

The Davisville

A Modern Davisville.



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Welcome to the Neighbourhood.

One of mid-town Toronto's most desirable neighbourhoods has a new premier address at 8 Manor Road West. Introducing The Davisville, a twelve-storey boutique condominium with elegant and luxurious suites beautifully designed and appointed by Rockport. Lower floors frame the street while the upper floors recede gently as they reach the building's full height. Set-backs allow for expansive terraces that double as outdoor living rooms.



Rockport is proud to continue restoring and honouring the history of important landmarks in the city. Here at The Davisville, the two storey brick and limestone features of the existing building will be fully restored to welcome prime retailers to this increasingly vibrant section of Yonge Street.

The entrance to the building is off Manor Road West, and offers a quiet and discrete face to this residential side street. Care has been given to the design to integrate perfectly with the historic neighbourhood — the colour and textural palette of the cladding marries light and dark in an understated but eye-catching manner.

The result: The Davisville clearly belongs in Davisville Village.

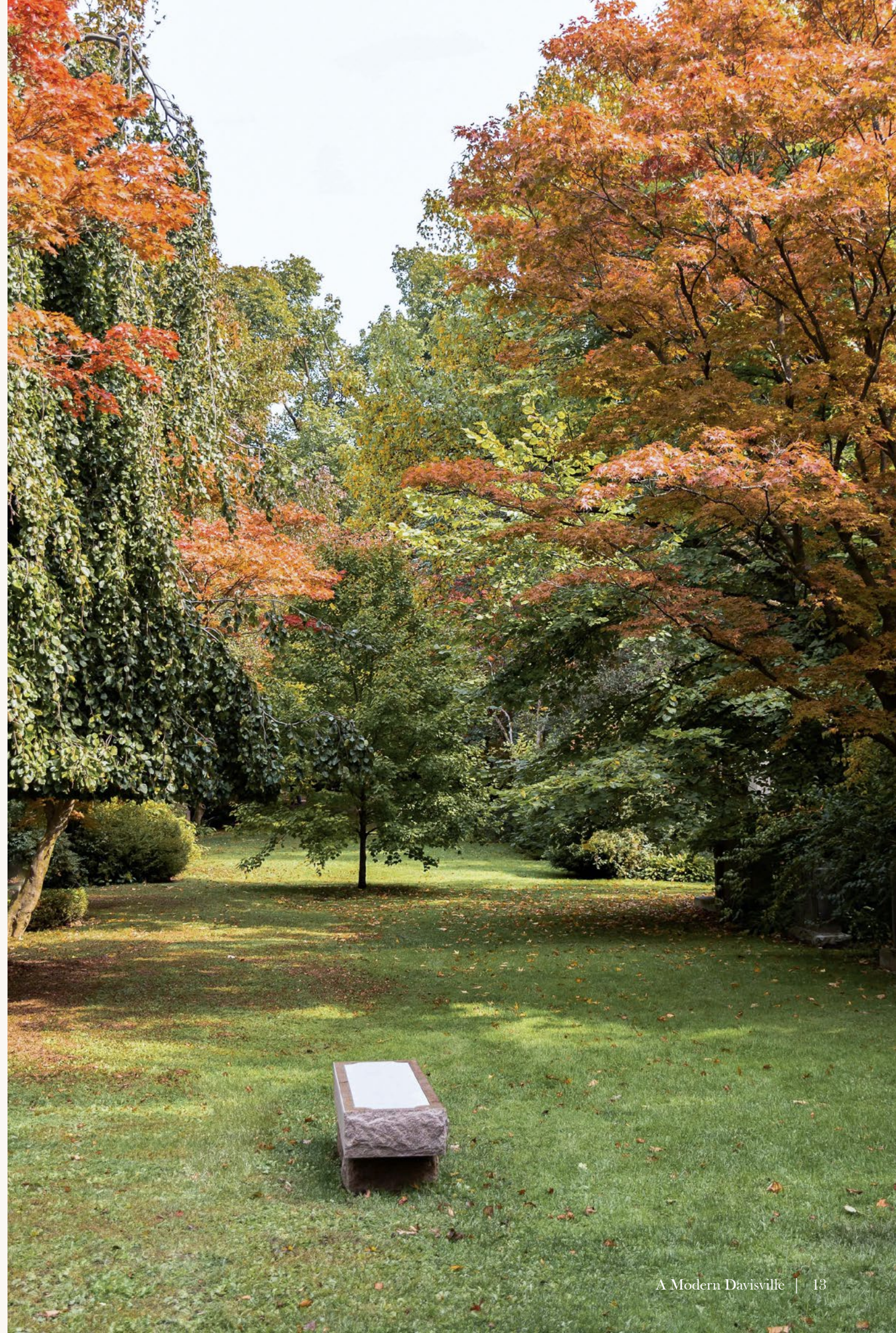




Davisville Village Aerial View

Davisville Village, the Essence of Welcoming.

