



BELLWOODS
HOUSE



BELONGING.

IT'S WHAT WE ALL SEEK AND DESIRE, AND IT'S EXACTLY WHAT RESIDENTS WILL FIND AT BELLWOODS HOUSE, AN ENGAGING, AUTHENTIC AND LUXURIOUS COMMUNITY SET IN THE BELOVED TRINITY BELLWOODS NEIGHBOURHOOD.

A REPUBLIC COMMUNITY





Artist's Concept.



Artist's Concept.

At King and Strachan, just a few blocks from Trinity Bellwoods Park, and minutes from the urban pulse of downtown's most vibrant neighbourhoods, sits Bellwoods House, an intimate 13-storey boutique building that expertly combines the area's industrial heritage with the luxurious details of today's refined modern lifestyle.

Bellwoods House is a game changer, a home base for Toronto's true tastemakers - the well-travelled, well-cultured, well-educated, well-versed professionals, entrepreneurs, creatives, innovators, and leaders shaping the city. It's a blend of technology-powered residences and a human-centered approach to design. It's the place you belong.





Artist's Concept.



BELONGING.

THIS COMMUNITY IS SO SPECIAL, IT IS SO UNIQUE. THERE'S SUCH A WONDERFUL MIX OF PEOPLE FROM ARTISTS AND DESIGNERS TO THE COOL HIPSTERS AND BEAUTIFULLY DIVERSE CULTURES. THE MAGIC IS EVERYONE FITS IN SO WELL BECAUSE WE ARE ALL UNIQUE, WE ALL OFFER PART OF THE PUZZLE AND ARE CELEBRATED FOR IT. WE HAVE ALL BECOME FRIENDS - THEY COME INTO OUR SHOP, TAKE OUR PASTRIES HOME AND WE FEEL A PART OF EACH OTHER'S FAMILY.

NADÈGE NOURIAN
CHEF & OWNER NADÈGE PATISSERIE



Trinity Bellwoods is one of those unique, inviting areas, where diverse cultures, interests and ideas all converge. This tranquil, tree-lined enclave is brimming with some of the most exciting restaurants, bars, shops, and businesses in the city.

Discover a community just steps from King West, Queen West, Ossington, Liberty Village, and the largest greenspaces in the downtown core, including the beloved Trinity Bellwoods Park.

It's the pinnacle of sophisticated living in the heart of a vibrant metropolis.



GREEN IS GOOD

Bellwoods House is ideally located in one of the greenest, most park-abundant neighbourhoods in all of downtown Toronto. An outdoor adventure might take you a few blocks to Massey Harris Park, across King Street to Stanley Park, through Garrison Common with its undulating lawns, or even down to Coronation Park for a stroll along the lake. Then of course there's the crown jewel, Trinity Bellwoods Park, just 350m from your front door - the perfect place for a picnic, a puppy play date, a summer pickup game, a winter skate, or an evening stroll.





- 1. Trinity Bellwoods Park
- 2. Roxton Road Parkette
- 3. Osler Playground
- 4. Lisgar Park
- 5. Paul Garfinkel Park
- 6. Joseph Workman Park
- 7. Lamport Stadium Park
- 8. Massey Harris Park
- 9. Bill Johnston Park
- 10. Liberty Village Park
- 11. Gateway Park
- 12. Stanley Park
- 13. Garrison Crossing
- 14. Ordinance Triangle Park
- 15. Garrison Common
- 16. Coronation Park





OYSTER BOY | 872 QUEEN ST W



STACKT MARKET | 28 BATHURST ST



TERRONI | 720 QUEEN ST W



WOOLSHED COFFEE COMPANY | 850B ADELAIDE ST W



RUBY SOHO | 587 KING ST W

WHET YOUR APPETITE

The local restaurant scene is abundant with nearly 300 restaurants, bars and coffee shops - everything from fine-dining to local dive bars that have been serving up good times for decades. Get a classic Sunday morning brunch on the patio at Ruby Soho, or a smorgasbord of good eats from well-known local chefs at the industrial-chic Stackt Market.





Find the most delicate pastries in the sun-filled storefront at Nadège Patisserie, and an outrageously delicious burrata served with wood-fired Tuscan kale in the cozy dining room at Noce. From local favourites, like Cumbrae's, Casa Madera and Sud Forno, to the bustling Ossington strip, which was ranked one of the coolest streets in the world with some of the city's best restaurants like Mamakas Taverna, you'll find an array of gourmet options to satisfy all appetites, just outside your front door.

GUSTO 101 | 101 PORTLAND ST



NOCE | 875 QUEEN ST W



NADÈGE PATISSERIE | 80 OSSINGTON AVE

BAR KOUKLA | 88 OSSINGTON AVE



M A M A K A S



BELLWOODS HOUSE

MAMAKAS TAVERNA | 80 OSSINGTON AVE

THERE'S A BEAUTIFUL THREAD THAT CONNECTS THOSE WHO LIVE AND WORK HERE. THE PARENTS OF MY KIDS' FRIENDS AT SCHOOL ARE MY GUESTS IN THE RESTAURANT, AND BUSINESS OWNERS SUPPORT EACH OTHER - THE LOCAL LOVE IS JUST AWESOME. YOU RECOGNIZE PEOPLE, YOU CELEBRATE WITH THEM, YOU SAY HI TO THEM EVEN IF YOU DON'T KNOW THEIR NAMES, AND THEY BECOME PART OF YOUR FAMILY.

