

JAC

condos



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a meeting of the minds to create something great

SHOP**
TIL YOU DROP
AT THE EATON CENTRE

HIKE THROUGH THE
ROSEDALE RAVINE

Get in a
HIGH-TECH
workout

LET IT
GROW IN THE
GARDEN ROOM

96 TRANSIT
SCORE

blending
heritage
with
innovation

GET COLLABORATIVE
in the TECH
LOUNGE

HAVE A PICNIC
AT ALLAN GARDENS

WALK THROUGH
DOWNTOWN
ON SUNNY DAYS

ROOFTOP SOCIALS

ST. LAWRENCE
MARKET

100
WALK
SCORE

BIKE
through the
LOCAL parks

2 Rooftop Terraces

GRAFFITI
ALLEY

hop on
COLLEGE
subway within a 5 MIN
WALK

A
Foodie's
Paradise

Let Duke
run free at
Allan Garden's
off-leash park

RYERSON
UNIVERSITY

Rock Out
at the
Phoenix

get pumped
from an outdoor
workout



authentic downtown living at jarvis and carlton

JAC is a completely new kind of condo lifestyle with tons of personality and perks.

Full of street-savvy style on the outside and unique amenities inside that redefine downtown condo living.

Cool and connected to the downtown core - get to school or work in a blink, live life at one of the best neighbourhoods that downtown Toronto has to offer or park it and play in Allan Gardens - this 360 degree lifestyle is all yours.



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city living in the living city

JAC is a location...actually, it's more of a destination. Jarvis and Carlton to be exact. Look up and all around to embrace a vibrant neighbourhood coming into its own.

A lively community that revels in the eclectic, reveres inclusivity and diversity and relies on its people to inspire and evolve its scene. Full of life, fueled by art, fashion, food and an urban green scene that says this is the ultimate downtown location.



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blending heritage with innovation

There's a synergy that happens between the past and the present – a predestined fame that defines a legacy of living. And with JAC, new life returns to the infamous Jarvis Street. Once home to Toronto's elite, lined with mansions, today the original 1902 Beaux Arts heritage house will be restored and united with JAC. Together you've got next-level architecture that celebrates the classic historic charm and modern, charismatic design.

welcome home
that feeling when your entire lobby
is a post-worthy photo op

Upon entering JAC, you're greeted by a friendly concierge who is ready to help. The lobby is complete with stunning interior architecture that defines the entry passage. It features various places to sit and enjoy the view of the Outdoor Courtyard. Make your way to the Fireside Lounge, a casual gathering place overlooking the Courtyard. It's the perfect place to wait for your Uber... or pickup your Amazon package.



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The Lobby



jump on a
last minute zoom call

SNACK BAR AT YOUR
FINGERTIPS

LIVE YOUR LIFE
THE WAY YOU'VE ALWAYS WANTED

E-Sports Gaming Lounge

WHERE THE PARTY'S AT

Watch the best flicks
in the Media Lounge

the fun stuff ★★

jac's lively side.

COMMUNAL WORK SPACES

Modern day amenities
with a heritage twist

Level 1 of The Mansion Club overlooking the Work Studio, Tech Lounge and Coffee Bar



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the mansion club modern day amenities with a heritage twist

There's something about re-inventing a historic space. Inspired by the adage "everything old is new again"; JAC has taken all the pomp & pageantry of this extraordinary heritage building and re-imaged it to create The Mansion Club - a very unique place with even more unique amenities.

The first level gets you working to your highest potential with a 24/7 Tech Lounge with Wi-Fi. Host a casual meeting around the fireplace with comfy social seating or join the long communal table to inspire and be inspired. When you need a break the Coffee Bar is ready and waiting without missing a beat.

The style, a complement to those who live here - smart, contemporary with uniquely classic features that say being unique is the only way to live.

