

THE SAINT

FIND YOUR CENTRE.



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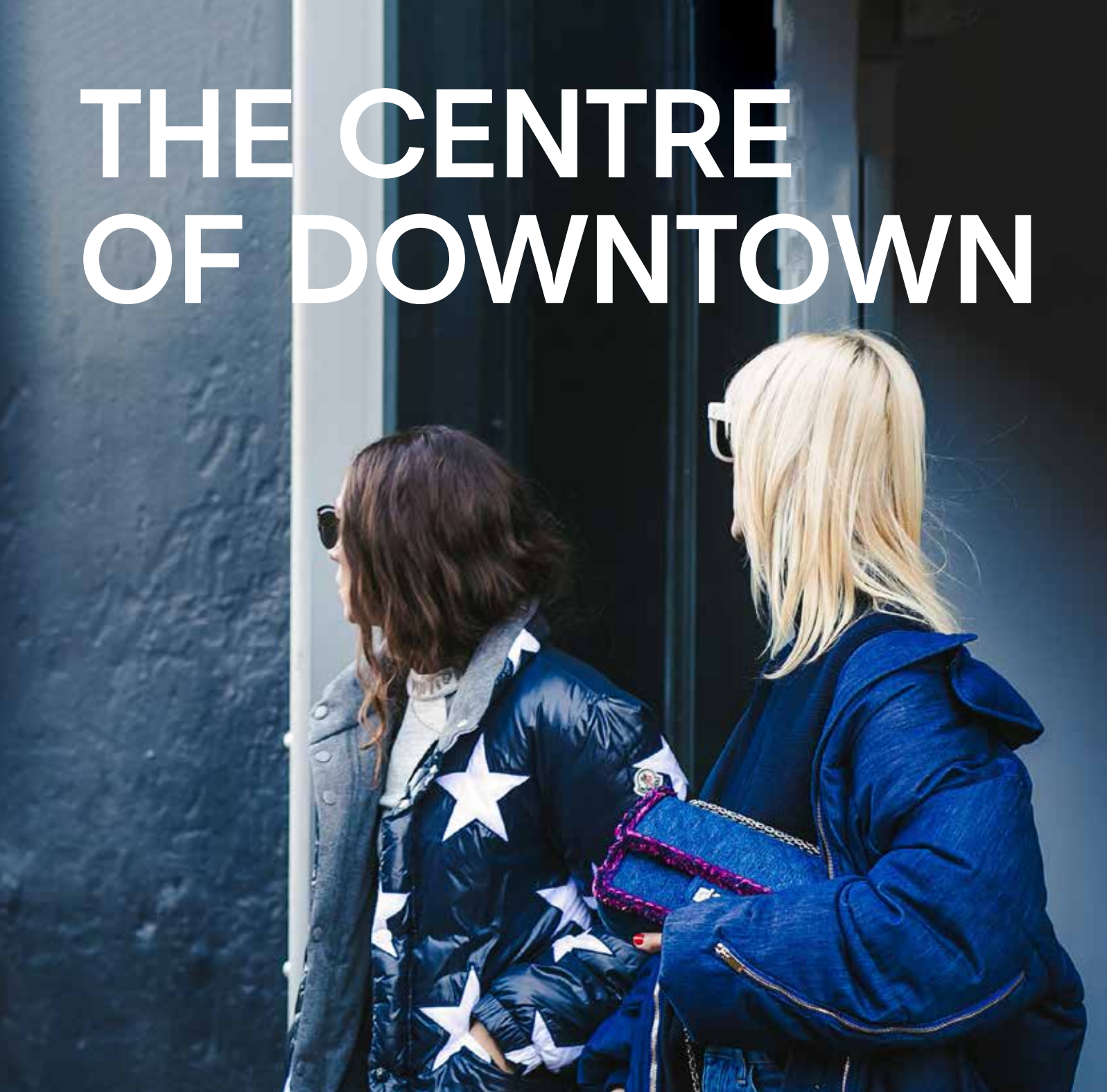
THE SAINT



Destined to become an icon in Toronto's most desired centre, The Saint by Minto Communities 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 through a focus on sustainability. A beacon for the trend setters and taste makers, for those who never stop seeking the new and the next. The Saint is a manifestation of the future, a centre of well-being, and a shining testament to ingenuity and forward thinking.



THE CENTRE OF DOWNTOWN



The neighbourhood around The Saint is the oldest part of the city, and it has always been diverse and progressive, a thriving centre of creativity and business acumen. Now this historic centre of Toronto is evolving with ever more retail options, more places to discover premium dining, and more places to be entertained. The renaissance of Toronto's centre is creating a more modern balance between places to live, work, and spend leisure time.



With a refreshing mix of old and new stores, the area along Yonge St. presents exceptional shopping experiences. Saks Fifth Avenue and The Bay in the historic Simpsons building and Nordstrom in the newly renovated Eaton Centre are just a short walk from home.





Finding delicious and healthy food is never a challenge. With such a wealth and variety of restaurants and cafés near The Saint, your choices for satisfying any craving are unlimited. And when you're in the mood for preparing your own meals, St. Lawrence Market is open from Tuesday to Saturday, with stalls brimming with the freshest produce direct from the farm, choice cuts of meat, and hard-to-find seafood.

TOP & LEFT ST. LAWRENCE MARKET
TOP RIGHT LEÑA RESTAURANTE
BOTTOM LEFT NEO COFFEE BAR
BOTTOM RIGHT HOKKAIDO RAMEN SANTOUKA



WINE & DINE

ENTERTAINMENT

FROM THE ECLECTIC ROSTER OF ACTS PERFORMING AT DUNDAS SQUARE, TO THE MASSIVE MOVIE MULTIPLEX AT YONGE AND DUNDAS, AND THE CHERISHED CONCERT VENUE OF MASSEY HALL, THERE'S A DIZZYING ARRAY OF ENTERTAINMENT RIGHT AROUND THE CORNER. THIS IS ONE OF CANADA'S TOP NEIGHBOURHOODS FOR MUSIC AND FILM.



The Elgin and Winter Garden Theatres are opulent vintage stage venues that were fully restored to their former glory in the late 1980s. Treat yourself to a ticket and take in a play, musical or opera in these sumptuous settings. Only a short stroll away, the Theatre District presents the world's best films, opera productions, plays, and symphony concerts.



LEFT ED MIRVISH THEATRE
TOP ED MIRVISH THEATRE
MIDDLE ELGIN AND WINTER GARDEN THEATRES
BOTTOM MASSEY HALL



**JUST STEPS FROM
TRANSIT CONNECTIONS,
THE SAINT'S LOCATION
MAKES OWNING A CAR
UNNECESSARY.
GETTING TO WORK OR
SCHOOL IS THE EASIEST
PART OF YOUR DAY.**

The Queen subway station is a mere five-minute walk from your door, and Union Station is only two stops away. You can easily get to Ryerson University, University of Toronto, and George Brown College by taking the Queen, Dundas, or King streetcars. Try out a Bikeshare bike or walk it for a great outdoor exercise experience.



