



THE
HARBOUR CLUB
PORT DALHOUSIE





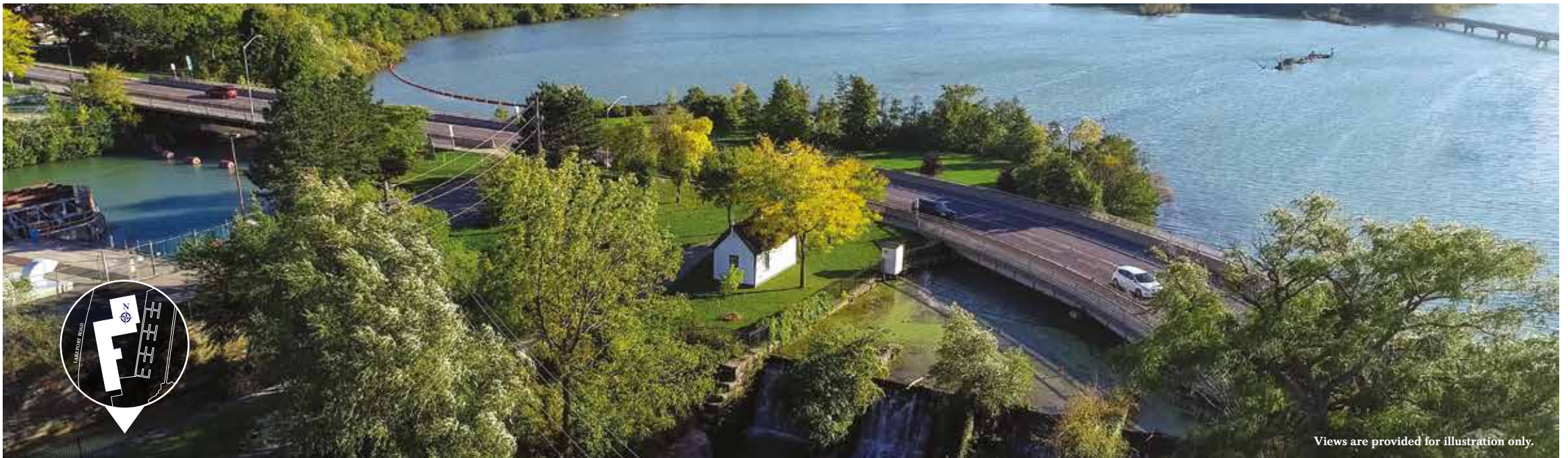
THE HARBOUR CLUB

HERITAGE LOFTS/ESTATE RESIDENCES

The lake. The luxury. The life.



WEST VIEW



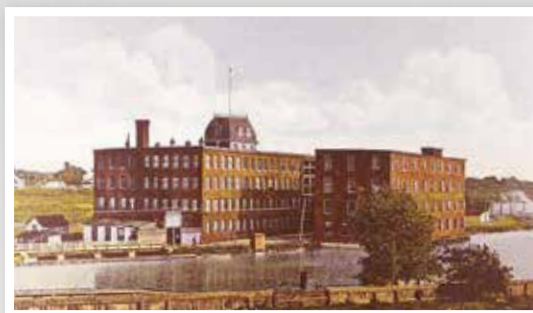
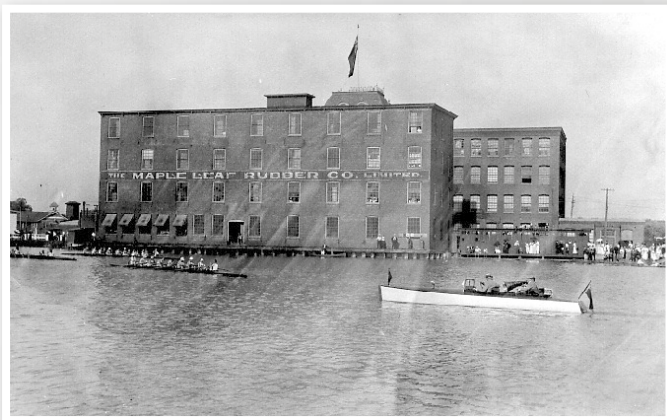
SOUTH VIEW



NORTH VIEW



EAST VIEW



*With its restoration and transformation,
this landmark address is poised to once more
be an integral part of the fabric of the
Port Dalhousie community.*





PART OF THE FABRIC OF THE COMMUNITY

The existing century-old building is filled with old world charm and is one of Port Dalhousie's most revered landmarks. This iconic 1900-era factory first housed Maple Leaf Rubber Co. until Lincoln Fabrics assumed ownership in 1955 and operated the business until 2017.

There is an undeniable hidden mystique within these heritage walls that is about to be unveiled at last.

The motor that once ran the century-old freight elevator will be reincarnated as an outstanding sculpture. The century-old flywheel from the days of industries being water powered will be prominently featured on site.

With its restoration and transformation, The Harbour Club, will once more be an integral part of the Port Dalhousie community.





THE HARBOUR CLUB COMMUNITY

Highlights

*In the heart of the Niagara Peninsula,
famed for its wineries, art, culture and nature,
The Harbour Club offers the discerning purchaser
an unparalleled combination of refined living
with a one-of-a-kind waterside setting.*

LAKE ONTARIO

Much like Europe's famed St. Tropez, Port Dalhousie is a boater's paradise, whether you're sailing on a yacht or fishing for salmon and game fish. Your private slip becomes a gateway for a gorgeous day on the lake. Nearby Lakeside Park offers 1,500 feet of sun-drenched beautiful sandy beach with beach volleyball courts, picnic pavilion, children's playground and more, all connected to the Lake Ontario Waterfront Trail and Port Dalhousie Harbour Walkway.

PORT DALHOUSIE

While neighbouring St. Catharines has grown into a large and thriving city, Port Dalhousie has retained its turn-of-the-century character and friendly small town charm. A stroll along its quaint streets provides an opportunity to window shop, people watch and to enjoy the refurbished historic buildings housing eclectic boutiques.

Casual and fine dining establishments abound. Port Dalhousie is still home to two old-fashioned lighthouses built in the late 1800's, along with what is billed as the smallest jailhouse in Ontario. Yet perhaps Port Dalhousie's most famous and popular landmark is the original antique Looft Carousel in Lakeside Park, which still offers rides to children of all ages at the nostalgic price of just five cents.





YACHT CLUBS

Port Dalhousie Pier Marina is considered one of the premier and most popular marinas on the south shore of Lake Ontario and is always filled with boats visiting from all Great Lakes ports.

Being the previous northern terminus of the Welland Canal, the harbour is also home to the Dalhousie Yacht Club which offers boaters deep water slips and services including gas, power and fuel. With full boating, social and associate memberships, there's something for everyone at DYC, including a variety of sailing schools and racing competitions, a waterside dining room, lounge and waterside patio.

MARTINDALE POND

For over 100 years, Port Dalhousie has been home to the Royal Canadian Henley Regatta, beckoning rowers from all over the world -- including many of our own country's future Olympians -- to compete for glory on Martindale Pond.

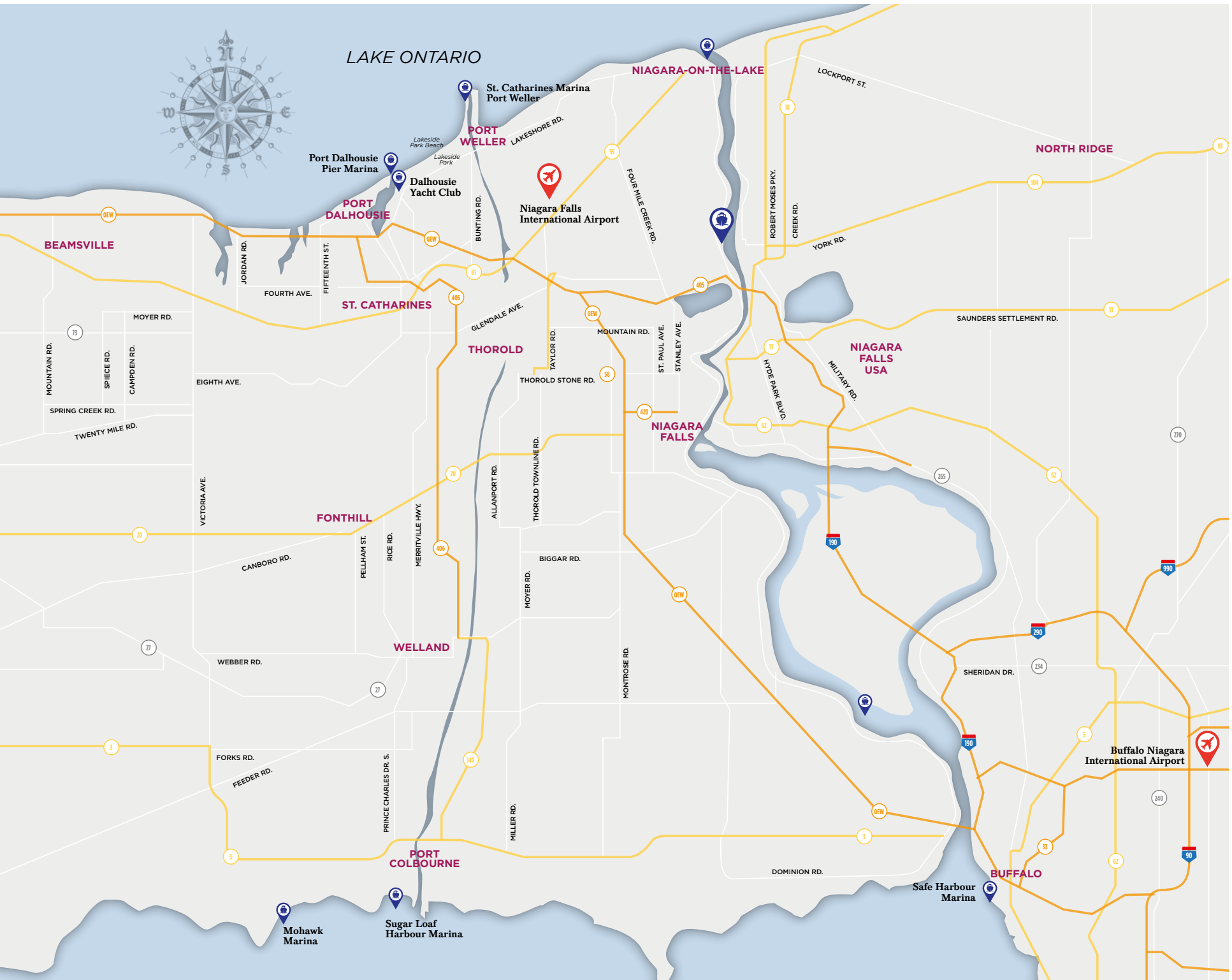




THE HARBOUR CLUB LOCAL AMENITIES

- Lakeside Park Beach
- Lakeside Park
- West pier
- Picnic pavilion
- Carousel
- Public parking lot
- Waterfront Trail
- Casual and fine dining restaurants, pubs, breweries, coffee shops, eclectic boutiques
- Public library
- Amphitheatre
- Dalhousie Yacht Club west docks
- Lockhart Point parking lot
- Royal Port, Royal Canadian Legion
- The Harbour Club
- Pedestrian bridge, Harbour Walkway Trail
- Rennie Park
- David Howes Park
- Harbour Walkway Trail
- Pedestrian bridge to Royal Henley Park & Jaycee Gardens Park
- Martindale Pond
- Henley Island
- Port Dalhousie Lions Club
- Port Dalhousie Pool
- Lighthouse
- East pier
- Port Dalhousie Pier Marina
- Dalhousie Yacht Club
- Boat launch
- Westcliffe Park
- St. Catharines Game and Fish Association
- Shoppers Drug Mart







THE HARBOUR CLUB



LIVE IN THE HEART OF THE NIAGARA PENINSULA

The surrounding Niagara Peninsula offers an infinite array of pleasures and pastimes. The trails and parks of the breathtaking Niagara Escarpment are at your doorstep. Some of Canada's finest vintages are grown nearby in wine country. Gourmet dining in profusion, right at hand in a multitude of outstanding restaurants. Niagara-on-the-Lake's world-famous Shaw Festival awaits. When out-of-town friends visit, there is the awesome majesty of Niagara Falls to explore as well as the fascinating history of the Welland Canal at the St. Catharines Museum and Welland Canals Centre.

- 20+ world-class golf courses
- Countless shopping destinations (designer retail to day-to-day needs)
- St. Catharines Farmers Market
- Entertainment:
 - The Meridian Centre
 - Brock Centre for Performing Arts
 - Fallsview Casino
- Education:
 - Brock University
 - Niagara College
 - Ridley College
- Healthcare:
 - St. Catharines hospital built in 2013
 - Dental, chiropractic, massage, counselling
- Health and wellness clubs
- Parks and trails:
 - Bruce Trail
 - Waterfront Trail
 - Niagara Parkway
 - Cycling trails
- Dining
- Luxurious spas
- Wine country, craft breweries and distilleries
- 15 minutes away from the attractions of Niagara Falls
- 20 minutes away from downtown Niagara-on-the-Lake
- 1 hour from Toronto
- Close to US border & Buffalo International Airport



Artist's Concept

The Harbour Club seamlessly amalgamates an iconic six-storey Heritage loft building with a companion addition. The nautical feeling is carried forward into a spectacular collection of Estate Residences providing incomparable views of the harbours, marinas and lake from its nine floors of breath-taking residences.

PLANNED OUTDOOR AMENITIES

1. Stately entrance gates
2. Harbourside promenade and park
3. Private boat slips
4. Fishing dock
5. Pedestrian bridge
6. Plunge pools and water feature
7. Private waterside patio with sun-seeker lounge areas & tranquil gardens
8. Outdoor dining areas
9. BBQ stations
10. Fire pit
11. Outdoor patio space at café
12. Outdoor restaurant terrace
13. Waterfall
14. Rennie Park
15. Harbourfront Walkway Trail
16. Old Canal Lock
17. David Howes Park



The Harbour Club | *Garden Marina Level*

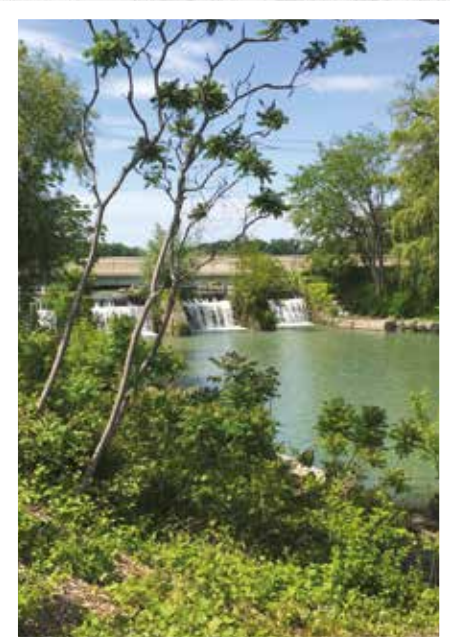


YOUR WATERSIDE

Oasis

Just as impressive and breathtaking as the views are from each individual Loft and Estate Residence is the walk along the Waterfront Promenade. This lakeside oasis is lushly landscaped to be attractive all year long.

Families will enjoy multiple BBQ stations with private outdoor dining areas. In the centre of this garden oasis, both a pergola housing a hospitality bar and a spectacular fire pit with seating area are to be found.

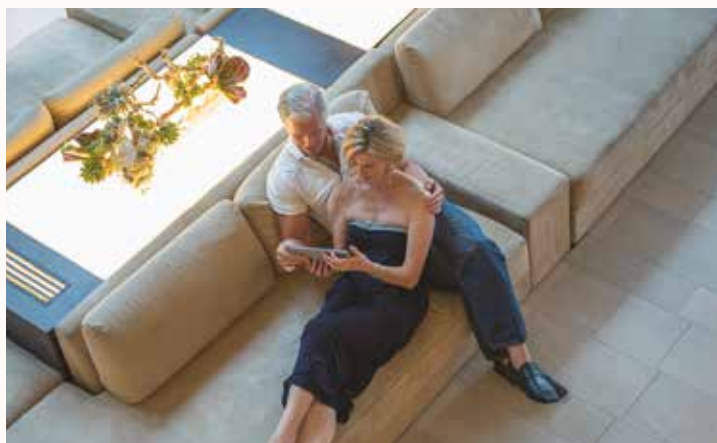




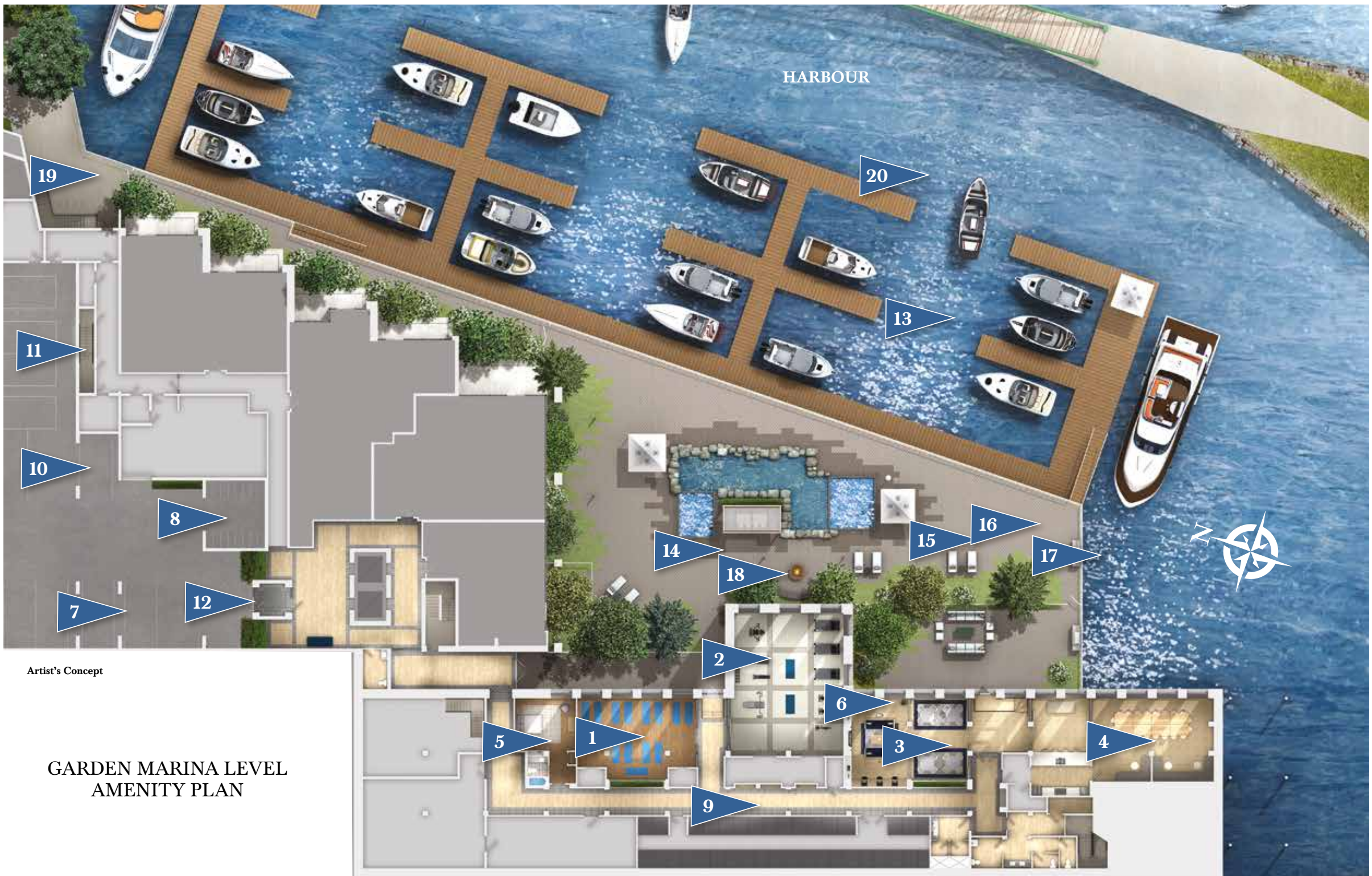
The Harbour Club | Lobby



A GRAND & GRACIOUS ENTRANCE



The Harbour Club entrance, a grand porte-cochère, overlooks lavish gardens and umbrellas in the outdoor seating area. Residents are greeted by a concierge in a beautiful, bright lobby where the decor is reflective of the boating lifestyle complete with sail cloth ceilings and offers a contemporary club-like atmosphere steeped in nautical tradition.



Artist's Concept

GARDEN MARINA LEVEL
AMENITY PLAN



11 residents of The Harbour Club become an “Exclusive Harbour Club Member” making it both their home as well as their own Private Resort. A fully equipped waterside fitness facility and spacious yoga studio are adjacent to an outstanding marina-side terrace overlooking the harbour.

