

THE SAINT

Ari Zadegan Group
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FIND YOUR CENTRE.

Destined to become an icon in Toronto's most desired centre, The Saint stands 47 storeys above Church & Adelaide – a slender, elegant tower with magnificent views. The Saint honours the impeccably preserved historic buildings of the neighbourhood while making its mark on the future.

Ari Zadegan Group Realtyari@torontoluxuryhomez.com 416-610-0198

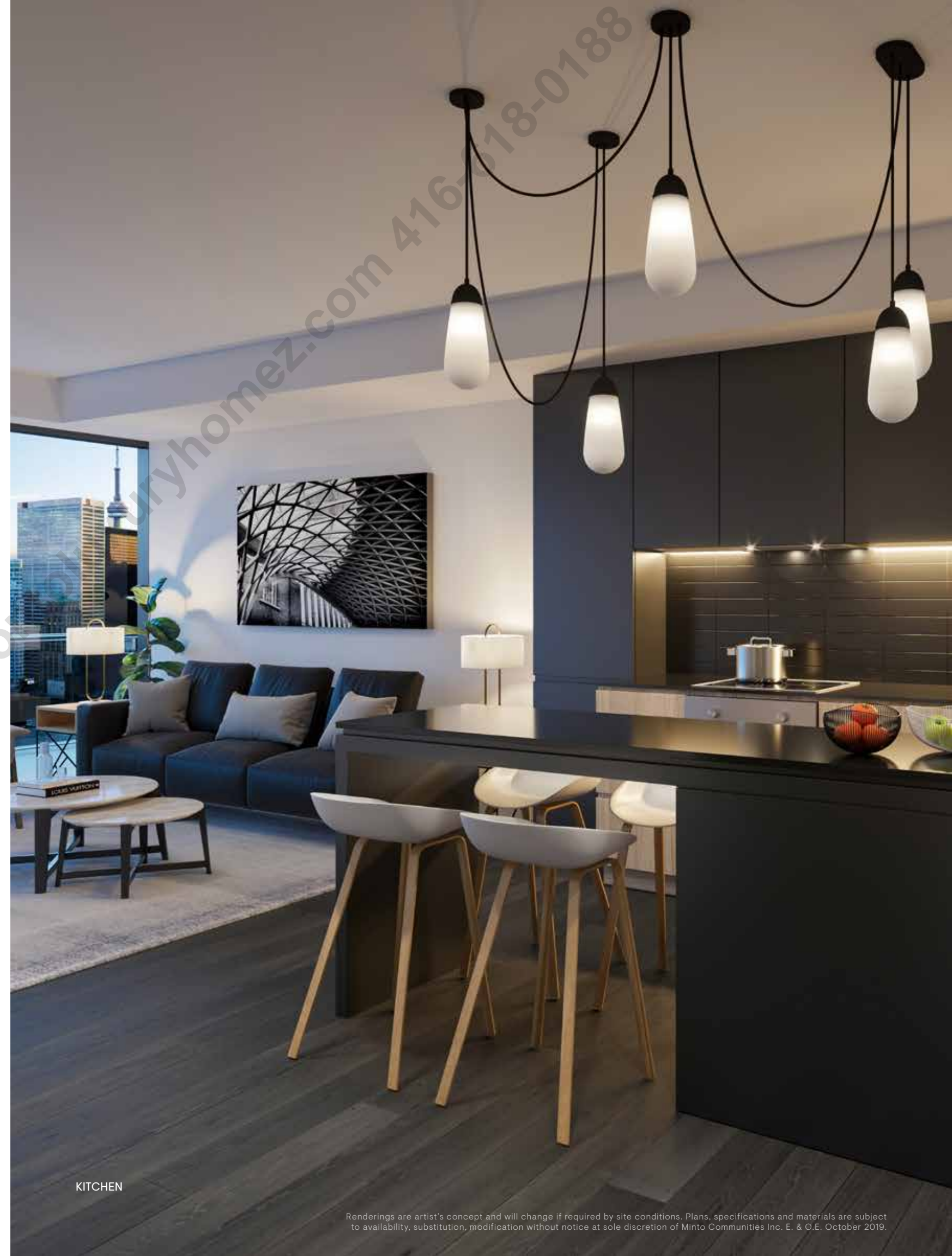




Renderings are artist's concept and will change if required by site conditions. Plans, specifications and materials are subject to availability, substitution, modification without notice at sole discretion of Minto Communities Inc. E. & O.E. October 2019.

Seemingly a universe away from the busy streets outside, The Saint's living/dining areas quietly draw you in to a place where you can truly relax. Complementing the look of your suite, advanced features such as individual control of heating and cooling year round, and high-performing air filters, ensure your indoor air stays fresh and healthy.

Ari Zadegan Group Realtyari@toronto.com



KITCHEN

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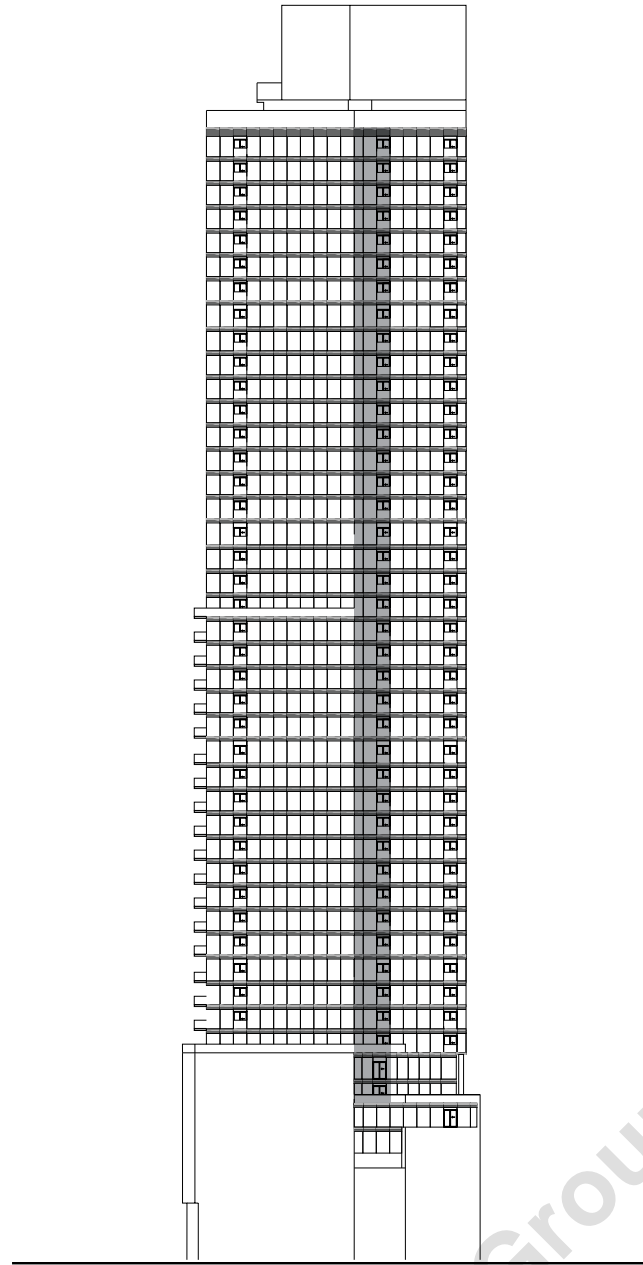
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FLOORPLANS

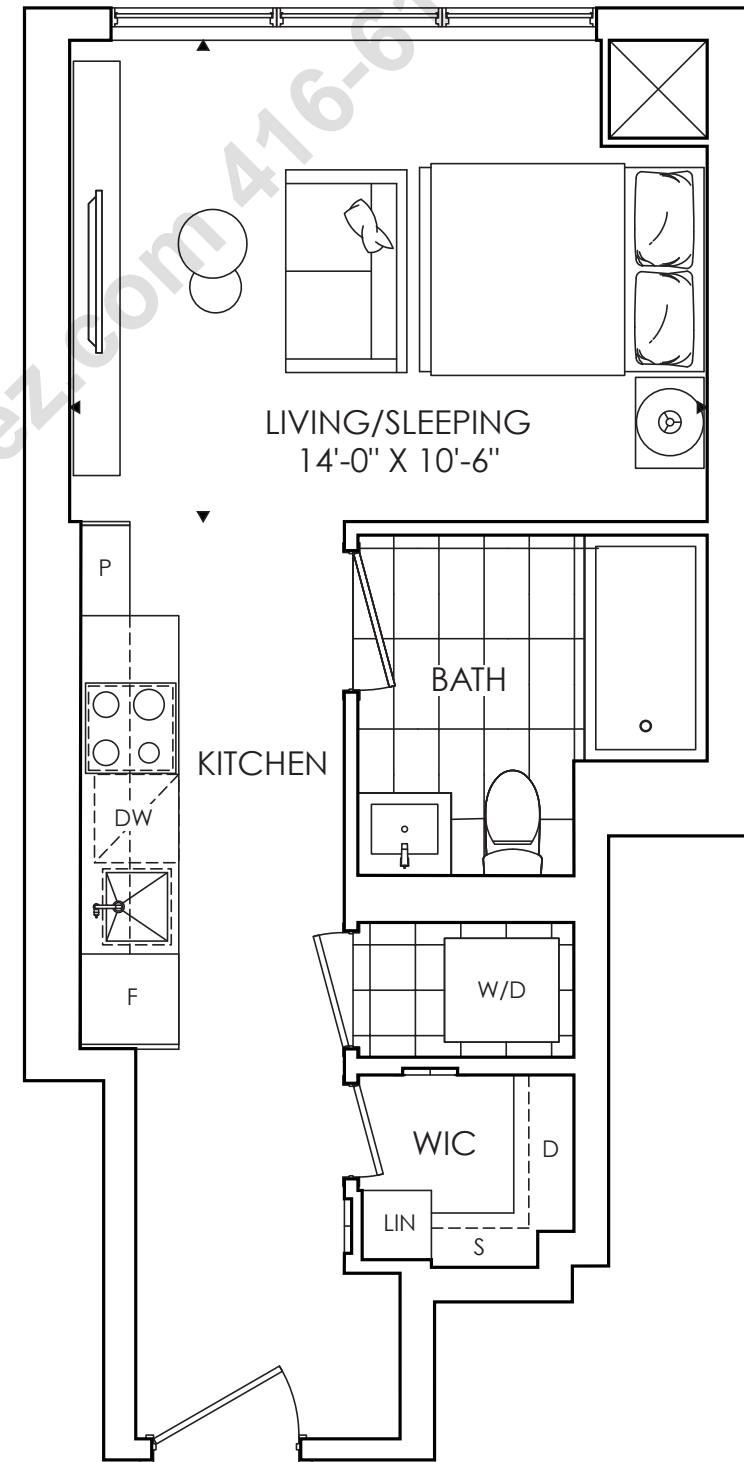
408

STUDIO + 1 BATH

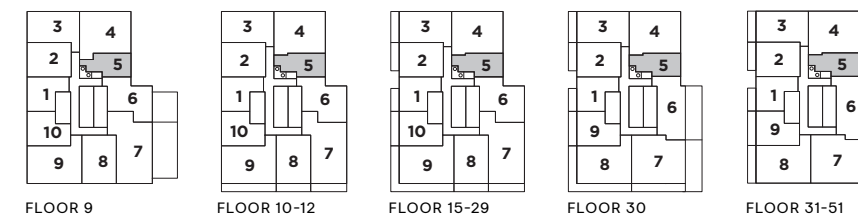
TOTAL LIVING 408 SQ. FT.



EAST ELEVATION



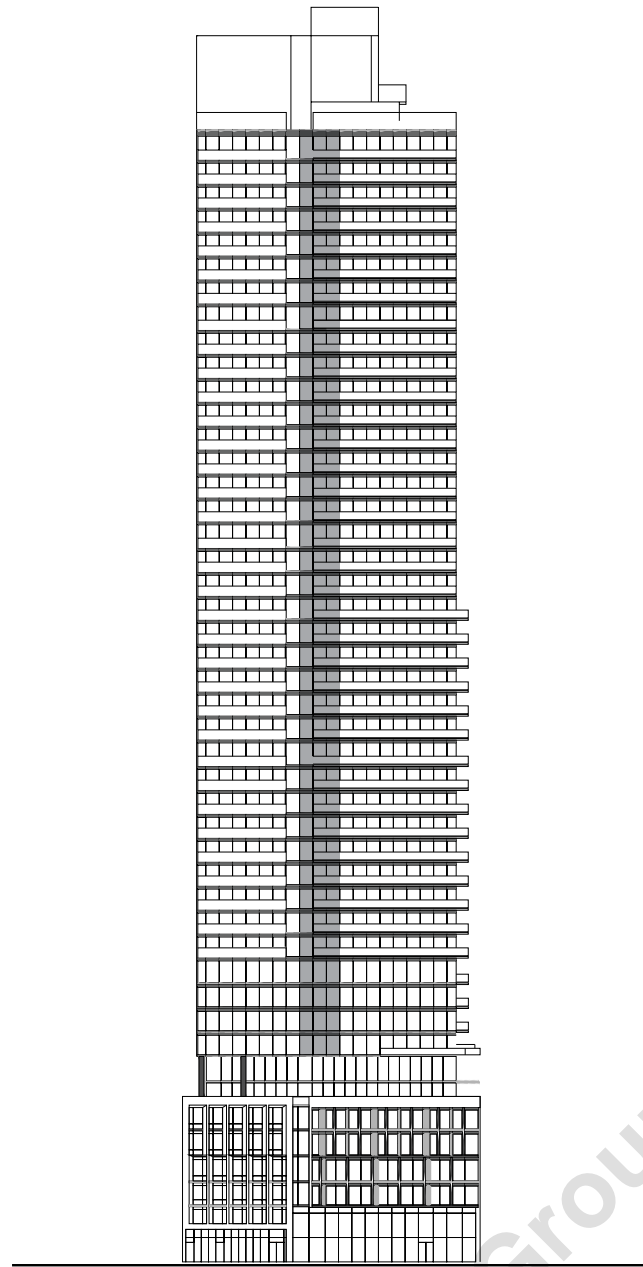
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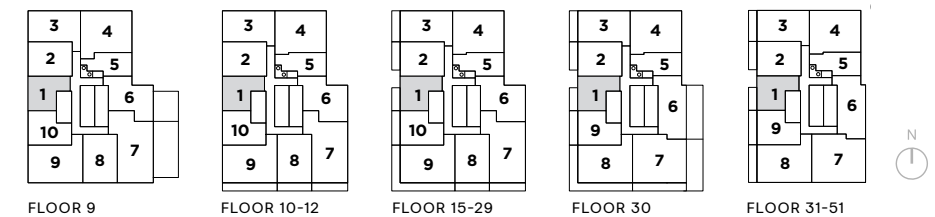
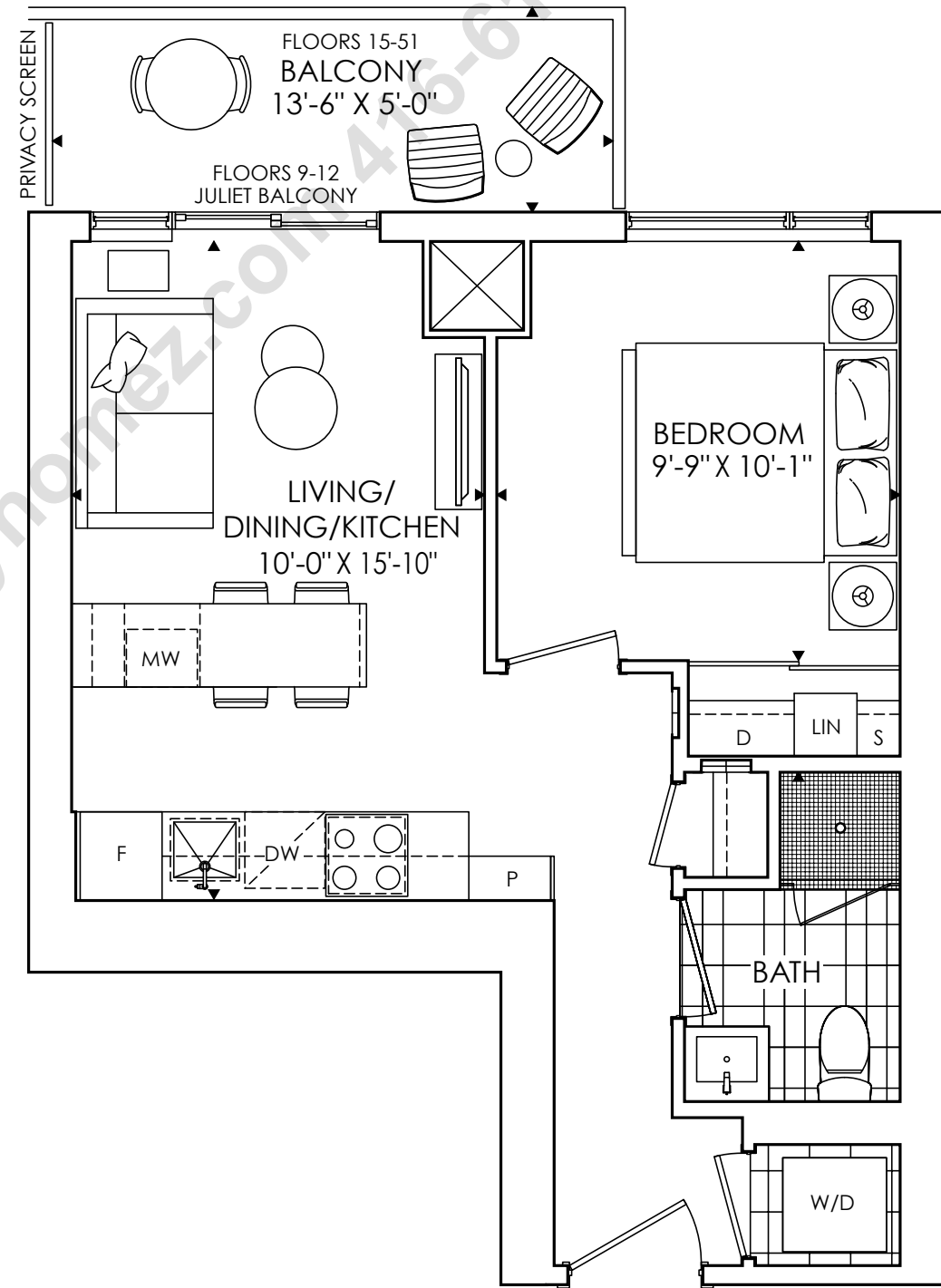
460

1 BEDROOM + 1 BATH

INDOOR LIVING 460 SQ. FT. | OUTDOOR LIVING 62 SQ. FT. | TOTAL LIVING 522 SQ. FT.



WEST ELEVATION

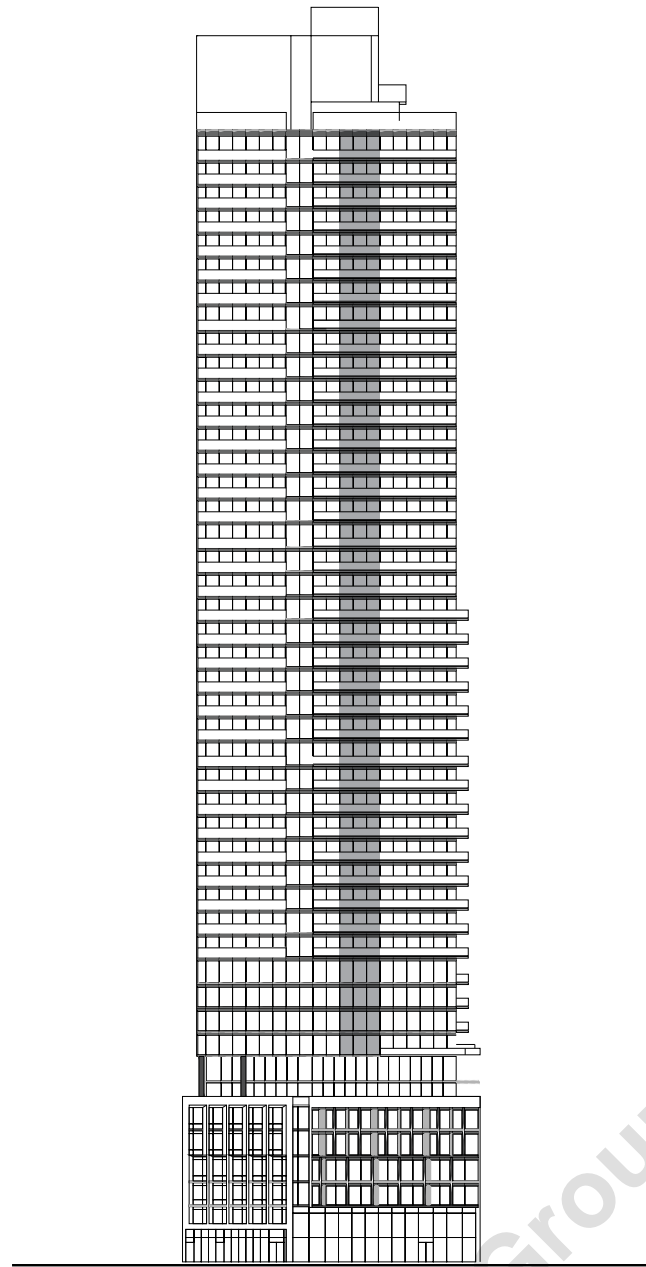


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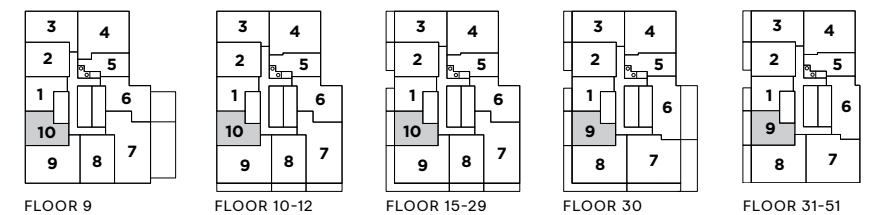
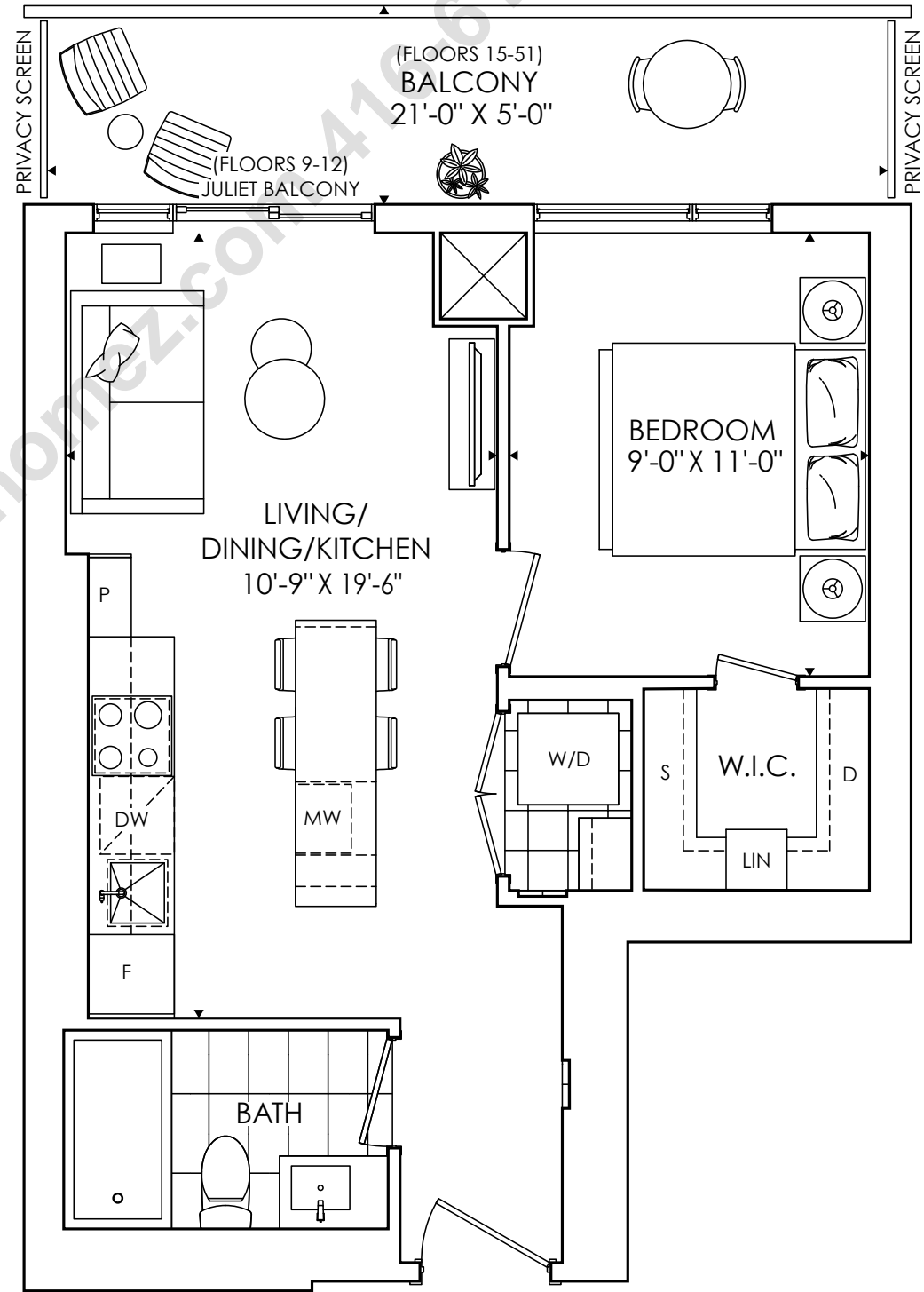
505

