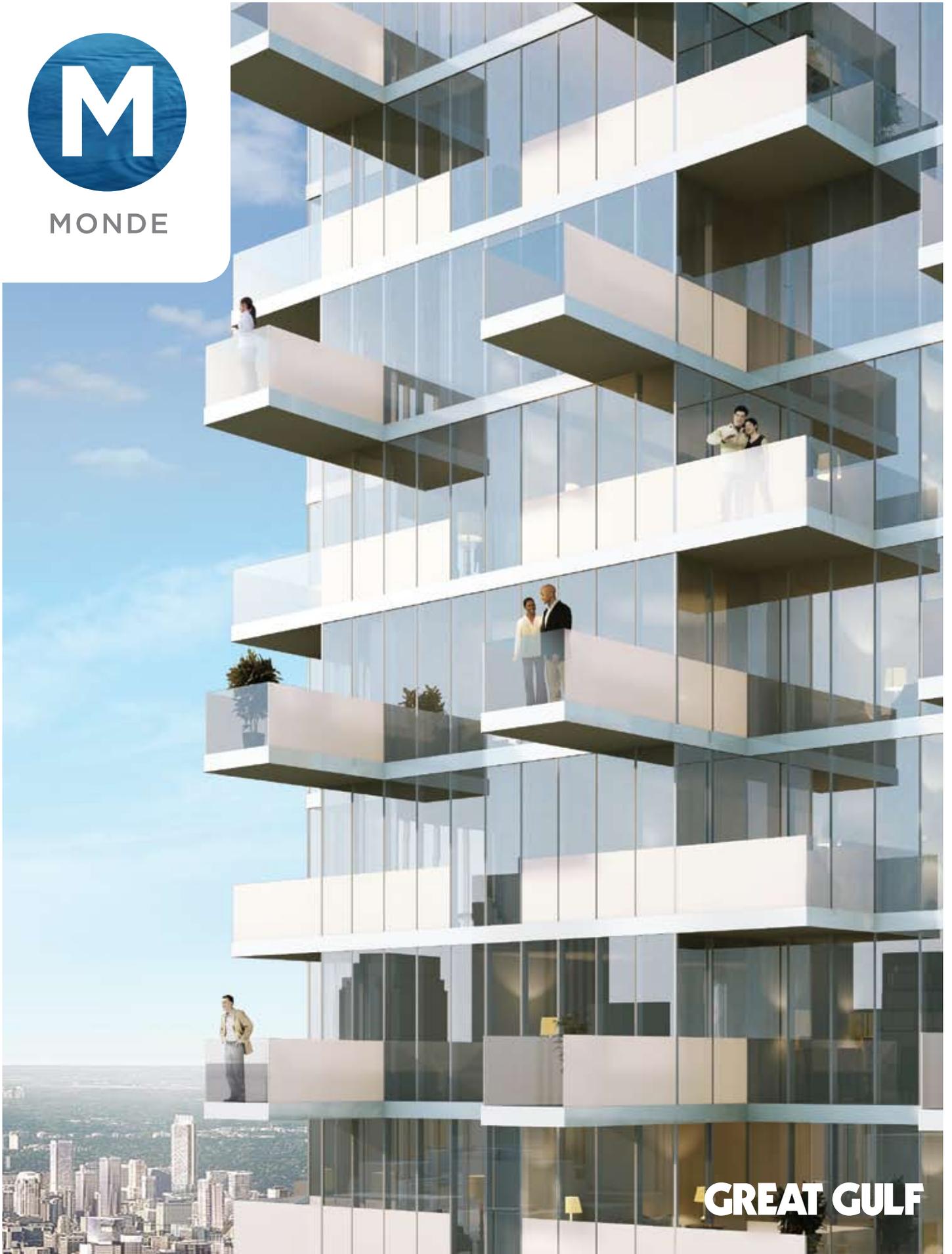




MONDE



**GREAT GULF**

International architecture.  
Versatile design. Sophisticated living.  
The face of Toronto is changing at  
the water's edge.

**Design  
Great Gulf  
Thinkers  
Waterfront  
Community  
Scene  
Sustainable  
Experience  
Intelligent Living  
Interiors  
Tower Suites  
City Suites**

AN INTELLIGENT LIFE.

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Aerial view  
of Monde.

Monde Condominiums, the latest development from Great Gulf, reimagines waterfront living at Queens Quay and Lower Sherbourne on Toronto's new blue edge.

# Design

Soaring 3-storey lobby with living green wall.

Monde is a balance of architecture and nature. Generous outdoor balconies, imagined by architect Moshe Safdie, project out and punctuate the building's exterior. Perpendicular from the building, each balcony is crowned by two storeys of open space. Tower suites feature true floor-to-ceiling windows, offering expansive lake and city views. Suite types, ranging from one to three bedrooms, have living spaces designed by renowned interior designers Cecconi Simone.

The palette of materials at Monde is minimalist and serene. In the three-storey lobby, a vast metal wall with weathered finish and a living green wall provide a relaxing backdrop to the space. Stone has been carefully selected and the podium exterior includes locally-sourced 40' stone columns more typical of a national art gallery than a residential building.

The architecture of this ground-breaking building, targeting LEED Gold, comes from internationally-recognized Moshe Safdie. This Boston-based master of design worked with Quadrangle Architects Limited, Cecconi Simone Inc. and Janet Rosenberg + Associates, to create a building with premium quality standards, and a design aesthetic inspired by nature, the lake and city.



Monde at night.



## PURSUE PERFECTION. THESE ARE THE WAYS MONDE STANDS OUT FROM THE CROWD.

Innovative developer GREAT GULF is at the helm, putting together an internationally-renowned team.

Great thinkers from SAFDIE ARCHITECTS, QUADRANGLE ARCHITECTS LIMITED, CECCONI SIMONE INC. and JANET ROSENBERG + ASSOCIATES, collaborating to create a timeless icon for Toronto.

Architecture, INSPIRED BY NATURE and constructed to premium quality standards.

Balconies that project out from the building, crowned by TWO STOREYS OF OPEN SPACE.

Respecting the environment and targeting LEED GOLD CERTIFICATION – a rarity for residential construction in Canada.

Relax, enjoy and play in Monde's SUMPTUOUS AMENITIES.

An "intelligent community" with THE CITY'S FASTEST INTERNET from Beanfield.

EXPANSIVE VIEWS via true floor-to-ceiling windows.

A location next to LAKE ONTARIO in the city's new urban waterfront revitalization.

The beauty of SHERBOURNE COMMON outside the front door.

Ground level SHOPS, CAFÉS AND PUBLIC SPACES TO ENJOY.

4-storey open-air walkway.

Great Gulf is leading the way for residential development on Toronto's eastern waterfront with Monde - the first private sector condominium in the East Bayfront neighbourhood.

# Great Gulf

With almost four decades developing residential, retail, industrial and commercial buildings, Great Gulf has earned a reputation for innovation and excellence among consumers, partners and peers. The award-winning company focuses on building unique and intimate condominiums that become sculptures within the urban context and skyline, and help create an architectural dialogue for some of North America's most vibrant cities.

When approaching the project for Waterfront Toronto, Great Gulf did what they do best – they assembled a world-class team and collaborated with every member, from design to construction, to create a residential building that will become a vibrant part of the larger East Bayfront neighbourhood. They worked with internationally-recognized architect, Moshe Safdie, respected architects, Quadrangle Architects Limited, and interior design firm, Cecconi Simone, to create generous, relaxing living spaces that reinterpret the lines between indoor and outdoor space. They challenged landscape architectural firm Janet Rosenberg + Associates to create lush gardens reaching up to the sky. And to bring it all to life, they'll work with Tucker Hi-Rise, who bring innovative construction techniques and world-class craftsmanship to every Great Gulf project. With the highest standards, Great Gulf relentlessly pursues perfection on every project.

With iconic buildings like One Bloor, X The Condominium and 18 Yorkville in Toronto, as well as projects across the U.S., Great Gulf proves that focusing on the highest standards for design, finishes and amenities is the key to creating residential communities that will deliver lasting value for years to come.



01



02



03



04



05



06



07



08

- 01 X The Condominium /// Jarvis & Charles
- 02 The Morgan /// Richmond & Spadina
- 03 Saint James /// King & Jarvis
- 04 The Hudson /// King & Spadina
- 05 X2 Condos /// Jarvis & Charles
- 06 Charlie /// King & Spadina
- 07 18 Yorkville /// Yonge & Yorkville
- 08 One Bloor /// Yonge & Bloor

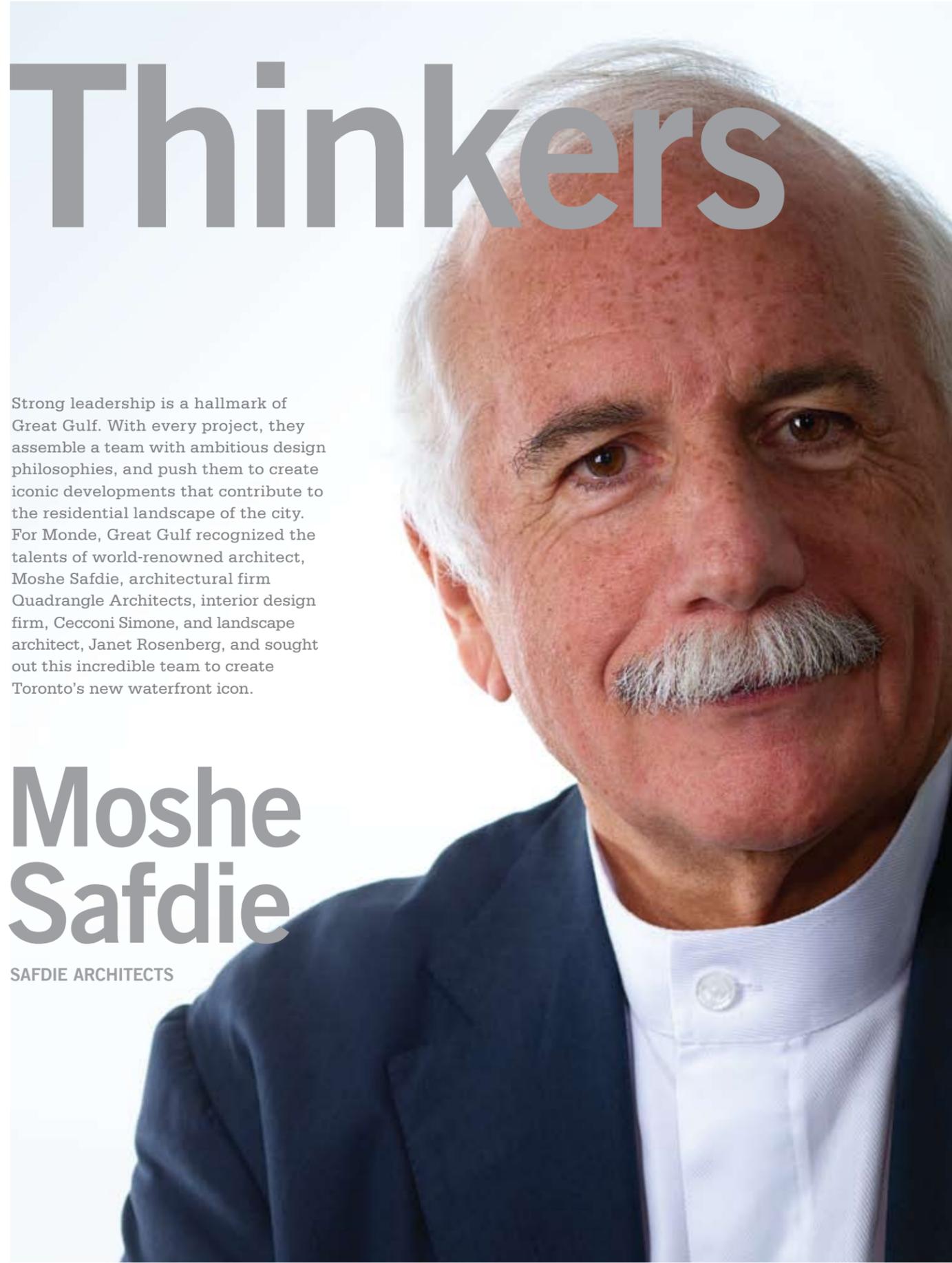
[not shown]  
 The Regency /// Bloor & Royal York  
 Pace /// Dundas & Jarvis  
 One Sherway /// Highway 427 & QEW

# Thinkers

Strong leadership is a hallmark of Great Gulf. With every project, they assemble a team with ambitious design philosophies, and push them to create iconic developments that contribute to the residential landscape of the city. For Monde, Great Gulf recognized the talents of world-renowned architect, Moshe Safdie, architectural firm Quadrangle Architects, interior design firm, Cecconi Simone, and landscape architect, Janet Rosenberg, and sought out this incredible team to create Toronto's new waterfront icon.

## Moshe Safdie

SAFDIE ARCHITECTS



In 1967 Moshe Safdie, a relatively unknown architect, wowed the world with Habitat '67, the realization of his graduate thesis as a student of architecture at McGill University. Habitat, which formed the central feature of the World's Fair, became a 20th century icon of utopian living, and today, Safdie and his eponymous architectural firm continue to create some of the most visually striking and architecturally spirited buildings in the world.

Safdie's long relationship with Canada began when his family immigrated to Montreal from Haifa, Israel, in 1958. Throughout his career as a world-renowned architect, Safdie has designed some of the country's best-known buildings, including the National Gallery of Canada, Vancouver Library Square, Montreal Museum of Fine Arts, Habitat '67 and the newly updated Terminal 1 at Toronto's Pearson International Airport. According to a recent CBC profile on Safdie, "millions of Canadians experience the power of his architecture daily." And now with Monde, even more people will be able to include a piece of his visionary design into their everyday home life.

When approaching this world-class project, Safdie Architects pursued the same six principles that guide all their design; Shaping the Public Realm, Architecture with a Purpose, Responding to the Essence of Place, Architecture that is Buildable, Building Responsibly and Humanizing the Megascale. They sought to create a meaningful, vital and inclusive social space that would play a larger civic role in enriching the community. "We're making a building that respects the street," Safdie said, speaking directly to the firm's principle of creating solutions that respond to the contextual characteristics of landscape, cultural heritage and contemporary life. Safdie had a vision that each space would have "an outdoor space where you can walk out, put a couple of chairs, have a cup of coffee, enjoy the weather [and] look at the lake." That vision translated into a design with transparency that gives stunning views of the lake and the city both to the east and to the west.

Marina Bay Sands Resort Singapore.



### QUADRANGLE ARCHITECTS LTD.

Quadrangle Architects Limited is an award-winning, Toronto-based firm that has worked on numerous residential and commercial projects around the world. Quadrangle is committed to design as an evolving process of investigating, testing and communicating. They create exceptional design that not only lives as a finished building, but also as a contribution to its environment, its users and the city.