Mid-town living has its charms. Lots of them. The Davisville finds itself between Uptown Toronto at the intersection of Yonge and Eglinton and the downtown glories of Yonge and Bloor.



Davisville Village began as a collection of quiet, tree-lined streets and period homes built in the 1930's. It has since grown into a lively and urban village that includes one-of-a-kind stores, as well as cafes, bistros and cuisine from all over the globe.



It's Easy Finding Green.

Isn't it lovely to be surrounded by green space? Well, yes it is. One of the biggest and most interesting green spaces near Davisville Village is the historic Mt. Pleasant Cemetery. Here, in Toronto's oldest and largest cemetery, you'll find joggers and stroller-pushers galore as Toronto loves its leafy, tree-lined serenity.

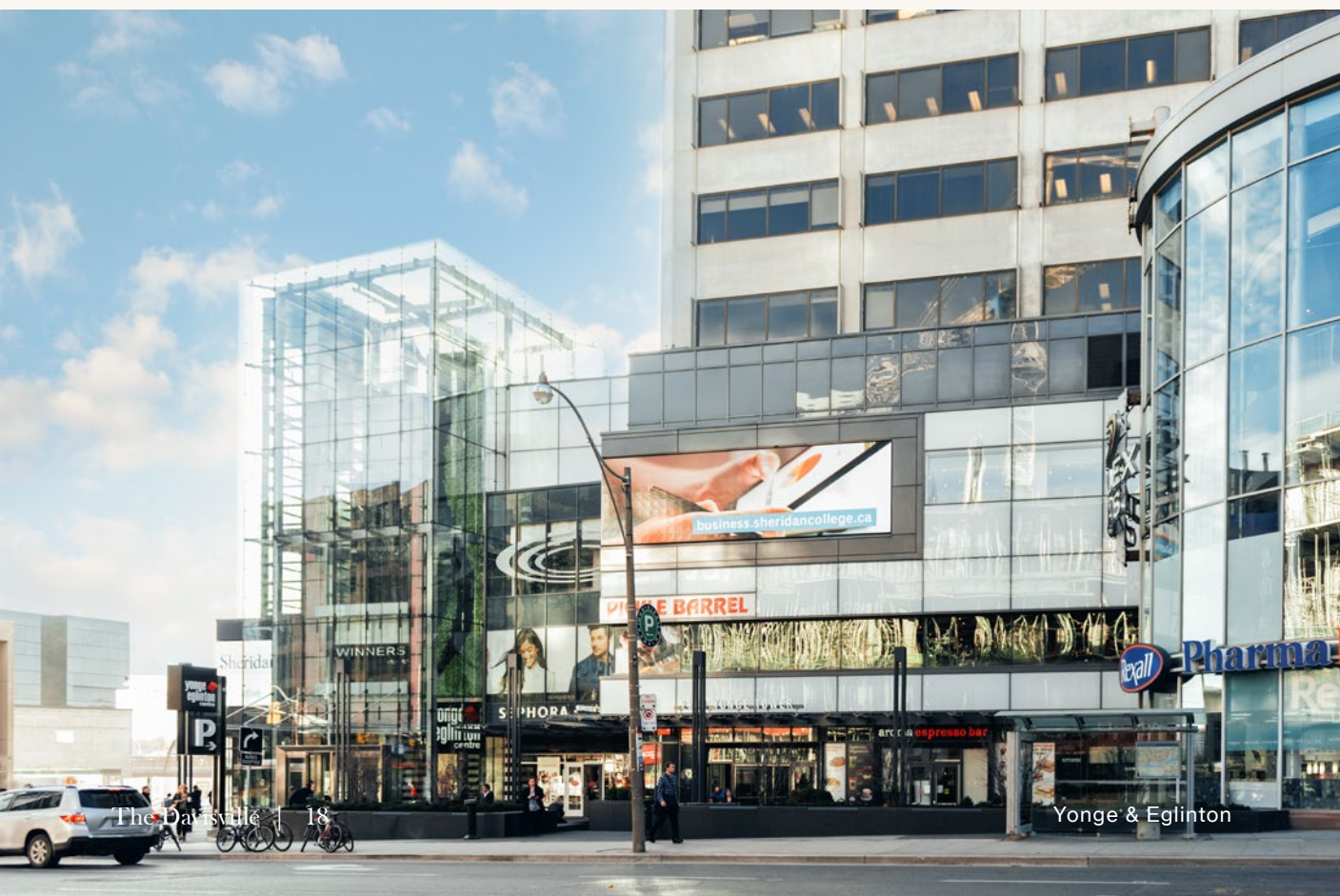
Head for The Belt Line, a nine km. walking, hiking and running trail on the former site of the Old Belt Line Railway. You can access it at many points along its span — including through the Mt. Pleasant cemetery. In summer, shop at the Farmers' Market at June Rowlands Park on Davisville Avenue. Named after one of Toronto's most beloved mayors, the park also holds lively softball games, a playground and a wading pool for the little ones.



