

LIFE...  
PURE  
AND  
SIMPLE



HARBOURHOUSE

COLLINGWOOD



SIMPLY SPLENDID DESIGN

INSPIRED  
BY NATURE,  
EMBRACED  
BY LUXURY,  
TRANSCENDED  
BY BREATHTAKING  
SIMPLICITY  
AND PURITY.

Experience an aesthetic that evokes pure emotion.  
A model of fluid design that balances flawless function and  
form with perfect uncomplicated luxury.



All illustrations are artist's concept. E.&O.E.

“WE INTEND TO ENHANCE THE HERITAGE CHARACTER OF THE AREA BY POSITIONING HARBOUR HOUSE AS A GATEWAY TO THE SPIT WITH THE ICONIC COLLINGWOOD TERMINALS AS A BACKDROP.”

Impressive, in the most subtle expression of pure luxury. Inspired by Scandinavian design, a wave of seamless lines takes the eyes on a journey of innovation and craftsmanship.

Driven by a holistic approach to design CEBRA Architects conceptualizes Harbour House as “a visual echo of the surroundings”. Kolja Neilsen, lead architect shares, “it is through this location and architectural execution, that the building will link nature, history and the heritage of this area to capture the feel of this unique site.” Rising just 6 intimate storeys with 130 suites, the building’s unique architectural style blends contemporary sophistication, with natural nuances of wood and stone. Sculptured balconies and rooftop terraces invite the inside out, while generous windows reflect the beauty all around.

The building's L-shape is composed of a series of vertical volumes that emerge with folded shapes along the façade creating a pleated design that is further articulated through sun and shadows. The pleated shape creates a distinct division which are highlighted by large rooftop terraces for penthouse units. The placement of large windows combined with inset balconies creates a simple, yet vivid expression of recessed and even openings, while the

pleated shape of the facades and balcony design protects residents from winds and provides privacy.

At ground level discover an animated streetscape with retail and large display windows inviting a sense of light and transparency. The prominent entrance for the residential units welcomes with a warm glow from the use of wood, creating an almost Nordic feel to it.



Behold modern design that is both artful and thoughtful. Harbour House was designed as an architectural complement to the surrounding nature and historic significance of this landmark location.

It begins with an idyllic waterfront setting add in the context of the Shipyards area and inspiration from the industrial buildings on the waterfront. It is only appropriate that the building becomes a modern interpretation of The Terminals.





SIMPLY ASPIRATIONAL ENVIRONMENTS

MORE  
THAN JUST  
EXQUISITE SPACE,  
EXPERIENCE AN  
ELEVATED  
WAY OF LIFE.

Embrace effortless comfort and  
convenience that complements your every move

## CELEBRATED MOMENTS

Discover your perfect place where the ambiance envelopes and caters to creating cherished moments. Whether curled up fireside with a good book, making new friends or hosting a special dinner, you'll find an inviting space that compliments the occasion.

Contemporary elegance blends effortlessly with classic comfort

in a spacious Party Room complete with stylish lounge seating, a bar, catering kitchen and ample space for group dining. The Media Lounge/ Games Room is the perfect setting to mix and mingle with friends, watch the big game, play a few games or simply relax and enjoy the enviable waterfront views.