### CECCONI SIMONE INC.

Anna Simone is barely 5 foot 2, but this tiny design powerhouse packs a fiery punch. She and partner Elaine Cecconi (the yin to Simone's yang), make up the design duo that helm Cecconi Simone Inc., one of the world's leading firms for contemporary interior design. Throughout their 29 years of practice, the staff of 40 has created inspiring spaces in Canada and the U.S., as well as international sites in Italy, Dubai, Qatar, Abu Dhabi, India and mainland China. While working on Monde, the firm embraced the spirit of collaboration, using Safdie's architecture as the inspiration for interiors that are uniquely architectural and geometric, and connect people to the city and to nature.

### JANET ROSENBERG + ASSOCIATES

In 2013, Janet Rosenberg + Associates will celebrate their 30th anniversary as one of Canada's most highly regarded landscape architecture firms. Aside from their numerous awards and published works, the firm's true pride is their impressive portfolio of exquisite landscape masterpieces. Monde is one of the latest projects added to the list and represents Rosenberg's goal for true four seasons living for Toronto residents. Treating neighbouring Sherbourne Common park as the "front door, the great lawn, the great plaza in front of the building," Rosenberg created an unbreakable bond between Monde and the surrounding environment.

Waterfront Toronto, the largest urban revitalization project in North America, will reconnect people to the waterfront with a vibrant, master-planned community for live, work and play.

# Waterfront



Sherbourne Common is an expression of outdoor space in an urban environment. Green space combines with a splash pad/skating rink, a pavilion, a café and dramatic nine-metre concrete fountains. As Monde's figurative front lawn, the park provides beautiful views, vibrant social space and public art in 21st century style.

Using innovative approaches to sustainable development, urban design, real estate development and technology infrastructure, Waterfront Toronto promises to transform the city's waterfront into a first-class destination. And in doing so, redefine how the world sees the city, the province and Canada as a whole. Welcome to the New Blue Edge.

Aerial view of East Bayfront.



Kilometres of boardwalk run along Lake Ontario through the Waterfront Toronto community. They're the perfect spot for a morning jog or an evening stroll.



Opened in August 2010, Sugar Beach is an unexpected touch of the tropics in downtown Toronto. Its two acres are divided into an urban beach, a public plaza and a tree-lined promenade. The beach is dotted with bright pink umbrellas and beach chairs, fully appreciated by sun-seeking urbanites.



The new Canadian headquarters for media giant, Corus Entertainment, is next to the state-of-the-art Waterfront Health Sciences Centre campus for George Brown College. Creative employees at Corus Quay will create a thriving business community, and George Brown students will join when classes start in September 2012.

From parks with urban flair, to chic beach scenes, we've tracked down the sweet spots, steps from your new home. Vibrant retail at Monde will add even more excitement, with new places to eat, shop and see.

# Community



A view of the Financial District.



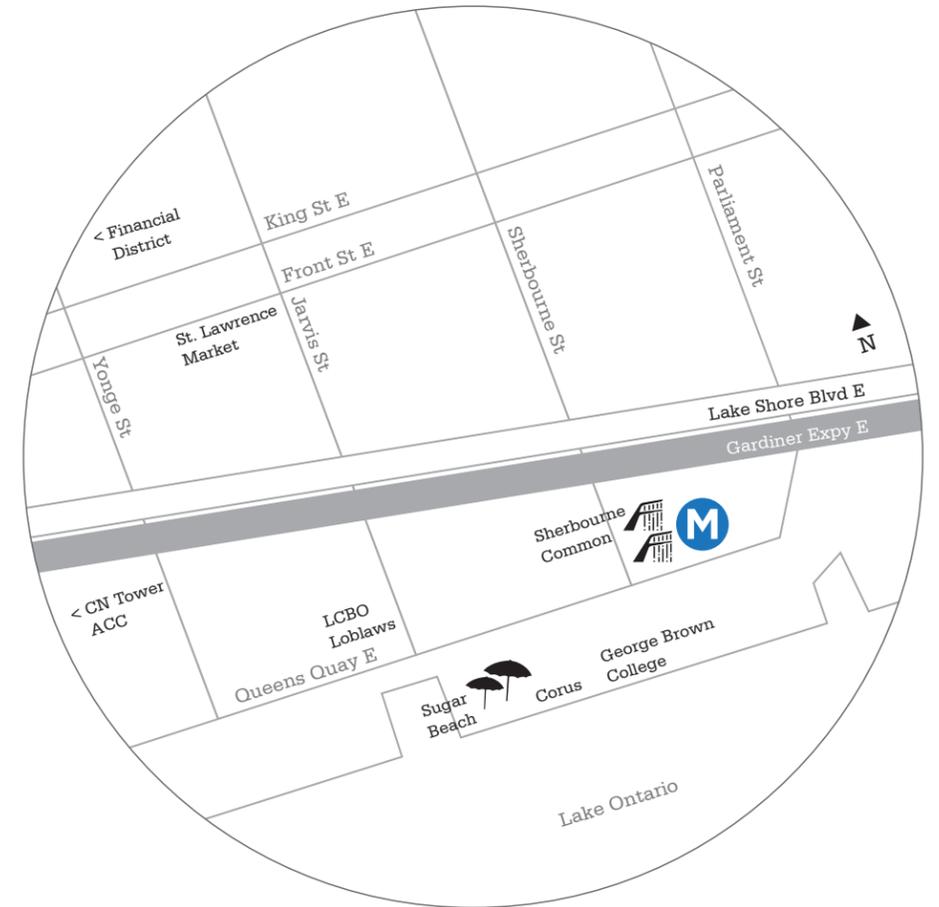
Explore art in the Distillery District.



Pick up dinner on your way home.



Design inspiration.



Enjoy a game at the Rogers Centre.



Grab a bite at Corus Quay's Against the Grain.



Bike on the Martin Goodman Trail.



Splash around at Sugar Beach.



Great finds for your new home.



Weekend brunch.



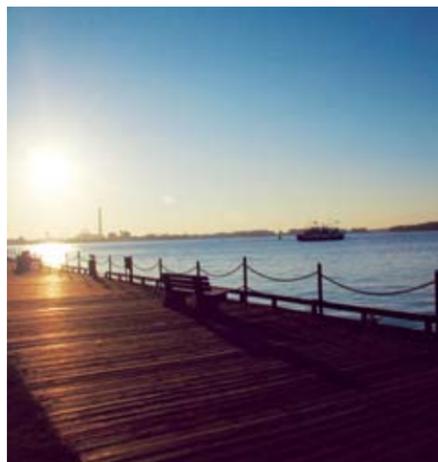
Get out on the water.



Set off for adventure from the Island Airport.



Window shop in the King E. Design District.



Sunrise on the boardwalk.



Stay active through all four seasons.



Bon appétit.



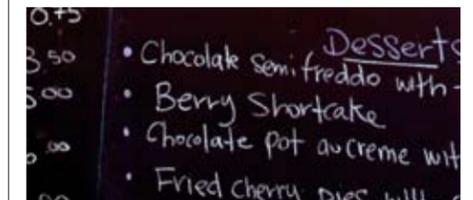
Always fresh at St. Lawrence Market.



Enjoy summer on a local patio.



Take in a show.



Today's specials.

# Scene

Views look out over the green space, water channel and sculptures of Sherbourne Common, the neighbourhood's signature park directly beside Monde. Beyond, the towers of downtown, the heritage laneways of the Distillery District, the new pedestrian boardwalk and Lake Ontario complete the scene.



Actual view south  
from the 40th floor.



Actual view west from the 35th floor.

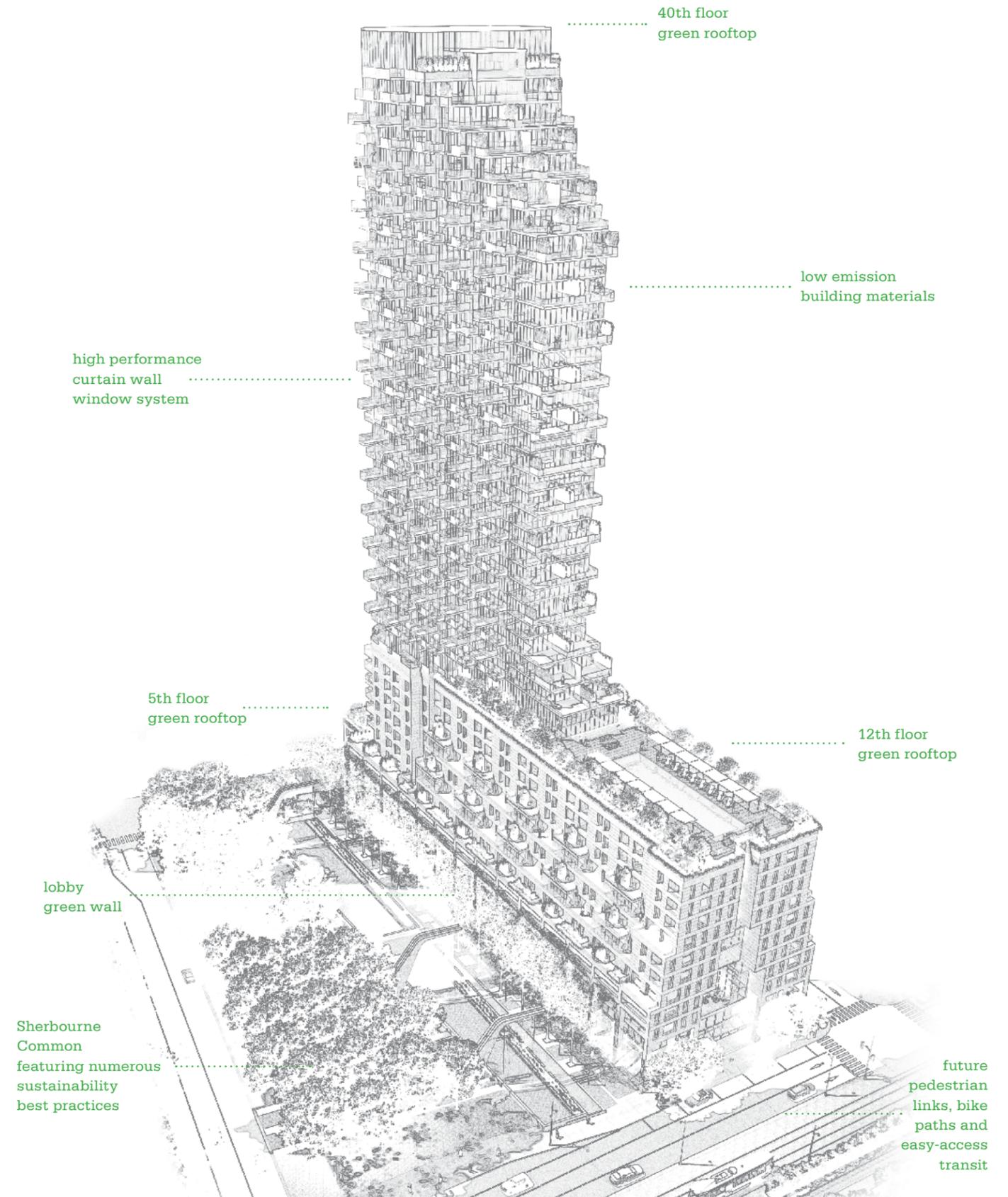
# Sustainable

The team behind Monde gave careful consideration to every last detail when creating this world-class building. This attention to detail has helped Monde become one of only a handful of residential buildings in Canada targeting LEED Gold certification, an accomplishment that makes Great Gulf, and the entire team, extremely proud.

Eco-friendly materials have been carefully selected and sourced in a light colour palette that does not absorb excessive heat. All materials, including paints, sealants and flooring, are low emission, creating fresher air. Rainwater harvesting helps nourish green rooftops on the 5th, 12th and 40th levels, and these rooftops, in turn, help clean the air and lower atmospheric temperatures.

In the lobby, a living green wall, featuring a variety of plant species and greenery, improves air quality, reduces noise pollution and creates a calming effect for residents and guests. This green wall, as well as the rest of Monde's architecture, has been built to premium construction standards that help preserve the delicate balance between architecture and nature.

In addition to sustainable materials, Monde is also situated to take advantage of a sustainable lifestyle. Future pedestrian links, bike paths and transit facilities, will make it easier to get virtually anywhere in downtown Toronto. Easy-access transit will reduce the number of cars in East Bayfront, making it a friendlier place for pedestrians, cyclists and the environment.



# Experience



Life at Monde is designed for the person who appreciates an outdoor swim as much as their favourite neighbourhood pub. Every amenity is carefully considered and designed to maximize the lifestyle preferences of residents. An outdoor pool and garden, and indoor fitness and spa space, are only some of the luxurious touches that make up the 19,000 square feet of amenities that occupy the entire 12th floor. Vibrant ground floor retail and access to a new pedestrian boardwalk, fronting the lake, cater to people with a variety of interests. New broadband infrastructure from Beanfield provides internet service that's 100 times faster than anywhere in the city. This is truly a community for the 21st century.

- |                               |                             |                               |
|-------------------------------|-----------------------------|-------------------------------|
| 01 Negative-Edge Outdoor Pool | 10 Men's Steam Room         | 19 Women's Sauna              |
| 02 Outdoor Lounge and Firepit | 11 Billiard Room            | 20 Women's Experience Shower  |
| 03 Kinesis Training Room      | 12 Fireside Lounge          | 21 Women's Hot Plunge         |
| 04 Yoga & Pilates Studio      | 13 Indoor/Outdoor Fireplace | 22 Women's Indoor Garden      |
| 05 Men's Change Room Lounge   | 14 Outdoor Bar              | 23 Women's Change Room Lounge |
| 06 Men's Indoor Garden        | 15 Kitchen/Bar              | 24 Cardio & Weights Studio    |
| 07 Men's Experience Shower    | 16 Dining/Cyber Café        | 25 Pool Deck/Cabanas          |
| 08 Men's Hot Plunge           | 17 Sports Room/Lounge       |                               |
| 09 Men's Sauna                | 18 Women's Steam Room       |                               |



Outdoor lounge and firepit  
with sparkling city view.



Negative-edge pool overlooking the city and lake.



Poolside cabanas.



Outdoor lounge for dining al fresco.



Relaxing fireside lounge.

# Intelligent Living

Monde is a member of the “Intelligent Community” at Waterfront Toronto, an open-access network that provides internet speeds 100 times faster than anywhere else in the city.

Serviced by Beanfield Condoconnect, a Toronto-based telecommunications company that has been providing commercial technology solutions for over 20 years, the “Intelligent Community” will be one of the top seven most sophisticated systems in the world.

Through Beanfield service, Monde residents will experience 100Mb upload and download speeds, and will also have access to home phone and IPTV services. In addition, subscribers will be part of an innovative, custom-designed community portal that allows users to interact in a community blog, manage and pay utility bills, book common elements such as party rooms or visitor parking spaces, and view live video feeds of the Waterfront area.