Let's Take a Walk.

Yonge and Eglinton

Just north of Davisville Village, Yonge and Eglinton beckons with an inviting range of cafes, restaurants, a revitalized shopping centre, cinemas, and, coming soon, The Eglinton Crosstown. You'll be able to use this new transit hub as a quick way to travel to destinations east and west.



Yonge and St. Clair

Yonge and St. Clair, to the south of The Davisville on Yonge St., is also in the midst of exciting change. The recently rebuilt Badminton & Racquet Club attracts the tennis set, while Italian and seafood restos beckon.



Neighbours to the South.

Summerhill

Clustered conveniently around Toronto's finest LCBO - a magnificent 150-year-old former train station - there's Pisces Gourmet Seafood for fresh fish, Oliffe Butcher Shop for grass-fed cuts of meat, and Harvest Wagon, a gourmet grocery store. Nadège French bakery, Terroni and Bar Centrale also grace Summerhill.



Just down Yonge Street, you'll find Summerhill and Yorkville, two of the most prestigious districts in Toronto.

Yonge and Bloor

Continue farther and you'll arrive at the centre of Toronto, where the Mink Mile dazzles. Featuring designers like Gucci and jewellers including Royal De Versailles, Cartier and Birks, this section of Bloor Street offers more luxury vehicle sightings per block than any other in the city. Tucked in north of Bloor is fabulous Yorkville, home of designer glam and ultra-chic sidewalk cafes and bars.



Going Places.

TTC access is at its best in the heart of Davisville Village. Davisville station is right at Yonge & Davisville. If you're driving, travel along Eglinton Ave East to access the DVP and head downtown or out of the city to cottage country. Head west on Eglinton Ave. to catch the Allen Expressway to the 401.

Davisville Village is bike friendly, too. For off-trail riding just go down Mt. Pleasant and across Moore. There, you'll find some of the city's favourite trails for brave off-roaders.



Your Adventures Await.

Retail & Grocery

1. Au Lit Fine Linens
2. BMO Bank of Montreal
3. Burberry
4. Chanel
5. COBS Bread Bakery
6. Cumbrae's
7. De La Mer
8. Farm Boy
9. Indigo
10. Louis Vuitton
11. Poor Little Rich Girl
12. Saje Natural Wellness
13. Shoppers Drug Mart
14. Skiis & Biikes Toronto
15. Sporting Life
16. Staples
17. Stock Bar
18. TD Canada Trust
19. The Chesterfield Shoppe
20. Thobors Bakery
21. West Coast Kids
22. Yonge Eglinton Centre
23. West Elm

