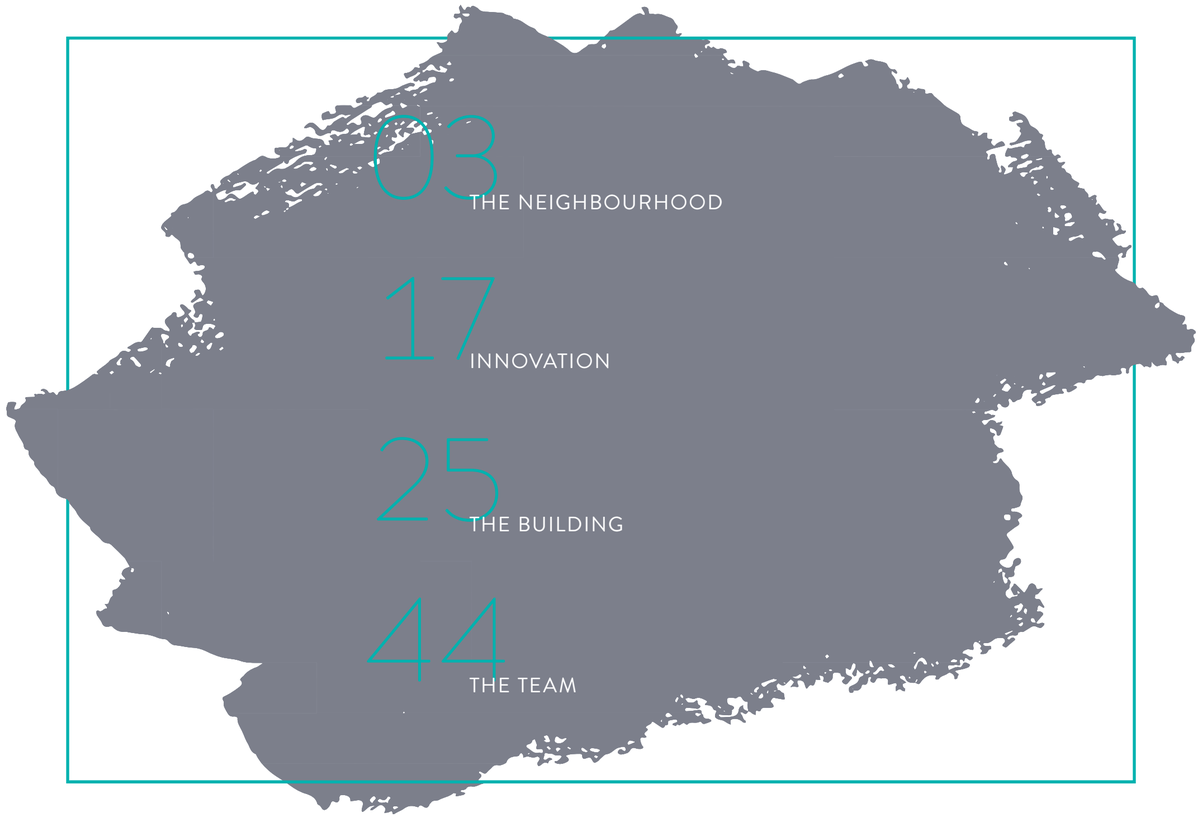
EMPIRE QUAY HOUSE

All illustrations and renderings are artist's concept. Specifications, terms, prices, dimensions, and availability are subject to change without notice. The Developer reserves the right to make changes to the floor plans, project design, appliances, features and finishes without notice, as deemed necessary. The material and information disclosed on pages 18-23 are for informational purposes only. Statistics are subject to change without notice. Please see a sales representative for more details. E.&O.E. Updated June 19, 2020



03 THE NEIGHBOURHOOD

17 INNOVATION

25 THE BUILDING

44 THE TEAM

NEIGHBOURHOOD



THE BACKDROP FOR YOUR BEST LIFE

A transformation is set to unfold where the city and the waterfront meet. Located in Toronto's budding employment and innovation district, Quay House will offer you the opportunity to live in a people-centric, sustainable community that will evolve as you do.



Proximity to Sugar Beach and the Martin Goodman Trail makes reaching your health and leisure goals easy.