THANOS TRIPI - OWNER MAMAKAS FOOD GROUP
(MAMAKAS TAVERNA, BAR KOUKLA & THE AGORA GREEK MARKET)



When they coined the phrase "triple threat" they might as well have been talking about the Mamakas Food Group. This trifecta of delicious dining venues from Thanos Tripi include Agora, a farm-fresh Greek market located on Queen Street West, opposite the gates of Trinity Bellwoods Park; Bar Koukla, an intimate meze + wine bar on Ossington Avenue; and the eponymous Mamakas Taverna, a bastion of modern Greek cuisine and culture. What started as a tribute to the matriarchs of Tripi's family, has evolved into a consummate hospitality group with some of the most celebrated and talented chefs in the city. And they're all just a stone's throw from Bellwoods House.

T A V E R N A



RETAIL DONE RIGHT

Anchored by two of Toronto's trendiest streets, Queen Street West and King Street West, and just steps from the Ossington strip, it's no surprise that Trinity Bellwoods offers everything you need for gift-giving, window shopping or a wardrobe refresh. Top retailers and independent shops exist in perfect harmony, creating an enticing experience. Discover treasures from Canadian designers at the Coal Miner's Daughter, international designers at Jonathan+Olivia, or Paris-based labels at Gaspard.

Shop heady scents and beguiling beauty products at Aesop and Le Labo, or a carefully curated literary collection at Type Books. Men can refine their style at Park & Province, while everyone will find a shoe (or jeans or a jumper) that fits at Heel Boy, Dutil and Gravitypop. There's even Timmie Doggie Outfitters for four-legged fashion friends, because everyone deserves to look good.

LE LABO | 876 QUEEN ST. W



TYPE | 883 QUEEN ST. W



E U C L I D

BELLWOODS HOUSE



EUCLID FARMS | 913 QUEEN ST. WEST

BELONGING TO TRINITY BELLWOODS IS ALL ABOUT THE PEOPLE. IT'S THE DAILY SMILES AND HELLOS, BEING ON A FIRST NAME BASIS, EVEN WITH THE NEIGHBOURHOOD DOGS! IT'S A FEELING, AN ENERGY SHARED AMONGST EVERYONE WHO LIVES AND WORKS HERE. IT'S A VIBE THAT'S NATURAL AND LAID-BACK, SPONTANEOUS, AND ENTHUSIASTIC - WHERE WE ALL HAVE THIS SENSE OF APPRECIATION FOR OUR WONDERFUL LITTLE COMMUNITY, THE AMAZING PARK, AND EACH OTHER.

SHANNON WHELAN
FOUNDER & CREATIVE DIRECTOR EUCLID FARMS

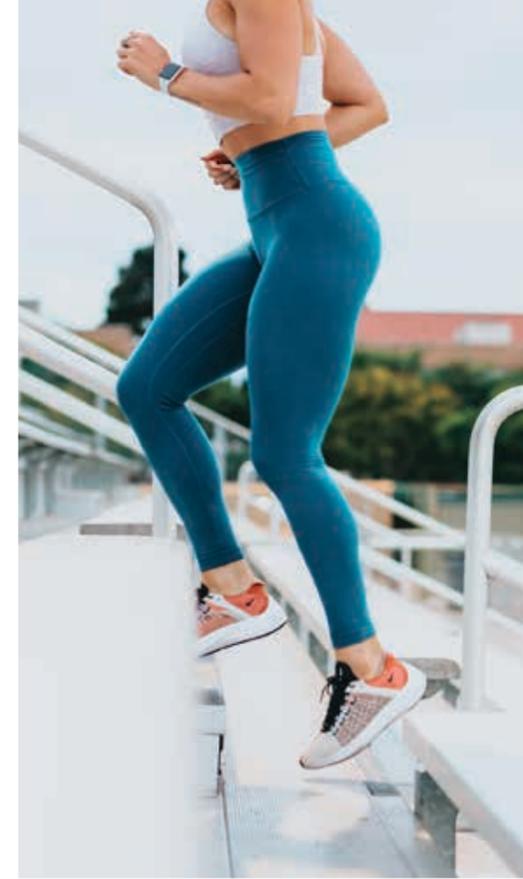


Euclid Farms embodies the spirit of community found in the Trinity Bellwoods neighbourhood. What began as a tiny hobby farm in Shannon Whelan's home, has grown into a fairy tale - an urban flower farm, florist and floral shop du jour for the entire neighbourhood. From fresh blooms to dried flowers, apothecary items, ceramics, confections, cards, and other carefully curated objets d'art, it's the perfect place for inspiring gifts and one-of-a-kind arrangements.

F A R M S



ALTEA ACTIVE | 25 ORDINANCE ST



STUDIO LAGREE | 788 KING STREET W



ACTIVE ELEMENTS

When you want to break a sweat, there is of course Borealis, the state-of-the-art health and wellness facility at Bellwoods House. But if you feel like stretching your legs, a 5-minute walk will put you at Studio Lagree or Altea Active, and on a number of outdoor baseball diamonds, tennis courts, swimming pools, cycling and running trails nearby. From Stanley Park to Ontario Place, Trillium Park to the Martin Goodman Trail, there are so many places to enjoy an outdoor active lifestyle.