GEORGE BROWN COLLEGE **6 min**
RYERSON UNIVERSITY **13 min**



UNIVERSITY OF TORONTO **20 min**
OCAD UNIVERSITY **15 min**

99
WALK
SCORE*

100
TRANSIT
SCORE*

71
BIKE
SCORE*

TOP RYERSON UNIVERSITY
BOTTOM GEORGE BROWN COLLEGE – ST. JAMES CAMPUS

*Source: walkscore.com/score/adelaide-and-church



EXPLORE



5 MIN WALK
QUEEN SUBWAY STATION



3 MIN WALK
QUEEN STREETCAR



15 MIN WALK
UNION SUBWAY STATION

CENTRAL CORE



As well as a hub of creativity and fresh thinking, Toronto is home to Canada's financial capital. Getting to your law firm or bank headquarters in the Financial District is easy. When it's cold or rainy, take advantage of the sheltered underground PATH system right at Adelaide & Yonge.

LEFT GOODERHAM BUILDING
TOP FINANCIAL DISTRICT
RIGHT CITY HALL





THE AREA

TAKE A TOUR OF THE NEIGHBOURHOOD AND ALL THE ATTRACTIONS THAT MAKE IT ONE OF THE BEST NEIGHBOURHOODS IN TORONTO.



EAT & DRINK

- 01 Gyu-Kaku Japanese BBQ
- 02 Pearl Diver
- 03 Oliver & Bonacini
- 04 Bier Markt
- 05 Batch Gastropub
- 06 George Restaurant
- 07 Richmond Station
- 08 Planta Burger
- 09 Cluck Cluck's Chicken & Waffles
- 10 McVeigh's Irish Pub
- 11 Versus Coffee
- 12 Fahrenheit Coffee
- 13 Carbon Bar
- 14 Balzac's Market Street



SHOP

- 15 Saks Fifth Avenue
- 16 Toronto Eaton Centre
- 17 Nordstrom
- 18 Hudson's Bay
- 19 St. Lawrence Market
- 20 Metro Supermarket
- 21 Black Market Clothing
- 22 Little Burgundy Shoes
- 23 Due West
- 24 Get Outside



REJUVENATE

- 25 Allan Gardens
- 26 SpaZen Toronto
- 27 Kalani Spa, Fairmont Hotel
- 28 Nathan Phillips Square Winter Skating Rink
- 29 David Crombie Park



PLAY

- 30 Sony Centre for the Performing Arts
- 31 Toronto Operetta Theatre
- 32 St. Lawrence Centre for the Arts
- 33 Four Seasons Centre for the Performing Arts
- 34 Massey Hall
- 35 Elgin and Winter Garden Theatre Centre
- 36 Ed Mirvish Theatre
- 37 Cineplex Cinemas



VISIT

- 38 St. Lawrence Hall
- 39 Gooderham Building
- 40 Hockey Hall of Fame
- 41 Toronto City Hall
- 42 Old City Hall
- 43 The Distillery District
- 44 St. James Cathedral



LEARN

- 45 George Brown College St. James Campus
- 46 Ryerson University
- 47 University of Toronto
- 48 OCAD University
- 49 Jarvis Collegiate Institute
- 50 Our Lady of Lourdes School
- 51 Downtown Alternative School



WELLNESS AMENITIES

DEDICATED TO HEALTH AND
WELL-BEING, THE SAINT'S
AMENITIES ARE UNPRECEDENTED.

A transition zone between the busy city outside
and the restful private space of your home, the
double-height lobby sets the mood for The Saint:
peaceful and calming, inspiring you to slow down
and tune in to a higher frequency.



BIOPHILIC DESIGN ELEMENTS CREATE
AN AMBIENCE GEARED TO SERENITY.