Your best life should require no compromise. Quay House is where opportunities for growth are limitless and connectivity and serenity intermingle steps from your front door. It's where moments are created, not forged, and success is more than just a dollar value. It's where relaxation mode comes just as easily as the hustle and personal wellness is a priority, not an afterthought.

No matter where you need to go or how you want to get there, Quay House keeps you connected. The location offers easy access to the Don Valley Parkway, Gardiner Expressway, Lake Shore Boulevard, TTC lines, Union Station and Billy Bishop Airport.







Moments from some of Toronto's most beloved venues and attractions and just steps away from the waterfront...



...there's a balance at Quay House that's hard to find anywhere else in the city.



DISCOVER TORONTO'S EAST END

ENTERTAINMENT

1. Canadian Opera Company
2. CN Tower
3. Hockey Hall of Fame
4. Meridian Hall
5. Princess of Wales Theatre
6. Ripley's Aquarium
7. Rogers Centre
8. Roy Thomson Hall
9. Scotiabank Arena
10. The Rec Room
11. TIFF Bell Lightbox
12. Toronto Harbourfront Centre
13. Young Centre for the Performing Arts
14. Young People's Theatre

PARKS

15. Cherry Beach
16. Berczy Park
17. Martin Goodman Trail
18. David Crombie Park
19. Harbour Square Park
20. Parliament Square Park
21. Princess Street Park
22. Roundhouse Park
23. Sherbourne Common
24. St. James Park
25. Sugar Beach

GROCERY

26. LCBO
27. Loblaws
28. Longo's
29. Metro
30. No Frills
31. Rabba Fine Foods
32. Shoppers Drug Mart
33. St. Lawrence Market
34. The Kitchen Table