The “Intelligent Community” will promote economic growth and sustainable development in East Bayfront and will help Monde lead the way, not only in architecture and design, but in leading-edge technology performance as well.

# Interiors



Contemporary, custom-designed Cecconi Simone kitchen with display shelving, seating area and work surface.



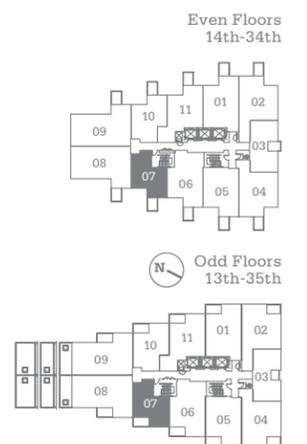
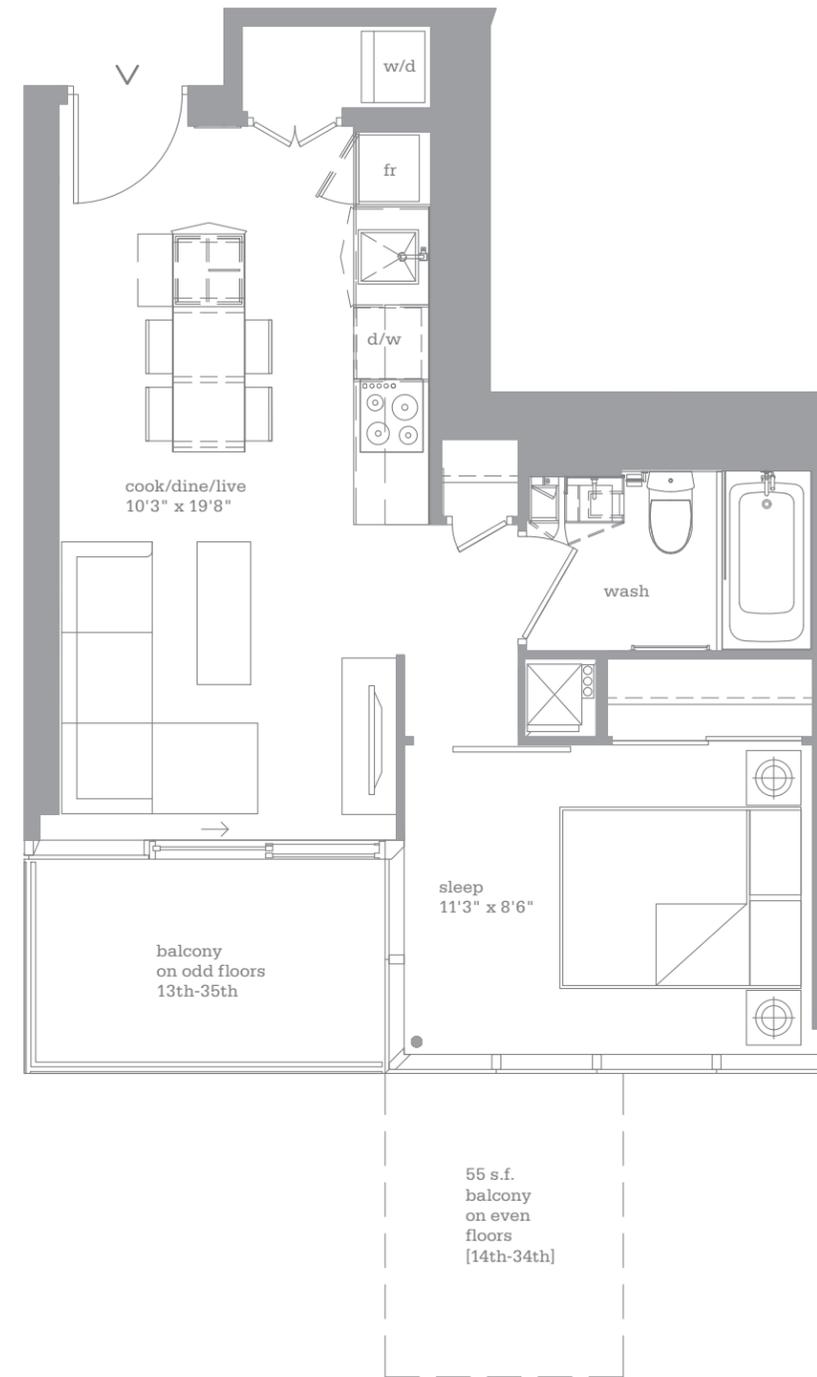
Spacious living area finished with a minimalist palette of natural materials. Floor-to-ceiling windows offer expansive views.



Custom Corian sink and vanity, accented by a vertical storage cabinet.

# Tower Suites

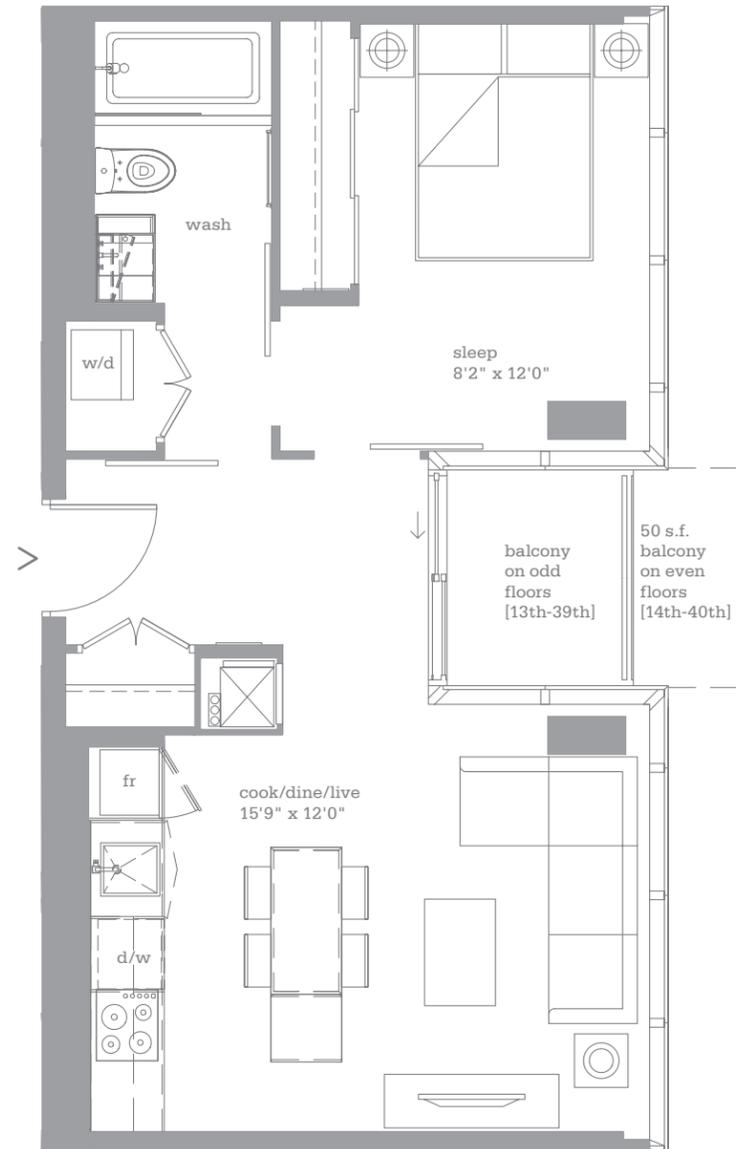
AN INTELLIGENT LIFE.



**TOWER SUITE**  
**ONE BEDROOM**

Suite: 483 s.f.  
 Balcony: 59 s.f.  
 Total: 542 s.f.

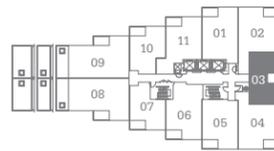
**1B**



Even Floors  
14th-40th

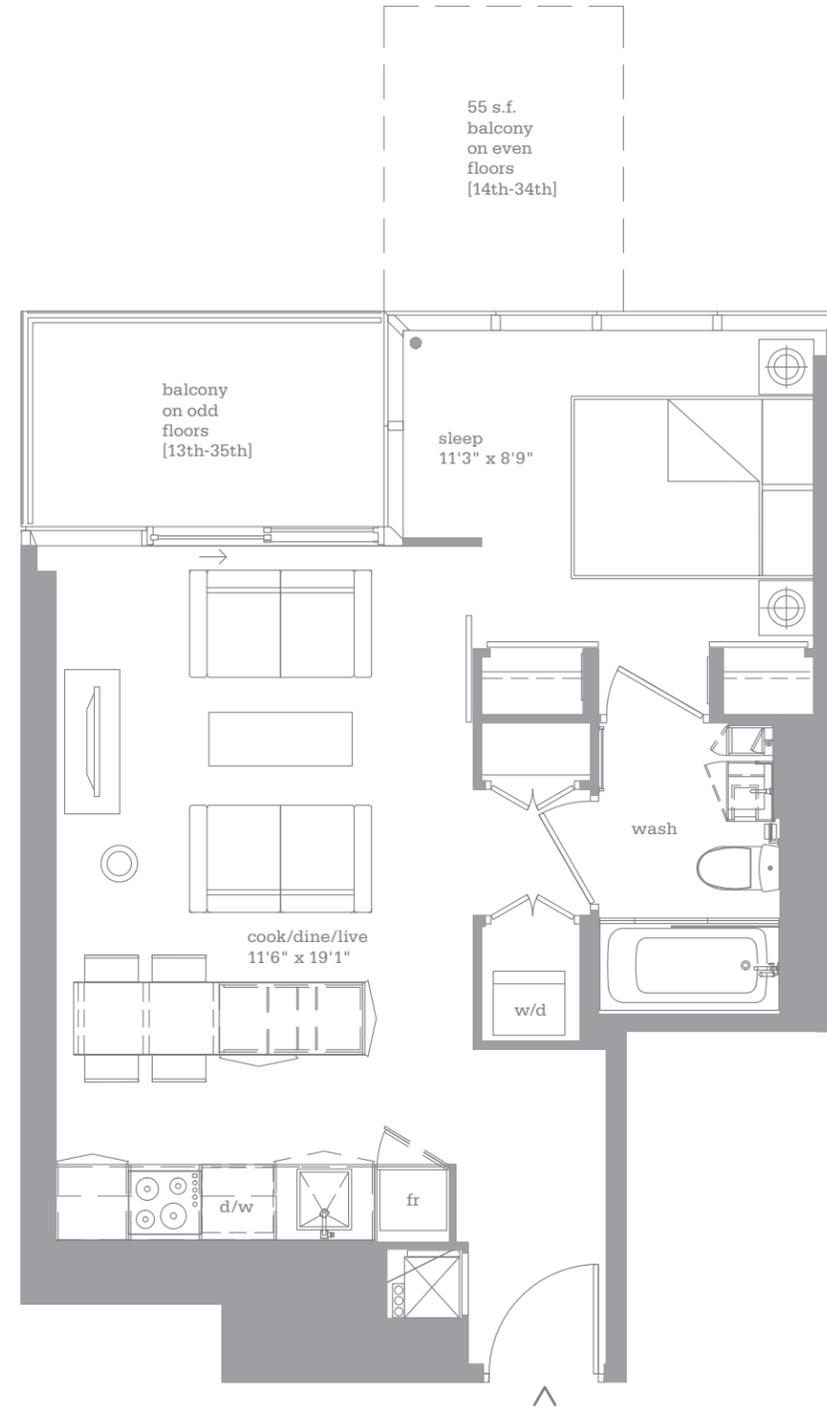


Odd Floors  
13th-39th



**TOWER SUITE**  
**ONE BEDROOM**

**1A** Suite: 523 s.f.  
Balcony: 32 s.f.  
Total: 555 s.f.



Even Floors  
14th-34th



Odd Floors  
13th-35th

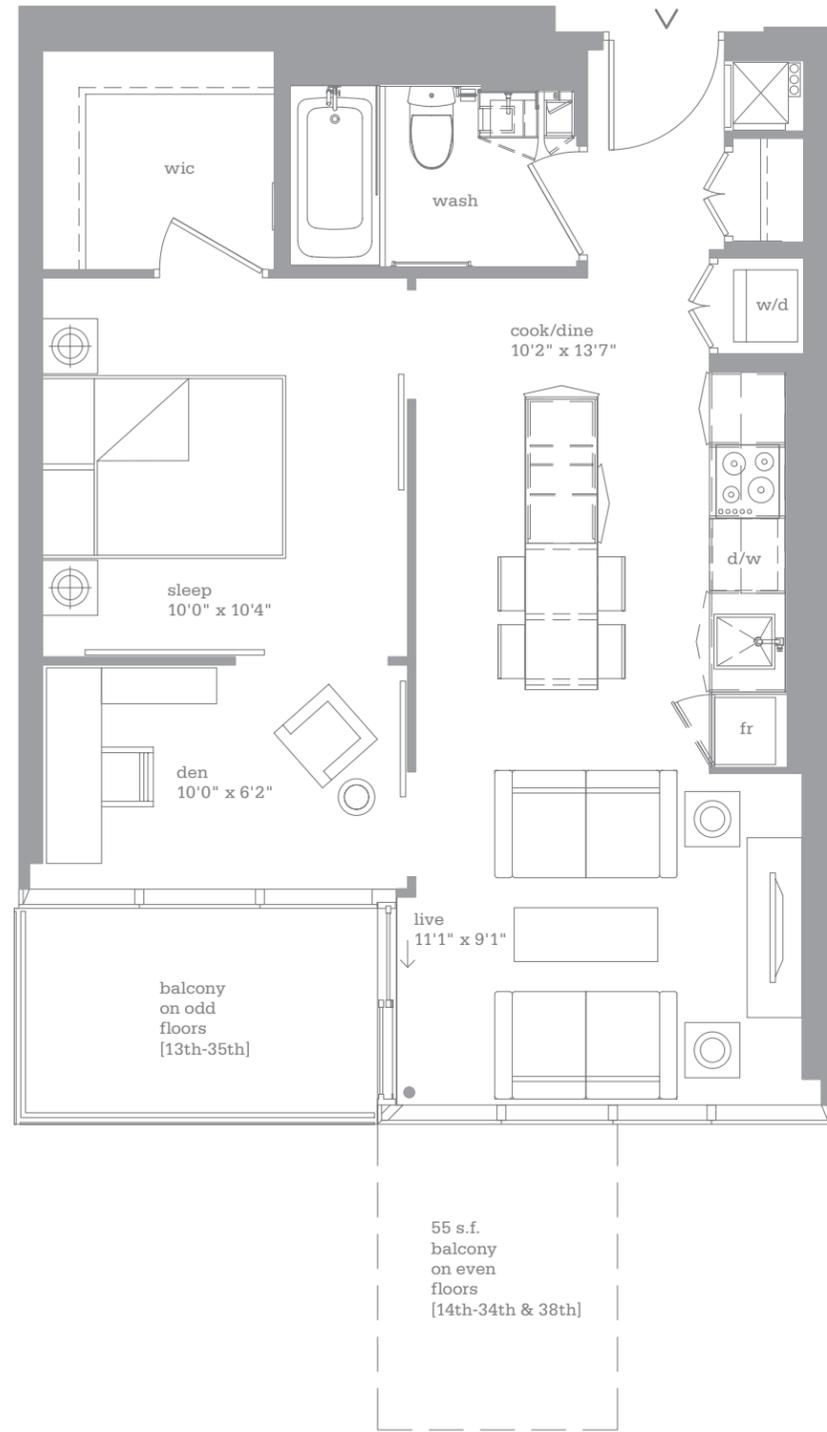


**TOWER SUITE**  
**ONE BEDROOM**

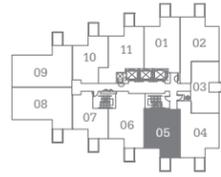
**1C** Suite: 527 s.f.  
Balcony: 59 s.f.  
Total: 586 s.f.

