

# CARNABY ROW

---

## INSIDER PACKAGE

---

RETHINKING. URBAN LIVING.



**STREETCAR™**

RETHINKING. URBAN LIVING.

192 LOFTS IN QUEEN WEST



# CARNABY ROW



---

## ONE ROW. 4 BUILDINGS.

---

Compelling, vibrant and creatively in tune with the legendary Queen West buzz, Carnaby Row continues the evolution of the exciting Queen and Gladstone neighbourhood through a collection of four boutique loft buildings. An extension of its sister building, The Carnaby in Toronto's famous Art & Design District, Carnaby Row will further enhance this residential landmark while creating a vibrant and cultural destination.

Streetcar's vision for Carnaby Row was inspired by the UK tradition of a row with a modern twist to complement an urban lifestyle. Adding to the district's thriving culture, the ROW, will further enhance this community by integrating retail with residential, art with commerce, built form with green space creating the perfect balance of urban living.





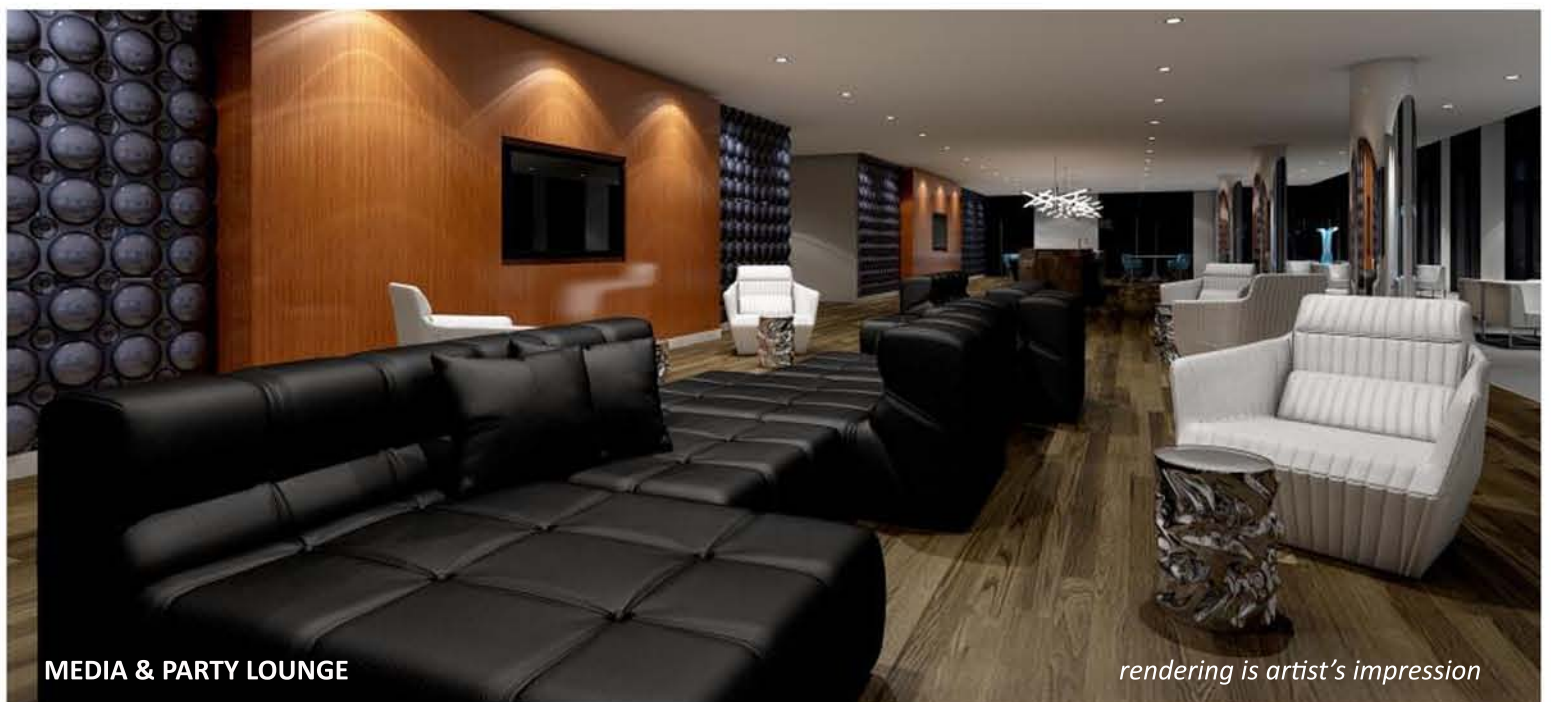
# CARNABY ROW

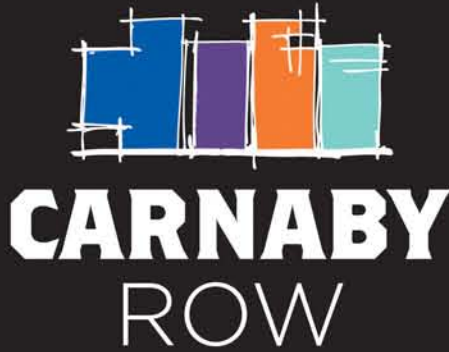






# CARNABY ROW





# FEATURES & FINISHES

## BUILDING

- + 9ft.-high exposed concrete ceilings, except in bath rooms and areas with bulkheads
- + Exposed concrete columns, as per plan
- + Energy efficient windows
- + Engineered hardwood\* floors throughout, except in bathrooms as per plan
- + Square edge baseboards throughout
- + Walls and trim painted with flat VOC white latex paint
- + Solid core wood veneer entry door with privacy viewer and contemporary hardware
- + Frosted glass sliding doors to interior bedrooms, as per plan
- + Hollow core interior doors and closet doors, as per plan
- + Single or double sliding glass doors to balcony or terrace, as per plan
- + White plastic coated wire shelving in all closets, as per plan
- + Laundry closet with tiled floor and brand name, front loading Energy Star™ stacked washer and dryer
- + Individually controlled heating and air conditioning with energy efficient digital thermostats
- + Telephone outlet in living room, bedrooms and den, as per plan
- + Cable outlet in living room and bedrooms, as per plan
- + Capped light box in living/dining room and den, as per plan
- + Ceiling light fixture in foyer and walk-in closets, as per plan
- + “All-off” electrical switch near entry door
- + Balcony or terrace with one exterior light fixture and 1 electrical outlet