PLANNED INDOOR AND OUTDOOR AMENITIES

- | | |
|---|--|
| 1 Yoga studio | 13 Private boat slips with power and water service |
| 2 Fitness Studio | 14 Water feature |
| 3 Club Lounge and games room | 15 Private waterside patio with sun-seeker lounge areas & tranquil gardens |
| 4 Private event space with full kitchen | 16 Outdoor dining areas |
| 5 Guest suite | 17 Multiple BBQ stations |
| 6 Library | 18 Fire pit |
| 7 Share cars* | 19 Waterside promenade and park |
| 8 Shopping bikes | 20 Fishing dock |
| 9 Heritage gallery | |
| 10 Car wash centre | |
| 11 Car charging stations
(Available to selected parking areas) | |
| 12 Enhanced 24-hour digital security | <i>The Harbour Club. Where you belong.</i> |

*Items are proposed only and may change without notice.



The Harbour Club | Lounge

Artist's Concept

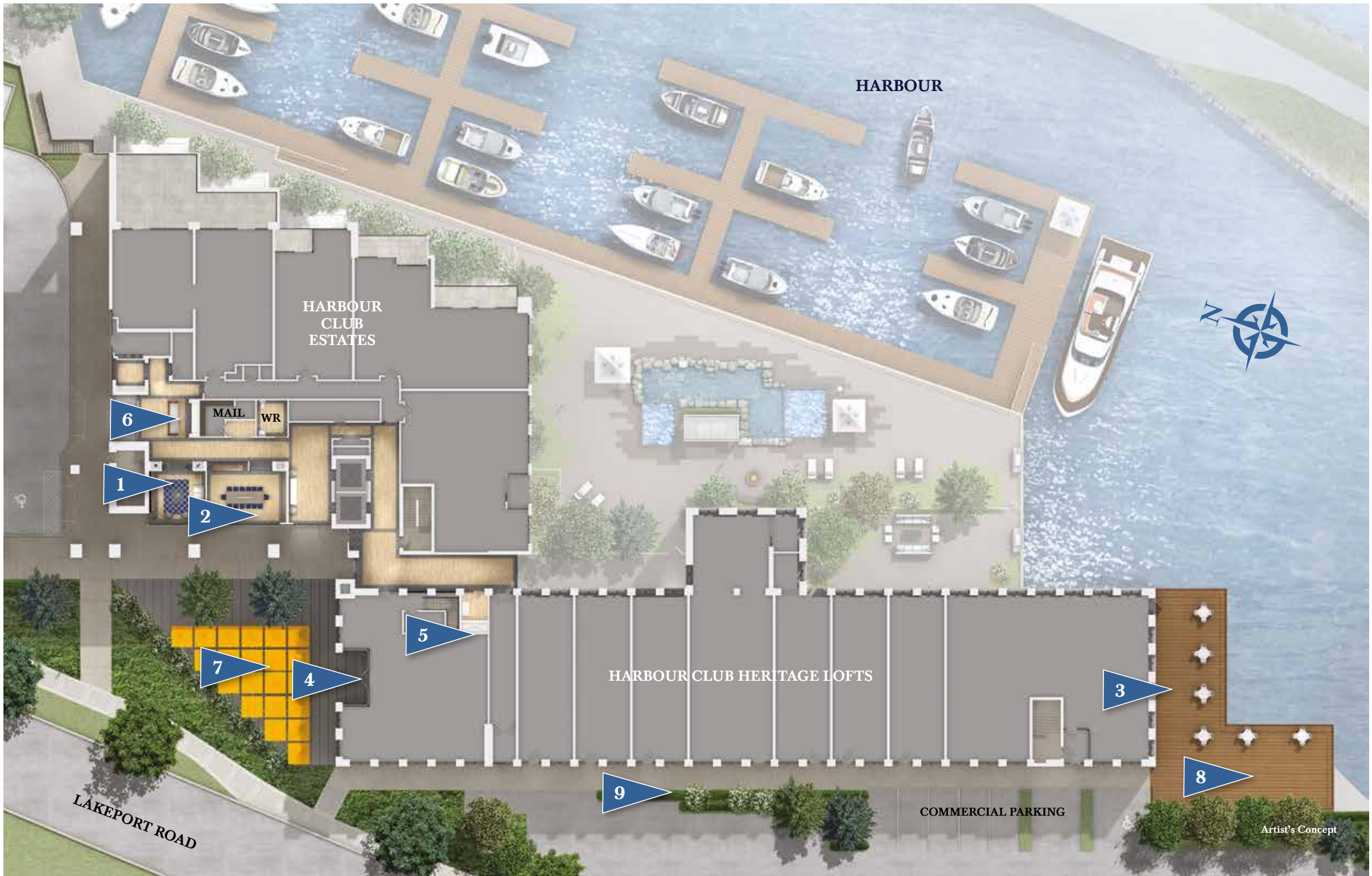
THE HARBOUR CLUB



THE HARBOUR “CLUB”



The Harbour Club includes a beautifully furnished Residents' Lounge with a fireplace and large screen TV. A private, members only Dining Room can be reserved for your private parties or special events, with both a catering kitchen and bar.





The main floor level contains The Harbour Club main entrance with its grand portecochere canopy leading to the nautically themed lobby and welcoming concierge.

PLANNED INDOOR AMENITIES

- 1 Welcoming lobby
- 2 Meeting room
- 3 Restaurant with room service*
- 4 Café/patio and convenience store*
- 5 Dog wash and pet grooming station
- 6 Concierge



PLANNED OUTDOOR AMENITIES

- 7 Outdoor patio space at cafe
- 8 Restaurant terrace overlooking the waterfall

*Items are proposed only and may change without notice.



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HARBOUR ESTATES

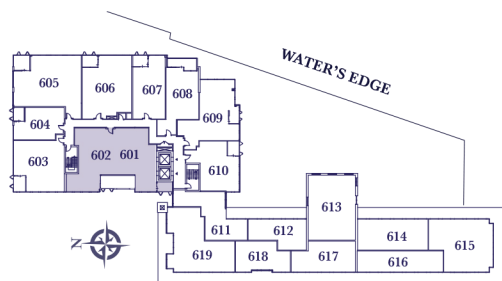
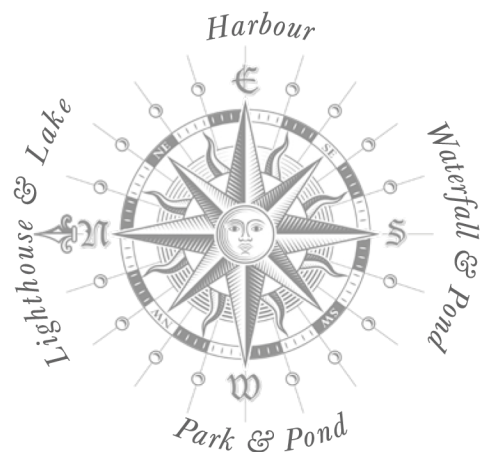
COLLECTION



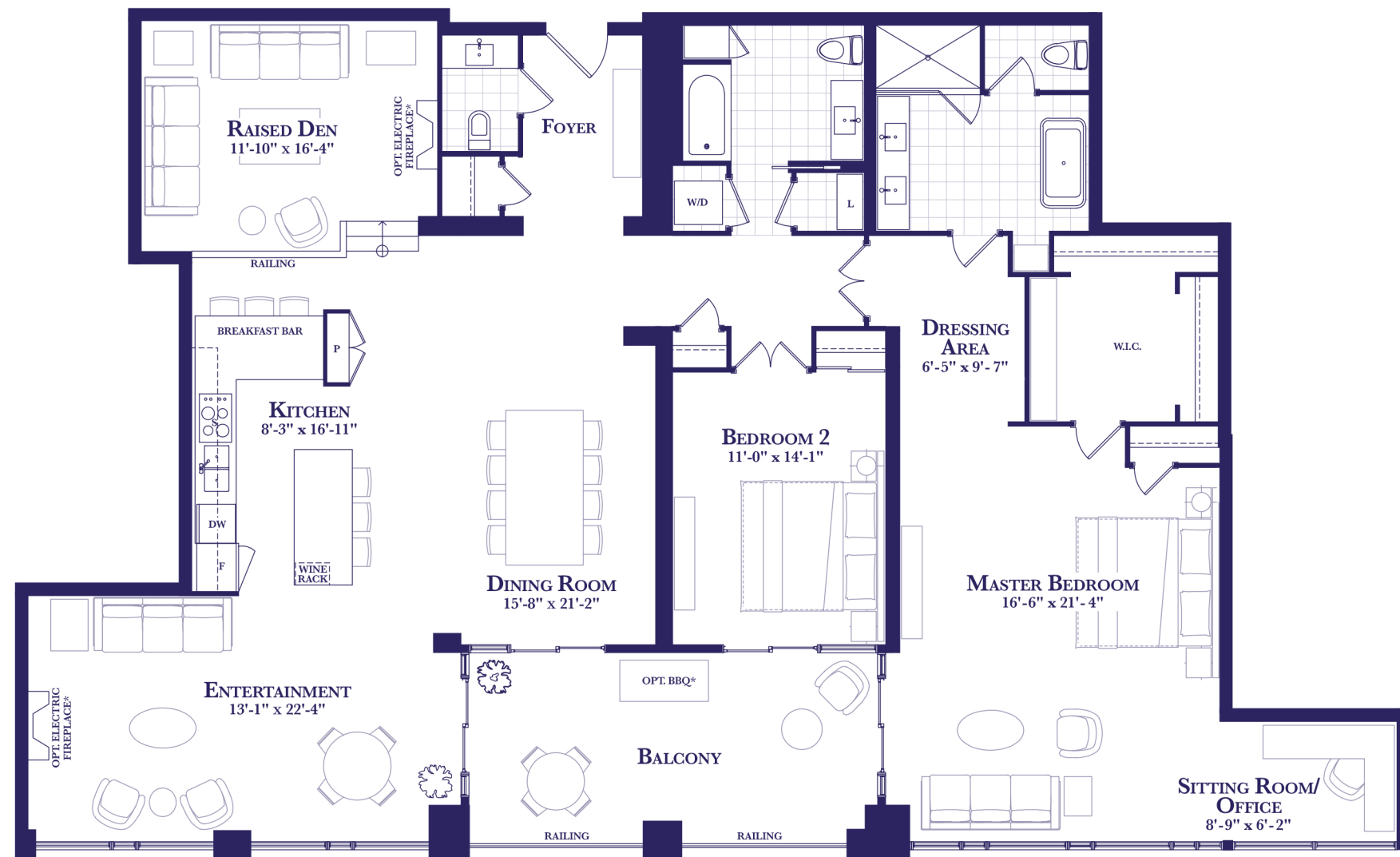
HARBOUR
ESTATES

Harbour Star 601 ~ 602

TWO BEDROOM + DEN
2306 SQ. FT.
(PLUS 168 SQ. FT. BALCONY)



HERITAGE LOFTS - FLOOR 6

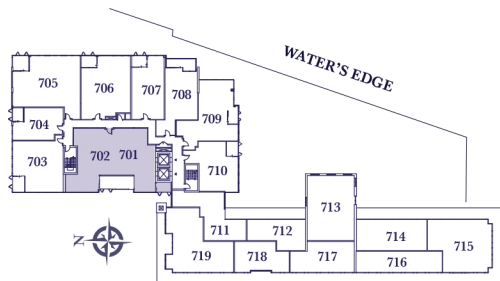
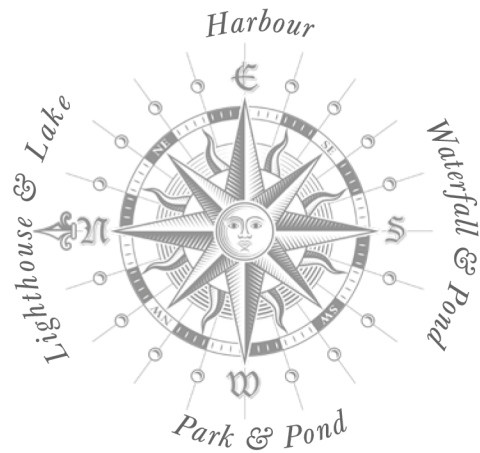




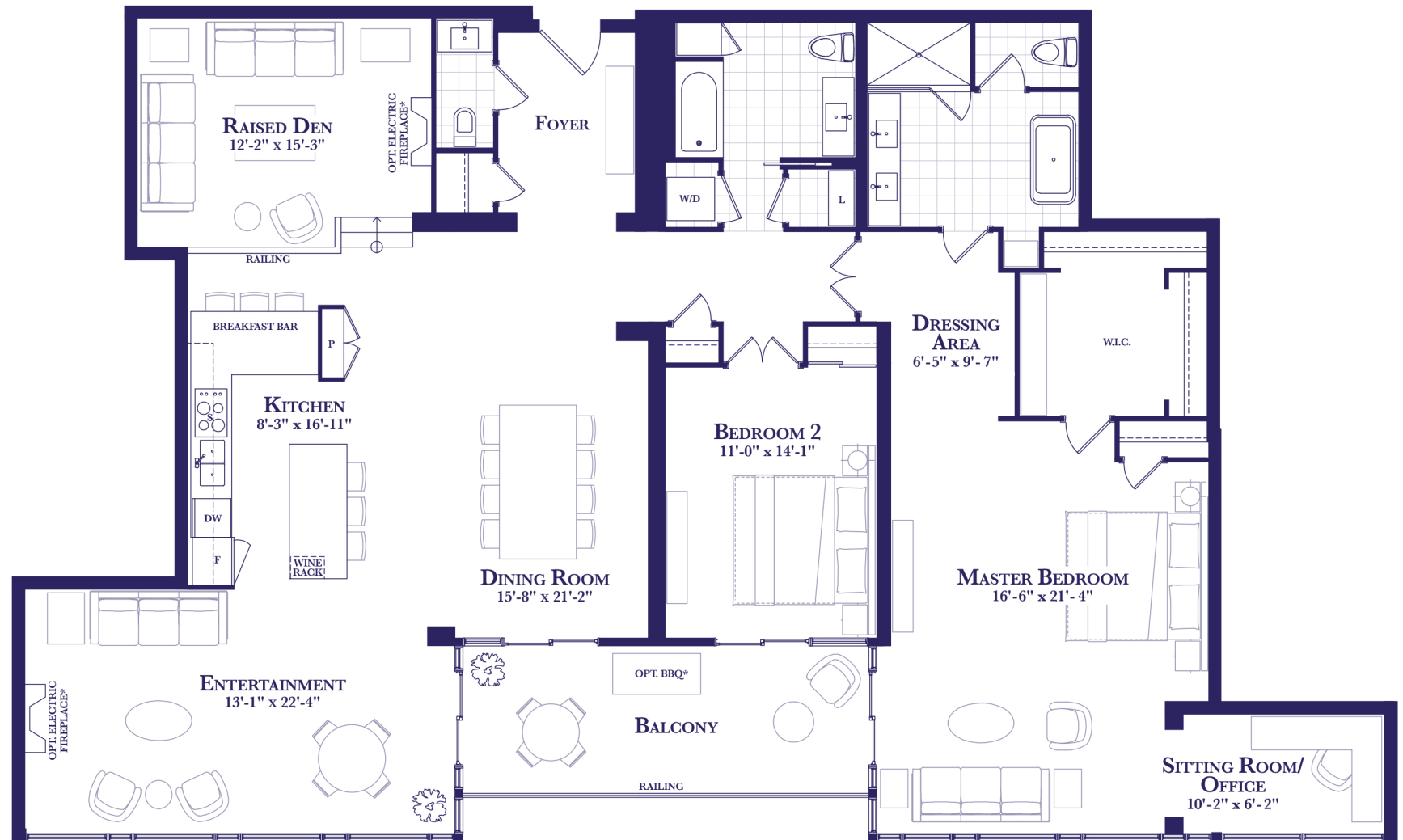
HARBOUR
ESTATES

Harbour Star 701 ~ 702

TWO BEDROOM + DEN
2306 SQ. FT.
(PLUS 168SQ. FT. BALCONY)



HERITAGE LOFTS - FLOOR 7

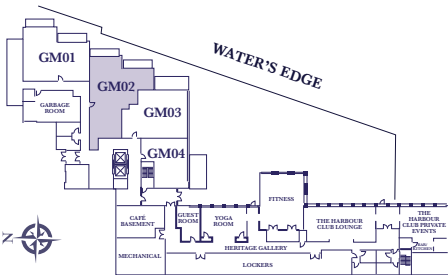
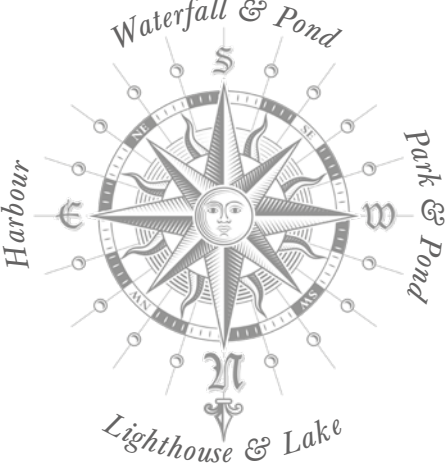




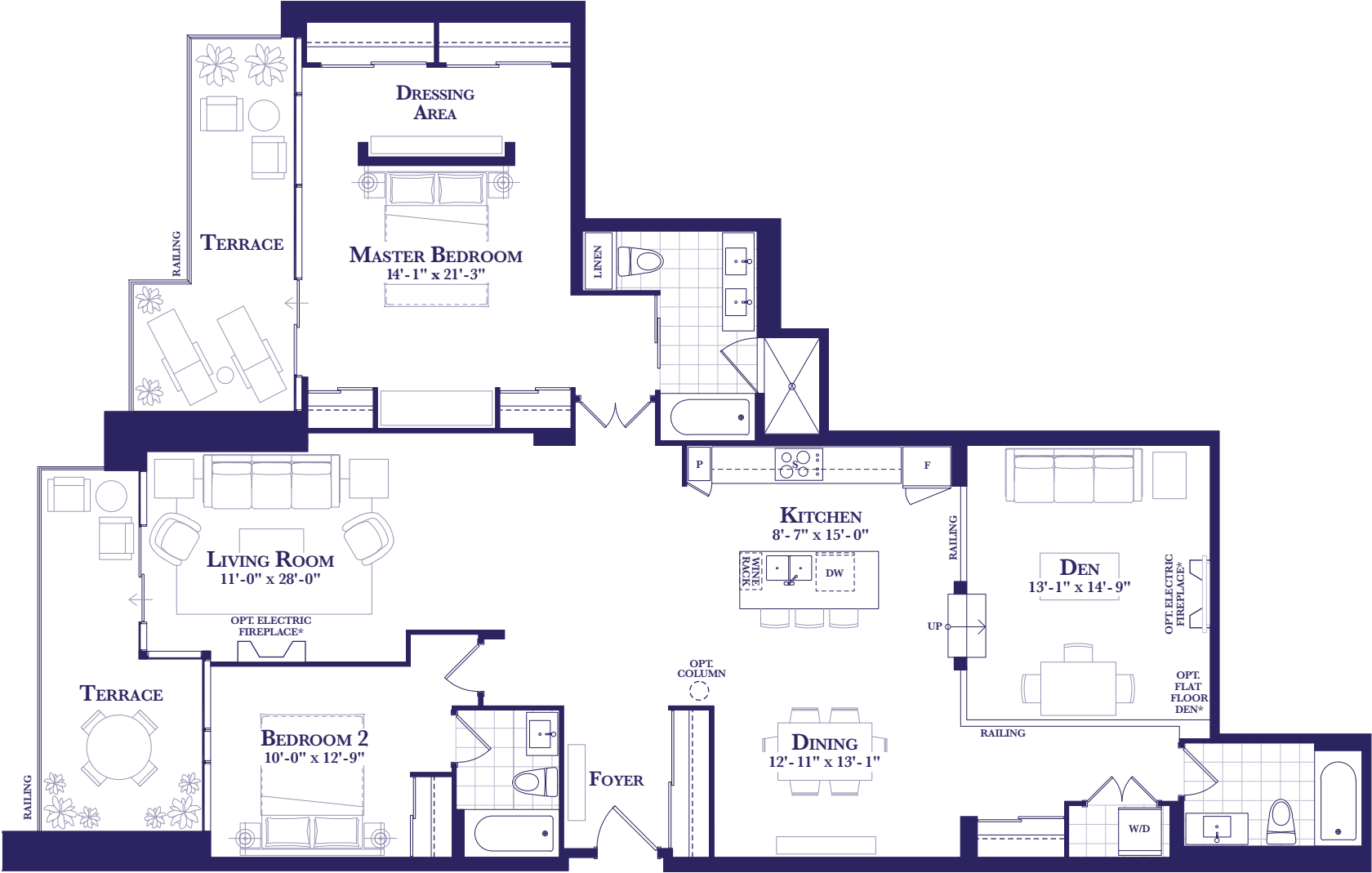
HARBOUR
ESTATES

Grand Carmen

TWO BEDROOM
1756 SQ. FT.
(PLUS 266 SQ FT TERRACE)



