



THE  
HARBOUR CLUB  
PORT DALHOUSIE





# THE HARBOUR CLUB

HERITAGE LOFTS/ESTATE RESIDENCES

*The lake. The luxury. The life.*



Views are provided for illustration only.

WEST VIEW



Views are provided for illustration only.

SOUTH VIEW



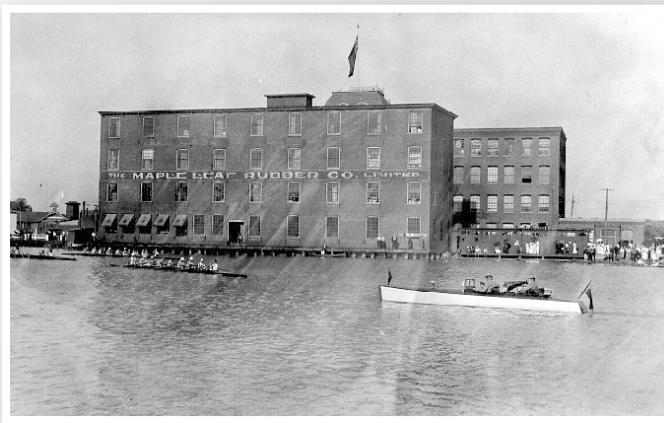
Views are provided for illustration only.

NORTH VIEW



Views are provided for illustration only.

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

*T*

he 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.*

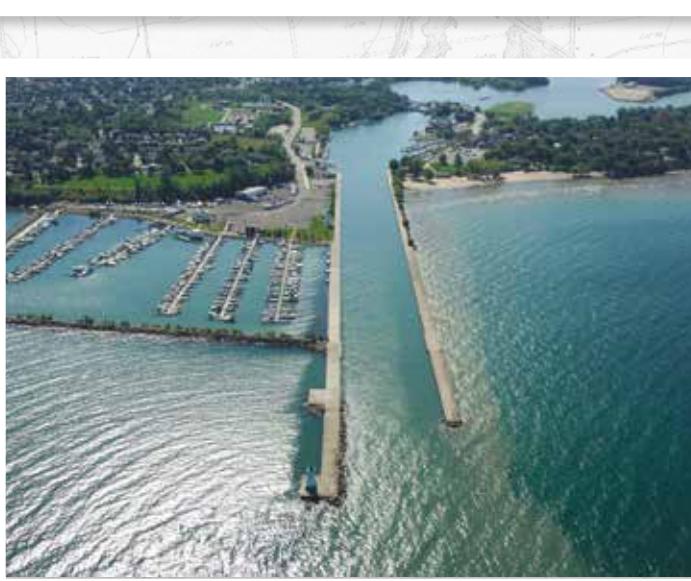
### LAKE ONTARIO

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 Looff 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

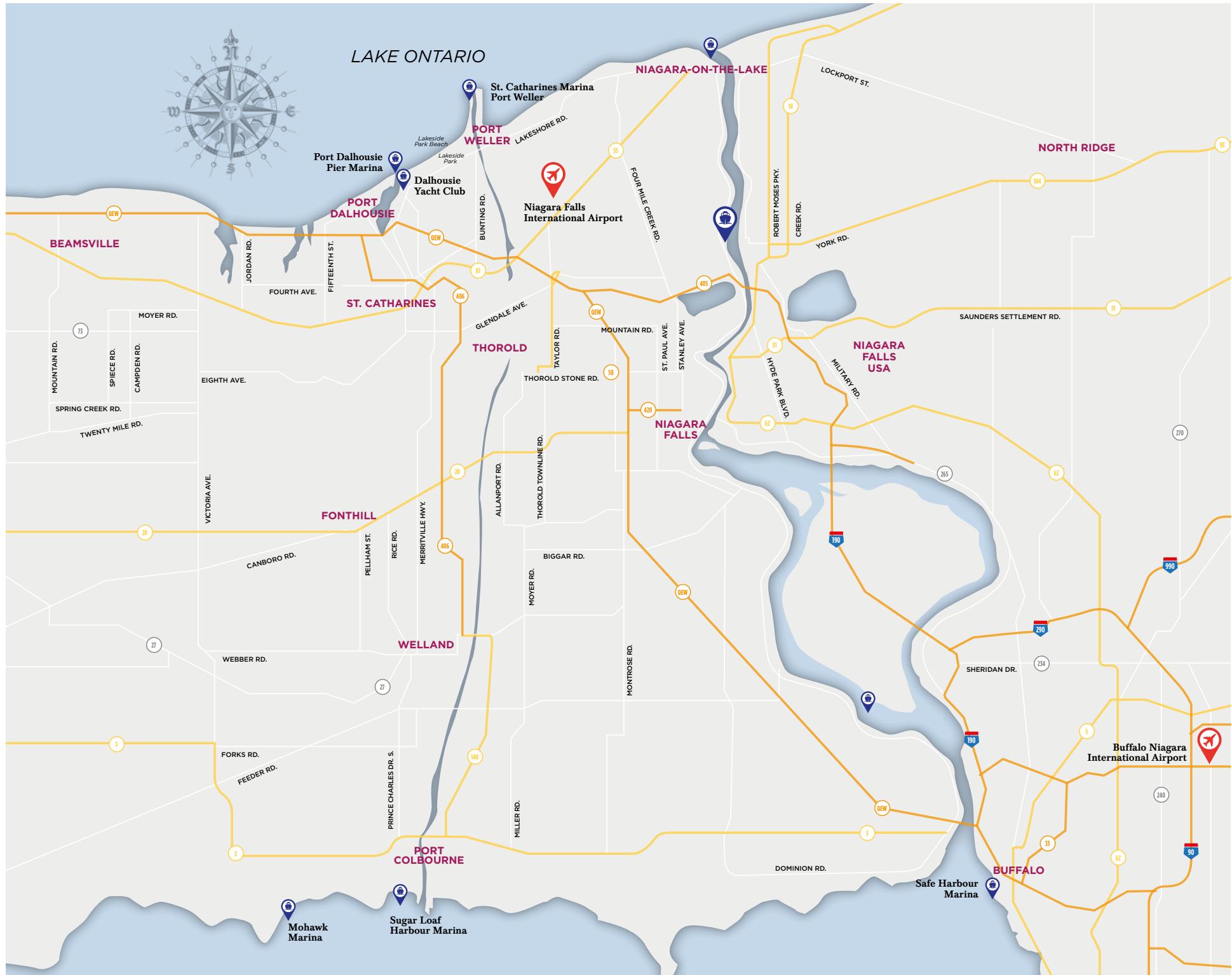
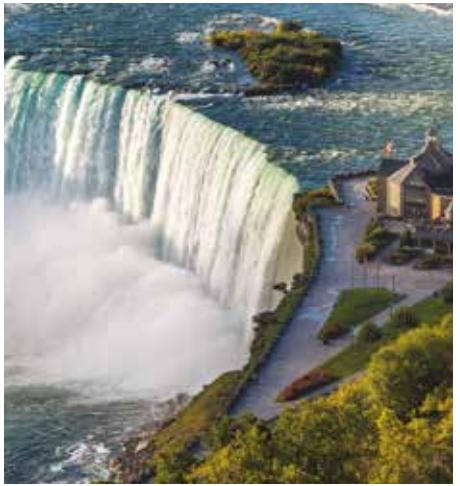
For over 100 years, Port Dalhousie has been home to the Royal Canadian Henley Regatta, beckoning rowers from all over the world -- including many of our own country's future Olympians -- to compete for glory on Martindale Pond.



## 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.

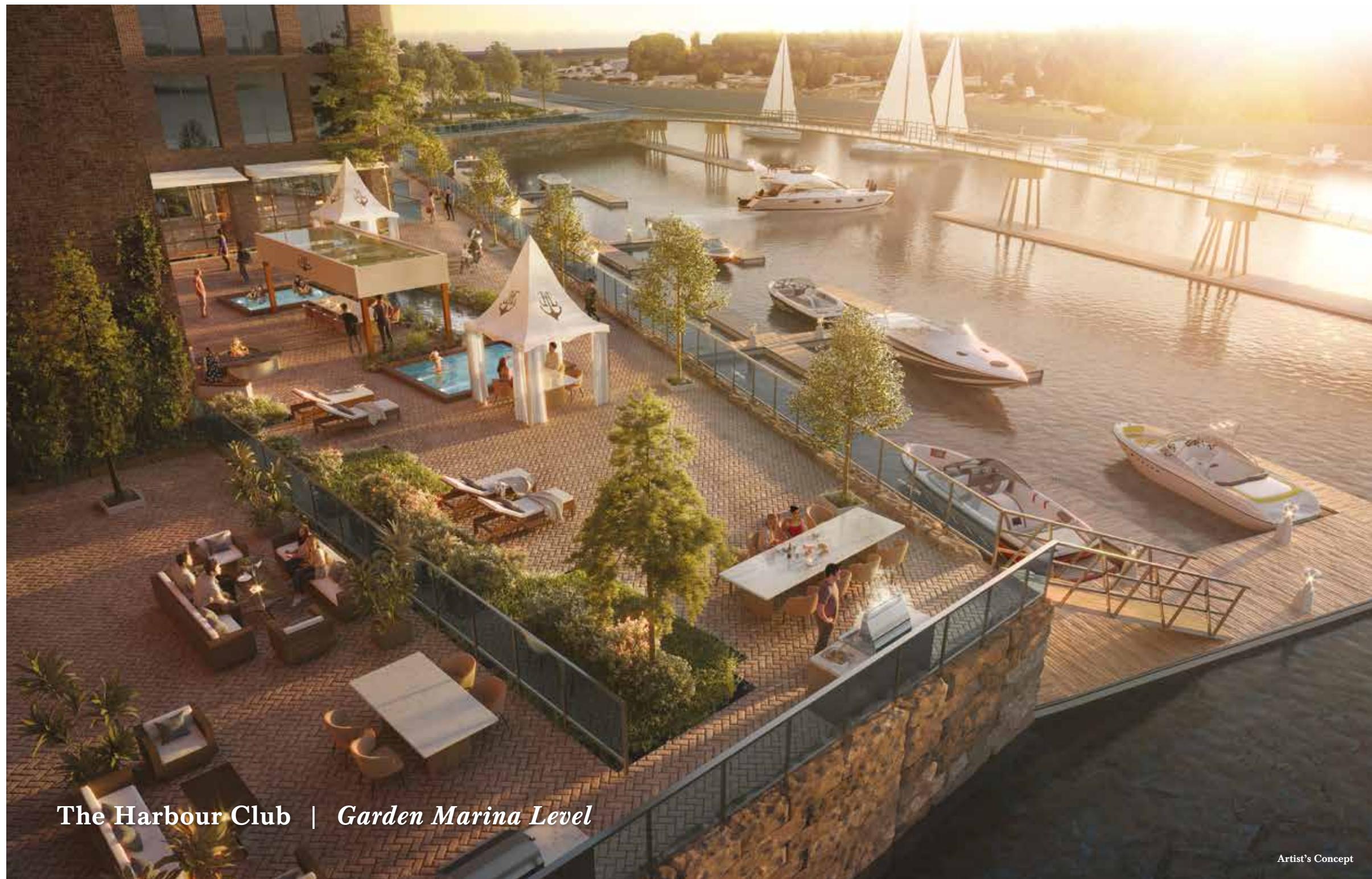
- 20+ world-class golf courses
- Countless shopping destinations (designer retail to day-to-day needs)
- St. Catharines Farmers Market
- Entertainment:
  - The Meridian Centre
  - Brock Centre for Performing Arts
  - Fallsview Casino
- Education:
  - Brock University
  - Niagara College
  - Ridley College
- 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