1 BEDROOM + 1 BATH

INDOOR LIVING 505 SQ. FT. | OUTDOOR LIVING 98 SQ. FT. | TOTAL LIVING 603 SQ. FT.



WEST ELEVATION

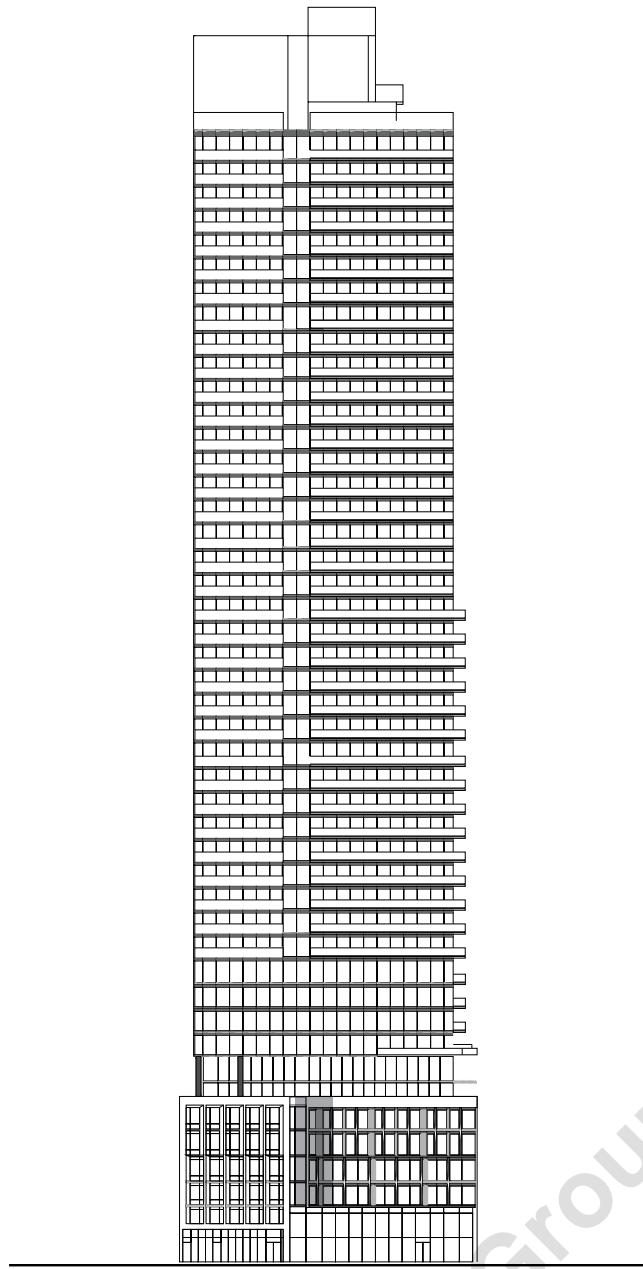


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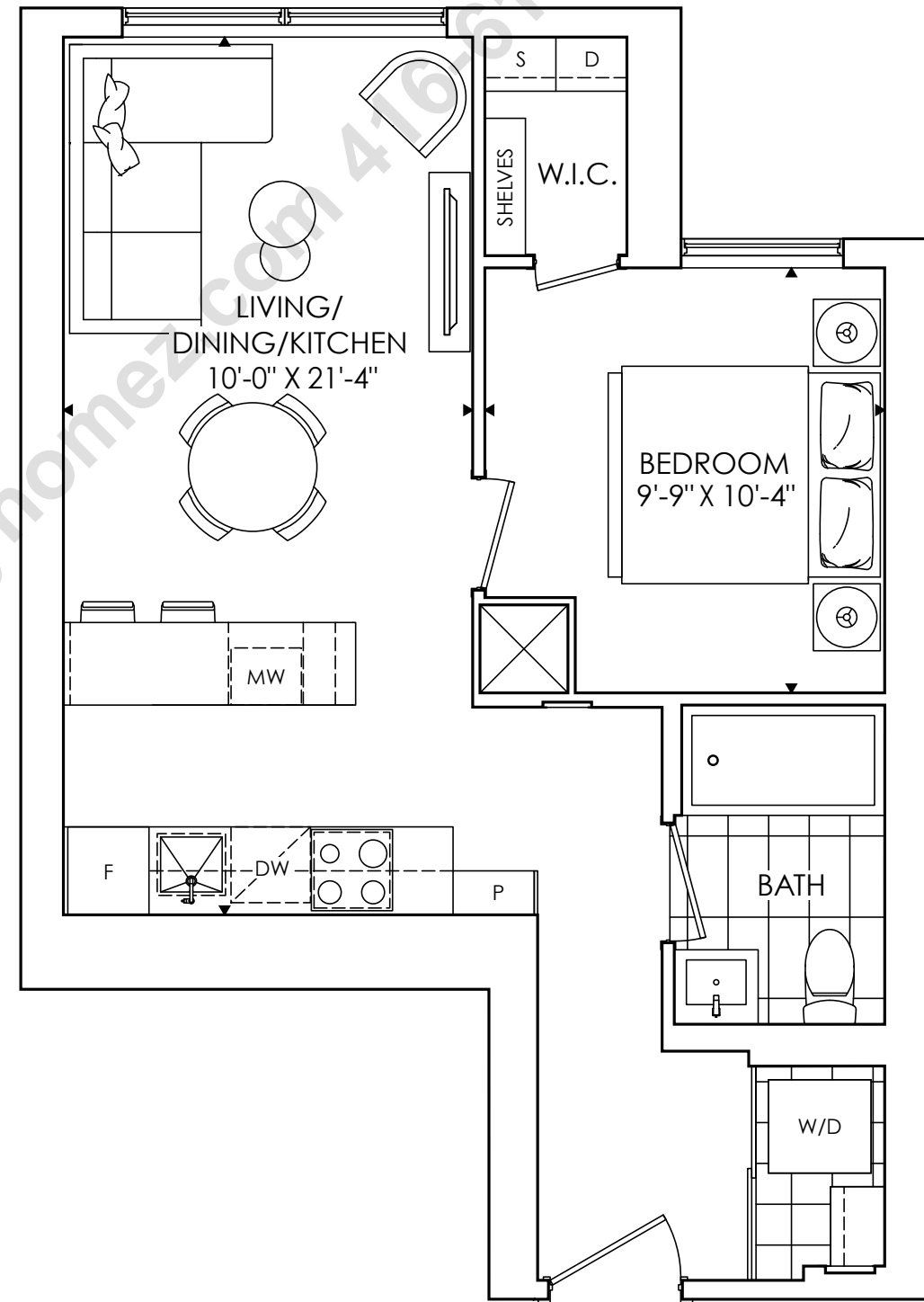
548

1 BEDROOM + 1 BATH

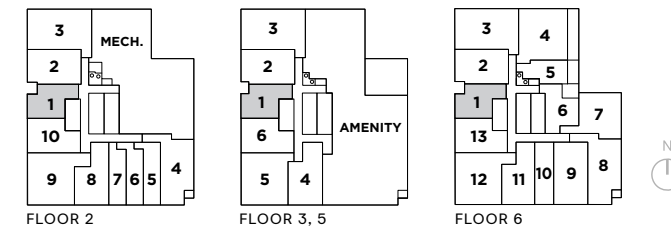
TOTAL LIVING 548 SQ. FT.



WEST ELEVATION



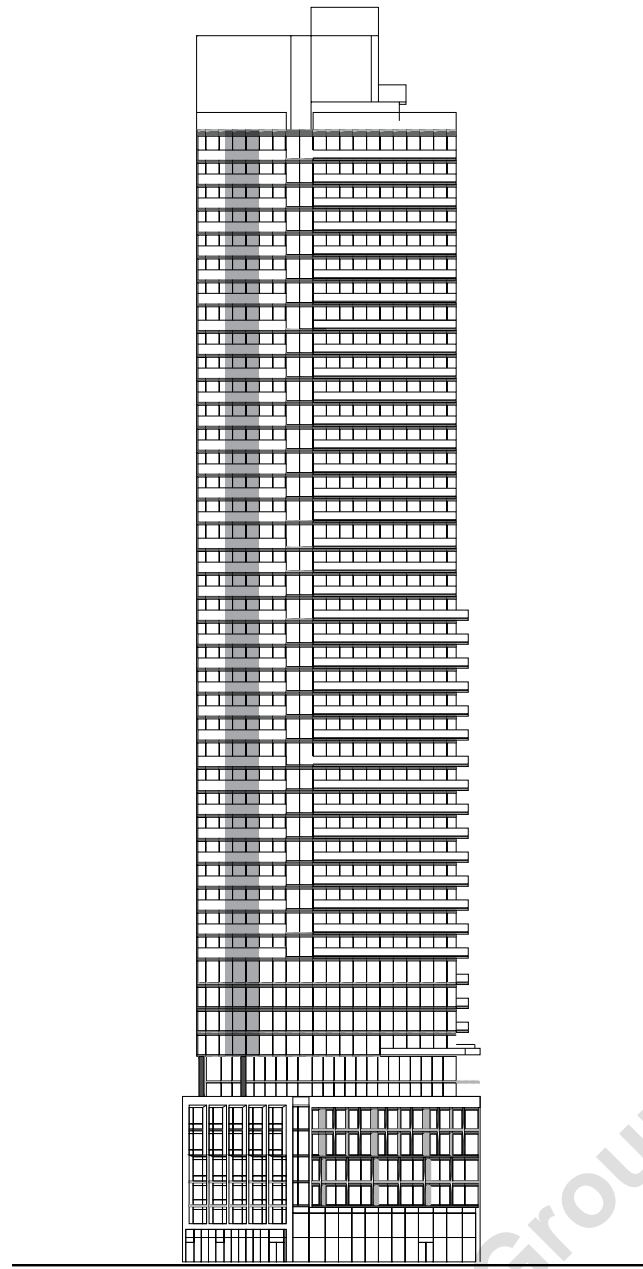
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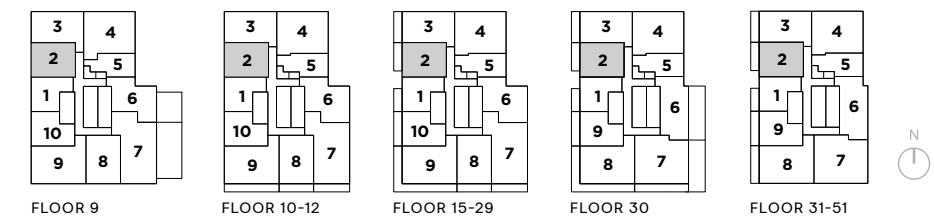
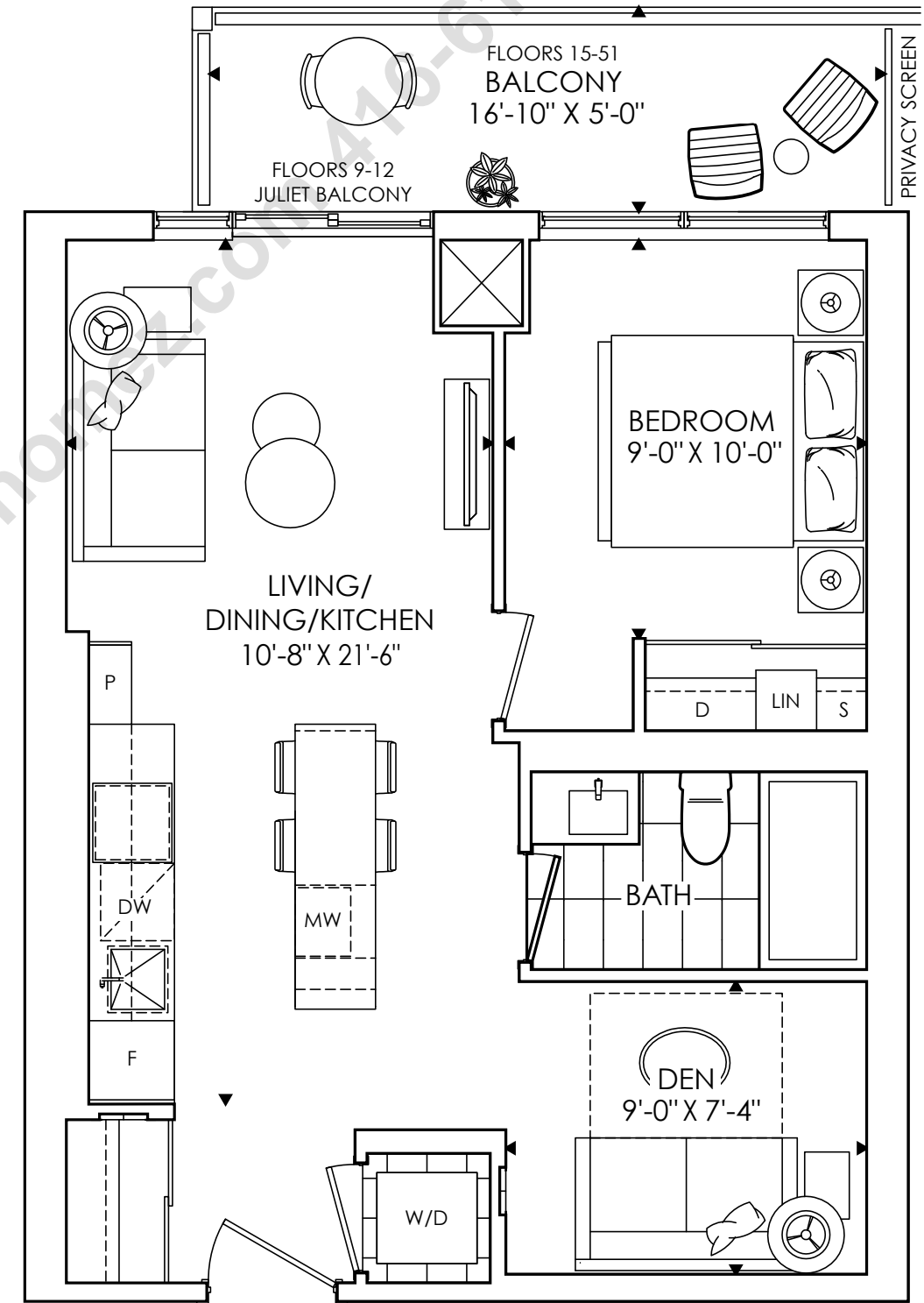
568

1 BEDROOM + DEN + 1 BATH

INDOOR LIVING 568 SQ. FT. | OUTDOOR LIVING 78 SQ. FT. | TOTAL LIVING 646 SQ. FT.



WEST ELEVATION

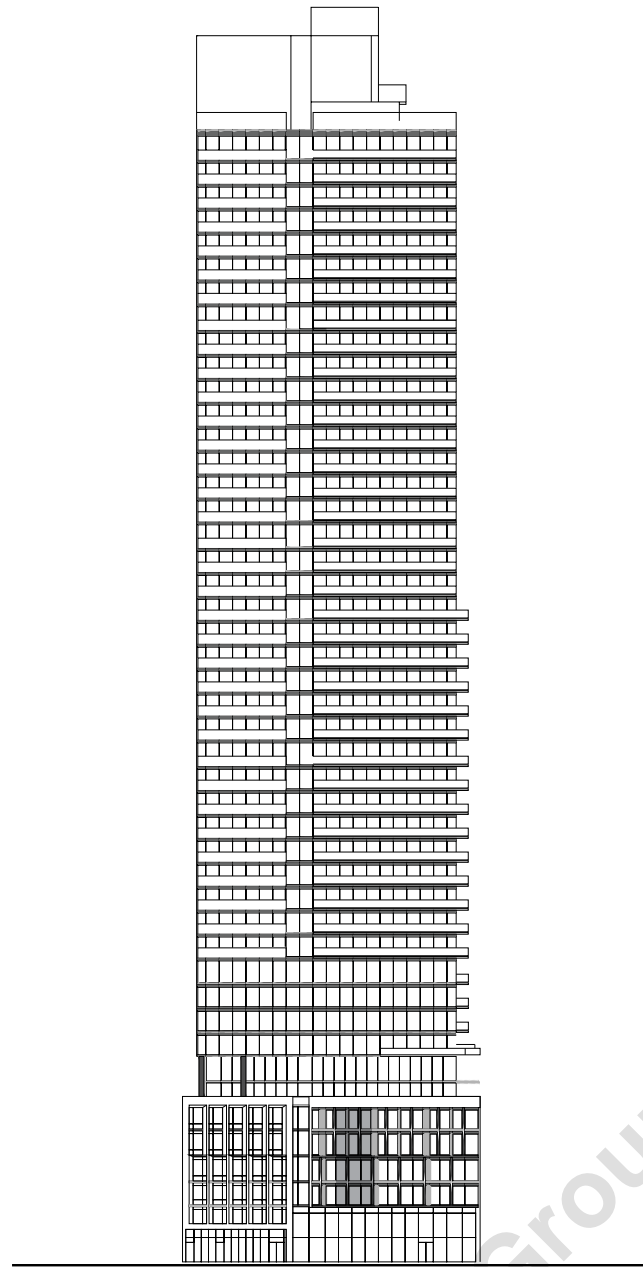


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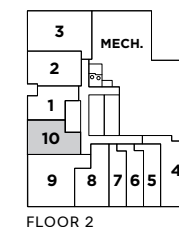
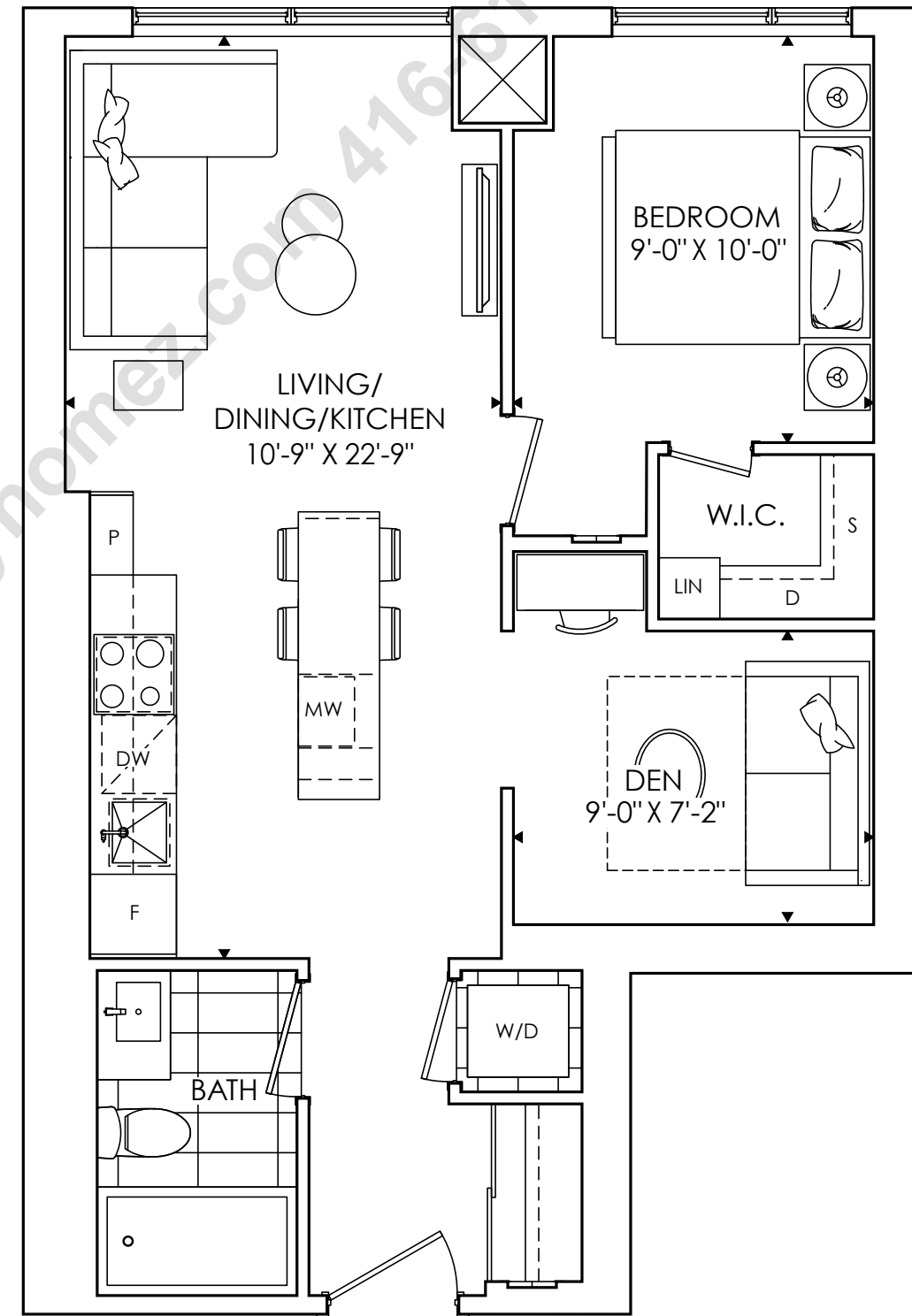
621

1 BEDROOM + DEN + 1 BATH

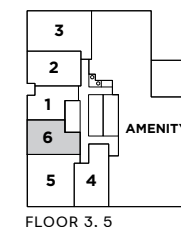
TOTAL LIVING 621 SQ. FT.