HARBOUR ESTATES - GRAND MARINA LEVEL



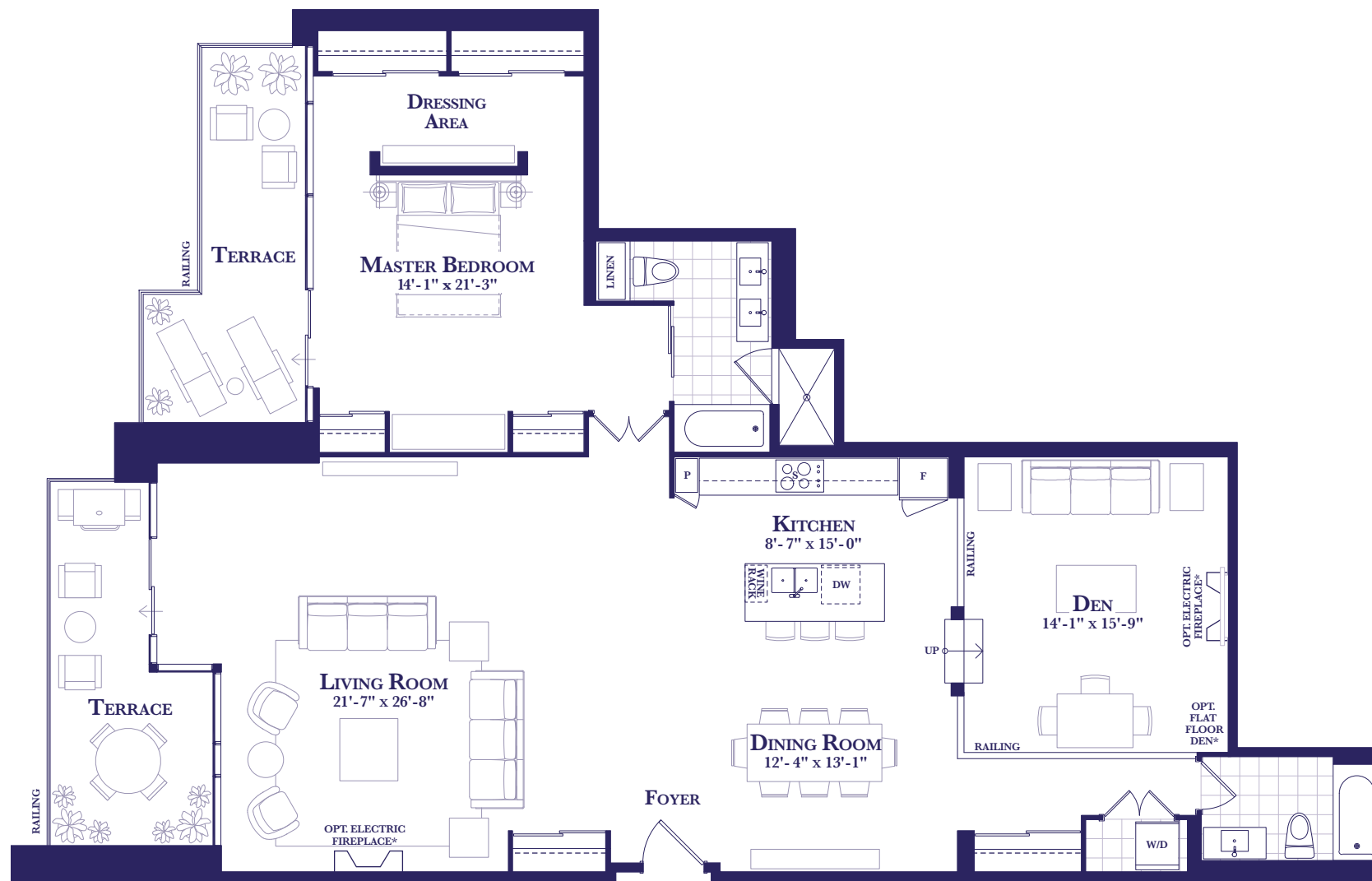
HARBOUR ESTATES GM02



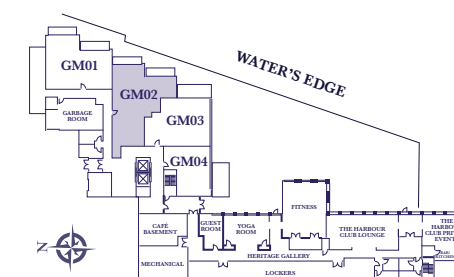
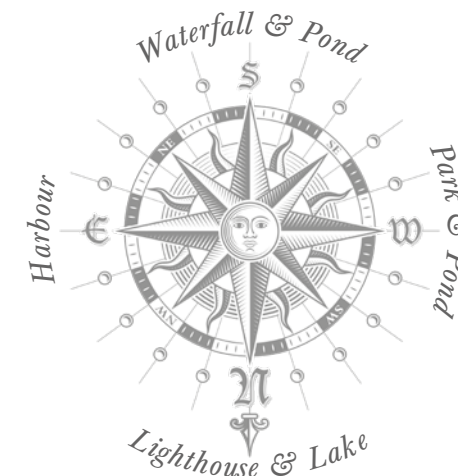
HARBOUR
ESTATES

Grand Carmen

ONE BEDROOM + DEN
1756 SQ. FT.
(PLUS 266 SQ FT TERRACE)



HARBOUR ESTATES GM02 - ALTERNATE



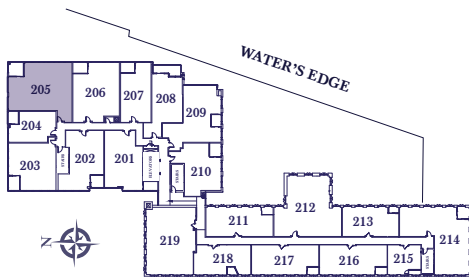
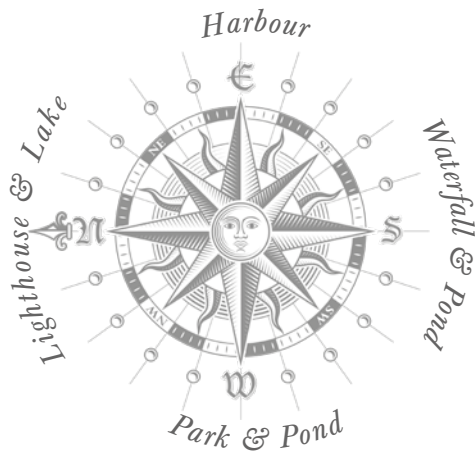
HARBOUR ESTATES - GRAND MARINA LEVEL



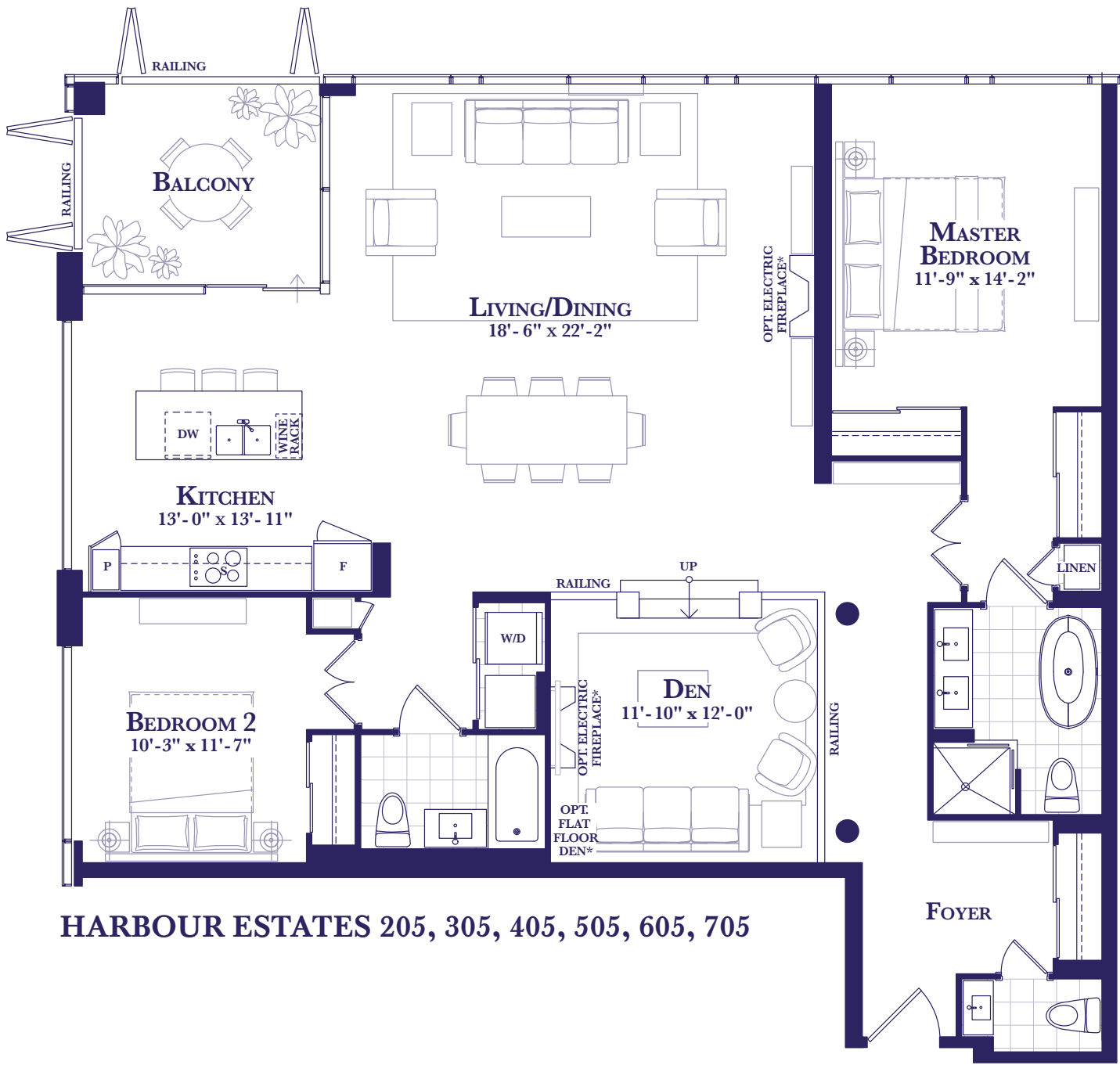
HARBOUR
ESTATES

Harbourmaster

TWO BEDROOM + DEN
1576 SQ. FT.
(PLUS 101 SQ FT BALCONY)



HARBOUR ESTATES - FLOORS 2 - 7



HARBOUR ESTATES 205, 305, 405, 505, 605, 705



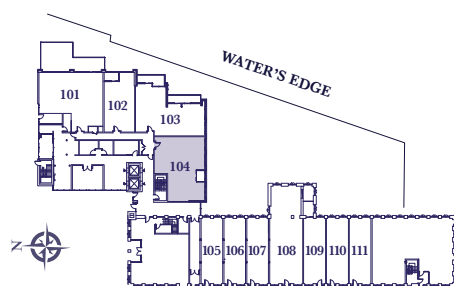
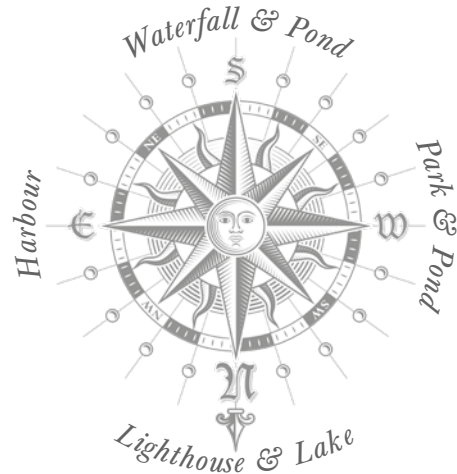
HARBOUR
ESTATES

Lake Terrace

TWO BEDROOM + DEN

1441 SQ. FT.

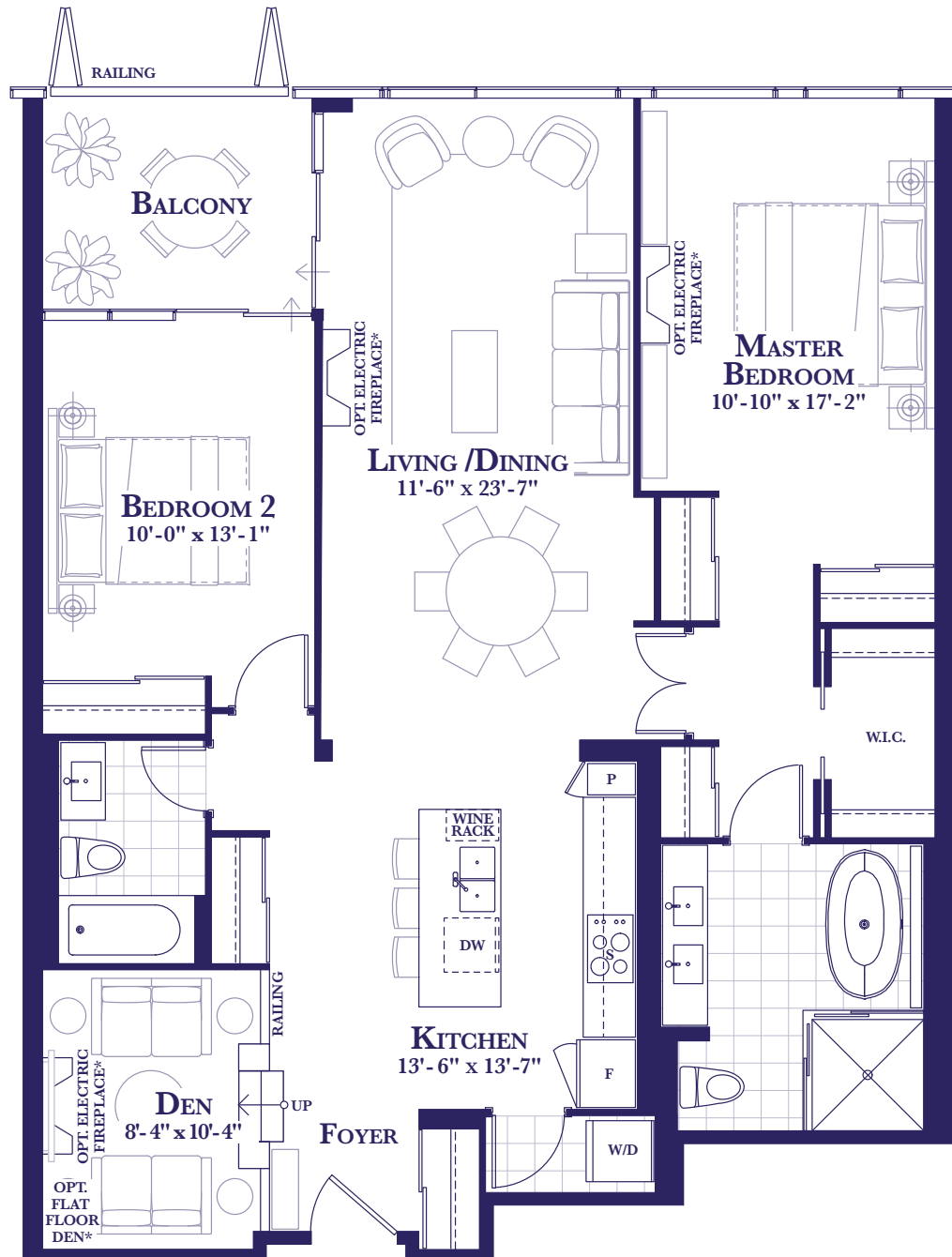
(PLUS 62 SQ FT BALCONY)



HARBOUR ESTATES - MAIN FLOOR



HARBOUR ESTATES 104



HARBOUR ESTATES 206, 306, 406, 506, 606, 706



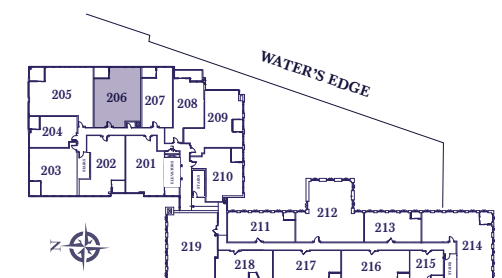
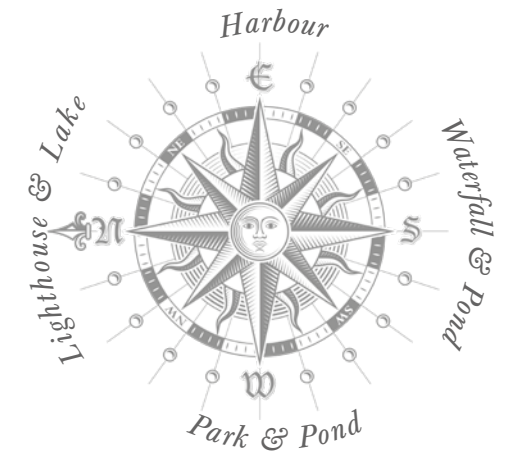
**HARBOUR
ESTATES**

Legend of the Lake

TWO BEDROOM + DEN

1286 SQ. FT.

(PLUS 83 SQ FT BALCONY)



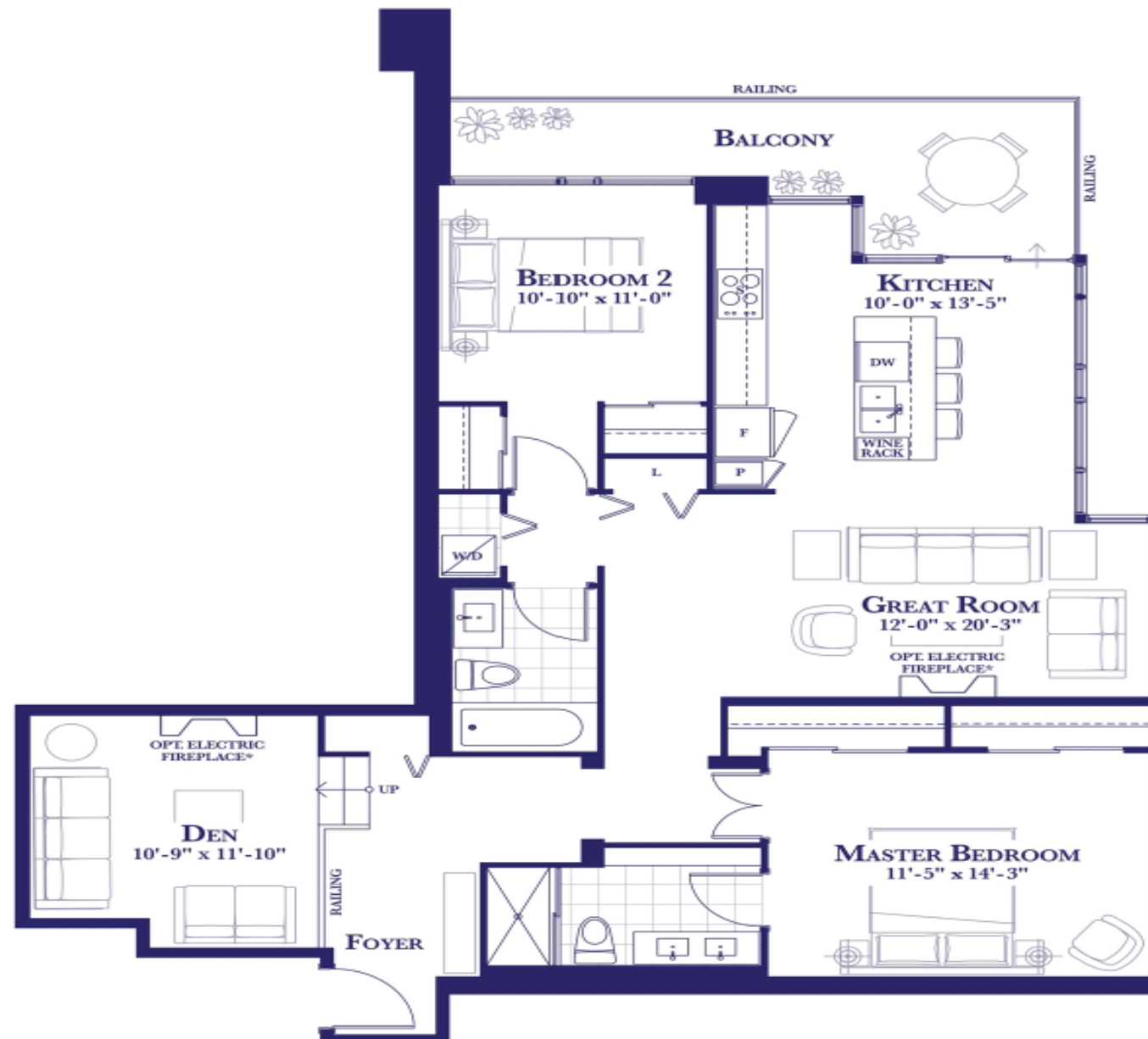
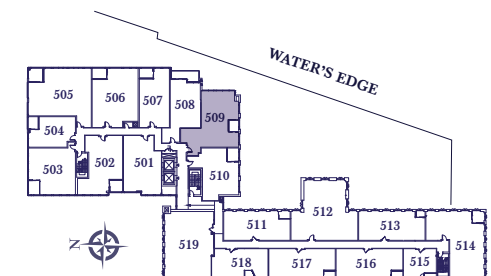
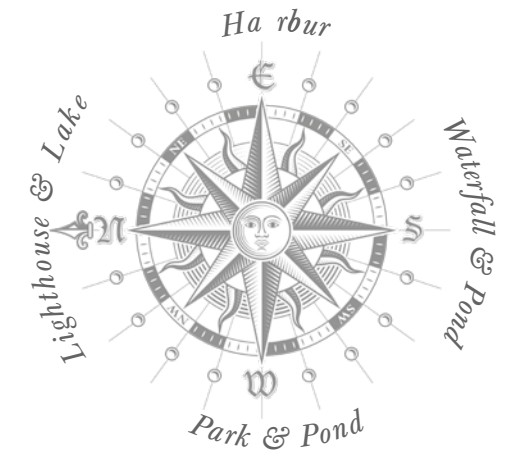
HARBOUR ESTATES - FLOORS 2 - 7