1st floor amenities

- | | |
|-------------------|---------------|
| ① Lobby | ⑤ Tech Lounge |
| ② Fireside Lounge | ⑥ Veranda |
| ③ Courtyard | ⑦ Pet Spa |
| ④ Coffee Bar | ⑧ Cycle Works |





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Level 2 of The Mansion Club - Quiet Library

take it up a floor

When you need some quiet time to escape the hustle of life, venture up to the second level of The Mansion Club for a completely unique experience in finding your Zen. Breathe it all in, inside a peaceful-inspired place to get grounded and find your Namaste.

Whatever you hold sacred, enjoy private spaces to foster it. Be it prayer, meditation or the simplicity of

serene space to gather your thoughts, you will find welcoming rooms for this very purpose. Engage your inner energy and practice your yoga poses in a calm environment complete with space for ablution.

There is also the Quiet Library that is set up with study desks and comfy loungers to lay or sit on inviting the space and time for quiet contemplation.

2nd floor amenities

- 1 Quiet Library
- 2 Meditation Rooms
- 3 Yoga Studio





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E-Sports Lounge looking into the Media Lounge

the fun stuff welcome to the 7th floor

JAC's all about work/play balance, so when you are done your work downstairs, head up to the 7th floor for some fun. Here you will find the E-Sports Lounge, perfect for gaming with your friends. What a better way to unwind than at the 4 double loungers with big screens for some serious fun. Adjacent is the Media Lounge, ideal for movie nights at home with your friends and a bucket of popcorn.

Visit the Gardening Room where you can grow your own herbs and veggies year-round. It doubles as a potting room for seasonal outdoor gardening on the neighbouring terrace.

Rather jam in the Music Room? It's sound-insulated and ready for it to get loud! Want to work with your hands? The Workroom is equipped with a heavy crafts table, sink, and lockers. Explore your hobbies, get crafty, do some repairs, finish that project, or simply create - the space is yours.

7th floor amenities

- 1 Media Lounge
- 2 E-Sports Lounge
- 3 Gardening Room
- 4 Music Room
- 5 Workroom
- 6 Rooftop Terrace
- 7 BBQ & Alfresco Dining
- 8 Sun Deck





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Party Room on the 10th floor overlooking the 10th floor Rooftop Terrace.

where the party's at

Continue exploring the 10th floor and discover the Party Room. It's equipped with a kitchenette for catering, cozy booth seating, a grand dining table, long bar, big-screen TVs, and mood-setting fireplace.

Host your next get together in this space where the room opens up to the Rooftop Terrace so you can impress your indoorsy and outdoorsy friends.

If a more private event is more your style, there is a stunning Private Dining Room including a kitchenette.

Want to put in the work to earn your decadent dinner and drinks first? Stop by the state-of-the-art Fitness Studio and juice bar to maximize your health and wellness. Get into a high-tech workout to advance your gym session to the next level.



10th floor amenities

- ① Party Room
- ② Rooftop Terrace
- ③ Fitness Studio
- ④ Private Dining / Meeting Room



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Kitchen - Light Colour Package

contemporary elements of style

The living spaces at JAC will have your visiting friends and family in awe. The suites include modern open concept living/dining spaces, stylish wood-grain plank laminate flooring and European-inspired cabinetry with soft close features. Your abstract Quartz slab backsplash and countertops will act as a

work of art, and the sleek track lighting in the kitchen will make this feel ultra-modern. Add to this, mirrored sliding closet doors will make your space feel a lot bigger and your energy efficient in-suite heating and cooling will save you on your utility bills.



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Suite Bathroom - Finishes featuring standard vanity, shower and tile detail

spa-inspired features to indulge in

Your luxurious bathroom will make you feel like you live in a spa year-round. Designer porcelain floor tiles, oversized contemporary mirrors, matte black single lever faucets and a glass shower enclosure make the space feel ultra-modern.

live in the middle of it all

You just have to love a location that's at the core of convenient non-stop living. Life is good when you can walk or cycle anywhere you need to go. Whether heading out to work or school, shopping the trendy streets, grabbing a bite or meeting up with friends - you can count on your two feet to get you there. **On your time off, make sure you check out all of these beautiful parks with this 5km walking and biking tour!**



1. allan gardens

19 Horticultural Ave between Jarvis, Sherbourne, Carlton and Gerrard St

Find your place in Toronto's oldest park featuring a conservatory home to six greenhouses of tropical plants; a playground and two fenced off-leash areas for your dogs.