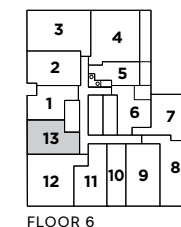
WEST ELEVATION



FLOOR 2



FLOOR 3, 5



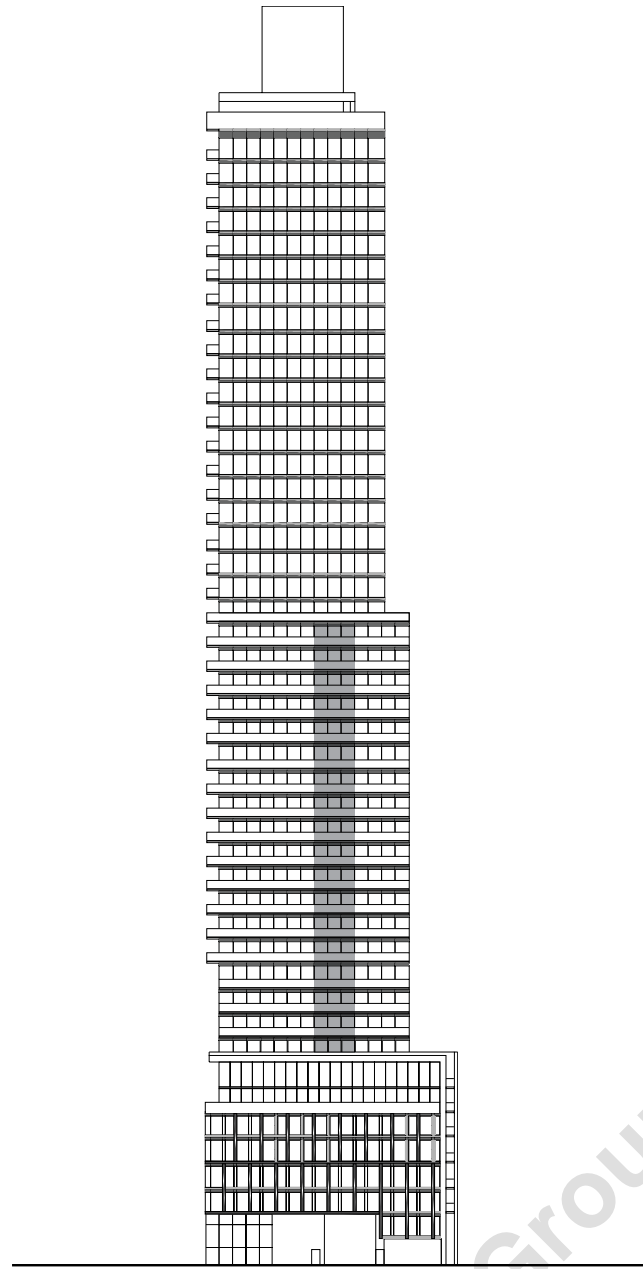
FLOOR 6

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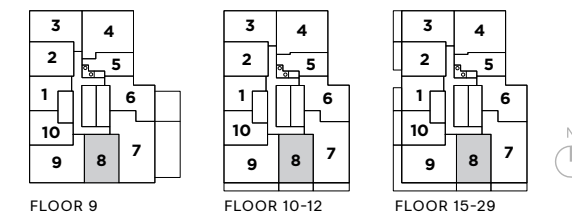
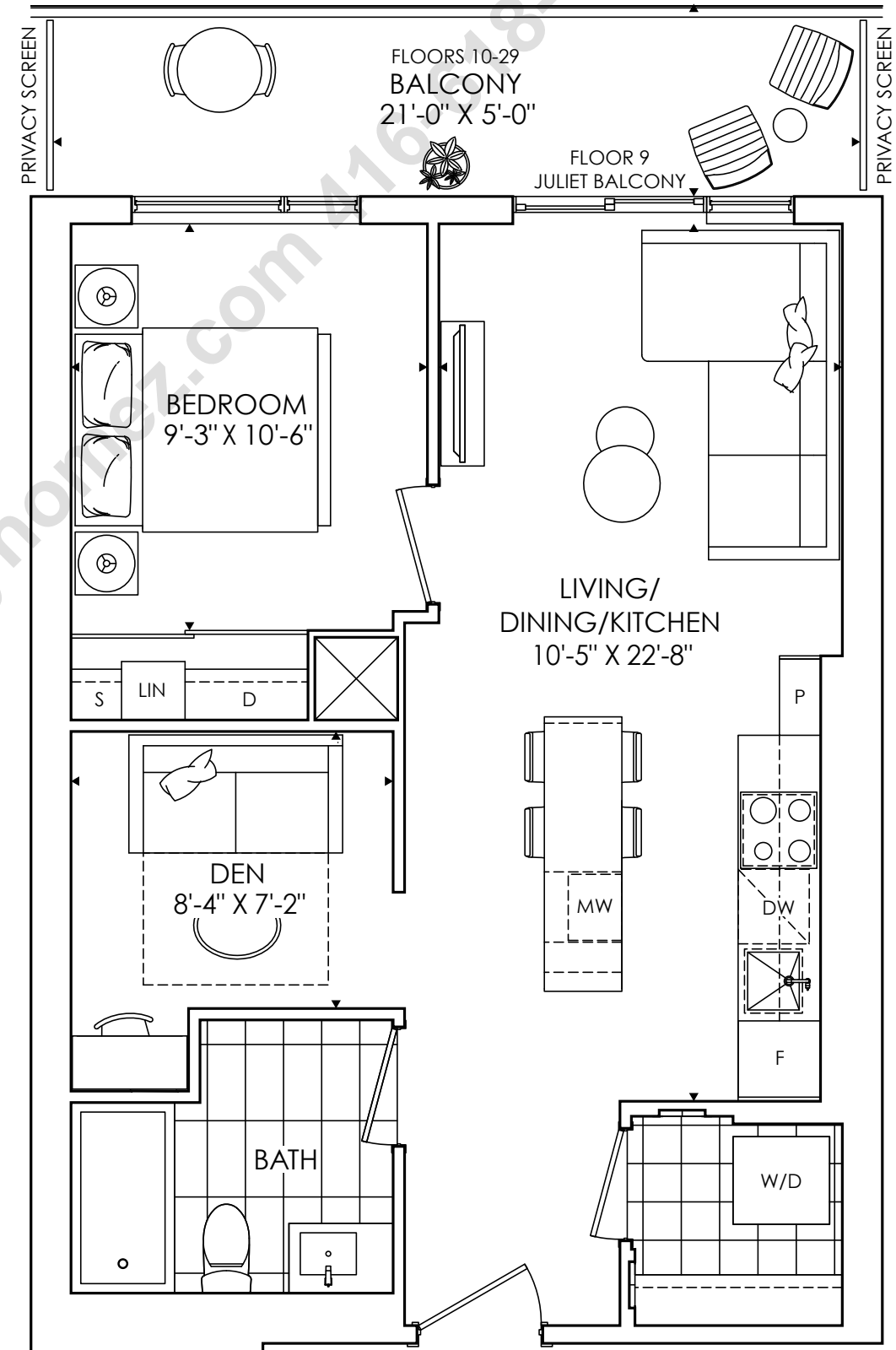
622

1 BEDROOM + DEN + 1 BATH

INDOOR LIVING 622 SQ. FT. | OUTDOOR LIVING 98 SQ. FT. | TOTAL LIVING 720 SQ. FT.



SOUTH ELEVATION

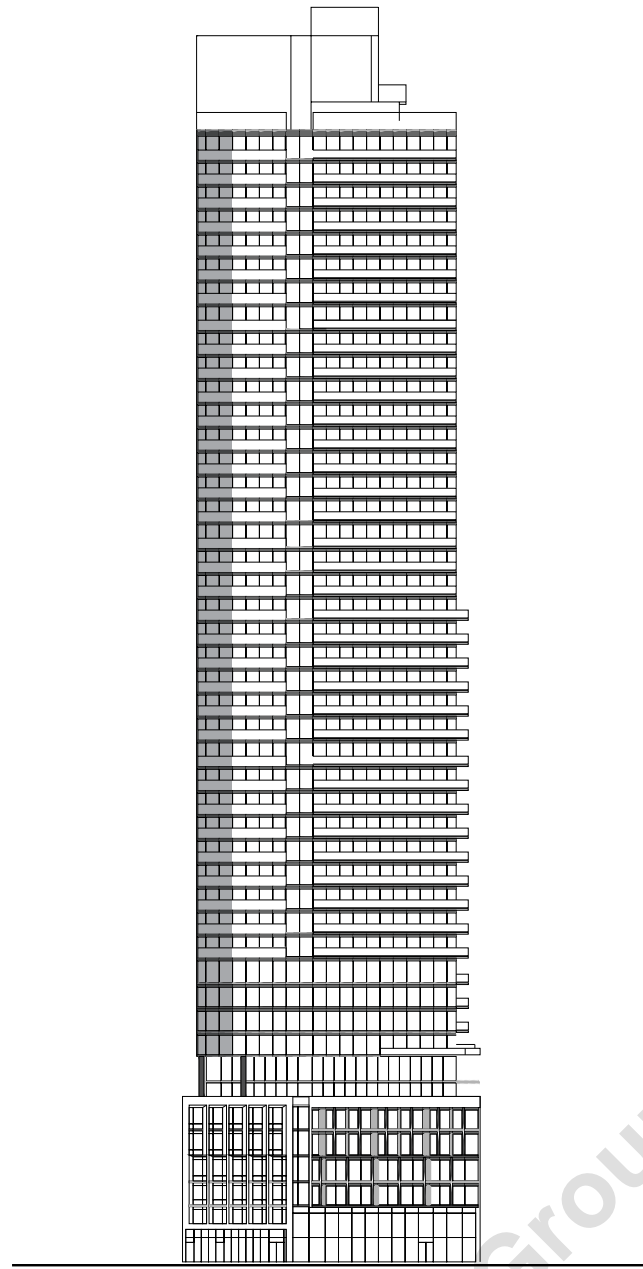


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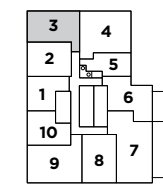
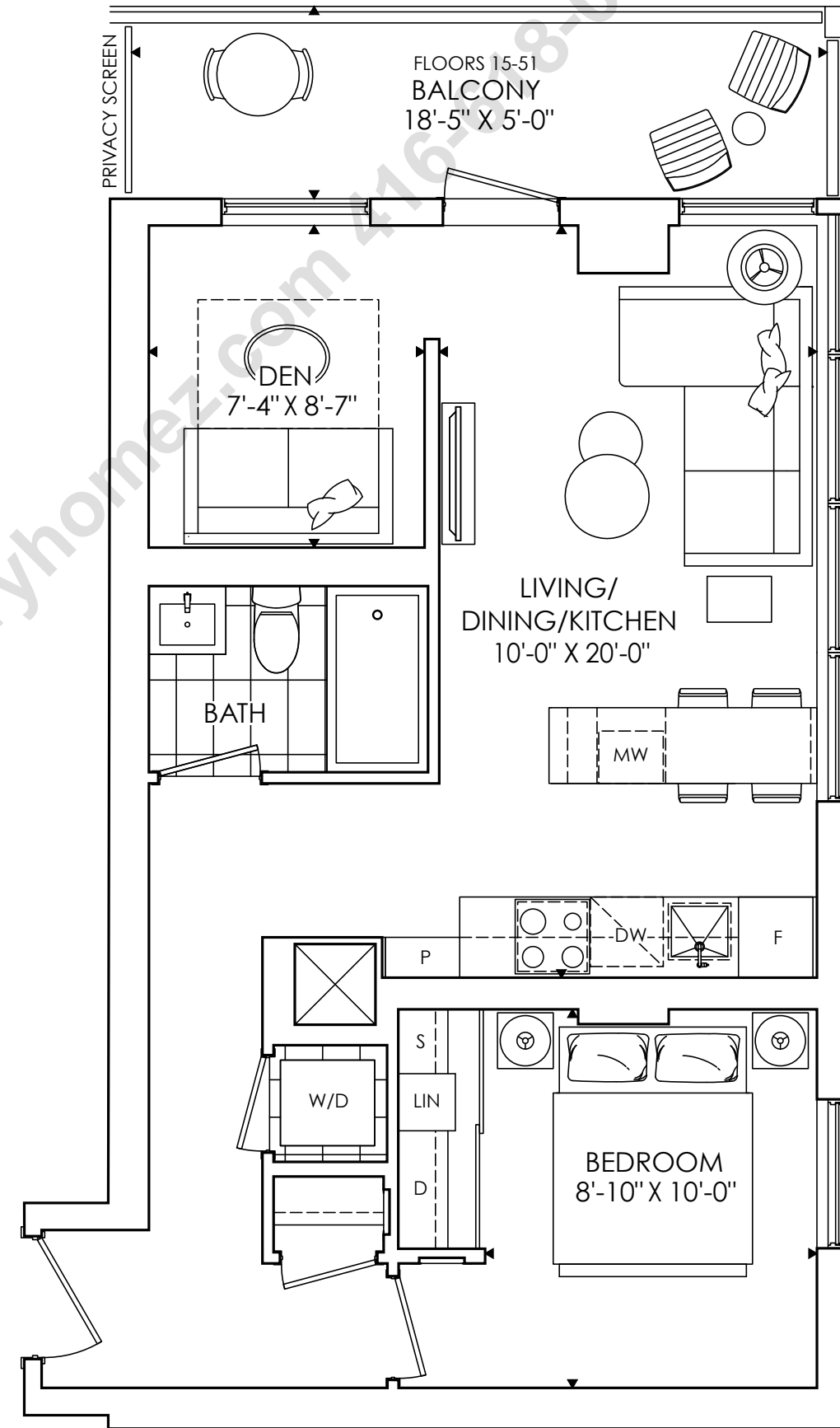
623

1 BEDROOM + DEN + 1 BATH

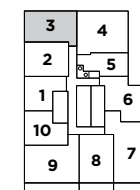
INDOOR LIVING 623 SQ. FT. | OUTDOOR LIVING 92 SQ. FT. | TOTAL LIVING 715 SQ. FT.



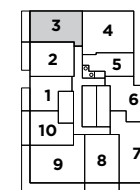
WEST ELEVATION



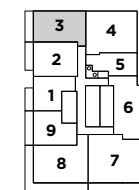
FLOOR 9



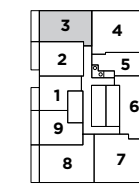
FLOOR 10-12



FLOOR 15-29



FLOOR 30



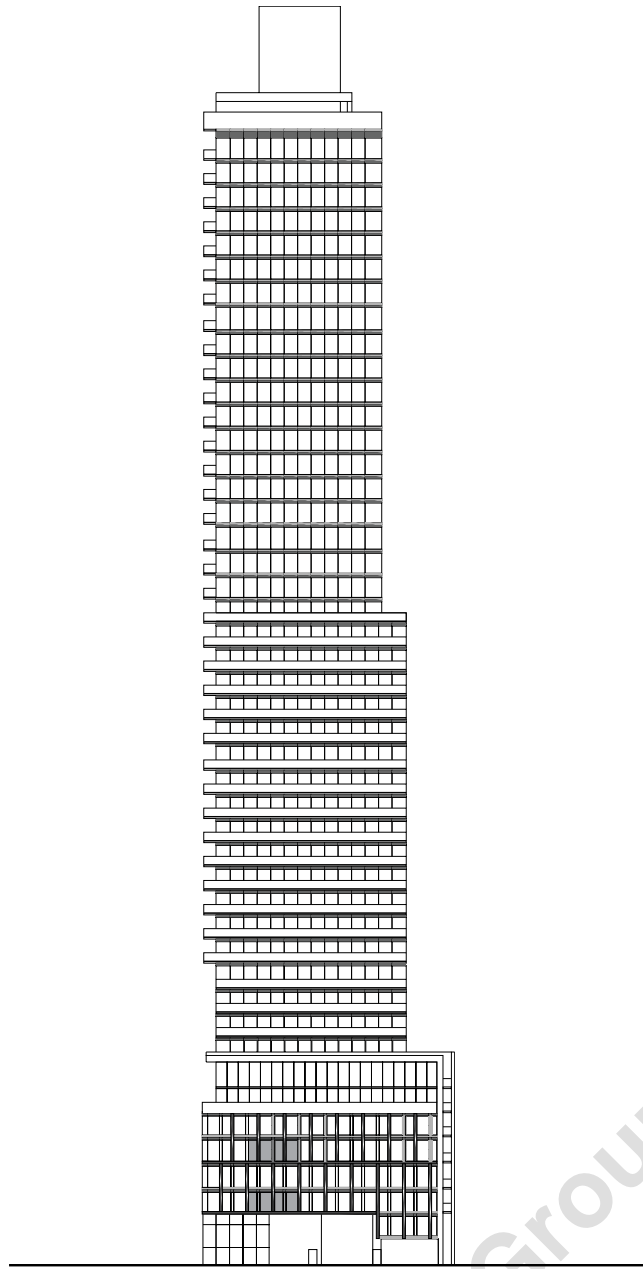
FLOOR 31-51



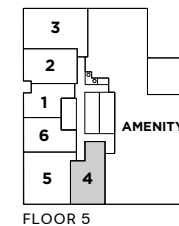
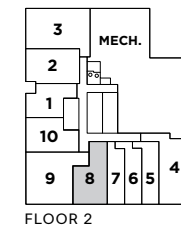
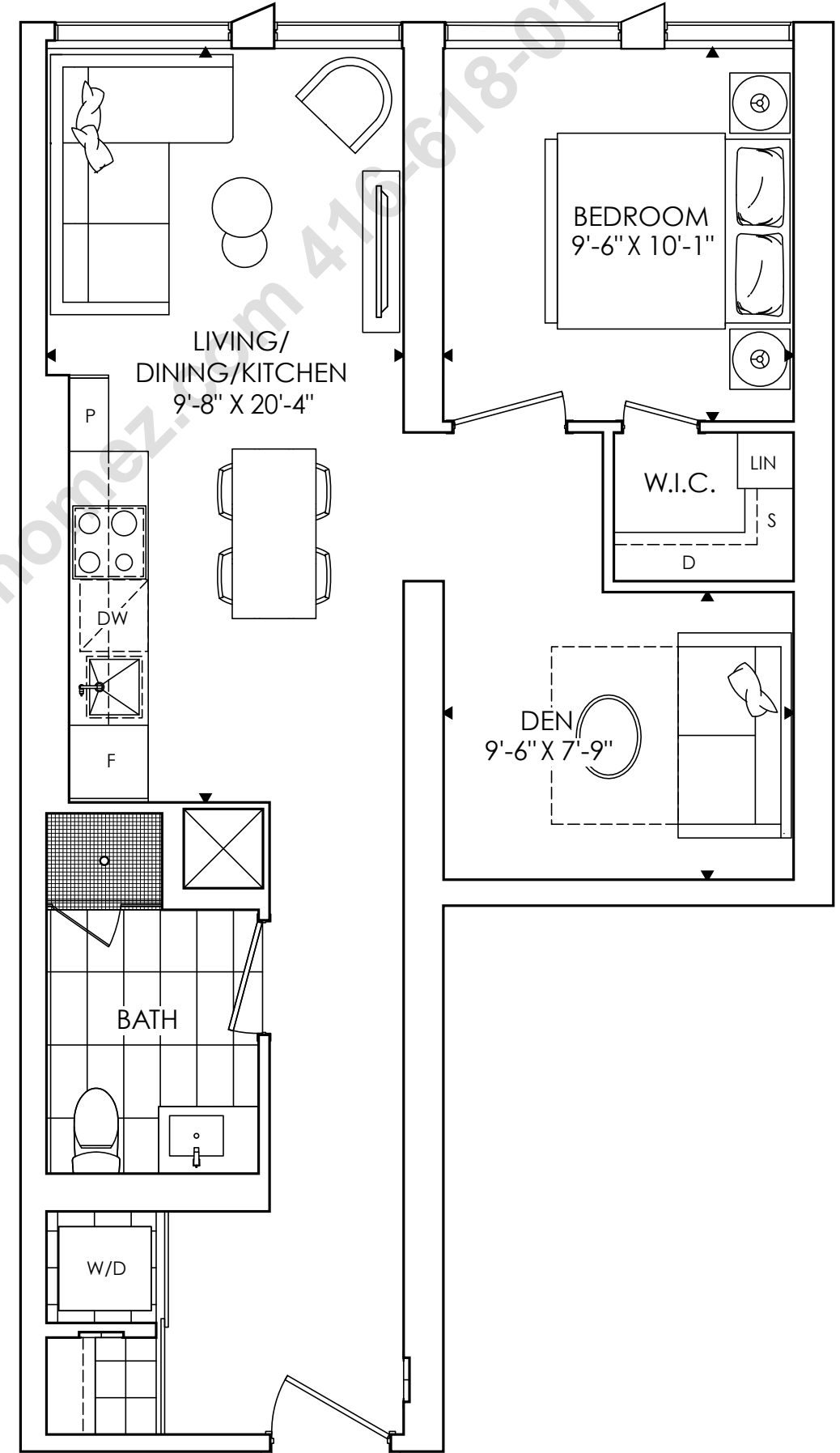
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655