**HARBOUR
ESTATES**

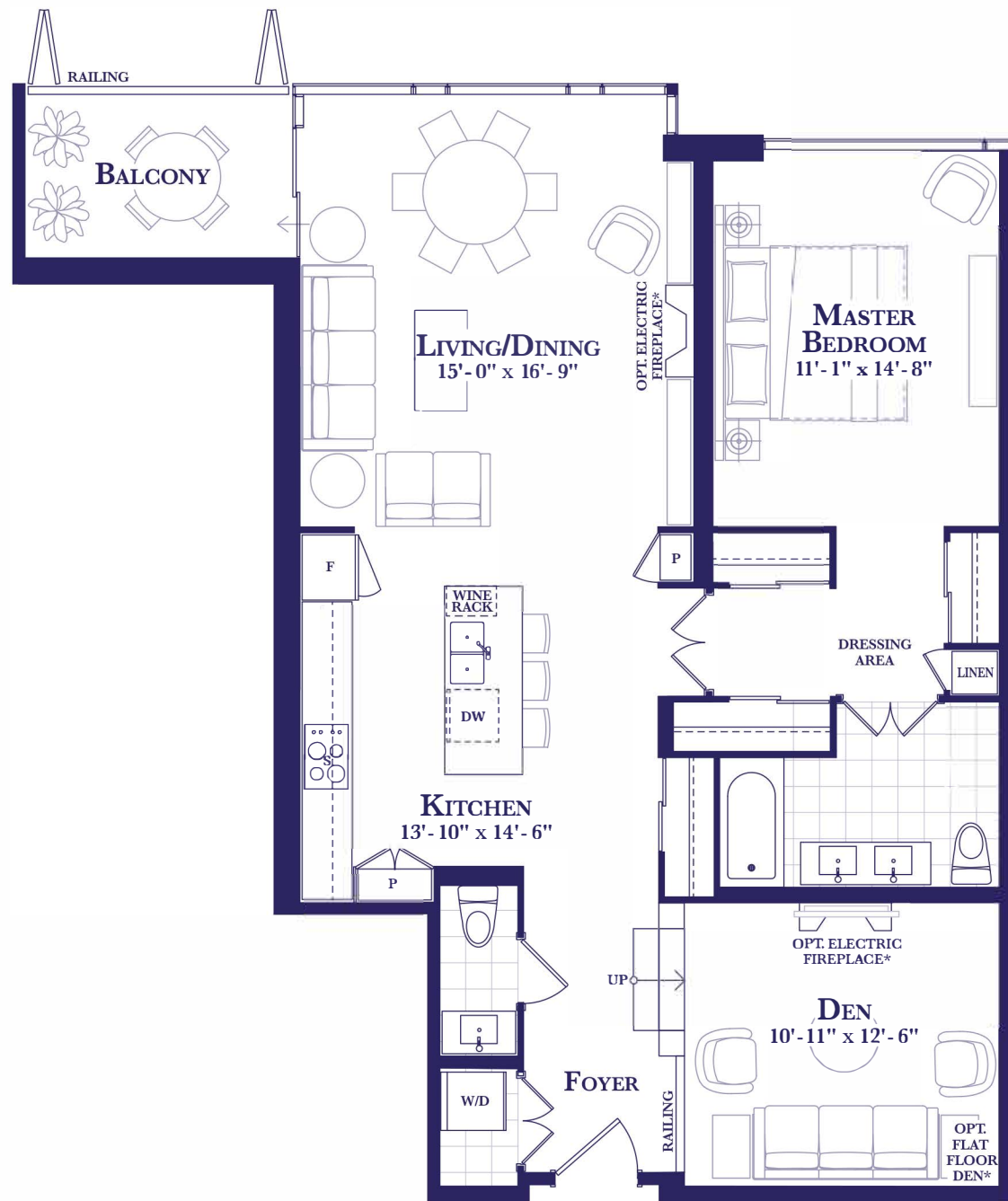
Grand Mariner

TWO BEDROOM + DEN
1211 SQ. FT.
(PLUS 133 SQ FT BALCONY)



HARBOUR ESTATES 509

HARBOUR ESTATES - FLOOR 5



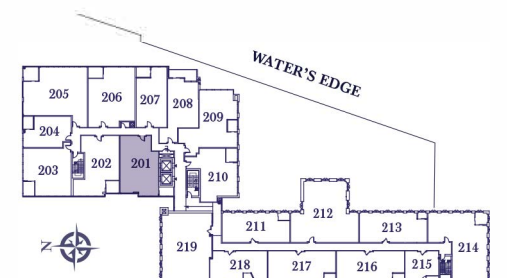
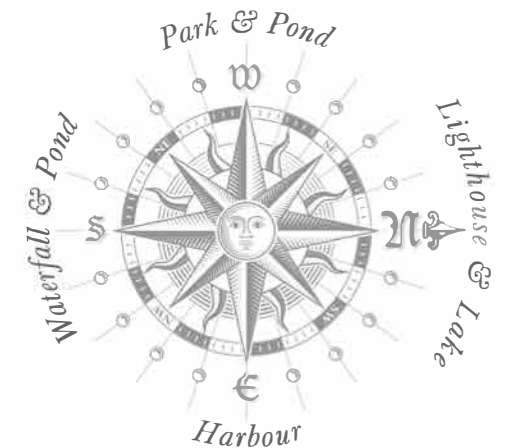
HARBOUR ESTATES 201



**HARBOUR
ESTATES**

Silver Lake

ONE BEDROOM + DEN
1193 SQ. FT.
(PLUS 87 SQ FT BALCONY)
*BARRIER-FREE SUITE



HARBOUR ESTATES - FLOORS 2



**HARBOUR
ESTATES**

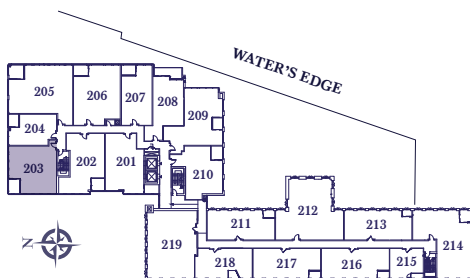
Shoreline

TWO BEDROOM + DEN

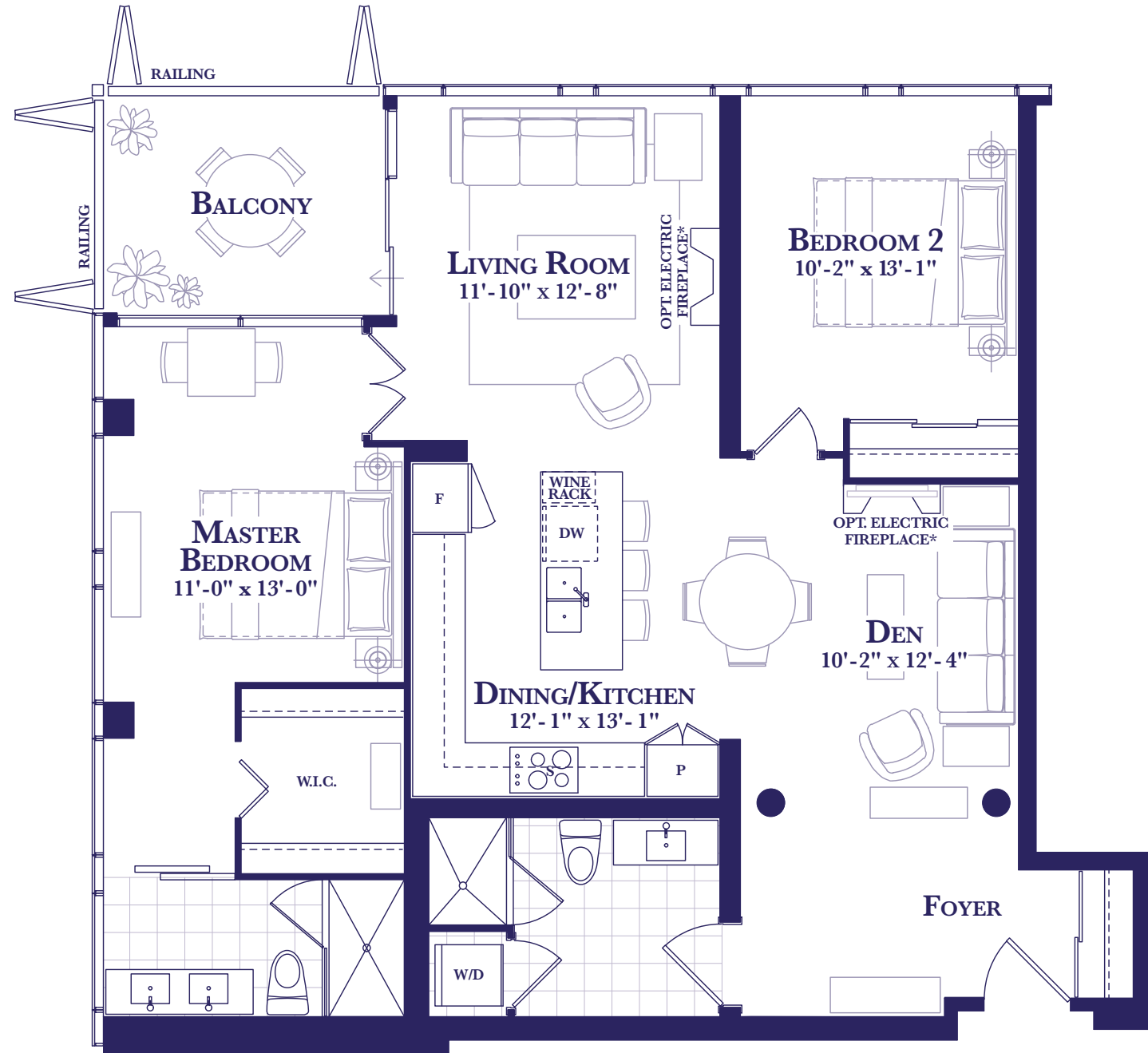
1106 SQ. FT.

(PLUS 89 SQ FT BALCONY)

***BARRIER-FREE SUITE**



HARBOUR ESTATES - FLOORS 2 - 8



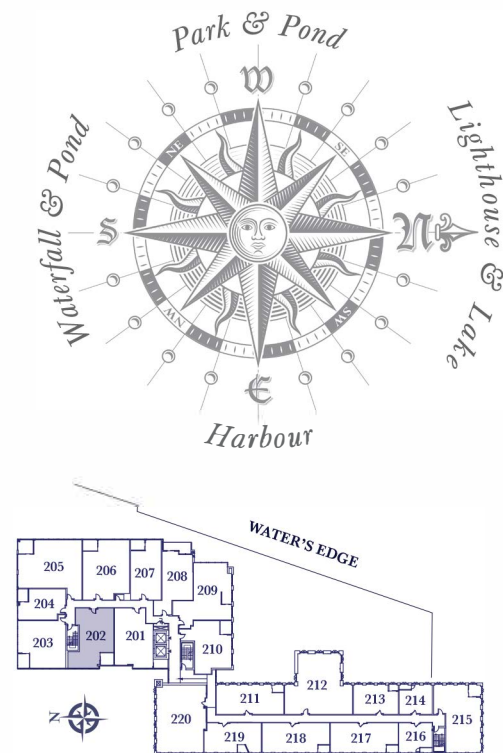
HARBOUR ESTATES 203, 303, 403, 503, 603, 703, 803

Prices, figures, illustrations, sizes, features and finishes are subject to change without notice. Areas and dimensions are approximate and actual usable floor space may vary from the stated area. Layout may be reverse of the unit purchased. E. & O.E. May, 2019

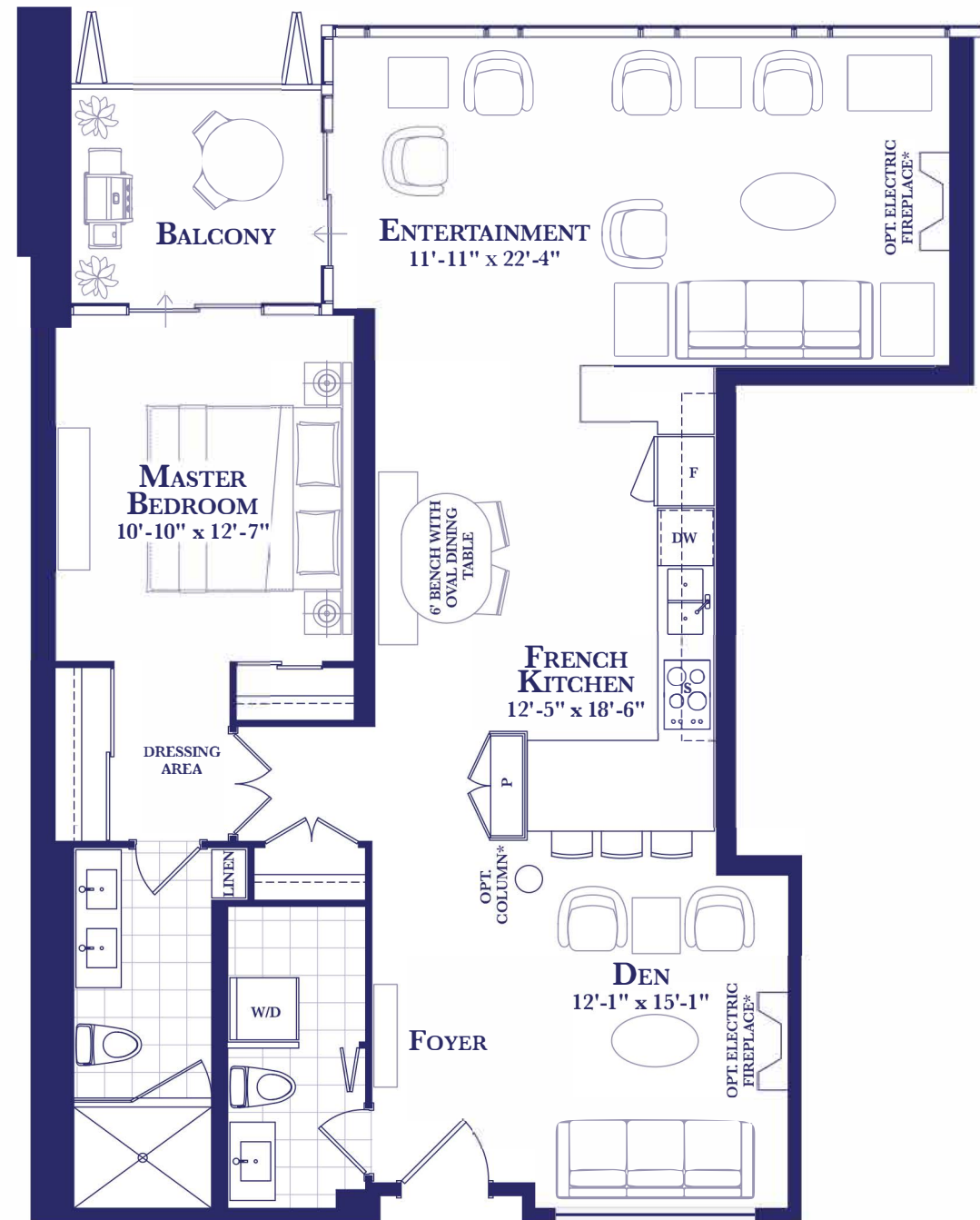
**HARBOUR
ESTATES**

Port Place

ONE BEDROOM + DEN
1079 SQ. FT.
 (PLUS 81 SQ FT BALCONY)



HARBOUR ESTATES - FLOORS 2 - 5



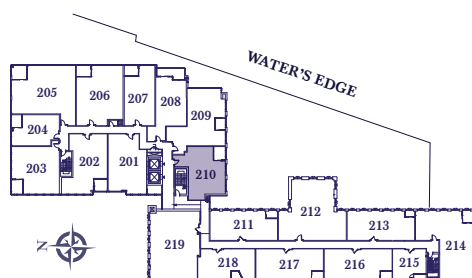
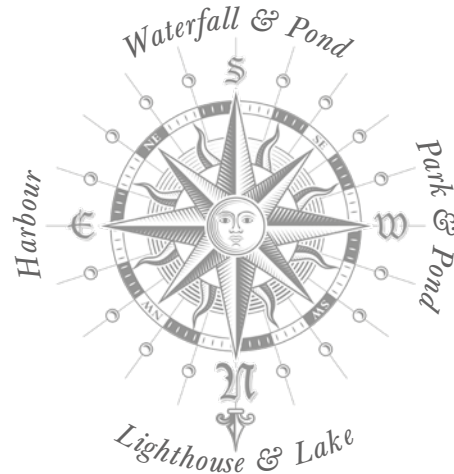
HARBOUR ESTATES 202, 302, 402, 502



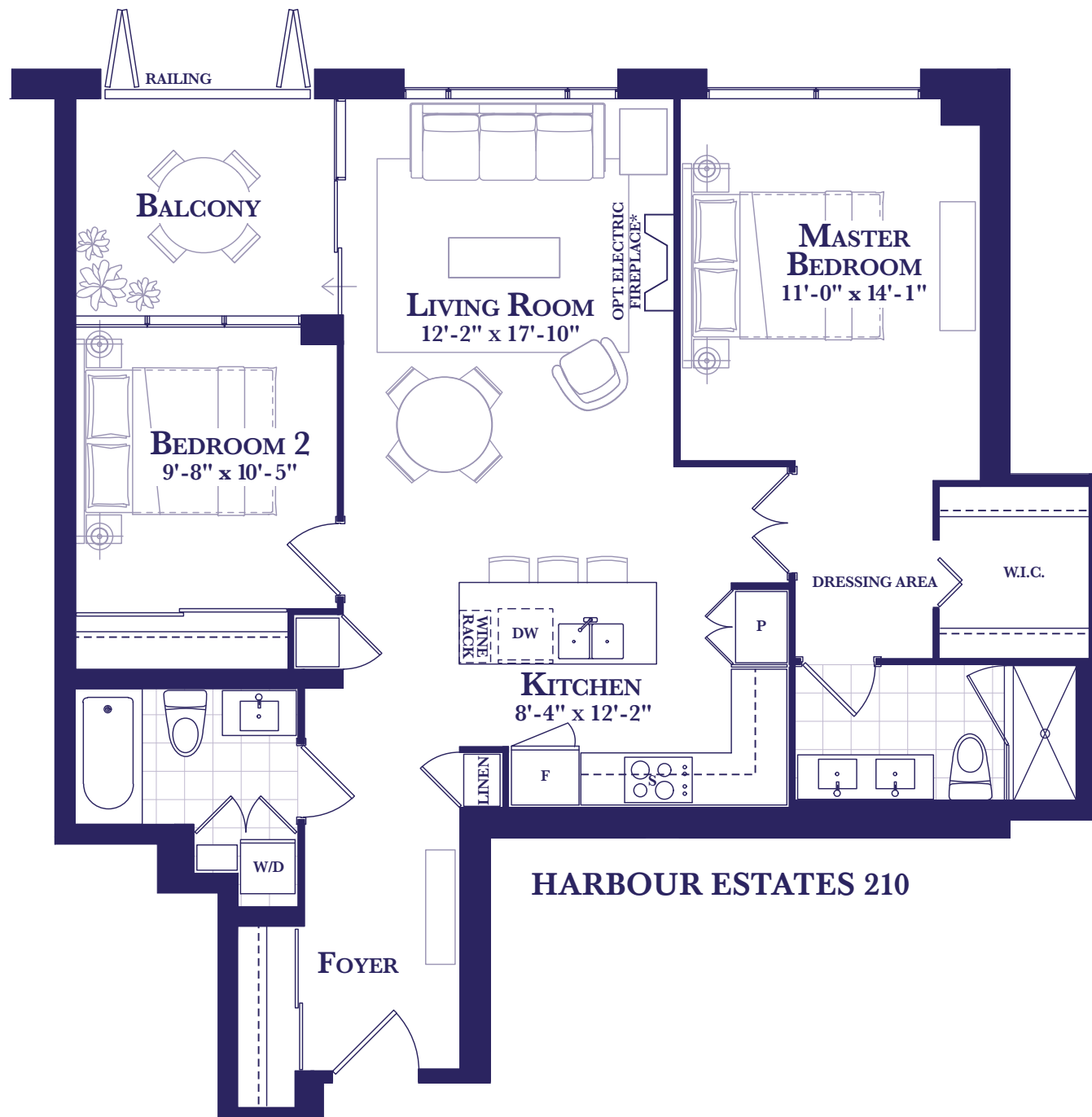
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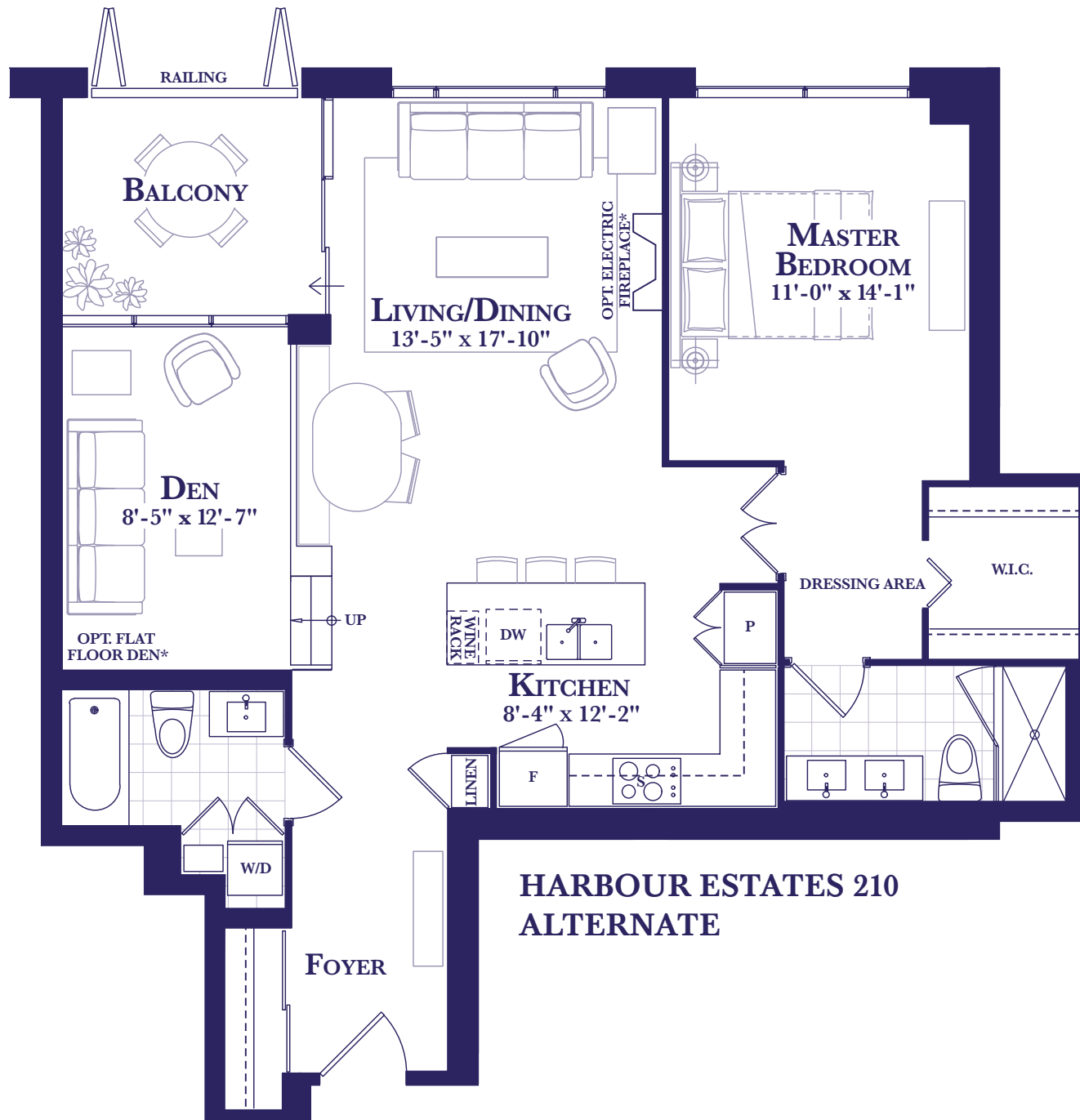
Peninsula