2. ryerson community park

Gould St & Victoria St

Hang out by the boulders at Ryerson Community Park or consider incorporating them in your workout. Climb the boulders, use them for incline push-ups, or just take a glance as you glide by on the skating rink.

3. barbara hall park

Church St & Dundonald St

Barbara Hall Park is where families enjoy the fenced-in splash pad and pups run free at the off-leash area.

4. rosedale ravine lands

Bloor St E & Sherbourne St N

If you want to extend your adventure, this is the place to do it. The Rosedale Ravine Lands is great for urban hiking. Go for a jog here every season for four completely different experiences.

5. winchester park

Ontario St & Winchester St

Take a break to watch a baseball game or bring kids to enjoy the wading pool. Otherwise, just keep walking, running, or doing your thing on your way home to JAC.



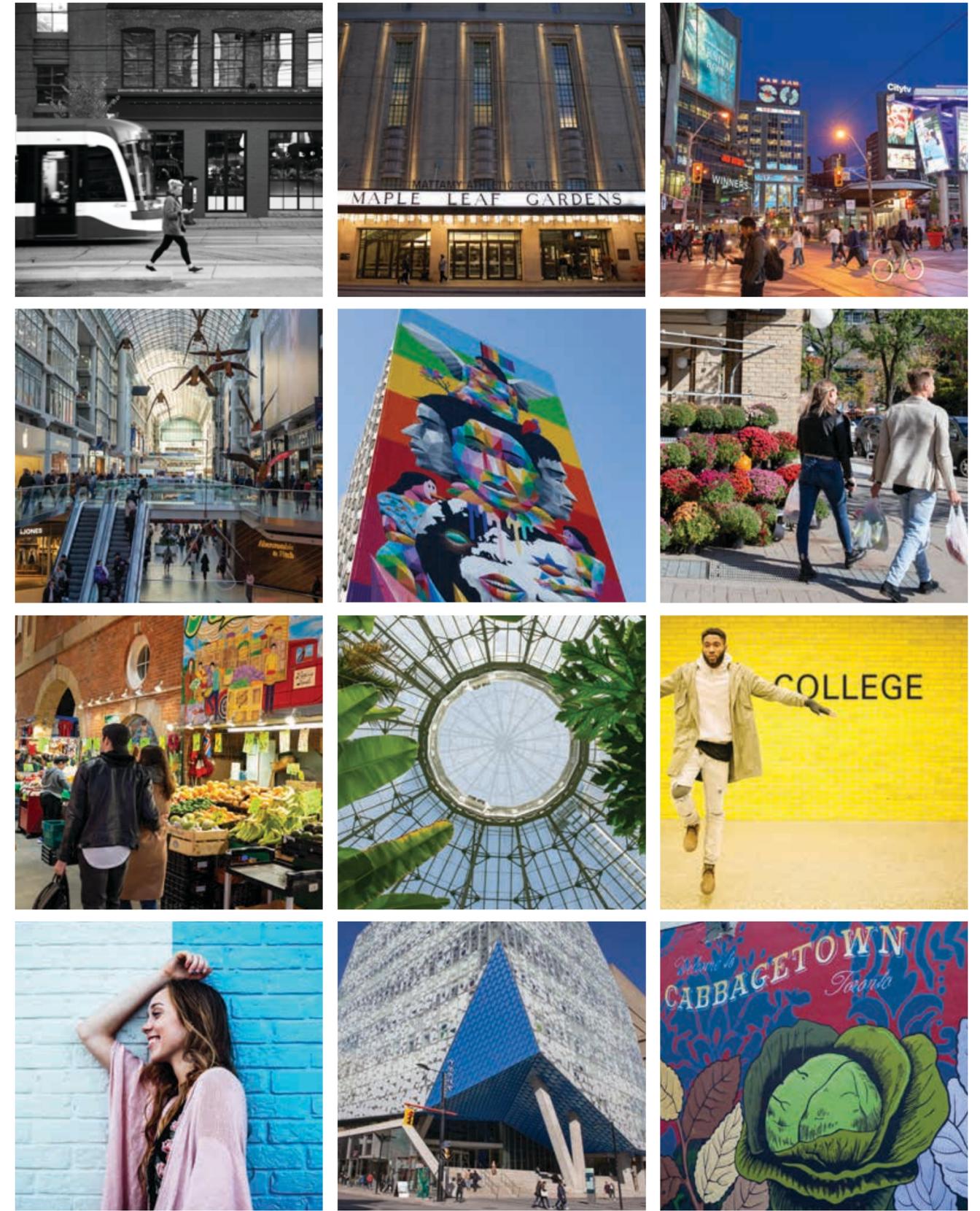
allan gardens **your new hangout**

Picnicking, ultimate frisbee, working in the sun, watching puppies play--what better way to spend your day? Just steps from JAC, make Allan Gardens your destination for fun with friends and family.

The indoor botanical garden includes six lush greenhouses sprawling over 16,000 square feet. Explore the brilliant conservatory, have fun at the playground, and let your furry friend run wild in two off-leash dog parks.

Plus, check out a seasonal flower show and enjoy the outstanding permanent collection.







Ryerson University

350 Victoria St
2 minute walk

Offering more than 100 programs, Ryerson U is just around the corner from JAC and is known for its business, engineering, and arts programs.

take note
ready to ace your tests,
nail your next presentation,
and write killer essays?

Consider this your neighbourhood student survival guide. Here are a few nearby educational institutions to check out to help maximize your education.



Toronto Film School

415 Yonge St, Floor 8
8 Minute Walk

Lights. Camera. Action. If you're looking to break into the world of film entertainment, start at Toronto Film School.

Toronto Public Library

269 Gerrard St E
10 Minute Walk