Actual useable floor space varies from stated floor area. All furniture is for illustrative purpose only. Balcony dimensions and configurations based on location and level. All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E.

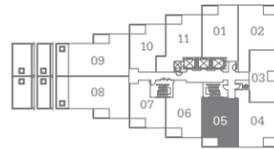
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Even Floors  
14th-34th & 38th

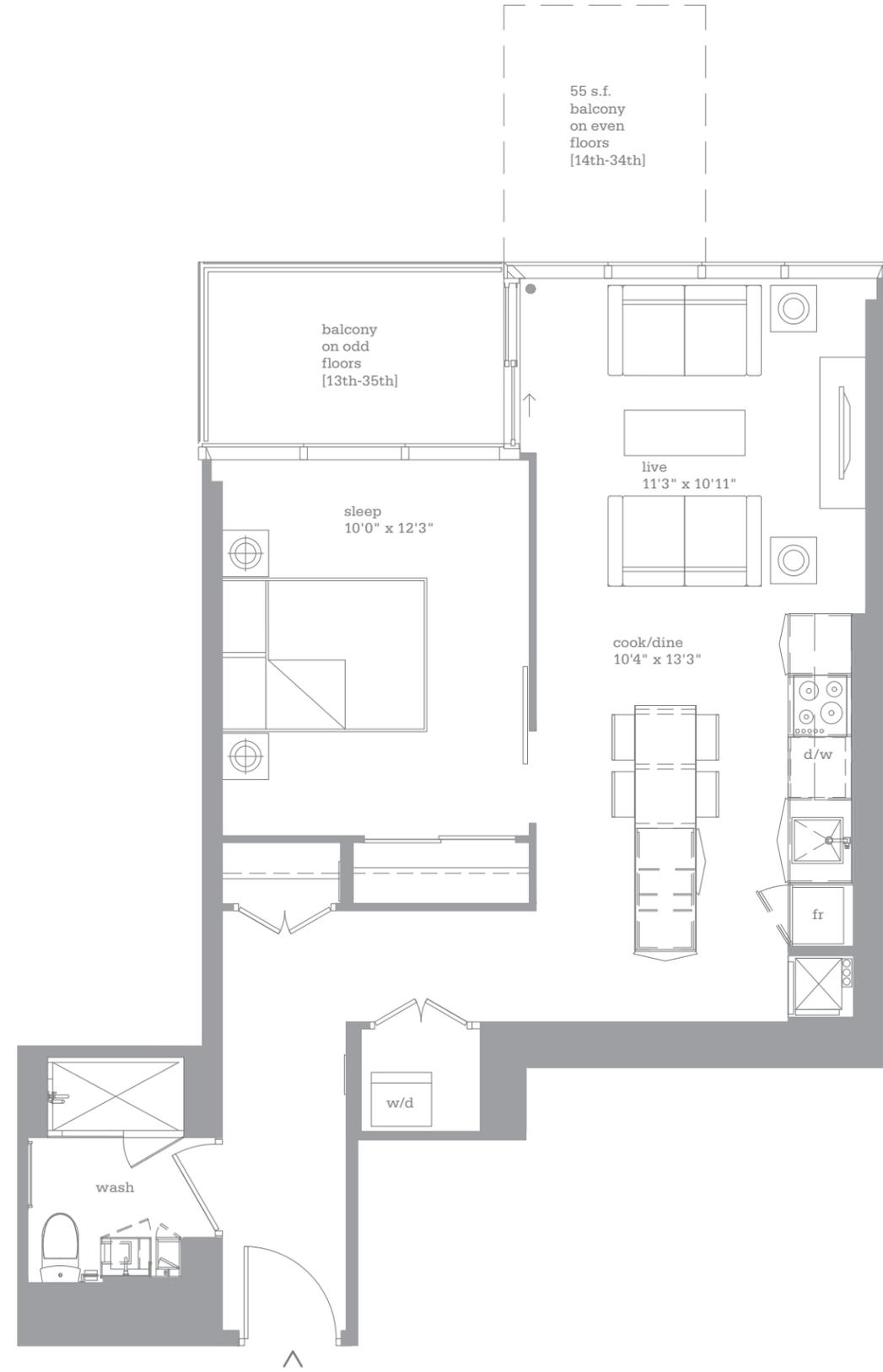


Odd Floors  
13th-35th

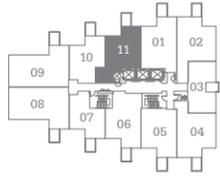


**TOWER SUITE**  
**ONE BEDROOM PLUS DEN**

**1D-D** Suite: 620 s.f.  
Balcony: 59 s.f.  
Total: 679 s.f.



Even Floors  
14th-34th



Odd Floors  
13th-35th

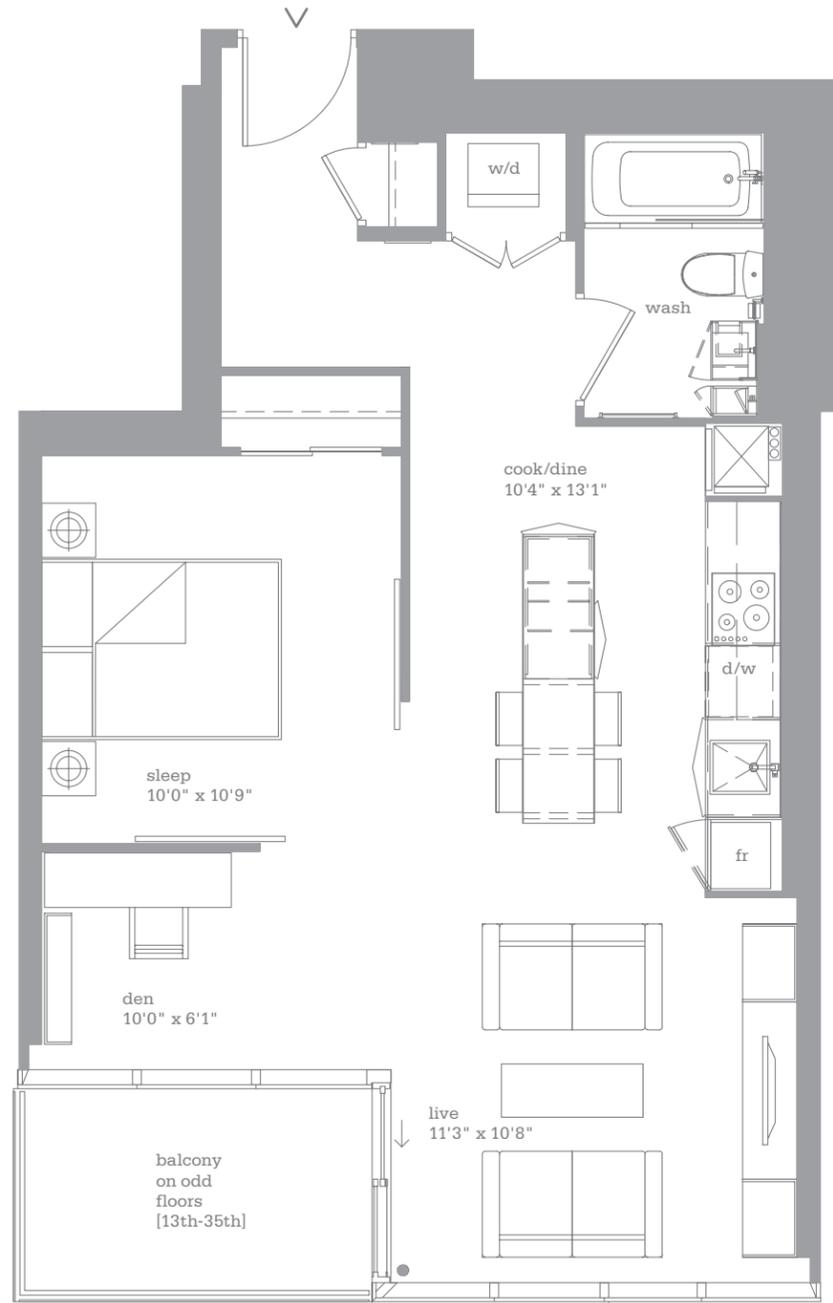


**TOWER SUITE**  
**ONE BEDROOM**

Suite: 644 s.f.  
Balcony: 59 s.f.  
Total: 703 s.f. **1D**

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Even Floors  
14th-34th



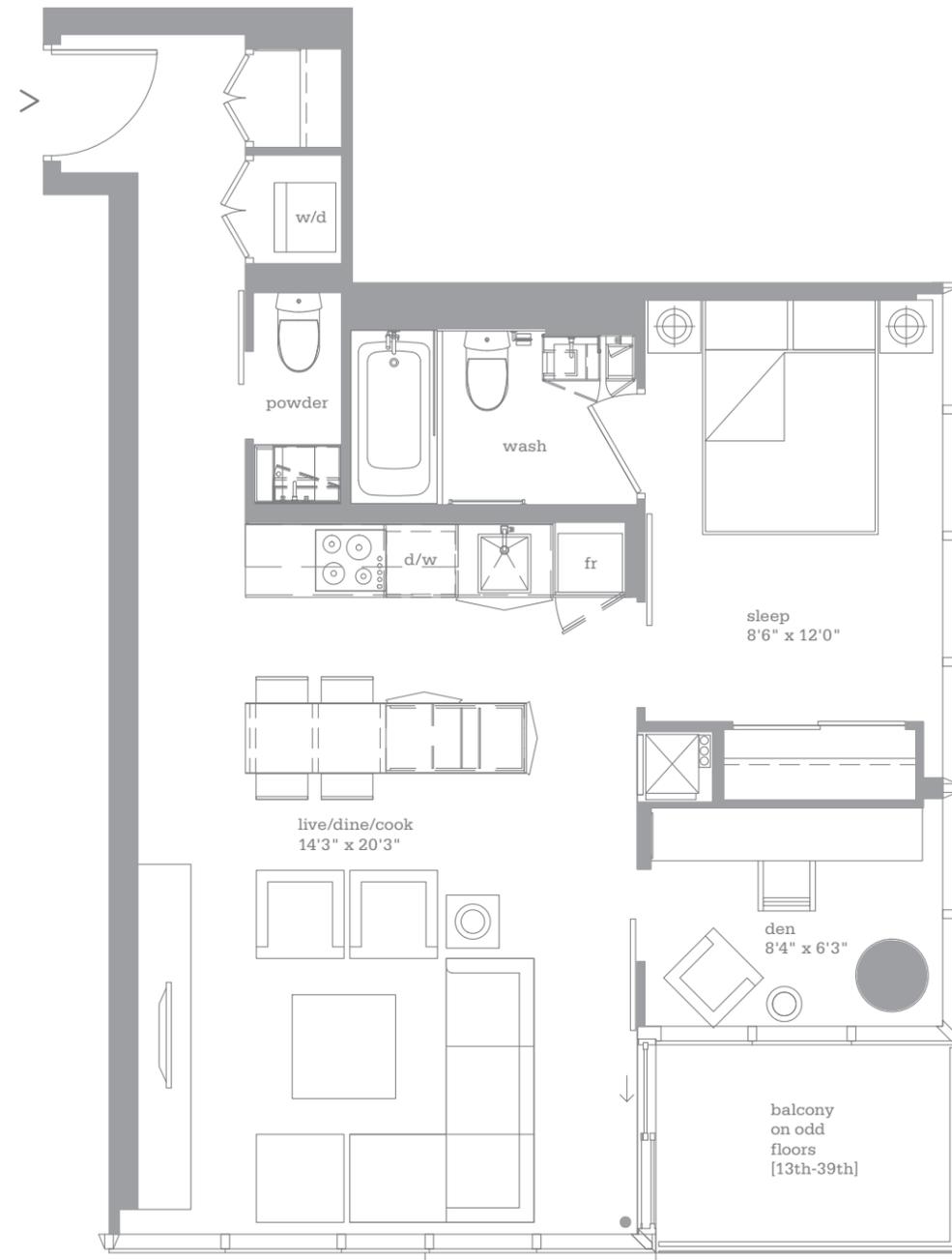
Odd Floors  
13th-35th



**TOWER SUITE**  
**ONE BEDROOM PLUS DEN**

**1D-E** Suite: 671 s.f.  
Balcony: 59 s.f.  
Total: 730 s.f.

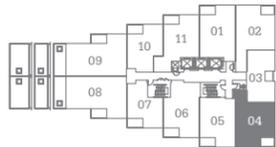
55 s.f.  
balcony  
on even  
floors  
[14th-34th]