TWO BEDROOM
980 SQ. FT.
(PLUS 83 SQ FT BALCONY)



HARBOUR ESTATES - FLOOR 2





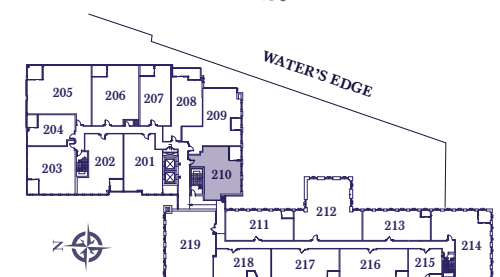
**HARBOUR
ESTATES**

Peninsula

ONE BEDROOM + DEN

980 SQ. FT.

(PLUS 83 SQ FT BALCONY)



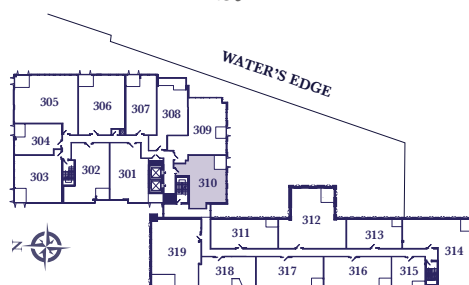
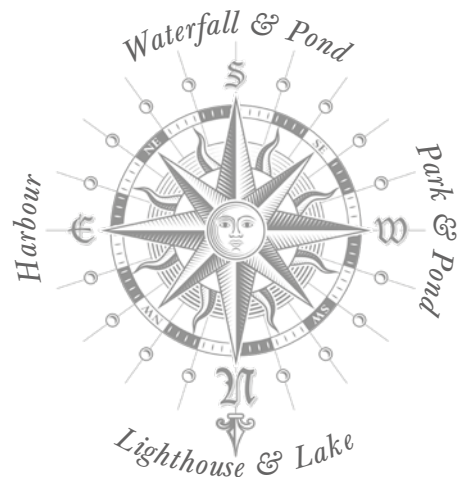
HARBOUR ESTATES - FLOOR 2



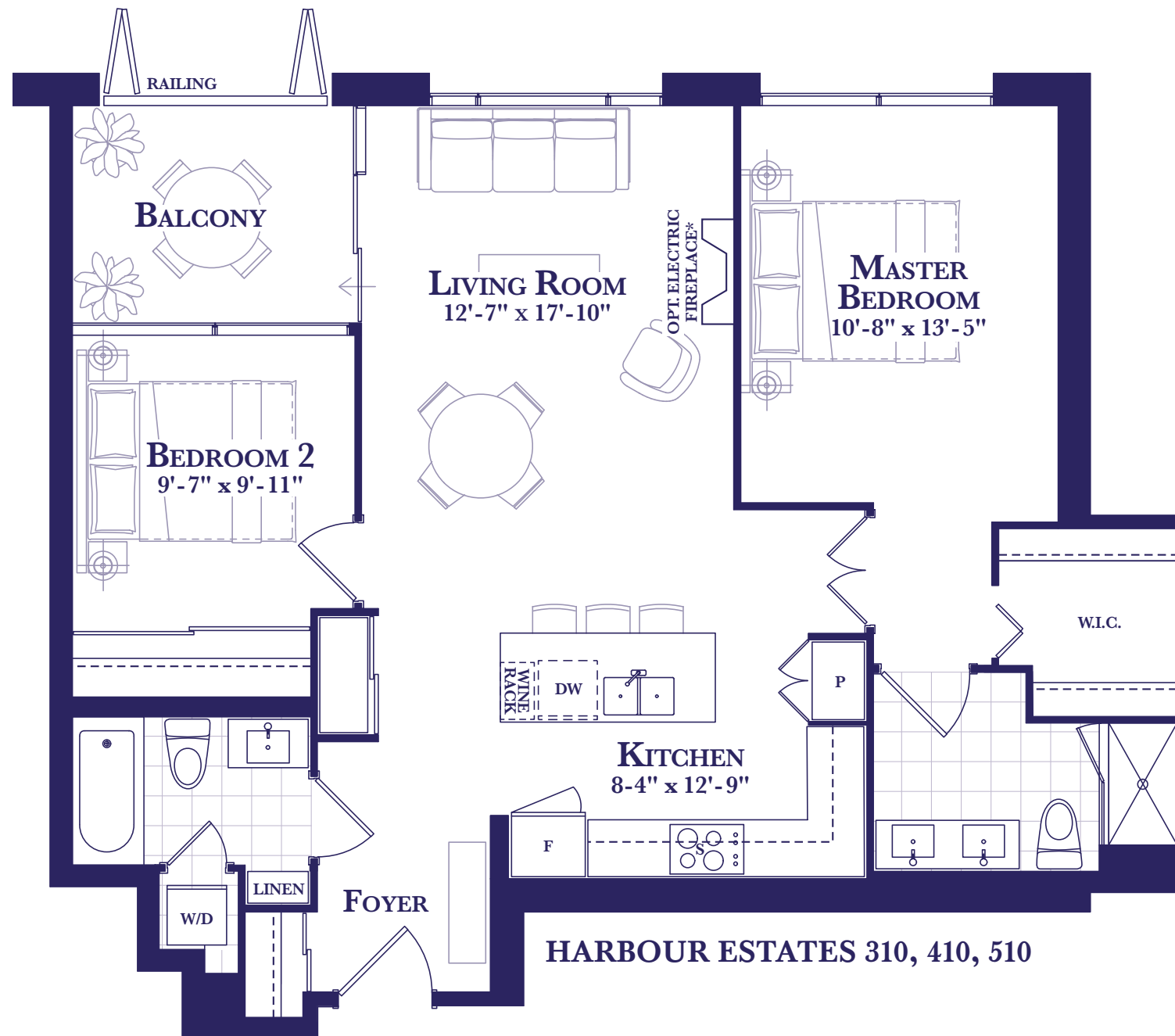
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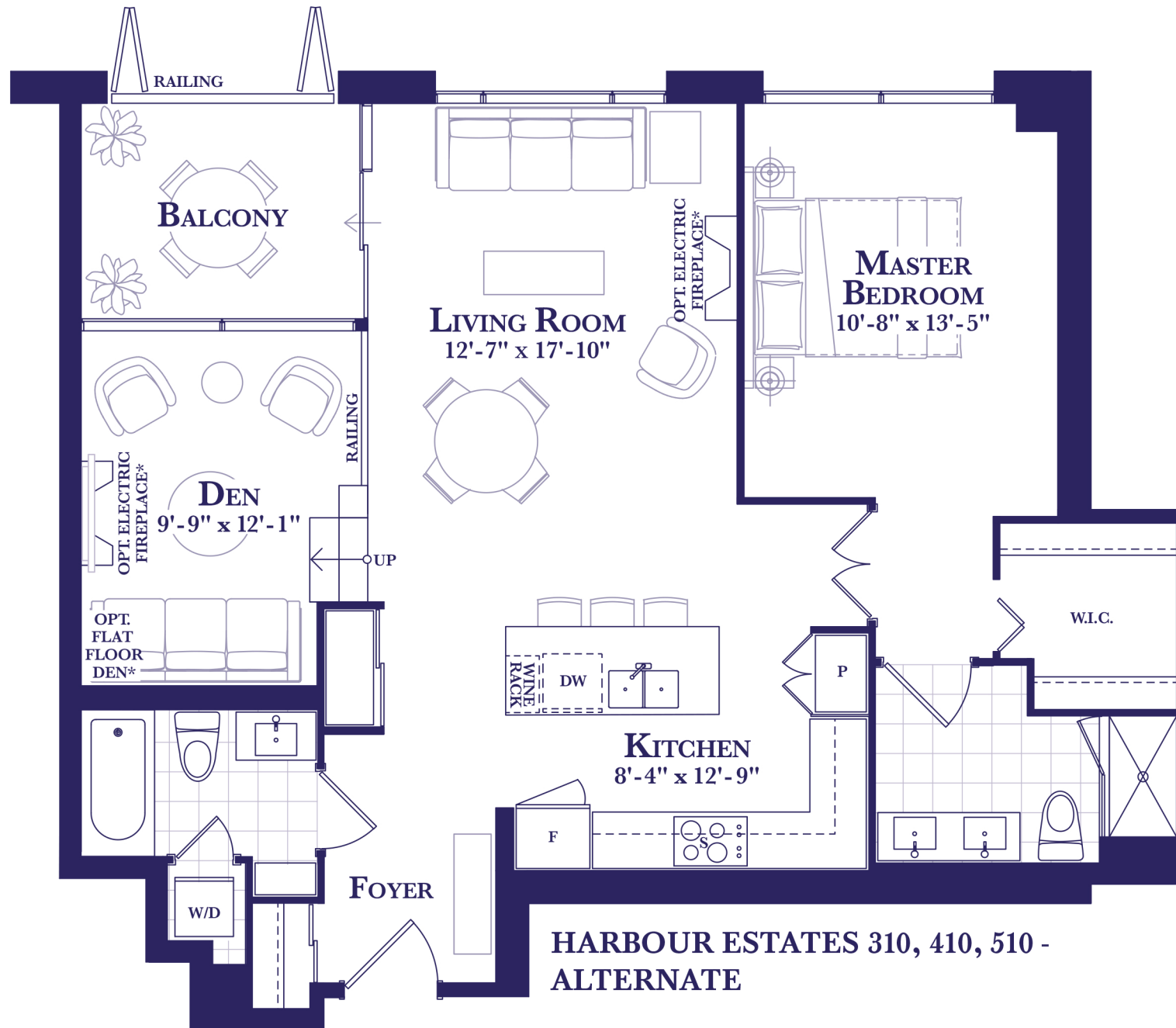
Whitewater

TWO BEDROOM
939 SQ. FT.
(PLUS 76 SQ FT BALCONY)
*BARRIER-FREE SUITE



HARBOUR ESTATES - FLOORS 3 - 5





**HARBOUR ESTATES 310, 410, 510 -
ALTERNATE**



**HARBOUR
ESTATES**

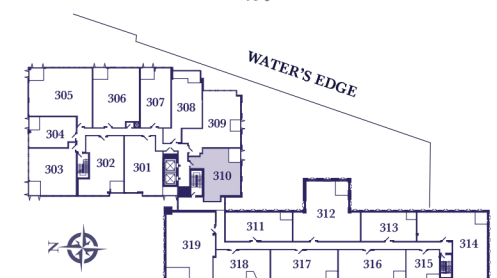
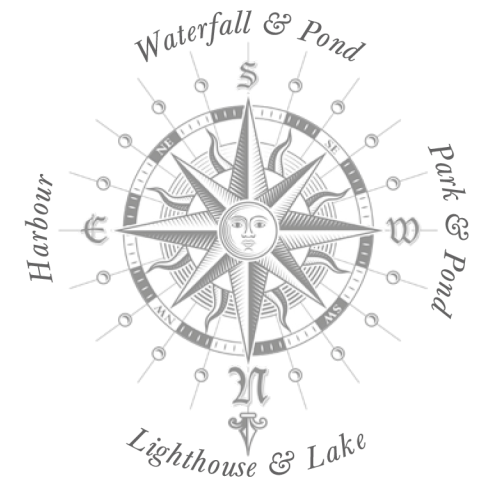
Whitewater

ONE BEDROOM + DEN

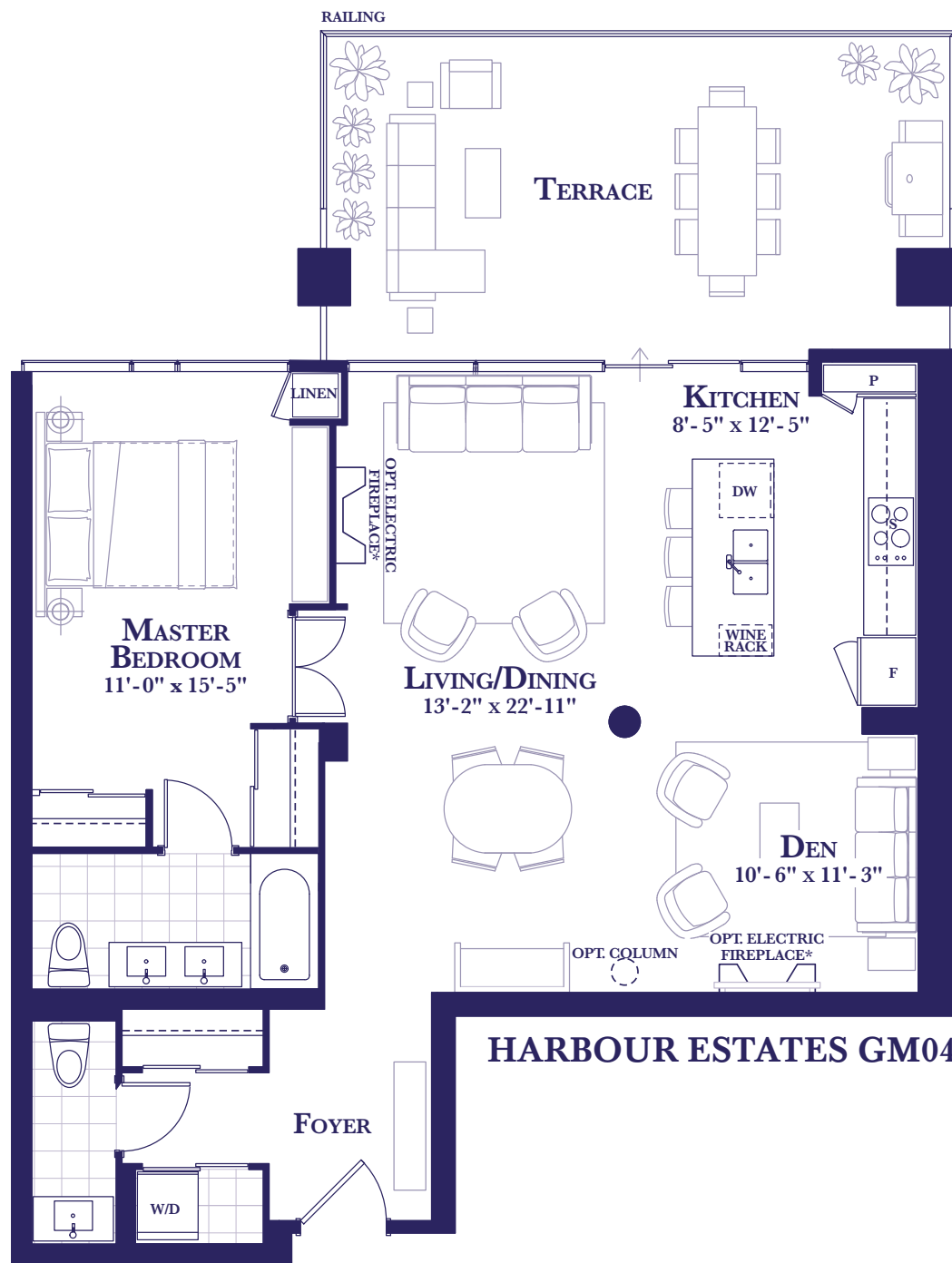
939 SQ. FT.