## SOPHISTICATED KITCHEN

- + High gloss laminate cabinets\* and metal hardware
- + Under cabinet valance lighting
- + Quartz or granite countertop and back splash\*
- + Single, stainless steel undermount sink
- + Chrome, single lever low-flow faucet
- + Brand-name appliances, including: integrated refrigerator with bottom freezer; stainless steel wall mount oven and ceran cooktop, integrated hood fan; and integrated dishwasher, as per plan

## DESIGNER BATHROOMS

- + High gloss laminate cabinets\* and metal hardware
- + Quartz or granite countertop\*
- + Undermount sink
- + Chrome, single lever low-flow faucet
- + Wall sconce lighting and mirror above vanity
- + Porcelain tile\* floors
- + Soaker tub with acrylic apron and/or shower stall with glass wall and acrylic pan, as per plan
- + Porcelain tile\* full-height walls surrounding bathtub and/or shower stall, as per plan
- + White one-piece toilet
- + Pot light, as per plan
- + 8 ft.-high ceilings with exhaust fan vented to the outside

## SECURITY

- + Security concierge
- + Smoke and carbon monoxide detectors as required in each suite

\*From Vendor’s standard samples

The Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.

1. The Purchaser acknowledges that only the items listed in this Schedule are included in the Purchase Price and that the model suite furnishings and appliances, décor and upgrades, artist renderings, scale models, improvements, mirrors, built-in cabinetry, window coverings, tracks and wall coverings, and light fixtures are not included in the Purchase Price unless specified in this Schedule.

2. Included in the window system are solid spandrel panels as required to satisfy the requirements of the Ontario Building Code.

3. Dropped ceilings and bulkheads may occur to accommodate heating, ventilation and cooling systems, electrical and mechanical systems or to satisfy the requirements of the Ontario Building Code, which will reduce ceiling height.

4. Exposed structural concrete columns may be round or square and may be concrete or drywall (floor plans show structural columns as round but the Vendor reserves the right to change as required by construction).

5. Any exposed concrete ceilings may have variation in colour and grain, and the texture and smoothness of the finish on concrete surfaces will be to concrete forming industry standards.

6. Natural products (i.e. marble, granite, stone, wood, etc.) are subject to natural variations in shade, appearance, colour and grain from samples displayed. Porcelain tile, ceramic tile and broadloom are subject to pattern, shade and colour variations.

7. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor’s standard selections, then the Purchaser shall have until the Vendor’s date designated by the Vendor (of which the Purchaser shall be given at least fifteen (15) days prior notice) to properly complete the Vendor’s colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser’s rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein.

8. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser’s request.

9. References to model types or model numbers refer to current manufacturer’s models. If these types or models shall change, the Vendor shall provide an equivalent model.

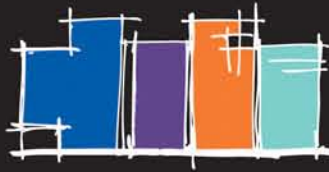
10. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser order the purchase may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a whirlpool tub, etc.); if, as a result of building construction or site conditions within the Unit of the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor’s obligations to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects of this Agreement shall continue in full force and effect.