Rent books, movies, music and more for free. Plus, check out events for families, baking, technology, literature, and more.

Hxouse

130 Queens Quay E
10 Minute Drive

Hxouse is a cross-disciplinary incubator, accelerator, and community hub offering workshops, events, and more for creative entrepreneurs.

Peter Gilgan Centre for Research and Learning

660 Bay St
13 Minute Walk

Situated in SickKids, this 750,000 sq. ft. facility includes state-of-the-art technology for specialized research and a 250-seat auditorium for events.

George Brown College - St. James Campus

200 King St E
18 Minute Walk

The St. James Campus of George Brown College offers programs in business, media, hospitality, liberal studies, and more.

connected to an urban pulse

Stake your claim in the centre of a vibrant neighbourhood designed for those living, working and playing in the downtown core. Every direction invites exciting new possibilities.

Discover a 24/7 hotspot for the café culture and culinary curious, as well as a shopping mecca for convenience, the eclectic and of course epic CF Toronto Eaton Centre. Steps to Bay Street make your mark, mingle, meet, close the big deal and find your next great gig. Opportunity is knocking - are you ready to answer?

Here are some of our local favourites in the area for you to check out!

Balzac's Coffee

122 Bond St

Situated within Ryerson Image Arts, Balzac's is a hub for students who want to indulge in artisanal coffee and scrumptious baked goods in a bright atmosphere.

The Senator

249 Victoria St

This historic family-owned restaurant serves breakfast, brunch, lunch, dinner, and dessert with menus that mix classic and contemporary items. Check out the live music on Friday and Saturday nights.

Sansotei Ramen

179 Dundas St W

Enjoy traditional ramen inspired by various regions in Japan. Don't skip the gyoza and Hokkaido-style fried chicken washed down with a cold Sapporo. Room for dessert? Try the black sesame éclair.

Salad King

340 Yonge St

Salad King isn't just for salads! Choose between a range of delicious, affordable Thai dishes including curries, noodles, fried rice, veggie options, and more.