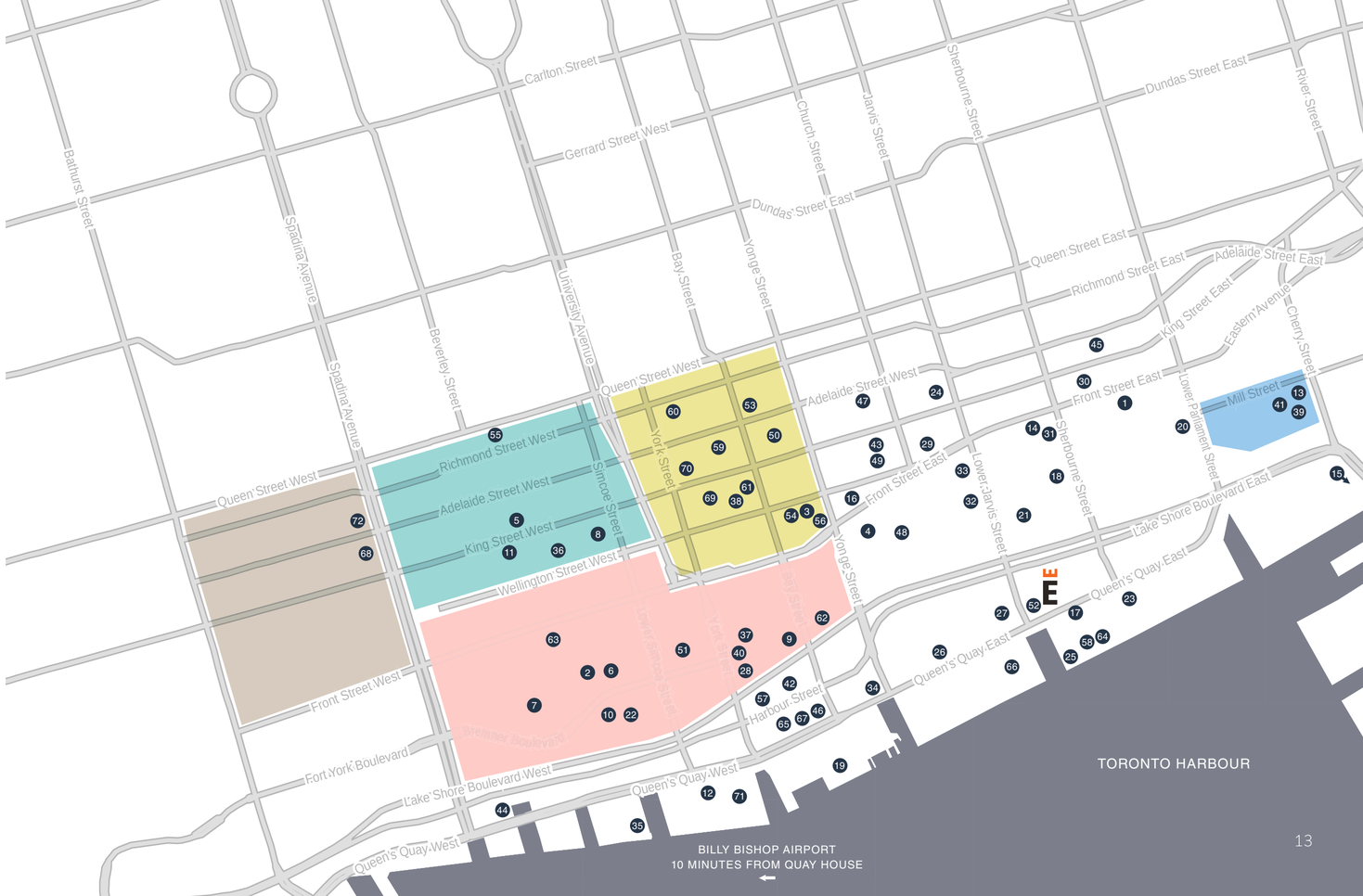
DINING

35. Amsterdam BrewHouse
36. Bymark
37. Aria Ristorante
38. Canoe
39. Cluny Bistro & Boulangerie
40. e11even
41. El Catrin
42. Harbour 60
43. Hogtown Smoke
44. Loch and Quay
45. Mangia & Bevi
46. Miku Toronto
47. Terroni
48. The Keg Steakhouse + Bar
49. Woods Restaurant & Bar

MAJOR BUSINESSES

50. Amazon Toronto Office
51. Apple Canada
52. Artscape Head Office
53. Bay Adelaide Centre
54. Bay Wellington Tower
55. Bell Media Headquarters
56. Brookfield Place
57. Cisco Systems Inc.
58. Corus Entertainment
59. First Canadian Place
60. Google Office
61. Google Office (future)
62. Microsoft Canadian HQ
63. Oracle
64. Quay Media Services
65. RBC WaterPark Place
66. Redpath
67. Salesforce Canada
68. Shopify
69. Toronto Dominion Centre
70. Toronto Stock Exchange
71. Yahoo Canada
72. Zynga

Fashion District | Tech District | Entertainment District | Financial District | Distillery District





Dine al fresco at some of the Distillery District's best eateries.



Queens Quay East is undaunted by its gritty reputation. Its industrial roots are just one part of what makes this area unique — but that doesn't mean the eastern waterfront is content with being the city's afterthought. Queens Quay East is on the cusp of a new beginning — one that will challenge innovation and focus on personal wellness and success.

As one of the few remaining developable lands to enjoy such a prime location to the downtown core and Lake Ontario, Quay House will provide an escape from the city that enriches your life.

INNOVATION



IN THE HUB OF TRANSFORMATION

With some of the city's most anticipated partnerships and innovations all coming to Toronto's eastern waterfront, the area is set to undergo a cutting-edge transformation that'll lead Toronto into the future.