## LIMITLESS POSSIBILITIES

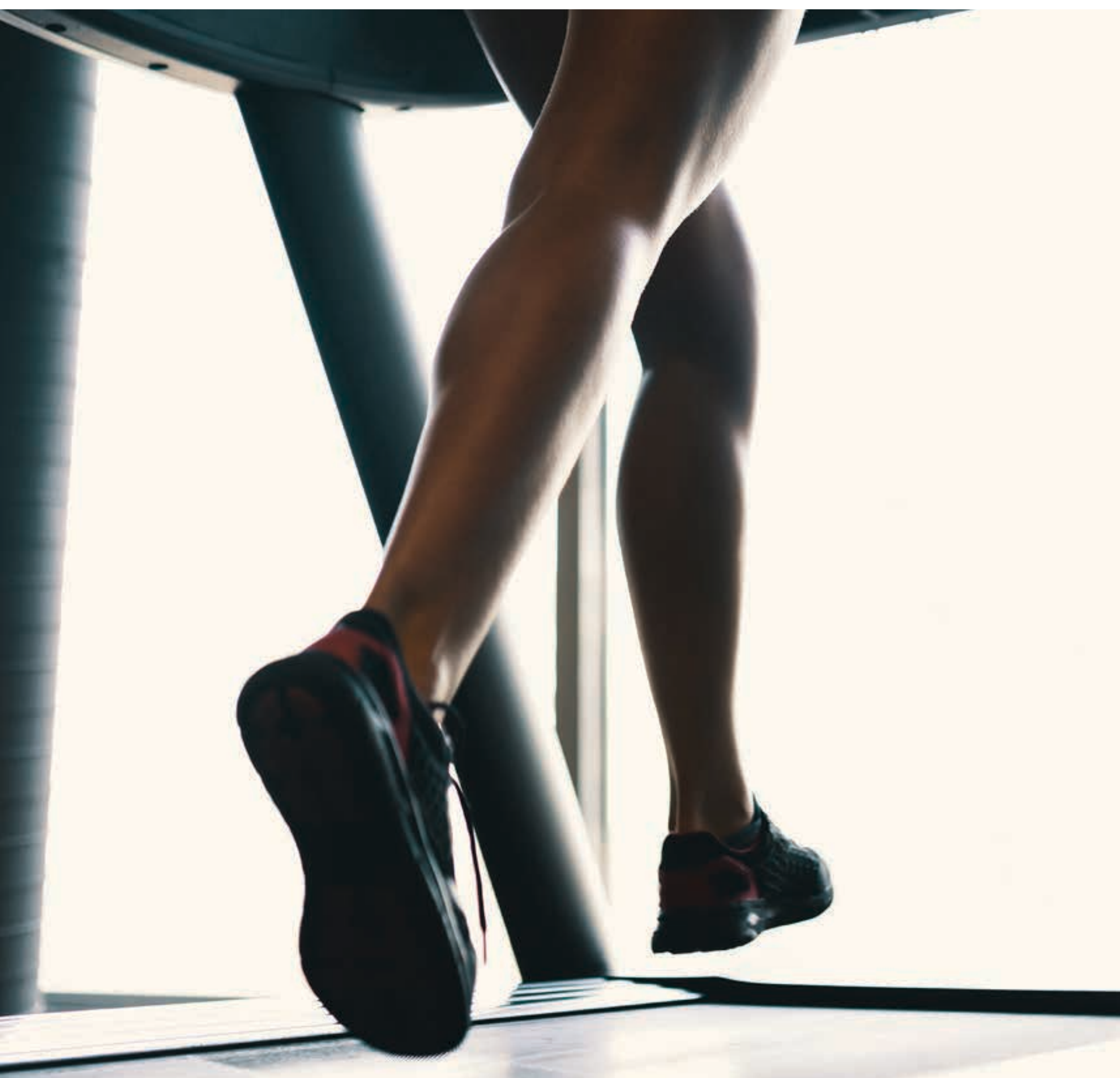
With direct access from the Amenity Party Room & Lounge the Penthouse Level Outdoor Terrace extends your living outside. Lounge in the sunshine, sit fireside with friends or perfect your BBQ skills and host an al fresco dinner under the stars with magical waterfront views.





## INSPIRED FLOW

Wellness is a state of mind and body. Find and foster the natural balance between both in a state-of-the-art fitness studio complete with all the latest equipment to lift your spirits and find your inner Zen.