The Blake House

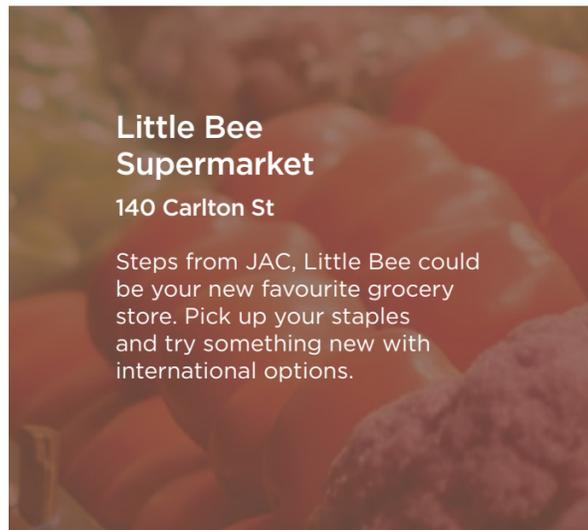
449 Jarvis St

Enjoy a local pint on the patio or grab a table within the stunning brick heritage structure. Make The Blake House your go-to spot for pub grub done right.

Darvish Restaurant

508 Yonge St

Dig into authentic Persian cuisine, serving the downtown core since 1985. Taste kabobs, stews, and vegetarian dishes. Don't skip the homemade baklava.



Little Bee Supermarket

140 Carlton St

Steps from JAC, Little Bee could be your new favourite grocery store. Pick up your staples and try something new with international options.



Ladybug Florist

513 Church St

Whether you want to celebrate a special occasion or brighten up your everyday, Ladybug Florist is open seven days a week. They also offer quick, careful delivery.



Dead Dog Records

1209 Bloor St W

Discover a curated collection of new and used vinyl, CDs, and DVDs, along with merchandise such as tees, toys, and turntables. Ask the knowledgeable staff what's new and exciting.



Glad Day Bookshop

499 Church St

Opened in 1970, Glad Day Bookshop is a must-visit. Stop by this community hub and buy unique, important literature from the world's oldest LGBTQ bookshop.



JAC condos

Schools & Services

1. Bike Share Toronto
2. BMO Bank of Montreal
3. Canada Post
4. CIBC
5. E.J. Pratt Library
6. George Brown College
7. RBC Royal Bank
8. Ryerson University
9. Service Ontario
10. TD Canada Trust
11. Toronto Film School
12. Toronto Public Library
13. University of Toronto - St. George Campus

Parks & Recreation

14. Alexander Park
15. Allan Gardens
Off-Leash Dog Park
16. Queen's Park
17. Rosedale Ravine Lands Park
18. Ryerson Community Park
19. Central YMCA

Retail

20. The Beer Store
21. Cabbagetown Organics
22. CF Toronto Eaton Centre
23. Dead Dog Records
24. Glad Day Bookshop
25. Ladybug Florist
26. LCBO
27. Loblaws
28. Metro
29. Ryerson Farmers' Market
30. St. Lawrence Market