Even Floors  
14th-40th



Odd Floors  
13th-39th



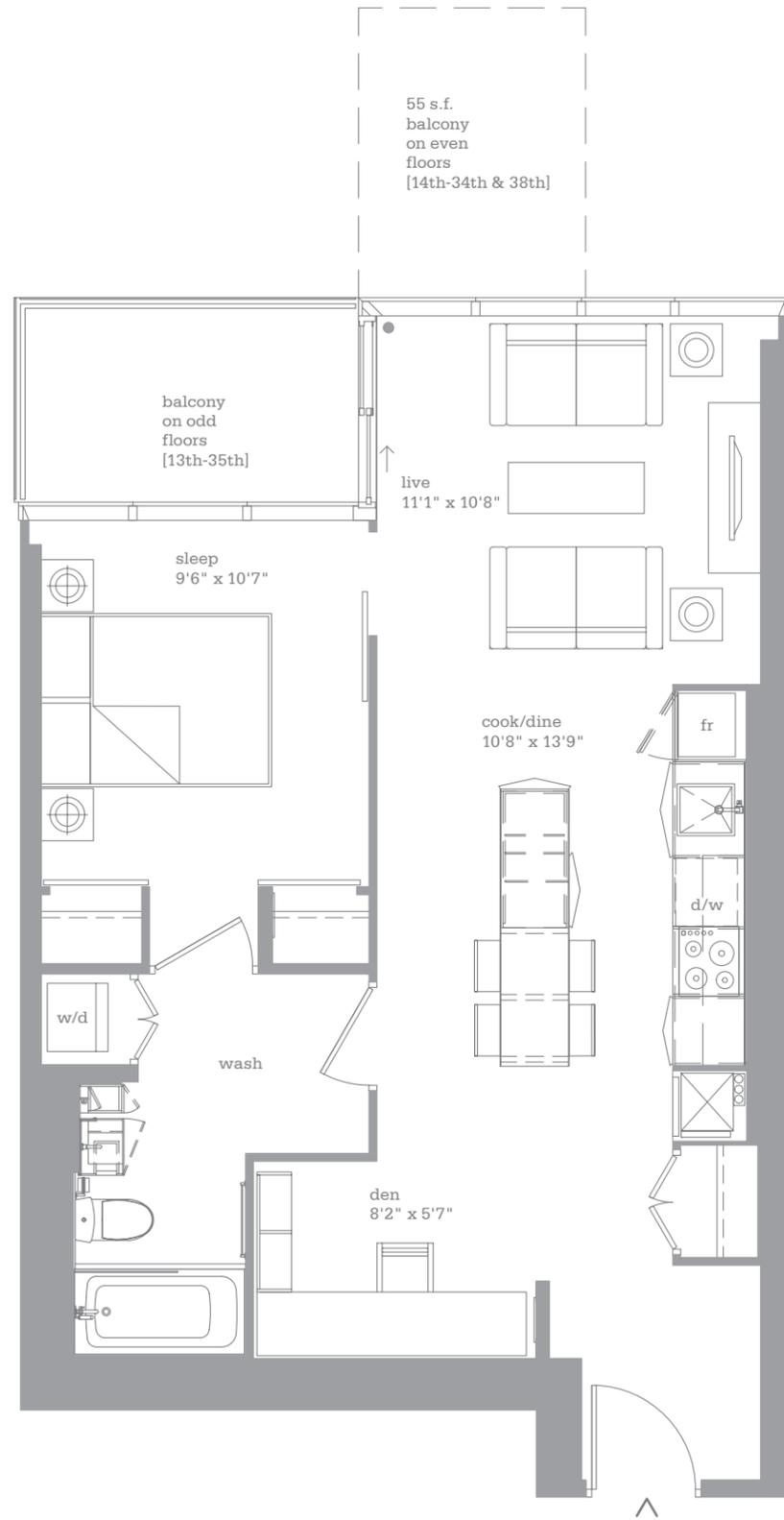
**TOWER SUITE**  
**ONE BEDROOM PLUS DEN**

Suite: 682 s.f.  
Balcony: 51 s.f.  
Total: 733 s.f. **1D-C**

55 s.f.  
balcony  
on even  
floors  
[14th-40th]

Actual useable floor space varies from stated floor area. All furniture is for illustrative purpose only. Balcony dimensions and configurations based on location and level. All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E.

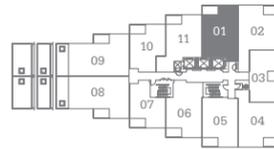
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Even Floors  
14th-34th & 38th

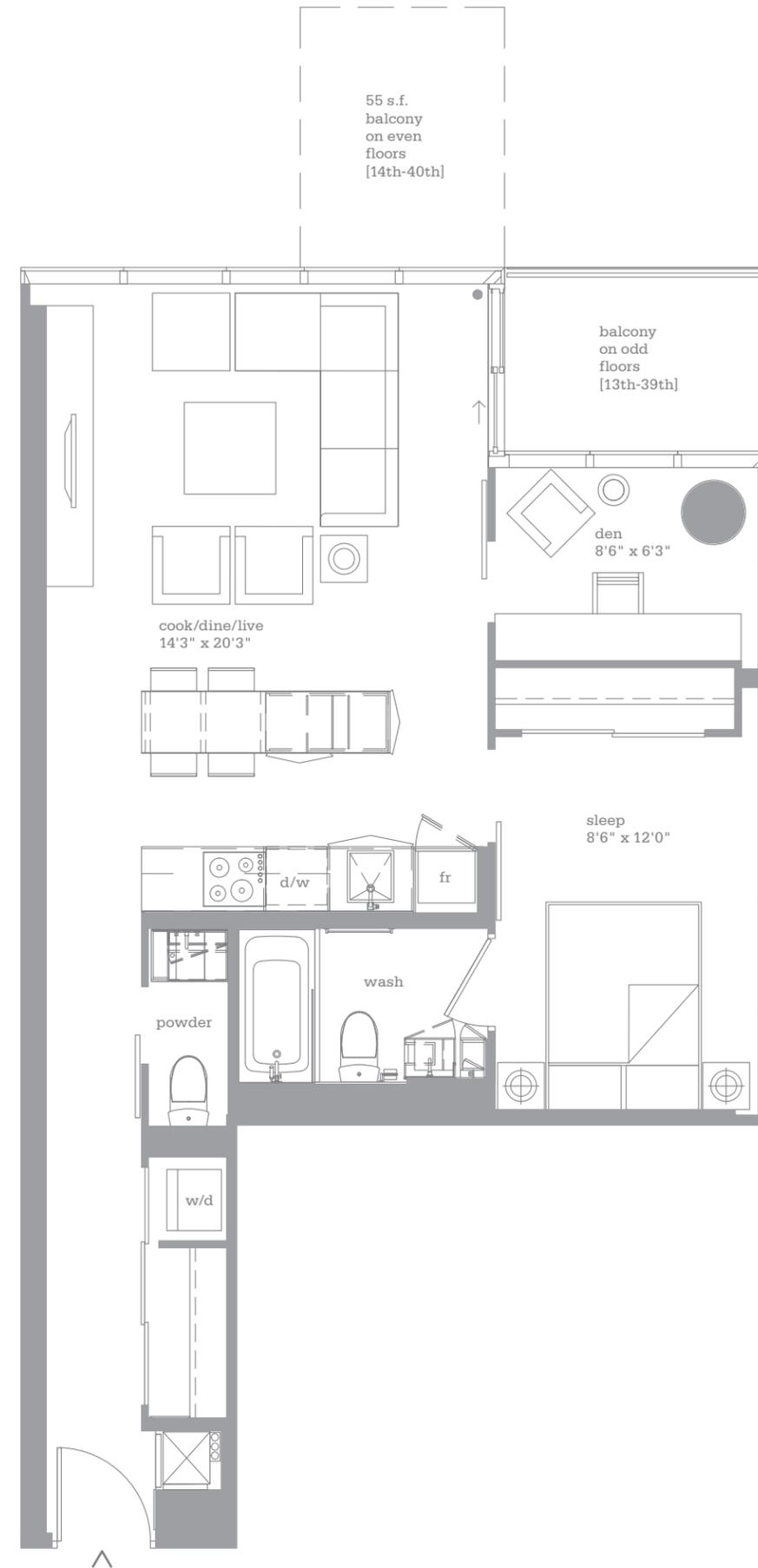


Odd Floors  
13th-35th



**TOWER SUITE**  
ONE BEDROOM PLUS DEN

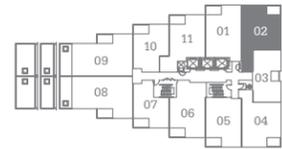
**1D-A** Suite: 677 s.f.  
Balcony: 59 s.f.  
Total: 736 s.f.



Even Floors  
14th-40th



Odd Floors  
13th-39th



**TOWER SUITE**  
ONE BEDROOM PLUS DEN

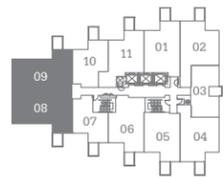
Suite: 712 s.f.  
Balcony: 51 s.f.  
Total: 763 s.f. **1D-B**

Actual useable floor space varies from stated floor area. All furniture is for illustrative purpose only. Balcony dimensions and configurations based on location and level. All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E.

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Even Floors  
16th-34th

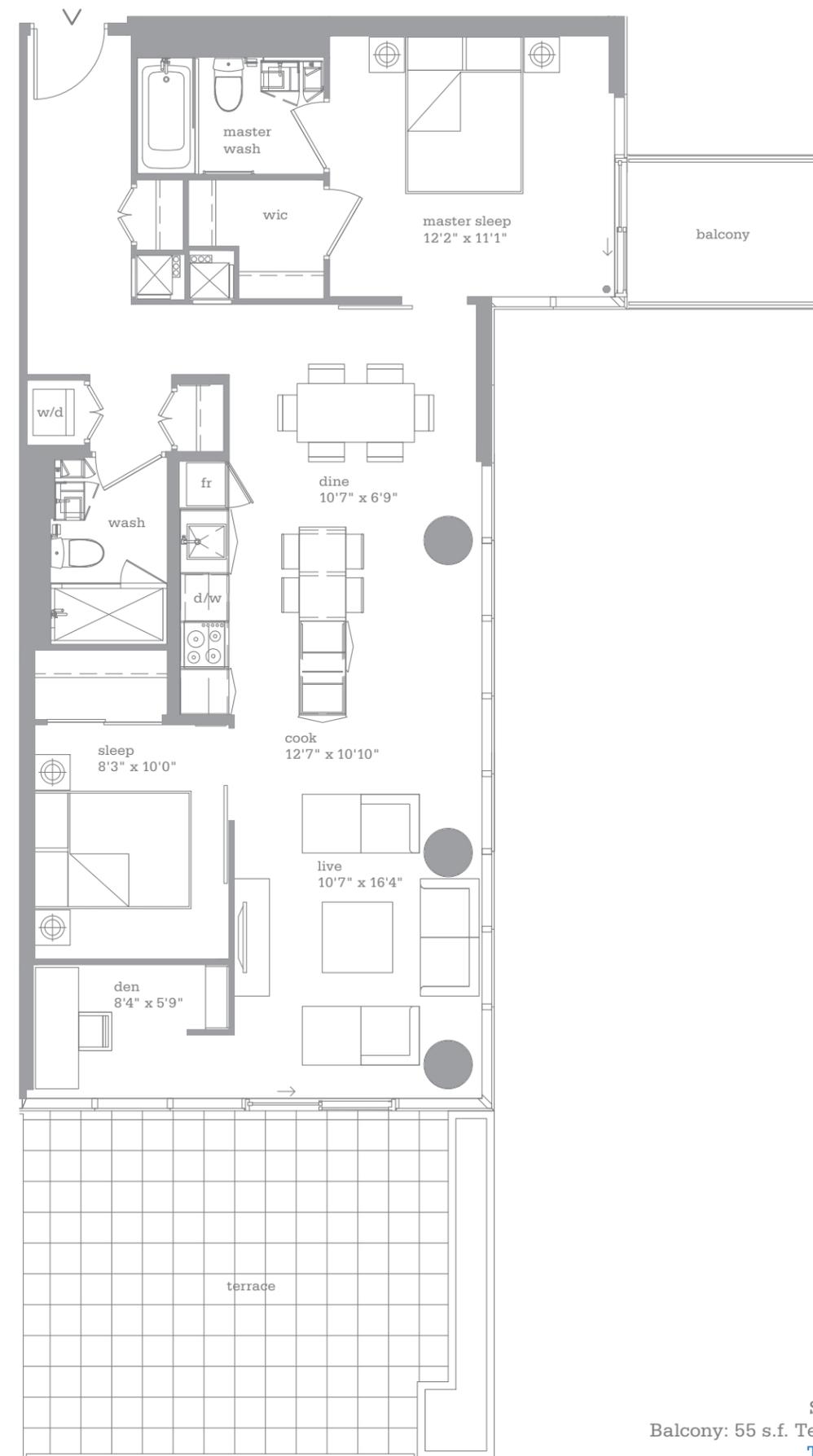


Odd Floors  
15th-35th

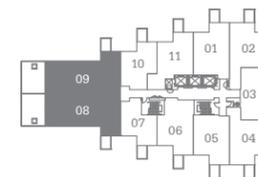


**TOWER SUITE**  
**TWO BEDROOM**

**2A** Suite: 830 s.f.  
Balcony: 160 s.f. + 59 s.f.  
Total: 1049 s.f.



14th Floor



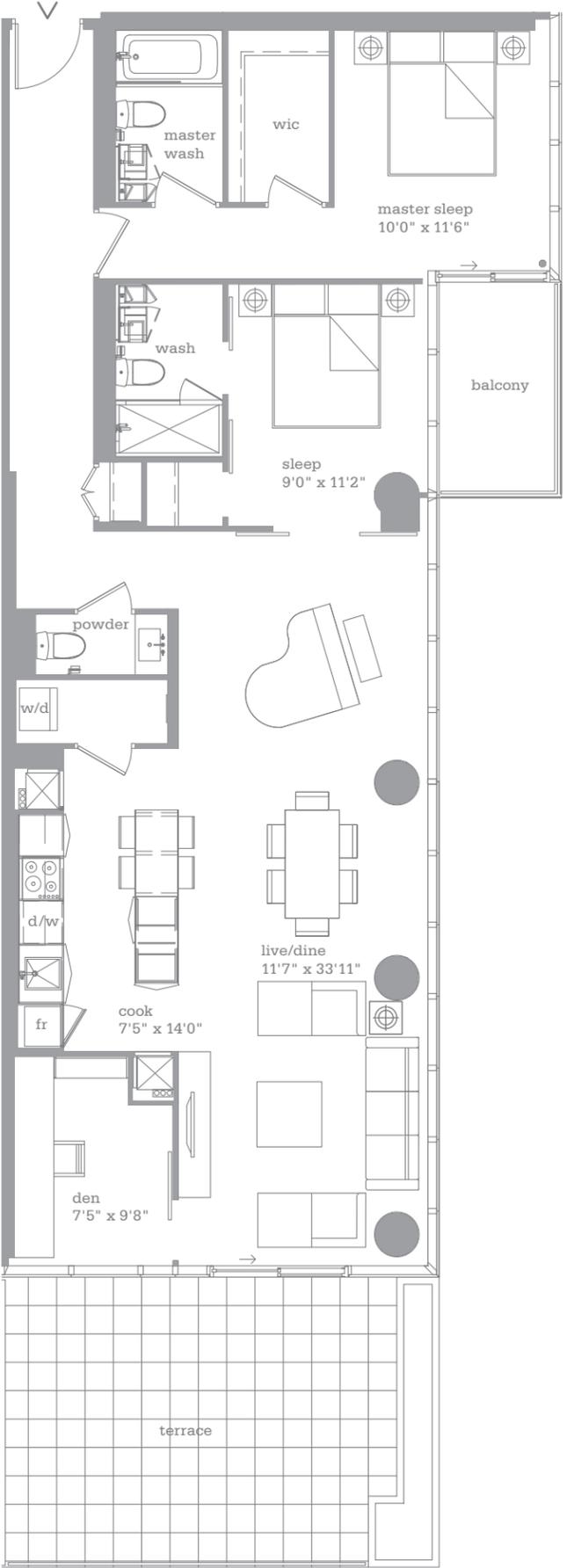
**TOWER SUITE**  
**TWO BEDROOM PLUS DEN**

Suite: 1013 s.f.  
Balcony: 55 s.f. Terrace: 300 s.f.  
Total: 1368 s.f. **2D-B**

Actual useable floor space varies from stated floor area. All furniture is for illustrative purpose only. Balcony dimensions and configurations based on location and level. All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E.