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*

Artist's Concept

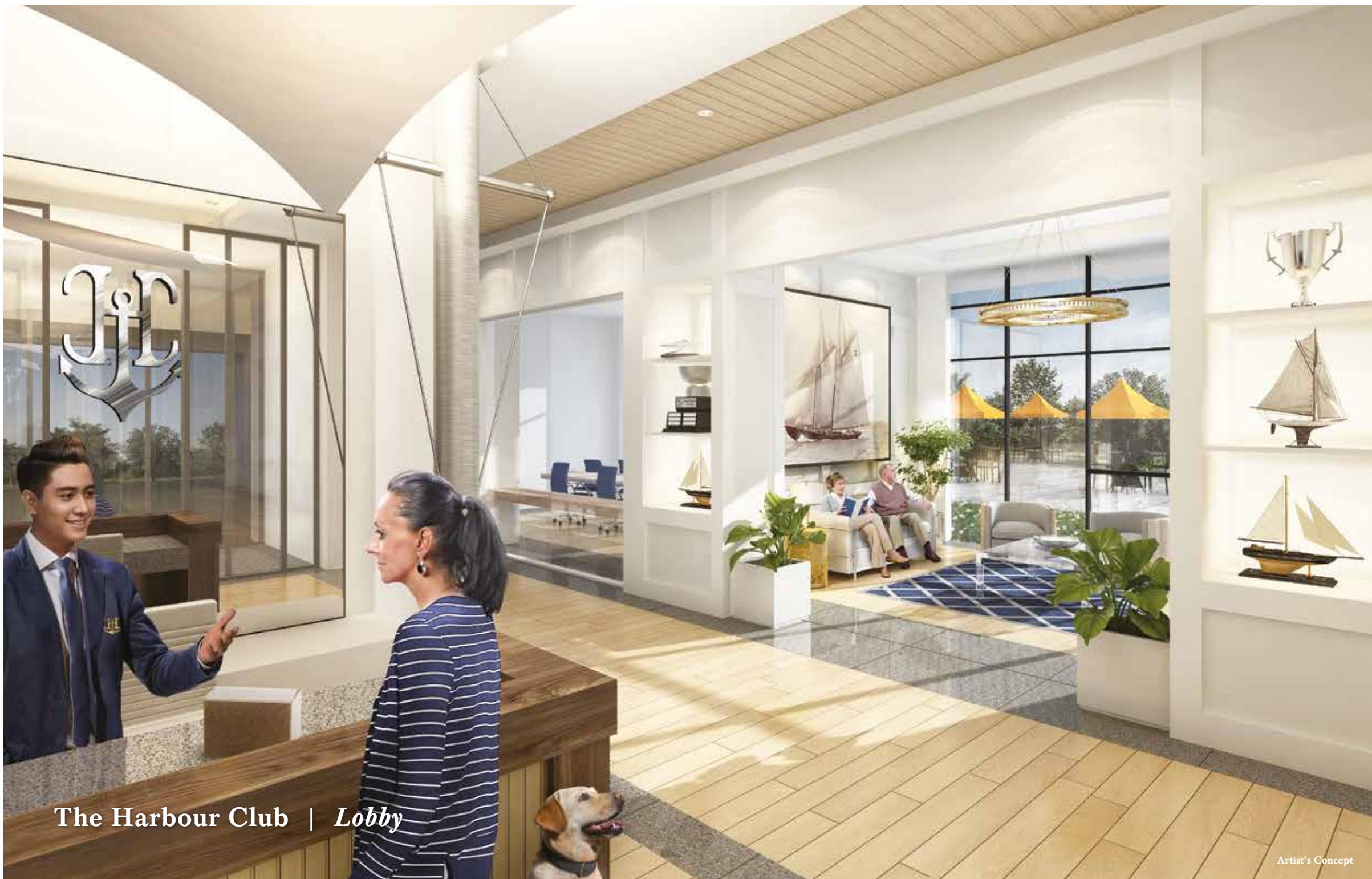


# YOUR WATERSIDE *Oasis*

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*

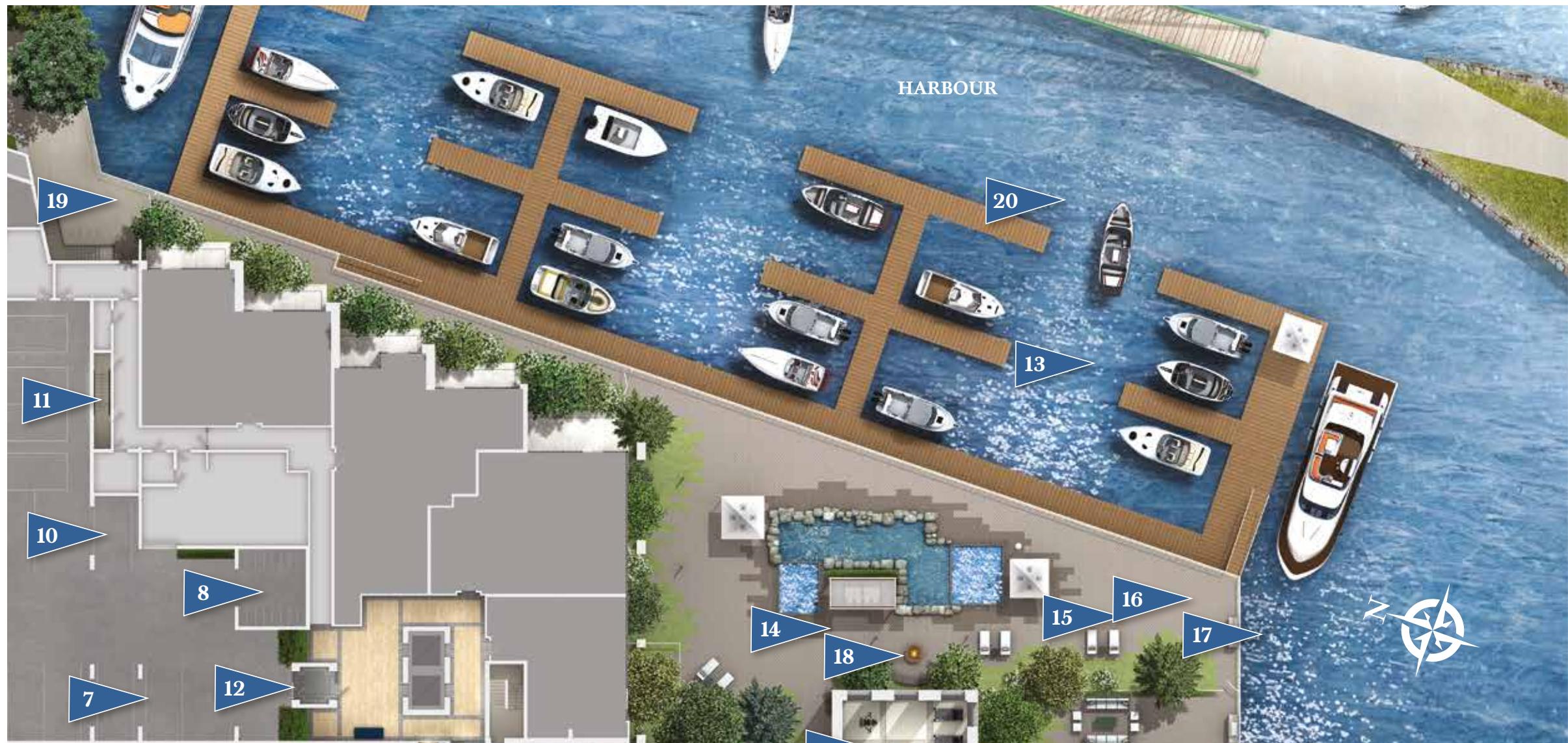
Artist's Concept



# A GRAND & GRACIOUS ENTRANCE



*T*he 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.