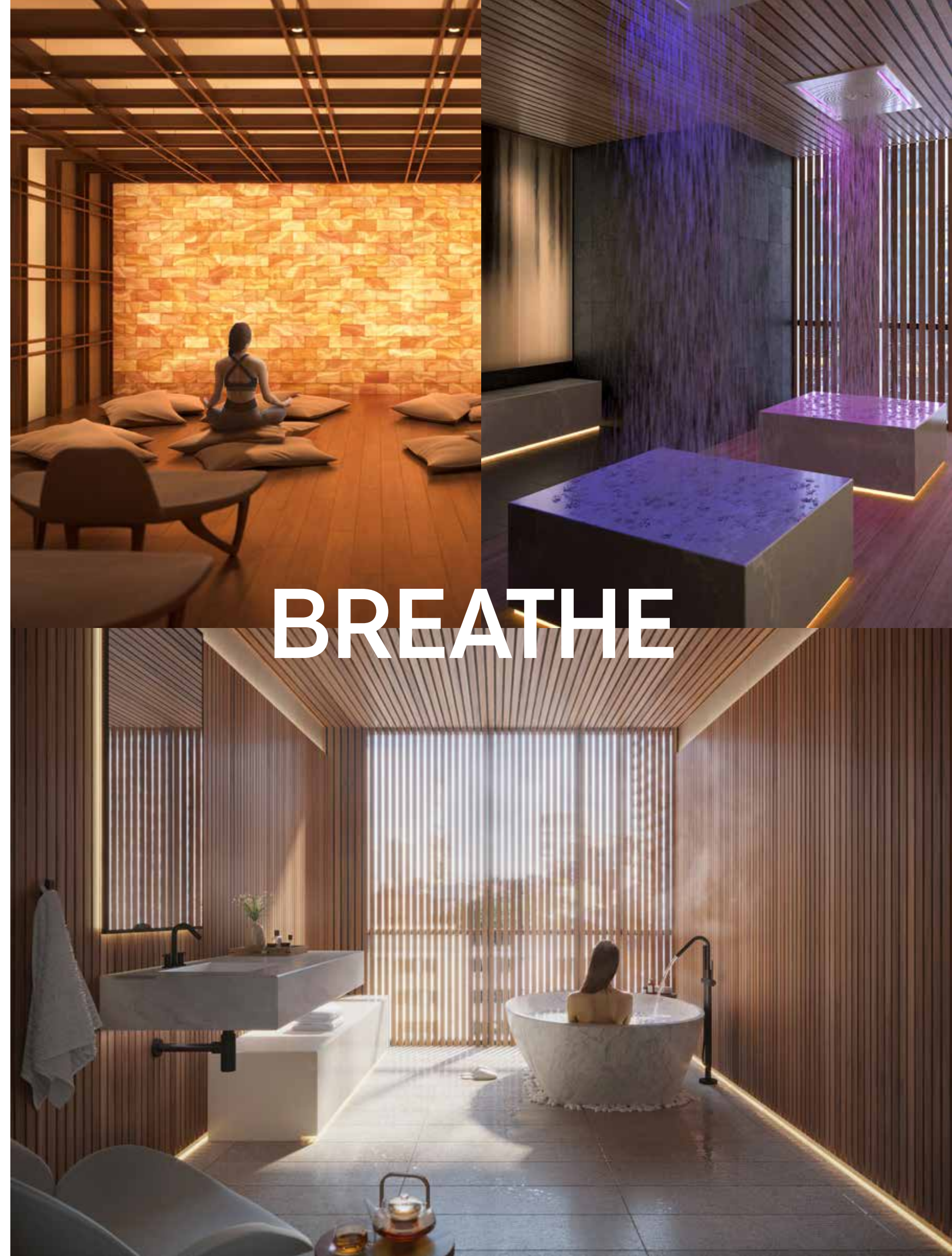


TOP GRAND LOUNGE

RIGHT PAGE
TOP LEFT SALT MEDITATION ROOM
TOP RIGHT RAIN CHROMATHERAPY ROOM
BOTTOM SPA ROOM

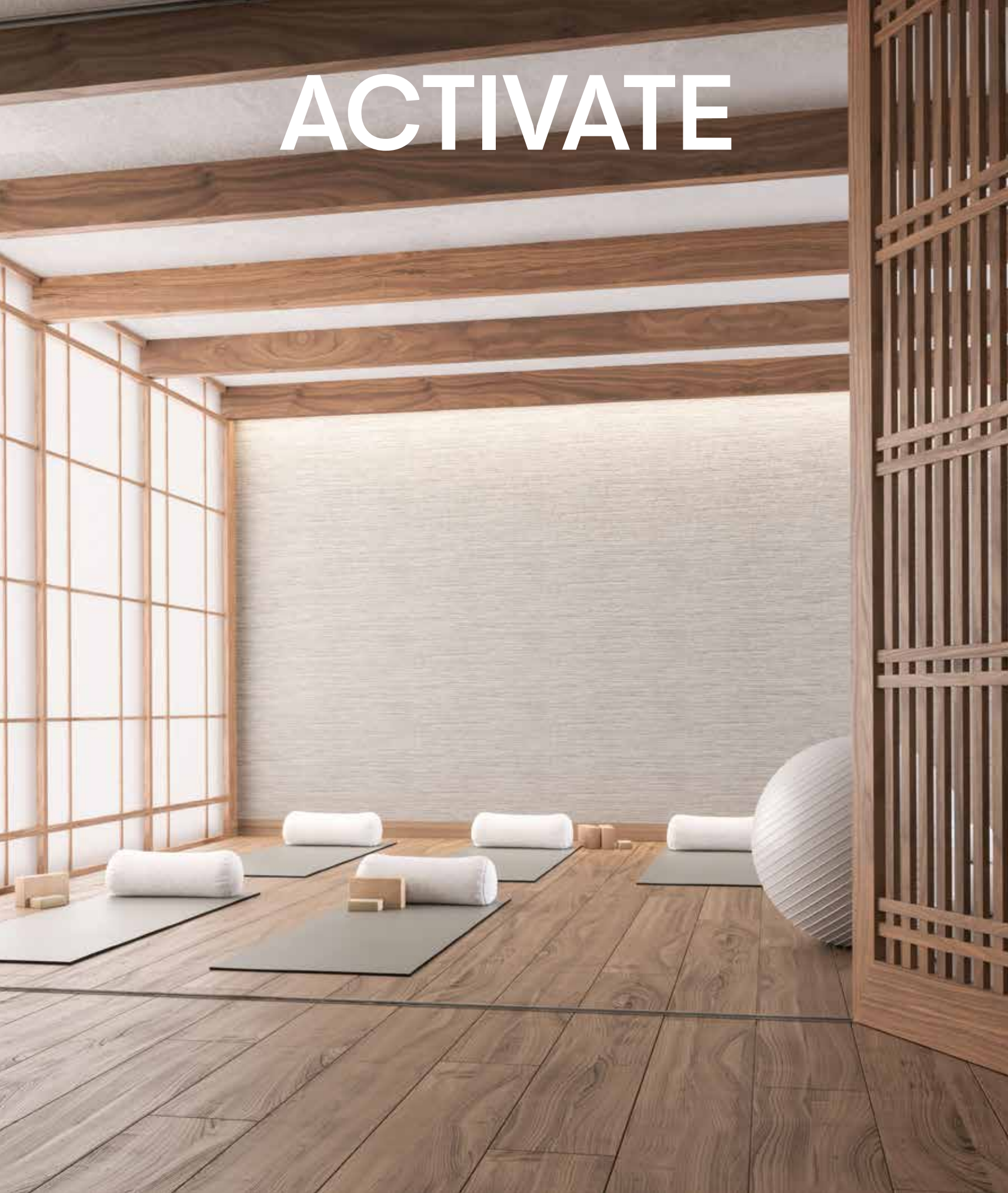
WELLNESS CENTRE.

Leave your everyday cares behind as you enter the two-storey grand lounge, and escape to a realm that will leave you feeling soothed and reenergized. Devoted to rejuvenation and relaxation, the Wellness Centre offers, among many features, a communal rain chromatherapy room with infrared sauna, and private spa room with individual soaking tubs. Find peace in the communal meditation room with a salt rock wall, the star-gazing and dark meditation room or the private meditation room. You'll also have access to the treatment rooms for private sessions with health practitioners such as massage therapists. While just outside the lounge, the open-air Zen Garden provides another place for you to rest and reflect.



BREATHE

ACTIVATE



FITNESS



LEFT YOGA ROOM
RIGHT FITNESS ROOM

HEALTH CENTRE.

A state-of-the-art gym complete with weights, cardio and cross-fit equipment is committed to helping you stay healthy. A spinning room and yoga/pilates room round out the fitness offering, making the Health Centre your convenient home gym. Incorporating wood and mirrors, the design is luxuriously simple to keep you focused on your goals.

ASCEND TO THE AMENITY SPACES
TO ENTERTAIN AND RECHARGE,
WITH ALL OF TORONTO SPREAD
OUT BEFORE YOU.



PARTY PERFECTION



TOP PARTY ROOM
LEFT BBQ AREA OF OUTDOOR ROOFTOP

SOCIAL CLUB.

The Saint stands in glorious solitude, bestowing the luxury of 360° views on all who gravitate to its many vantage points.

Start your evening with cocktails in the party room, taking advantage of lounge seating around a glowing fireplace, then host a dinner in the serene ambience of the dining area. If it's a warm day, take your guests outside onto the expansive, landscaped terrace. A trellised barbecue area in the shade and casual seating arrangements amid lush greenery make this a welcome space for socializing above the city.

The Saint's brilliant party spaces are purposely multi-functional like rooms in a Japanese building. With modular furnishings, they can be configured according to the event; by moving the shoji screens, you can make the space smaller and more intimate, or large enough for a bigger party.