GLOBAL GIANT GOOGLE JOINS THE WATERFRONT'S REVITALIZATION

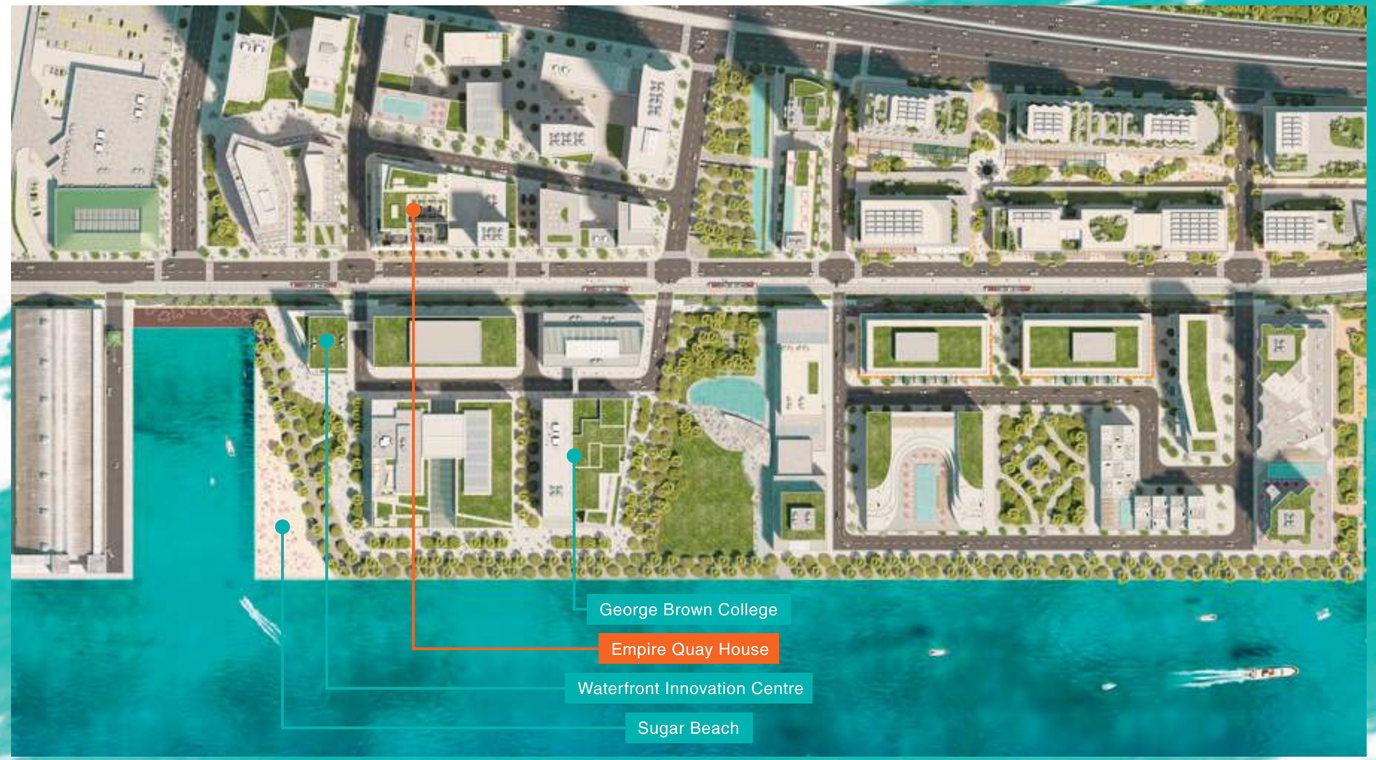
In early 2020, Google announced that one of its three new offices on Canadian soil would be located on Toronto's eastern waterfront, just a seven-minute drive from Quay House at 65 King Street East. In line with the area's next generation of technological development and sustainability, the Google office will feature over 18,000 sq.ft. of outdoor terraces and bike stalls, over 10,000 sq.ft. of public retail space and over 40,000 sq.ft. of office space across 18 floors. Their office is expected to be complete in 2022 and bring 5,000 new jobs to the area.

TRANSFORMING THE WAY WE WORK: THE WATERFRONT INNOVATION CENTRE

Now under construction on Toronto's east end, the Waterfront Innovation Centre is a cutting-edge project that will lead the next wave of commercial office development by creating an environment that sustains and prioritizes creativity, collaboration and community, and be as useful for recreation as it is for production.

Part of the renewal of Toronto's waterfront and an answer to the city's rapidly evolving creative and technology sectors, the Waterfont Innovation Centre will include built-in workshops and lab spaces for productivity, as well as direct fiber connection that can achieve speeds as fast as one terabyte per second. The centre's smart design also includes sustainability goals, with green roofs and reflective high-albedo surfaces, multiple outdoor terraces for lounging, geothermal heating, purposeful solar orientation and reduced mechanical systems.

Upon completion, the Waterfront Innovation Centre will blend seamlessly into Toronto's revitalized waterfront and is projected to create approximately 40,000 new jobs.