WELL-CONNECTED TRANSIT

With transit lines, bike paths and walking trails, the Trinity Bellwoods neighbourhood is guaranteed to keep you connected across the city and put you in the centre of the action. Two higher order transit stations will soon take shape as part of the new Ontario Line; the King & Bathurst station will link the subway with the 504 King and the 511 Bathurst streetcar routes, while the new Exhibition Station will create a connection to the GO Transit rail network from one of the city's most popular destinations for sports, concerts and trade shows.



WALK SCORE



BIKE SCORE



TRANSIT SCORE



QUEEN WEST

PRIME SEAFOOD PALACE

FONDA LOLA

JULES BISTRO QUEEN STREET

LE SWAN

FRESH ON CRAWFORD

OYSTER BOY

MATTY'S PATTY'S BURGER CLUB

N O C E

WOOLSHED COFFEE

A G O R A

NADÈGE PATISSERIE

T E R R O N I

THREE MONKS AND A DUCK

SUD FORNO

C U M B R A E ' S

WHITE SQUIRREL COFFEE SHOP

TYPE BOOKS

A N T H R O P O L O G I E

A E S O P

LE LABO

COAL MINER'S DAUGHTER

COCKTAIL EMPORIUM

G A S P A R D

PARK & PROVINCE

HEEL BOY

D U T I L

KING WEST

S A R A R E S T A U R A N T

RUBY SOHO

S H O O K

BAR CHICA

L A V E L L E

O R E T T A

THE PARLOUR

V E L A

LITTLE SISTER

B U C A

CHUBBY'S JAMAICAN KITCHEN

STACKT MARKET

GUSTO 101

CASA MADERA

1 KITCHEN

STUDIO LAGREE

B A R O

ALTEA ACTIVE

OSSINGTON

THE HAIFA ROOM

LA BANANE

SALT WINE BAR

PIZZERIA LIBRETTO

SEASON SIX

S U P E R P O I N T

PARIS PARIS

F A V O R I T E S

BELLWOODS BREWERY

LA CUBANA

AZHAR KITCHEN & BAR

MAMAKAS TAVERNA

BAR KOUKLA

M A N D Y ' S

BANG BANG ICE CREAM

S T Y L E G A R A G E

FORMULA FIG

MELANIE AULD JEWELRY

TIGER OF SWEDEN

L O V E R S L A N D

LIBERTY VILLAGE

MILDRED'S TEMPLE KITCHEN

BALZAC'S COFFEE ROASTERS

ALOETTE GO

OXYGEN YOGA AND FITNESS

CHIANG MAI LIBERTY

NODO LIBERTY

BRAZEN HEAD IRISH PUB

I M P A C T K I T C H E N

DEMO SOAP STUDIO

BLACK SHEEP

LOCAL PUBLIC EATERY

LIBERTY COMMONS AT BIG ROCK BREWERY

S C H O O L

IMPERFECT FRESH EATS

BURGER DROPS

KIBO SUSHI HOUSE

MAURYA EAST INDIAN ROTI

KINTON RAMEN

LIBERTY SOHO

THE CRAFT BRASSERIE AND GRILLE

MERCI MON AMI

OEB BREAKFAST CO

SCAN QR CODE FOR DETAILED MAP





BELONGING.

THE ARCHITECTURE FEELS ROOTED IN THE AREA,
RESPONDING TO THE RICHNESS, DIVERSITY,
AND VIBRANCY OF TRINITY BELLWOODS, AND
INTEGRATING SEAMLESSLY INTO ONE OF THE MOST
EXCITING NEIGHBOURHOODS IN THE WORLD.

MANSOOR KAZEROONI
GLOBAL DIRECTOR
ARCHITECTURE & URBANISM, ARCADIS



AN EVOLUTION IN THE URBAN ENVIRONMENT

Inspired by the industrial heritage of the neighbourhood, but with the contemporary details that define the area's modern luxury residential homes, Bellwoods House represents an evolution in quality and design, truly belonging to the Bellwoods community, in every sense of the word.

The architecture is all about authenticity, contextual and reverential to the character and history of the neighbourhood. Yet, it also represents a step forward in sophistication, attention to detail, and high design rarely seen today.

At street level, the built form begins with expansive windows, arch details, rich masonry, and black metal framing. The red-hued brick façade rises to various heights across the building, breaking up the block and creating a sense of articulation where it meets the glazed façade above. Setbacks create space for expansive private balconies and terraces with breathtaking views.

The building is expertly integrated with a beautifully restored 3-storey heritage property on the northwest corner of the site. This historic style is a counterpoint to the modern townhomes wrapping around the base of the building, detailed with reeded wood doors and rows of white hydrangeas, animating the laneway and celebrating the residential character of Strachan Avenue.



