



glasshouse
skylofts in the city

energized.

Winnipeg. It's always been a great place to live, but these days it's getting even better. With all the new development that's been happening downtown – the SHED, MTS, new restaurants, shops and public spaces – our city is undergoing an urban revolution, making it a remarkable, desirable place to live, work and play.

And now there is a new residence at the centre of it all.

iconic.

A glass beacon rises above the city, shimmering windows lighting up the night. A sleek, distinctive shape redefines the skyline. Twenty-one storeys of chic design welcomes you home to your loft in the sky. This is Glasshouse, and it's not like anything Winnipeg has seen before.

Envisioned by Toronto-based developer Urban Capital and constructed by Bockstael Construction, Manitoba's oldest builder, Glasshouse offers stunning, uniquely modern lofts that fuse style and sophisticated design in the heart of downtown.

The striking interiors are all clean lines and glass, bringing you the best of modern design. Exposed ductwork, metal and concrete add an appealing industrial feel, balanced by warm woods and stone finishes. Light floods in through the floor-to-ceiling windows, and a second-floor bridge connects you to the Centrepoint development, with its chic Alt Hotel and China Libre restaurant.

To the north, you have unobstructed views of the city, including the Exchange District to the northeast. South-facing units overlook downtown and the MTS, home of the beloved Jets.

When you live at Glasshouse, the city is at your feet.



dr


309 HARGRAVE

Step through the main entrance on Hargrave into a modern, minimalist lobby, with dramatic tiered lighting and a street-facing wall of glass that floods the space with natural light. Chic yet warm, elegant and completely welcoming, it's an entrance that makes a statement.

ama+style.



industrial



Exposed materials; concrete ceilings; big sliding doors; huge windows; sleek, open-concept design. All that and amazing city views, too, in a fantastic location that's steps from everything. Walk to the office, stroll out your front door for a concert or a game, have dinner down the street or walk to the Forks. The city is at your feet.

chic.



Photo of Glasshouse model suite with exposed concrete ceiling added digitally. Ceilings at Glasshouse will be constructed of exposed pre-cast concrete panels.



amenities
abound.

Head to the rooftop for great amenities and amazing views; an interior lounge and entertaining space sits adjacent to the outdoor dining area, so you can entertain inside or out.

Outside, you will find a terrace with lounge seating, resort-style cabanas and chaise lounges for tanning and relaxing, and a large dining table for al fresco gatherings. Relax in the sun, or cozy up around a firepit on a cool summer night.

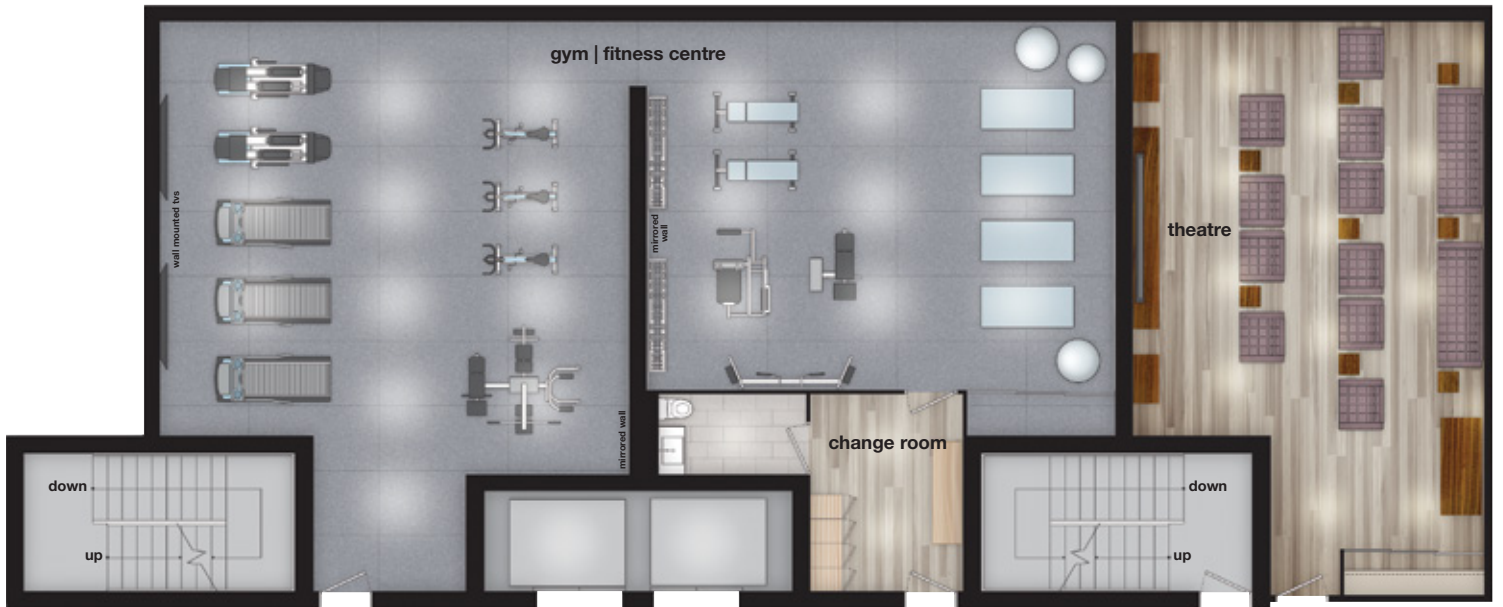
On the second floor, you'll also find a well-equipped gym and a private screening room perfect for movie nights or watching a Jets game.



21st floor rooftop plan.



second floor amenity plan.



north view.





south view.





ROGERS

Assurance
Hydro

STAPLES

SHOPPERS

I love my view.

living green is the way to be. everything is

I like to be part of the scene.