(PLUS 76 SQ FT BALCONY)

*BARRIER-FREE SUITE



HARBOUR ESTATES - FLOORS 3 - 5

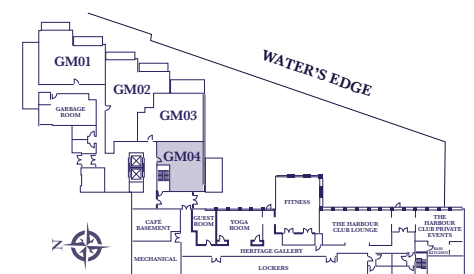
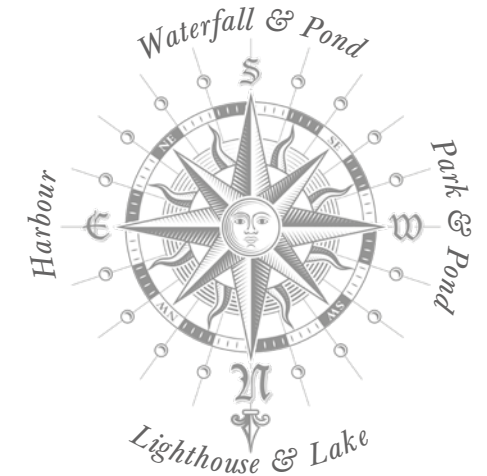


HARBOUR ESTATES GM04

**HARBOUR
ESTATES**

Commodore

ONE BEDROOM + DEN
938 SQ. FT.
(PLUS 282 SQ FT TERRACE)



HARBOUR ESTATES - GARDEN MARINA LEVEL



HARBOUR
ESTATES

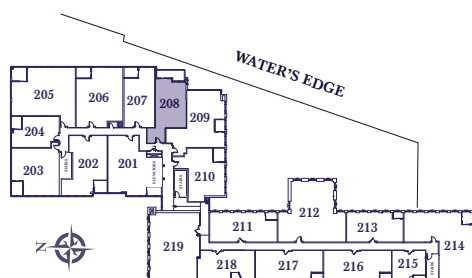
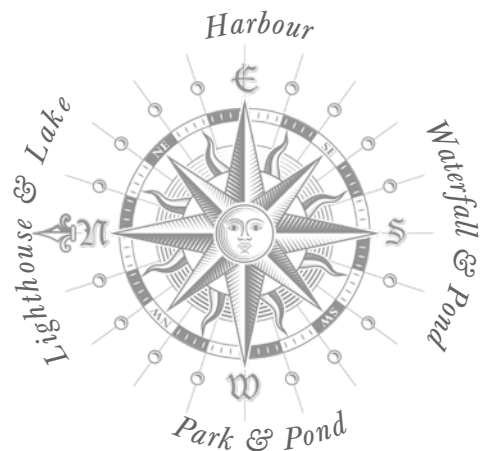
White Caps

ONE BEDROOM + DEN

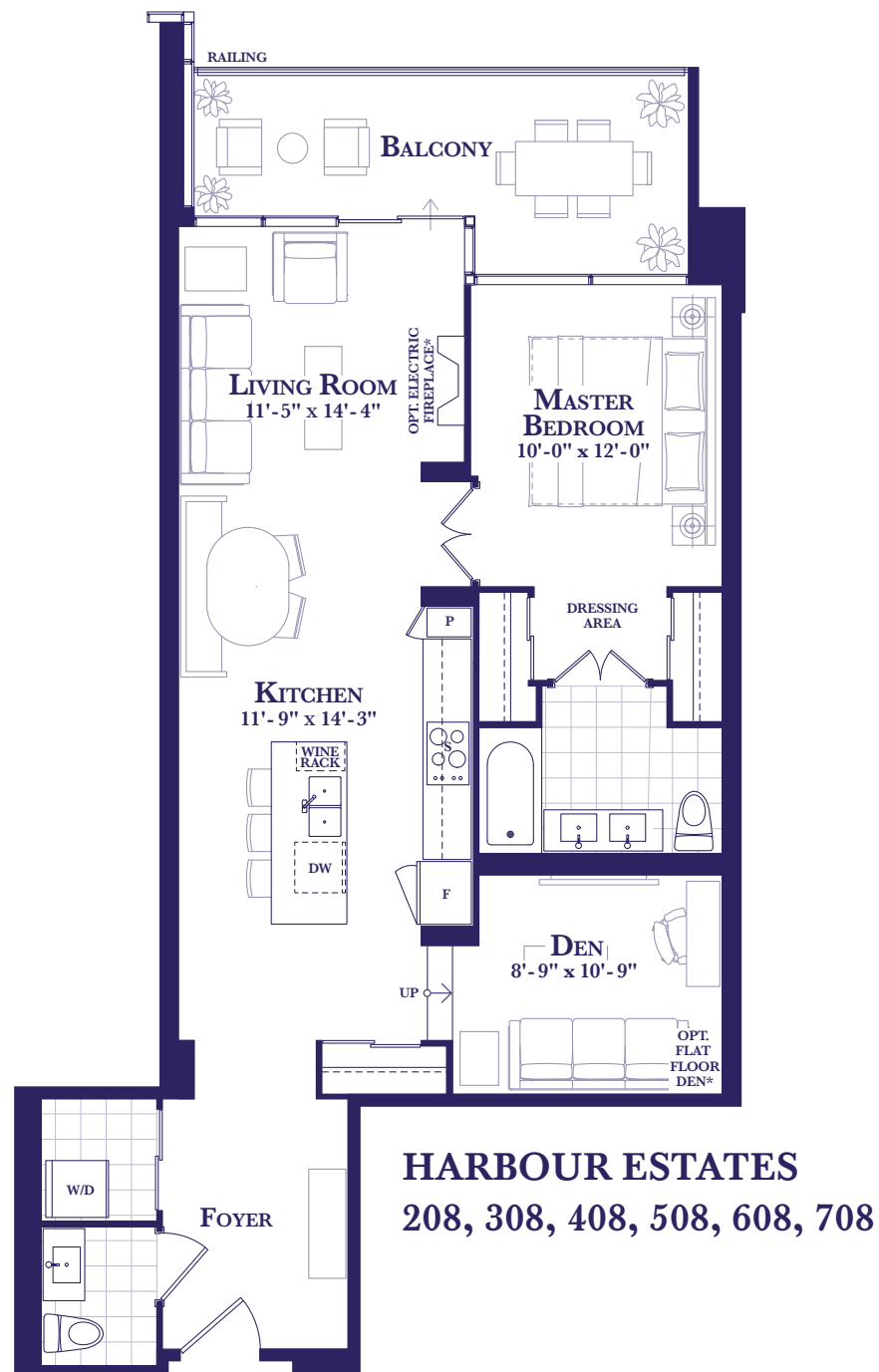
910SQ. FT.

(PLUS 138 SQ FT BALCONY)

*BARRIER-FREE SUITE



HARBOUR ESTATES - FLOORS 2 - 7

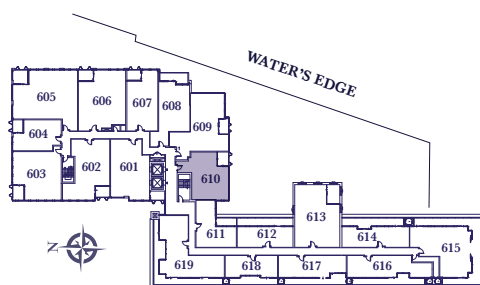
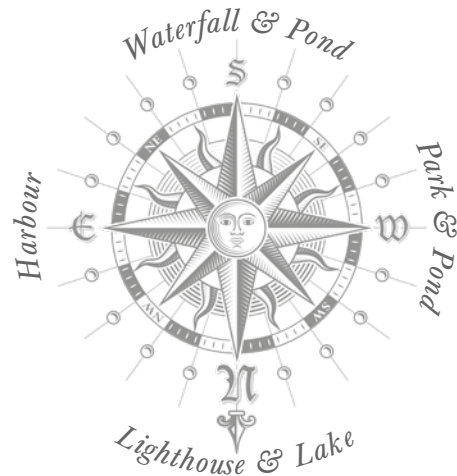




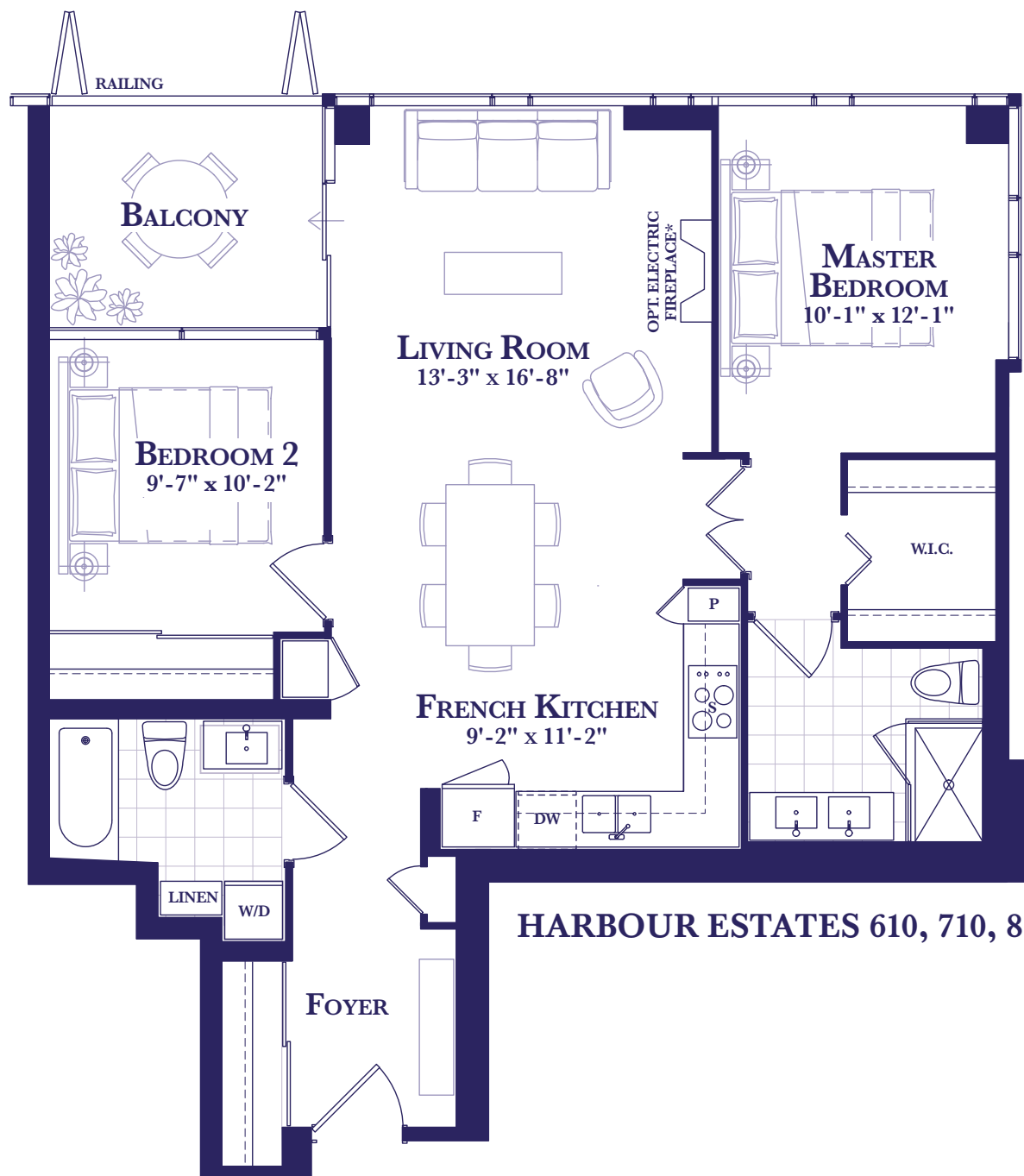
HARBOUR
ESTATES

Breakwater

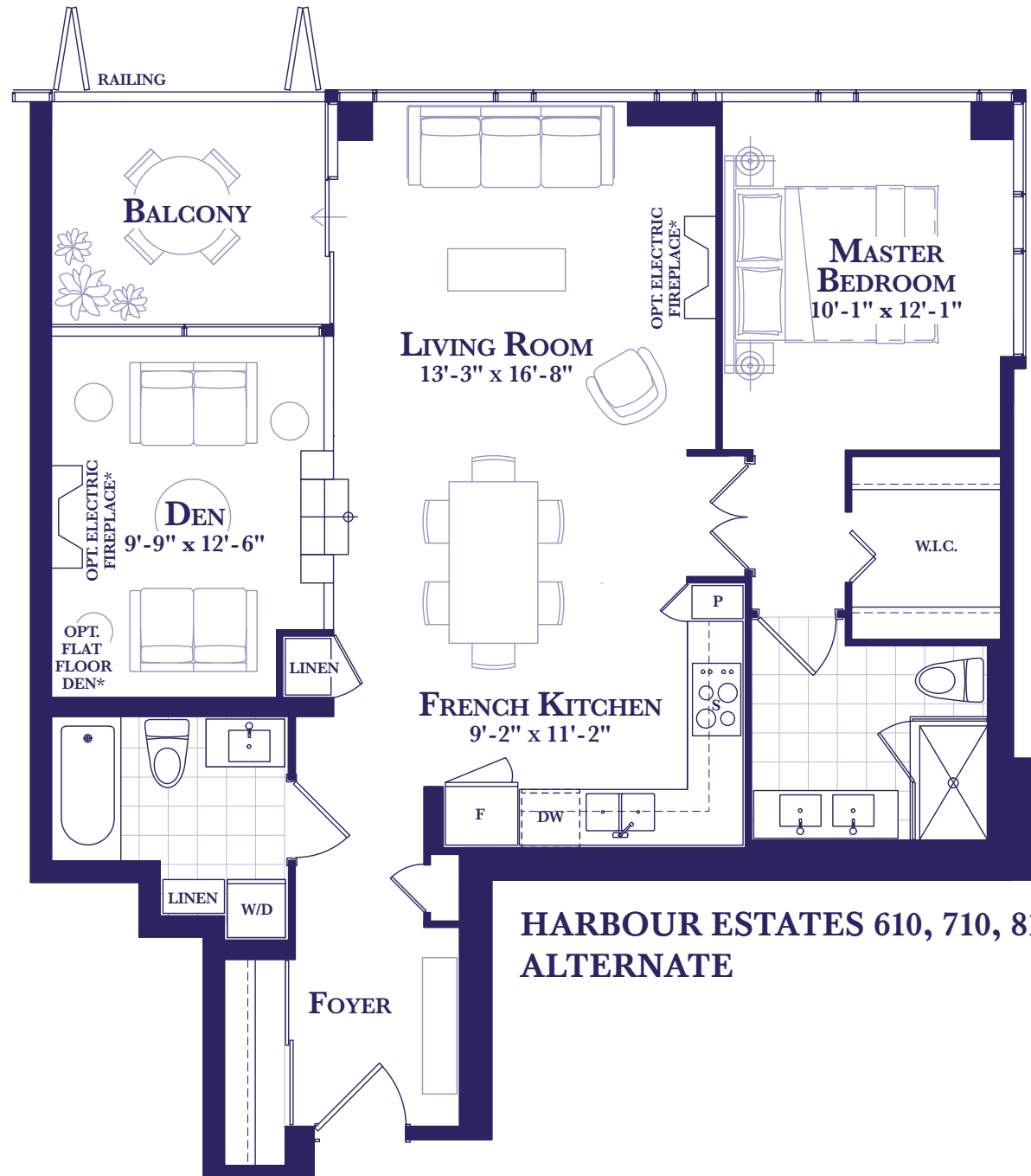
TWO BEDROOM
901 SQ. FT.
(PLUS 80 SQ FT BALCONY)
*BARRIER-FREE SUITE



HARBOUR ESTATES - FLOOR 6 - 8



HARBOUR ESTATES 610, 710, 810



HARBOUR ESTATES 610, 710, 810 ALTERNATE



**HARBOUR
ESTATES**

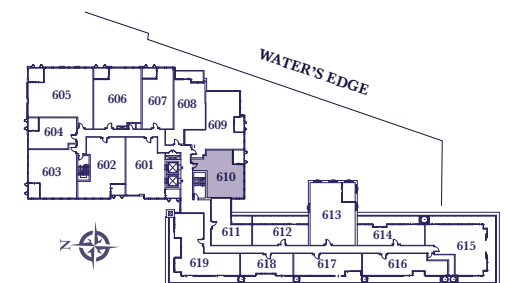
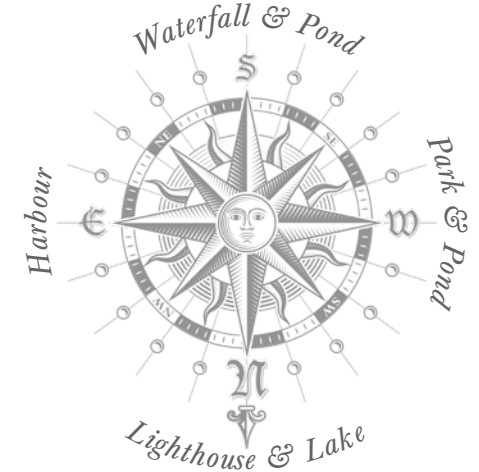
Breakwater

ONE BEDROOM + DEN

901 SQ. FT.

(PLUS 80 SQ FT BALCONY)

*BARRIER-FREE SUITE



HARBOUR ESTATES - FLOOR 6 - 8

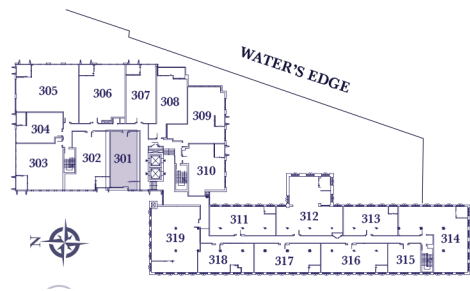
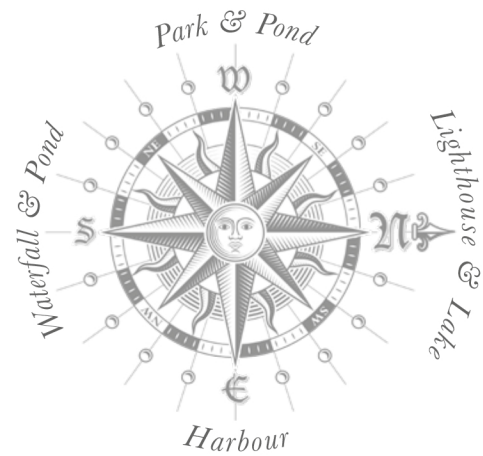
**HARBOUR
ESTATES**

Longview

ONE BEDROOM + DEN

875 SQ. FT.

(PLUS 65 SQ FT BALCONY)



HARBOUR ESTATES - FLOORS 3 - 5



HARBOUR ESTATES 301, 401, 501



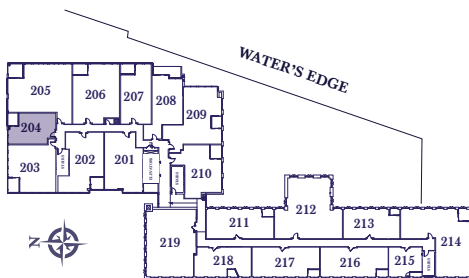
HARBOUR
ESTATES

Westwind

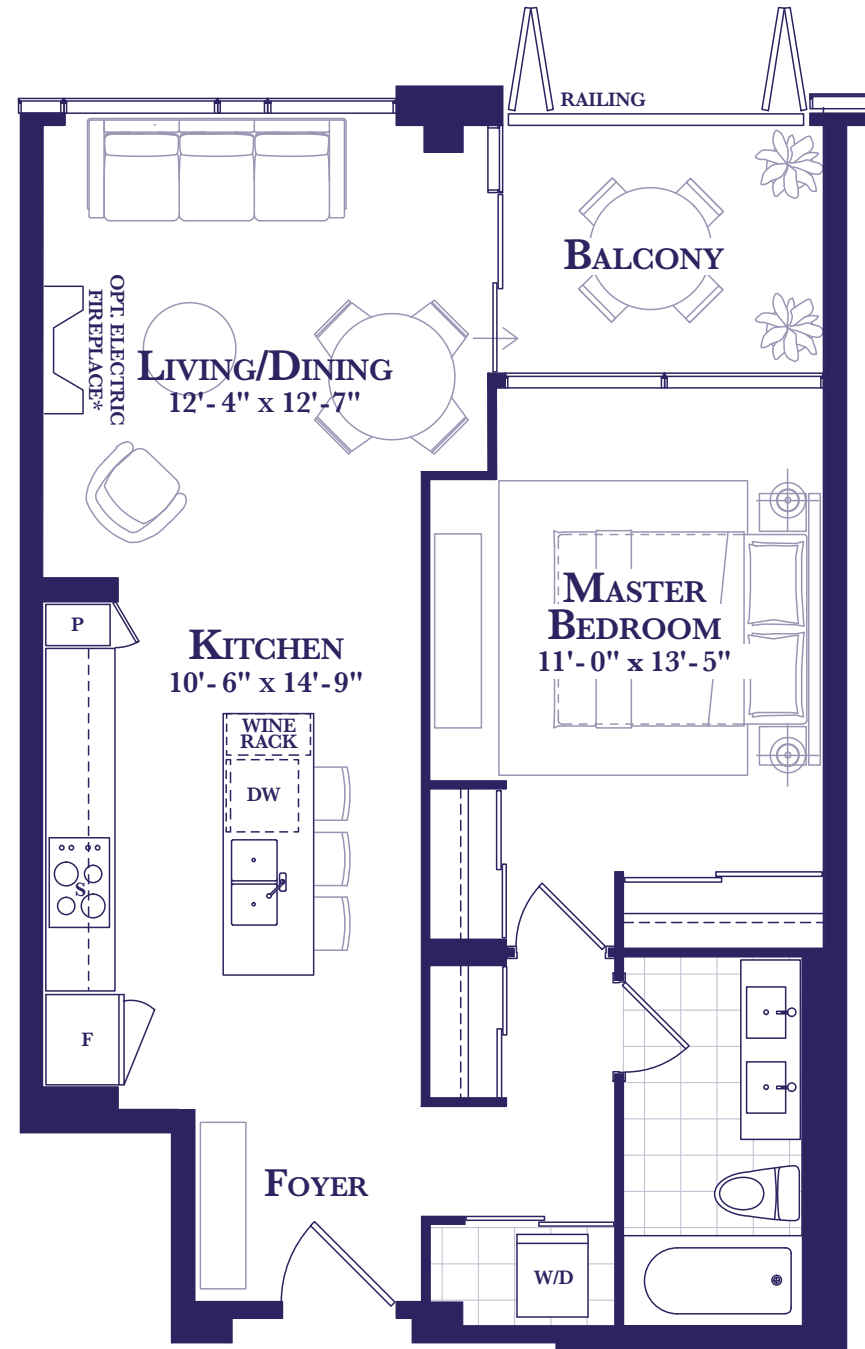
ONE BEDROOM

668 SQ. FT.

(PLUS 67 SQ FT BALCONY)