11. Floor and specific features will depend on the Vendor’s package as selected.

12. All dimensions, if any, are approximate.

13. All specifications and materials are subject to change without





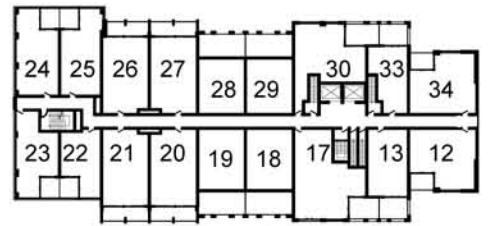
# CARNABY ROW

## FLOOR PLANS

6 F



10 F



5 F



9 F



4 F



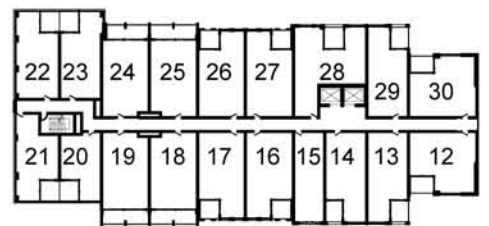
8 F



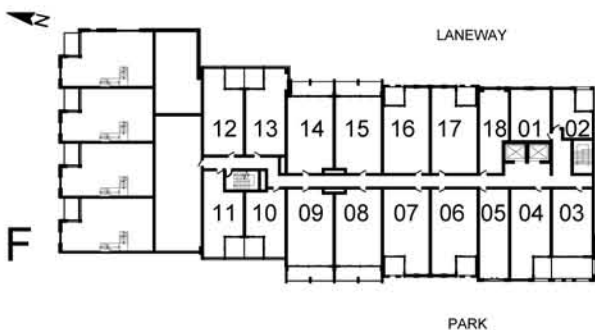
3 F



7 F



2 F

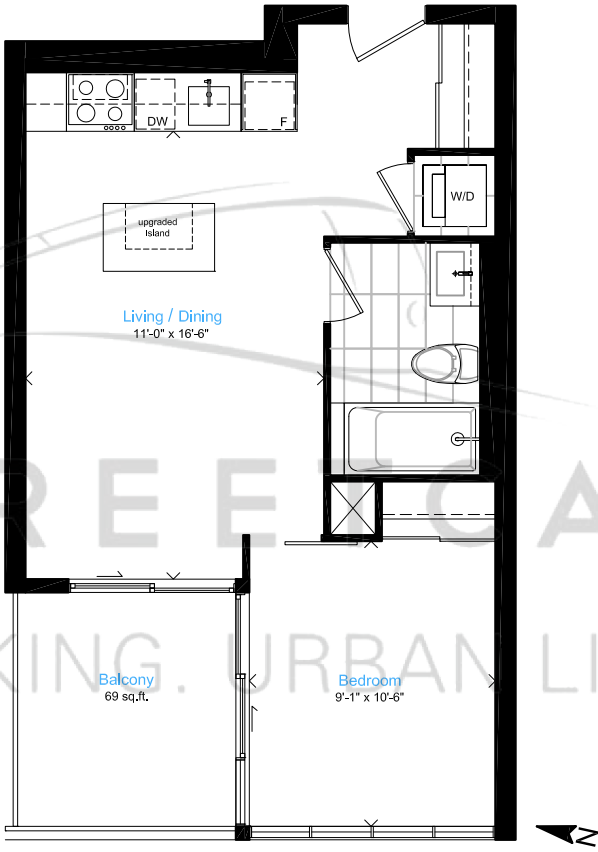


QUEEN STREET WEST

# CARNABY ROW

ONE BEDROOM  
467 SQ.FT.  
69 SQ.FT. BALCONY

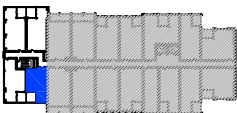
210 318 420 520 620 720 820 920 1022



210 - 69 sq.ft. terrace, access from living/dining room only\*



LEVELS 2, 3, 4, 5, 6



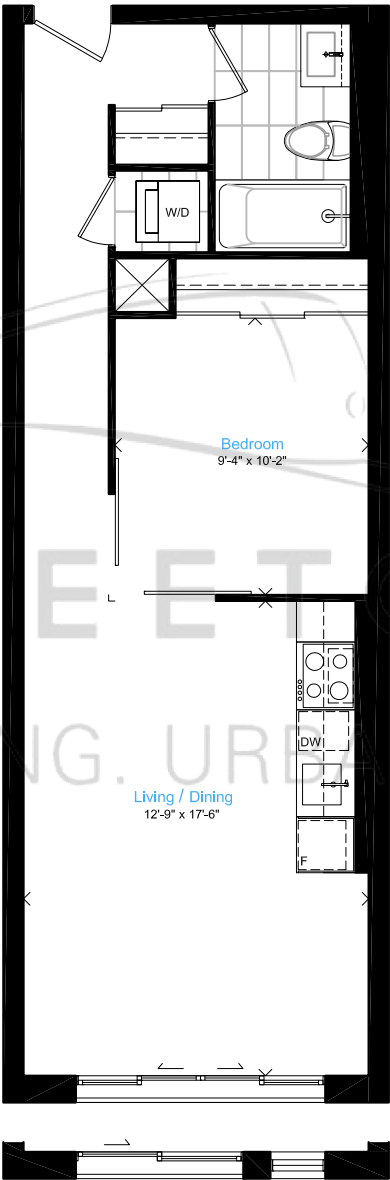
LEVELS 7, 8, 9, 10

All sizes and specifications are subject to change without notice, E. & O.E.  
\*terrace condition may require an interior step

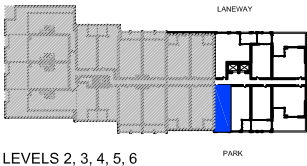
# CARNABY ROW

ONE BEDROOM  
543 SQ.FT.

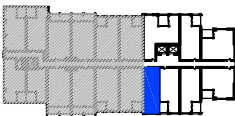
205 313 415 515 615 715 815 915



313, 415, 715, 815 - west wall



LEVELS 2, 3, 4, 5, 6



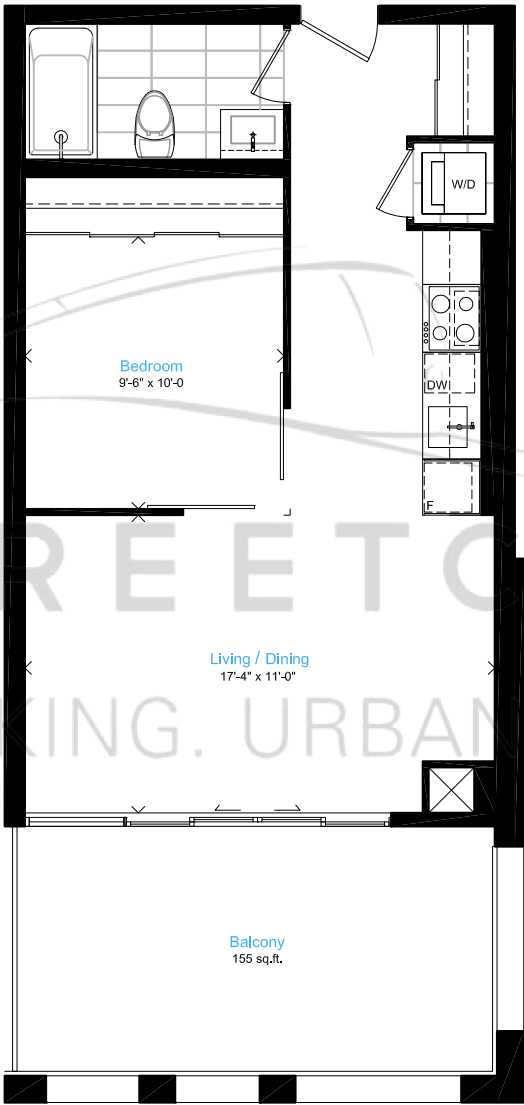
LEVELS 7, 8, 9

All sizes and specifications are subject to change without notice, E. & O.E.  
\*terrace condition may require an interior step