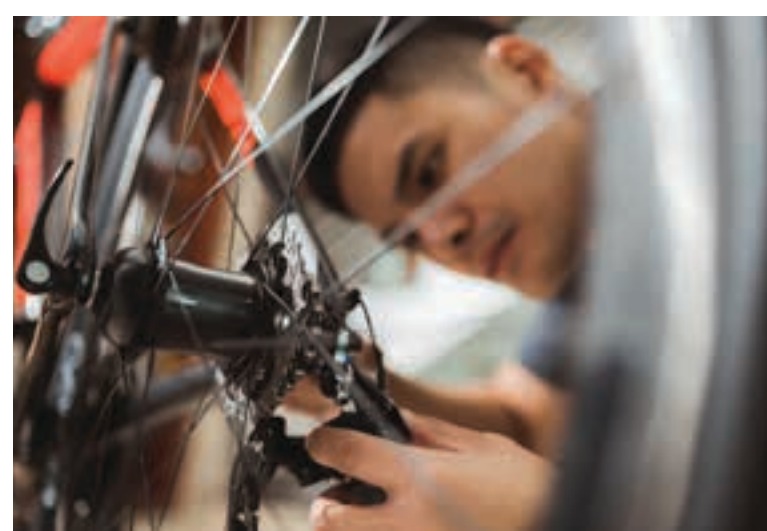
## PET SPA

Everyone, including your BFFF - best four-legged fur friend deserves to make an entrance. Pop into the Pet Spa for a pre or post walk pampering.



## GEAR PREP ROOM

Full active lifestyles come with lots of gear. Here's the place to store your bikes, and other outdoor equipment as well as have the space to get them ready to hit the trails.



## GUEST SUITES

Having so much fun that your guests simply don't want to leave? Invite them to stay in beautifully designed suites that invite contemporary comfort.



SIMPLY SOPHISTICATED STYLE

EXPERIENCE A  
LIFESTYLE THAT  
CONNECTS TO  
YOUR ENVIRONMENT  
INSIDE AND OUT.

Savour the sensibility of thoughtful  
design that breathes pure elemental elegance.



Above you, below you and all around, as nature inspires life, so is your space a reflection of how you want to live.

Come home to elevated contemporary style that celebrates clean, Scandinavian-inspired details. Modern open concept interiors invite an organic flow to living while designer features and finishes bring the beauty of nature indoors.

Large private balconies and terraces connect your indoor and outdoor living spaces for a truly unique lifestyle experience.

## FEATURES & FINISHES

Inspired from nature's palette of warm woods, cool stones, and sandy shores - every nuance evokes a sense of serenity, comfort and quintessential style that is both natural and functional.



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### GENERAL

- Approximately 9ft.-high drywall ceilings, except in bathrooms and areas with bulkheads and/or dropped or sloped ceiling
- Exposed concrete or drywall columns, as per plan
- Energy efficient windows
- Engineered hardwood or vinyl\* floors throughout, except in bathrooms and laundry closets, as per plan
- Square edge baseboards throughout
- Walls and trim painted with low VOC white latex paint
- Solid core wood veneer entry door with privacy viewer and contemporary hardware
- Frosted glass sliding doors to bedrooms, as per plan
- Single and/or double sliding glass or swing door to balcony, terrace or Juliet balcony, as per plan
- White plastic coated wire shelving in closets, as per plan
- Laundry closet with tiled floor and brand name, frontloading Energy Star™ stacked washer and dryer
- Individually controlled heating and air conditioning with energy efficient digital thermostats
- Telephone outlet in living room and den, as per plan
- Cable outlet in living room and bedrooms, as per plan
- Capped light box in kitchen, living/dining room and den, as per plan
- Ceiling light fixture in foyer and walk-in closets, as per plan
- "All-off" electrical switch near entry door
- Balcony or terrace with one exterior light fixture and one electrical outlet, as per plan (excludes Juliet balconies)

### KITCHEN

- Laminate\* cabinets and metal hardware
- Under cabinet lighting
- Quartz\* countertop and backsplash
- Single, stainless steel undermount sink
- Black, single lever low-flow faucet
- Brand-name appliances, including: integrated refrigerator with bottom freezer\*\*; stainless steel slide-in range with ceran top, integrated hood fan; and integrated dishwasher, as per plan
- \*\*2 bedroom and penthouse units to have stainless steel non-integrated refrigerator with bottom freezer, as per plan