GARDEN MARINA LEVEL  
AMENITY PLAN





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

*The Harbour Club. Where you belong.*



The Harbour Club | Lounge

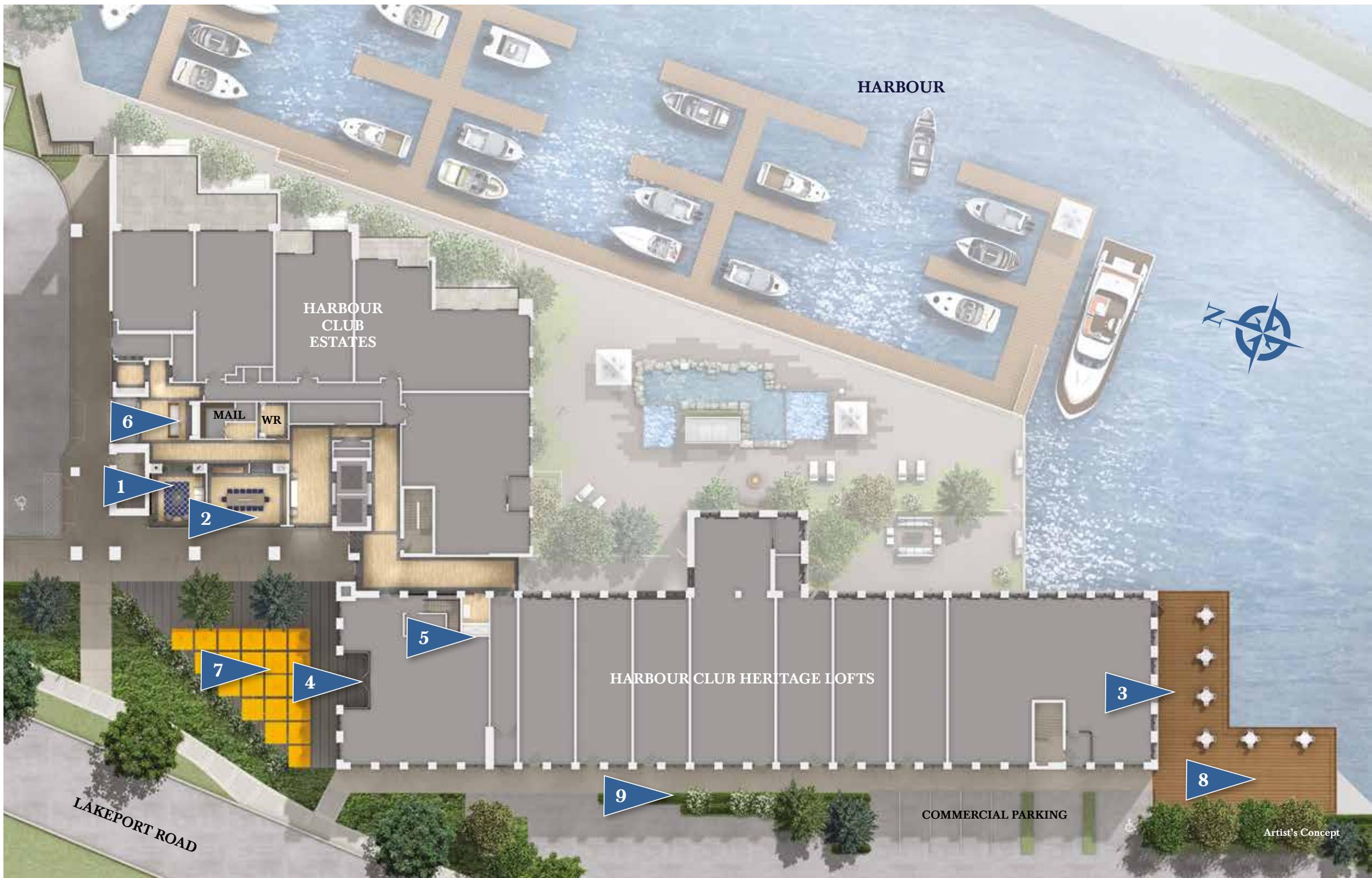
Artist's Concept



# THE HARBOUR “CLUB”



*T*he 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.





*T*he main floor level contains The Harbour Club main entrance with its grand porte cochere 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.



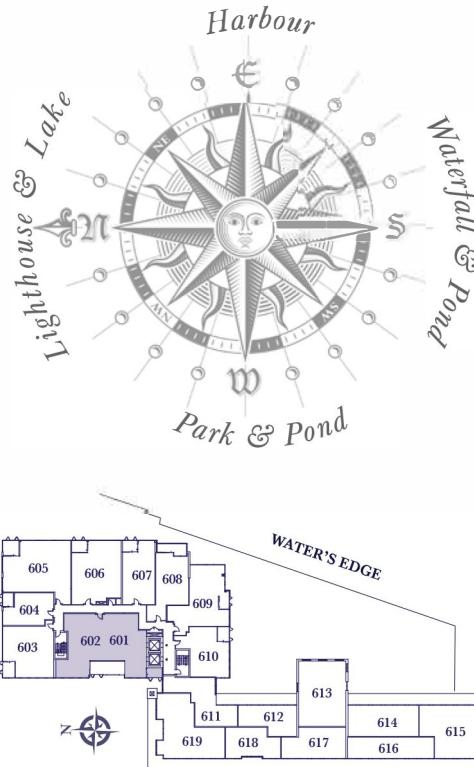
THE  
HARBOUR CLUB  
PORT DALHOUSIE

# HARBOUR ESTATES COLLECTION

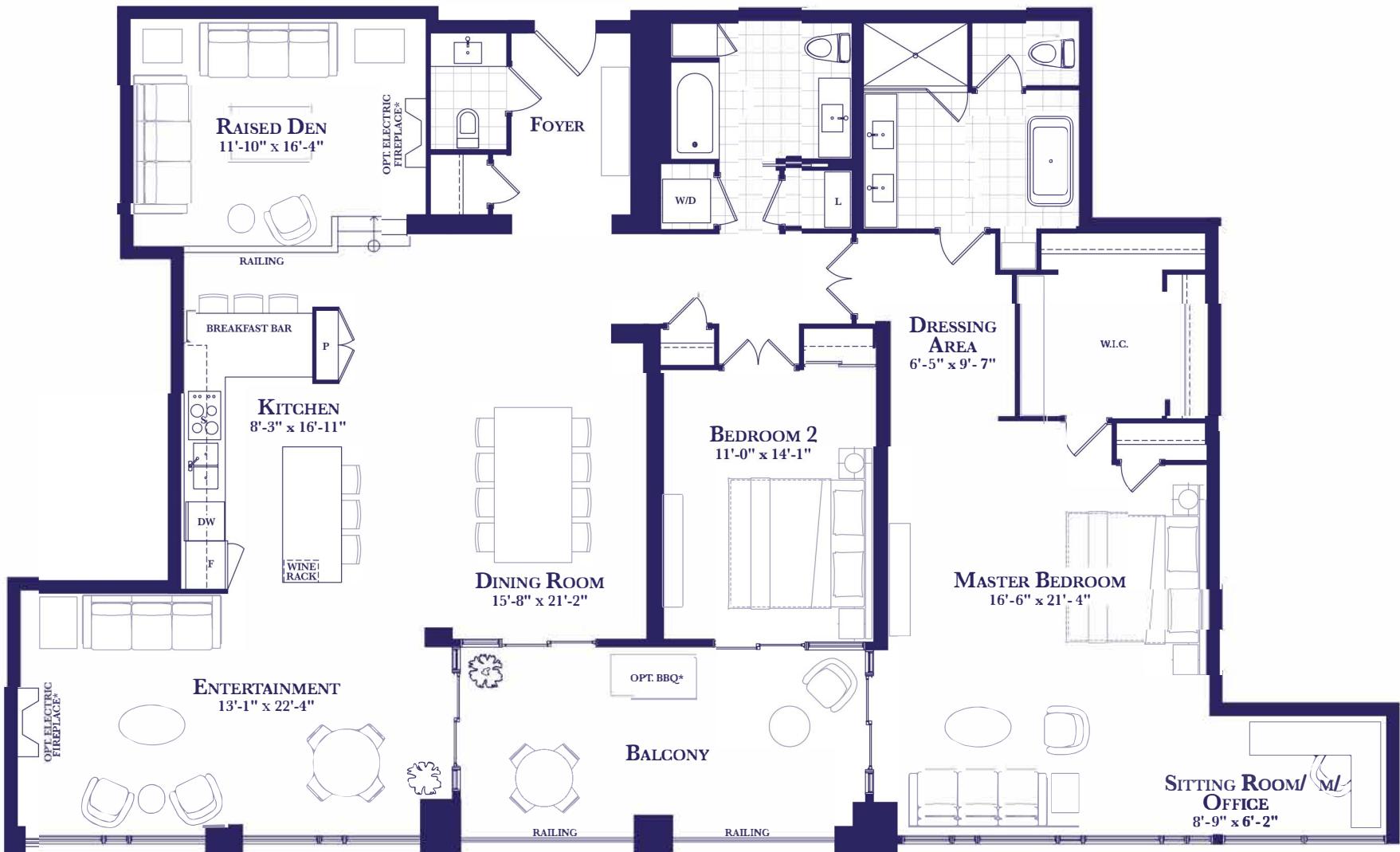


HARBOUR  
ESTATES

*Harbour Star*  
601 ~ 602  
TWO BEDROOM + DEN  
2306 SQ. FT.  
(PLUS 168 SQ. FT. BALCONY)



HERITAGE LOFTS - FLOOR 6



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HARBOUR  
ESTATES

*Harbour Star*

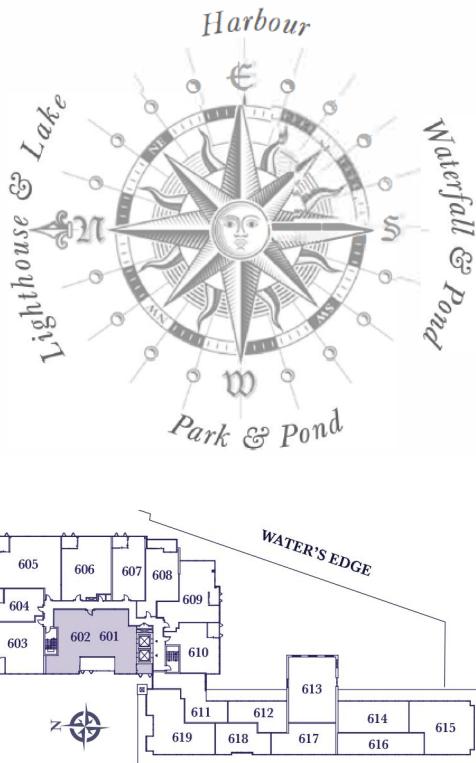
801-802

TWO BEDROOM + DEN

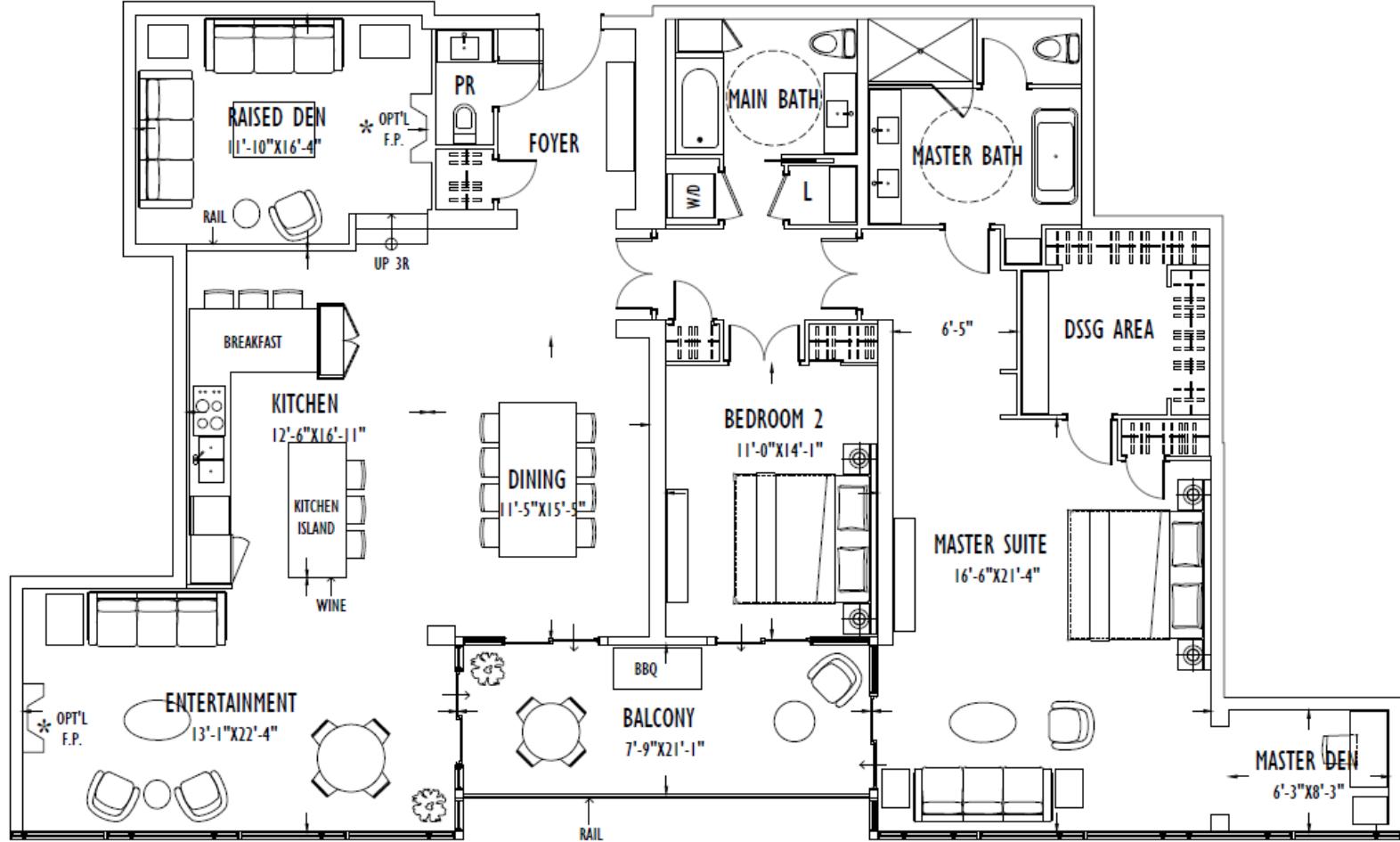
2226 SQ. FT.