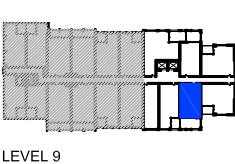
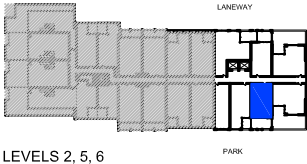


# CARNABY ROW

ONE BEDROOM  
545 SQ.FT.  
155 SQ.FT. BALCONY  
203 513 613 913



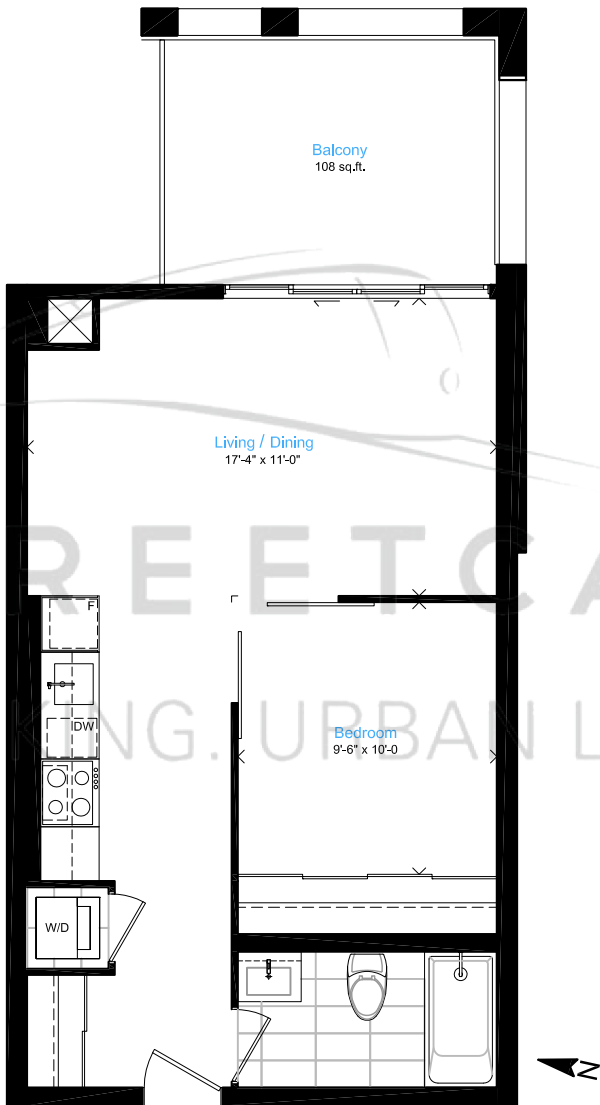
203, 513, 913 - 155 sq.ft. terrace\*



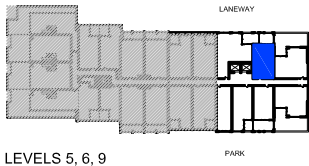
All sizes and specifications are subject to change without notice, E. & O.E.  
\*terrace condition may require an interior step

# CARNABY ROW

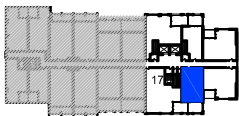
ONE BEDROOM  
545 SQ.FT.  
108 SQ.FT. BALCONY  
533 630 929 1013



533, 929 - 108 sq.ft. terrace\*



LEVELS 5, 6, 9



LEVEL 10

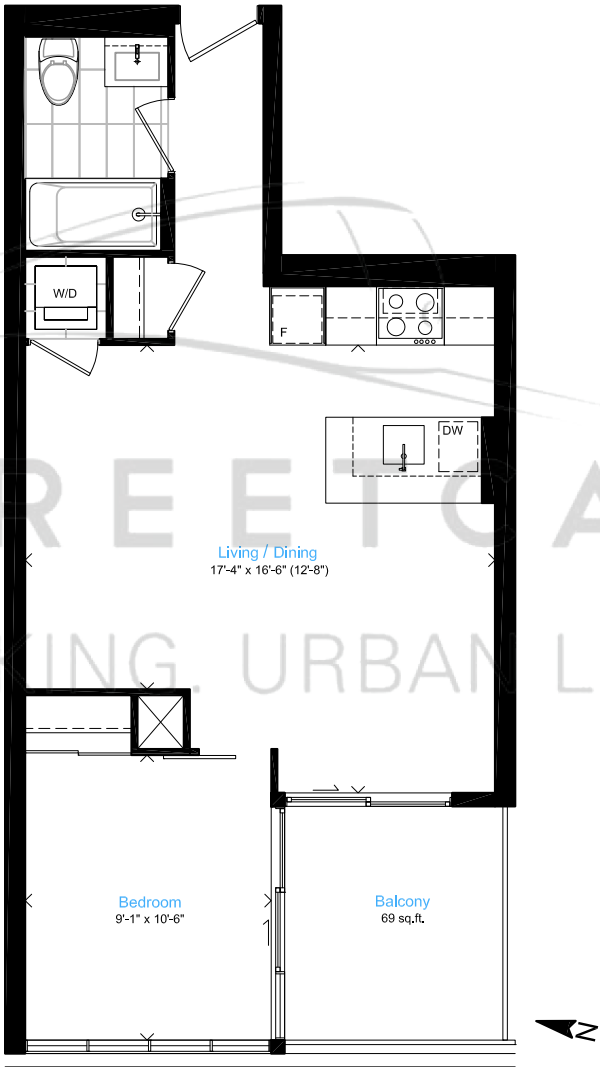
All sizes and specifications are subject to change without notice, E. & O.E.  
\*terrace condition may require an interior step