Restaurants

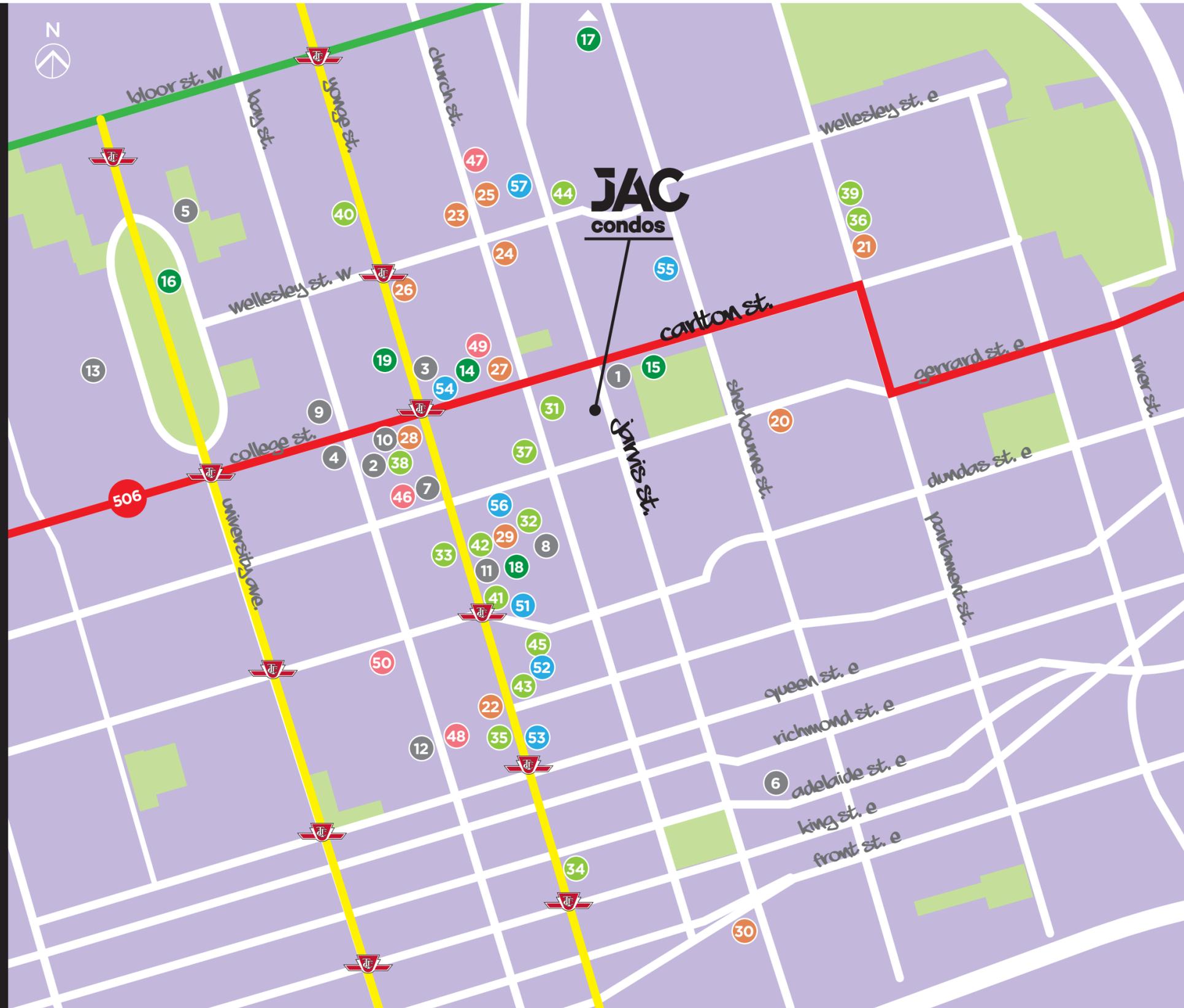
31. Assembli
32. Balzac's Coffee Roasters
33. Barberian's Steak House
34. CRAFT Beer Market
35. Hendriks Restaurant & Bar
36. Jet Fuel Coffee
37. KINKA IZAKAYA
38. Real Fruit Bubble Tea
39. Salt & Tobacco
40. Sansotei Ramen
41. Spring Sushi
42. Starbucks
43. Sweat and Tonic
44. Mansion -
The Keg Steakhouse + Bar
45. The Senator

Health & Wellness

46. Crunch Fitness
47. Elm Spa
48. GoodLife Fitness
49. Mattamy Athletic Centre
50. Yoga Tree Bay Dundas

Attractions

51. Cineplex Cinemas
Yonge-Dundas and VIP
52. Ed Mirvish Theatre
53. Elgin and Winter Garden
Theatre Centre
54. Imagine Cinemas
Carlton Cinema
55. The Phoenix Concert Theatre
56. Ryerson Theatre
57. Berkeley Bicycle Club



Brought to you by...



Shouldn't a home be both a place to rest your head and a rewarding investment? That has been Graywood's philosophy for over three decades. As a Toronto-based private investment management company that specializes in the development of real estate properties of exceptional quality, we have a keen eye on how and where people want to live, and we work hard to ensure that our purchasers are making the right investment, both personally and financially.