1 BEDROOM + DEN + 1 BATH
TOTAL LIVING 655 SQ. FT.



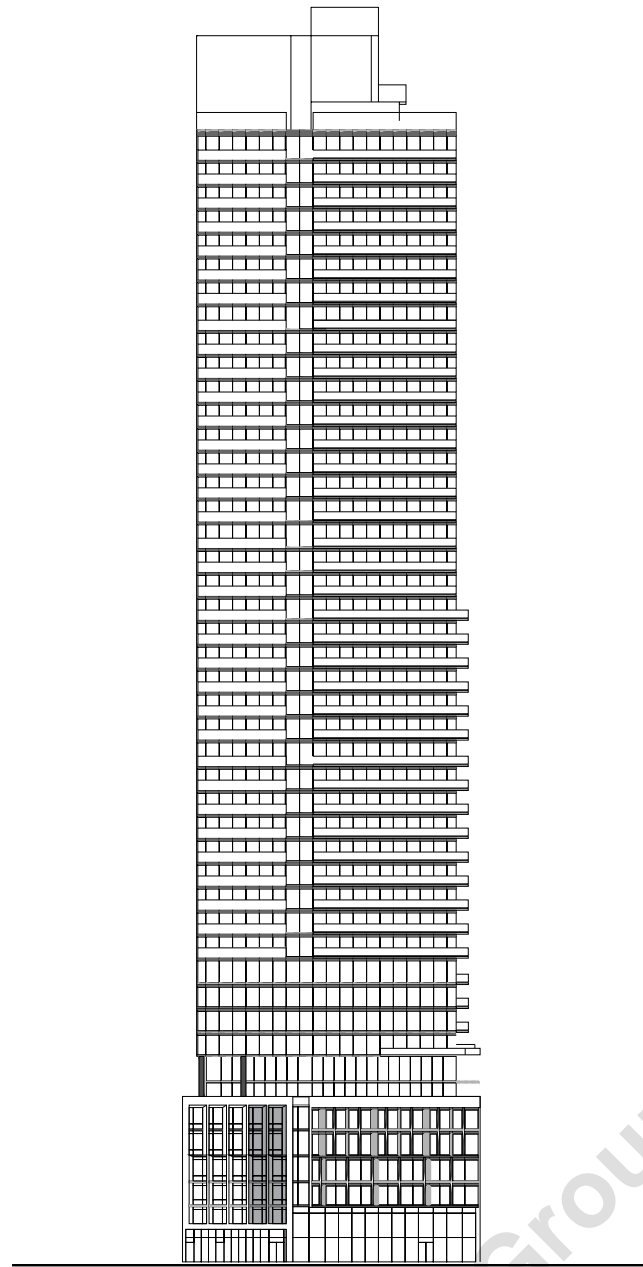
SOUTH ELEVATION



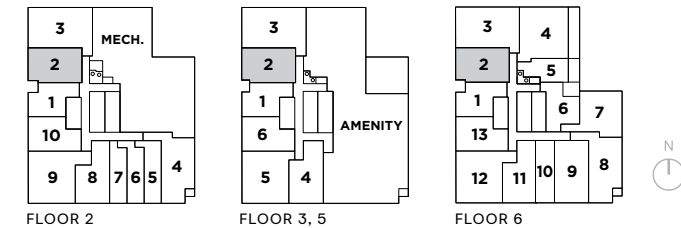
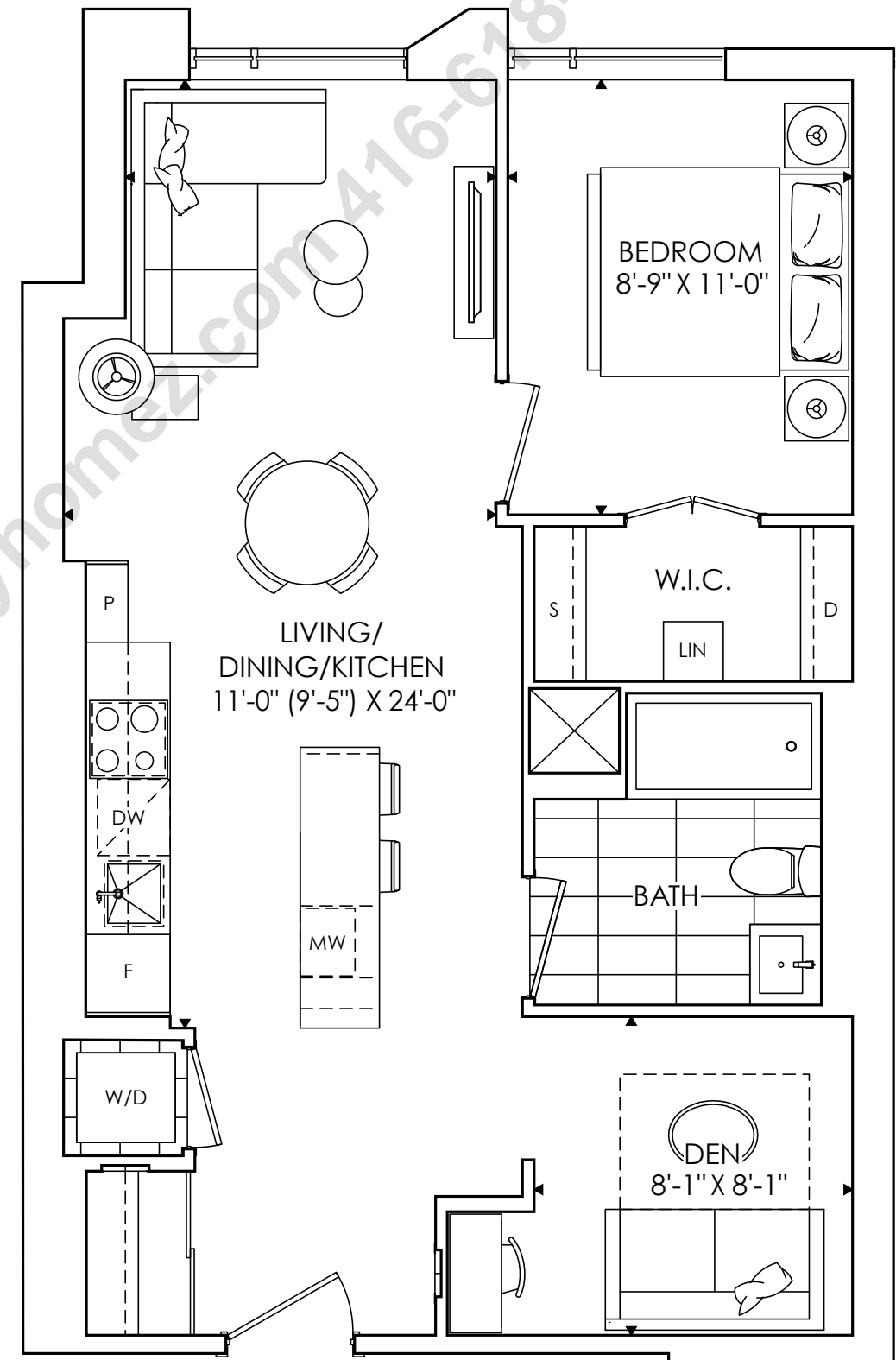
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685

1 BEDROOM + DEN + 1 BATH
TOTAL LIVING 685 SQ. FT.



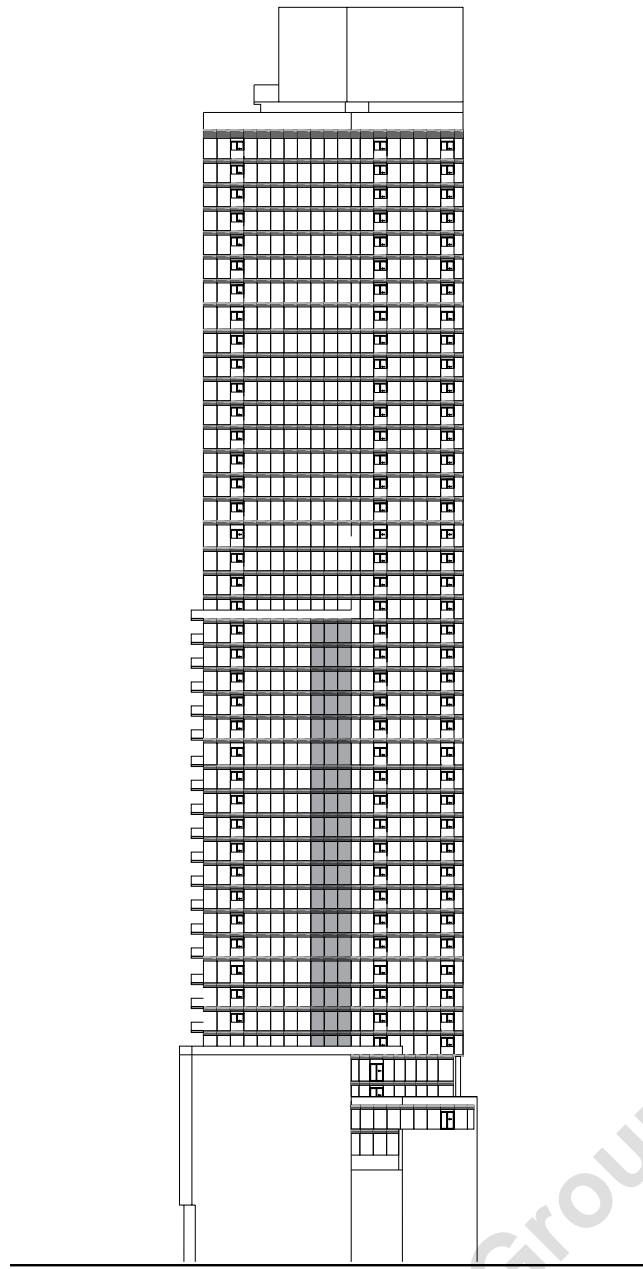
WEST ELEVATION



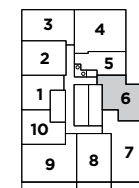
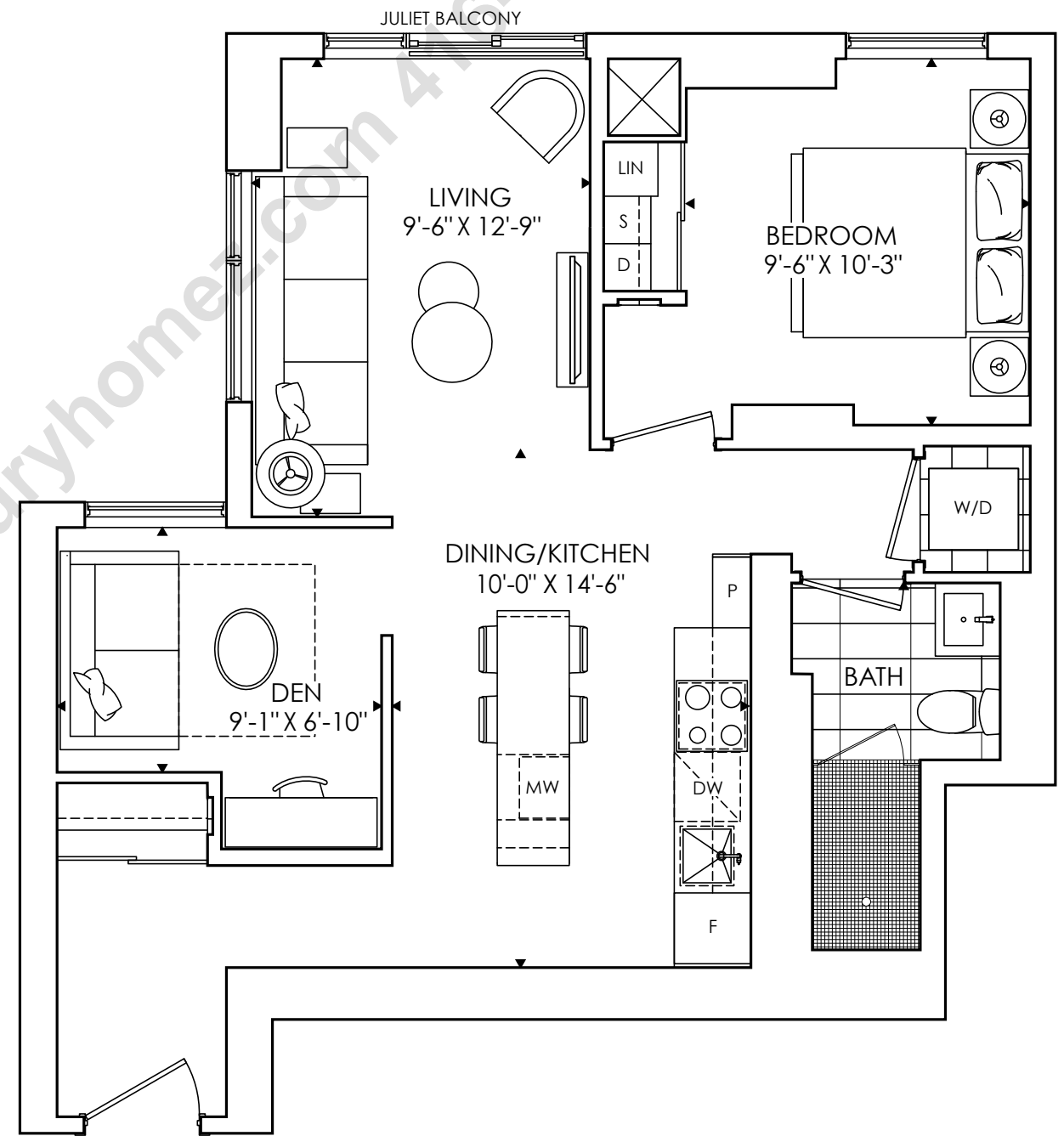
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698

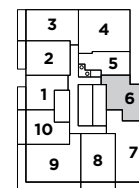
1 BEDROOM + DEN + 1 BATH
TOTAL LIVING 698 SQ. FT.



EAST ELEVATION



FLOOR 10-12



FLOOR 15-29

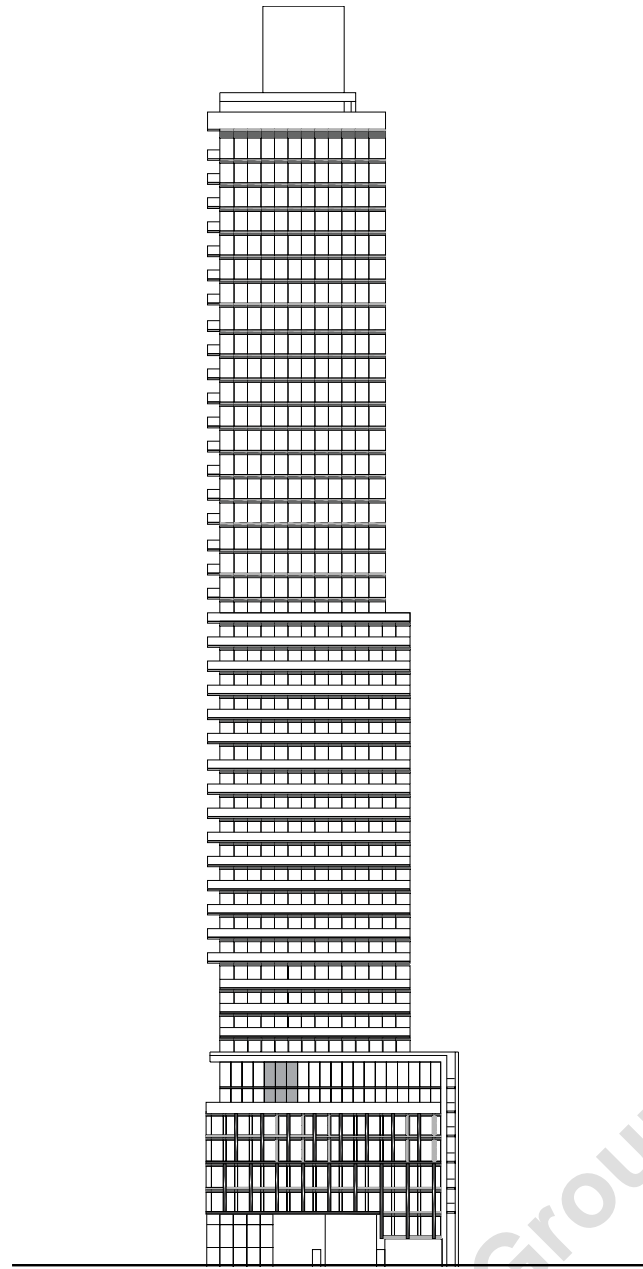


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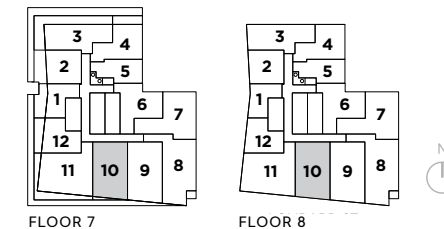
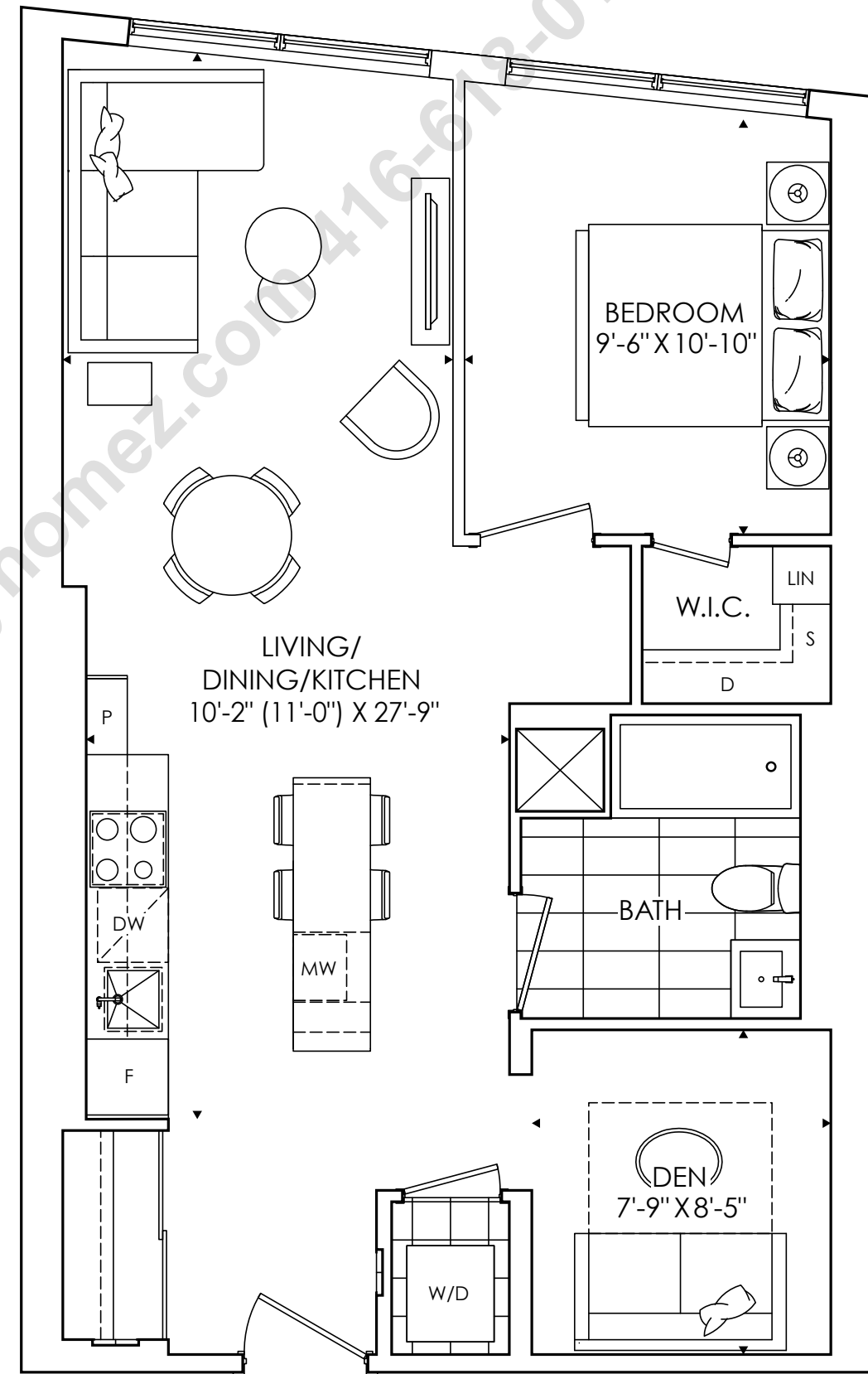
719

1 BEDROOM + DEN + 1 BATH

TOTAL LIVING 719 SQ. FT.