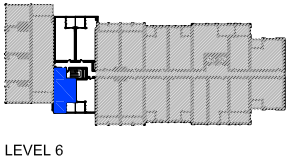
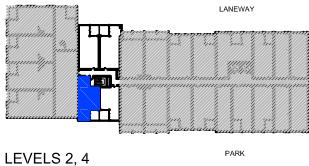
# CARNABY ROW

ONE BEDROOM  
546 SQ.FT.  
69 SQ.FT. BALCONY

211 421 621



211 - 69 sq.ft. terrace, access from living/dining room only\*

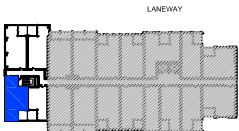
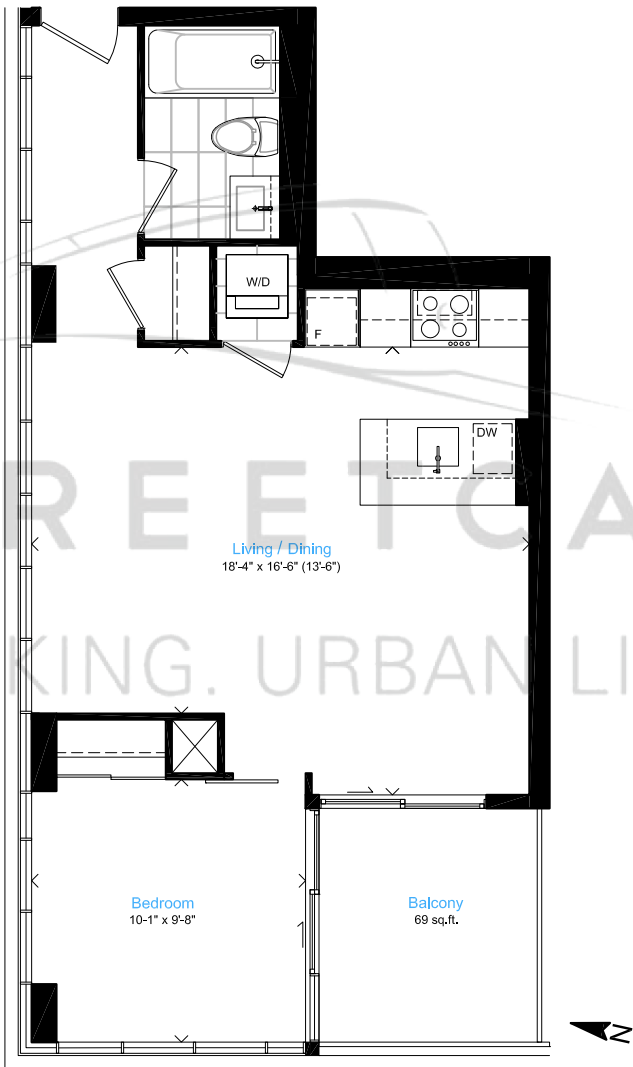


All sizes and specifications are subject to change without notice, E. & O.E.  
\*terrace condition may require an interior step

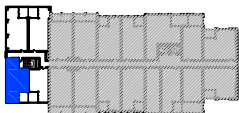
# CARNABY ROW

ONE BEDROOM  
591 SQ.FT.  
69 SQ.FT. BALCONY

721 821 921 1023



LEVELS 7, 8



LEVELS 9, 10

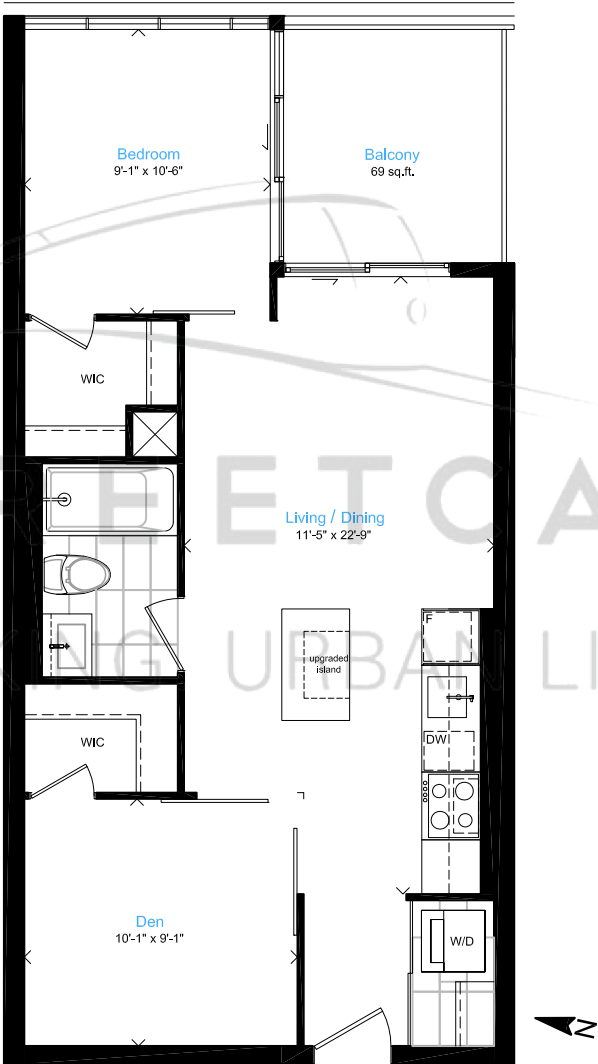
All sizes and specifications are subject to change without notice, E. & O.E.  
\*terrace condition may require an interior step