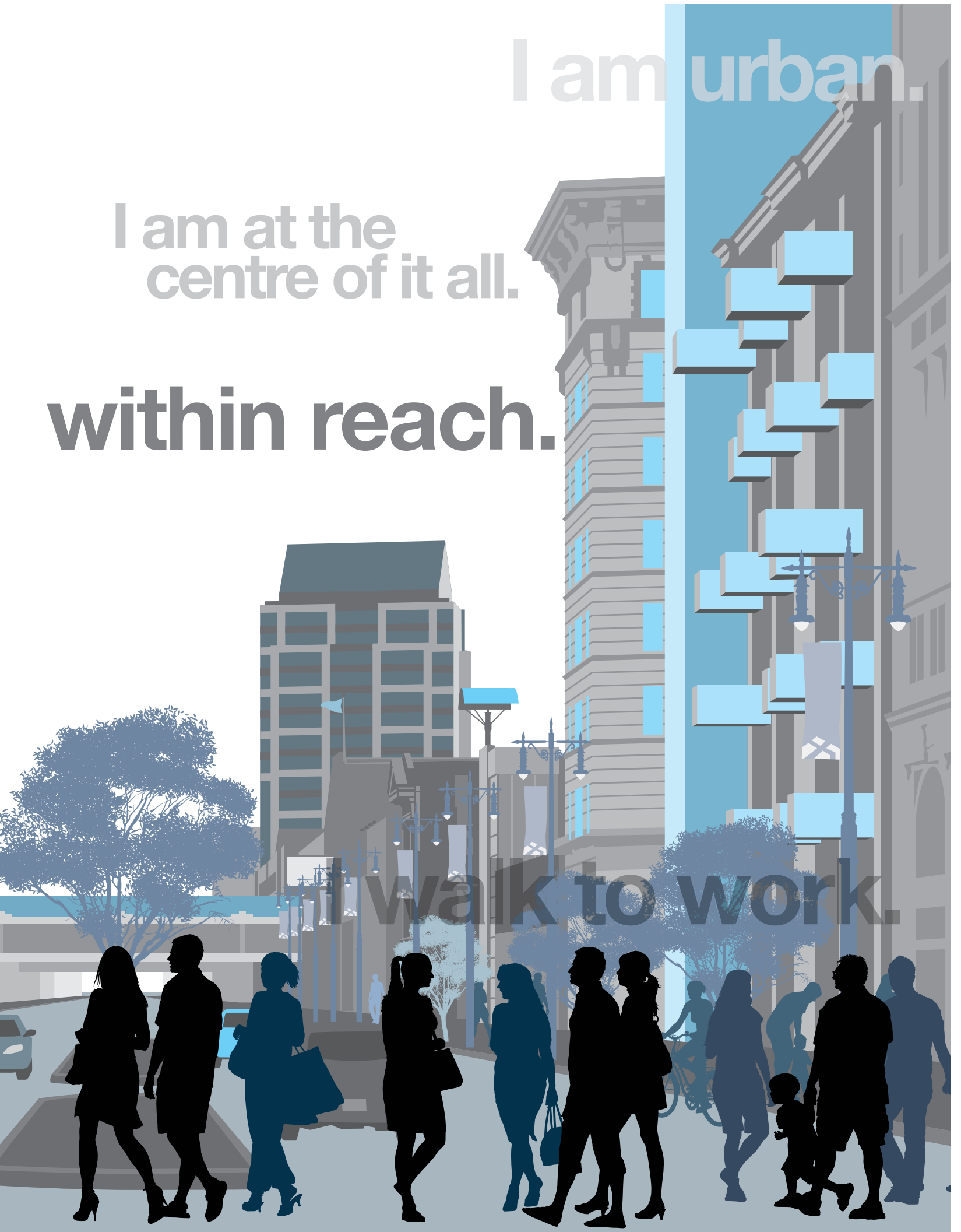


I am urban.

I am at the
centre of it all.

within reach.

I walk to work.



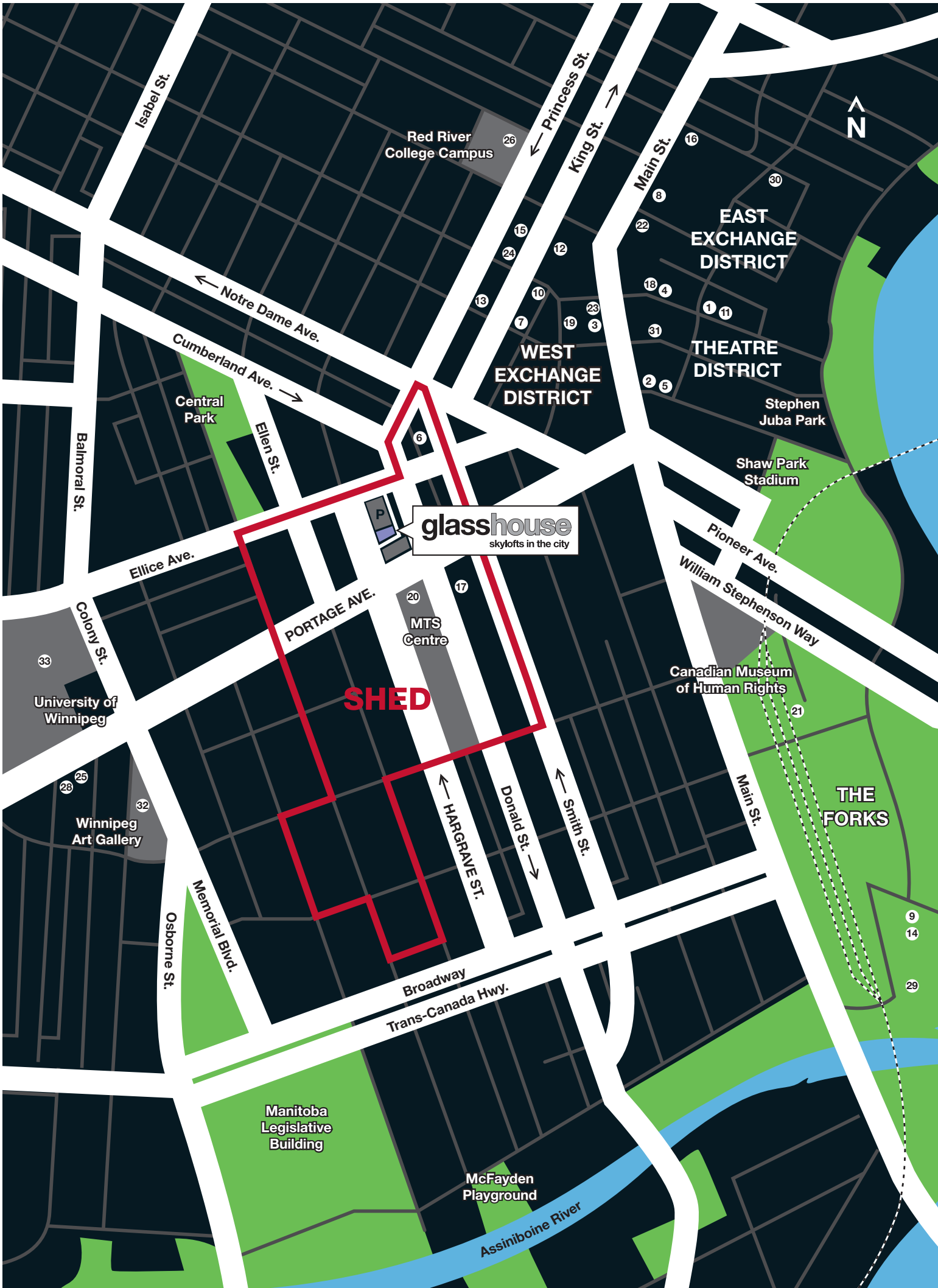
It's a location that's steps from everything. Walk to the office, stroll out your front door for a concert or a game, have dinner down the street, take in the downtown streetscape or walk to the Forks. Glasshouse is at the centre of it all.

live at the ce





Centre of it all.



glasshouse
skylofts in the city

SHED

THE FORKS



Red River College Campus

EAST EXCHANGE DISTRICT

WEST EXCHANGE DISTRICT

THEATRE DISTRICT

Stephen Juba Park

Shaw Park Stadium

MTS Centre

Canadian Museum of Human Rights

University of Winnipeg

Winnipeg Art Gallery

Manitoba Legislative Building

McFayden Playground

Assiniboine River

Isabel St.

Princess St.
King St.

Main St.

Notre Dame Ave.
Cumberland Ave.

Central Park

Balmoral St.

Ellen St.

Elice Ave.

PORTAGE AVE.

Colony St.

Pioneer Ave.

William Stephenson Way

33

25

28

32

Osborne St.
Memorial Blvd.

HARGRAVE ST.
Donald St.

Smith St.

Main St.

Broadway
Trans-Canada Hwy.

9

14

29

13

15

24

10

7

19

3

23

18

4

31

2

5

16

8

22

30

1

11



enjoy the bright lights of the big city

ACCESS RESTAURANTS, CAFÉS AND SHOPPING WITHIN WALKING DISTANCE IN ANY DIRECTION

THE EXCHANGE DISTRICT

The Exchange District became a National Historic Site of Canada in 1997 giving downtown Winnipeg a positive push toward revitalization. The name originates from the Winnipeg Grain Exchange, which was established in the early 1800s as the centre of the grain industry in Canada. The cobblestone streets and pedestrian friendly environment is also home to Winnipeg's Theatre District which includes the Manitoba Theatre Centre and Centennial Concert Hall. This district boasts a series of architecturally significant buildings, restaurants, coffee shops and Old Market Square that is home to the Jazz Winnipeg Festival, the Winnipeg Fringe festival and the Manitoba Electronic Music Exhibition.

THE FORKS

The Forks is a vibrant and historically significant meeting place in downtown Winnipeg at the junction of the Assiniboine and Red River. Archeological investigation has shown that this area was an early Aboriginal settlement over 6,000 years ago. In the 1700 and 1800s it became an important hub for the fur trade followed by heavy railroad development as Winnipeg became known as the gateway to Canada's west. Today The Forks features the breathtaking and soon to be completed Museum for Human Rights, the popular Children's Museum, Manitoba Theatre for Young People and a number of shopping and dining opportunities nestled along parkland and pedestrian promenades.