SOUTH ELEVATION

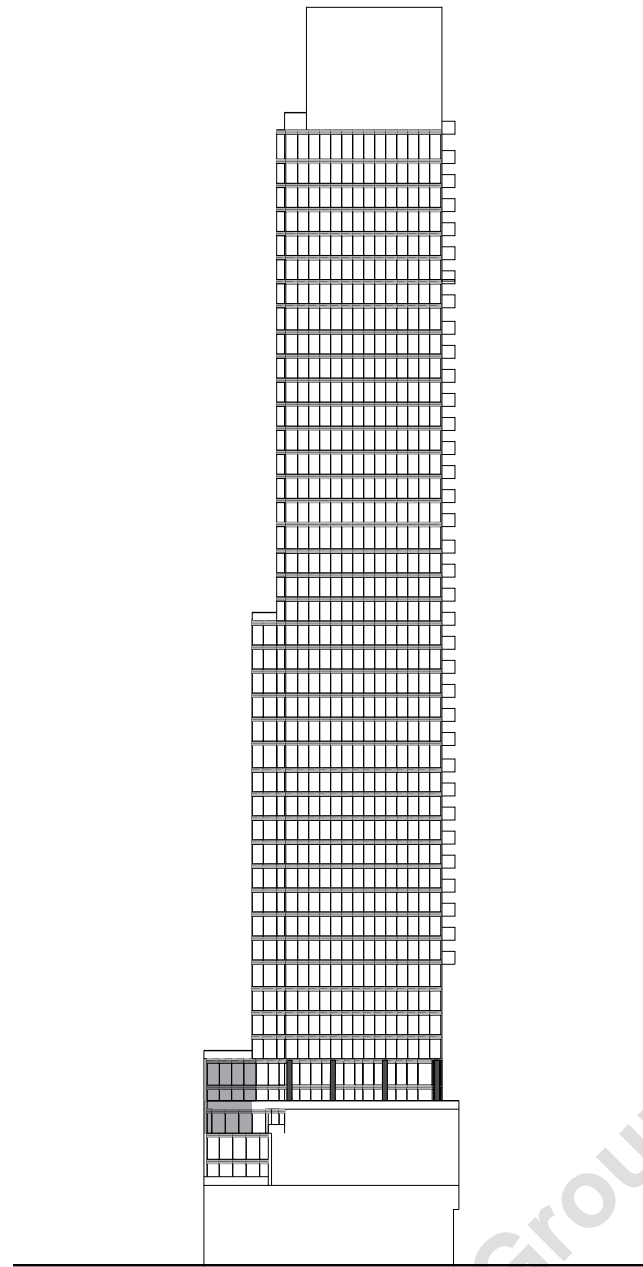


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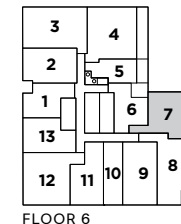
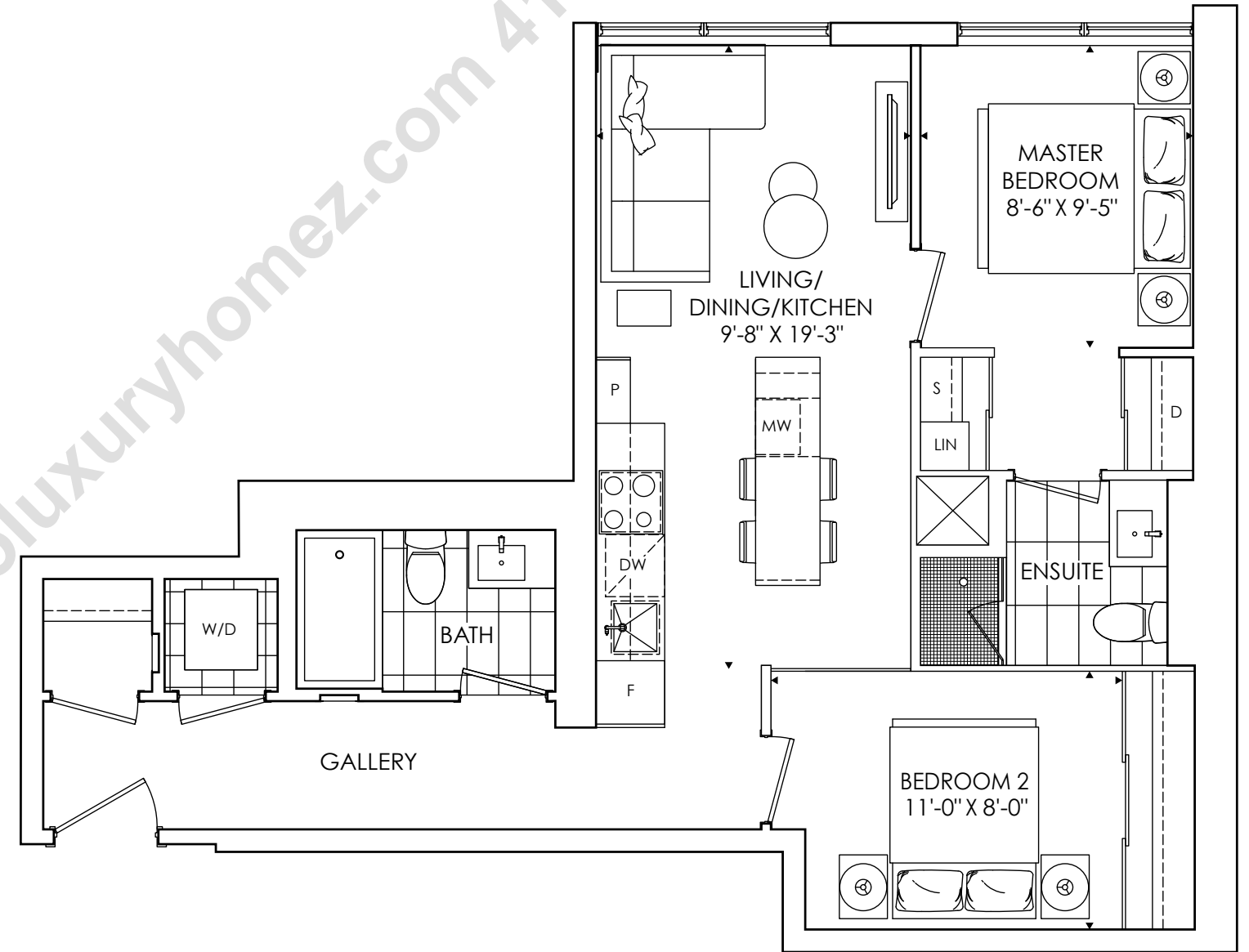
727

2 BEDROOM + 2 BATH

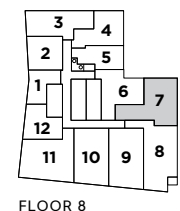
TOTAL LIVING 727 SQ. FT.



NORTH ELEVATION



FLOOR 6



FLOOR 8

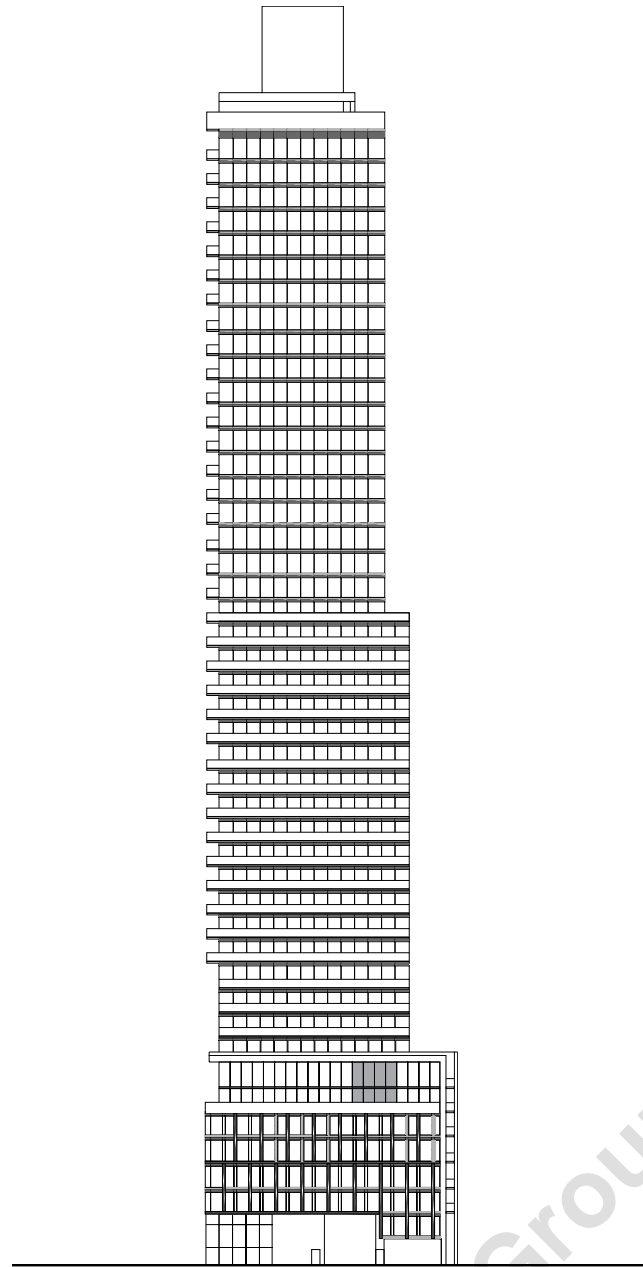


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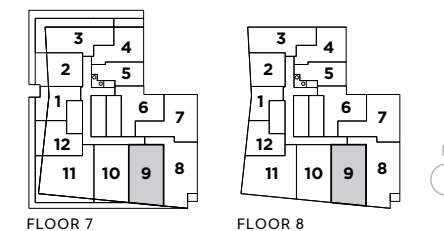
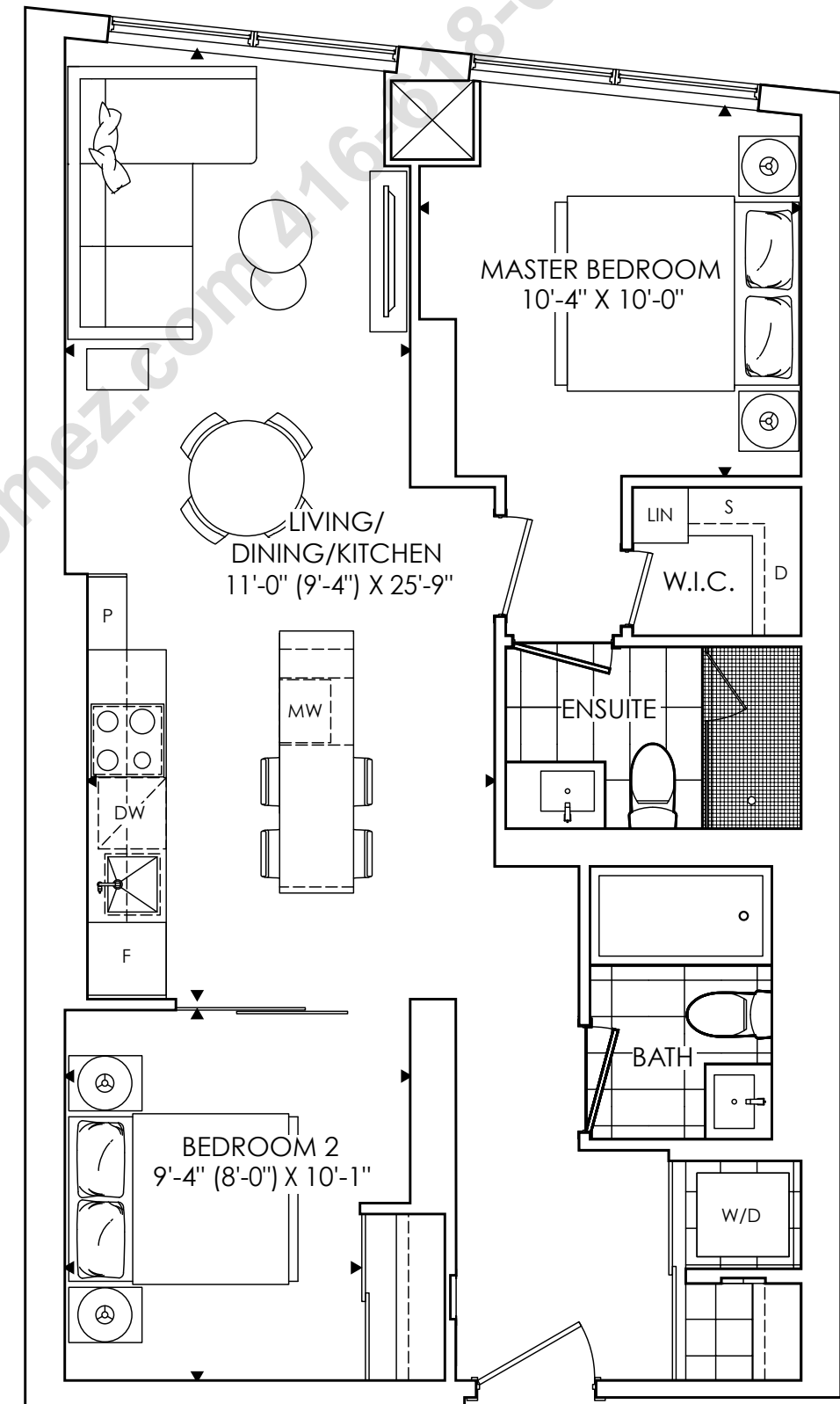
765

2 BEDROOM + 2 BATH

TOTAL LIVING 765 SQ. FT.



SOUTH ELEVATION

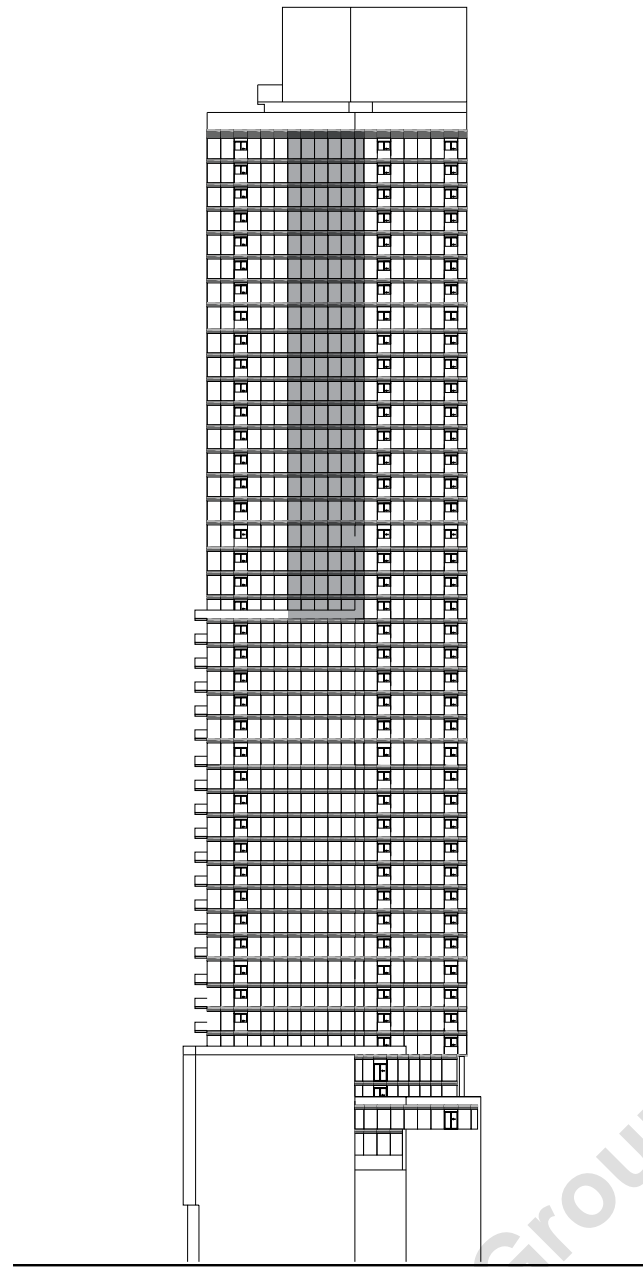


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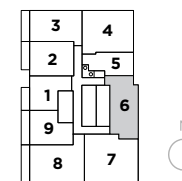
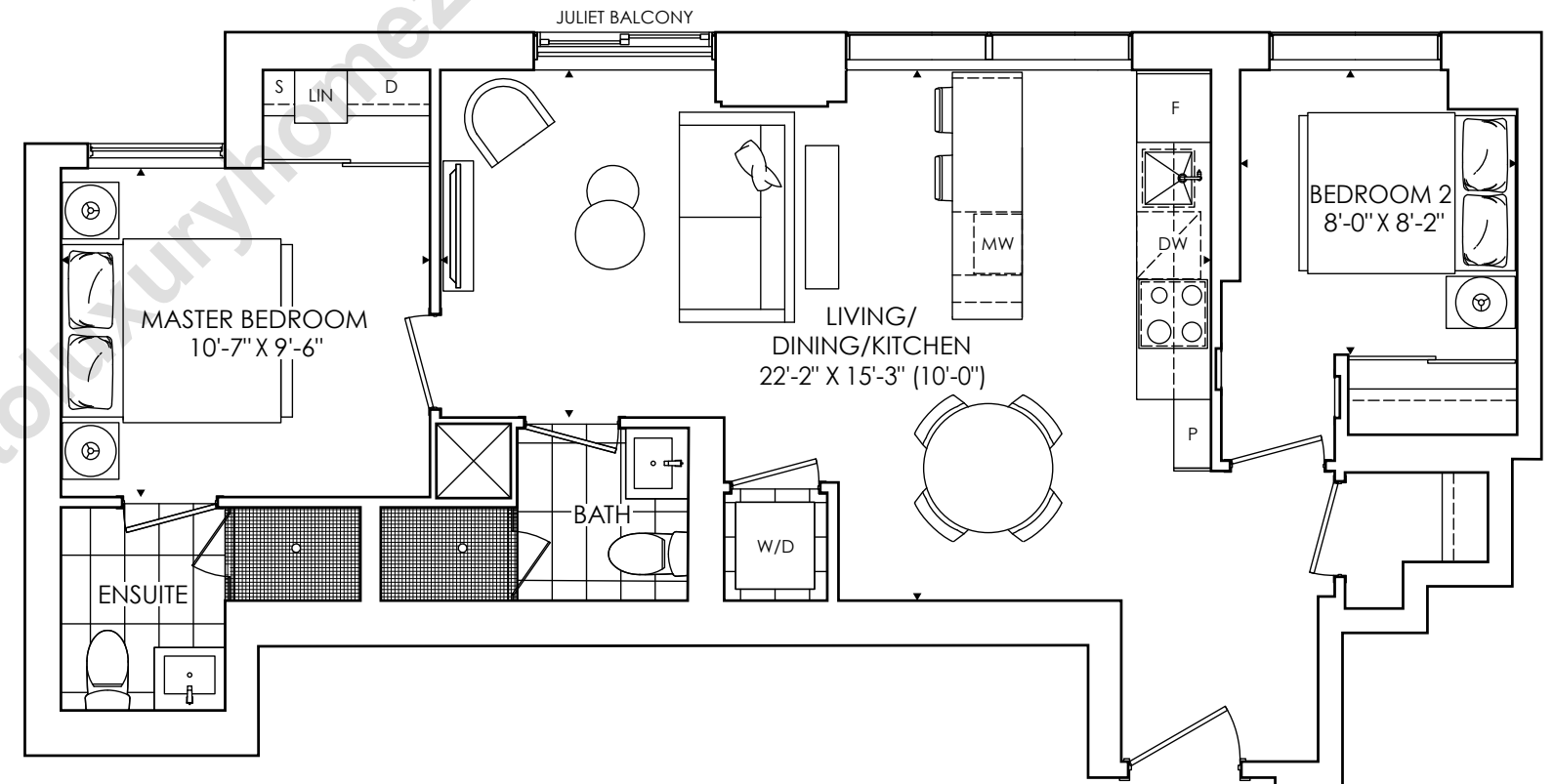
768

2 BEDROOM + 2 BATH

TOTAL LIVING 768 SQ. FT.



EAST ELEVATION



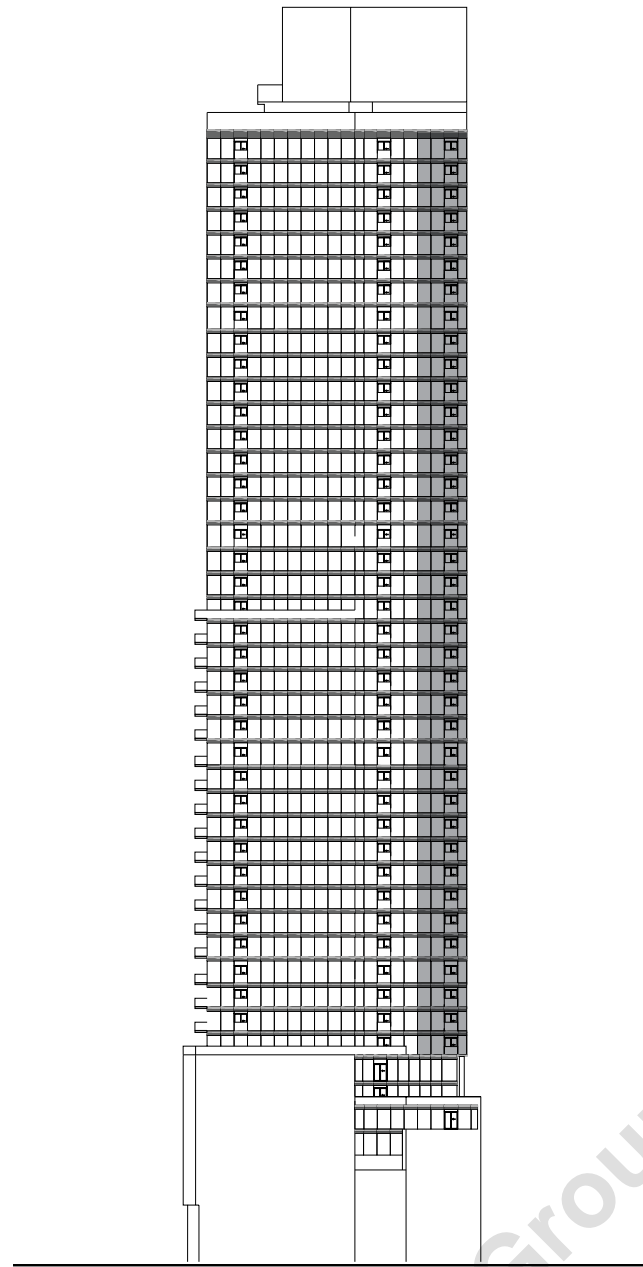
FLOOR 31-51

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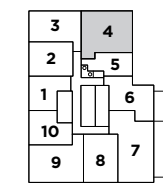
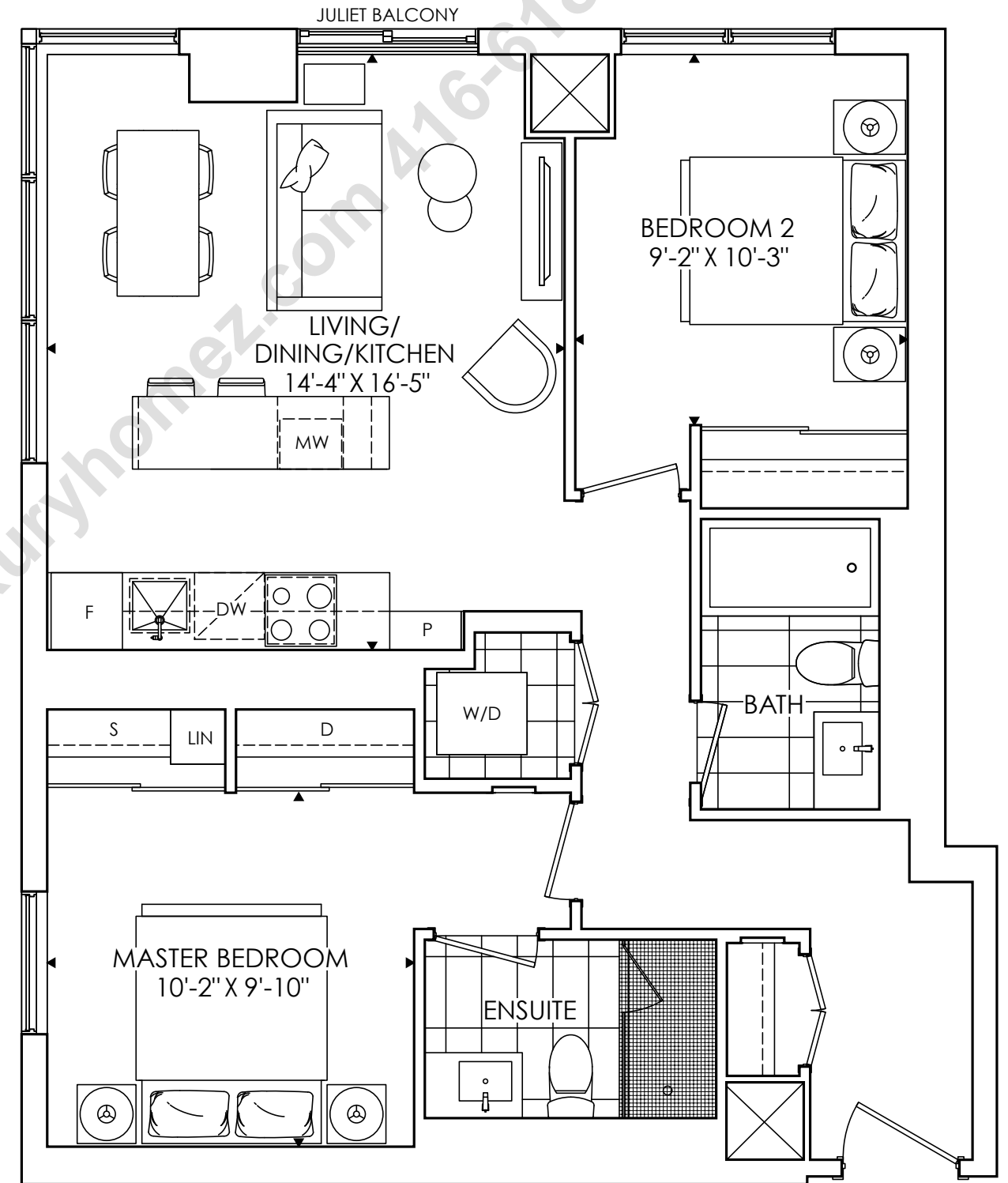
800

2 BEDROOM + 2 BATH

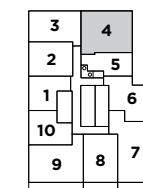
TOTAL LIVING 800 SQ. FT.