THE BUILDING



12th Floor Terrace

A NEW STANDARD OF LAKESIDE LIVING

Standing opposite Lake Ontario, Quay House will lead the next wave of the east end's development evolution with striking exterior design and stylish home interiors.



Quay House will stand 21 storeys tall and will feature 463 units that range from studio to 3 bedrooms.



Quay House was made for a new generation of Torontonians that are looking for an escape from the downtown core but aren't prepared to wander too far. Employment, education and recreation opportunities are all at Quay House's doorstep in one of the fastest-growing neighbourhoods of the city — and those who chase innovation and opportunity will follow.



Possibility as limitless as the area it's in.
Welcome to a new standard of lakeside living.



Coming home has never been more stylish, thanks to Quay House's luxe ground floor lobby space that includes a spacious lounge area and WiFi connection.

Main Floor Lobby



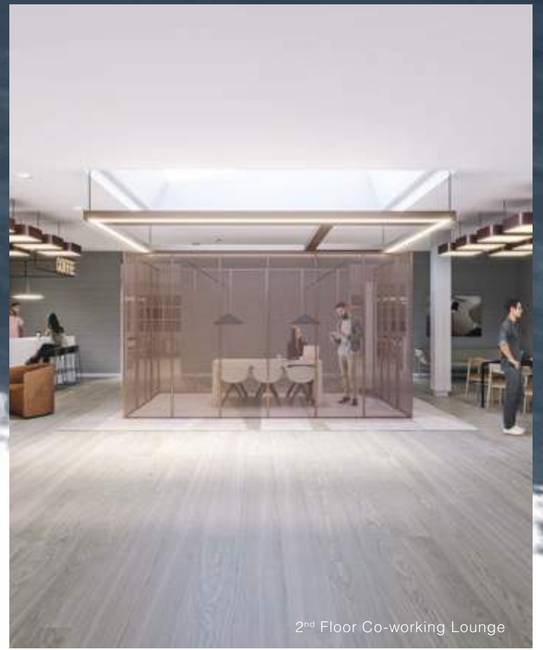
2nd Floor Study Room

A true extension of the personal and public spaces surrounding the building's location, the amenities at Quay House have been thoughtfully designed with you in mind.

Students in need of study time can find the quiet they need in the dedicated, WiFi-supported study room with modern seating for individual work, plus board rooms for bigger projects, while professionals can take advantage of a floating breakout room that can be used as a shared work space.

Yogis can find their inner zen in the yoga and meditation room, while those working towards their fitness goals will find state-of-the-art equipment in the second floor gym.

And those who live for the weekend can host get togethers in the bookable social lounge featuring a stylish bar area, plush banquette seating and nearby kitchen.



2nd Floor Co-working Lounge

Designed to extend personal and public space and encourage collaboration and conversation...



2nd Floor Social Lounge



2nd Floor Fitness and Yoga Room

...the amenities at Quay House have been tailored to fit your unique lifestyle.



12th Floor Terrace Bar



Life's key moments are set to unfold
right at home.



Life at Quay House is about achieving balance, and our interiors have been designed to reflect these values. With a masterful blend of form, function and smart finishes, you will come home to a livable urban sanctuary where you can relax and recharge at the end of the day.



Empire Quay House's interiors feature integrated appliances, laminate flooring, stone countertops, smooth ceilings and more.

MODERN SUITE FINISHES

- 3 finish packages, as per Builder's included feature selections.
- Laminate flooring throughout suite, excluding bathroom and laundry, as per plan.
- Smooth painted ceilings throughout.
- Approx. 9' ceiling heights in all rooms, except where dropped as required.
- Approx. 10' ceiling heights in all rooms on floors 2, 12, 20 and 21, except where dropped as required.
- Approx. 10' ceiling heights in all rooms in select suites on floors 5 and 11, except where dropped as required.
- Vinyl coated wire closet shelving, as per plan.
- Walk-in closets, as per plan.
- Frameless mirrored sliding doors on foyer entrance closets, as per plan.
- White sliding doors on bedroom closets, as per plan.
- Designer-selected ceiling light fixtures in foyer, hallways, living/dining, bedroom(s), den and walk-in closet, as per plan.
- Individualized climate control centralized heating and cooling for year round temperature control.
- Phone, cable and data wired to all suites.
- Energy efficient, aluminum frame thermal pane windows.
- White, flat panel interior doors with modern hardware.
- Individual metering of hydro and water.