1. Alive in the District

// 140 Bannatyne Avenue
Located in the heart of the Exchange District, Alive is Winnipeg's premier nightlife destination. This elegant club and lounge offers top dj's spinning late into the night and a unique selection of vip lounges. Be sure to dress to impress.
aliveinthedistrict.com

2. Bailey's Restaurant and Lounge

// 185 Lombard Avenue
Bailey's is situated in a beautifully restored century-old building in the heart of downtown. The fine dining restaurant serves gourmet food, excellent wine selections and boasts a series of themed rooms including the Winter Garden Room, Board of Governors Room and the Library.
baileysprimedining.com

3. Berns & Black Salon

// 468 Main Street,
Berns and Black is a full service salon and spa devoted to maintaining an eco-friendly environment. This includes all the products they use and sell in house.
bernsandblack.com

4. Blüfish

// 179 Bannatyne Avenue
Blüfish is a popular Japanese restaurant with excellently reviewed food and a bright welcoming interior.
blufish.ca

5. Brooklynn's Bistro

// 177 Lombard Avenue
This elegant and refined Italian bistro is tucked into a historic brick building in the Exchange District. Only the freshest ingredients are sourced for the authentic dishes served at this family owned restaurant.
brooklynnsbistro.ca

6. The Burton Cummings Theatre

// 364 Smith Street
This historic century-old theatre is the place to see the best and brightest new and emerging bands from Canada and around the world.
burtoncummings theatre.ca

7. Cake-ology

// 85 Arthur Street
Cake-ology is a boutique bakery specializing in cakes for every type of occasion. Cupcakes, cookies and a great selection of other treats are also available.
cake-ology.ca

8. Centennial Concert Hall

// 555 Main Street
The Centennial Concert Hall is one of Winnipeg's most important entertainment venues. Designed in the 1960's, this imposing building is home to the Winnipeg Symphony Orchestra, Royal Winnipeg Ballet and the Winnipeg Opera.
centennialconcerthall.com

9. Children's Museum

// 45 Forks Market Road
Located in a historic train repair facility in The Forks, the Children's Museum is a fantastic place full of imagination. Some of the key attractions include an authentic 1952 diesel locomotive, 1920 passenger coach, an illusion tunnel and splash pad.
childrensmuseum.com

10. Cinematheque Theatre

// 100 Arthur Street
For over 30 years the Winnipeg Film Group has operated this independent theatre showcasing the best in Canadian and world film.
winnipegfilmgroup.com

11. Corrientes Argentine Pizzeria

// 137 Bannatyne Avenue
Corrientes is a popular spot featuring thin crust pizzas, empanadas and Cuban melts. The restaurant takes its name from the famous Corrientes Avenue in Buenos Aires, Argentina.
corrientes.ca

12. The Cube

// Old Market Square
The Cube is a unique attraction in the Exchange District. The sculptural structure acts as an interactive entertainment venue for concerts and intimate gatherings. The main feature is the metal skin of The Cube that acts as a curtain that can be drawn back to reveal the inner stage.

13. Deer + Almond

// 85 Princess Street
Deer + Almond is a warm and inviting restaurant with a casual laid-back feel. The menu consists of small sharing plates that use only local ingredients.

14. Espresso Junction

// 115-25 Forks Market Road
Located in the Johnston Terminal at The Forks, Espresso Junction is a quaint coffee shop serving their own in-house roasted coffee beans.
espressojunction.com

15. King's Head Pub

// 120 King Street
The King's Head is without a doubt the top spot in the city to grab some amazing pub food, have a pint with friends or just relax in any one of the cozy and historic dining rooms.
kingshead.ca

16. Manitoba Museum

// 190 Rupert Avenue
The Manitoba Museum is the largest in Winnipeg and focuses on human and natural history. The museum was built in 1965 and also contains a Planetarium and Science Gallery
manitobamuseum.ca

17. The Metropolitan Entertainment Centre

// 281 Donald Street
This Winnipeg landmark has found new life in its recently restored state. Now functioning as an upscale restaurant, lounge and multi-purpose event centre, the Metropolitan should be around for another hundred years.
canadinns.com

18. Moda Fini Salon

// 179 Bannatyne Avenue
For over 20 years, Moda Fini has been one of the top salons in Winnipeg. The salon offers the best in professional service and 95% of their products are certified organic.
modafinisalon.com

19. Mondragon Bookstore and Coffeehouse

// 91 Albert Street
Since 1996, Mondragon has operated as a political bookstore, neighbourhood coffee shop, vegan restaurant and home to Sacco + Vanzetti's organic grocery store.
mondragon.ca

20. MTS Centre

// 300 Portage Avenue
The MTS Centre is a 440,000 square foot sports and entertainment venue ideally located in the heart of downtown Winnipeg and is home to the Winnipeg Jets.
mtscentre.ca

21. Museum for Human Rights

// 400-269 Main Street
Slated for completion in 2014, the Museum for Human Rights will be a shining architectural landmark for Winnipeg and Canada. The museum will be a national and international learning centre to educate against hate and oppression.
museumforhumanrights.ca

22. Pantages Playhouse Theatre

// 180 Market Avenue East
One of Winnipeg's most beautiful theatres, Pantages Playhouse has stood for over 90 years and continues to be one of the most respected venues in the city.
pantagesplayhouse.com

23. Parlour Coffee

// 468 Main Street
Parlour Coffee is a trendy neighbourhood shop serving beans from the best micro coffee roasters in North America. The shop also serves a great selection of fresh baked local goods.
parlourcoffee.ca

24. Peasant Cookery

// 283 Bannatyne Avenue
This hip restaurant in the West Exchange is a bustling place with hearty fresh dishes that keep patrons returning time and time again.
peasantcookery.com

25. Plug In Institute of Contemporary Art

// 460 Portage Avenue
Plug In was established in 1972 and strives to showcase the best contemporary art that Manitoba has to offer. Featured artwork is presented in all types of media.
plugin.org

26. Red River College

// 2055 Notre Dame Avenue
Red River College which includes the new Paterson Global Foods Institute, is Manitoba's largest institute of applied learning and continues to grow each year with higher enrollment, new facilities and technology.
rrc.mb.ca

27. The Royal Manitoba Theatre Centre

// 174 Market Avenue
The Royal Manitoba Theatre Centre is a community based not-for-profit organization that presents over 250 performances a year. The theatre received its royal designation in 2010 by Queen Elizabeth II.
mtc.mb.ca

28. Stella's at Plug In

// 460 Portage Avenue
This busy café focuses on quality ingredients and in-house created snacks and meals.
stellas.ca

29. Sydney's at The Forks

// 1 Forks Market Road #215
Located in The Forks, Sydney's offers the residents of Winnipeg a unique fine dining experience. The 100 seat restaurant sits inside a historic brick building and offers Canadian and international cuisine, with breathtaking views of the river.
sydneytheforks.com

30. Tom Hendry Warehouse Theatre

// 140 Rupert Avenue
This popular and intimate playhouse presents a more realistic and gritty approach to the performances it showcases. Be sure to pay attention to the content warnings.
mtc.mb.ca

31. Tre Visi

// 173 McDermot Avenue
Tre Visi is a family owned bistro offering authentic Italian cuisine, in a hip and casual dining room.
trevisirestaurant.com

32. Winnipeg Art Gallery

// 300 Memorial Boulevard
The Winnipeg Art Gallery contains almost 24,000 works focusing on influential Canadian art. The striking building was built in 1971 and features 8 galleries, an auditorium, a rooftop sculpture garden and research library.
wag.ca

33. University of Winnipeg

// 515 Portage Avenue
The University of Winnipeg is consistently ranked within the top 15 universities in Canada. The university offers undergraduate and graduate degrees in art, business and economics, education and science.
uwinnipeg.ca





your place to live, work+play

Winnipeg's new Sports, Hospitality and Entertainment District (SHED) is turning downtown on its head. Encompassing the MTS Centre, the Winnipeg Convention Centre, the Metropolitan Theatre, the Burton Cummings Theatre and the new Centrepoint development, the re-imagined 11-block area at Portage and Donald is being transformed into a residential, retail, commercial and entertainment district unlike anything the city has seen before.

With funding of over \$25 million from the city and province, the SHED will be Winnipeg's showcase, a vibrant urban neighbourhood with new restaurants, cultural attractions, offices and retail stores, landscaped outdoor spaces, and redesigned pedestrian-friendly streets. And Glasshouse will be at the centre of it all.