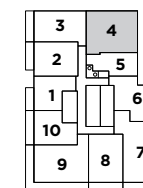
EAST ELEVATION



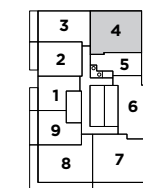
FLOOR 9



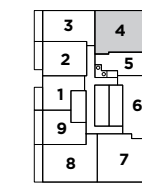
FLOOR 10-12



FLOOR 15-29



FLOOR 30



FLOOR 31-51



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825

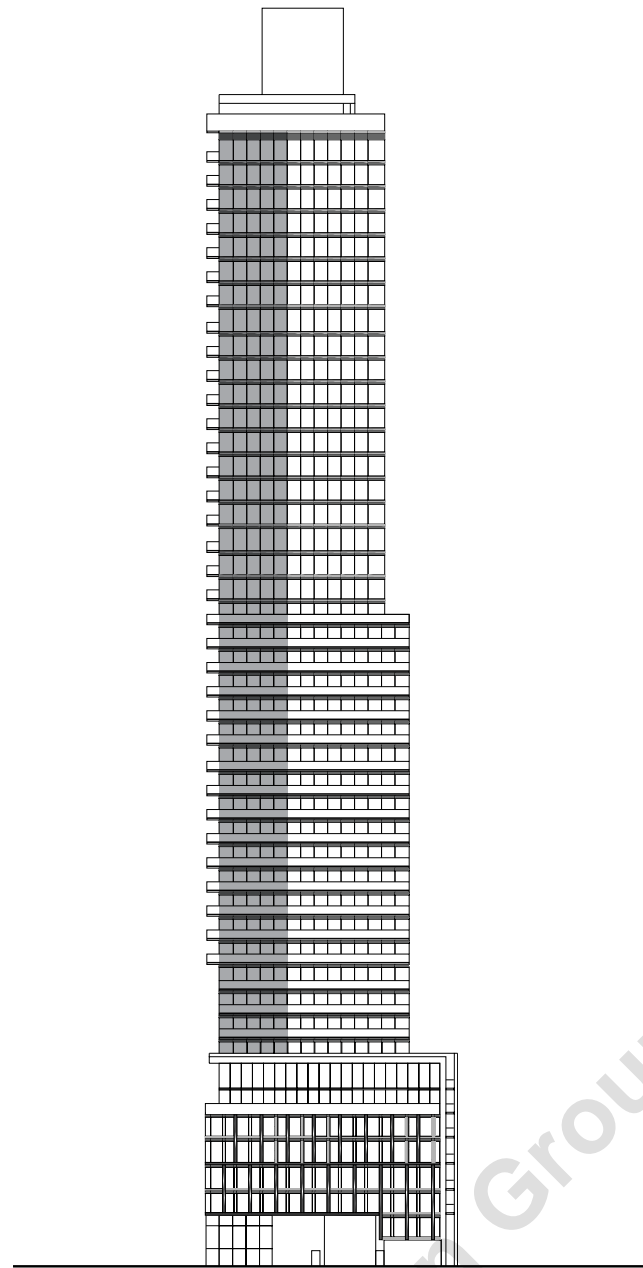
2 BEDROOM + 2 BATH

FLOOR 9 – TOTAL LIVING 825 SQ. FT.

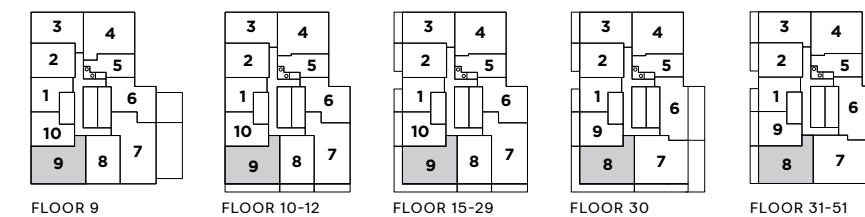
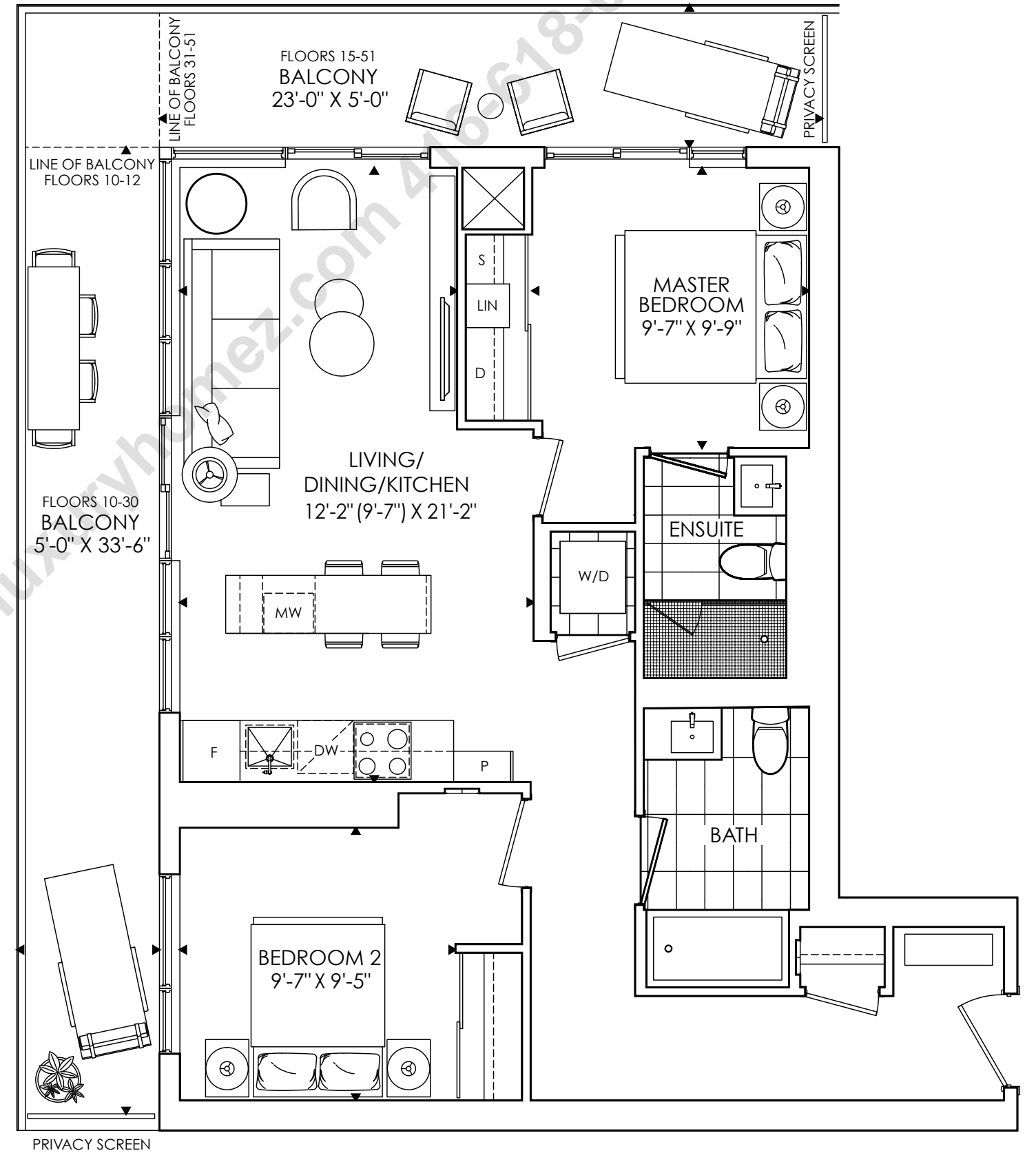
FLOORS 10-12 – INDOOR LIVING 825 SQ. FT. | OUTDOOR LIVING 156 SQ. FT. | TOTAL LIVING 981 SQ. FT.

FLOORS 15-30 – INDOOR LIVING 825 SQ. FT. | OUTDOOR LIVING 284 SQ. FT. | TOTAL LIVING 1,109 SQ. FT.

FLOORS 31-51 – INDOOR LIVING 825 SQ. FT. | OUTDOOR LIVING 107 SQ. FT. | TOTAL LIVING 932 SQ. FT.



SOUTH ELEVATION

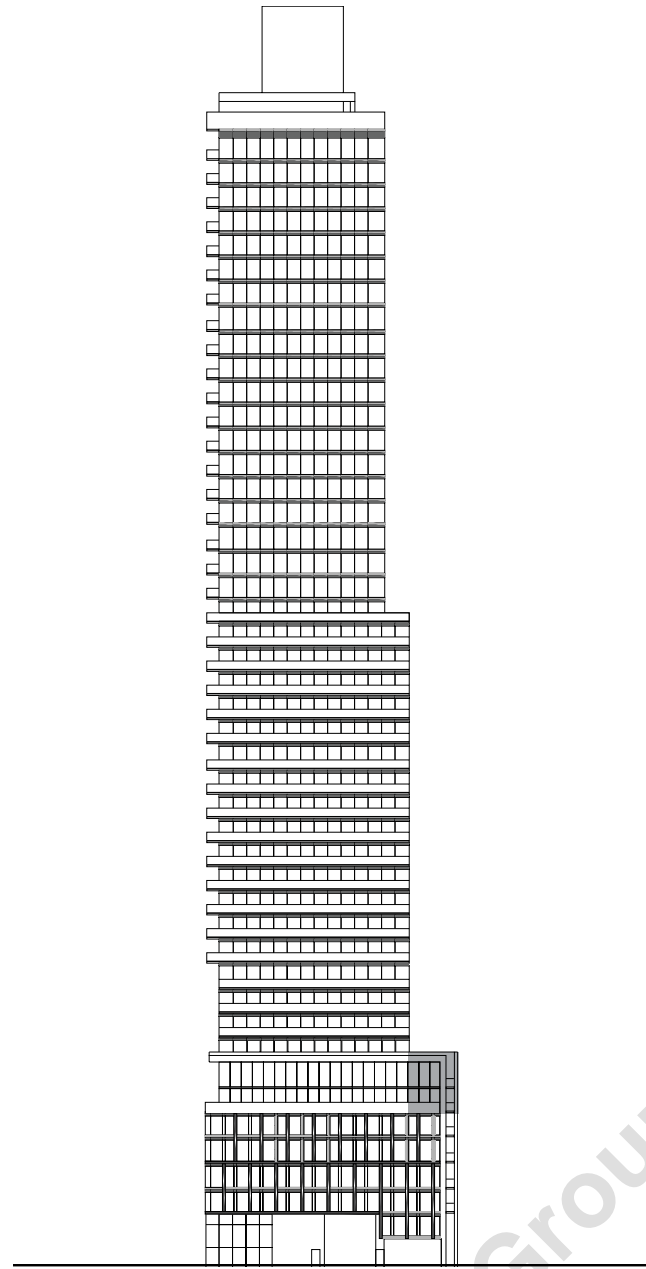


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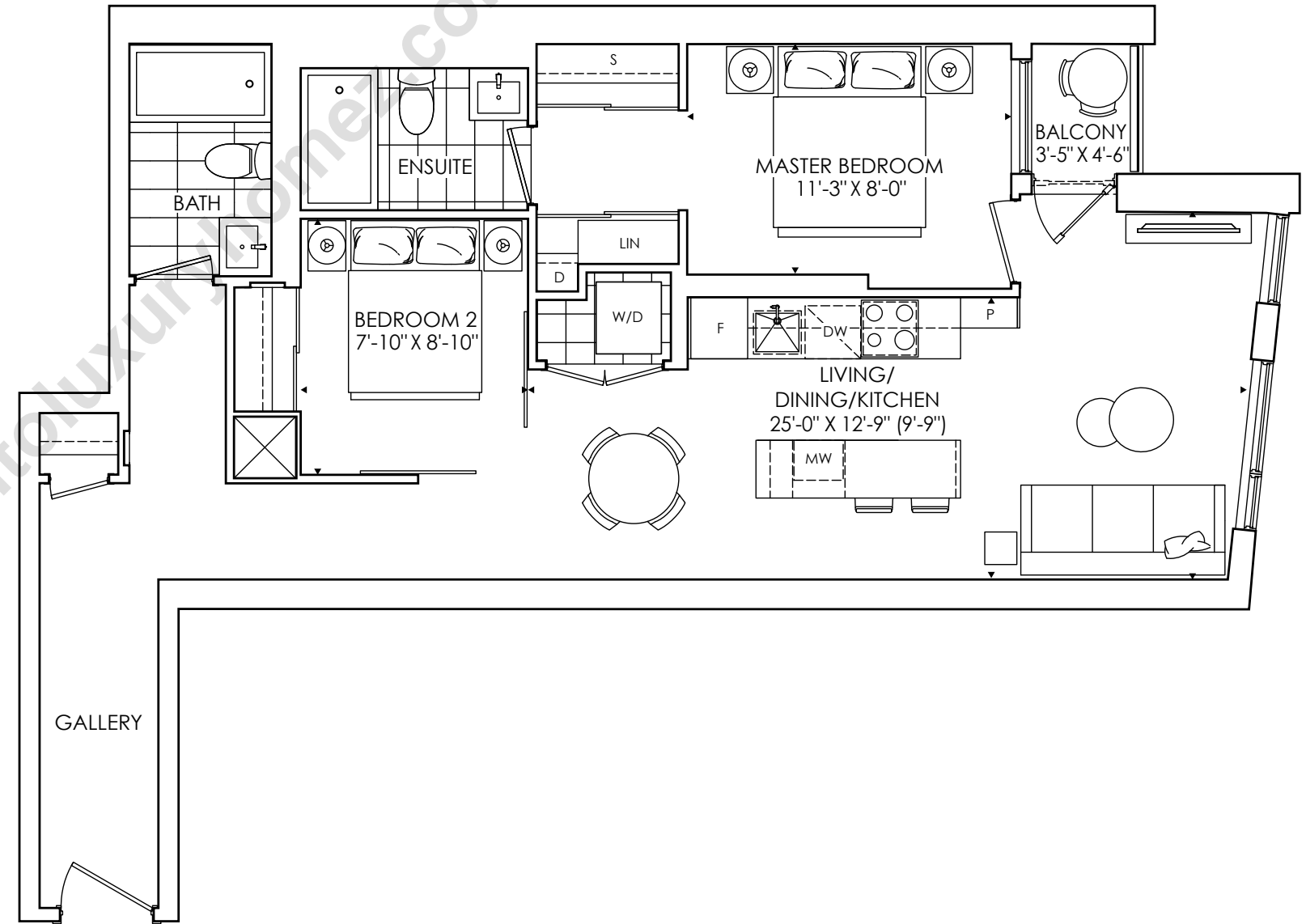
841

2 BEDROOM + 2 BATH

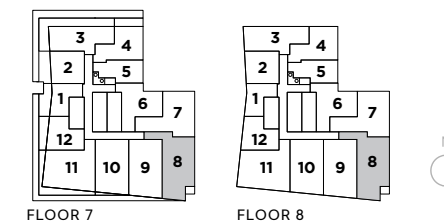
INDOOR LIVING 841 SQ. FT. | OUTDOOR LIVING 17 SQ. FT. | TOTAL LIVING 858 SQ. FT.



SOUTH ELEVATION



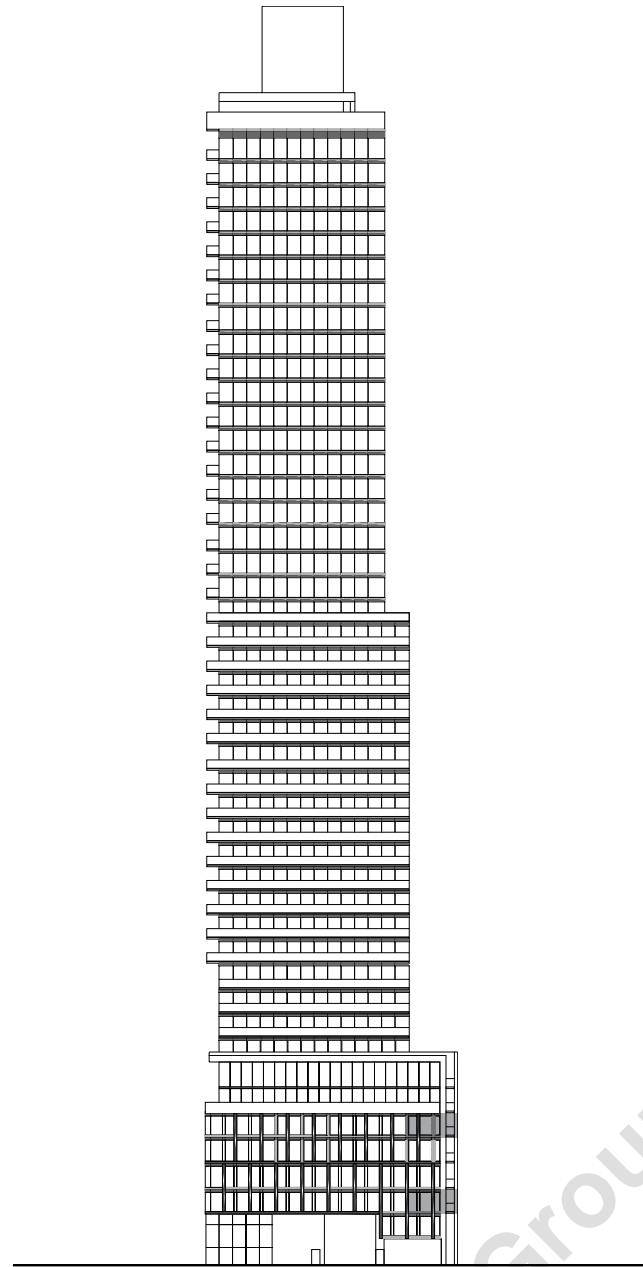
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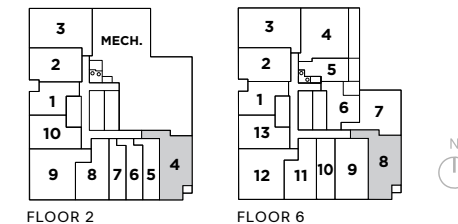
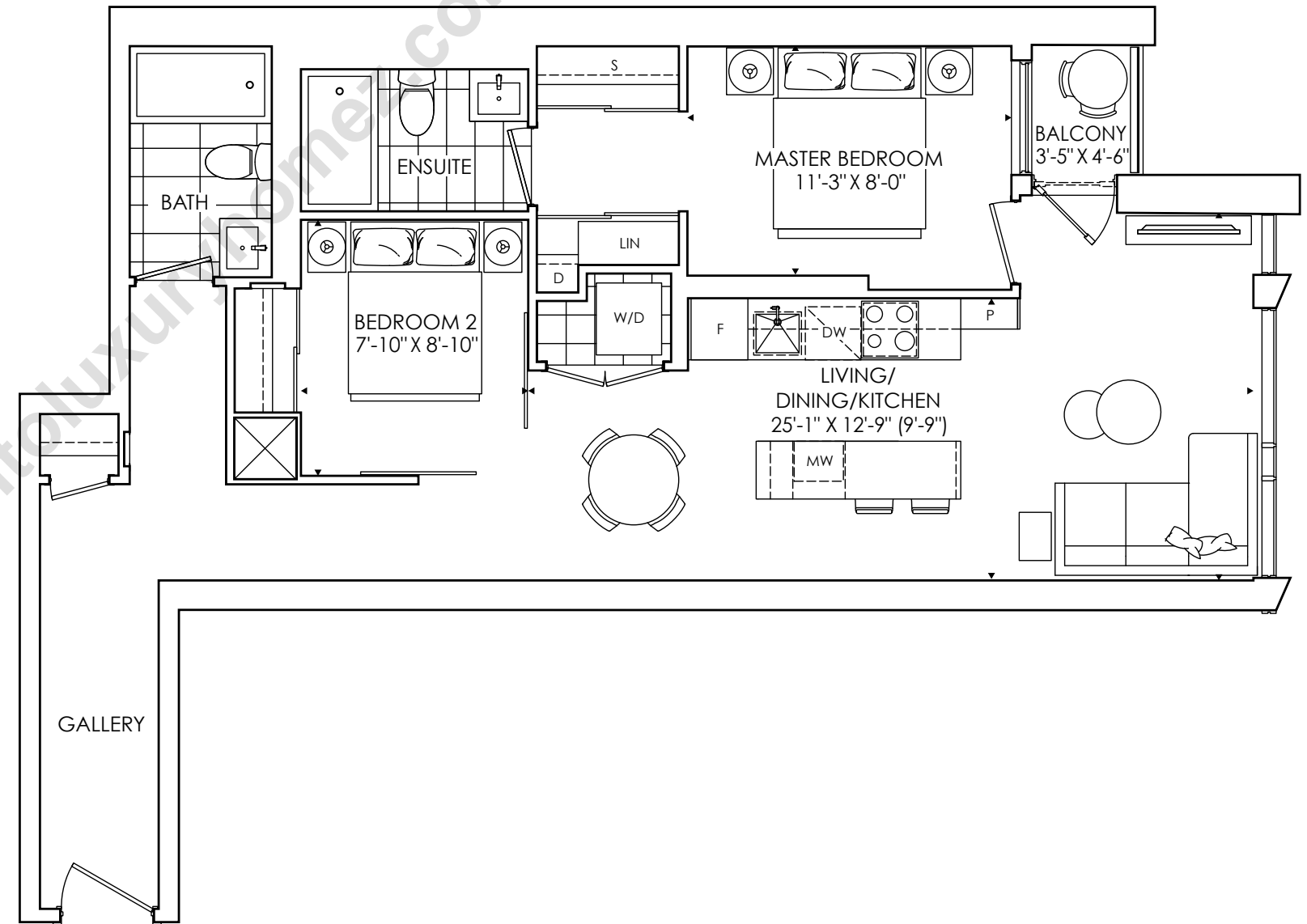
844

2 BEDROOM + 2 BATH

INDOOR LIVING 844 SQ. FT. | OUTDOOR LIVING 17 SQ. FT. | TOTAL LIVING 861 SQ. FT.