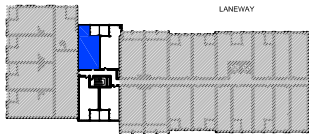
# CARNABY ROW

ONE BEDROOM + DEN  
622 SQ.FT  
69 SQ.FT. BALCONY

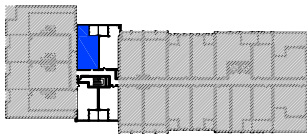
212 325 422 526 623



212 - 69 sq.ft. terrace, access from living/dining room only\*



LEVELS 2, 3, 4



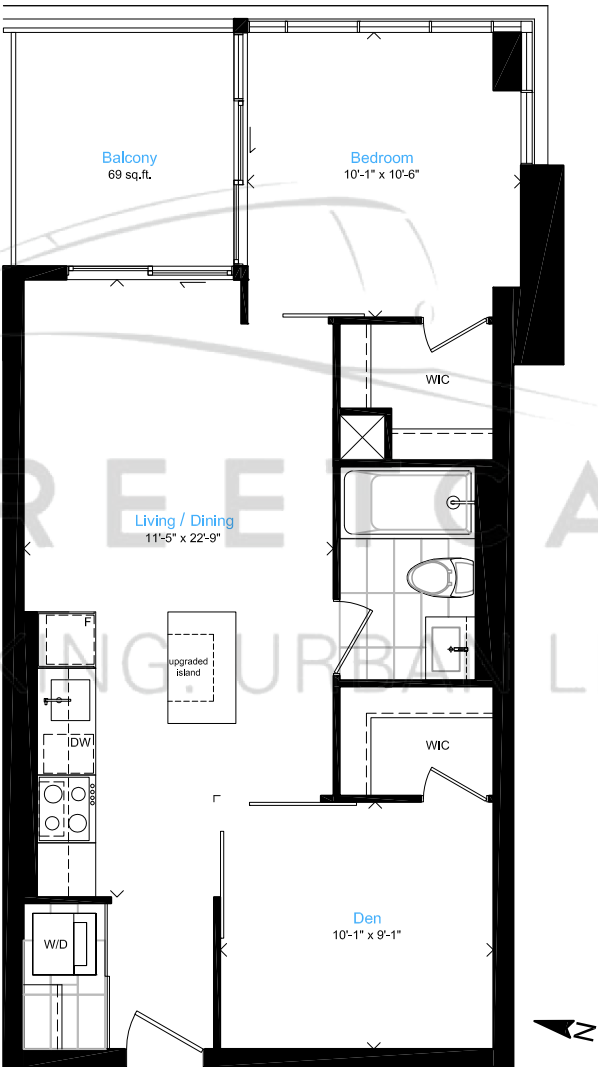
LEVELS 5, 6

All sizes and specifications are subject to change without notice, E. & O.E.  
\*terrace condition may require an interior step

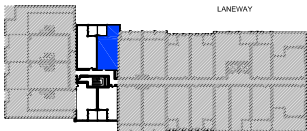
# CARNABY ROW

ONE BEDROOM + DEN  
634 SQ.FT  
69 SQ.FT. BALCONY

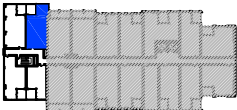
213 326 423 527 624 723 823 923 1025



213 - 69 sq.ft. terrace, access from living/dining room only\*



LEVELS 2, 3, 4, 5, 6



LEVELS 7, 8, 9, 10

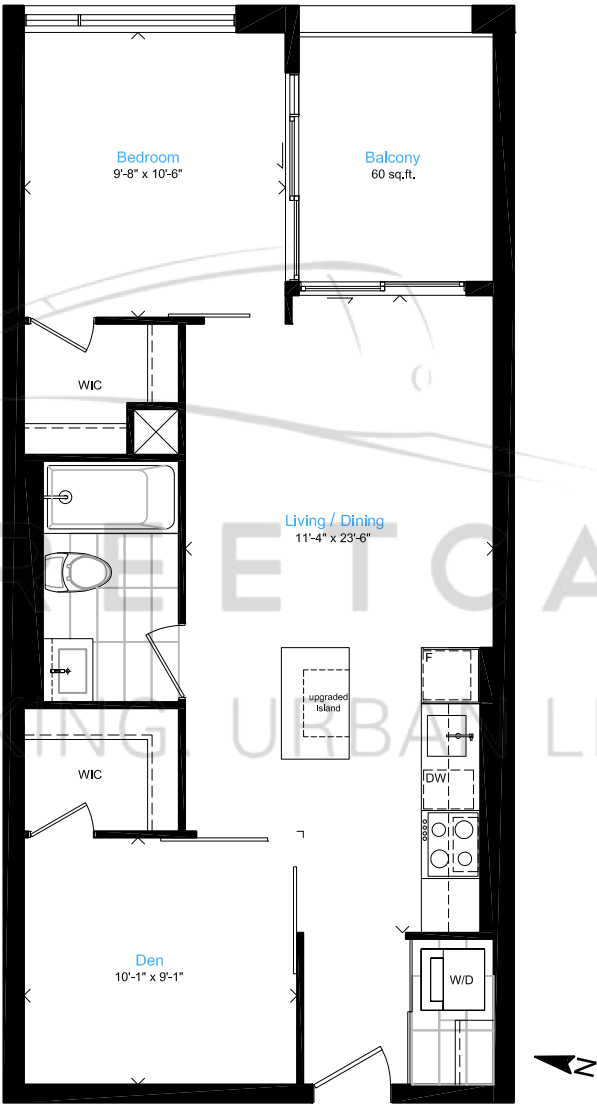
All sizes and specifications are subject to change without notice, E. & O.E.  
\*terrace condition may require an interior step