1877 | DRAWING OF MEYER'S STORE BY DAVID BRASH DICK

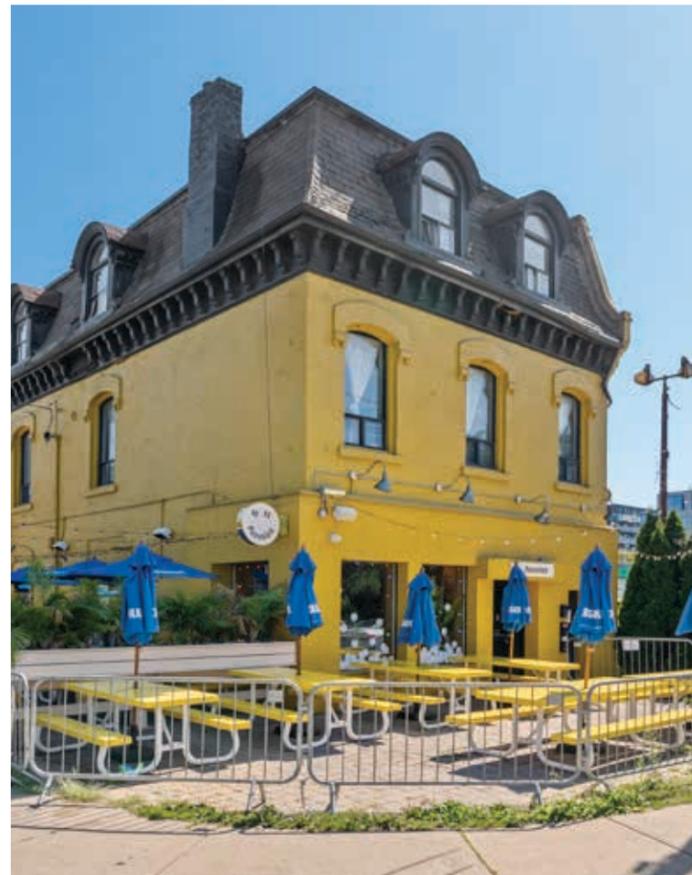
HERITAGE, RESTORED

A remarkable example of Second-Empire architecture, with signature mansard roofs and dormer windows, the heritage building at the corner of Adelaide & Strachan dates back to 1878 and was designed by notable Toronto architect, David Brash Dick, best known for his architectural contributions to the University of Toronto.

For nearly 80 years the building housed mainly grocers, welcoming a greater variety of businesses from the late 1950s to the early 1980s. In 1997, the site was rezoned as a restaurant. And now, perfectly restored and integrated into Bellwoods House, it will begin a new chapter, bringing life and a greater sense of community to the neighbourhood.



1988 | 127 STRACHAN AVE



2023 | 127 STRACHAN AVE



Artist's Concept.



Artist's Concept.



Artist's Concept.



BELONGING.

THERE IS AN UNDENIABLE SENSE OF BELONGING AND AUTHENTICITY THROUGHOUT THE INTERIOR DESIGN OF THIS PROJECT. THE AESTHETIC FLOWS SEAMLESSLY FROM THE ARCHITECTURE, THROUGH THE CONTRASTING TONES AND TEXTURES, INSPIRED ARTWORK, AND STRONG CONNECTION TO THE GREENSPACE THAT'S SO DEEPLY VALUED BY THIS COMMUNITY.

DOMINIC DE FREITAS
PRINCIPAL, FIGURE3



Artist's Concept.



INSPIRED & INNOVATIVE

The wide-ranging amenity program at Bellwoods House is designed around the human experience, creating settings that support today's modern lifestyle. The industrial and luxurious aesthetic flows from the architecture to the interior design, giving the feeling of a luxury boutique hotel with contrasting tones and textures, inspiring artwork, and a strong connection to the outdoors.

The ground floor layout promotes a sense of community and encourages interaction with distinct spaces that are connected visually, physically, and even olfactorily thanks to an innovative system that will imbue the lobby, lounge, and ground floor elevator corridor with a subtle scent reminiscent of your favourite boutique hotels in London, Paris, and New York.

Step into the residents' lounge, just off the lobby, and discover timeless design and an intimate, yet engaging atmosphere, where the red-brick masonry of the building façade is layered with cognac leather, marble accents, herringbone wood, sculptural lighting, and arched windows detailed in black brushed metal.

From a dog spa and car share, to a bike repair and wash station, to intelligent building technology like a smart parcel room and high-speed Bell Fibe wifi throughout the building's common areas, the amenities at Bellwoods House answer your every need and desire.



Artist's Concept.

The boutique chic design language continues in the ground floor library lounge and coworking space, a place that seems devised to promote chance encounters and unleash your creativity. The linear space is strategically allocated into different zones, with everything from a communal self-service bar and island worktop where you can mix and mingle with other innovators and entrepreneurs, to a business centre with hot desks, private offices, and banquettes. There's even a podcast studio with state-of-the-art A/V recording capabilities, giving you the tools you need to share your unique point of view. The entire length of the space is lined with arched windows with views onto the outdoor courtyard, affording natural light and the outdoor connection proven to increase creativity and reduce stress.



Artist's Concept.



The beautifully-landscaped ground floor courtyard at Bellwoods House is the perfect addition to the timeless architecture of the building. Relaxed and inviting, the courtyard uses a series of wood arbours to define private niches designed for live, work, and play. The sleek, streamlined, and sophisticated style is expressed through modern decorative pavers, soft ambient lighting, contemporary furnishings with smooth organic lines, and raised planters that hold leafy deciduous trees and blooming flowers, providing both privacy and protection from the street.



Artist's Concept.