SOUTH ELEVATION

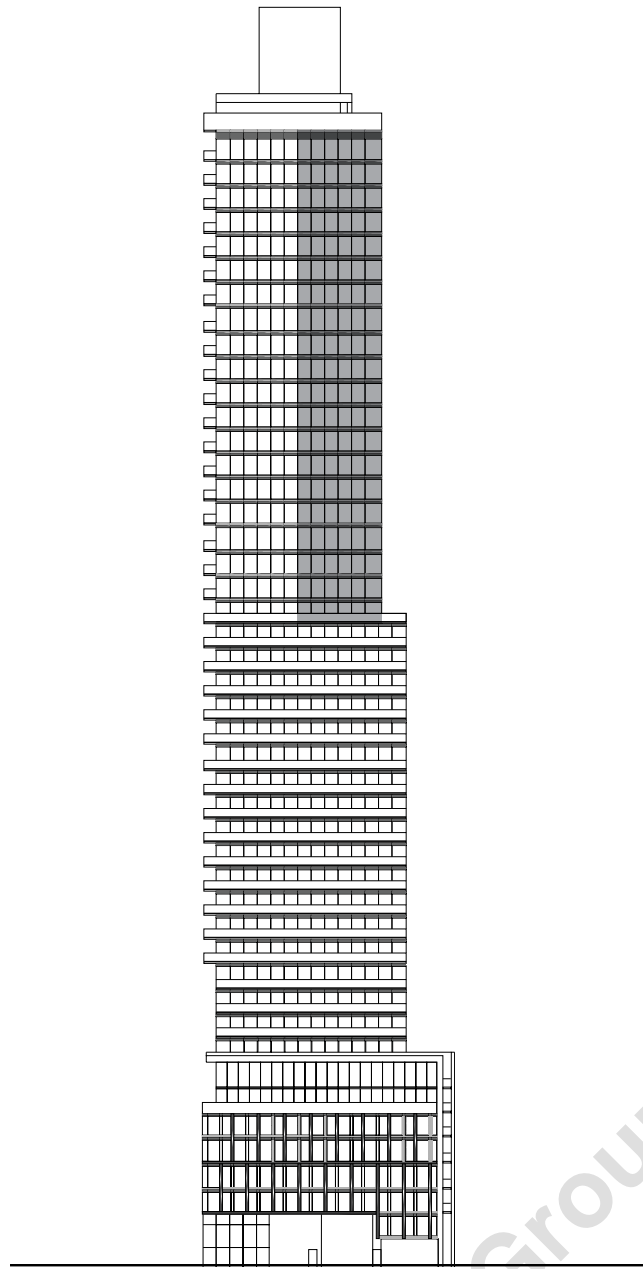


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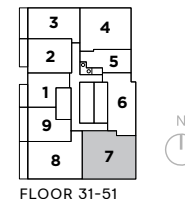
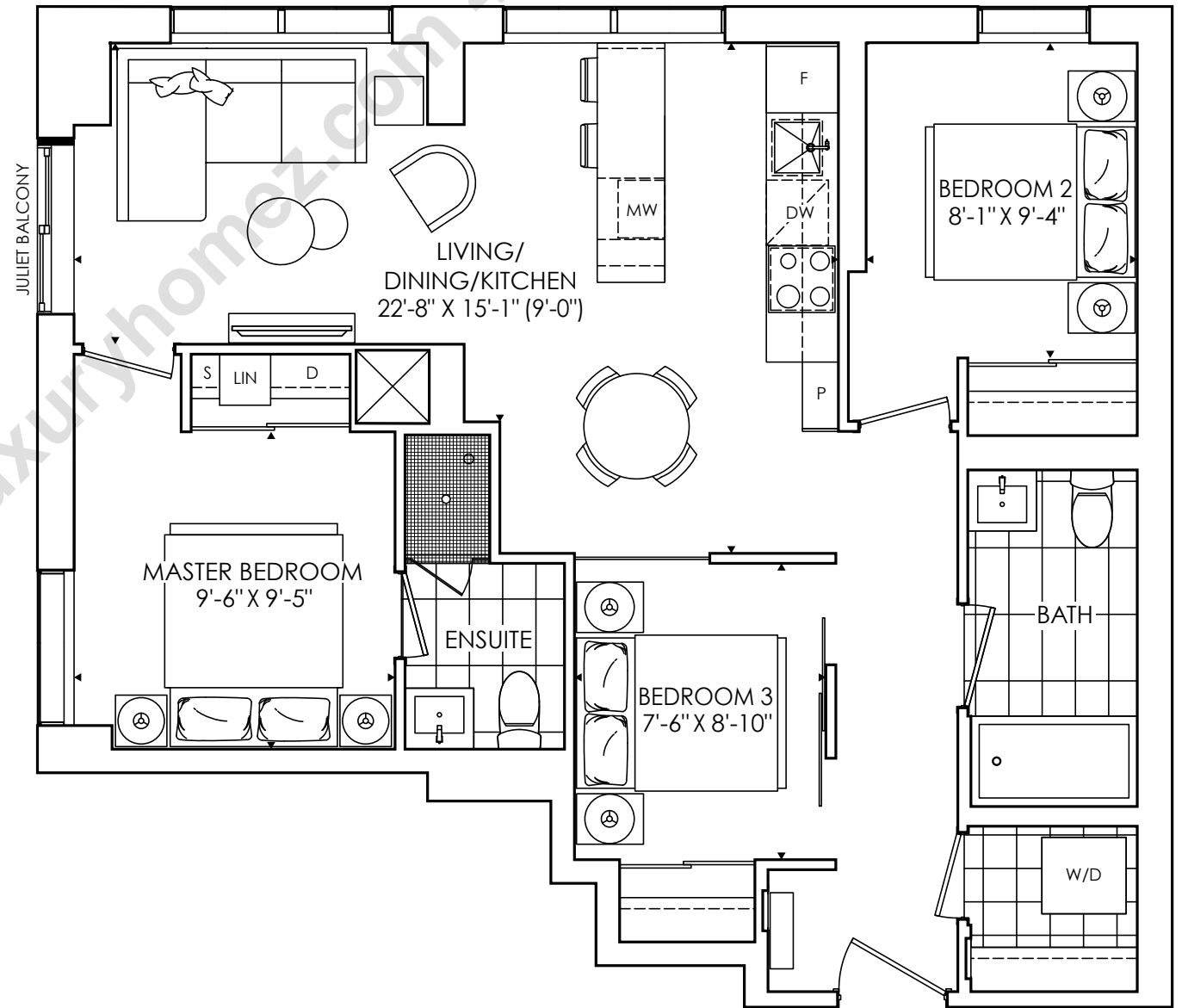
858

3 BEDROOM + 2 BATH

TOTAL LIVING 858 SQ. FT.



SOUTH ELEVATION



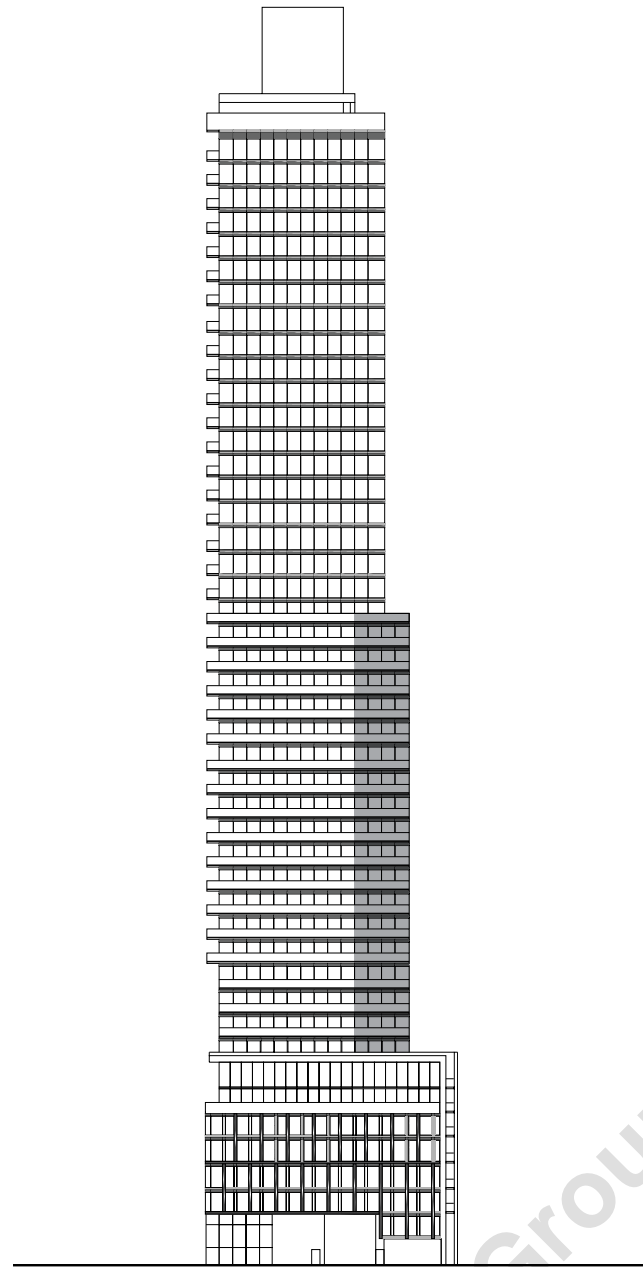
FLOOR 31-51

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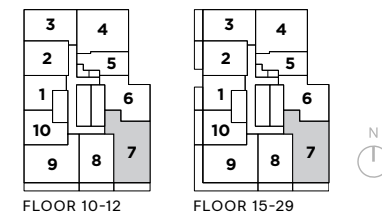
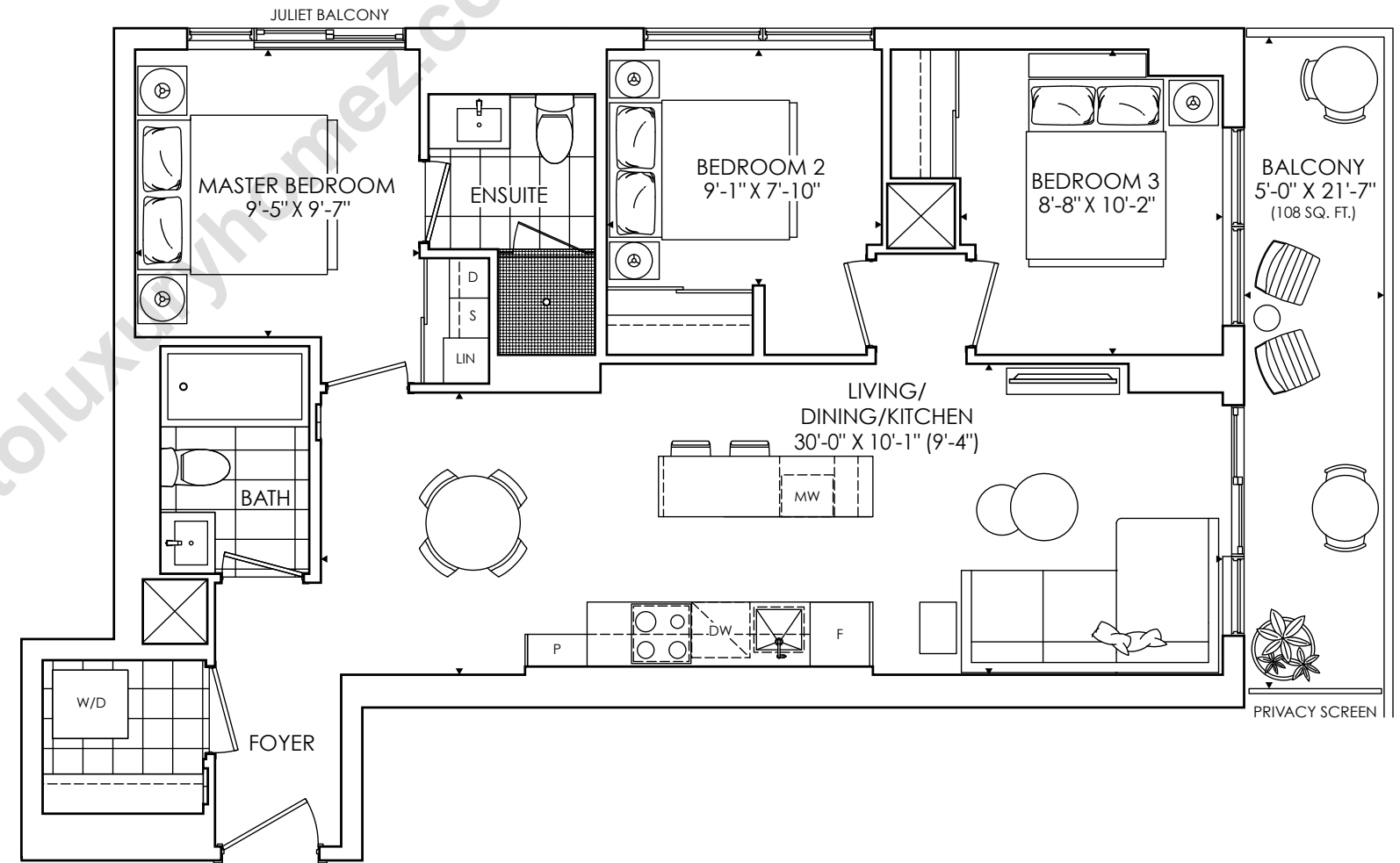
878

3 BEDROOM + 2 BATH

INDOOR LIVING 878 SQ. FT. | OUTDOOR LIVING 108 SQ. FT. | TOTAL LIVING 986 SQ. FT.



SOUTH ELEVATION

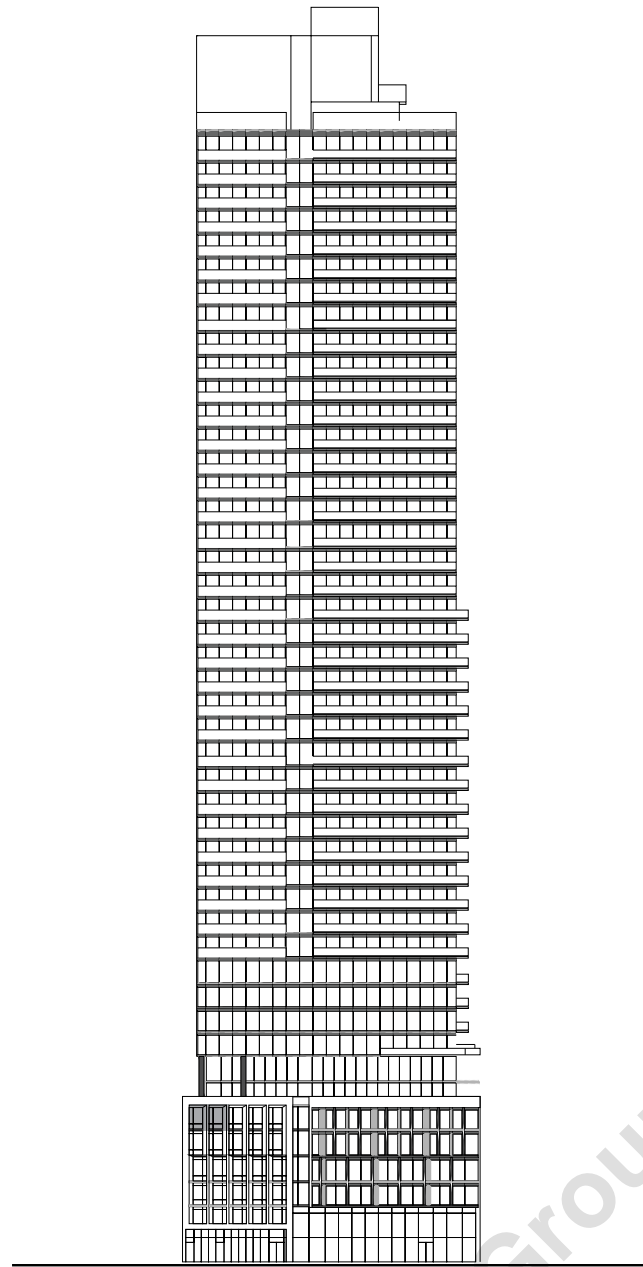


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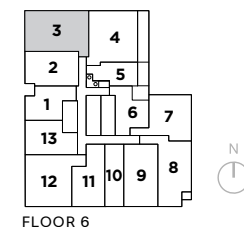
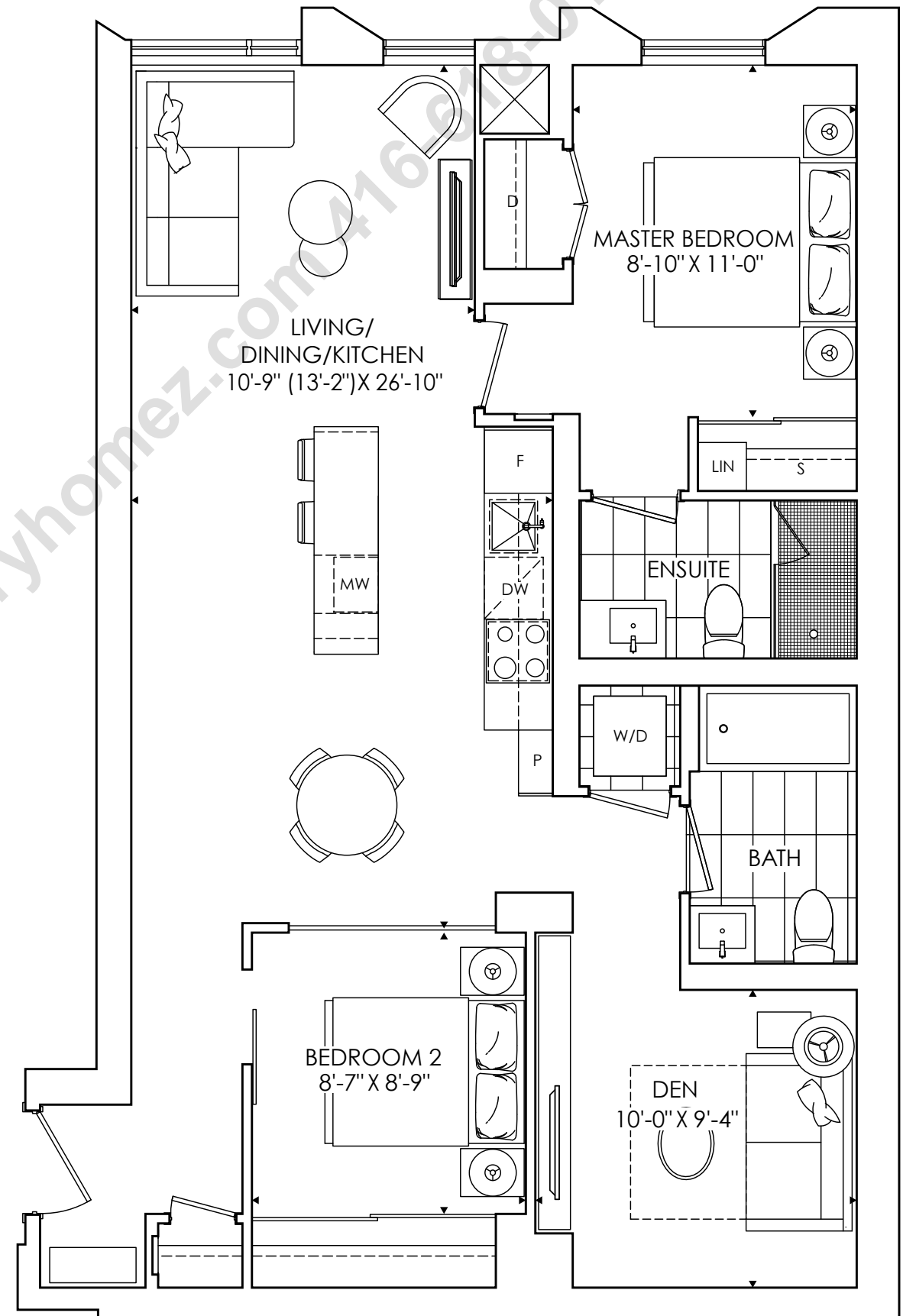
991

2 BEDROOM + DEN + 2 BATH

TOTAL LIVING 991 SQ. FT.