(PLUS 168 SQ. FT. BALCONY)

\*BARRIER-FREE SUITE



HERITAGE LOFTS - FLOOR 8



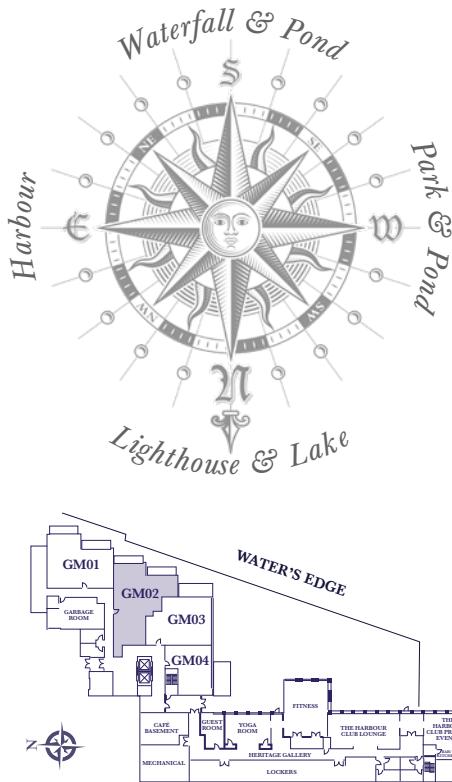
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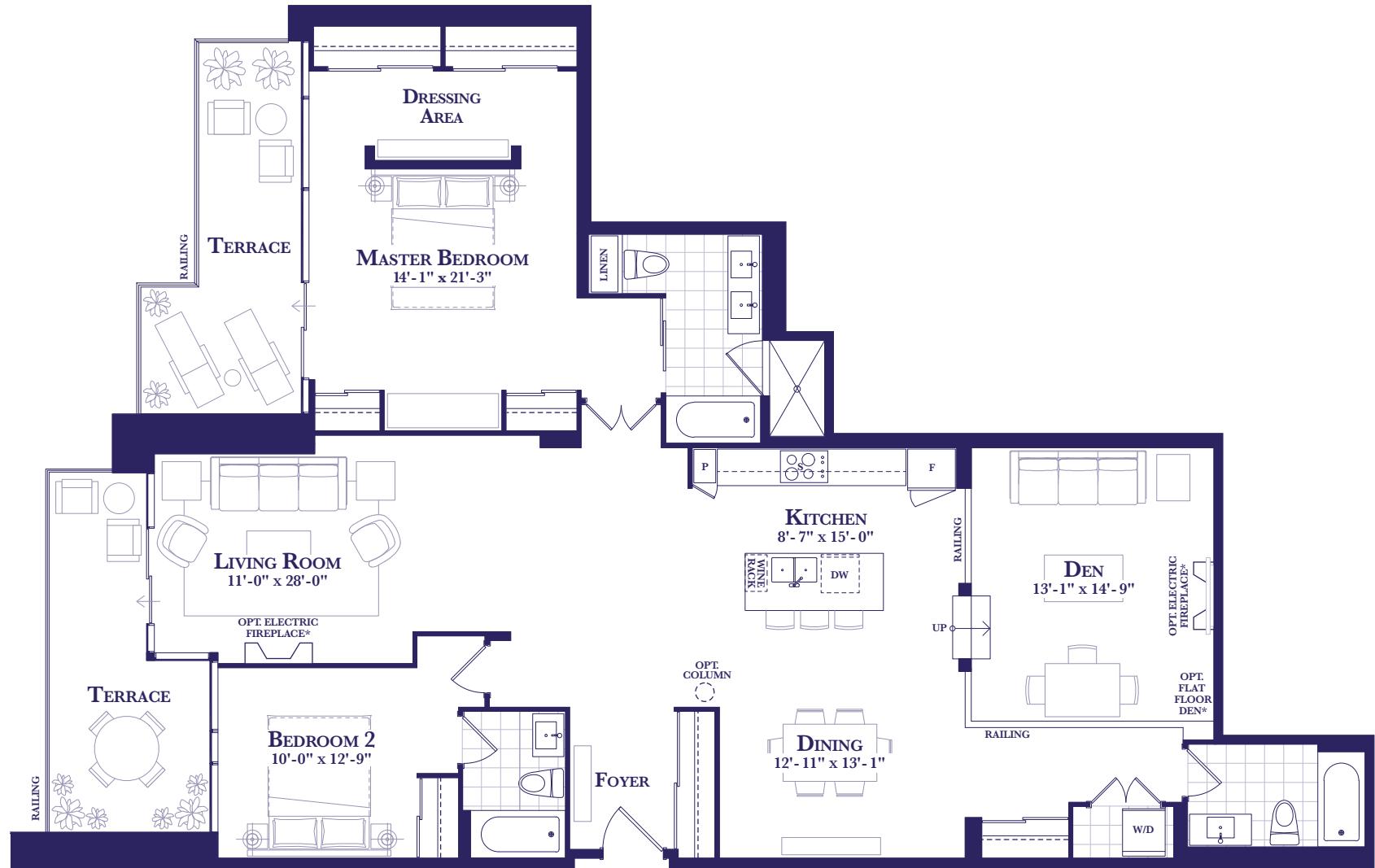
HARBOUR  
ESTATES

# Grand Carmen

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



HARBOUR ESTATES - GRAND MARINA LEVEL



HARBOUR ESTATES GM02

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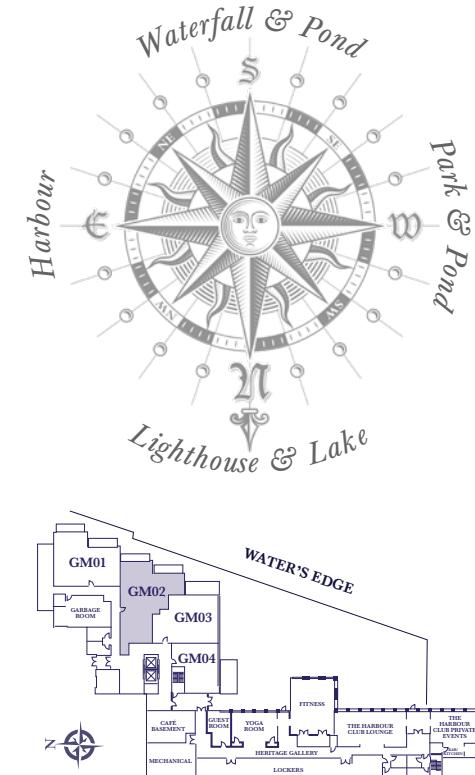
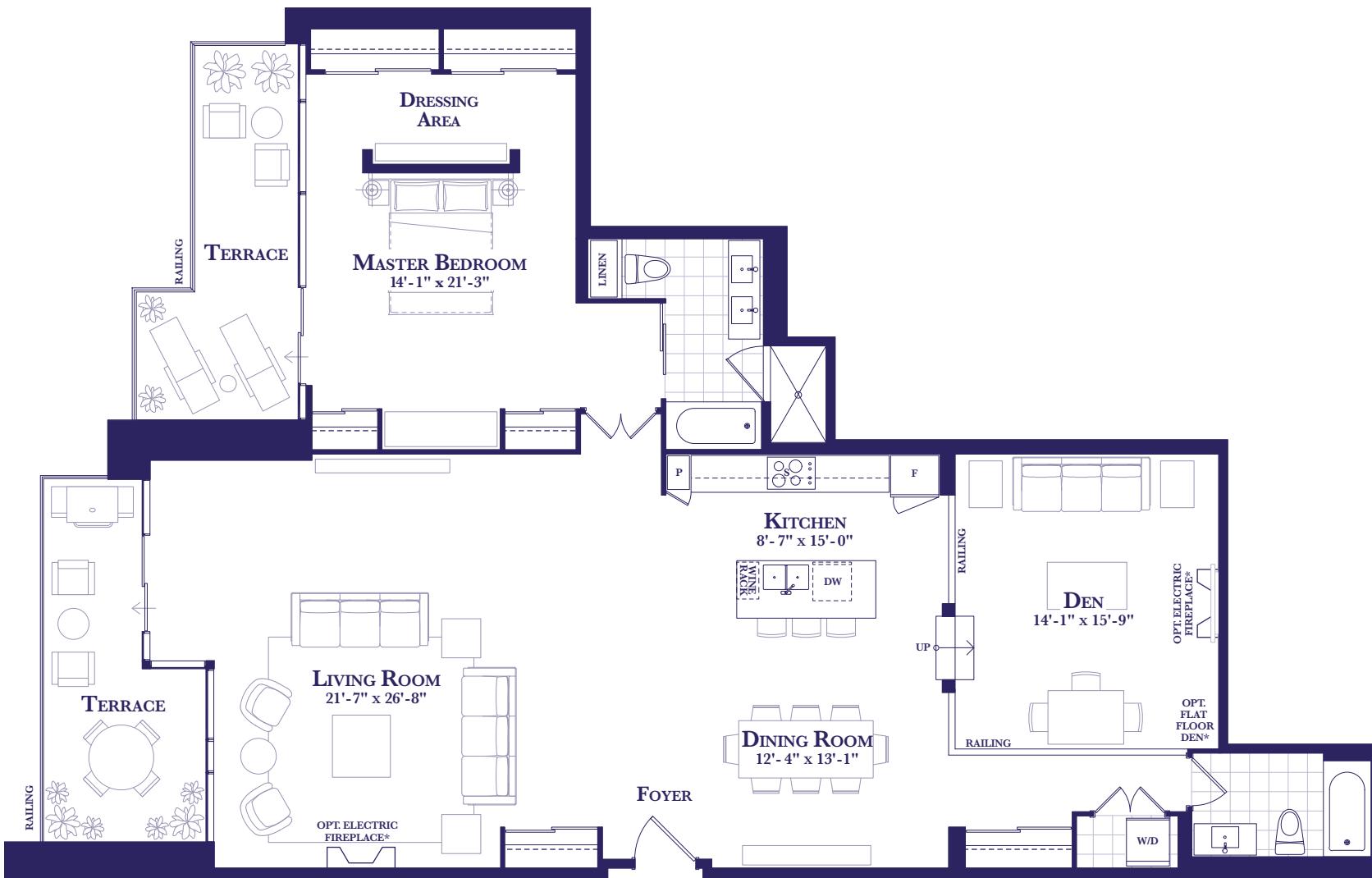
HARBOUR  
ESTATES