If you're looking for an unforgettable place to entertain, you'll love the 3rd floor Social Club. The intimate space is connected to an outdoor terrace, blurring the boundaries between the interior and the exterior. Relax by the fire in a setting that feels like a private living and dining room, your very own place to host an intimate dinner party or an evening with friends.

Outside, the good times continue on the 3rd floor Outdoor Terrace. Peace, serenity, and a refined sense of ease are the feelings you'll come to associate with this luxe outdoor space where private cabanas, barbeque and dining areas, and a hypnotizing outdoor fireside lounge, create an oasis amongst the trees where you can relax and unwind.



Artist's Concept.



The secret to longevity and wellbeing begins at Borealis, the exclusive health and wellness facility developed by Republic. As Republic's in-house fitness brand, Borealis will offer the most elevated health and fitness experience, just an elevator ride away. The space spans nearly 4,000 square feet and features an airy yoga studio; free weight, cable, sectoral, and machine stations to power your workout; and the latest smart cardio equipment by Technogym, the official equipment outfitter of the past eight Olympic Games. Because at Borealis, only the best will do.

Treadmills and stationary bikes level up with TechnoGym Live, a digital user interface that puts a personal trainer at your fingertips. Enjoy live and on-demand virtual fitness classes. Connect to your favourite content with the widest range of entertainment, and the possibility to stream directly from your device, just a touch away. Browse the internet, connect with friends on social media, or watch an episode of your favourite Netflix series. Or take a virtual tour around the world with breathtaking locations that will inspire you to go the extra mile.



Reeded wood panel walls are trimmed with black steel details, reflecting the balance of strength and grace you'll hone in this regenerative space. Glass, arched mesh metal ceilings, and rubber gym flooring are softened by sculptural trees that beautify the space and bring a sense of the outdoors inside. A circadian lighting system extends the entire length of the double-height space, evolving throughout each 24-hour cycle to enhance calm or energy levels, and encourage a sense of wellness at every time of day.

And since downtime is essential for overall health, there's also a dry sauna and programmable Nordic shower circuit, integrating heat and cold therapy into your everyday routine, the perfect antidote for anxiety and stress.



GROUND FLOOR AMENITIES

- | | | |
|-------------------------------|-----------------------|------------------------|
| 1. Dry Sauna | 10. Cardio | 19. Banquettes |
| 2. Nordic Showers | 11. Elevator Lobby | 20. Business Center |
| 3. Change Room/Lockers | 12. Smart Parcel Room | 21. Reading Lounge |
| 4. Pet Spa | 13. Mailroom | 22. Self-Service Bar |
| 5. Property Management Office | 14. Alfred Lockers | 23. Lobby Lounge |
| 6. Washrooms | 15. Concierge | 24. Outdoor Dining |
| 7. Yoga Studio | 16. Lobby | 25. Outdoor Work Space |
| 8. Free Weights | 17. Podcast Studio | 26. Fireside Lounge |
| 9. Circuit Machines | 18. Private Offices | |

Artist's Concept.



Artist's Concept.

SOCIAL CLUB

- 1. Lounge
- 2. Bar/Dining

OUTDOOR TERRACE

- 3. Private Cabanas
- 4. BBQs/Outdoor Dining
- 5. Fireside Lounge
- 6. Servery
- 7. Washroom
- 8. Coat Closets



Artist's Concept.

SmartSuite

Backed by Republic's commitment to a constant state of innovation, Bellwoods House is a smart building unlike anything you've ever seen. The entire building is powered by SmartONE, custom software and purpose-built hardware that powers future-forward communities.