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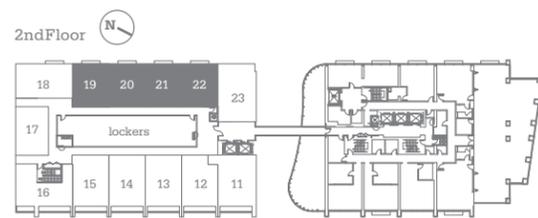
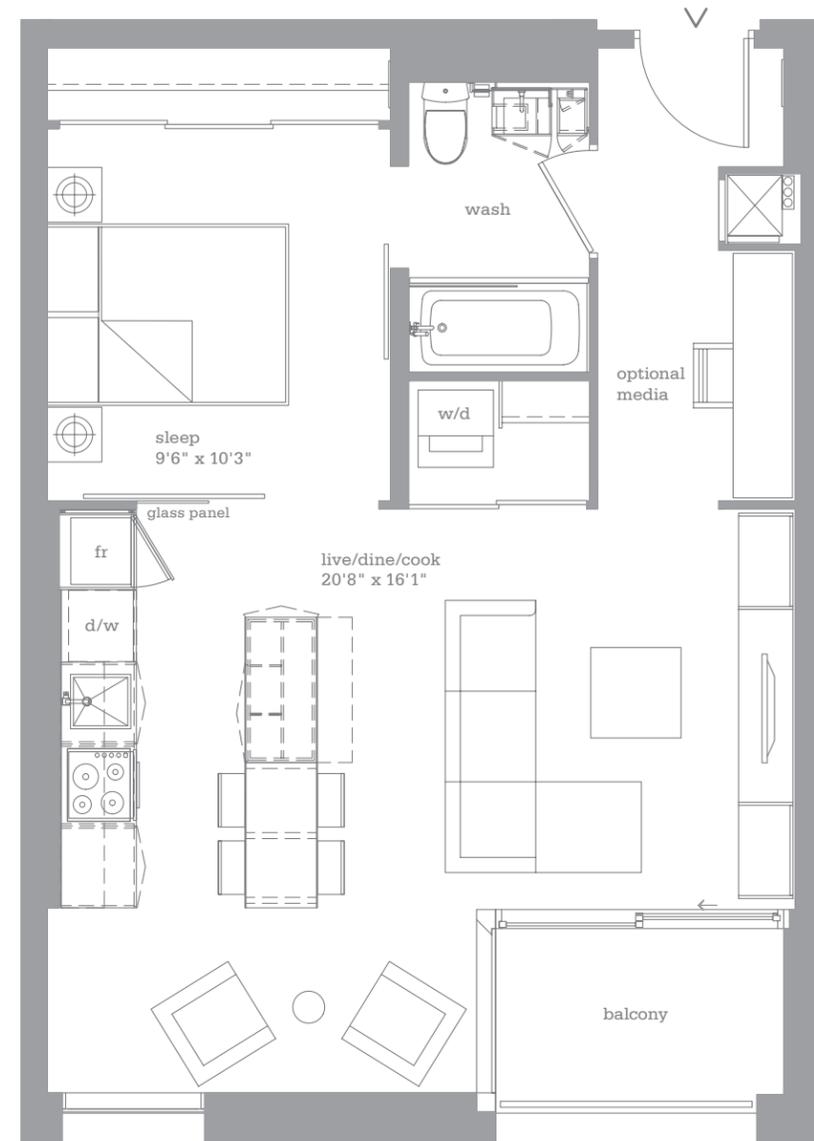
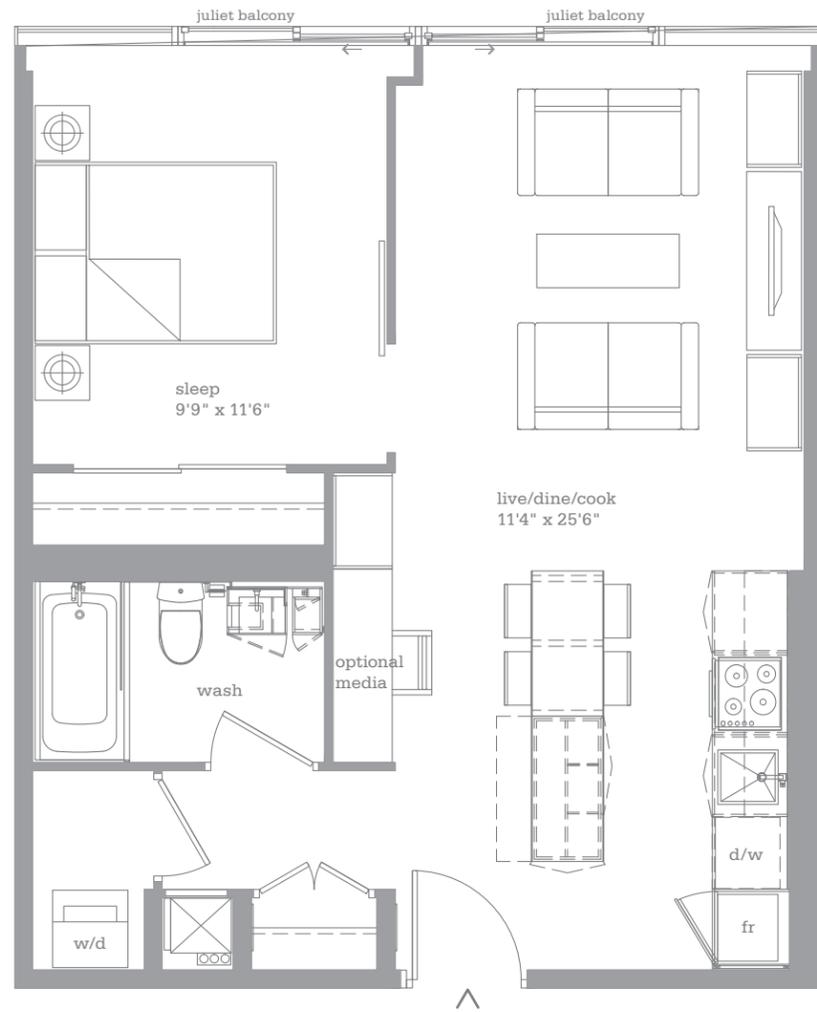
# City Suites



**TOWER SUITE**  
**TWO BEDROOM PLUS DEN**

**2D-A** Suite: 1253 s.f.  
 Balcony: 59 s.f. Terrace: 272 s.f.  
 Total: 1584 s.f.

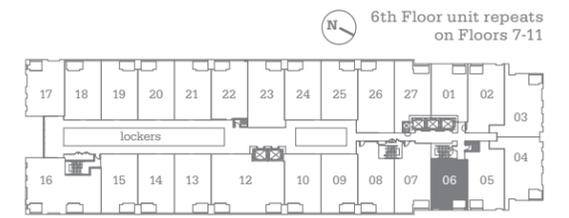
Actual useable floor space varies from stated floor area. All furniture is for illustrative purpose only. Balcony dimensions and configurations based on location and level. All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E.



**CITY SUITE  
ONE BEDROOM**

**A1** Suite: 591 s.f.  
Total: 591 s.f.

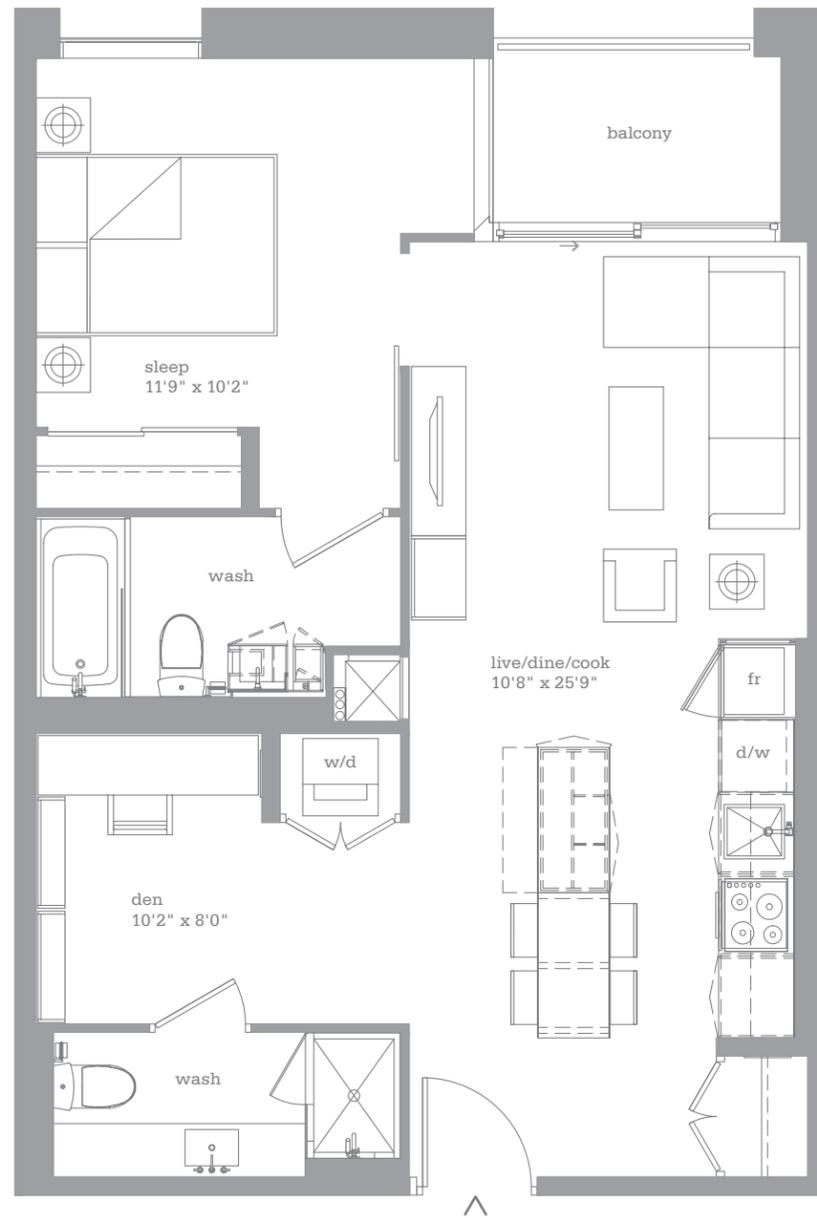
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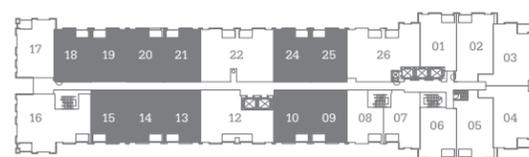
**CITY SUITE  
ONE BEDROOM**

Suite: 654 s.f.  
Balcony: 40 s.f.  
Total: 694 s.f. **B1**

Actual useable floor space varies from stated floor area. All furniture is for illustrative purpose only. Balcony dimensions and configurations based on location and level. All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E.



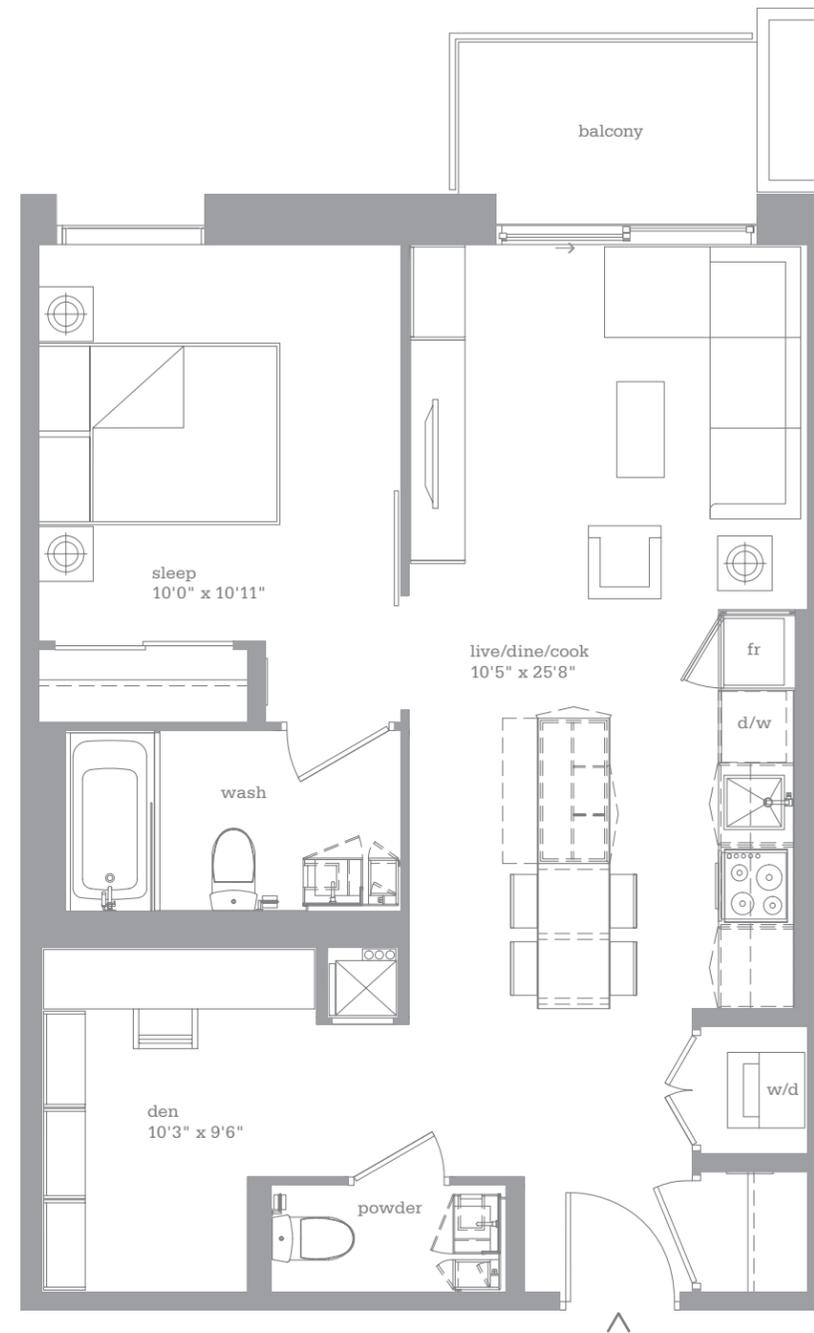
10th Floor



**CITY SUITE**  
ONE BEDROOM PLUS DEN

**D-C1** Suite: 681 s.f.  
Balcony: 40 s.f.  
Total: 721s.f.

Actual useable floor space varies from stated floor area. All furniture is for illustrative purpose only. Balcony dimensions and configurations based on location and level. All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E.