Construction of the first phase of the SHED improvements is now underway, and all work is projected to be completed by 2016.

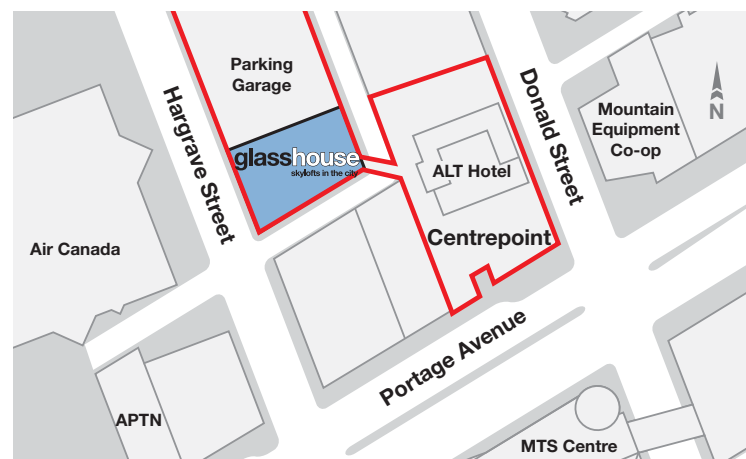
entrepreneur



everything you need, right at your door.

Right at the centre of the SHED district is Centrepoint, a ground-breaking mixed-use development fronting Portage Avenue between Donald and Hargrave Streets. Located directly across from the MTS Centre and covering a full city block, this 200,000 square foot complex by Longboat Development Corporation will include an Alt boutique hotel, and a new concept restaurant called China Libre (both with patios), 100,000 square feet of office space, and the Glasshouse tower.

Part of the city's dramatic new vision for downtown, Centrepoint's design boldly incorporates the historic Mitchell Copp façade into a sleek, inviting, contemporary building that revolutionizes the streetscape and plays a big part in creating a welcoming, exciting, livable urban neighbourhood.



forward thinking development

URBAN CAPITAL is one of Canada's most innovative real estate development companies, with a reputation for pushing the envelope in terms of design, use of materials, and commitment to urban living. The company has constructed or currently has under development close to 5,000 residential units in Toronto, Ottawa, Montreal and Halifax, and with the launch of Glasshouse is now bringing its stylish urban living concept to downtown Winnipeg.

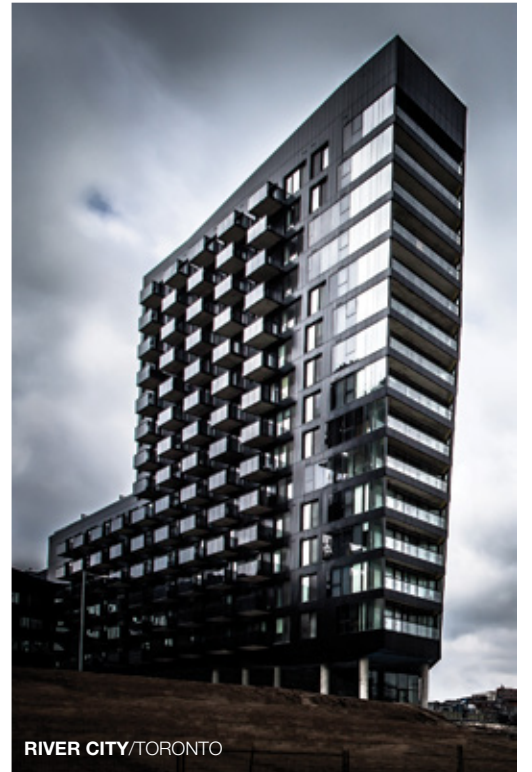
> urbancapital.ca



RIVER CITY/TORONTO



CENTRAL OTTAWA



RIVER CITY/TORONTO



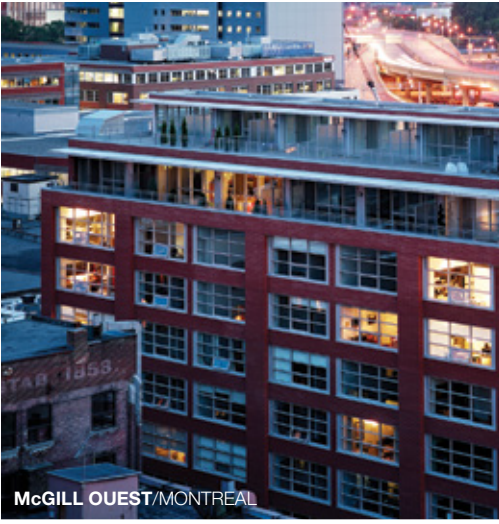
McGILL OUEST/MONTREAL



EAST MARKET/OTTAWA



TRINITY BELLWOODS/TORONTO



McGILL OUEST/MONTREAL



McGILL OUEST/MONTREAL



EAST MARKET/OTTAWA



CENTRAL/OTTAWA



CENTRAL/OTTAWA



MONDRIAN/OTTAWA



CHARLOTTE LOFTS/TORONTO



TABLEAU/TORONTO



CENTRAL/OTTAWA



RIVERY CITY/TORONTO



SOUTHPORT/HALIFAX



BOUTIQUE/TORONTO



NICHOLAS/TORONTO



Photo of Glasshouse model suite with exposed concrete ceiling added digitally. Ceilings at Glasshouse will be constructed of exposed pre-cast concrete panels.

features and finishes

glasshouse

- + Modern design 21-storey residential glass tower designed by Stantec Architects
- + 15 ft high residential lobby on Hargrave Street, with executive concierge service* and two residential elevators
- + Direct access to adjacent parkade with parking spaces available for Glasshouse residents
- + Direct sky-bridge access to the Centrepont development including an Alt Hotel, and China Libre, a new concept restaurant from the Pizzeria Gusto Group
- + 2,100 square foot retail space at ground level, accessed off Hargrave
- + High security features including enterphone; a fob-based access system at all condominium entry points and to the amenity areas; and strategically located security cameras

third party warranties and deposit protection

- + All deposits 100% insured by Aviva Canada
- + New home warranty provided by National Home Warranty

rooftop amenities

- + Outdoor terrace with lounge seating around two fire-pits, a large table for al fresco dining, chaise lounges and two private resort-style cabanas
- + Large party room containing a kitchen and bar, lounge seating, wireless high speed internet access and a billiards table

2nd floor amenities

- + Private screening room that can be reserved for movies and sporting events
- + Fully equipped exercise room containing free weights, weight machines and state-of-the-art cardio equipment

lofts

- + High-design "industrial chic" lofts with 9' high ceilings** (floors 6-19) and 10'4" ceilings** (penthouse and floors 2-5)
- + Solid core suite entry doors with security viewers
- + Loft-style designs, with exposed concrete ceilings and exposed steel columns, and rolling "barn doors"
- + Single plank engineered hardwood floors** in all living areas and bedrooms
- + Floor-to-ceiling windows with swing doors onto glass fronted balconies*
- + Brushed aluminum contemporary hardware
- + Year-round energy-efficient heating and cooling
- + Open concept European-style flat panel kitchens with stone countertops**
- + Single stainless steel sinks, with retractable single-lever chrome faucets
- + Ceramic backsplash**

- + Brand name stainless steel appliances consisting of a frost-free refrigerator, self-cleaning oven, dishwasher and over-the-range microwave
- + Stacked washer-dryer
- + European-style flat panel bathroom vanities with stone countertops** and contemporary faucets
- + White bathroom fixtures throughout
- + Full height porcelain tile tub surrounds**
- + Porcelain tile flooring in bathrooms**
- + Temperature controlled valves in all showers
- + Service panel with breakers at suite entry
- + Pre-wired telephone and cable outlets in living areas and bedrooms, for high-speed internet access
- + Switched controlled receptacles in living areas and bedrooms, wall sconce fixture(s) or pot lights in foyer, track lighting in kitchen and rough-in for overhead fixture in dining room
- + Smoke and heat detectors as per code

green

- + Glasshouse is being developed on a dense urban site, close to public transit, using existing municipal infrastructure – "smart" urban development is probably the single most important step we can take in ensuring that we build sustainable communities for the future
- + Glasshouse residents will benefit from membership in a car share program***
- + All lofts will have available low flow toilets and water efficient faucets and showerheads; sustainable hardwood flooring; and zero VOC-emitting paints and low-emitting paints, coatings, adhesives, sealants and flooring
- + Overall energy usage will be reduced by using energy efficient windows, Energy Star appliances, and energy recovery ventilators (ERVs) that recover heat typically exhausted from suites
- + An advanced recycling system will be installed in the building, allowing residents to separate recyclable materials at source
- + Full building life-cycle commissioning will be put in place, reducing callbacks and complaints and ensuring that the building and all its equipment operate at the optimum performance level, so that all efforts in design and execution actually bear fruit