### BATHROOMS

- Laminate\* cabinets
- Quartz\* countertop
- Undermount sink
- Black, single lever low-flow faucet
- Wall sconce lighting and mirror
- Porcelain tile\* floors
- Soaker tub with acrylic apron and/or shower pan and glass partition with door, as per plan
- Black bathtub and/or shower fixtures, as per plan
- Porcelain tile\* full-height walls surrounding bathtub and/or shower stall, as per plan
- White toilet
- Exhaust fan vented to the outside

### SECURITY

- Smoke and carbon monoxide detectors as required in each suite
- Telephone-style intercom system

\* From Vendor's standard samples. E.&O.E.

All prices, figures and materials are preliminary and are subject to change without notice E.&O.E. April 2021.



SIMPLY BLISSFUL LIVING

DISCOVER  
A PARADISE FILLED  
WITH NATURAL  
WONDER, ADVENTURE  
AND JOY  
FOR LIVING.

Collingwood is a 4-season destination where all the elements  
come together to create a limitless lifestyle.



# NATURE'S GIFT

## NATURE'S GIFT

Discover a natural panorama of awe-inspiring proportion. A scenic wonderland of forests, parks, beaches, the lake, and mountain. A hotspot for nature lovers, a playground for adventure, a port for water babies and of course those famous slopes. Collingwood presents an epic landscape, and even more, an enviable lifestyle.

## LAKE LIFE


Life by the water invites a natural ebb and flow of inspiration. A scenic serenity graced by breathtaking views, romantic sunsets, and the quiet contemplation calm waters instill. At the same time, there's a vibrancy of adventure calling you to explore its vastness.



The Port of Collingwood and harbourfront present a stunning shoreline packed with parks, beaches, boardwalk trails and watersport fun. Launch your best life on the water with spectacular places to windsurf, paddle, SUP and fish. The harbour is the perfect place for big-lake boating, while the Collingwood Yacht Club promotes boating and sailing on Georgian Bay. For a more pampered experience, join Collingwood Charters on a variety of waterfront tours, dinner cruises, sunset tours or local beer and wine tasting private parties. And where there is water, there are beaches. Land lovers can play in the sand at the waterfront's Sunset Point Beach with a park, playground and picnic area or choose the popular Northwinds Beach, home to many sea kayakers, kit boarders and surfers.