Cafes & Restaurants

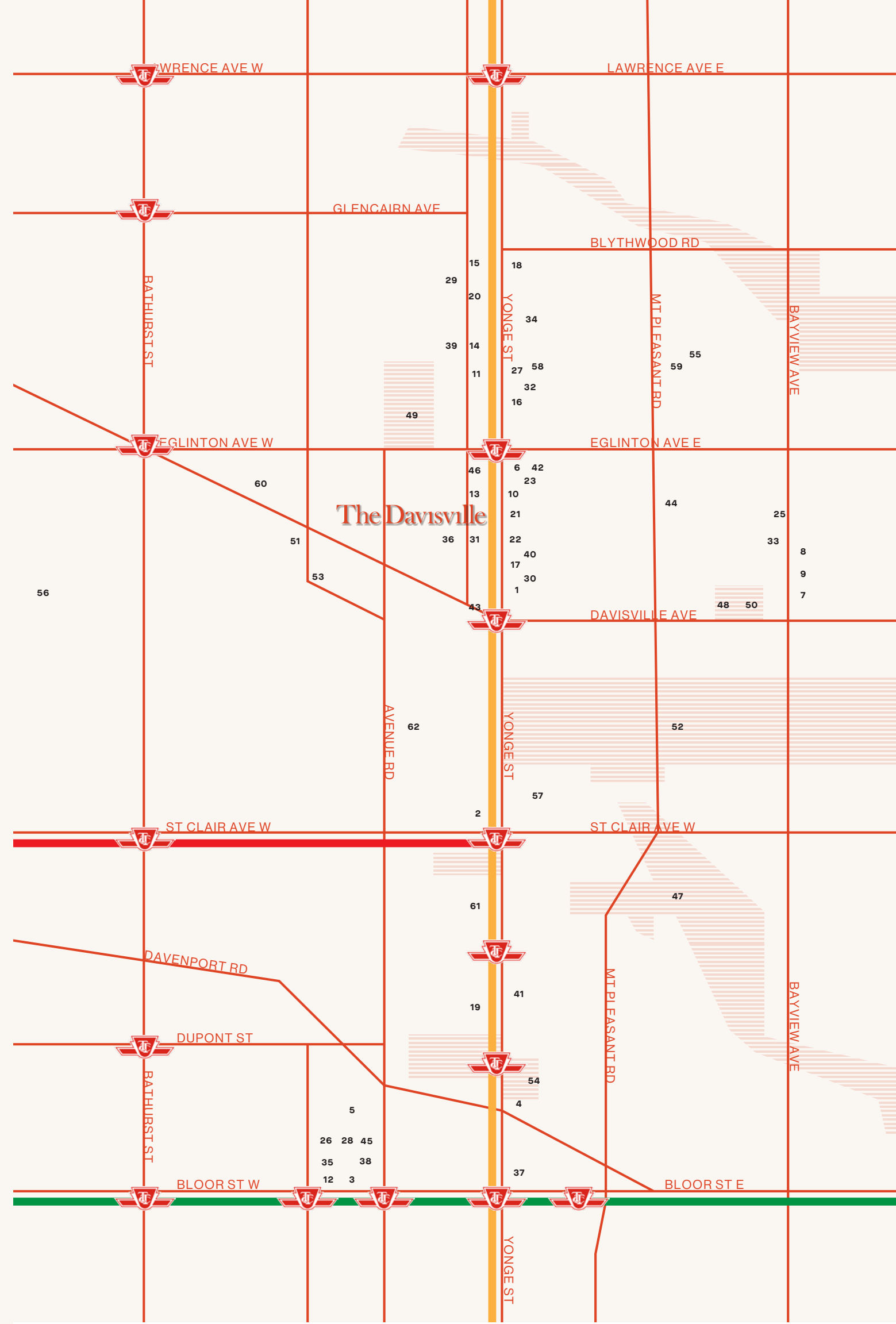
24. Bar Reyna
25. Byblos Uptown
26. Chabrol
27. Cibo Wine Bar
28. Fionn MacCool's
29. Five Doors North
30. Grazie Ristorante
31. Hollywood Gelato
32. La Vecchia Restaurant
33. Nadège
34. Nespresso Boutique
35. Punto Gelato
36. Purdys Chocolatier
37. Sassafraz
38. Stock Bar
39. Tabulé
40. Terroni
41. The Keg Steakhouse + Bar
42. The Wallace Gastropub
43. Trattoria Nervosa
44. Zucca Trattoria

Parks & Activities

45. David A. Balfour Park
46. Davisville Farmers' Market
47. Eglinton Park
48. June Rowlands Park
49. Kay Gardner Beltline Trail
50. Mount Pleasant Cemetery
51. Oriole Park
52. Ramsden Park
53. Sherwood Park

Schools

54. Davisville Junior Public School
55. Deer Park Junior and Senior Public School
56. North Toronto Collegiate Institute
57. Northern Secondary School
58. Oriole Park Junior Public School
59. The York School
60. Upper Canada College



Area Richness.