# Grand Carmen

ONE BEDROOM + DEN

1756 SQ. FT.

(PLUS 266 SQ FT TERRACE)



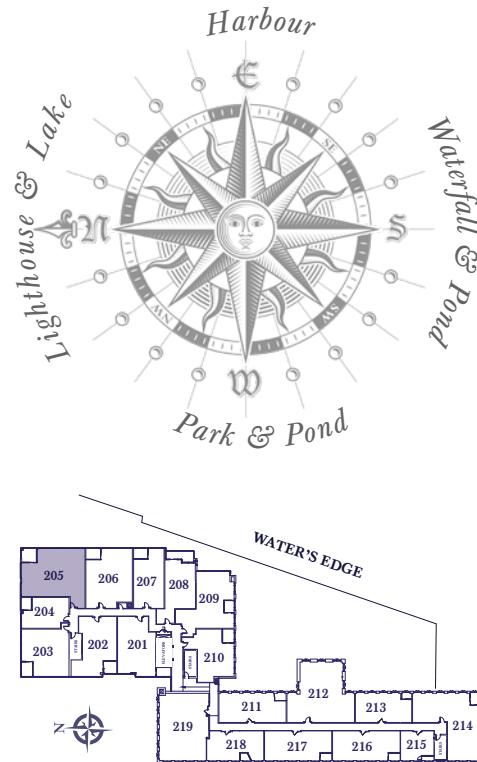
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HARBOUR  
ESTATES

# 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**

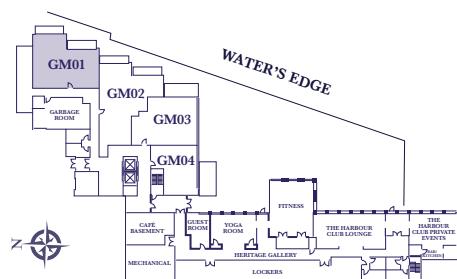
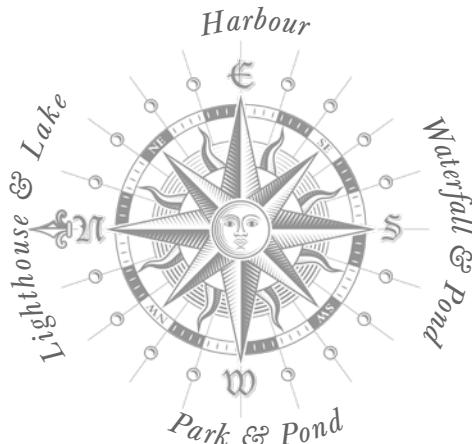
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# HARBOUR ESTATES

# *Spirit of Alma*

**TWO BEDROOM + DEN  
1475 SQ. FT.  
(PLUS 227 SQ FT TERRACE)**



HARBOUR ESTATES - GARDEN MARINA LEVEL



HARBOUR ESTATES GM01

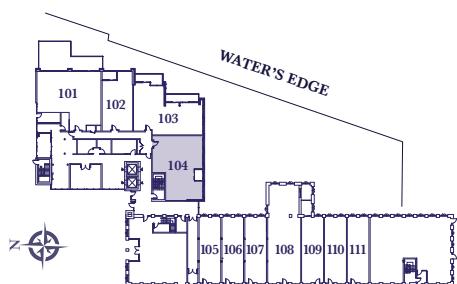
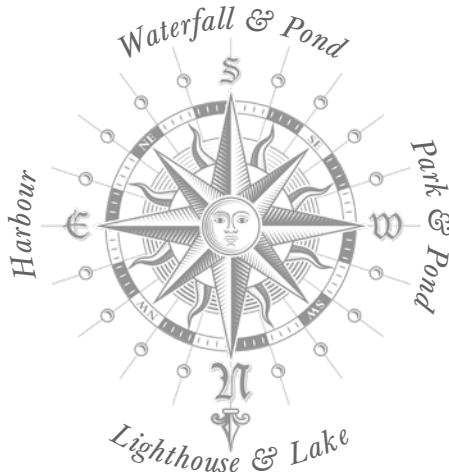
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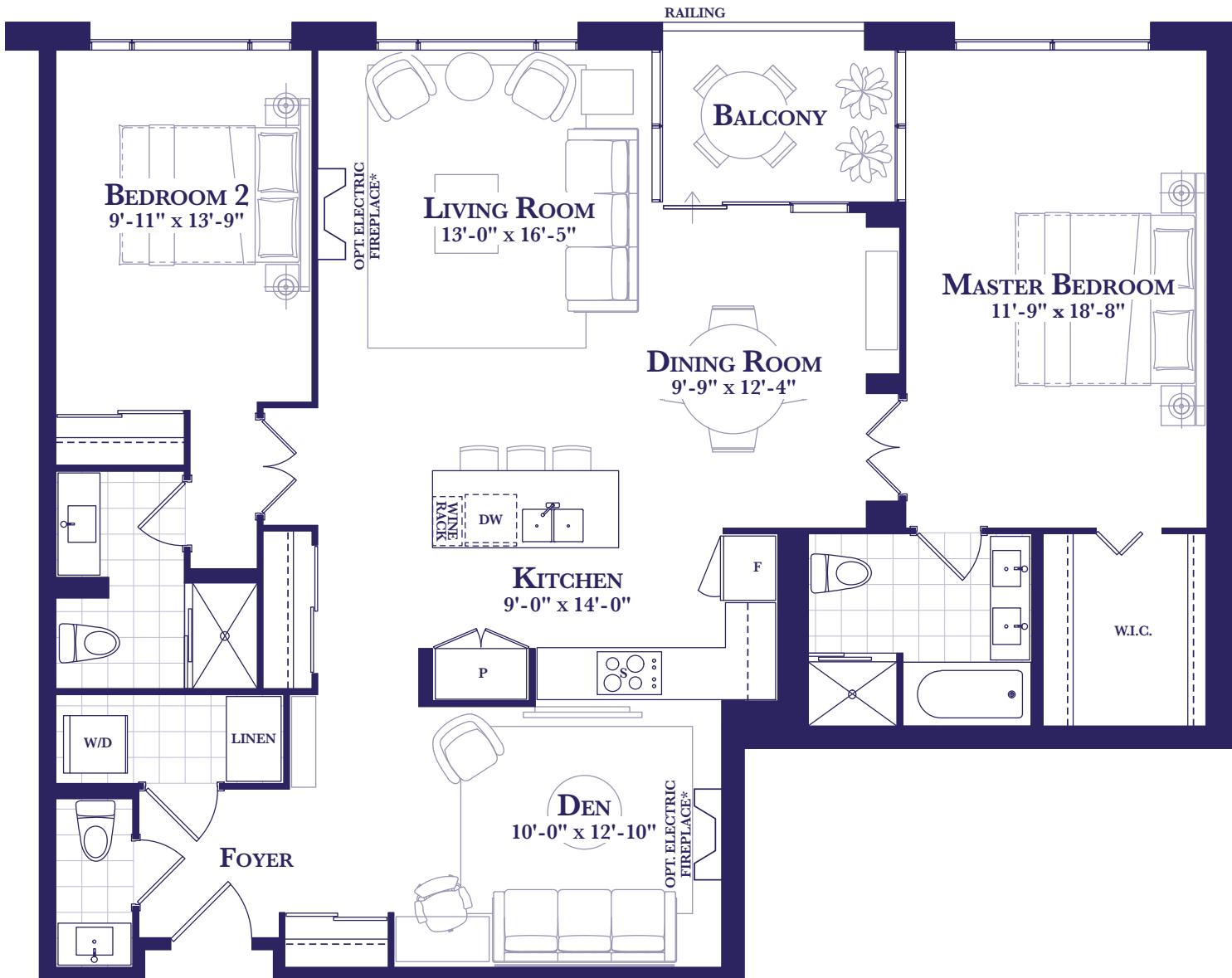
HARBOUR  
ESTATES

# Lake Terrace

TWO BEDROOM + DEN  
1441 SQ. FT.  
(PLUS 62 SQ FT BALCONY)