* As per plan

** From builder's samples

+ Please refer to the condominium budget contained in the Disclosure Statement for particulars concerning the hours of operation of the concierge service

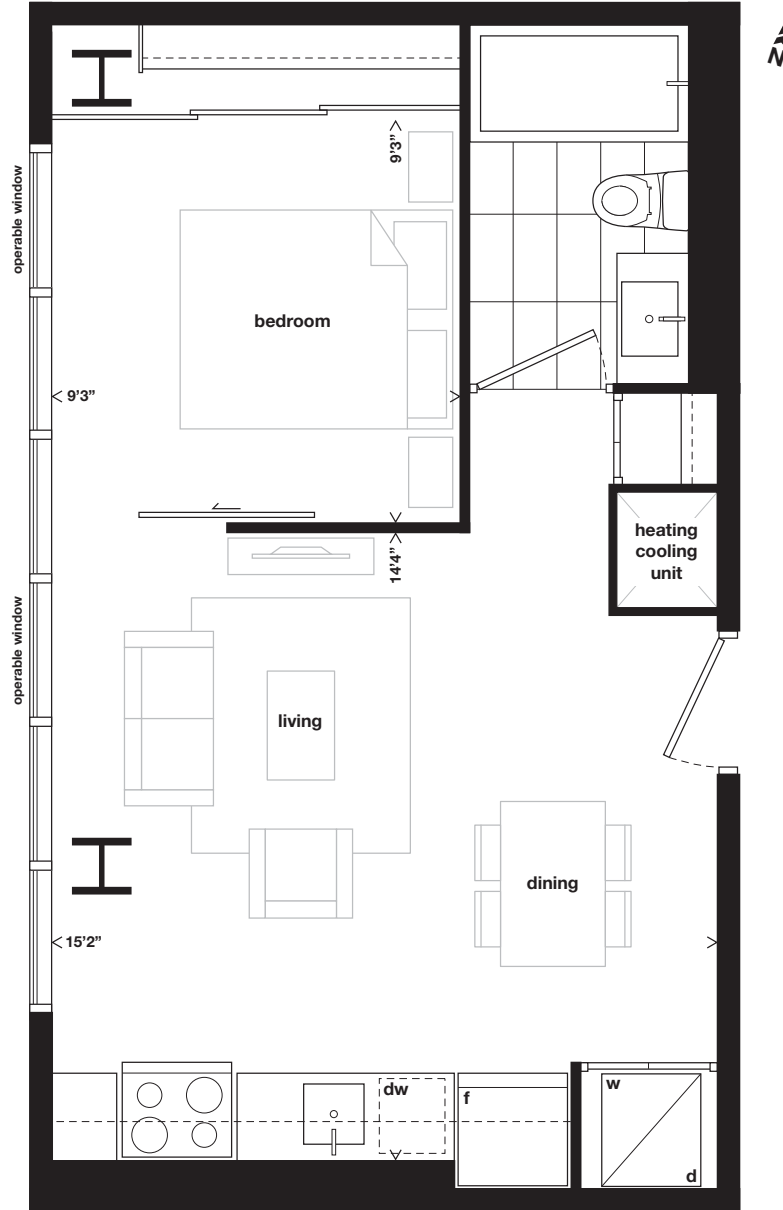
+++ Ceiling heights may be subject to bulkheads, exposed spiral ducts, dropped ceilings and structural beams.

+++ Subject to availability in the City of Winnipeg at time of project completion

Note: All dimensions and areas are approximate. Sizes and specifications are subject to change without notice. All renderings are an artist's concept. E.&O.E.

a1

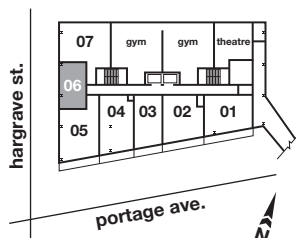
one bedroom
435 sq.ft.



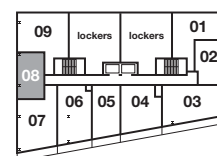
notes

I denotes exposed steel column

floor 2



floors 3-5



floors 6-20



glasshouse
skylofts in the city

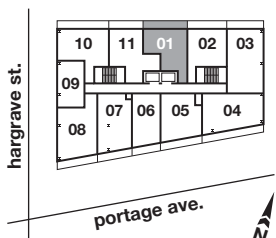
one bedroom
587 sq.ft.
 plus 122 sq.ft. balcony

a3



notes

floors 6-20



glasshouse
 skylofts in the city

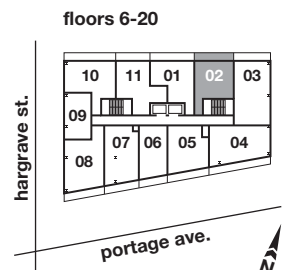
a4

one bedroom
594 sq.ft.
plus 110 sq.ft. balcony



notes

glasshouse
skylofts in the city



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one bedroom
686 sq.ft.

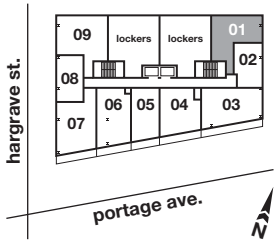
a6



denotes exposed steel column **I**

notes

floors 3-5



glasshouse
 skylifts in the city

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b1

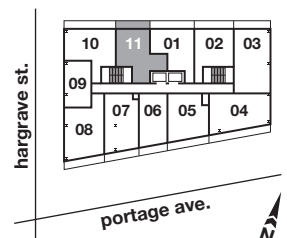
one bedroom+den
682 sq.ft.
plus 95 sq.ft. balcony



notes

glasshouse
skylofts in the city

floors
6, 8, 9, 11, 12, 14, 15, 17, 18, 20



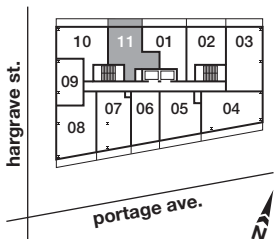
one bedroom
635 sq.ft.
 plus 109 sq.ft. balcony