CIBO
2472 Yonge St

West Elm
2434 Yonge St

Tabulé
2009 Yonge St

Byblos Uptown
2537 Yonge St

Nadège
1099 Yonge St

Punto Gelato
2076 Yonge St

LCBO Summerhill
10 Scrivener Square

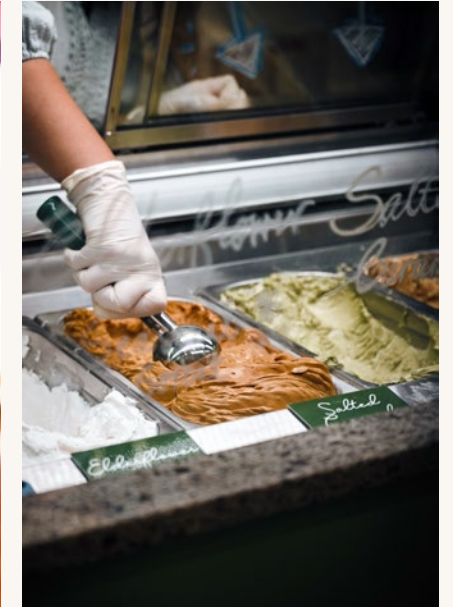
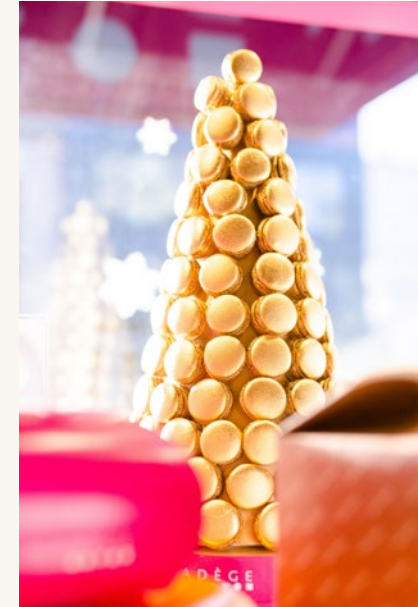
Luxe Style
1134 Yonge St

De Novo Floral Design
2504 Yonge St

Club Monaco
2610 Yonge St

Stock Bar
2388 Yonge Street

Aesop
1116 Yonge St



Classic Modern.

An urban oasis should exude a sense of refined serenity. Step into The Davisville and you'll immediately be captured by the architecture's uncluttered and elegant detailing. Best described as "Classic Modern" the look and feel is achieved through the use of clean lines and simple elegant detailing. It's easy to feel at home here. And that's because Rockport has thought about all the details of the building as if we're going to live in it ourselves.



Elegance is in the Details.

Framed by graceful arches and accented by bold display panels, The Davisville's lobby beckons you inside. Your friendly, invaluable concierge awaits. Need to catch up on some quick business? Check out the Co-Work/Business Centre. Outfitted with individual work "pods" that provide privacy in today's casual workplace, they're bound to foster productivity and creativity.



The Very-Nice-to-Haves.

Take a ride up to the twelfth floor to discover The Davisville's Event Lounge. Ideal as an elegant party space with its cozy sectionals and stone-faced fireplace. Take the party outside on the rooftop amenity terrace. With over 900 square feet of entertaining space, the terrace boasts multiple seating areas, 2 built-in BBQs and 2 dining areas.



Getting Fit is No Sweat.

When you have access to a fitness facility as elegant and stylish as this, it's so much easier to stay fit. With all the latest weights and cardio equipment, the gym at The Davisville is a staging area for achieving your personal best. And to find moments of Zen and calm, the yoga/flex studio provides the space, mood, and lighting you need.



Nice Place You Have Here.

Classic design means less really is more. Each suite provides a splash of sparkle, with attention paid to elegant detailing. A muted colour palette accentuates the wonderfully clean design with beige neutrals.

All suites come nicely appointed with a “European inspired” kitchen with gas stove. Space is cleverly maximized, as each suite has its own Urban Yard™ in the form of a generously set-back balcony or terrace. There’s even a thoughtful gas BBQ hook-up. The feeling overall? Warm and welcoming, Davisville style.



Urban Yard™ Redefines Outdoor Space.

It's summer, and you want to be outside as much as possible. The Urban Yard™ at The Davisville makes it easy. Rockport has taken the idea of a balcony and terrace and transformed it into an expansive “yard,” your very own private outdoor space.

Generously sized at up to two metres wide, this space spectacularly extends your living area. There's enough room for patio furniture, tropical plants in planters, and a barbecue that you can hook up to your own gas bib. Terraces even include water bibs for watering your plants. Spend the day out on your Urban Yard lounging in the sun, or invite friends over for dinner al fresco. Lighting is included, so evenings outside can always go past sunset.