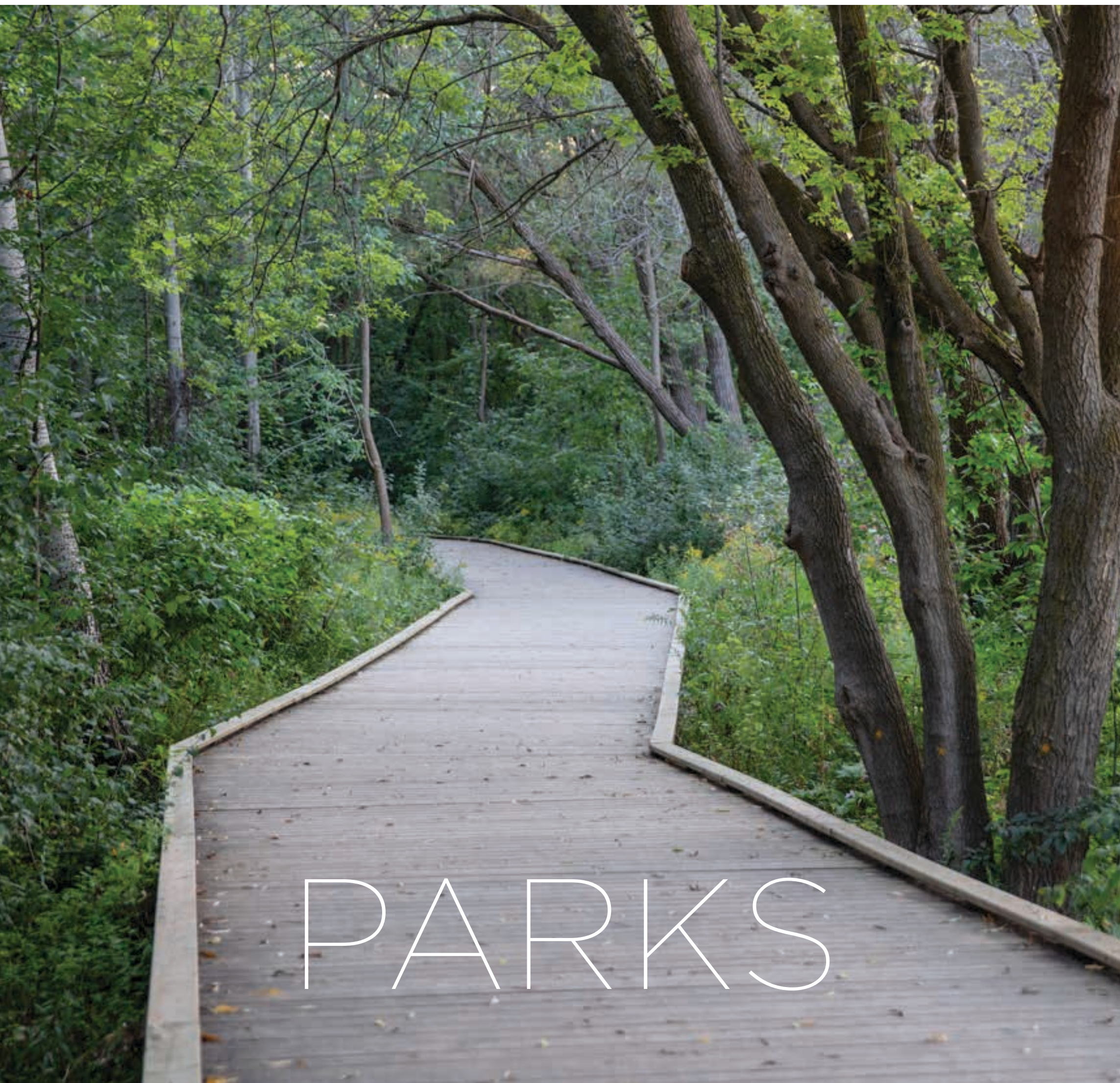
A photograph capturing a serene sunset over the ocean. In the foreground, the lower legs and feet of a person are visible, standing on the wooden deck of a boat. The person's feet are partially submerged in the water. The sun is low on the horizon, creating a vibrant orange and yellow glow that reflects on the water's surface. The sky is filled with soft, golden clouds. A large, dark, curved shape, possibly a part of the boat's structure, is visible on the right side of the frame. The overall mood is peaceful and adventurous.

THERE'S  
A VIBRANCY  
OF ADVENTURE  
CALLING YOU  
TO EXPLORE ITS  
VASTNESS.



## LAND LIFE

Walk the land and with every step discover a new path to inspiration. A perennial playground beautified by meandering trails, spectacular scenic views and picturesque parks and forests to simply lose yourself in and at the same moment find yourself.



# PARKS



### THE ARBORETUM

Explore the winding pathways through various trees and plants to a memorial fountain and secret meditative labyrinth.

### MILLENNIUM PARK

Located behind the concrete grain structures on the northerly point of the historic harbour, enjoy breathtaking views of Georgian Bay and the Niagara Escarpment.

### SUNSET POINT PARK

Walk or bike along the paths, picnic in the grass, pick up pebbles on the beach and the best place to watch the sunset with fries from The Chipper.

### HARBOURVIEW PARK

Discover the rugged beauty of the spit area, now a series of beautifully landscaped walkways and gardens lined with memorial plaques and granite plinths marking the history.



#### THE COLLINGWOOD TRAILS

Enjoy over 60 km of recreational trails for walkers, joggers, cyclists, skiers, and snowshoers leading to every major point of interest in Town from the Harbour, waterfront & beaches to the scenic lookout at Millennium Park and downtown Collingwood.