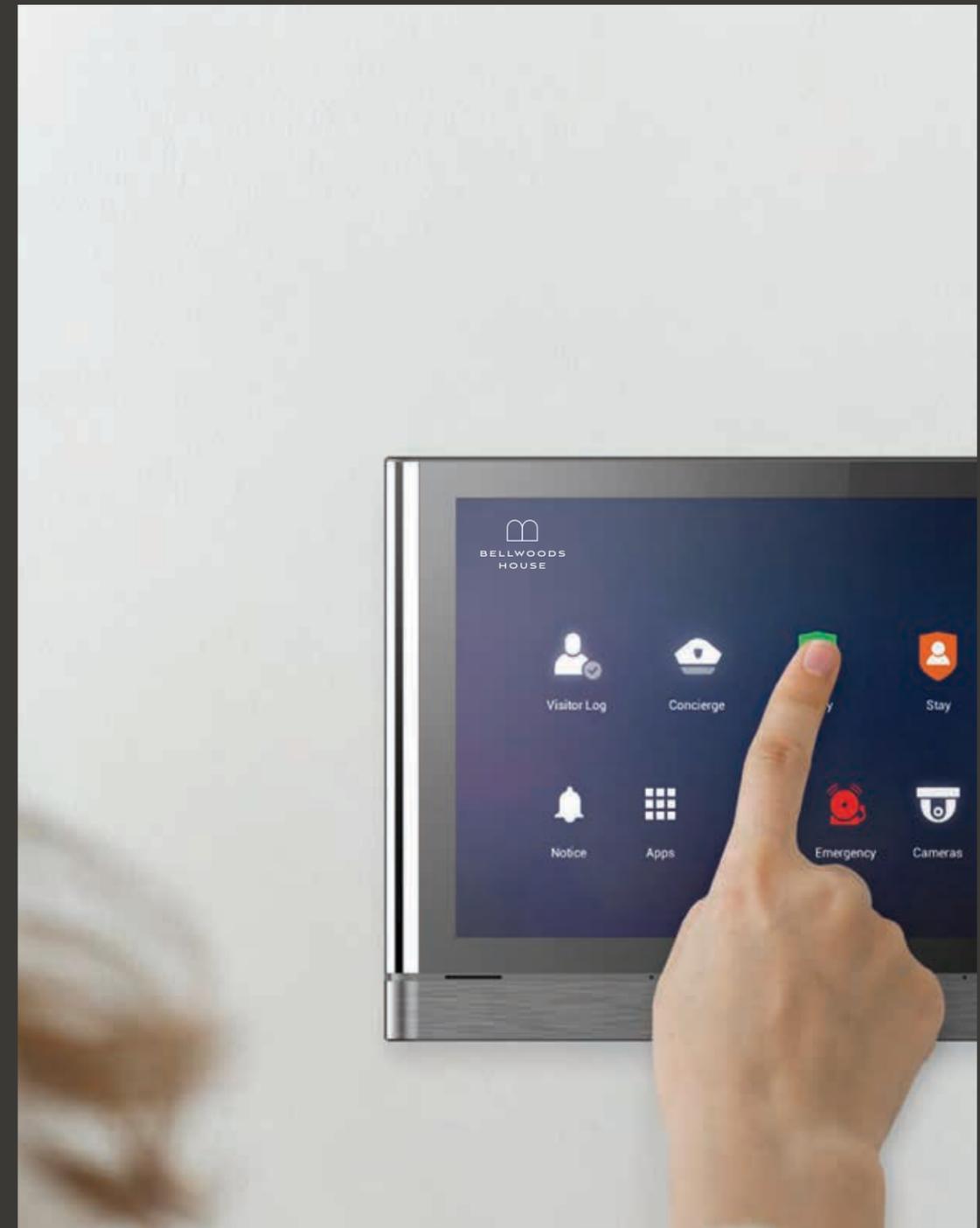
Keyless digital door locks let you easily access your suite. A video entry system allows you to see who's arrived before letting them in. Smart thermostats give you greater control over comfort and sustainability. A smart parcel room makes deliveries seamless and secure. And an in-suite wall pad serves as a single interface to interact with your home and with the building.

You'll also have access to Alfred, a revolutionary 21st century "butler" service offering dry cleaning, shoe repair, and wash & fold laundry services, 24 hours a day.

BELLWOODS HOUSE



Innovation, technology, and convenience is imbued into every aspect of this community, thanks to SmartSuite by Republic, our signature approach to smarter development.





The relaxed, cultured vibe of the Trinity Bellwoods neighbourhood has been reinterpreted in the suite interiors at Bellwoods House where warm wood tones, organic textures, and industrial details recall the quality and craftsmanship of local artists and artisans.

There are 322 suites in total, ranging from towns, studios, and all manner of 1-bedrooms (JR, 1B, 1B+D) to 2- and 3-bedroom suites. Individuality is celebrated with a myriad of options to customize your space. Whether it's choosing from four distinct design packages; opting for one of the many suites with ceiling heights that rise up to 12'; experiencing a private street-level patio where you can watch the world go by; or selecting a suite with an expansive balcony or terrace overlooking the city, at Bellwoods House, the options are endless.

THE BELLWOODS*



THE SCANDINAVIAN**



THE LONDON CHIC*



THE NEW YORKER**

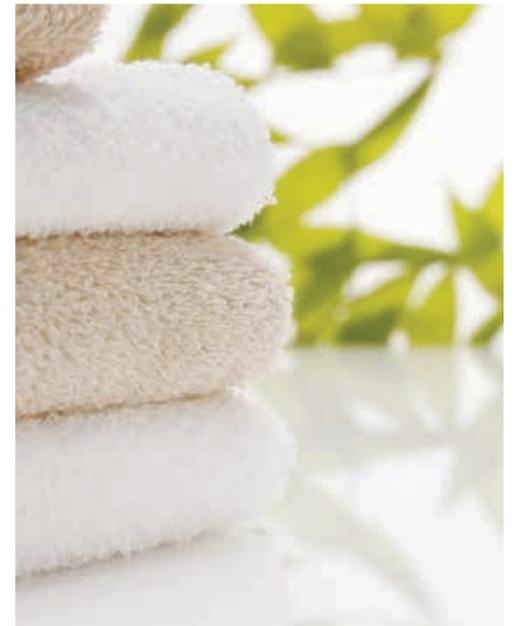


*Select Upgrade Finishes Shown. **Standard Finishes Shown.



Artist's Concept.

The spa-like bathrooms are inspired by the architectural characteristics of the building itself, with arched mirrors, frameless glass showers, and timeless finishes that will make you feel as if you're staying in your favourite hotel. Every feature, finish, and detail has been carefully chosen for its superb quality and unique characteristics. Rich, layered, complex, and effortlessly chic, the interiors at Bellwoods House offer a level of quality rarely seen in today's marketplace.