LIVABLE KITCHENS

- 24" Integrated paneled refrigerator with bottom-mount freezer.
- 24" Stainless Steel smooth electric cooktop.
- 24" Stainless Steel convection built-in oven.
- 18" Integrated paneled dishwasher.
- 30" Stainless Steel over-the-range combo microwave hood fan.
- Composite stone countertops and backsplash complemented with an under mount single-bowl stainless steel sink and single lever pull-out chrome faucet.
- European style, flat-panel cabinets with under cabinet lighting.
- Cabinet doors and drawers with soft-close mechanism.
- Accessible plug-in USB outlet.

STYLISH BATHROOMS & FUNCTIONAL LAUNDRY

- 12" x 24" porcelain tile flooring.
- One-piece composite countertops with integrated sink and single-lever chrome faucet.
- Designer-selected vanity cabinet with vanity mirror and wall-mounted light fixture.
- Frameless glass shower with floor tiles, chrome wall mounted controls and chrome wall-mounted rain showerhead, as per plan.
- One pot light in shower on separate switch, as per plan.
- Safety pressure balance valves for shower.
- 24" front loading, stacked white washer and dryer.
- White ceramic tile flooring in laundry, including ceramic base.

IMPRESSIVE AMENITIES

- Stylish ground floor lobby with 24-hour Concierge, comfortable lounge seating and parcel storage room.
- Professionally equipped fitness centre, with cardio, weights, yoga room, meditation room, spin area, and TRX system.
- Wi-Fi enabled co-working lounge with booth and group seating, custom bar and feature breakout room.
- Wi-Fi enabled study room with a large communal table, booth seating and separated quiet rooms.
- Open-concept social lounge with a modern feature bar, booth and lounge seating and separate catering kitchen.
- Outdoor terrace with gated pet area, group seating, BBQ, dining area and stylish pergola for additional shade.
- 12th-floor terrace lounge with a custom bar, dining area and lounge seating and access to the outdoor terrace.

UNWAVERING SAFETY & SECURITY

- In-suite personally encoded security system, with keypad and door contacts.
- Fire sprinkler system, smoke and CO detector in all suites and common areas.
- Solid core entry door with deadbolt and viewer.
- Entrance, exits, elevators and selected exterior areas monitored by closed circuit security system.
- Well-lit underground parking with video surveillance.
- 24-hour Concierge



Reclaiming the neighbourhood.
Revitalizing the waterfront.
Redefining your sense of place.
This is life Quayside.





















EMPIRE

We believe in careful consideration and in strategically making business decisions based on solid rationale and vast experience. Starting in 1993 as a homebuilder but long before as one of Canada's largest excavating companies, our knowledge of the construction and the development industry runs deep.

After years of slowly growing our footprint we can proudly say that we are in two countries, six regions, 81 communities and have built more than 20,000 homes over the past 25 years. Our team is close to 900 and we have five regional offices spanning Toronto, Ontario; Houston, Austin, San Antonio, Texas; and Atlanta, Georgia. By growing slowly, we have been able to maintain the family owned and operated feel that's grounded by our core values. As one of North America's largest private homebuilders, our goal is to continue to grow, innovate and create some of the best communities to live in.

See where you belong at EmpireCommunities.com



TFN REALTY

Founded in 2004, Toronto's premier boutique brokerage TFN Realty's hands-on approach to real estate is what sets them apart from the rest. Specializing in all facets of today's fast-paced real estate industry, the TFN team's wealth of experience, dedication and strong relationships make them a leader in the new condominium sales realm.

U31 INC.

U31 is an award-winning interior design firm that collaborates with clients to ensure that truly creative and innovative ideas are realized. U31 has collaborated with leading residential, commercial and condominium architects, developers and hospitality brands to transform and create intangible ideas into fully realized design visions. They proudly produce modern and forward-thinking livable environments for any size and space.

KIRKOR ARCHITECTS

KIRKOR's success is informed and driven by the talents of our growing studio. Building on 35 years of architectural practice, there is an increasingly deep, collective knowledge base in the studio that crosses the many aspects and disciplines of our work today. This is where the growth of our firm resides.

EMPIRE