#### GEORGIAN TRAIL

Trek, cycle, snowshoe or ski the mountain to the shoreline along the 34 km hard-packed, trail providing diverse landscapes from wilderness, rural and urban.

#### SCENIC CAVES

Dive deep into a network of caves and caverns carved millions of years ago by glacial ice. Choose to zipline, hike through 15 km of trails or take in the breathtaking 10,000 sq. km view from the Suspension Bridge.

#### BLUE MOUNTAIN

Formed over 1 million years ago with an elevation of 720 feet, this rockface is home to Ontario's largest 4-season mountain village resort. Blue Mountain Resort boasts over 364 acres of skiable land, 42 trails and activities ranging from rock climbing, golf, mountain biking, tennis, snowboarding, skating, sleigh rides and more. If relaxing is more your scene there are fabulous spas, dining, shopping, and a variety of lodging so you can stay awhile and take it all in.





# COMPLETE CHOICE

## FASHIONABLE HOTSPOT

Explore a downtown core that is charmingly quaint with the cachet of distinction. Rich in diverse shopping, discover a plethora of choice from trendy fashion boutiques, unique home décor and one-of-a-kind gift shops to your favourite major retail chains. Plus, for ethical and environmentally conscious consumers, there's a great variety of eco-friendly stores for all your wellness needs.



WELCOME  
Collingwood  
DOWNTOWN BUSINESS IMPROVEMENT AREA

METRA

WASTLES est. 1976

EXPLORE A  
DOWNTOWN CORE  
THAT IS CHARMINGLY  
QUAINT WITH  
THE CACHET OF  
DISTINCTION.

PAY PARKING  
P  
3 HOUR MAX  
PAY AT MACHINE

NO BICYCLES  
LAW 2710

METRA  
FASHION HOUSE

METRA  
FASHION HOUSE

METRA  
FASHION HOUSE



## A CULINARY DESTINATION

Collingwood is a food lovers haven presenting an incredible array of culinary talent and deliciously diverse dining options. You'll find everything from traditional international restaurants and the latest in nouveau cuisine to swanky bars, gastro pubs, craft breweries, coffee houses and places to indulge your sweet tooth.





## CULTIVATED EXPERIENCES

Take a walk along Simcoe Street, informally known as Creative Simcoe Street to discover an art lover's haven - home to over 25 independent and artistic businesses- including 18 artist studios, a black box theatre, dance and arts schools, an arts foundation, several galleries and excellent culinary spots. Collingwood also celebrates a number of art crawls and music festivals throughout the year. And the best place to bump into your neighbours is at the downtown Farmers' Market.

Come out every Saturday morning and support the local farming communities with an amazing assortment of fresh produce and products including Non-GMO, organic, gluten free, vegetarian, and vegan alternatives.





DISCOVER  
AN  
ART LOVER'S  
HAVEN

GAYETY  
THEATRE

HISTORIC GAYETY THEATRE 1911

ART BY HOUR

OPEN

Ontario St.

marlin travel

www.marlintravel.ca/12027 708-2442

## CELEBRATING HISTORY

Collingwood has a colourful history shaped by the railways, ship building and agriculture. Originally known as Hurontario, Nottawa, and even Hens-and-Chickens Harbour (as a reference to the small islands in the bay), the town was incorporated in 1854 and renamed in honour of Admiral Lord Cuthbert Collingwood - a British naval officer, and hero at the Battle of Trafalgar. In 1855, the Ontario, Simcoe & Huron Railway came into Collingwood, and the harbour became the place for shipment of goods destined for upper Great Lakes ports.



Explore the historic downtown to experience architectural styles of over 50 different heritage buildings, as well as landmarks including the Shipyards, Collingwood Terminals grain elevator, and the town hall. And for a fascinating history lesson, the Collingwood Museum has exhibits on the harbour's shipbuilding history among other local collections, while The Awen' Gathering Place along the waterfront invites opportunities to engage and learn about the First nations Indigenous people.