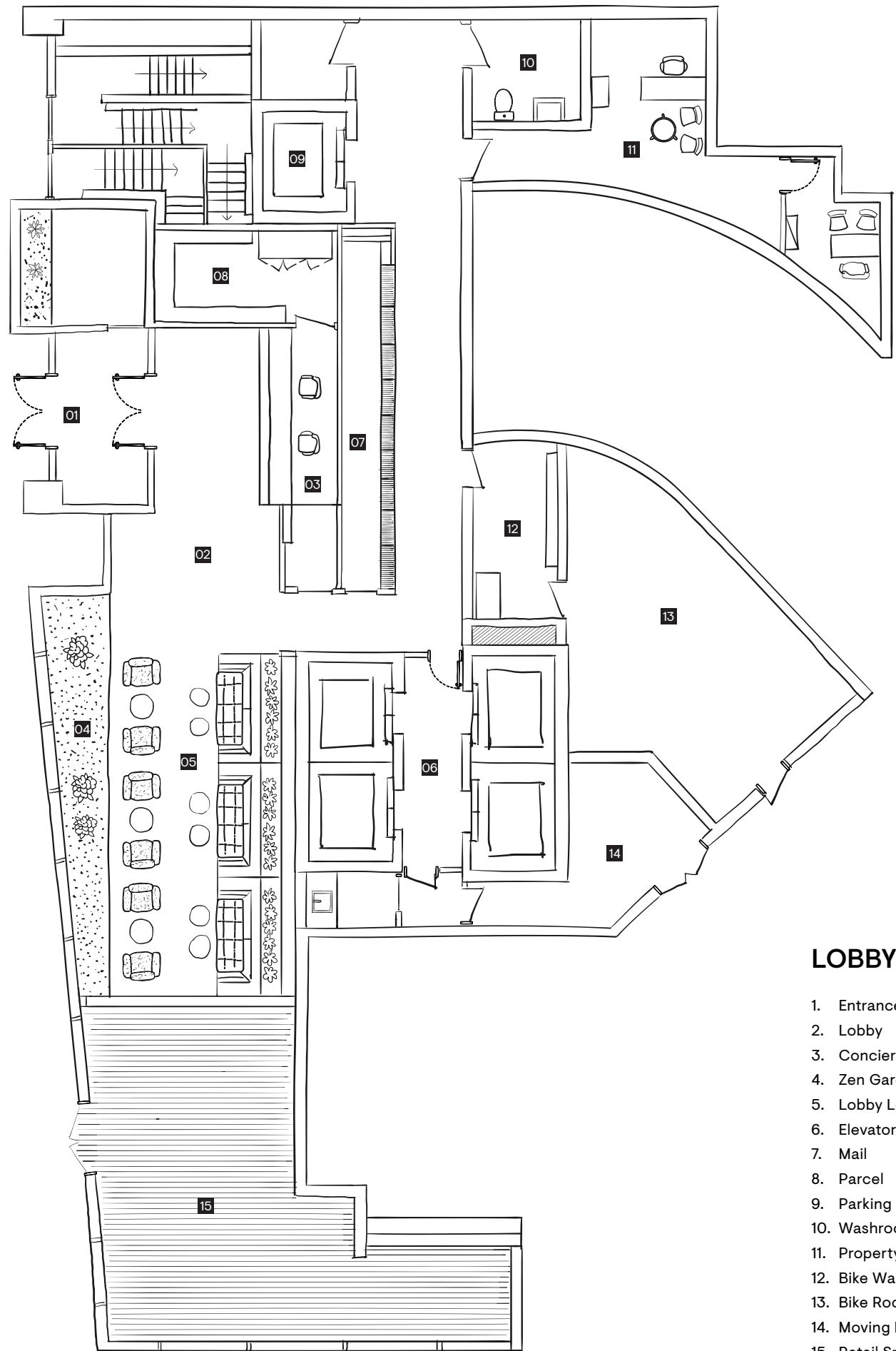
CO-WORKING



**SOMETIMES A CHANGE OF SCENE
IS ALL IT TAKES TO SPARK CREATIVITY
AND MOTIVATION.**

Home is your most valued personal space, but when you have the option of working or studying in The Saint's co-working space, your world expands. Make this fully equipped, ergonomically designed space that's connected to the Games Room and Outdoor Terrace an extension of your home. Inspiring lighting and décor features give it an appealing atmosphere conducive to your best work.

Next door, the lounge beckons you to take some downtime to unwind and decompress. Comfortable seating and lounge furniture amid greenery and natural materials create an ideal space to bring friends and family. The night is young, and the views unparalleled.

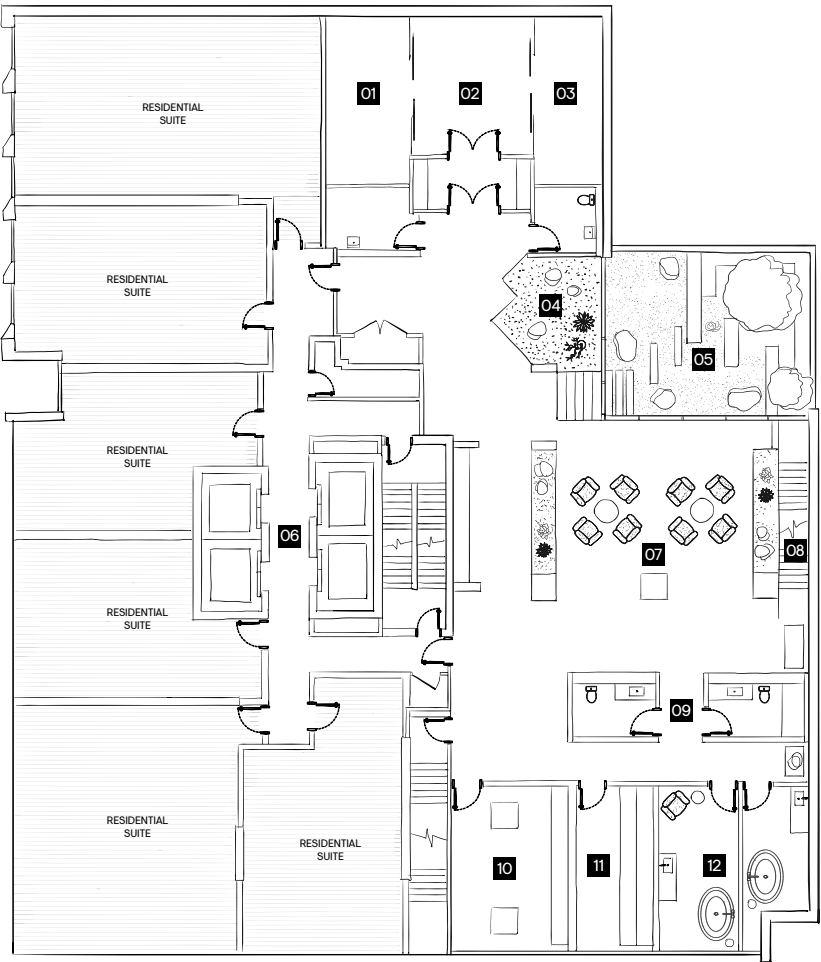


LOBBY AMENITIES

1. Entrance
2. Lobby
3. Concierge
4. Zen Garden
5. Lobby Lounge
6. Elevators
7. Mail
8. Parcel
9. Parking Elevator
10. Washrooms
11. Property Management
12. Bike Wash/Repair & Pet Wash
13. Bike Room
14. Moving Room
15. Retail Space