# CARNABY ROW

ONE BEDROOM + DEN  
646 SQ.FT.  
60 SQ.FT. BALCONY

204 311 312 332 413 414 429 514 614 713  
714 729 813 814 829 914



204, 312, 514, 714, 914 - 60 sq.ft. terrace, access from living/dining room only\*  
204, 514, 614, 713, 729, 813, 829, 914 - to have privacy panel on south wall



LEVELS 2, 5, 6, 9



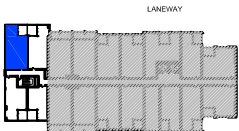
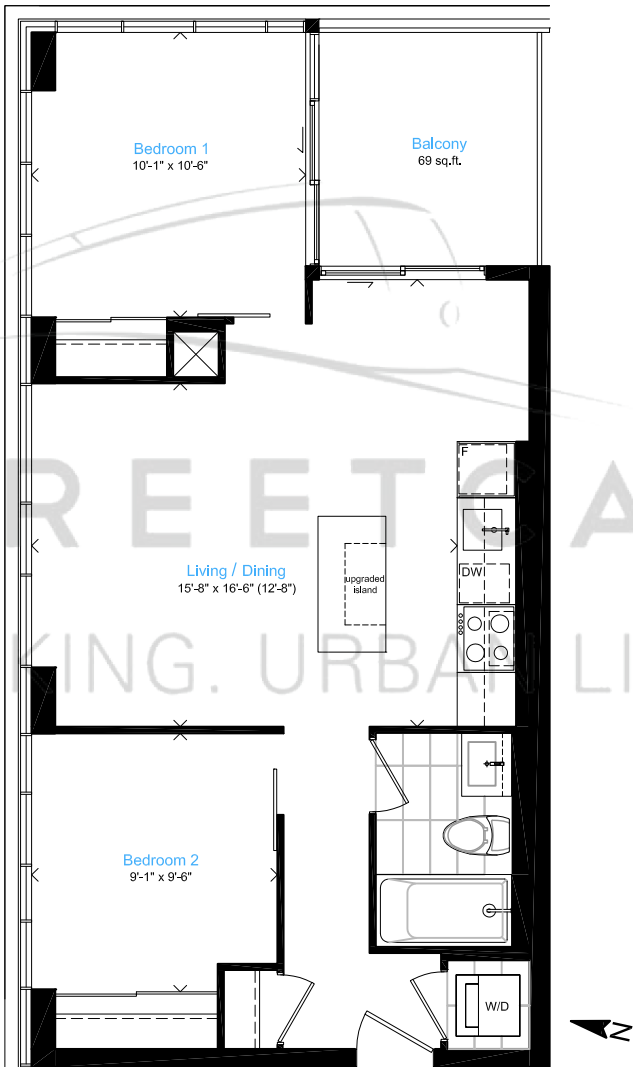
LEVELS 3, 4, 7, 8

All sizes and specifications are subject to change without notice, E. & O.E.  
\*terrace condition may require an interior step

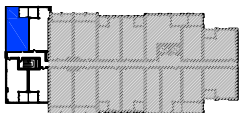
# CARNABY ROW

TWO BEDROOM  
667 SQ.FT.  
69 SQ.FT. BALCONY

722 822 922 1024



LEVELS 7, 8



LEVELS 9, 10

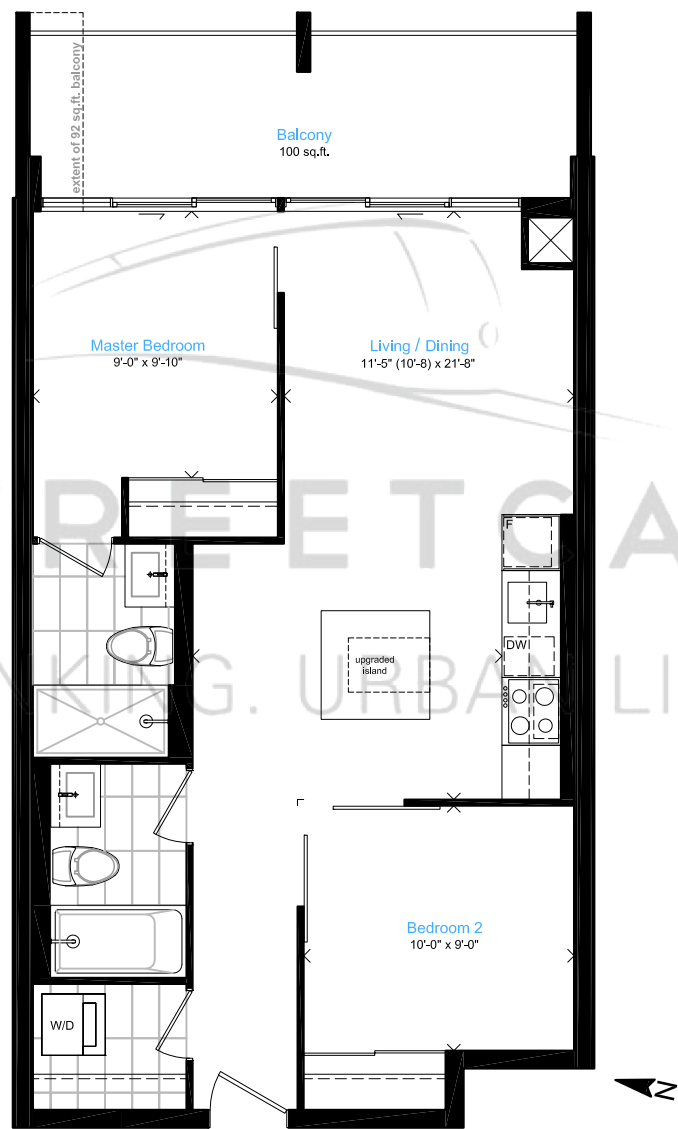
All sizes and specifications are subject to change without notice, E. & O.E.  
\*terrace condition may require an interior step