## The CWOOD Area

### FOOD & DINING

- 01. 1858 Caesar Bar
- 02. Ashanti Coffee Collingwood
- 03. Black Bellows Brewing Co.
- 04. Brunello At 27 On Fourth
- 05. Duncans cafe
- 06. Eggsmart
- 07. Espresso Post
- 08. Fig & Feta
- 09. Gibson & Company
- 10. Heavenly Cafe
- 11. Lakeside Seafood & Grill
- 12. Low Down
- 13. Northwinds Brewhouse & Kitchen
- 14. Press Market
- 15. Starbucks
- 16. SUSHI HON
- 17. Tesoro Restaurant
- 18. The Curly Willow Eatery
- 19. The Huron Club
- 20. The Iron Skillet Collingwood
- 21. The Tremont Cafe

### SCHOOLS & SERVICES

- 22. Collingwood Learning Centre
- 23. Collingwood Public Library
- 24. Little House Montessori School
- 25. Mountain View Elementary School
- 26. National Ski Academy
- 27. Red-Tailed Hawk Forest School

### RECREATION & FITNESS

- 28. 9Round Fitness
- 29. Blue Mountain Golf
- 30. Collingwood Arboretum
- 31. Collingwood Squash and Fitness Centre
- 32. Craighleith Ski Club
- 33. Collingwood Yacht Club
- 34. Collingwood YMCA

- 35. Cranberry Golf Course
- 36. F45 Training Blue Mountain
- 37. Millenium Park
- 38. Osler Bluff Ski Club Ltd
- 39. Scandinave Spa Blue Mountain
- 40. Sunset Point Park
- 41. The Curling Club
- 42. The Northwood Club
- 43. White's Bay Park

### SHOPPING

- 44. Bion Footwear
- 45. Collingwood Flowers & Home Decor
- 46. Collingwood Olive Oil Co.
- 47. Coriander Style
- 48. Dags & Willow Fine Cheese and Gourmet Shop
- 49. Downtown Collingwood Farmers' Market
- 50. FreshCo Mountain & First
- 51. Gold Star Jewellery Co
- 52. Kamikaze Bikes
- 53. LCBO
- 54. Loblaws
- 55. Metro
- 56. Pet Valu
- 57. Pine Boutique
- 58. Sobeyes Collingwood
- 59. Sporting Life
- 60. The Hive

### ENTERTAINMENT & LEISURE

- 61. Blue Mountain Resort
- 62. Butter Gallery
- 63. Bygone Days Heritage Museum
- 64. Collingwood Museum
- 65. Living Water Resort & Spa
- 66. Galaxy Cinemas Collingwood
- 67. The Historic Gayety Theatre
- 68. Theatre Collingwood
- 69. Tremont Studios

# INSPIRED BY OUR SURROUNDINGS

Every location, neighbourhood, street corner and project embody a core authenticity. It is this unique quality that inspires us to reimagine what is possible, while respecting what is.

At Streetcar we celebrate the connection between a location and the lifestyle, the building you live in and the neighbourhood you call home. Every project is an opportunity to showcase an area's style, personality, and community with a commitment to always complement its local charm by enhancing its authenticity.

Collingwood embodies a location and lifestyle with infinite possibilities, it invites an abundance of inspiration from its nature, history, and heritage. Driven by this destination, the potential is limitless - redefining a next level lifestyle community with exceptional architectural excellence, design innovation, and sublime amenities.

Streetcar enjoys a hard-earned reputation as a developer who invests in exciting neighbourhoods, improving the quality of entire communities. With a holistic approach to location and lifestyle, every one of our celebrated residential projects integrates seamlessly into its surroundings, respecting the historic look and feel of the area while providing a glimpse into what could be.