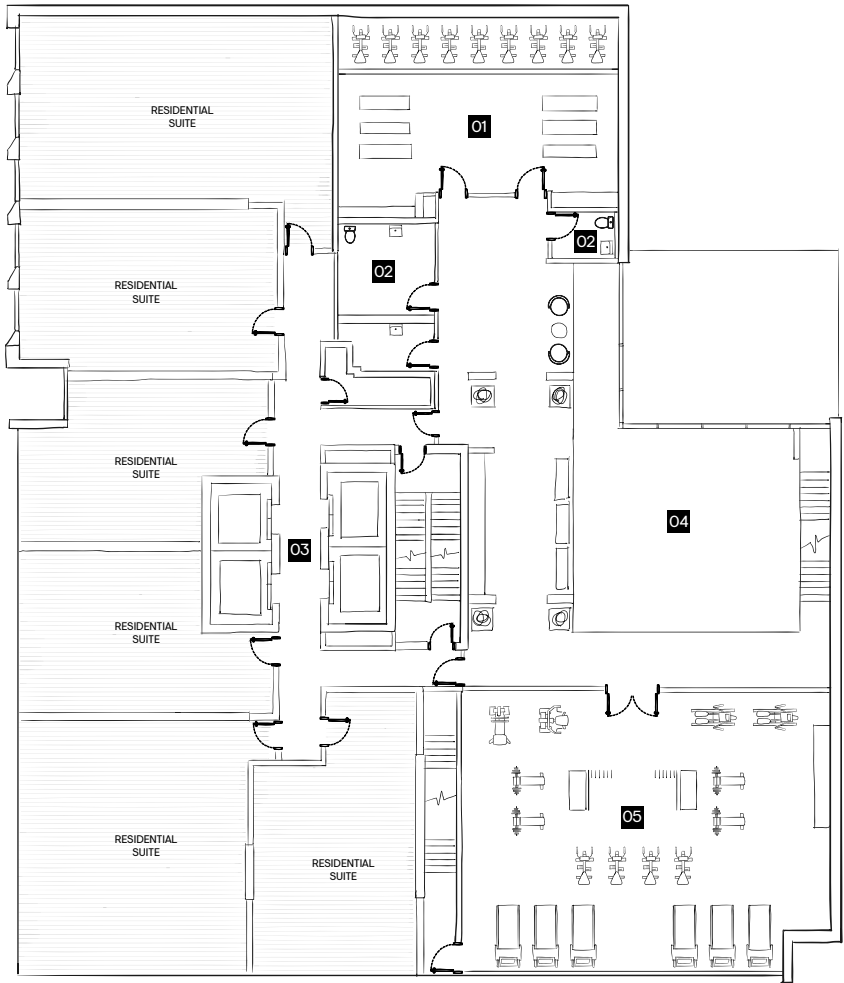
WELLNESS CENTRE

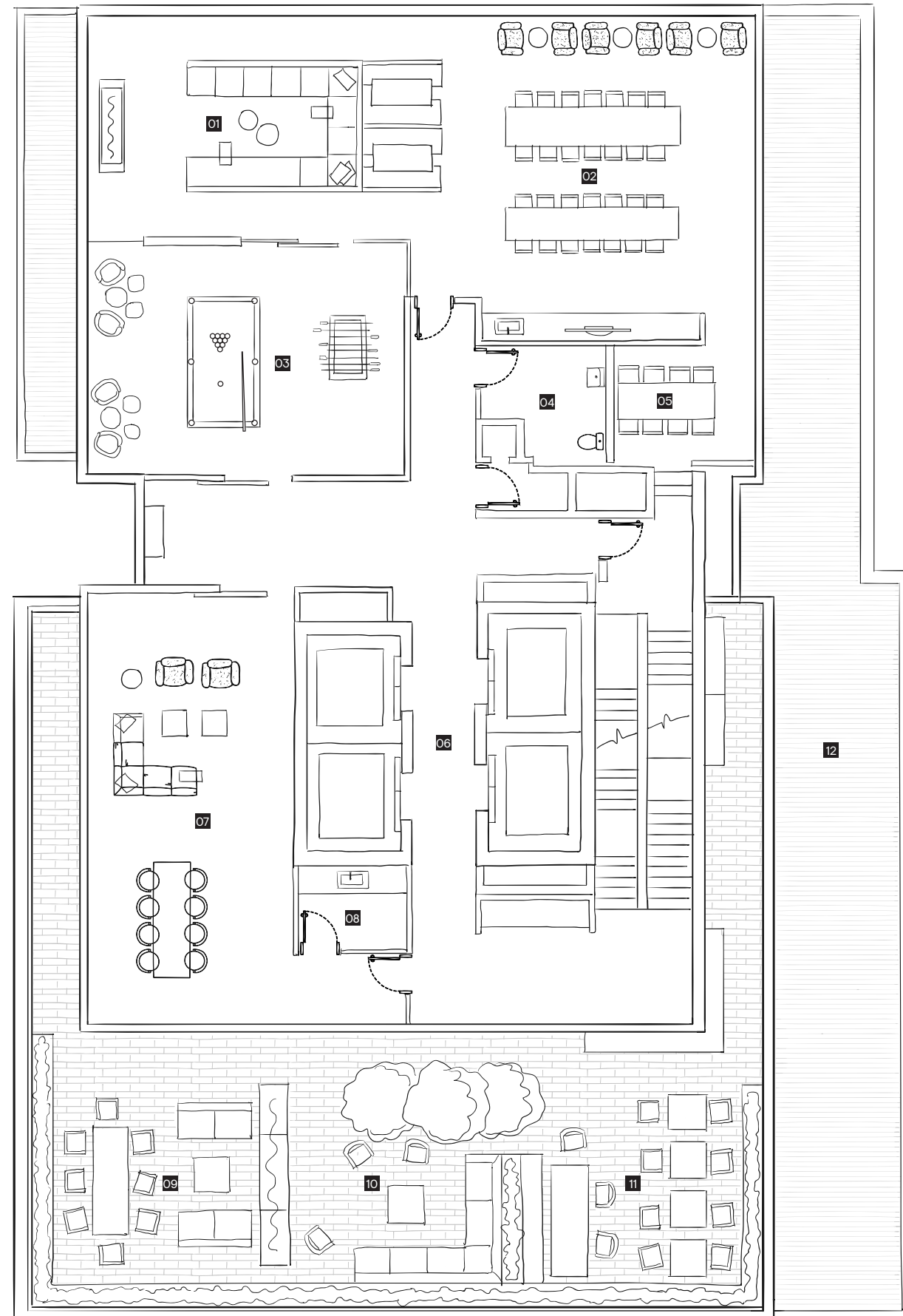
1. Star Gazing Room
2. Salt Lounge/Meditation Room
3. Private Meditation Room
4. Indoor Zen Garden
5. Outdoor Zen Garden
6. Elevators
7. Two Storey Grand Lounge
8. Feature Stairs
9. Change Rooms
10. Rain Chromatherapy Room
11. Infrared Sauna
12. Spa Rooms