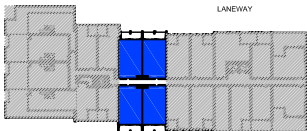
# CARNABY ROW

TWO BEDROOM  
696 SQ.FT.  
100 SQ.FT. BALCONY

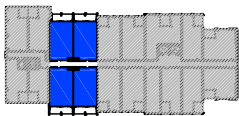
208 209 214 215 316 317 327 328 418 419 424 425 518  
519 528 529 618 619 625 626 718 719 724 725 818 819  
824 825 918 919 924 925 1020 1021 1026 1027



327, 424, 528, 625, 724, 824, 924, 1026 - 92 sq.ft. balcony  
208, 209, 215 - 100 sq.ft. terrace, access from living/dining room only\*  
214 - 92 sq.ft. terrace, access from living/dining room only\*



LEVELS 2, 3, 4, 5, 6



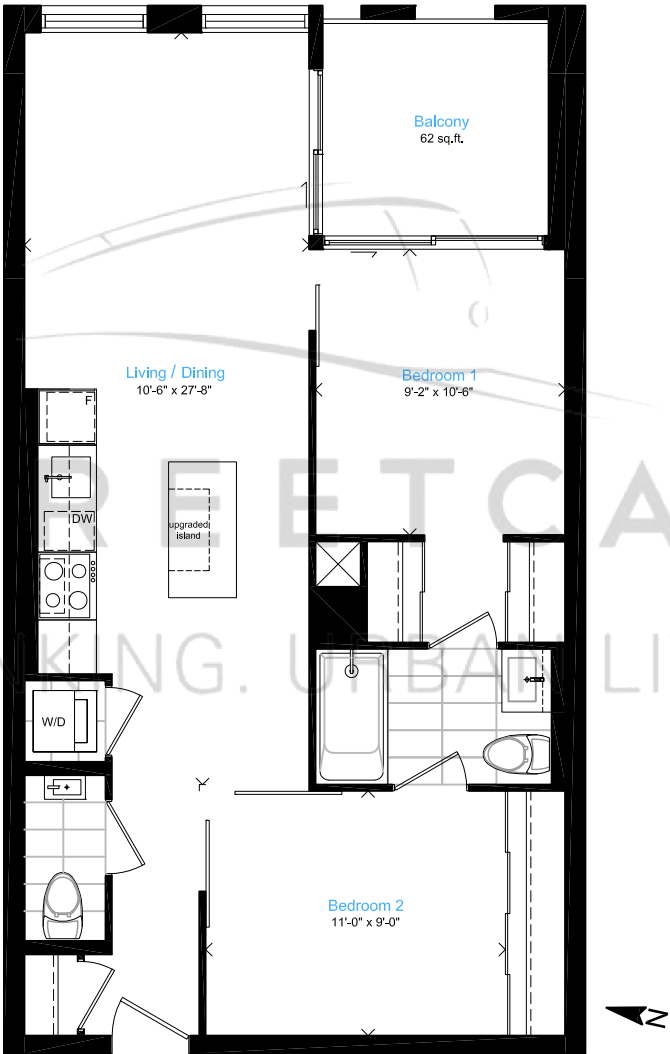
LEVELS 7, 8, 9, 10

All sizes and specifications are subject to change without notice, E. & O.E.  
\*terrace condition may require an interior step

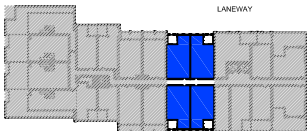
# CARNABY ROW

## TWO BEDROOM 727 SQ.FT 62 SQ.FT. BALCONY

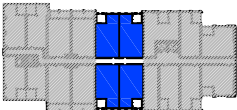
206 207 216 217 314 315 329 330 416 417 426 427 516  
517 530 531 616 617 627 628 716 717 726 727 816 817  
826 827 916 917 926 927



206, 207, 216, 217 - 62 sq.ft. terrace, access from living/dining room only\*



LEVELS 2, 3, 4, 5, 6



LEVELS 7, 8, 9

All sizes and specifications are subject to change without notice, E. & O.E.  
\*terrace condition may require an interior step

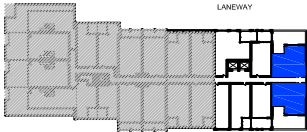
# CARNABY ROW

TWO BEDROOM  
731 SQ.FT.  
70 SQ.FT. BALCONY

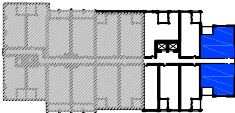
512 534 612 631 712 730 812 830 912 930 1012 1034



512, 534 - 347 sq.ft. terrace, access from living/dining room only\*



LEVELS 5, 6



LEVELS 7, 8, 9, 10

All sizes and specifications are subject to change without notice, E. & O.E.  
\*terrace condition may require an interior step



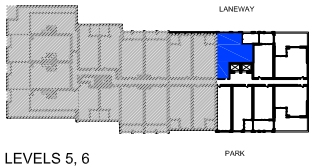
# CARNABY ROW

TWO BEDROOM  
899 SQ.FT.  
130 SQ.FT. BALCONY

532 629 928



532, 928- 130 sq.ft. terrace, access from living/dining room only\*



LEVELS 5, 6



LEVEL 9

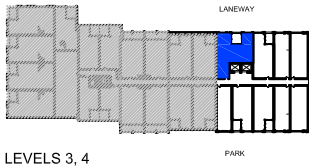
All sizes and specifications are subject to change without notice, E. & O.E.  
\*terrace condition may require an Interior step

# CARNABY ROW

TWO BEDROOM  
910 SQ.FT.  
73 SQ.FT. BALCONY  
331 428 728 828



331, 728 - 73 sq.ft. terrace, access from living/dining room only\*



All sizes and specifications are subject to change without notice, E. & O.E.  
\*terrace condition may require an interior step