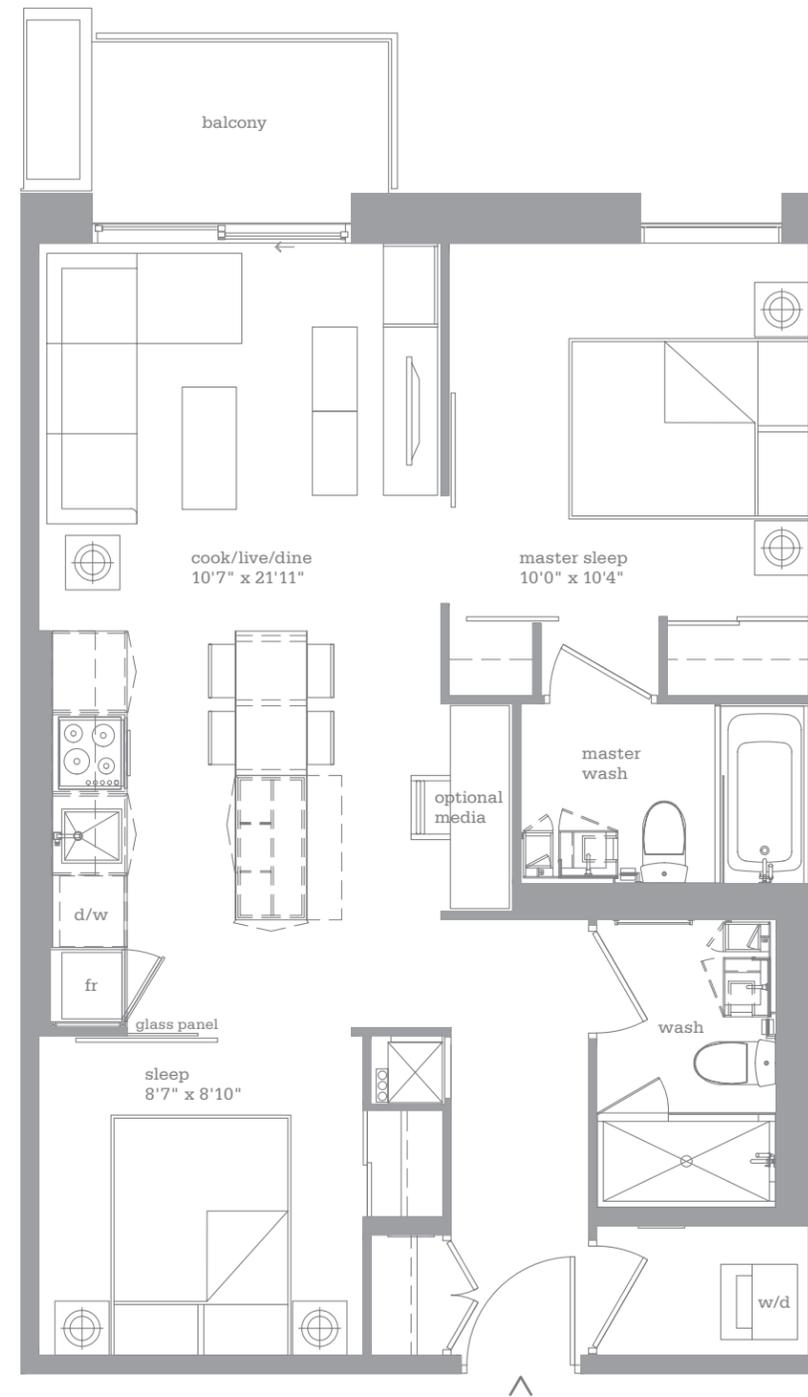
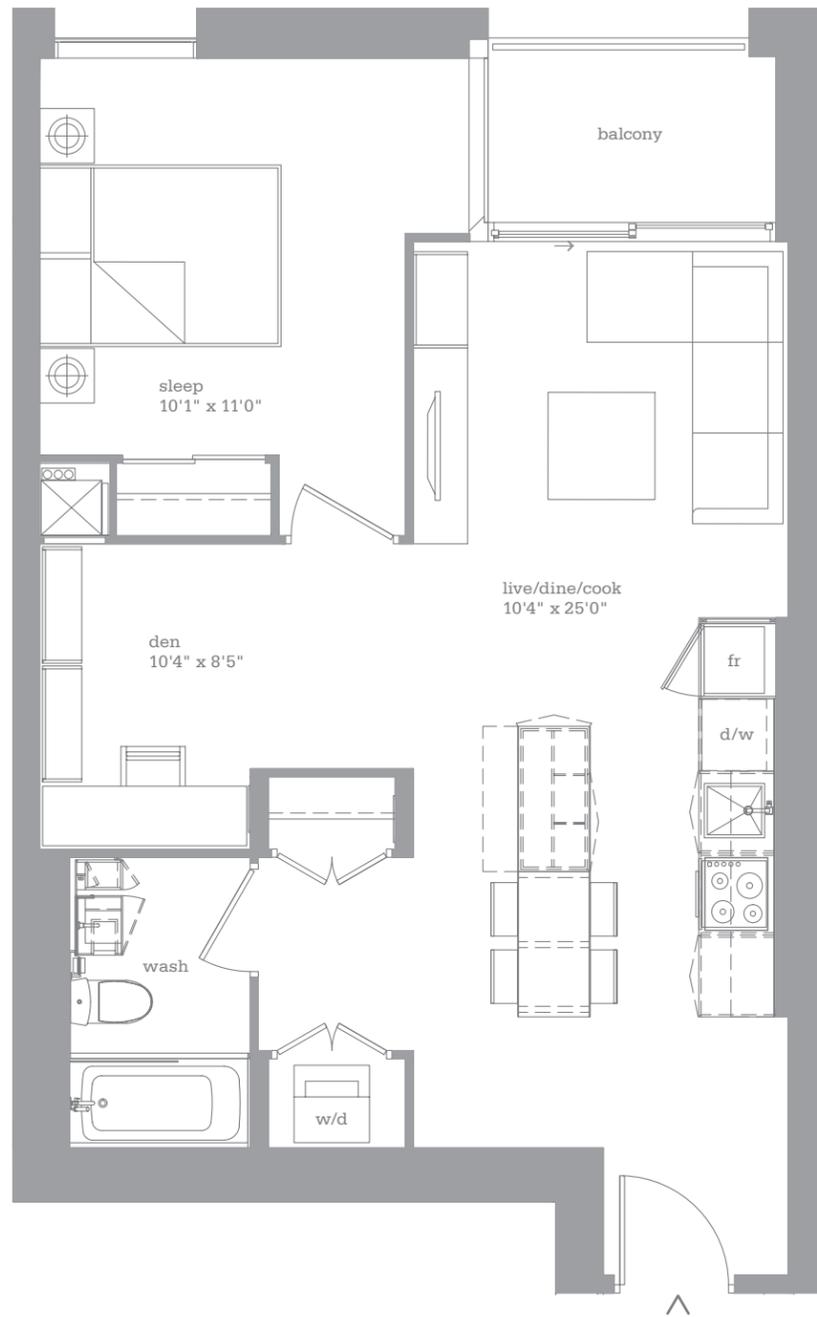
7th Floor



**CITY SUITE**  
ONE BEDROOM PLUS DEN

Suite: 677 s.f.  
Balcony: 41 s.f.  
Total: 718 s.f. **D-B1**

Actual useable floor space varies from stated floor area. All furniture is for illustrative purpose only. Balcony dimensions and configurations based on location and level. All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E.



6th Floor unit repeats on Floors 7-11



**CITY SUITE**  
ONE BEDROOM PLUS DEN

**D-A1** Suite: 711 s.f.  
Balcony: 40 s.f.  
Total: 751 s.f.

9th Floor

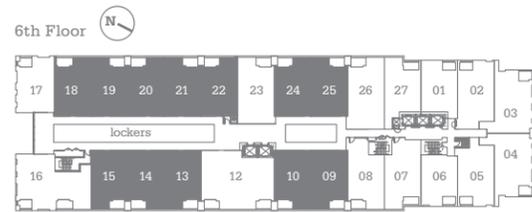
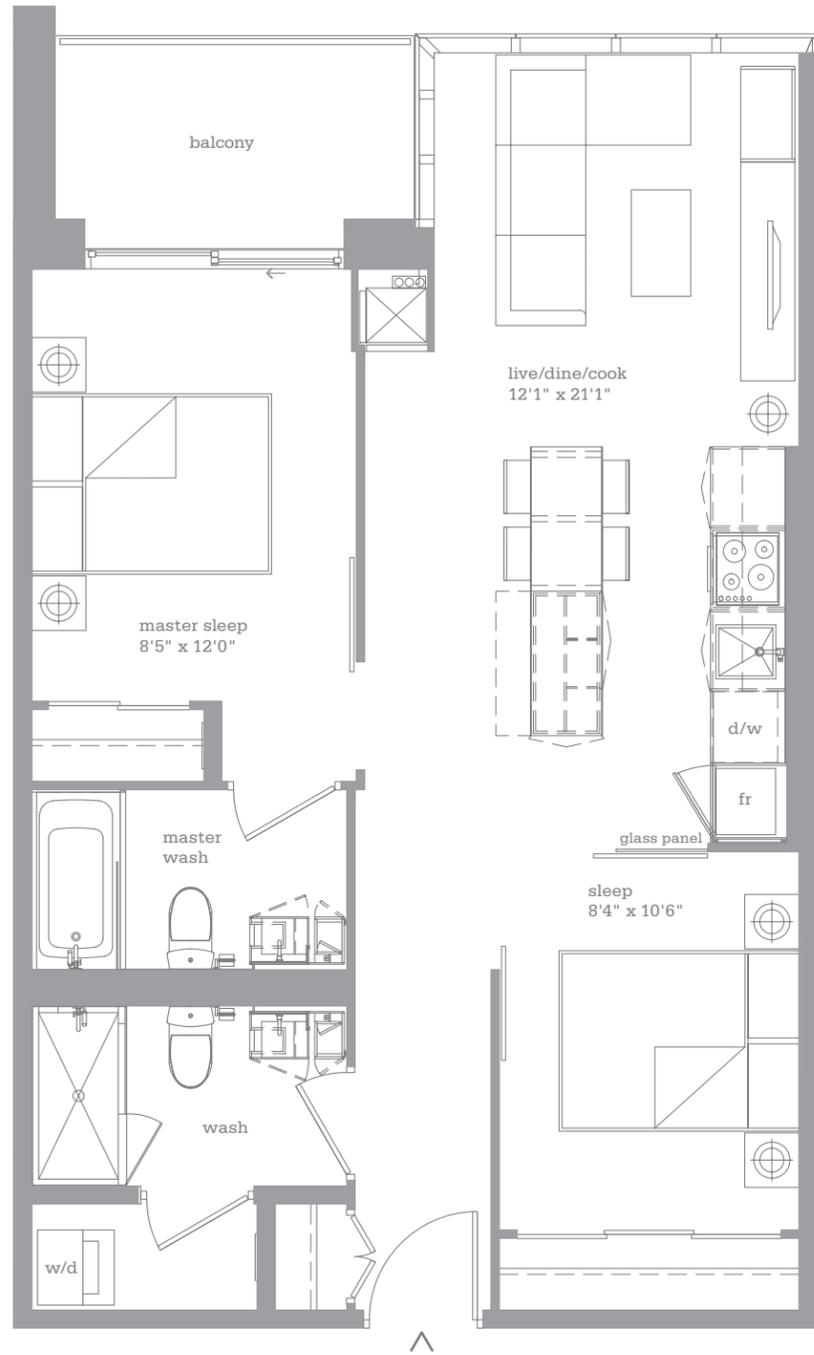


**CITY SUITE**  
TWO BEDROOM

Suite: 721 s.f.  
Balcony: 41 s.f.  
Total: 762 s.f. **F2**

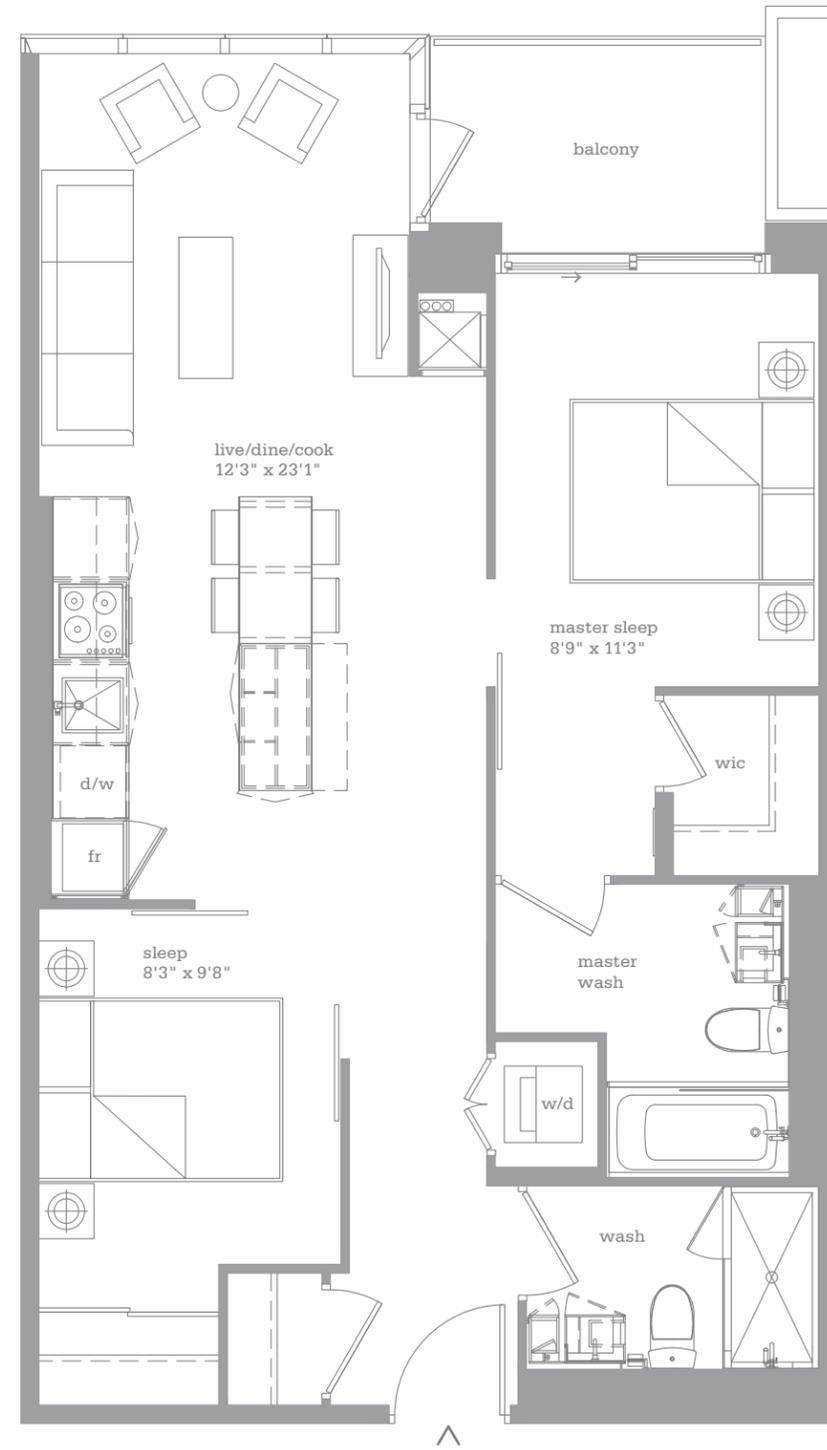
Actual useable floor space varies from stated floor area. All furniture is for illustrative purpose only. Balcony dimensions and configurations based on location and level. All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E.