b2



notes

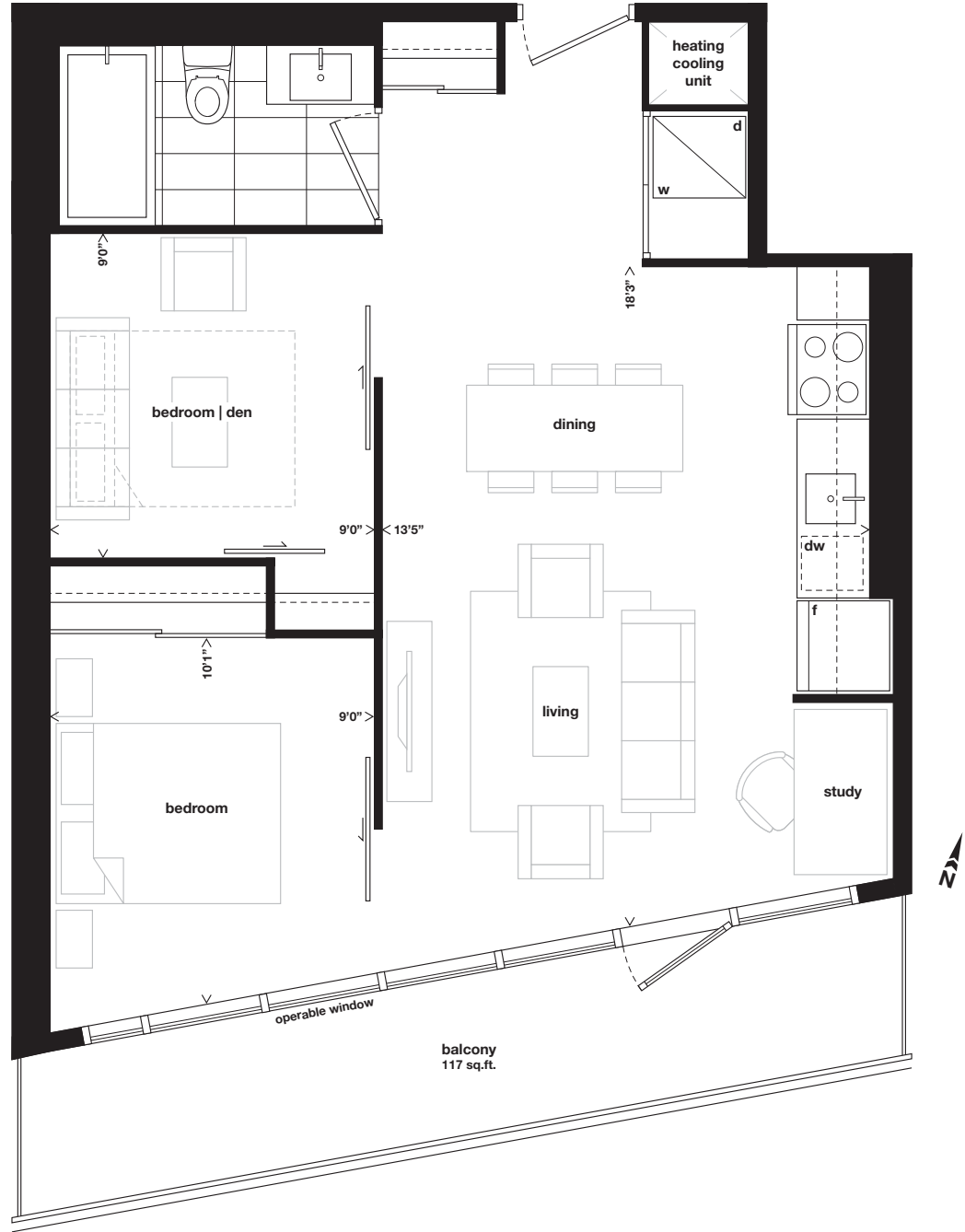
floors 7,10,13,16,19



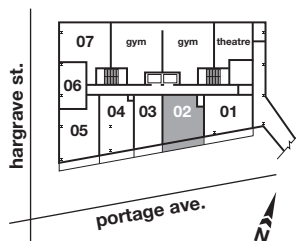
glasshouse
 skylifts in the city

C1

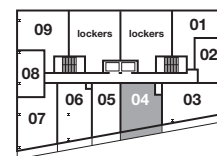
two bedroom
626 sq.ft.
plus 117 sq.ft. balcony



floor 2



floors 3-5



floors 6-20



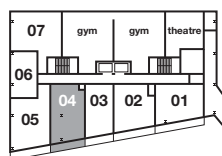
two bedroom
674 sq.ft.
 plus 98 sq.ft. balcony

C2

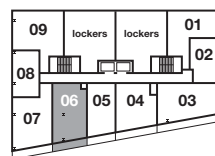


notes

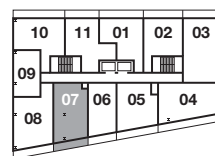
floor 2



floors 3-5



floors 6-20



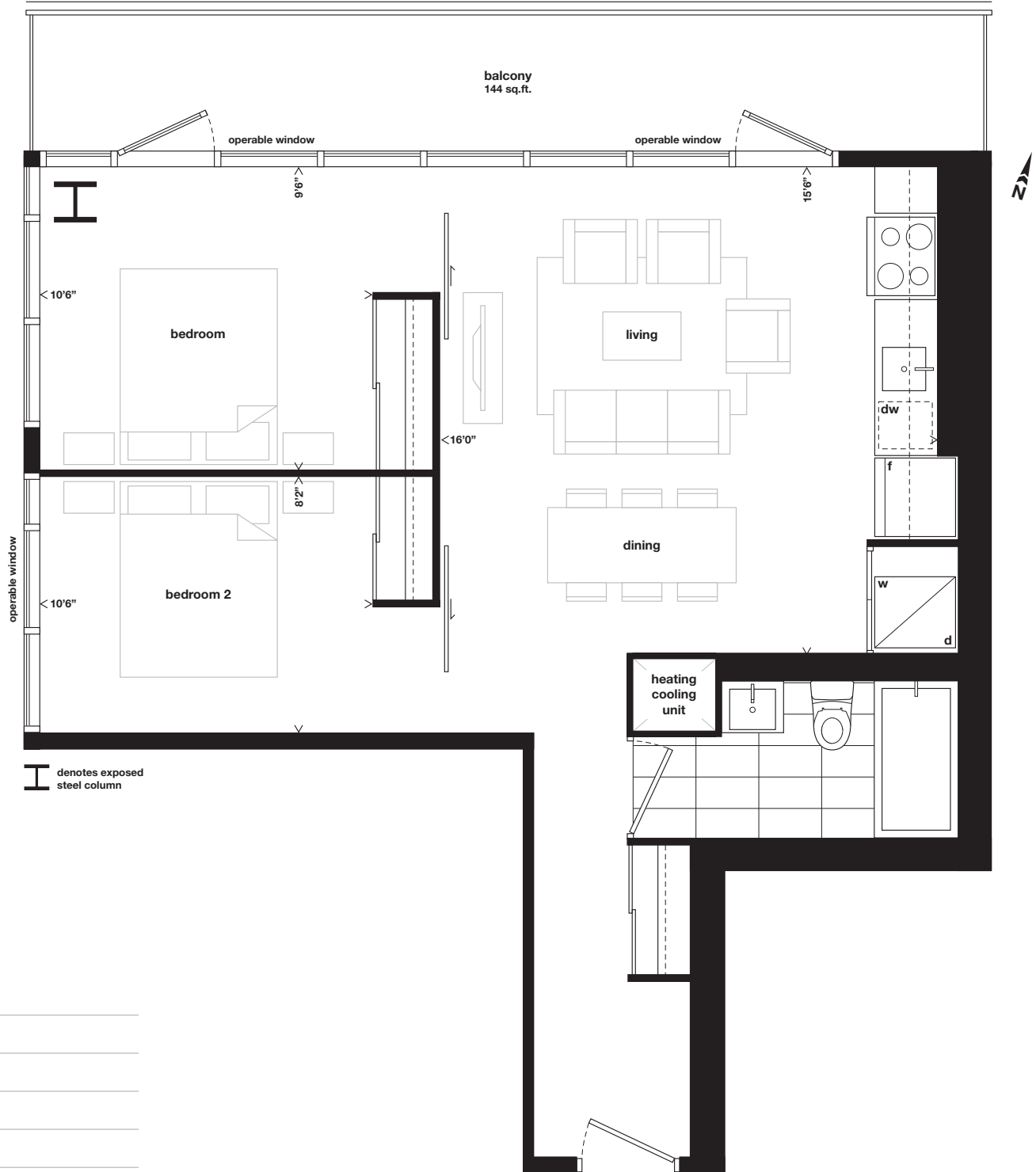
hargrave st.

portage ave.

