized for design excellence. The firm recently merged with IBI Group and is now known as Page and Steele / IBI Group Architects. P+S/IBI is a recognized leader in residential, hospitality, retail and mixed-use design. Under the leadership of Design Principal Mansoor Kazerouni the firm has recently completed the award winning Delta flagship hotel in downtown Toronto and L’Avenue, a mixed use project in Montreal, both destined to become landmark buildings. P+S/IBI has designed many of Toronto’s exclusive high-end developments such as the Ritz Carlton Hotel and Residences (in association with KPF), the Hazelton Hotel and Residences MuseumHouse on Bloor, and is currently working in major cities across Canada, the United States, Dubai and India.

Landscape Design •
CLAUDE CORMIER ET ASSOCIÉS INC.
Claude Cormier / president

Claude Cormier has built an internationally recognized office in Montreal that calls itself a Landscape Architecture & Urban Design firm. His practice extends far beyond the conventional realm of traditional landscape design to forge bridges between urban design, public art and architecture, resulting in such wonderful urban spaces as Sugar Beach and HTO park, Four Seasons Hotel and Residences, Berczy park and Evergreen at the Brickworks.

Interior Design •
CECCONI SIMONE INC.
Anna Simone / founding partner

Cecconi Simone is an internationally-renowned interior design practice based in Toronto. Under the direction of co-owners and Principals Anna Simone and Elaine Cecconi, the firm has completed major projects throughout North America, in Anguilla, Italy, the United Arab Emirates, Qatar, India, and China. Cecconi Simone’s award-winning interiors for clients in the hospitality and restaurant, corporate and financial, government and residential sectors have been featured in numerous design publications around the world. Cecconi Simone’s diverse range of work and multidisciplinary design philosophy provides the firm with a unique understanding of how people live their lives and the design solutions that enhance their lifestyles. Recent Toronto project by Cecconi Simone include One Bloor, FIVE condos, Tableau Condominiums, Chaz. Yorkville and Nicholas Residences.
Sales & Marketing +
MARKETVISION REAL ESTATE CORPORATION
Eve Lewis / president
Since 1993, MarketVision has been one of Toronto’s premier real estate sales and marketing firms, with over 20,000 condominium residences sold throughout Canada and the United States, in extremely successful projects such as One St. Thomas, The Merchandise Building, Smart House and Massey Tower. The company is a key member of the team, bringing their vast experience to the design consultation of amenity spaces, suite layouts and pricing. MarketVision is affiliated with Urbanation, the industry leader for market intelligence in the condominium industry.

Branding & Communications +
L.A. INC.
Lawrence Ayliffe / founder and chief creative officer
L.A. Inc. is one of North America’s foremost companies specializing in branding, marketing, and communications for major real estate developments throughout North America and Europe. The Toronto based firm has created exciting and memorable brands and award-winning marketing programs for major developments in New York, South Florida, Charlotte, Las Vegas, Philadelphia, Chicago, Nashville, Louisville, Toronto, Montreal and Ottawa. The company is currently working on assignments in Atlanta, Calgary, Cincinnati, Minneapolis and Detroit.