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**CITY SUITE**  
**TWO BEDROOM**

**D2** Suite: 737 s.f.  
Balcony: 52 s.f.  
Total: 789 s.f.

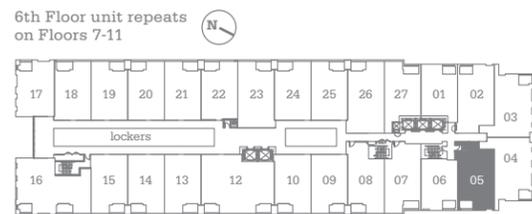
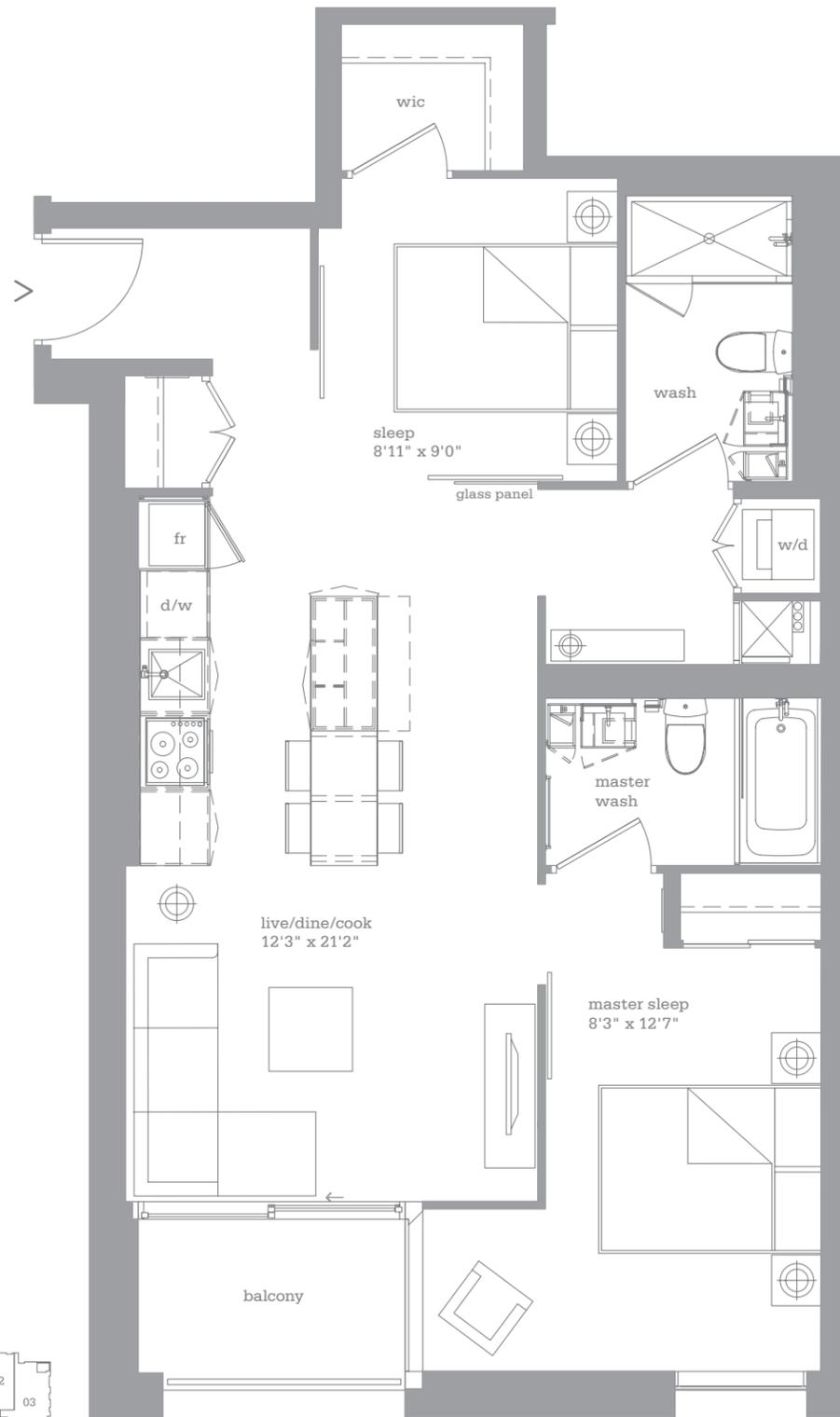


**CITY SUITE**  
**TWO BEDROOM**

Suite: 781 s.f.  
Balcony: 52 s.f.  
Total: 833 s.f. **E2**

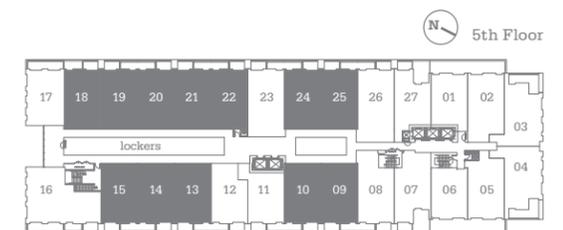
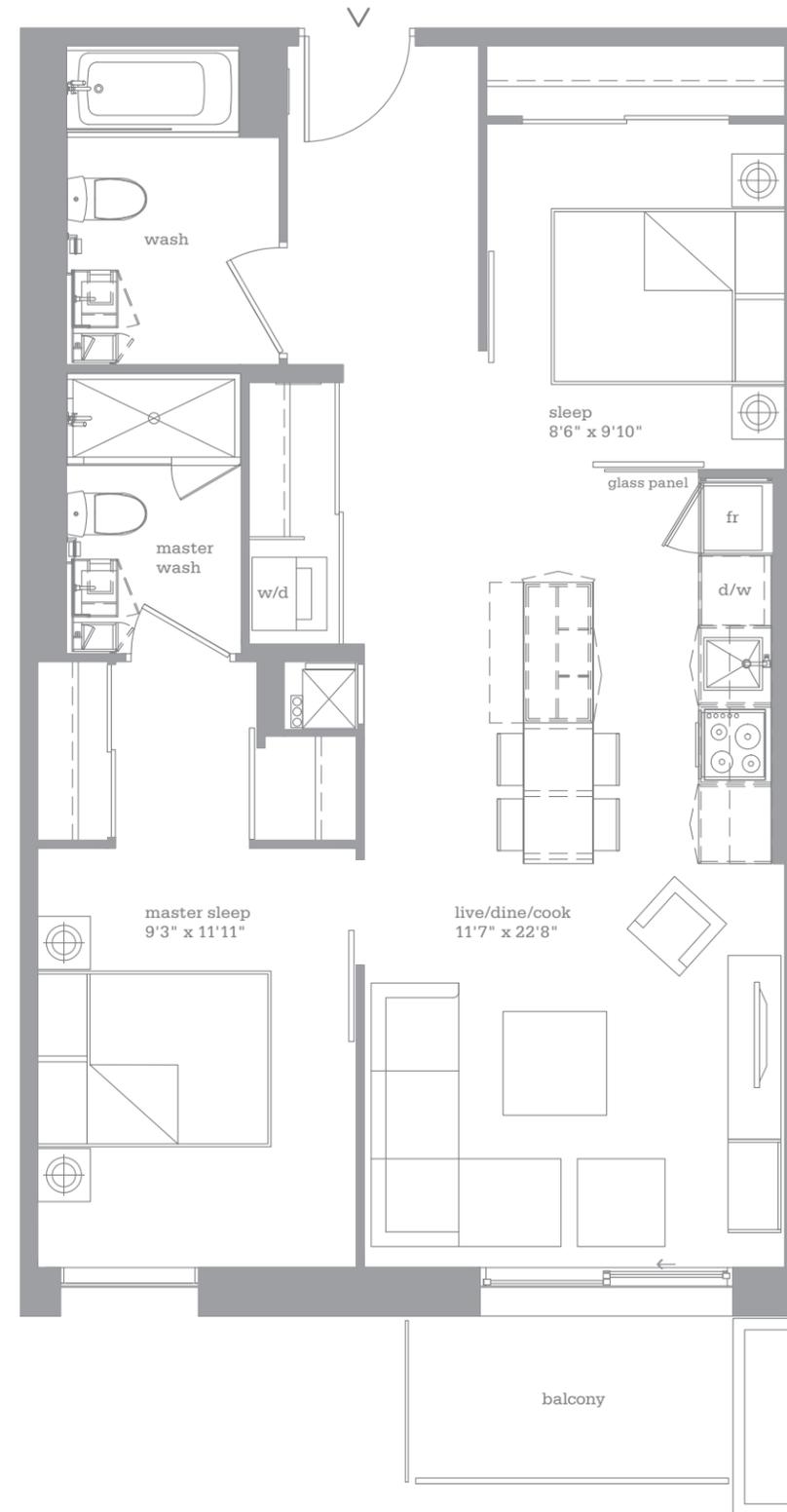
Actual useable floor space varies from stated floor area. All furniture is for illustrative purpose only. Balcony dimensions and configurations based on location and level. All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E.

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**CITY SUITE**  
TWO BEDROOM

**B2** Suite: 819 s.f.  
Balcony: 40 s.f.  
Total: 859 s.f.

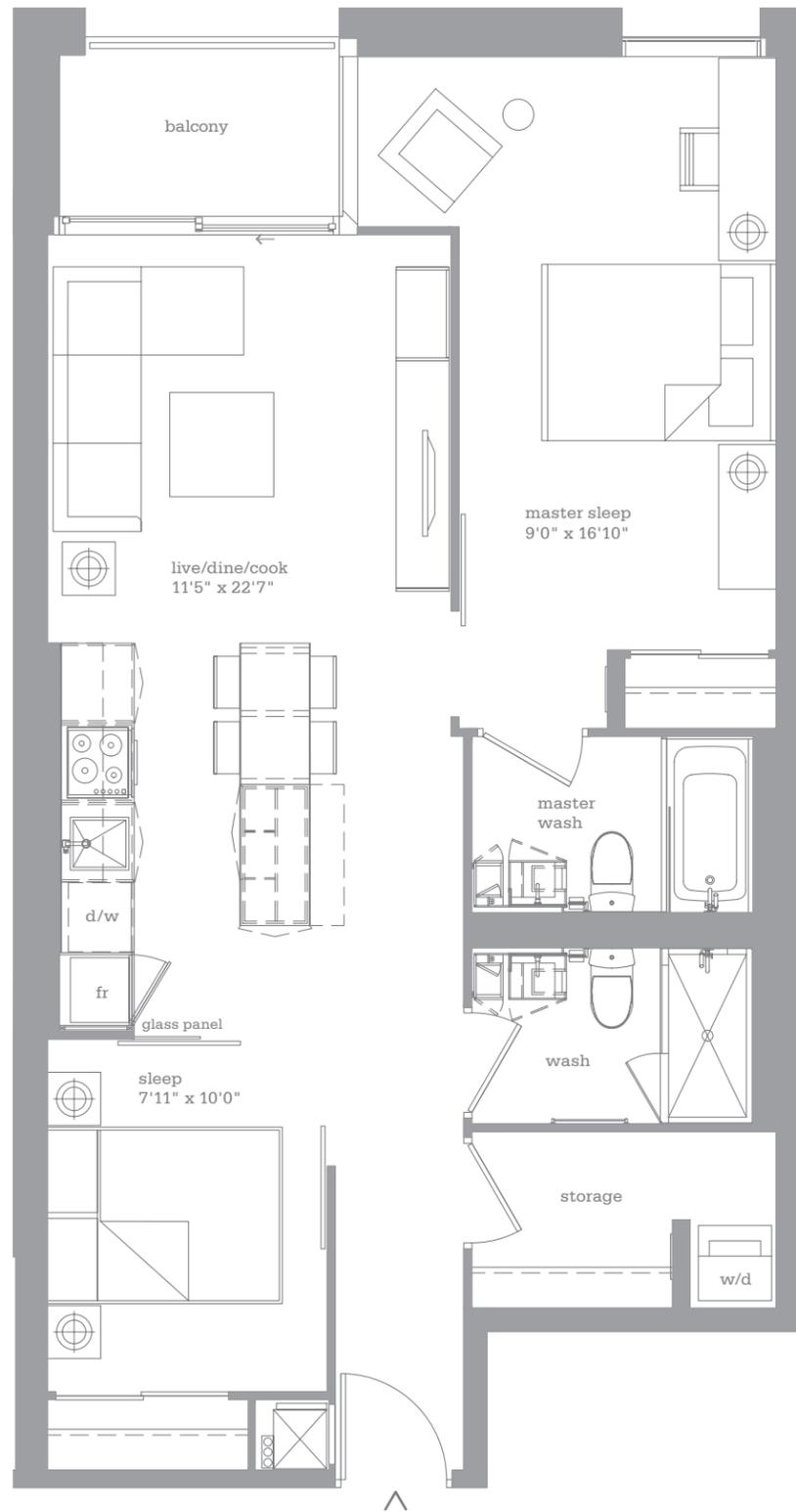


**CITY SUITE**  
TWO BEDROOM

Suite: 808 s.f.  
Balcony: 51 s.f.  
Total: 859 s.f. **A2**

Actual useable floor space varies from stated floor area. All furniture is for illustrative purpose only. Balcony dimensions and configurations based on location and level. All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E.

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6th Floor unit repeats on Floors 7-11



**CITY SUITE**  
**TWO BEDROOM**

**C2** Suite: 854 s.f.  
Balcony: 40 s.f.  
Total: 894 s.f.

Actual useable floor space varies from stated floor area. All furniture is for illustrative purpose only. Balcony dimensions and configurations based on location and level. All dimensions are approximate. Sizes and specifications are subject to change without notice. E. & O. E.

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