HEALTH CENTRE

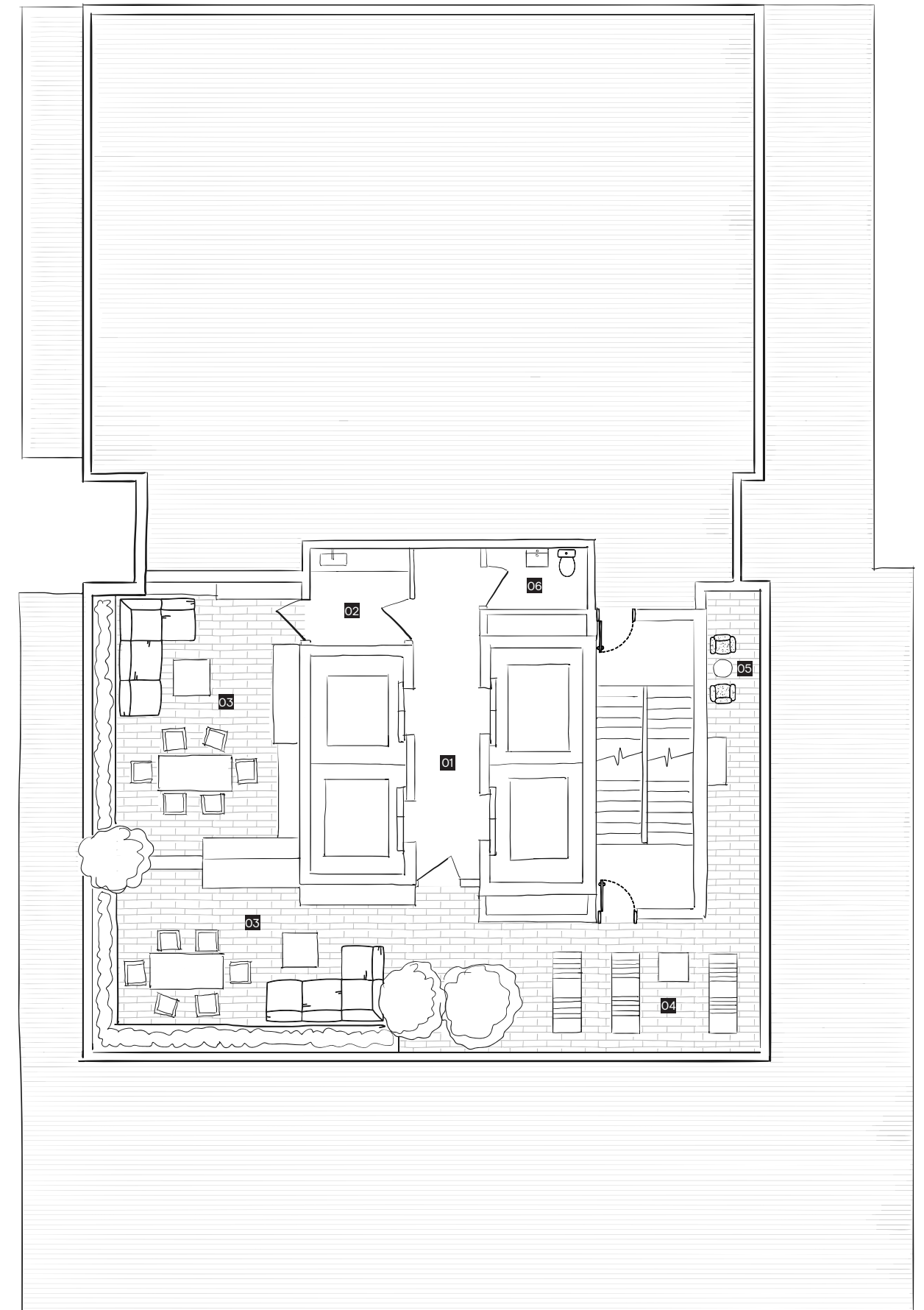
1. Spinning/Yoga Room
2. Washrooms
3. Elevators
4. Open to Grand Lounge Below
5. Fitness Room





SOCIAL CLUB

- | | |
|---------------------------|------------------------|
| 1. Lounge | 7. Party Room |
| 2. Co-Sharing Work Lounge | 8. Servery |
| 3. Games Room | 9. Party Room Terrace |
| 4. Washrooms | 10. Outdoor Lounge |
| 5. Meeting Room | 11. Outdoor BBQ/Dining |
| 6. Elevators | 12. Green Roof |



ROOFTOP

- | |
|----------------------------|
| 1. Elevators |
| 2. Kitchenette |
| 3. Private Outdoor Terrace |
| 4. Sunbeds |
| 5. Sunrise Meditation Nook |
| 6. Washrooms |

SUITES



MELLOW MATERIALITY.

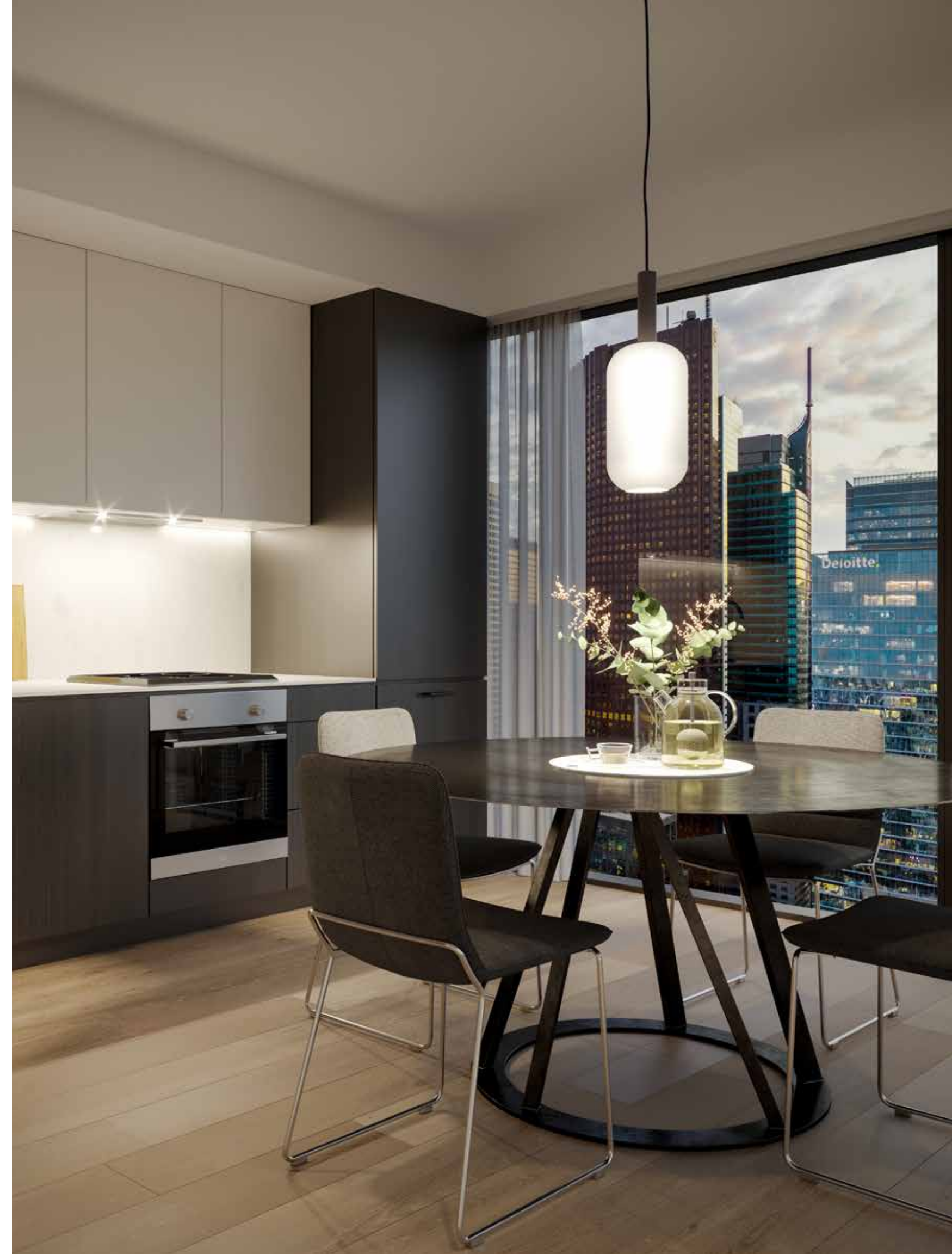
The interplay of smooth and textured surfaces, natural materials, and open space articulates the vision of a sophisticated oasis. Seemingly a universe away from the busy streets outside, The Saint's living/dining areas quietly draw you in to a place where you can truly relax. Complementing the look of 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.