HARBOUR ESTATES - MAIN FLOOR



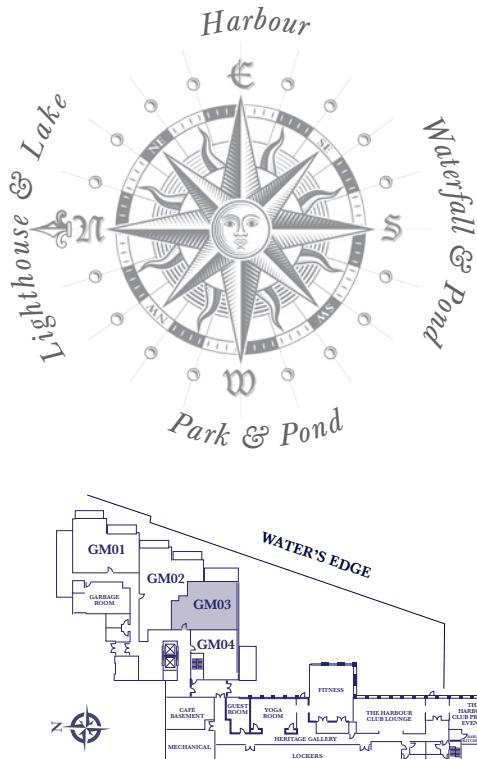
HARBOUR ESTATES 104



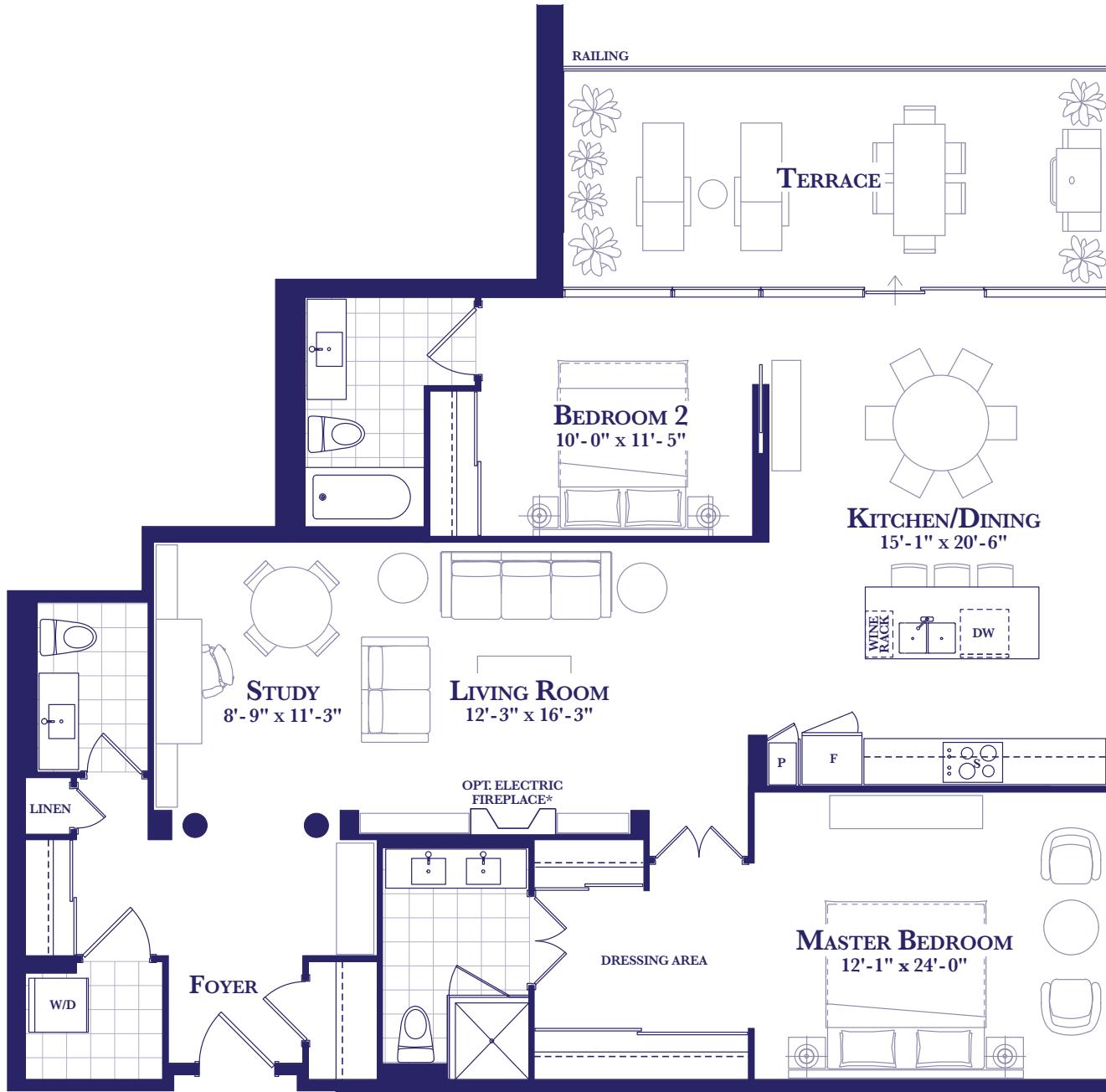
# HARBOUR ESTATES

# Northstar

**TWO BEDROOM  
1408 SQ. FT.  
(PLUS 216 SQ FT TERRACE)**



## HARBOUR ESTATES - GARDEN MARINA LEVEL



HARBOUR ESTATES GM03

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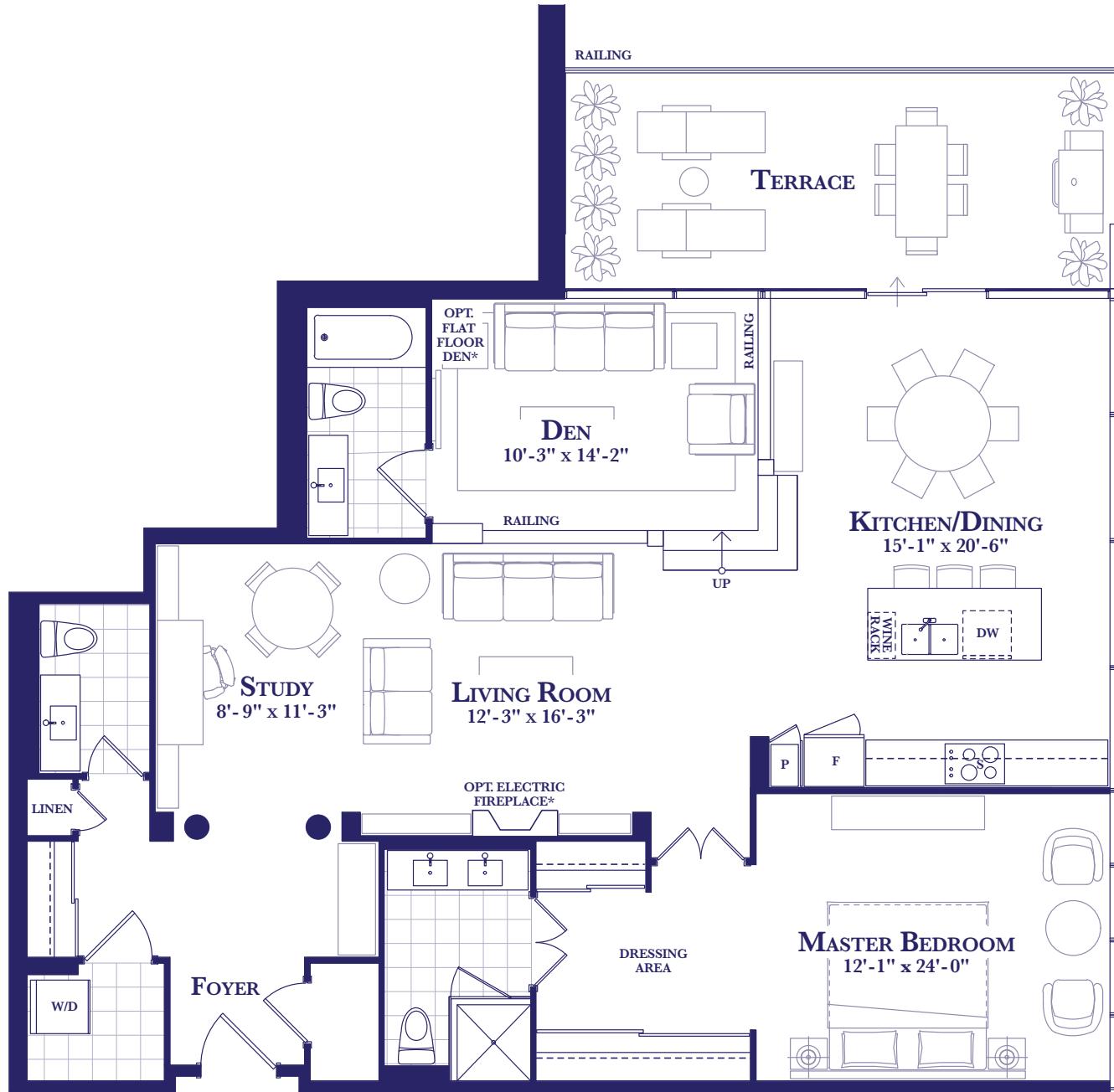
HARBOUR  
ESTATES

*Northstar*

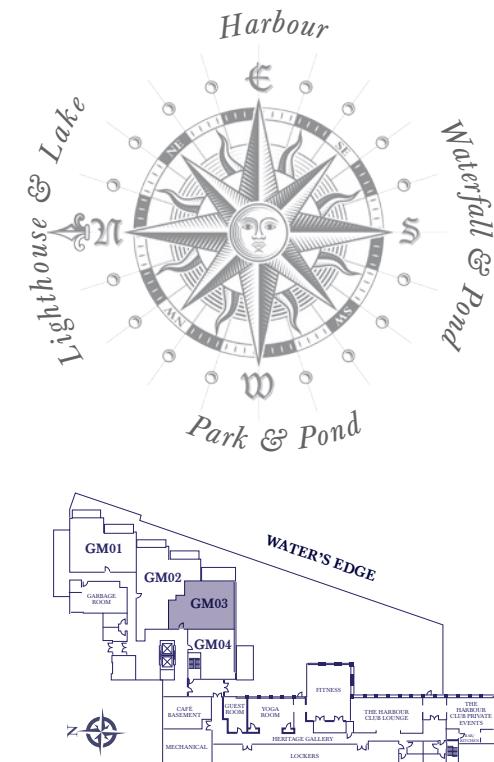
ONE BEDROOM + DEN

**1408** SQ. FT.

(PLUS 216 SQ FT TERRACE)



HARBOUR ESTATES GM03 - ALTERNATE



HARBOUR ESTATES - GARDEN MARINA LEVEL

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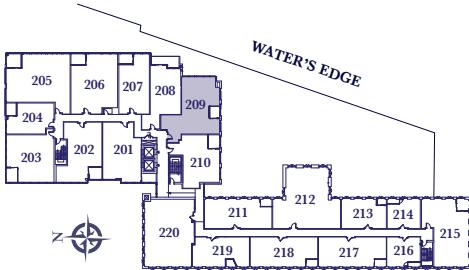
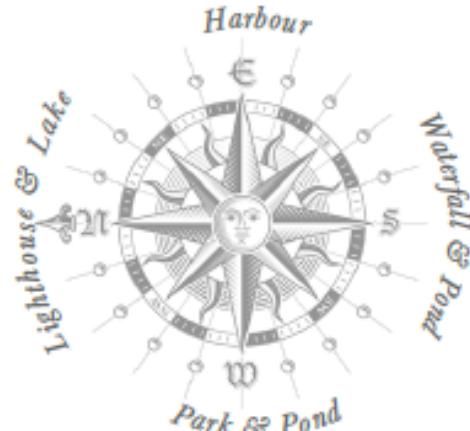
HARBOUR  
ESTATES