F E A T U R E S

INNOVATIVE BUILDING FEATURES

- Architectural design by award-winning architect Arcadis.
- Interior design by award-winning designers Figure3.
- 24-Hour Concierge.
- Soaring two-storey lobby and ground floor amenity spaces.
- SmartOne video enabled access control integration for all residents.
- Lobby HVAC integrated scent diffuser system.
- Smart parcel room powered by Luxer One and integrated within the SmartOne app.
- Dry cleaning, shoe care, and wash & fold laundry service lockers powered by Alfred.
- Underground parking with security monitoring from the concierge desk.
- Visitor parking including one (1) car share space.
- Bike repair station and wash area.
- Visitor and long-term bike parking.
- Sustainable rainwater harvesting system.

MODERN AMENITIES

- Soaring two-storey ground floor amenity spaces.
- Signature fitness centre with ultra-premium Technogym cardio and weightlifting equipment, yoga studio, and circadian lighting system.
- Dry sauna, programmable “Nordic Shower”, and private change room.
- Coworking space with hot desks, private offices, lounge spaces, kitchenette, and podcast studio with video and audio recording capabilities.
- Social club equipped with bar, lounge and servery.
- 3rd floor outdoor amenity terrace with BBQ’s dining areas, fire pit lounge, and cabanas.
- Ground floor pet spa.
- Public wi-fi in select common areas including the lobby, coworking space, ground floor courtyard, fitness centre, and 3rd floor social club.

INSPIRED SUITE DESIGN

- Floor 1: Approximately 9.5’ to 10’ exposed concrete ceilings in principal rooms excluding bulkheads, unless otherwise noted as per plan.
- Floors 2, 11 (Sub-Penthouse) & 12 (Penthouse): Approximately 11’ exposed concrete ceilings in principal rooms excluding bulkheads, unless otherwise noted as per plan.
- Floor 3: Approximately 11.5’ exposed concrete ceilings in principal rooms excluding bulkheads, unless otherwise noted as per plan.
- Floors 4, 6 & 10: Approximately 10’ exposed concrete ceilings in principal rooms excluding bulkheads, unless otherwise noted as per plan.
- Floors 5, 8 & 9: Approximately 9’ exposed concrete ceilings in principal rooms excluding bulkheads, unless otherwise noted as per plan.
- Floor 7: Approximately 9.5’ exposed concrete ceilings in principal rooms excluding bulkheads, unless otherwise noted as per plan.
- High-performance glazing/window system.
- Choice of engineered laminate flooring with acoustic underlay throughout main living areas and bedrooms, as per plan, and from builders’ standard samples.
- Custom designed solid core entry door with security view-hole and electronic smart lock.
- Lever door hardware for interior doors in matte black finish.
- TV/telephone outlets in main living area.
- Front loading stacked washer/dryer with exterior venting as per plan.
- Built-in smoke detectors and in-suite water sprinkler system.
- Year-round, in-suite heating/cooling, and energy recovery ventilation system.
- Smart thermostat in all suites to control heating/cooling system controlled by the SmartOne app or wall pad.
- Wall pad tablet to control smart suite features.
- One (1) Smart lighting switch by Leviton.
- Outdoor electrical outlet on the balcony.
- Individual suite water and electricity metering.

GOURMET-READY KITCHENS

- Custom designed contemporary kitchen cabinetry by Figure3, in a variety of colours and finishes, from builders’ standard samples.
- Panel ready, 24” integrated refrigerator, induction cooktop, wall oven, integrated panel-ready dishwasher, microwave with trim kit, and hood exhaust fan.
- Quartz countertops with 2” thick mitered edge detail, as per builders’ standard samples.
- 12 x 24” porcelain tile backsplash, as per builders’ standard samples.
- Under-mount single bowl sink with matte black single lever faucet.
- Ceiling mounted track light.

SERENE SPA-LIKE BATHROOMS

- Custom designed contemporary bathroom vanity designed by Figure3, in a variety of colors and materials from builders’ standard samples.
- Quartz countertops with 2’ thick mitered edge detail, as per builders’ standard samples.
- Undermount sink.
- Custom LED lit vanity mirror with built-in shelf.
- Matte black single lever bathroom faucet, as per plan, and builders’ standard samples.
- Choice of full height porcelain wall tiles in tub and shower enclosures and above the vanity, from builders’ standard samples.
- Choice of porcelain floor tile, as per plan, and from builders’ standard samples.
- Contemporary shower pan with glass shower enclosure for all showers, as per plan.
- Contemporary acrylic bathtub with matte black shower rod for all bathtubs, as per plan.
- Matte black plumbing fixtures from builders’ standard samples.
- Pressure-balanced mixing valve for tub and shower.
- Ceiling light above the tub / shower enclosure.

SMART TECHNOLOGY & SECURITY

- SmartOne video enabled access control integration for all residents at the lobby and secondary entrances.
- Smart locks at all suite entry doors accessible by digital keypad, the SmartOne app, or fob.
- Underground parking equipped with a security monitoring system.
- A personal remote transmitter for parking garage door access provided with each parking space.
- Controlled door access throughout public / common areas.
- Service panel with circuit breakers in every suite.
- Pre-wired for cable television wiring in every suite.
- Pre-wired telephone and high-speed communication wiring in every suite.

TARION NEW HOME WARRANTY

- One-year builder comprehensive warranty.
- Two-year builder plumbing, heating/ventilation and electrical distribution and building envelope water penetration warranty.
- Seven-year major structural warranty.