Features & Finishes

Building Features

- Heritage inspired architecture
- Automated underground parking
- Elegantly appointed lobby with 8-hour executive concierge
- Connected co-work / business centre
- Wet room (pet /bike washing station)
- Secured mail delivery and parcel delivery room
- Indoor and outdoor amenity areas with elevator access
- 1Valet/Rogers Smart Community technology

General Suite Features

- Suite entrance with solid core entry door
- Smart suite entry lock
- Smart thermostat
- Smooth ceilings, approximately 9' ceiling height in living areas***
- Smooth ceilings, approximately 8' ceiling heights in bathrooms***
- Private terrace and/or balcony as per plan
- Floor to ceiling windows as per plan
- Engineered hardwood flooring in main living areas*
- Individually controlled heat pump for year-round heating/cooling
- Hinged or sliding patio doors to terraces or balconies as per plan
- Decorative slab style interior doors with designer selected lever hardware
- Bedroom closet(s) with slab sliding doors as per plan**
- Coated wire shelving in closets as per plan
- Modern painted 6" baseboards with coordinated 2 1/2" casings
- In-suite stacked washer and dryer
- Gas line for gas BBQ on balconies and terraces

Gourmet Kitchen Features

- Designer selected two tone European-style cabinetry with extended upper cabinetry
- Quartz countertops and backsplash
- Euro design appliance package including integrated dishwasher, integrated 32" fridge, full-size gas range, built-in microwave, stacked front load washer and dryer
- Undermount stainless steel single sink with pullout chrome lever faucet
- Under valance cabinet lighting
- Contemporary ceiling mounted track light fixture
- Custom island/banquette, as per plan*
- Electrical Outlet in kitchen island

Main Bathroom Features

- Custom designed flat slab cabinetry from standard designer selected colour and finish packages
- Quartz countertop with white undermount sink with single lever chrome faucet
- Full width vanity mirror
- Porcelain tile flooring
- 5' white acrylic soaker bathtub as per plan
- Ceramic tile on tub/shower walls as per plan*
- Water efficient showerhead and faucets as per plan
- Pressure balanced faucet for tub or shower combo

Master Ensuite Features

- Custom designed flat slab cabinetry from standard designer selected colour and finish packages
- Quartz countertop with white undermount sink with single lever chrome faucet
- Full width vanity mirror
- Porcelain tile flooring & shower enclosure*
- Glass shower panel (with water efficient rain showerhead **)
- Pressure balanced faucet for tub and shower*

Electrical Features

- Capped ceiling outlet in dining area
- Ceiling fixtures in den and bedroom(s)
- Smoke and carbon monoxide detectors as per code
- Suite is pre-wired for access to high-speed internet and digital television
- Designer selected light switches and plates
- Electrical receptacle on all balconies and terraces

Security Features

- Controlled access from parking to elevator lobby
- Surveillance cameras at building entrances
- Telephone entry system at main entrance(s)
- Controlled access to fitness room, amenity areas, entrance doors and elevator lobbies

Roof Top Amenity Features

- Landscape planters
- Outdoor gas BBQ with dining area
- Outdoor firepit and lounge area

Outdoor Space

- Gas BBQ lines on terraces and balconies
- Electrical receptacle on all terraces and balconies
- Textured surface on balcony slab
- Pavers on terraces
- Hose bibs on terraces

Indoor Amenity Features

- Connected co-work & business centre
- Wet room (pet wash and bicycle wash station)
- Fitness studio
- Flex studio (Includes includes Yoga and Kids' space)
- Event lounge with bar, lounge areas, large screen TV and electric fireplace

Living Green Features

- Energy efficient heat pump system
- Smart thermostat
- Low VOC paints throughout
- Energy efficient lighting in corridors, and locker areas
- Low E thermopane windows with aluminum frame
- Tri-sorter single chute recycling
- Water conserving kitchen and bathroom fixtures
- Individual suite metering for hydro, hot water and cold water
- Bicycle storage areas
- Bird friendly glazing in accordance with the City of Toronto Green Standard requirements