glasshouse
 skylofts in the city

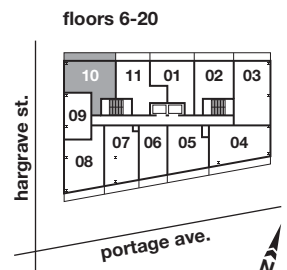
C3

two bedroom
689 sq.ft.
plus 144 sq.ft. balcony



notes

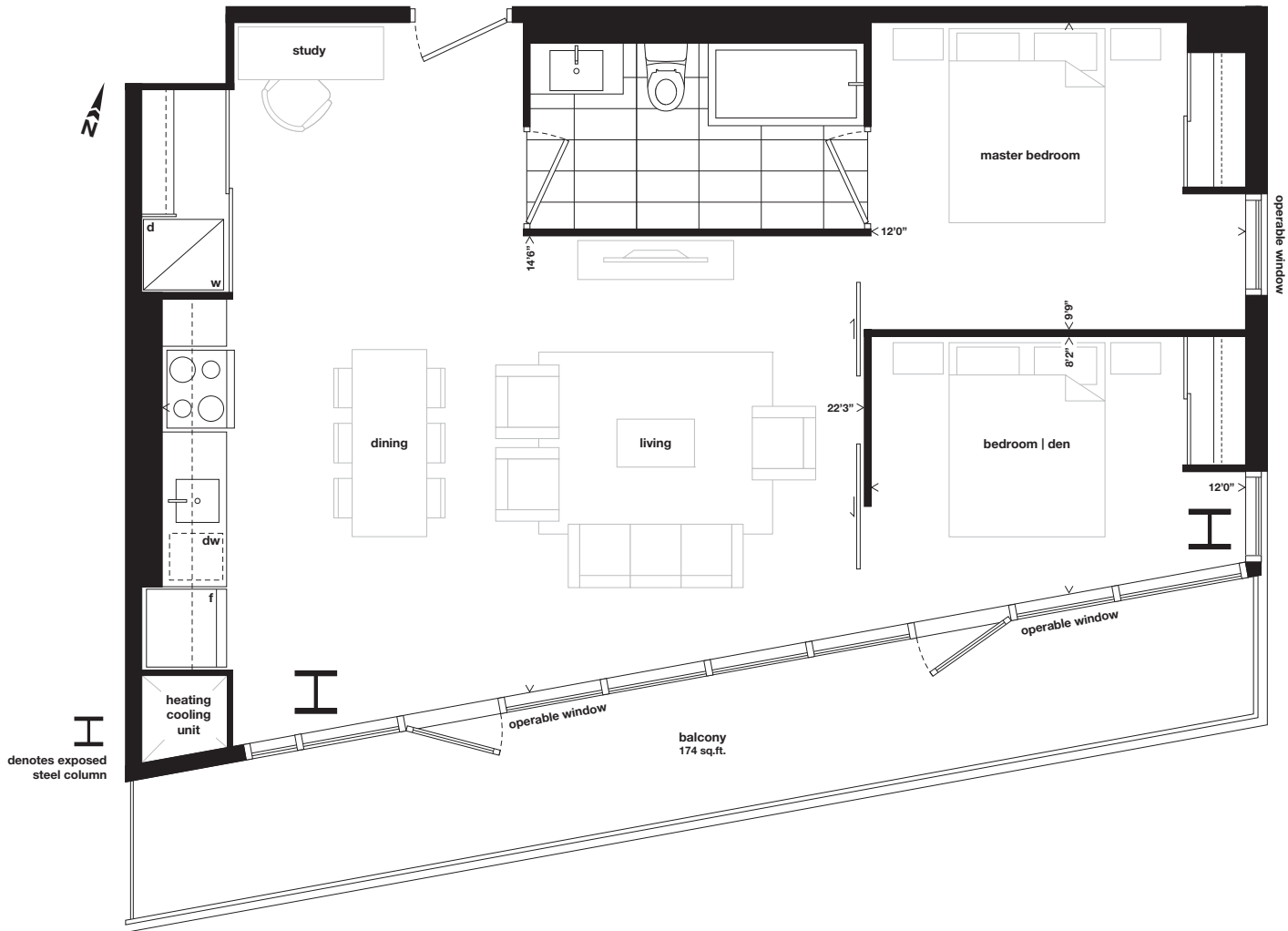
glasshouse
skylofts in the city



All sizes and specifications are subject to change without notice. E.&O.E.

two bedroom
763 sq.ft.
 plus 174 sq.ft. balcony

C4



notes

floors 3-5



floors 6-20



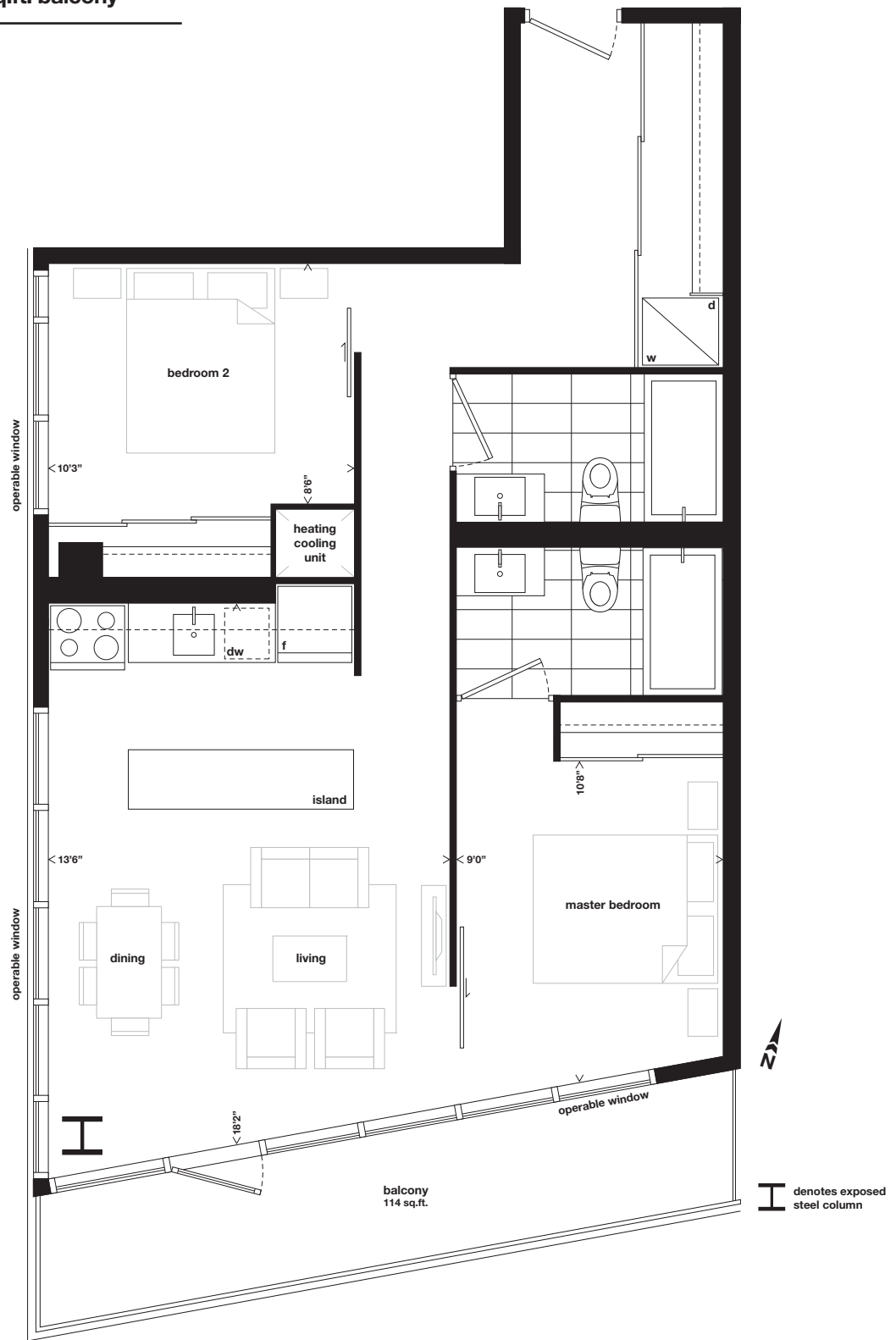
hargrave st.

portage ave.