# Lady of the Lake

TWO BEDROOM + DEN

1326 SQ. FT.

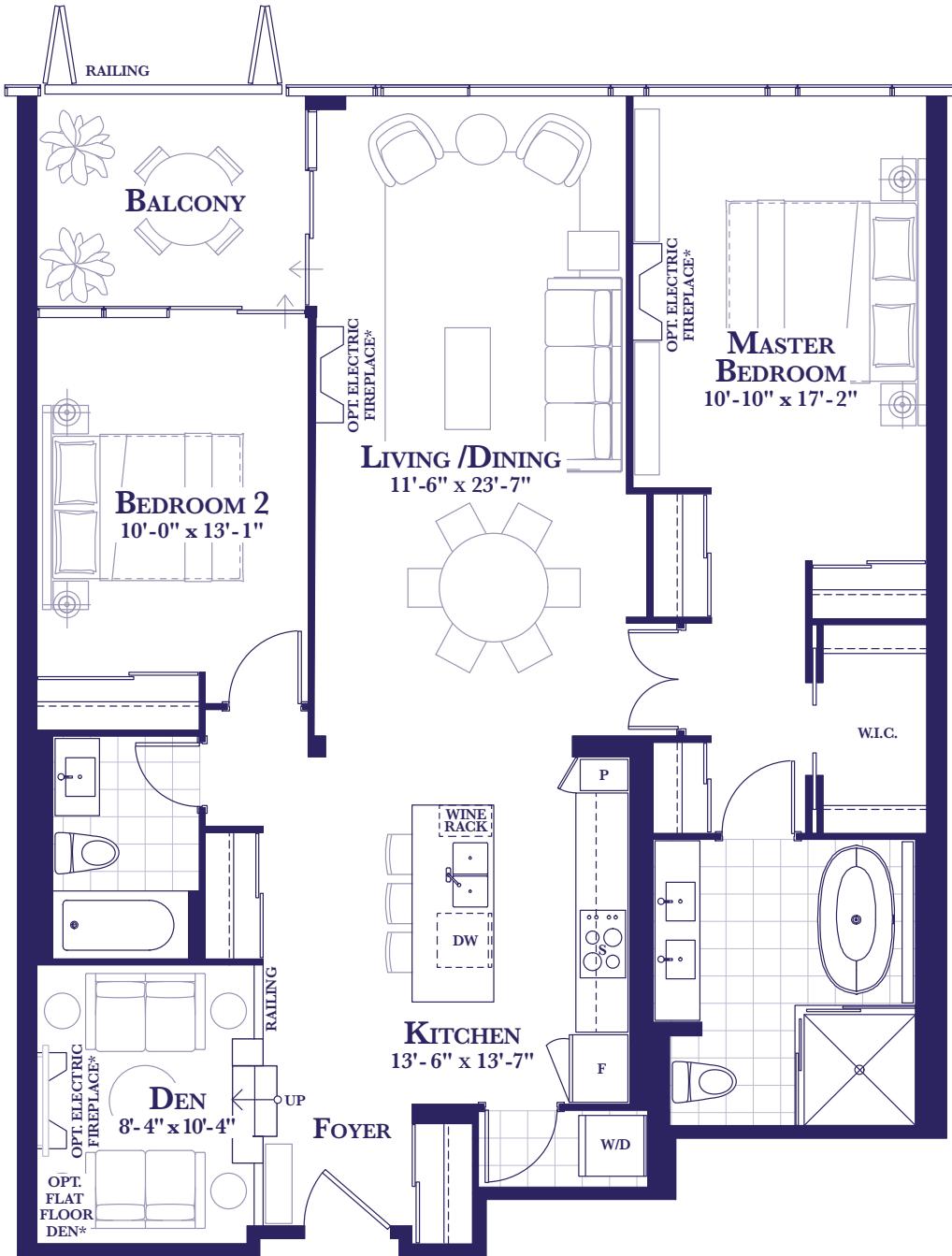
(PLUS 129 SQ FT BALCONY)



HARBOUR ESTATES - FLOOR 2



HARBOUR ESTATES 209

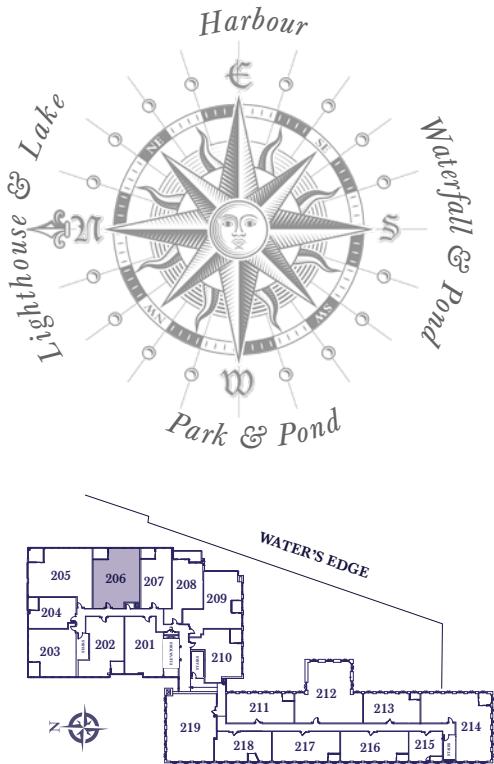


HARBOUR ESTATES 206, 306, 406, 506, 606, 706

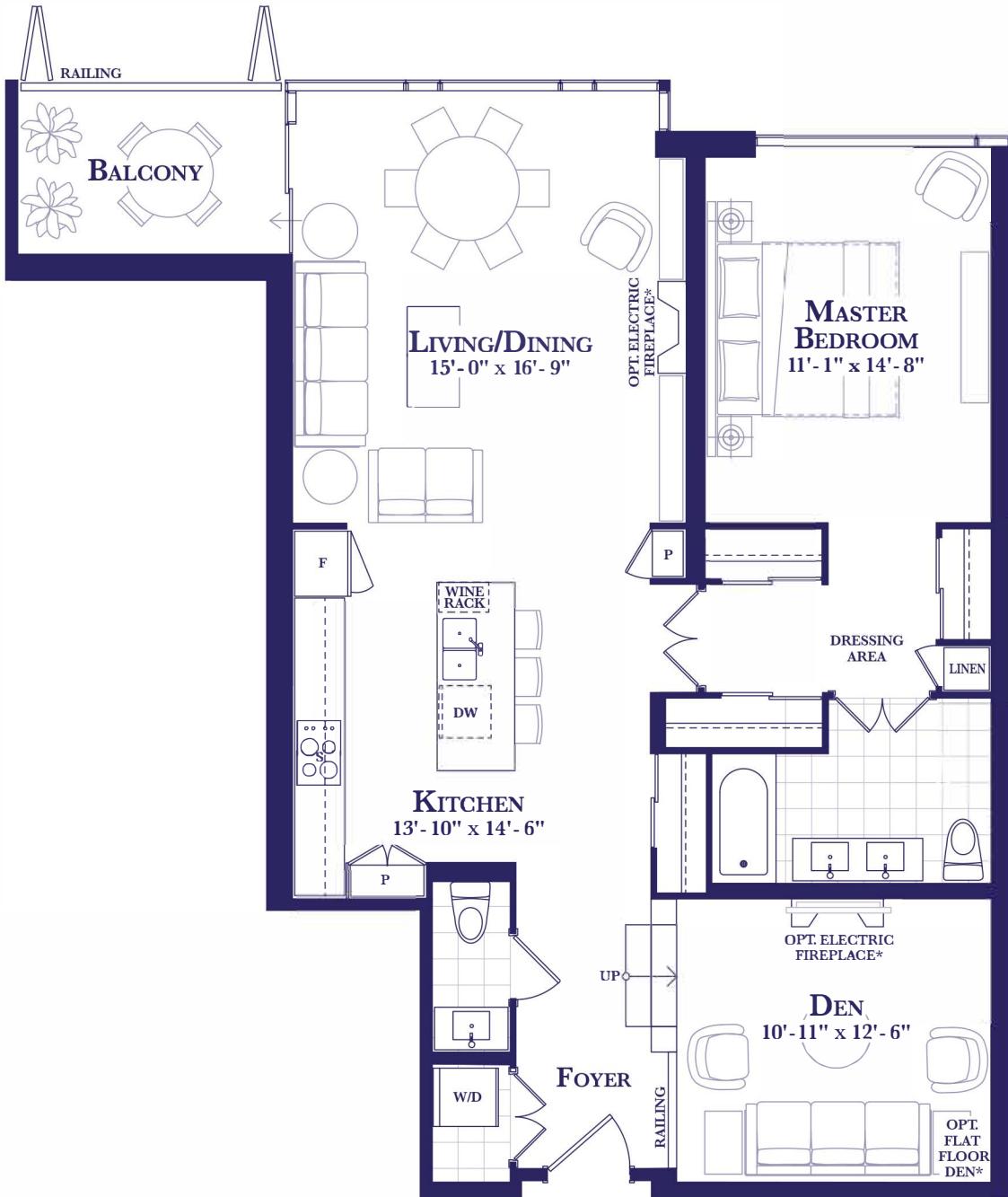


# Legend of the Lake

TWO BEDROOM + DEN  
1286 SQ. FT.  
(PLUS 83 SQ FT BALCONY)



HARBOUR ESTATES - FLOORS 2 - 7



HARBOUR ESTATES 201



HARBOUR  
ESTATES

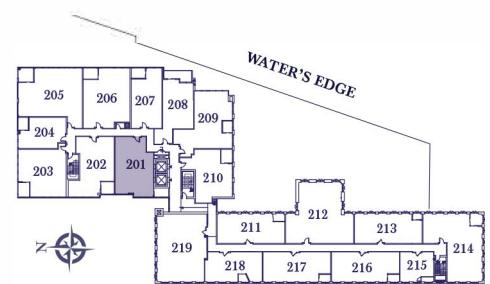
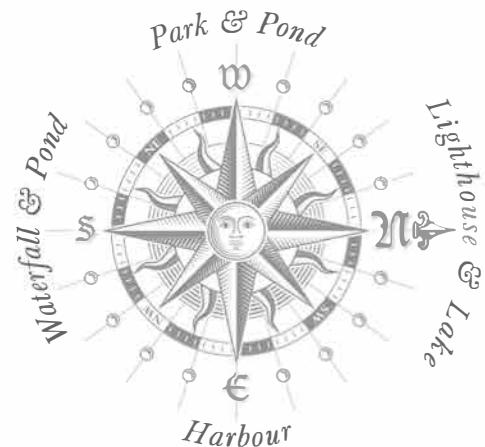
*Silver Lake*

ONE BEDROOM + DEN

**1193** SQ. FT.

(PLUS 87 SQ FT BALCONY)