WEST ELEVATION



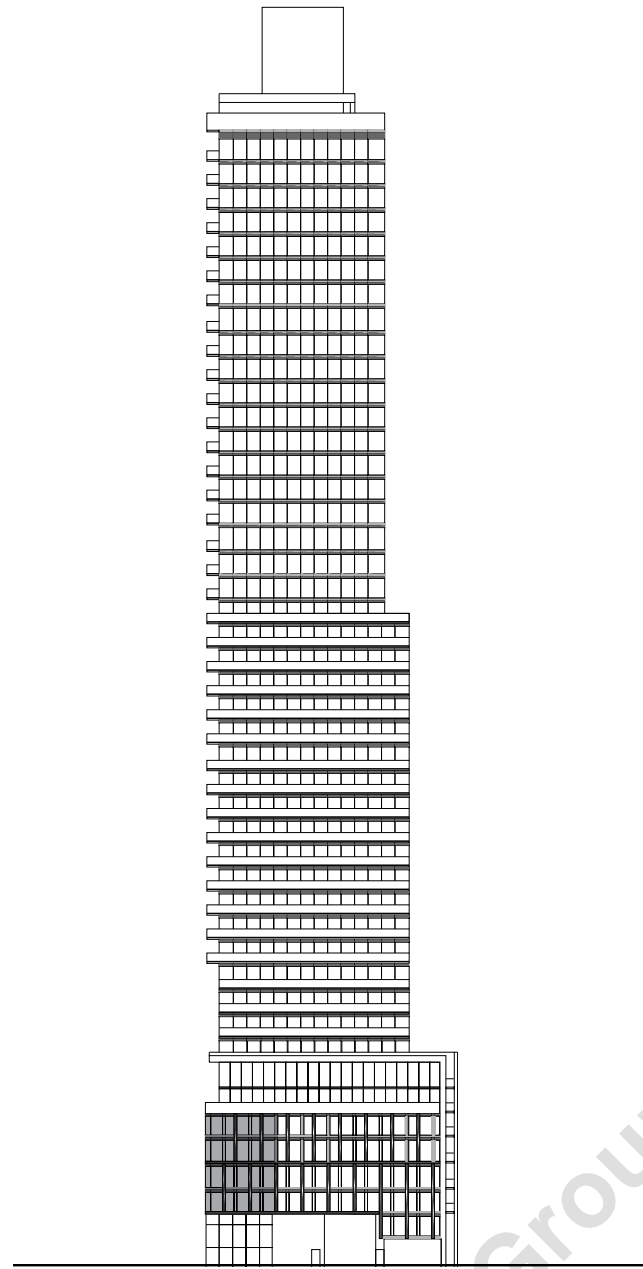
FLOOR 6

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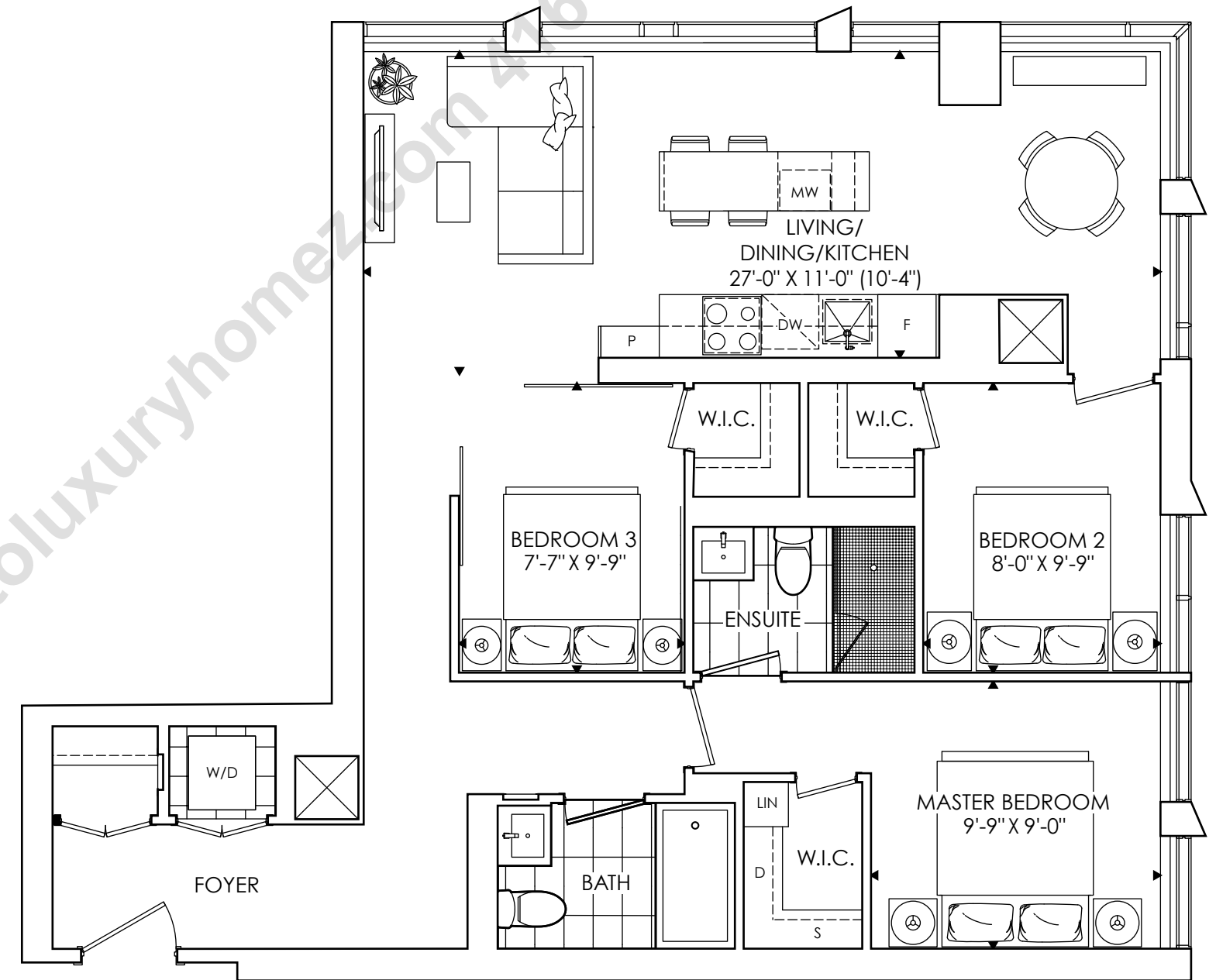
993

3 BEDROOM + 2 BATH

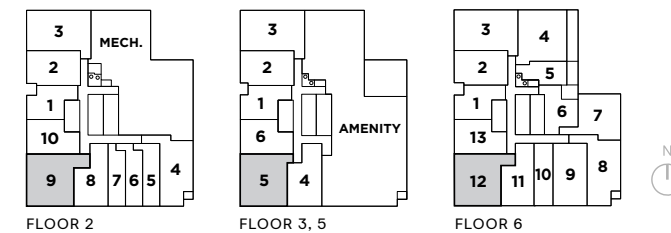
TOTAL LIVING 993 SQ. FT.



SOUTH ELEVATION



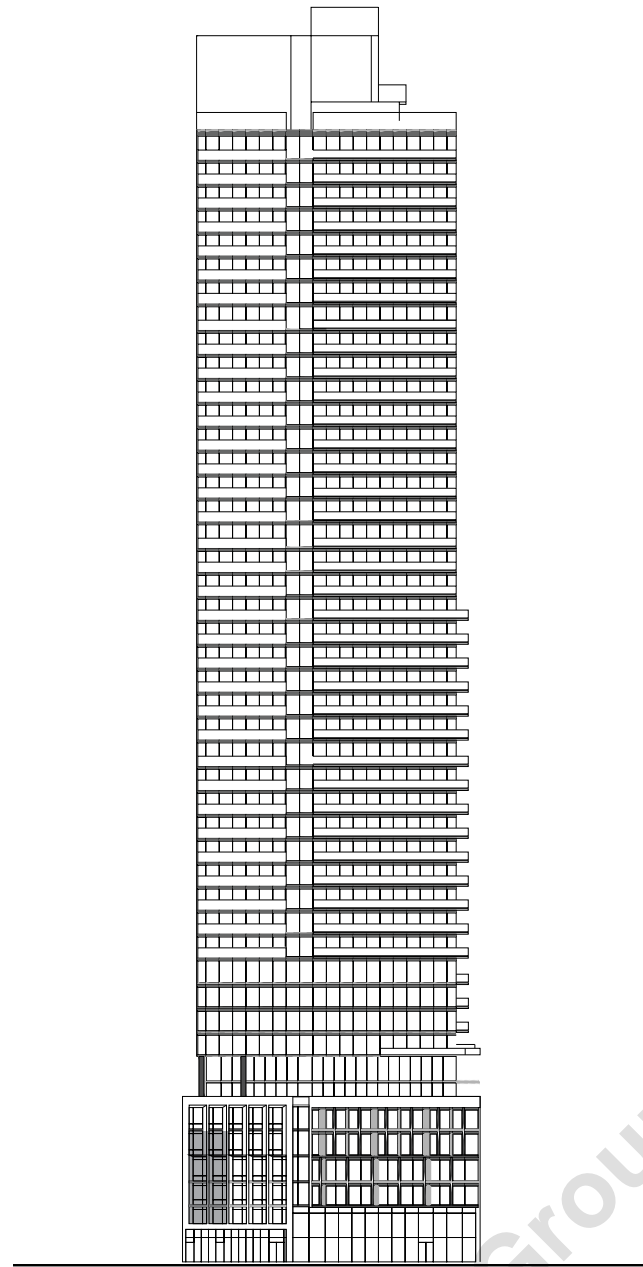
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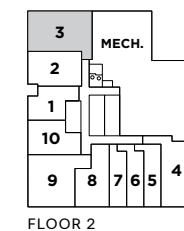
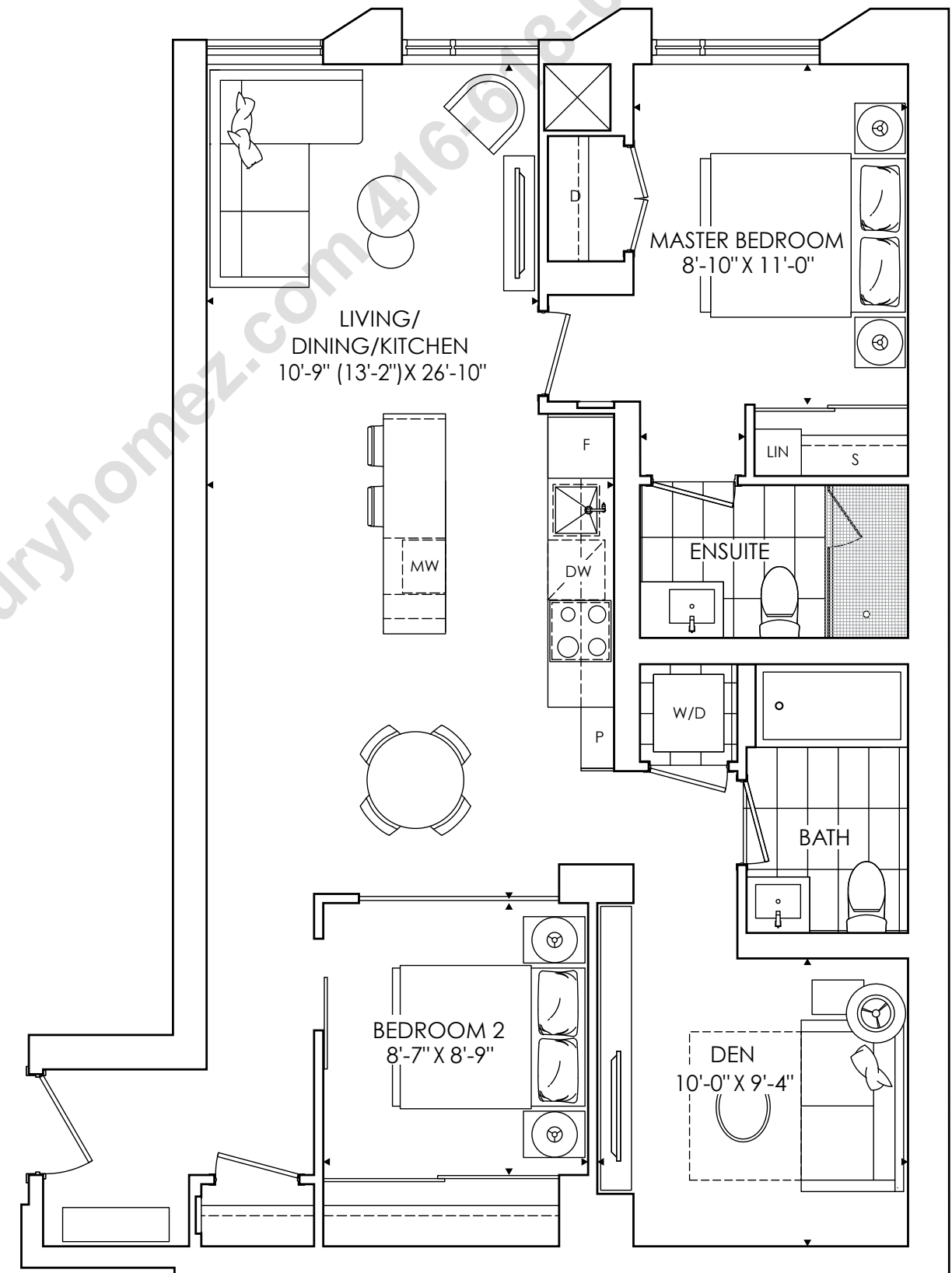
1014

2 BEDROOM + DEN + 2 BATH

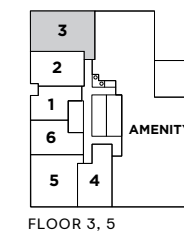
TOTAL LIVING 1,014 SQ. FT.



WEST ELEVATION



FLOOR 2



FLOOR 3, 5



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SPA ROOM

AMENITIES CENTRED AROUND HEALTH AND WELLNESS

- Communal meditation room with salt rock wall for improved indoor air quality
- Private meditation room
- Star gazing, dark meditation room
- Communal rain room with light therapy and infrared sauna
- Private "spa" room provides a personalized experience with infrared sauna, shower and individual soaking tub
- Private treatment room for sessions with third party health practitioners (i.e. RMT, acupuncture, etc.)
- Individual change rooms
- Spin/yoga room with WELLBEATS (or similar) class content
- State of the art gym equipped with weights, cardio and cross-fit equipment

BIOPHILIC DESIGN TO HELP SUPPORT PHYSIOLOGICAL AND PSYCHOLOGICAL HEALTH

- Natural and textured materials (i.e. wood, stone, salt, water, etc.) throughout the building providing connection to nature
- Biomorphic patterns in amenity spaces and common elements enhance perception of these spaces
- Plants within interior amenity spaces, exterior amenities and building architecture reinforce connection to nature
- Interior and exterior amenity spaces designed to be visually and physically interconnected
- Exposure to natural light is maximized throughout the building

SMARTER LIVING FEATURES

- Smart Home System controlled via personal mobile devices include:
 - Digital suite entry door lock including remote operation for guests
 - Remote visitor management including registration
 - Integrated suite security and monitoring
 - Thermostat control
 - Integrated alarm notifications
 - Community messaging and notification system
 - Amenity booking (where required) and access
 - Remote garage door entry
- All main entrances and exits with closed circuit video system
- Wi-fi in all amenities and common areas
- Space saving double hanging clothes rod and linen shelving in portion of master closet, as per applicable plan
- In-slab ductwork in select locations to optimize the number of in-suite bulkheads
- Integrated kitchen pantry and island/dining table maximizes storage and space efficiency, as per applicable plan

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HEALTH, WELLNESS AND SUSTAINABILITY FEATURES

- High-performance mechanical systems ensure the building performs efficiently and with year round heating and cooling providing optimal comfort in all conditions
- Energy Recovery Ventilator (ERV) promotes improved comfort and interior air quality by providing fresh, filtered outdoor air directly to the suite
- System exchanges the energy in exhausted air and uses it to precondition incoming outdoor air while reducing heating and cooling costs and optimizing humidity levels
- In-suite under counter kitchen waste sorting system for organics, recycling and general waste
- Electric Vehicle (EV) charging infrastructure in parking garage includes increased transformer capacity, empty conduit and junction boxes installed in select locations in the underground garage
- Convenient bicycle storage and bike shop with maintenance tools for ease of access to alternative and healthy modes of transportation
- Submetering of electricity and water to promote conscientious consumption
- Whole-building water filtration system
- Water efficient plumbing fixtures to provide superior performance and efficiency
- Rainwater harvesting system reduces potable water consumption by storing and reusing rainwater for irrigation
- Building Automation System (BAS) to monitor, control, and ensure efficient and comfortable operation of building-wide HVAC, lighting and safety systems
- Select ENERGY STAR® appliances
- LED lighting throughout the building. Energy efficient, long lasting, mercury-free and low maintenance
- Suites designed and constructed to be fully compartmentalized for air tightness. A sample of suites are tested to verify that they are air-tight, reducing noise and odour transfer within the building
- Chemical free cleaning system for use in all common areas to help improve indoor air quality
- Exclusive selection of low volatile organic compound (VOC) paints, sealants, adhesives, and flooring materials improves indoor air quality
- Smoke free building promotes healthy indoor air quality
- Common area ionized air filtration system reduces airborne pollutants such as VOCs, odours and particulate matter
- Motion sensor common area lighting in corridors, stairwells and parking garage reduces lighting levels when areas are not occupied, reducing costs associated with lighting
- Carbon Dioxide controlled ventilation in amenity spaces to ensure efficient and optimal control of air quality in amenity spaces
- Carbon Monoxide controlled ventilation in the parking garage to ensure efficient and safe control of air quality within the parking garage
- Targeting LEED certification. LEED is the most respected green building rating system in the world; it is an effective framework to create highly efficient and cost-saving green buildings
- Targeting LEED certification. LEED recognizes performance indicators for location and transportation, sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality



YOGA ROOM



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EXTERIOR FRONT ENTRANCE

FEATURES & FINISHES

BUILDING FEATURES

- The distinct two-storey lobby features a 24 hour concierge, parcel storage and flexible collaborative space for lounge, work and study
- Located just off the lobby, the property management office and pet/bicycle wash will be available for the ease and convenience of residents. A dedicated shuttle elevator provides convenient access between the ground floor and all parking garage floors
- Four high speed elevators serve residences and amenities
- Open concept lounge with TV, fireplace and connection to outdoor terrace
- Open concept collaborative co-working space
- Games room with connection to outdoor terrace
- Private meeting room overlooking green roof planting
- Party room event space for private functions with servery, dining and lounge space.
- The party room extends to the beautifully landscaped outdoor terrace featuring BBQ, dining and lounge space with fireplace
- Communal BBQ and lounge/dining space with fireplace surrounded by landscaped planters
- Terrace features:
 - Private outdoor "rooms" with BBQ, dining table and lounge seating with fireplace surrounded by plantings
 - Sunbathing area with lounge chairs
 - Sunrise meditation nook

LIVING AND SLEEPING AREA FEATURES

- Approximately 9' ceiling heights, approximately 8'6" ceiling heights on 3rd and 5th floors, approximately 8' ceiling heights for suites 204, 205, 206, 207, 601, 602, 603, 604, 605, 606, 607, and 613, approximately 10' ceiling heights on 8th floor, lower penthouse and upper penthouse except as required for mechanical and electrical or special architectural features
- Smooth ceiling finish throughout
- Choice of quality engineered laminate flooring from builder's standard selections, except in tiled areas, as per applicable plan
- Approximately 4" baseboards with approximately 2 1/4" casing on all interior swing doors throughout
- Contemporary slab painted interior swing doors, as per applicable plan, one style throughout
- Satin chrome hardware on all swing doors
- White flat panel sliding closet doors, as per applicable plan
- Laundry areas receive 13"x13" white ceramic tile flooring, as per applicable plan. Laundry rooms located within bathrooms receive porcelain tile flooring to match bathroom flooring, as per applicable plan
- Low VOC white latex paint throughout
- Telephone, cable and high speed internet access via fibre optic distribution, available in living room, den and bedrooms
- Stacked energy and water saving front loading 24" white washer and ENERGY STAR® qualified dryer vented to exterior

KITCHEN FEATURES

- Choice of Caesarstone countertop from builder's standard selection
- Designer two-finish cabinetry including a convenient bank of drawers, under cabinet lighting and space saving island with integrated dining table, as per applicable plan
- Choice of cabinetry finishes and hardware from builder's standard selections
- Choice of backsplash tile from builder's standard selections
- Single basin undermount stainless steel sink with single lever faucet and convenient pulldown spray
- Designer selected ceiling mounted light fixture
- Suites receive quality appliances including:
 - 24" fully integrated ENERGY STAR® qualified refrigerator with cabinetry matching front panel
 - 24" fully integrated ENERGY STAR® qualified dishwasher with cabinetry matching front panel
 - 24" 4-burner electric cooktop
 - 24" hood fan integrated into cabinetry
 - 24" built-in stainless steel wall oven
 - 24" built-in stainless steel microwave
- Suites without a kitchen island receive a 24" built-in stainless steel combination convection oven and microwave in lieu of separate wall oven and microwave

BATHROOM & ENSUITE FEATURES (as per applicable plan)

- Choice of 12"x24" tile flooring from builder's standard selections
- Designer cabinetry with choice of cabinetry finish and hardware from builder's standard selections
- Choice of Caesarstone countertop from builder's standard selections
- Undermount sink as per plan
- Mirror above vanity
- Water saving single lever faucets and shower heads and pressure balanced temperature controlled shower valves included
- Soaker tub or walk-in shower, as per applicable plan
- Choice of 12"x24" ceramic wall tile tub/shower surround to ceiling from builder's standard selections
- Choice of 2"x2" mosaic floor tile for walk-in showers from builder's standard selections
- Frameless glass shower divider and door for walk in showers, as per applicable plan
- Premium high-performance plumbing fixtures and premium single flush toilets throughout to save water and money
- Chrome bathroom accessories to include towel bar and toilet tissue dispenser
- Bathroom vented to exterior, through energy recovery ventilator's two speed fan, while transferring heat energy to the ERV. High speed setting user-controlled by a bathroom timer
- Pot light installed above each sink and tub/shower, as per applicable plan



KITCHEN



BATHROOM

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