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F I N I S H E S



BELONGING.

AT REPUBLIC, WE ARE STRIVING TO CREATE COMMUNITIES THAT DRIVE THE LIVED EXPERIENCE FORWARD, AND BELLWOODS HOUSE IS NO EXCEPTION. FROM THE VERY BEGINNING, THE BUILDING WAS DESIGNED TO CREATE A SENSE OF BELONGING FOR RESIDENTS - THE SAME FAMILIAR, YET AUTHENTIC FEELING I GET WHEN WALKING THROUGH THE TRINITY BELLWOODS NEIGHBOURHOOD THAT INSPIRED THE BUILDING.

MATT YOUNG
PRESIDENT & CEO, REPUBLIC DEVELOPMENTS

REPUBLIC

BELLWOODS HOUSE

AMBITIOUS IDEAS, OVER DELIVERED

Republic Developments is an ambitious group of city builders dedicated to the pursuit of creating transformative communities across the GTA. Powered by innovation, executional excellence and a desire to build long-lasting relationships within our communities, we enrich the lives of those who live, work, and play within them, and strengthen the neighbourhoods that surround them.

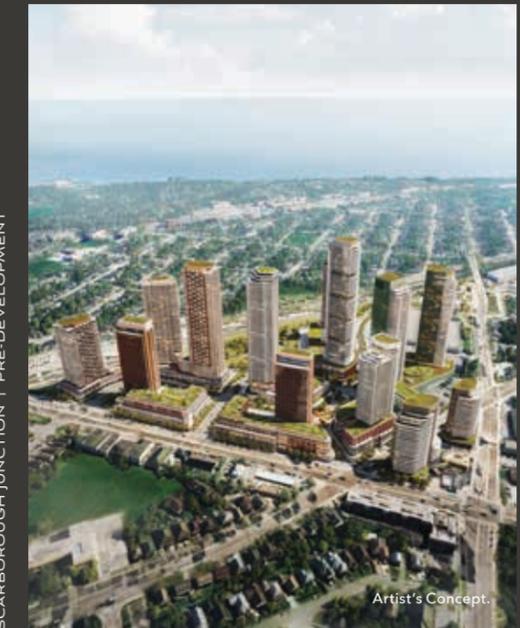
Over the past decade, our leadership team has managed 13.5 million square feet of residential and mixed-use projects, representing approximately 16,000 homes, and over \$12.6 billion in development value – each project leaving a distinctive mark on Toronto’s iconic skyline.

Relationships are integral to everything we do. Whether with our team, our partners, our investors or our homeowners, we seek to build trust through collaboration, integrity, sincerity, and transparency, never losing sight of the people who will call a project home, or the people who will make it happen.

15 CHARLES | PRE-DEVELOPMENT



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T E A M

INDUSTRY-LEADING, AWARD-WINNING VISIONARIES, BRINGING BELLWOODS HOUSE TO LIFE.

ARCHITECTURE ARCADIS

Arcadis brings together world-class resources and an immensely diverse and inclusive range of passionate and inclusive range of passionate thinkers in design, planning and engineering to define, transform and build the cities, communities, and spaces of tomorrow. By converging the highly respected brands of Arcadis-owned IBI Group and CRTKL, they have become the fourth largest architecture practice in the world - creating a unified entity with unrivalled global leadership in delivering an incredible range of innovative and integrated solutions that embody human-centric design excellence.

INTERIOR DESIGN FIGURE3

Figure3 is one of Canada's most distinguished multidisciplinary interior design firms. Leveraging design-based research and brand strategy, Figure3 helps clients to realize environments which achieve an equitable connection between people and place. Independently owned and based in Toronto, Figure3 has established itself as a trusted partner for over 25 years. With a diverse entrepreneurial team of 80+ creative thought leaders, it is the unique perspectives and ideas of their people which continue to be the foundation of their excellence.

LANDSCAPE STRYBOS BARRON KING

Motivated by purpose and creativity, the team of designers and construction experts at Strybos Barron King deliver functional, innovative, and aesthetically pleasing landscape architectural solutions for projects across the GTA. Using leading-edge technologies, SBK is able to create striking designs that maintain a respect for the natural environment. This sensitive approach has garnered the firm numerous awards and accolades, and earned them an esteemed position within the industry.

SALES BAKER REAL ESTATE

For 30 years, Baker Real Estate Incorporated has been Canada's leading pre-construction residential and condominium sales company. With offices in Toronto, Montreal and Vancouver, it deploys its deep experience to provide consulting on all aspects of a development, ensuring clients strategically customize their project and optimize returns with the ideal unit mix, floor-plan, pricing, and marketing. With a growing market share, Baker has sold over 115,000 units and generated over \$83-billion in new home sales.

MARKETING MONTANA STEELE

Toronto-based strategic marketing firm Montana Steele has been creating award-winning real estate brands, at home and around the world, for more than two decades. The firm is widely regarded as North America's leading agency for new homes and condo developments, and for good reason; in 25 years Montana Steele has launched nearly 1000 successful projects, in 30 cities, with some of the biggest names in the business. From launch to sell-out, from beginning to end, Montana Steele crafts the story of how people want to live.



**BELLWOODS
HOUSE**

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