From our home base in Toronto, we have developed an impressive portfolio of single-family homes, townhomes, boutique mid-rise condo buildings,

and high-rise towers throughout North America. From the landmark Ritz Carlton Hotel and Residences, Toronto to notable communities like Ocean Club, The Mercer, Five St. Joseph, Peter and Adelaide, Scoop, and Scout, Wonder Condos, 250 Lawrence as well as Fish Creek Exchange, and The Theodore in Calgary, we believe in developing spaces that are not just optimized for life today, but built with a vision of a prosperous tomorrow. Because if a home is one of the biggest investments you'll ever make, shouldn't your real estate developer also be an investment expert? We think so. And that's why we're both.



For over 50 years, Phantom has played a key role in numerous prestigious projects in the Greater Toronto Area in the residential, commercial and industrial sector, helping shape the city's vital communities with exceptional projects. Family-run since inception, our first independent condominium project, 1001 Bay Street, was one of the most successful selling condominiums in the early 1990s.

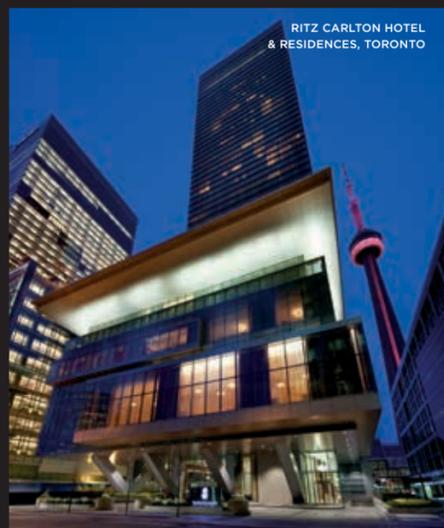
Phantom was an investor in the iconic L-Tower Condominium, adjoining Meridian Hall (formally the Sony Centre for the Performing Arts) at Front and Yonge Streets. We then introduced our Jade Condominiums brand in 2010--a magnificent boutique residence in the upscale Bayview and Sheppard corridor. Following the success of the first Jade condominium, we launched its spectacular sequel, Jade Waterfront, bringing refreshing modernity to waterfront living in 2011. On the heels of this success, Phantom carried the momentum forward with Tea Garden Condominiums. Launched in 2014, Tea