HARBOUR ESTATES - FLOORS 2 - 7



HARBOUR ESTATES 204, 304, 404, 504, 604, 704



THE
HARBOUR CLUB
PORT DALHOUSIE

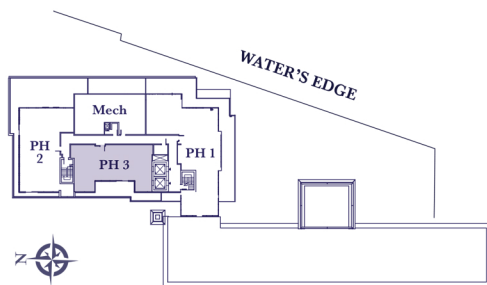
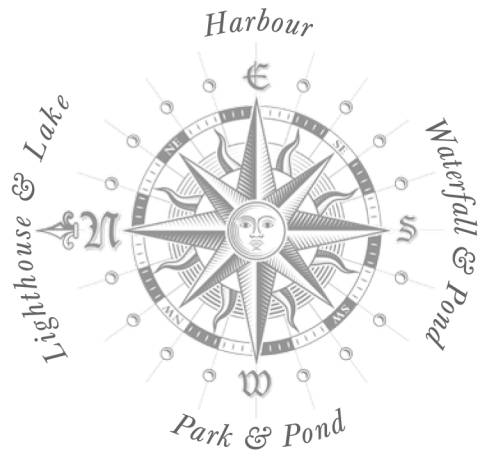
HARBOUR ESTATES
PENTHOUSE COLLECTION



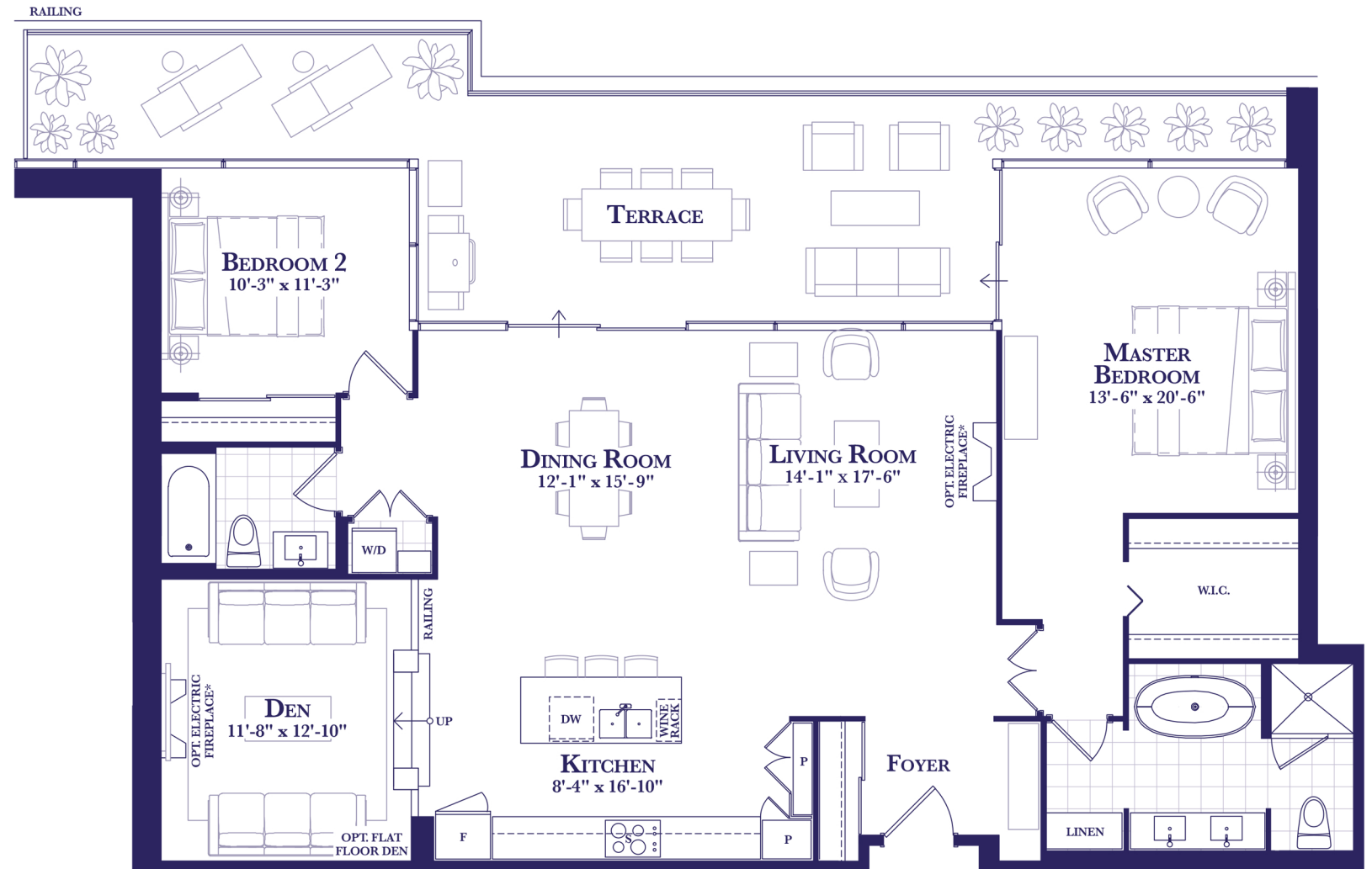
HARBOUR ESTATES
PENTHOUSE

Residence 3

TWO BEDROOM + DEN
1488 SQ. FT.
(PLUS 422 SQ FT TERRACE)



HARBOUR ESTATES PENTHOUSE - FLOOR 9



ESTATE PENTHOUSE 3



THE
HARBOUR CLUB
PORT DALHOUSIE

HARBOUR LOFTS

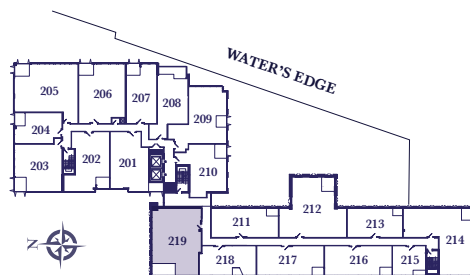
COLLECTION



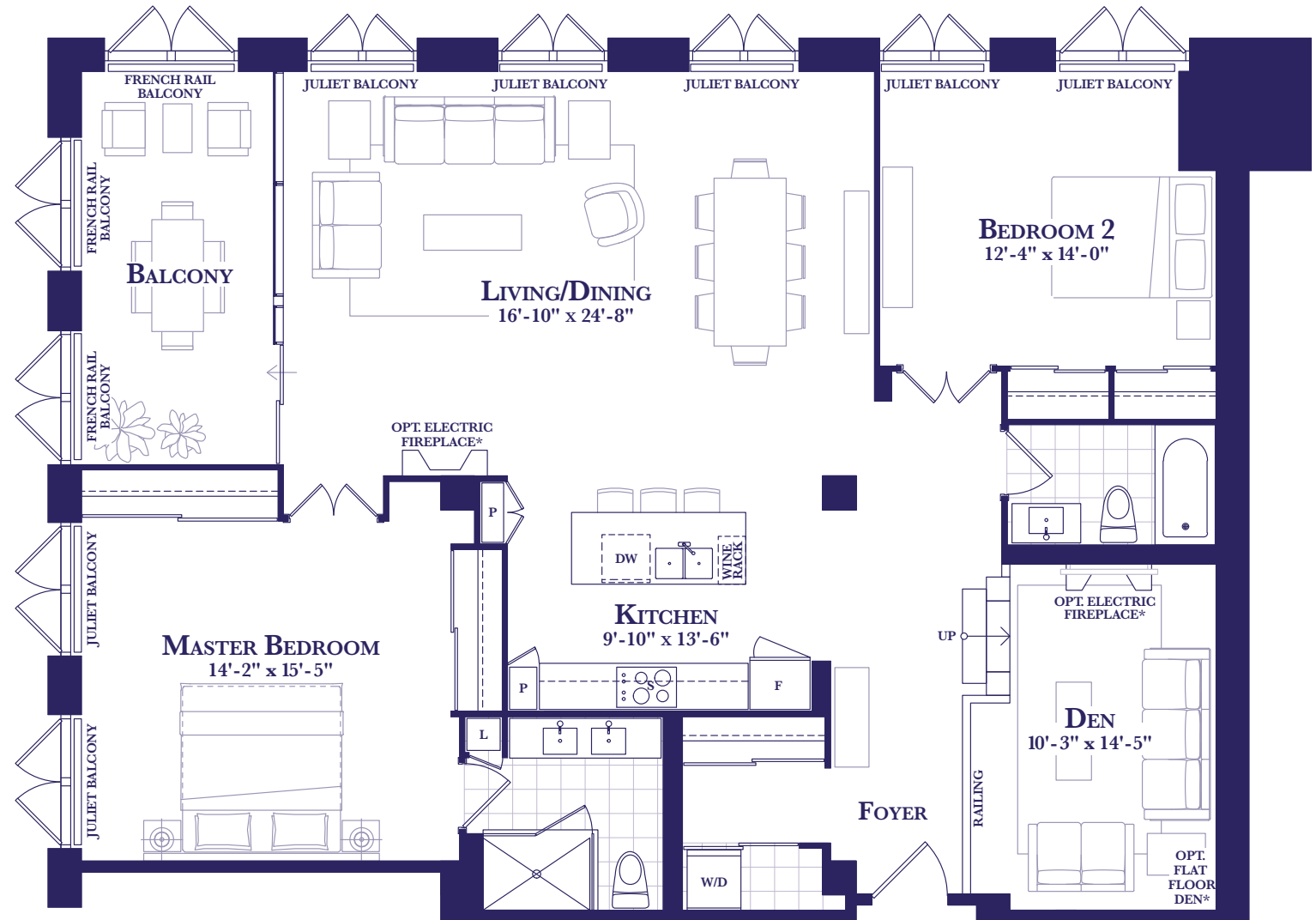
HERITAGE LOFTS

Waverly

TWO BEDROOM + DEN
1601 SQ. FT.
(PLUS 155 SQ FT BALCONY)



HERITAGE LOFTS - FLOOR 4



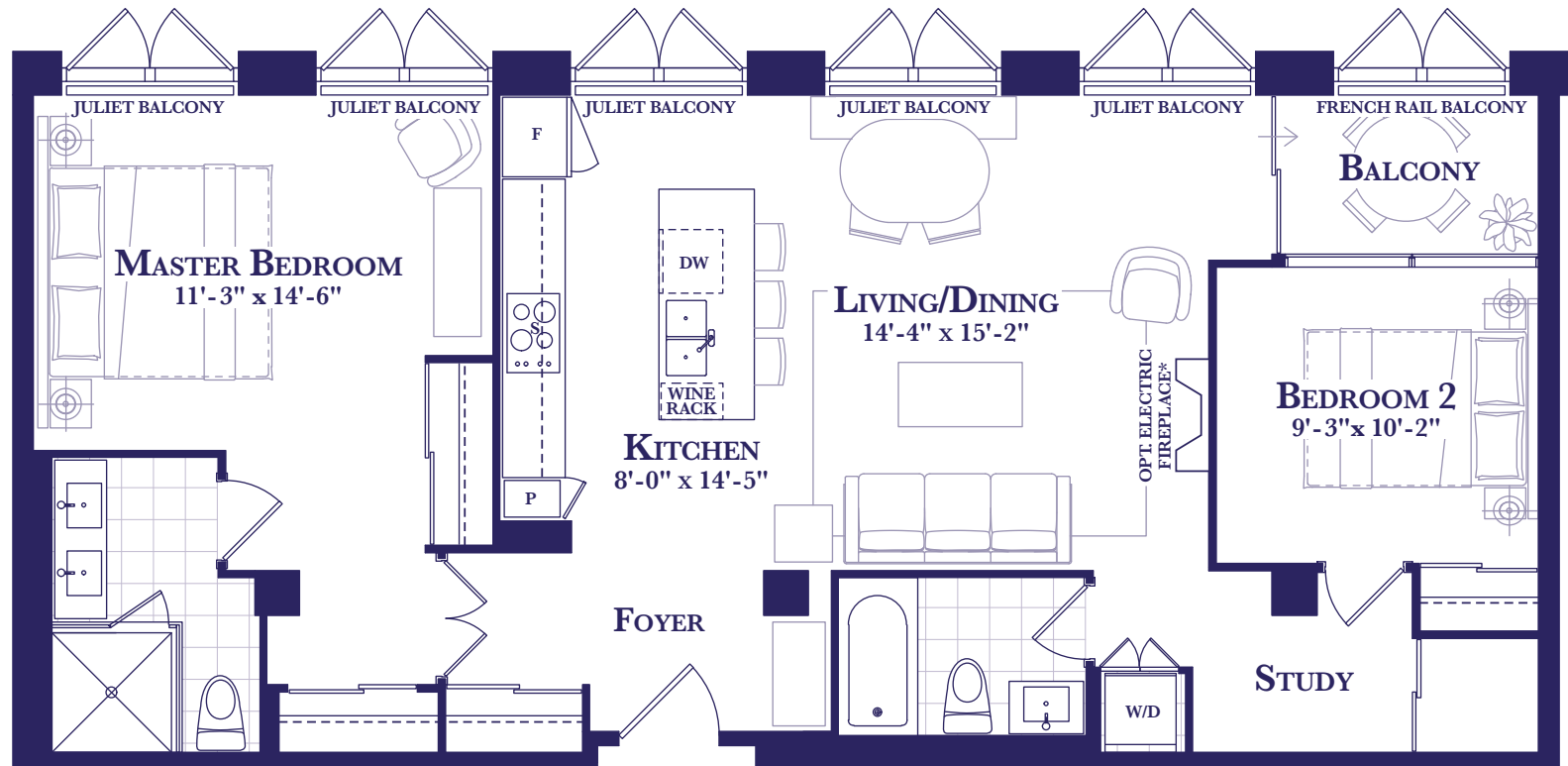
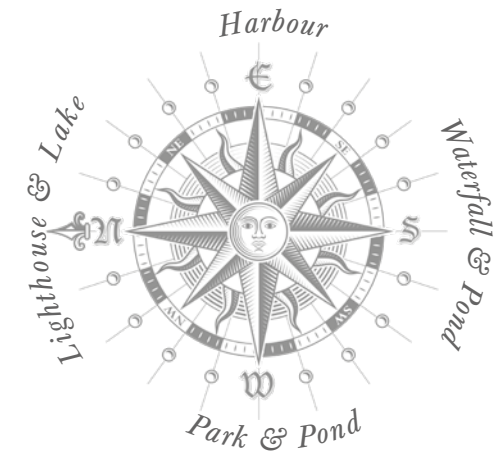
HERITAGE LOFTS 419



**HERITAGE
LOFTS**

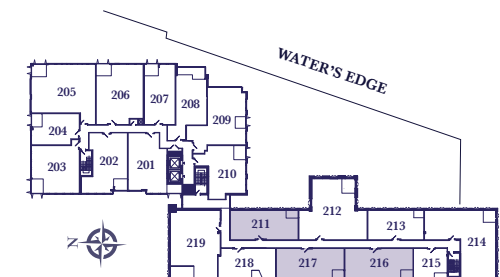
Fleetmaster

**TWO BEDROOM
1004 SQ. FT.
(PLUS 48 SQ FT BALCONY)**



HERITAGE LOFTS 211, 216, 217, 311, 316, 317, 411, 416, 417

***UNIT SHOWN SUITE 211**



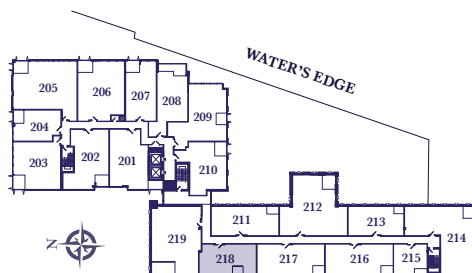
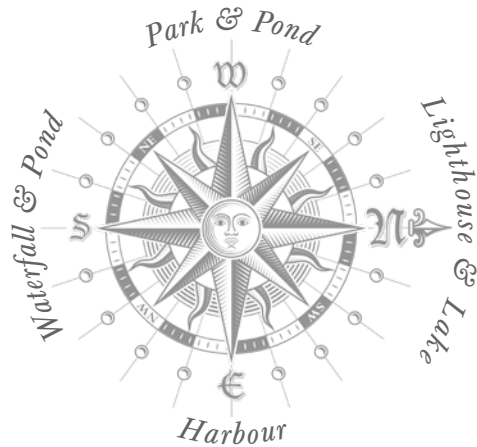
HERITAGE LOFT - FLOORS 2 - 4



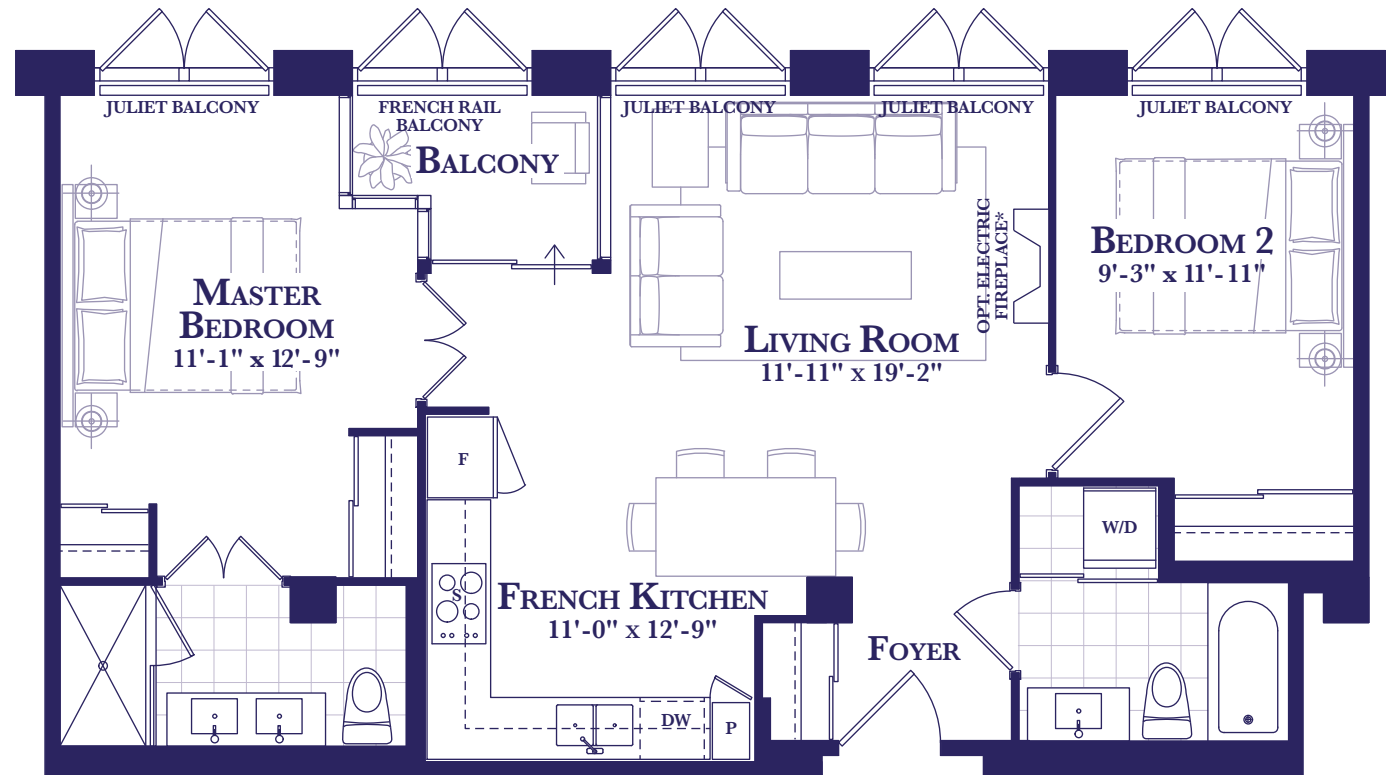
HERITAGE LOFTS

Boathouse

TWO BEDROOM
838 SQ. FT.
(PLUS 39 SQ FT BALCONY)



HERITAGE LOFT - FLOORS 2 - 4



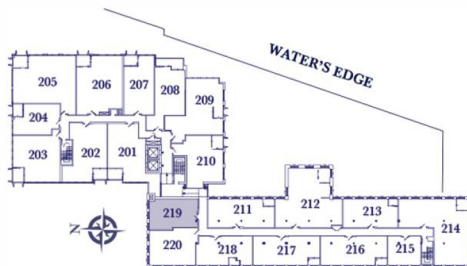
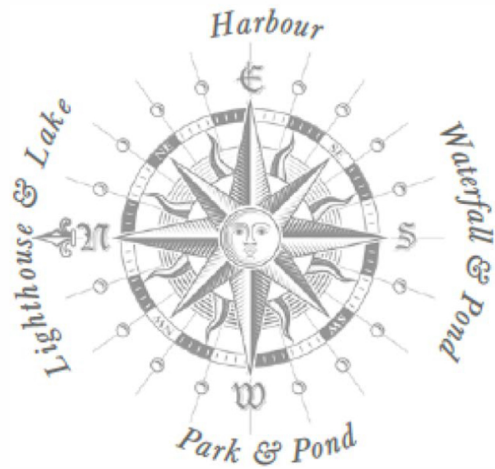
HERITAGE LOFTS 218, 318, 418



HERITAGE LOFTS

Port Lakebreeze

ONE BEDROOM
728 SQ. FT.
(PLUS 62 SQ. FT. BALCONY)