LEFT SUITE KITCHEN
RIGHT SUITE KITCHEN

**PREMIUM FINISHES ADD
LUSTRE AND LONGEVITY.**

Aligning with The Saint's Japanese design inspiration, bathrooms and kitchens meld function and form. Kitchens have ample space to store food and display personal treasures, with layouts designed for easy movement while crafting culinary creations. Building-wide water filtration and an under-counter waste sorting system contribute to your health, wellness and a smaller carbon footprint.





In the bathrooms, high-end porcelain tile and neutral textured floors adhere to the same calming, simple palette. Flat-panel cabinetry combines harmoniously with traditional décor influences from the Far East. And on a practical level, high-performance water fixtures increase efficiency and savings.



LEFT BATHROOM
RIGHT BEDROOM

**DESIGNATE YOUR BEDROOM A
DEVICE-FREE ZONE, WHERE WORRIES
BLISSFULLY SLIP AWAY.**

Your bedroom is the ultimate sanctuary, allowing restorative natural light to flow through floor-to-ceiling windows. The deep grain of luxurious flooring carries The Saint's Japanese design aesthetic into this most personal realm.

THE SAINT SUSTAINABILITY INITIATIVES

YOUR HEALTH AND WELL-BEING ARE THE HIGHEST PRIORITY, AND THAT'S WHY MINTO COMMUNITIES HAS DESIGNED A BUILDING THAT PROVIDES FRESH AIR, WELL-VENTILATED SPACES AND INDIVIDUAL CLIMATE CONTROL YEAR ROUND, CONSTRUCTED AND DESIGNED WITH NON-TOXIC MATERIALS. EVERY DETAIL OF THE BUILDING IS DESIGNED FOR SUSTAINABILITY AND LONGEVITY.



4-Pipe Fancoil HVAC System

- Year-round control of heating and cooling in every suite; most buildings require a switchover, with occupants unable to switch between heating and cooling
- Allows for optimal comfort conditions year round, especially in shoulder seasons (between winter-spring and summer-fall) with vast temperature swings
- Higher performing MERV air filters provide enhanced indoor air quality by filtering out more contaminants than a regular filter



Under Counter Waste Sorting Station

- 3-stream integrated waste station



Water Filtration

- Building-wide water filtration for healthier drinking water



Electric Vehicle Infrastructure (Common Areas)

- Infrastructure to more easily install charging stations in the future
- Promote healthier air quality in the city
- Charging stations available at a cost



Bicycle Storage & Shop (Common Areas)

- Includes bicycle maintenance tools
- On-site bike wash
- Easy access for alternative and healthier mode of transportation



Rainwater Harvesting

- Rainwater is collected from roof areas and stored in a cistern for future use by the irrigation system



LED Lighting (Common Areas)

- Energy efficient, long-lasting and mercury-free



Suite and Large Building Air Tightness Testing

- Sampled tests of air leakage rates in suites
- Confirms improved performance related to air infiltration, odours, and sound



Low Emitting Materials

- Selection of low VOC paints, adhesives, sealants, and flooring materials
- Reduces off-gassing and smell of toxins
- Improves air quality
- Green Label Plus carpets



Green Cleaning System (Common Areas)

- Chemical-free cleaning system



Ionized Air Filtration System (Common Areas)

- Ionized air filtering system dramatically reduces airborne pollutants such as VOCs, odours, and particulate matter



Carbon Dioxide Control of Amenity Ventilation (Common Areas)

- Ensures healthy air quality for high occupancy areas by monitoring CO₂ levels and activating ventilation system



Targeting LEED Certification

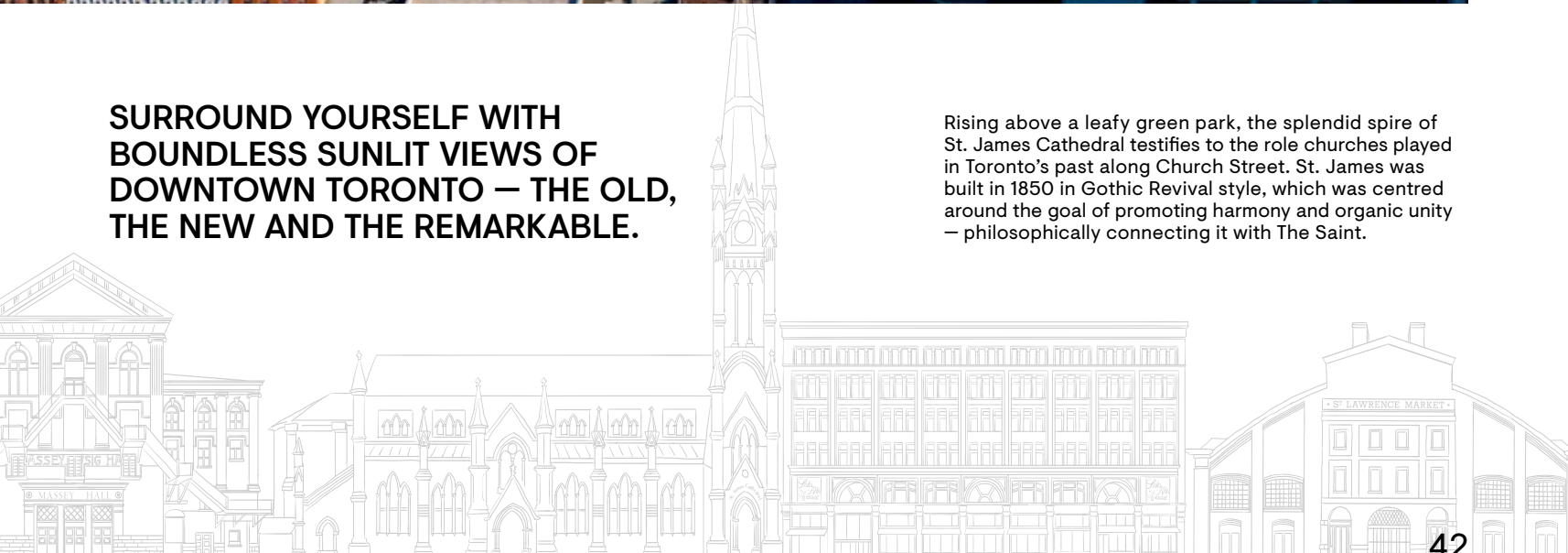
- LEED is the most respected green building rating system in the world; it is an effective framework to create highly efficient and cost-saving green buildings
- LEED recognizes performance indicators for location and transportation, sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality