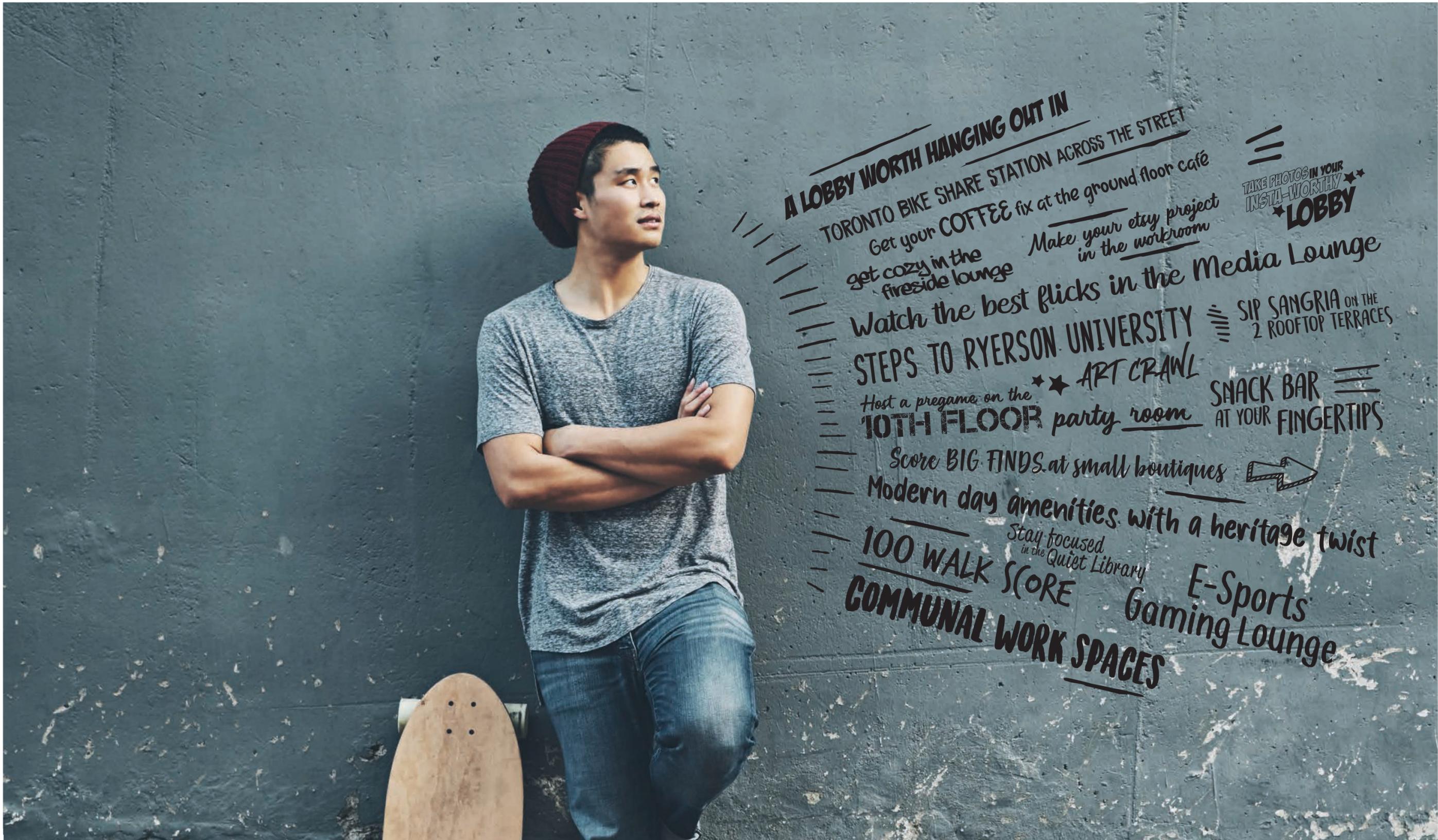
Garden brings another brilliant boutique living space to the Bayview Village neighborhood.

Founded in 1977, S&A Developments is the asset management arm of Phantom. Our team's extensive portfolio includes managing over 2 million square feet of industrial and commercial leasing space throughout the GTA, spanning from Mississauga to Bowmanville. We provide unique value to our tenants through an active approach to leasing, maintenance, and an emphasis on relationship management. Our personalized leasing approach is tailored to each prospective client, with your interests and goals at the forefront of our strategy. We take great pride in the longevity of our tenant relations--some tenants have been with us for over 40 years.

Phantom's current projects include the sought-after Eight Cumberland, located at the prestigious Yonge & Cumberland intersection. Working alongside Great Gulf Homes, Phantom is bringing to

market a luxurious living space in the heart of Yorkville. Our latest partnership is with Graywood Developments to bring you JAC Condos in the vibrant neighborhood of Jarvis & Carlton with scenic views of Allan Gardens, steps away from Ryerson University.





A LOBBY WORTH HANGING OUT IN

TORONTO BIKE SHARE STATION ACROSS THE STREET
Get your COFFEE fix at the ground floor café

get cozy in the
fireside lounge

Make your etsy project
in the workroom

TAKE PHOTOS IN YOUR
INSTA-WORTHY
★ LOBBY ★

Watch the best flicks in the Media Lounge

STEPS TO RYERSON UNIVERSITY
Host a pregame on the
10TH FLOOR party room

SIP SANGRIA ON THE
2 ROOFTOP TERRACES

★ ★ ART CRAWL

SNACK BAR
AT YOUR FINGERTIPS

Score BIG FINDS at small boutiques



Modern day amenities with a heritage twist

100 WALK SCORE
Stay focused
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COMMUNAL WORK SPACES

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urban, unique and edgy
artistic and original
ALWAYS AUTHENTIC
Jarvis and Carlton



jaccondos.com