HARBOUR ESTATES ~ FLOORS 2 ~ 3



HARBOUR ESTATES 219, 319



THE
HARBOUR CLUB
PORT DALHOUSIE

HERITAGE LOFTS
PENTHOUSE COLLECTION



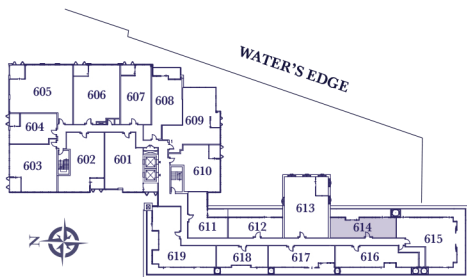
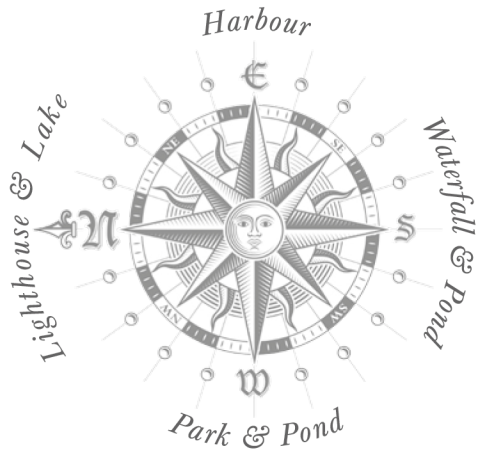
HERITAGE LOFTS
PENTHOUSE

Residence 7

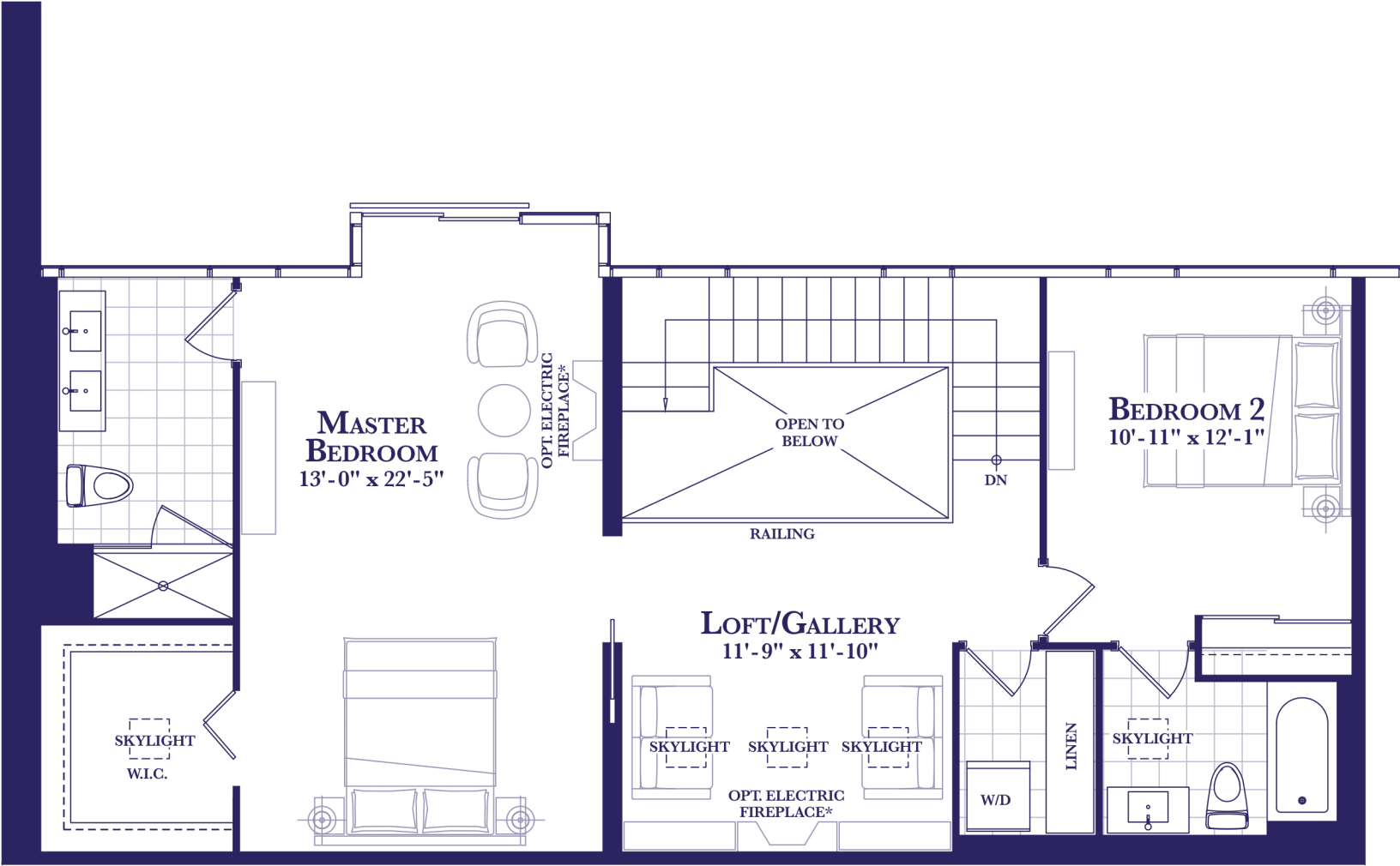
TWO BEDROOM + DEN

1593 SQ. FT.

UPPER:906 SQ. FT./ LOWER:687 SQ. FT.
(PLUS 230 SQ FT TERRACE)



HERITAGE LOFTS - FLOOR 6



UPPER LEVEL PENTHOUSE SUITE 614



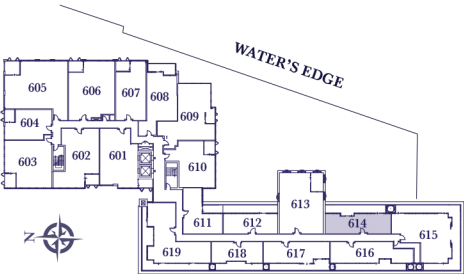
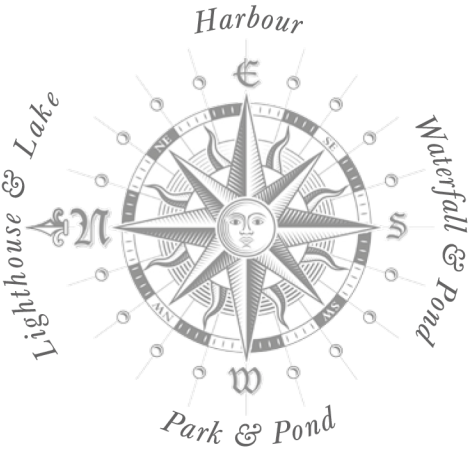
HERITAGE LOFTS
PENTHOUSE

Residence 7

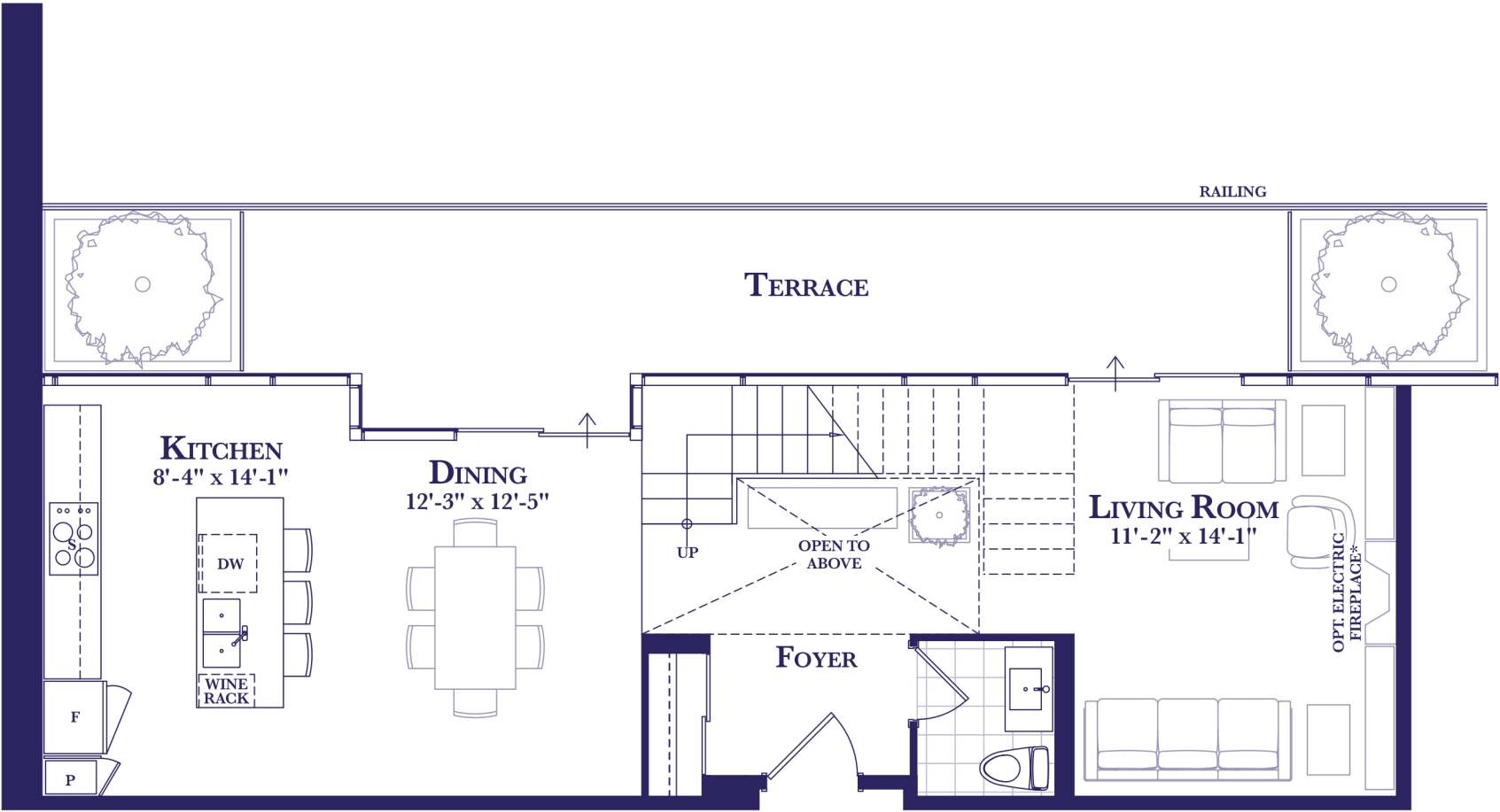
TWO BEDROOM + DEN

1593 SQ. FT.

UPPER:906 SQ. FT./ LOWER:687 SQ. FT.
(PLUS 230 SQ FT TERRACE)



HERITAGE LOFTS - FLOOR 6



LOWER LEVEL PENTHOUSE SUITE 614



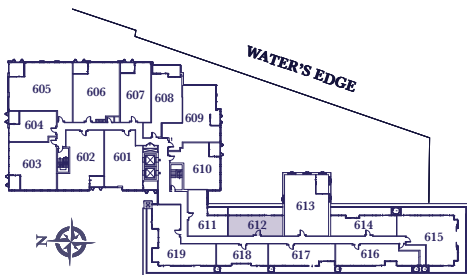
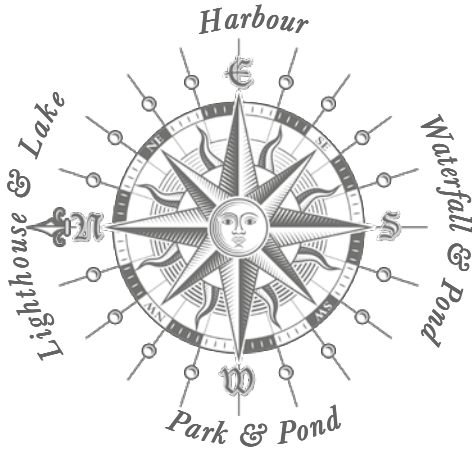
HERITAGE LOFTS
PENTHOUSE

Residence 12

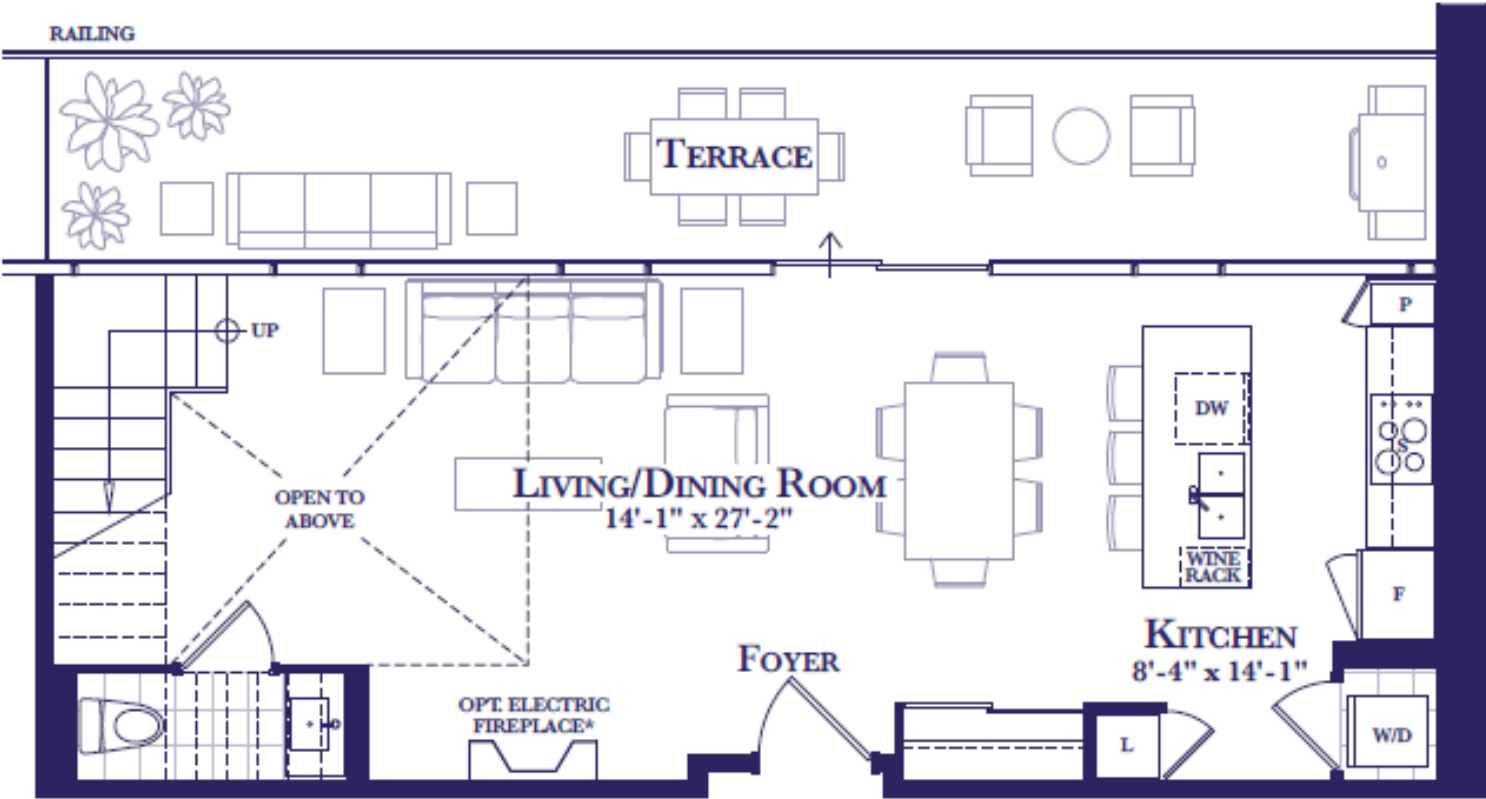
TWO BEDROOM

1129 SQ. FT.

UPPER:579 SQ. FT./ LOWER:550 SQ. FT.
(PLUS 228 SQ FT TERRACE)



HERITAGE LOFTS - FLOOR 6



LOWER LEVEL PENTHOUSE SUITES 612



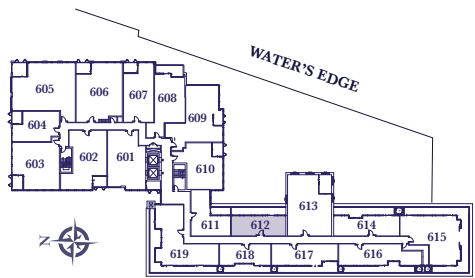
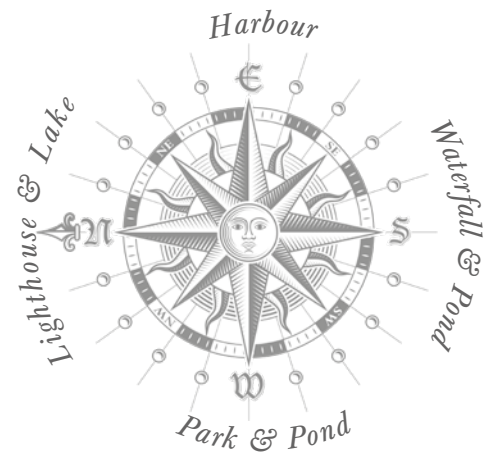
HERITAGE LOFTS
PENTHOUSE

Residence 12

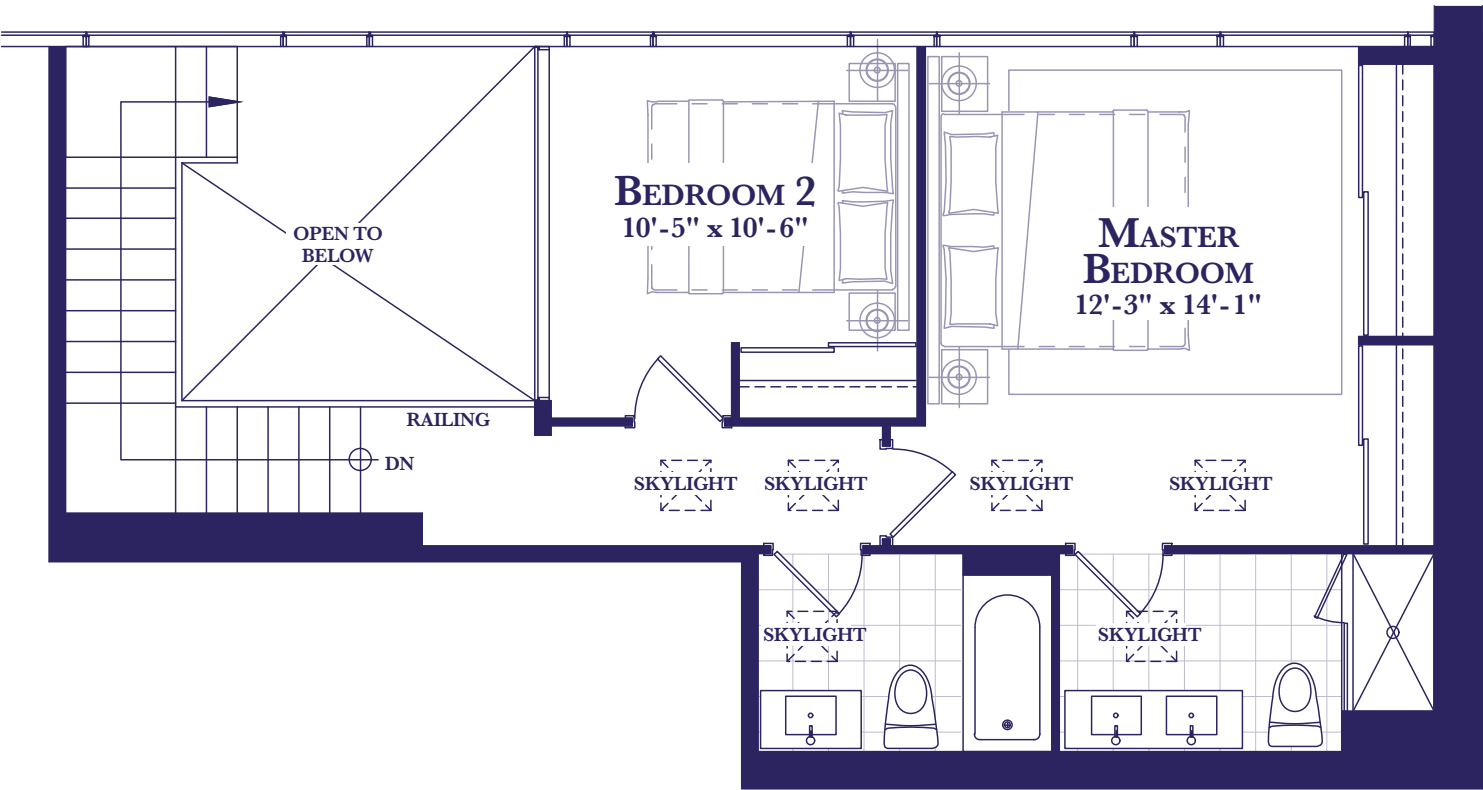
TWO BEDROOM

1129 SQ. FT.

UPPER:579 SQ. FT./ LOWER:550 SQ. FT.
(PLUS 228 SQ FT TERRACE)



HERITAGE LOFTS - FLOOR 6



UPPER LEVEL PENTHOUSE SUITES 612