INFINITE HORIZONS



**SURROUND YOURSELF WITH
BOUNDLESS SUNLIT VIEWS OF
DOWNTOWN TORONTO — THE OLD,
THE NEW AND THE REMARKABLE.**

Rising above a leafy green park, the splendid spire of St. James Cathedral testifies to the role churches played in Toronto's past along Church Street. St. James was built in 1850 in Gothic Revival style, which was centred around the goal of promoting harmony and organic unity — philosophically connecting it with The Saint.



**LEFT SOUTH VIEW
TOP SOUTH EAST VIEW
BOTTOM NORTH VIEW**

Bask in the astounding views from The Saint. Lake Ontario and the enchanting Toronto islands frame the southern horizon, a counterpoint to the treasured historic buildings and ambitious new landmarks that grace the city's downtown core.

MINTO INTELLIGENCE

AT THE SAINT, EVERY DETAIL HAS BEEN CAREFULLY CONSIDERED AND DESIGNED TO STREAMLINE YOUR LIFE. MINTO INTELLIGENCE (MI) IS A FEATURE-RICH SMART HOME PACKAGE THAT PUTS CONTROL AT YOUR FINGERTIPS. SIMPLY DOWNLOAD THE APP TO YOUR SMARTPHONE OR TABLET, AND ACCESS ALL OF THESE FEATURES:



- Place a call or send an email directly to the concierge desk, from anywhere in the world.
- Discover amenity hours of operation, and book and reserve amenities.
- Get messages from an automated parcel system about pending parcel delivery or parcel notification.
- Adjust the temperature in your suite, even if you are not in the building.
- Receive messages from the concierge or property management team.
- View Closed Circuit Television video from cameras in the building.
- Unlock or lock your front entry door.
- Open common area doors.
- Register a guest in advance of their visit, and allow the concierge to more easily identify the visitor, and permit access for their visit.
- Enter the parking garage without the use of a fob.

WHAT SUSTAINABILITY MEANS TO US

We believe our success is measured by the health and vibrancy of the lives we touch and the environments we create. From green architecture to community building, quality living and responsible investing, our commitment to people and the planet is an important part of what we do. It's one of the things we're most proud of.

For us, sustainability isn't just about being environmentally conscious. It's about the actions we take to invest in building a sustainable future by consuming fewer natural resources, minimizing waste and reducing greenhouse gas emissions, while providing customers with modern spaces to live, work and play. It's our priority today - and it will continue to be in the future. We're focused on building better communities, one home at a time - and sustainability is a big part of our "better." Creating better spaces that promote comfort, cost savings, health and community connections is something we're completely committed to.

HIGH PERFORMANCE FEATURES AND BENEFITS YOU CAN FEEL GOOD ABOUT.



Cost Savings

Our homes offer advanced features that reduce water and energy use without impacting comfort or performance, delivering real-dollar saving year-after-year.



Comfort

Windows and walls protect you from the elements - keeping you warm in winter and cool in summer. These features help soothe your senses ensuring your home is a comfortable and relaxing place to be.



Community

It's not just about what's inside your four walls. Living in a connected community with real walkability, plenty of green space, parks and recreation offers more ways to meet with friends and neighbours - and promoting a sense of belonging.



Health

Your physical and mental well-being is important to us. Your home has been designed to be a healthier place to live with consideration for the materials you touch and the air you breathe.



MINTO COMMUNITIES

OUR STORY BEGINS WITH THE BELIEF THAT NO MATTER WHO YOU ARE, WHERE YOU'RE FROM OR WHERE YOU'RE GOING, MINTO COMMUNITIES PROUDLY BUILDS BETTER PLACES TO LIVE, WORK AND PLAY, ONE HOME AND ONE COMMUNITY AT A TIME. THIS HAS GUIDED US SINCE OUR HUMBLE BEGINNINGS IN 1955, AND AS WE CONTINUE TO GROW, OUR PROMISE OF A BETTER HOME REMAINS THE SAME.

We believe that building better homes begins by committing to doing what's right. In times when it matters most, we let our values guide us: accomplishment, partnership, and innovation. That means hard work and a commitment to quality and craftsmanship, having the courage to stand for what we believe, and always holding ourselves accountable. Every new milestone, innovation, and community has been born out of our mission to build healthy, thriving, vibrant communities – and we couldn't be prouder of all we've achieved.

For more than 60 years, Minto Communities has been building new homes, master-planned communities and condominiums, one home and one relationship at a time. When you choose a Minto Communities home, you're choosing more than just a homebuilder – you're choosing a trusted partner to help you along every step of your home buying journey. Bringing together the skills, energy and talents of over twelve hundred employees, our team has designed and built more than 60,000 homes in Toronto, Ottawa and Florida.

There's a Minto Communities home that's made for you.



A MINTO YORKVILLE PARK
B MINTO MIDTOWN
C OAKVILLE

THE CREATIVE VISIONARIES

TO EXECUTE AN AMBITIOUS PROJECT SUCH AS THE SAINT, IT TAKES A TEAM OF TALENTED EXPERTS.

WALLMANARCHITECTS

Wallman Architects (WA) is a Canadian architectural office dedicated to producing exceptional design. Drawing on the experience of a practice that began in 1985, Rudy Wallman established WA in 2006. Since then, WA has developed an extensive portfolio of remarkable mixed-use, residential, hospitality, institutional and urban design projects across Canada and around the world.

Wallman offers in-depth partner involvement during design and municipal approvals and is recognized for its ability to operate within demanding bureaucratic and political environments. Working collaboratively, the team of experienced professionals ensures the successful completion of all project phases from design to construction, within the client's budget and timelines. Wallman values the long-term relationships that have developed with clients, consultants, contractors and co-workers.

Each commission enriches the lives of its occupants, is environmentally sustainable and embodies a unique design vision. Wallman embraces the complexities of architectural practice and seeks to unlock its potential to enhance the value of the built environment.

FIGUR3

Living environments are more than a physical space. They need to evoke an emotional response that inspires an energized and centered lifestyle.

An award winning influencer, figure3 creates environments that elevate the living experience. With a philosophy and approach that is deeply rooted in purposeful and timeless design, we understand that great design is about more than just the aesthetics, it is about understanding how people both want and need to live. Local and international clients benefit from figure3's 25 years of cross-industry insights and a highly collaborative process - connecting people to place.