*from Vendor's standard designer selected colour and finish package

** as per plan

***except for bulkheads for mechanical distribution



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Kitchen



Bedroom



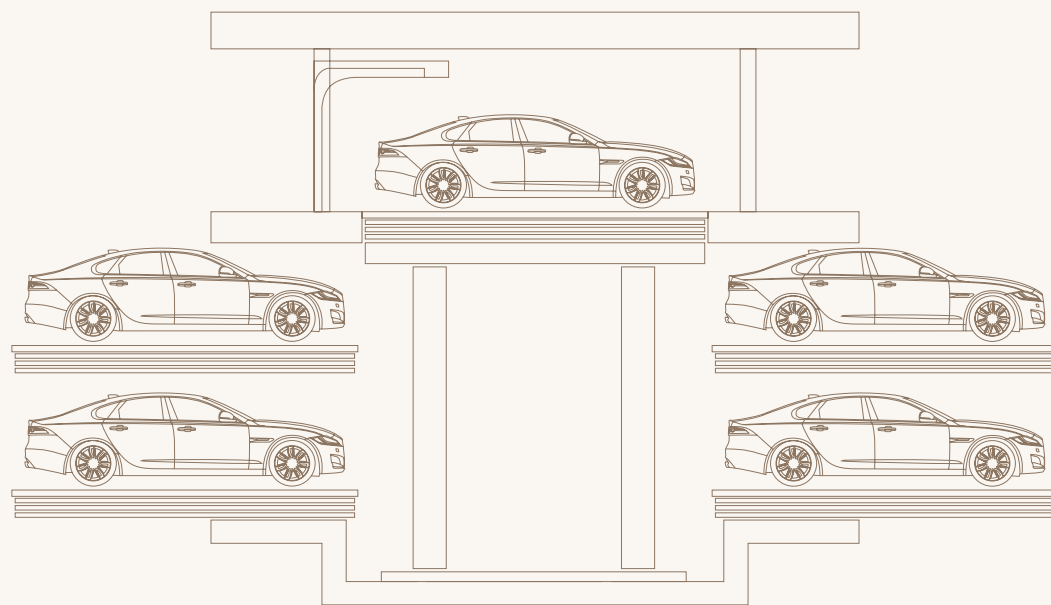
Dining Room

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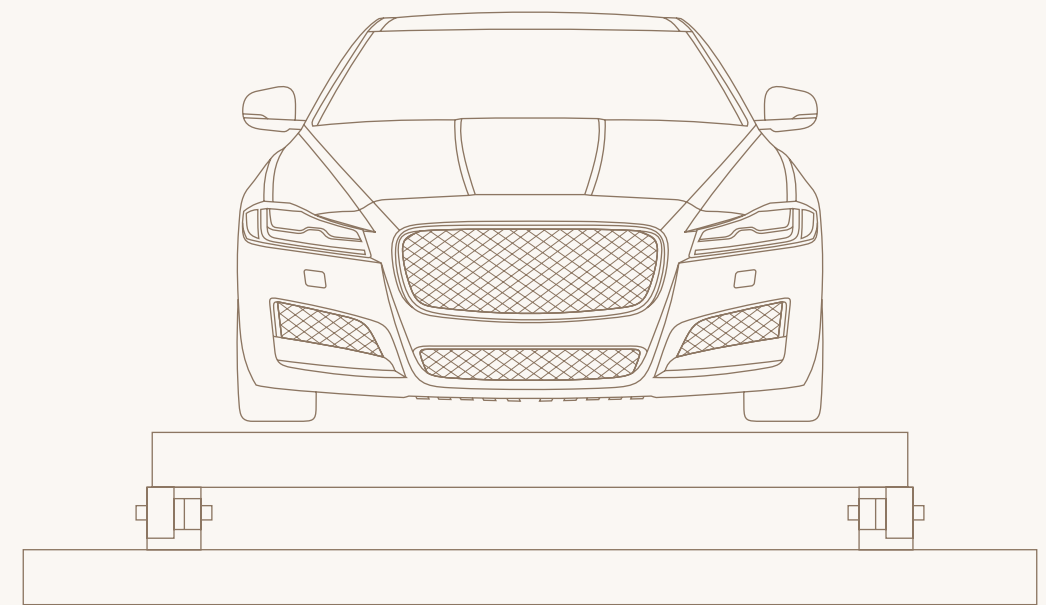
Parking Par Excellence.

Puzzle parking is our smart solution to efficiently getting your car in and out of The Davisville's garage. Puzzle parking, you ask? It's an automated technology that's been around since the '80's — used extensively in Europe.

The automated system utilizes individually controlled sliding pallets to move each car for parking and retrieval.