## STREETCAR™



THE SOUTHWOOD



THE SOUTHWOOD



THE CARNABY



BROADVIEW HOTEL



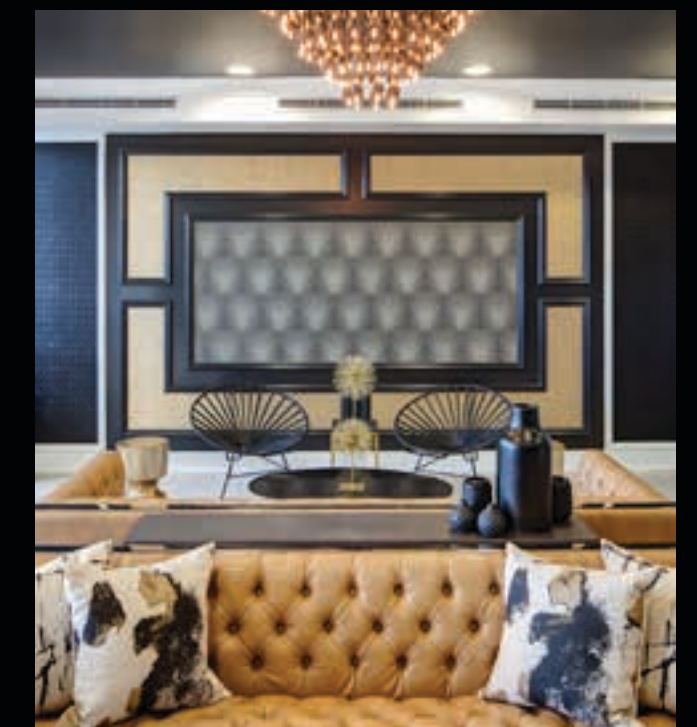
THE CARLAW



THE TAYLOR



THE CARNABY



THE CARNABY



THE CARLAW



THE TAYLOR



RIVERSIDE SQUARE



RIVERSIDE SQUARE



RIVERSIDE SQUARE

## THE TEAM

### CEBRA - ARCHITECT

CEBRA is a Danish architecture and design practice, founded in 2001 by architects Mikkel Frost, Carsten Primdahl and Kolja Nielsen. In 2017, architect Mikkel Hallundbæk Schlesinger joined the group of partners. CEBRA's working process is based on dialogue and we consider our work to be interdisciplinary, collaborative and content driven with an underlying sustainable scope, making social responsibility and user needs the creative fuel for our architecture.

We believe in architectural design excellence based on a holistic approach that combines international perspectives with inspiration from the local context and a sincere interest in the end users. That is why CEBRA's architecture is often called people friendly, whether we design educational institutions, museums, housings, or an entire neighborhood. It merges human empathy and architectural expression into locally rooted projects that adapt to their context, their social environment and their users.



### ELASTIC INTERIORS - INTERIOR DESIGN

Elastic Interiors was founded by Ria Vogiatzi, Alexandros Xenos and Enrique Mangalindan in London, UK.

Inspired by the morphology of space, experimentation with boundaries and belief in the flexibility of manufacturing innovation, the company takes a sculptured approach to architecture and the reinterpretation of form. The multidisciplinary team demonstrates the ability to implement different requirements, in different locations and contexts. With celebrated projects in Dubai, United States, United Kingdom, Canada, Antigua, Italy, Montenegro, Greece and Cyprus, Elastic Interiors have acquired several international and domestic awards.

### MONTANA STEELE STRATEGIC MARKETING

Montana Steele is a full-service strategic marketing firm that brings over two decades of experience in all sectors of the real estate industry. A strong commitment to creativity and brand-building, deep insights and specialized market knowledge, and long-term strategic thinking capabilities have enabled Montana Steele to launch iconic real estate and destination brands for their varied clientele across North America. At Montana Steele, winning international awards goes hand in hand with winning market share for their clients. Montana Steele offers a comprehensive range of services available in-house and specialize expertise in all areas of real estate and destination marketing.



### FARIS TEAM REAL ESTATE BROKERAGE - SALES

As one of one of Canada's premier Real Estate brokerages, the team's slogan, full out for you®, sums up the philosophy and drive that has led Faris Team to success. Serving Southern Ontario, Faris Team has helped more than 6,500 families find their dream home and provided them with an industry-leading real estate experience.

**HARBOURHOUSECONDOS.COM**  
info@harbourhousecondos.com

A COMMUNITY BY **STREETCAR™**