glasshouse
 skylofts in the city

C5

two bedroom
761 sq.ft.
 plus 114 sq.ft. balcony



notes

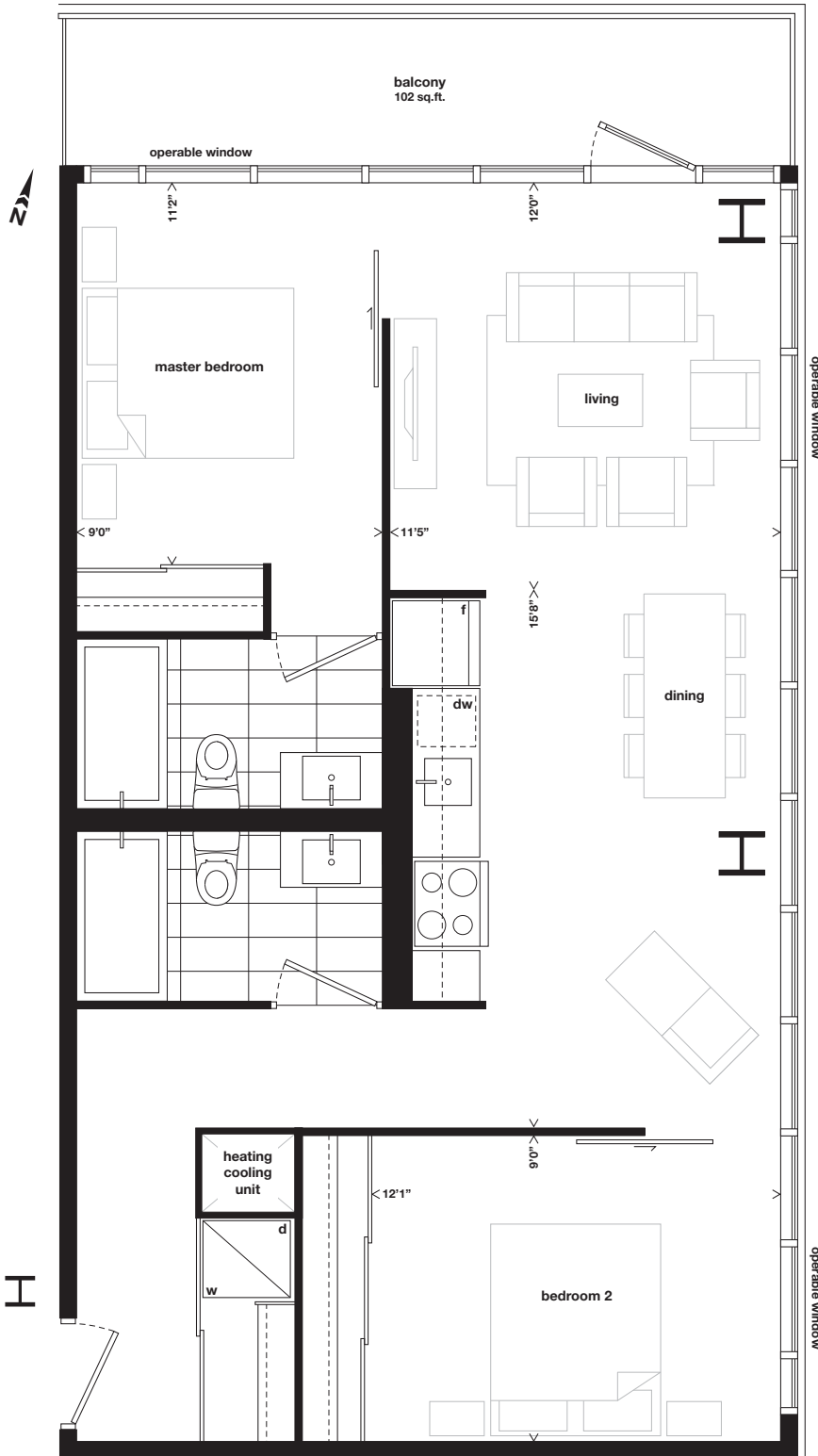


glasshouse
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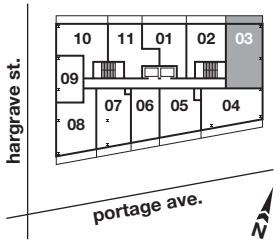
two bedroom
822 sq.ft.
 plus 102 sq.ft. balcony

C6



notes

floors 6-20

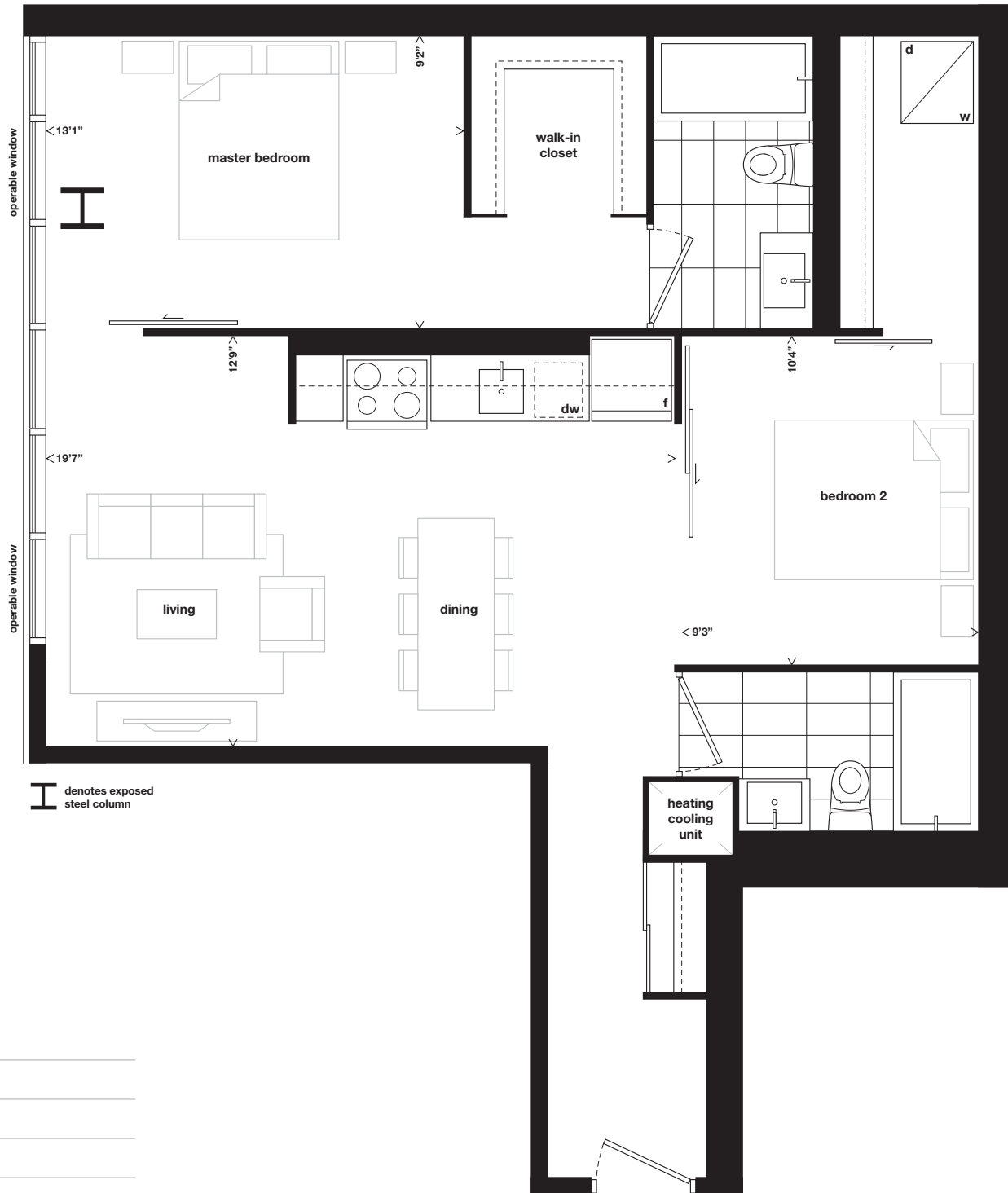


glasshouse
 skylifts in the city

All sizes and specifications are subject to change without notice. E.&O.E.

C7

two bedroom
858 sq.ft.



notes

glasshouse
skylofts in the city



All sizes and specifications are subject to change without notice. E.&O.E.



glasshouse

skylofts in the city

glasshouse pop-up store is located at
360 Main Street in Winnipeg Square

glasshousewinnipeg.com

for more information, call 204.282.9658

 **URBAN CAPITAL**

All renderings are an artist's impression. All sizes and specifications are subject to change without notice. E.&O.E.