Hydraulic Sliding Poles



Pallet Carrier

The Future is Here.

Rockport is in tune with how people live now, and that's evident in our new smart home package. 1Valet from Rogers makes life more convenient by giving you easy control.

Just by pushing a button on your phone, you'll be able to open the front door, set your in-suite temperature, see who's come to visit you, get notifications about package arrival, book amenities, and more.

Included in the maintenance fees is Rogers' Ignite internet with upload speeds of up to one Gigabit per second, and advanced, fibre-powered WiFi coverage.



Life. Lived better.

For over 60 years, Rockport has built high quality condominiums, outstanding retirement residences, leading-edge rental apartments, and unique retail/commercial environments in the GTA. Our commitment to “thinking like a customer”, and our attention to detail, has earned us a reputation as one of Toronto’s leading providers of exceptional places to live, work and play.

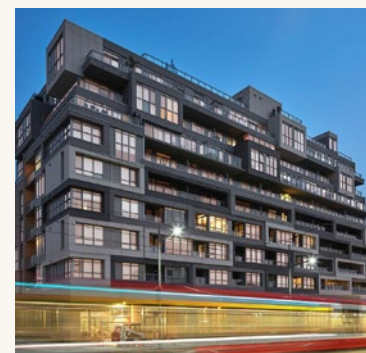
Rockport was an early adopter of the ideas of “intensification” and making the most of urban resources. With award winning projects like Weston Common, Montgomery Square and George Condos & Towns, Rockport has demonstrated its dedication to developing real estate that makes a meaningful contribution to the urban fabric of the communities in which it builds.

When you purchase a home from Rockport you become part of the Rockport family. Our Customer Service and Sales teams are with you each step of the way to help make your dream home become a reality. Rockport is proud of the strong relationships we have with our purchasers who have come to trust and value our expertise and commitment to excellence.

We look forward to welcoming you to The Davisville.

ROCKPORT®

ROCKPORTGROUP.NET



The Nest
Hillcrest Village



George Condos+Towns
Leslieville



The Montgomery
Yonge and Eglinton

It Takes a Team.

To build a modern, innovative new condominium community such as The Davisville, it takes a team of visionary, talented professionals, who work together to ensure every detail is perfect.



RAW DESIGN

Architect

Recognized by the Ontario Association of Architects in 2009 as the profession's Best Emerging Practice, RAW design has grown quickly to an office of 50 staff. RAW has undertaken many major new buildings and master plans in the Toronto area, which have become benchmarks of design excellence. Recently, much of RAW's work has focused on mid-rise structures along Toronto's avenues, such as The George on Queen East.

RAW is now designing mid-rise structures from Edmonton to Halifax, and recognizes their importance in reinvigorating neighbourhoods. The company is keen to contribute to the urban culture of Canadian cities, and to that end has founded the Winterstations Annual Art installations in the Beach. RAW has also created public art installations in Washington, Montreal, Ottawa and Calgary. One of RAW's most recent projects is Montgomery Square (also for Rockport) at Yonge and Montgomery. This community has brought new life to a Nationally Listed Heritage site.

BrookMcIlroy/

BROOK MCILROY

Landscape Architect

Founded in 2000, Brook McIlroy is an award-winning landscape architecture, planning, urban design, and architecture firm with offices in Toronto, Thunder Bay, and Winnipeg. As a unique, multi-disciplinary practice, Brook McIlroy designs projects as "whole environments," addressing all scales and facets, from community visions to detailed design, and construction administration of buildings, landscapes and infrastructure. The company's work translates large-scale master plans to realization, creating meaningful, cohesive and sustainable environments through a collaborative, culturally sensitive approach across disciplines. Recognizing the significant influence its buildings and communities have on the global environment, Brook McIlroy proactively integrates sustainable development practices into all projects as well as the workplace.



PATTON DESIGN STUDIO

Interior Design

The Patton Design Studio is a team of interior designers, technologists and support staff that have worked with developers and private residential clients for over 30 years.

The company continues to progress and grow, building on the strength and tradition of excellence that is its shared history. Projects include prestigious high-rise and low-rise developments, as well as private city and country residences. The Patton Design Studio is not tied to a signature style. Diversity continues to challenge its creative interpretation to reflect clients' aspirations. By combining the old and new, foreign and familiar, the company finds inspiration in design that is relevant to all of its design and marketing work.

The Davisville

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Life. Lived better.