\*BARRIER-FREE SUITE



HARBOUR ESTATES - FLOORS 2

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HARBOUR  
ESTATES

# Shoreline

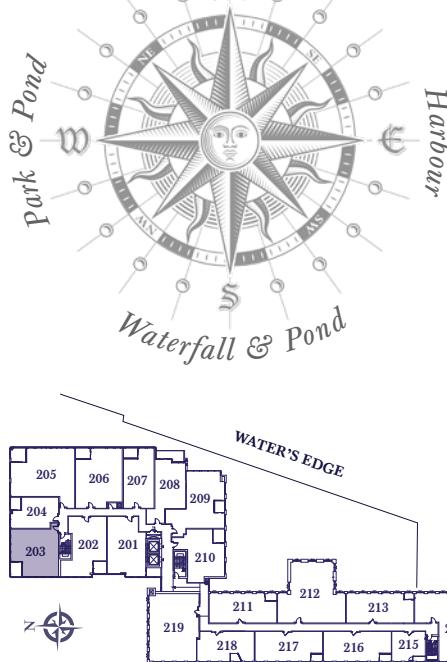
TWO BEDROOM + DEN

**1106** SQ. FT.

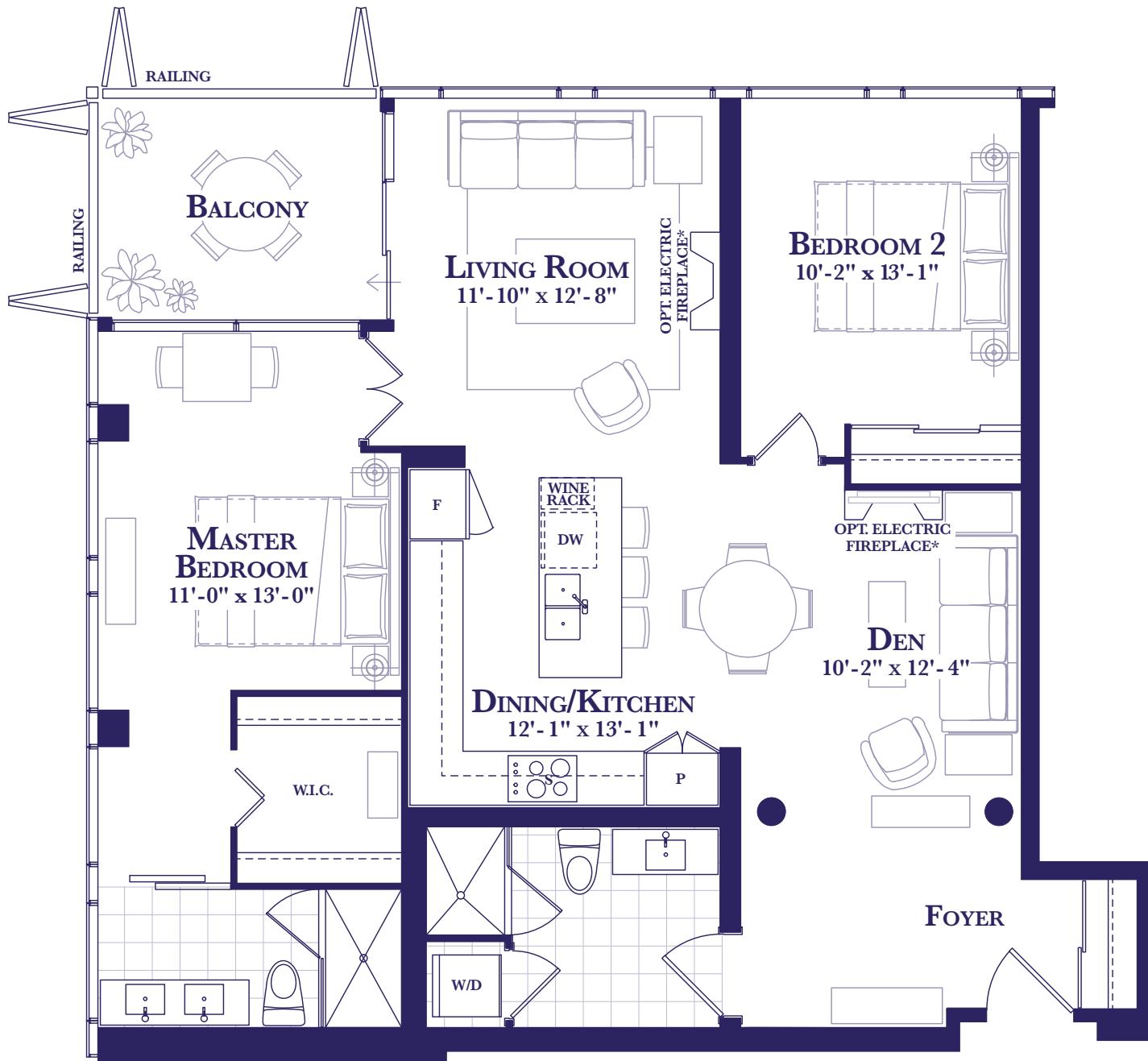
(PLUS 89 SQ FT BALCONY)

\*BARRIER-FREE SUITE

Lighthouse & Lake



HARBOUR ESTATES - FLOORS 2 - 8



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

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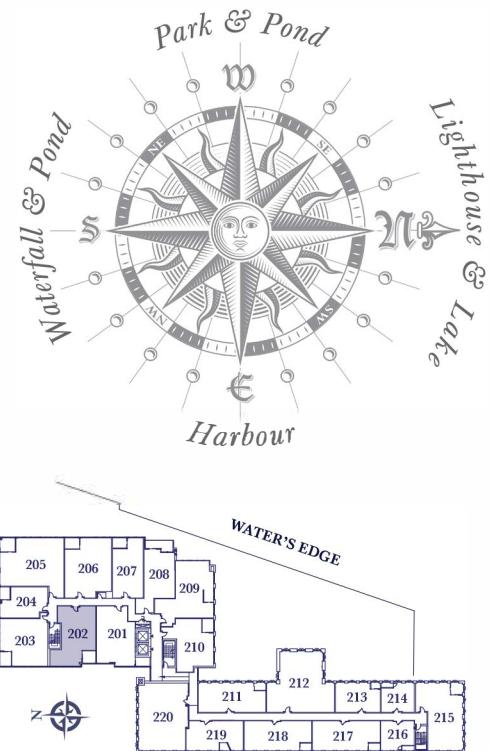
HARBOUR  
ESTATES

# Port Place

ONE BEDROOM + DEN

1079 SQ. FT.

(PLUS 81 SQ FT BALCONY)



HARBOUR ESTATES - FLOORS 2 - 5



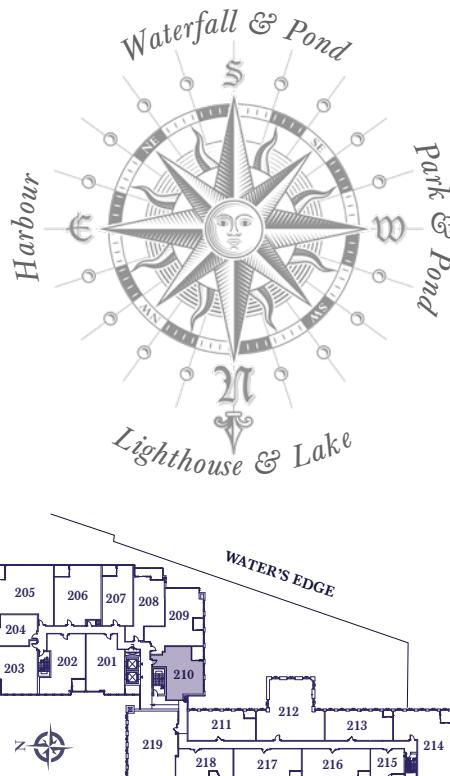
HARBOUR ESTATES 202, 302, 402, 502



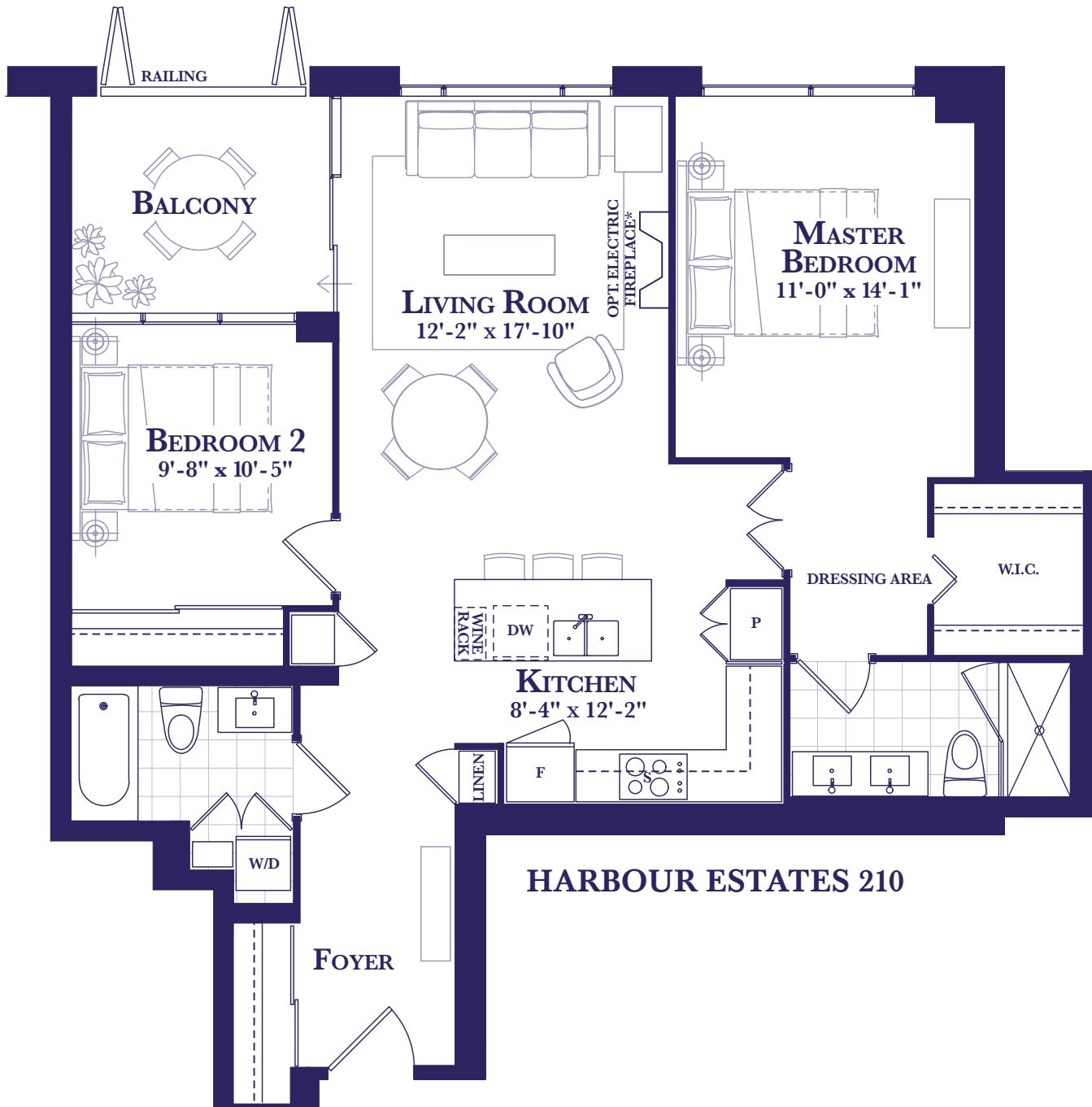
# HARBOUR ESTATES

# Peninsula

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



## HARBOUR ESTATES - FLOOR 2



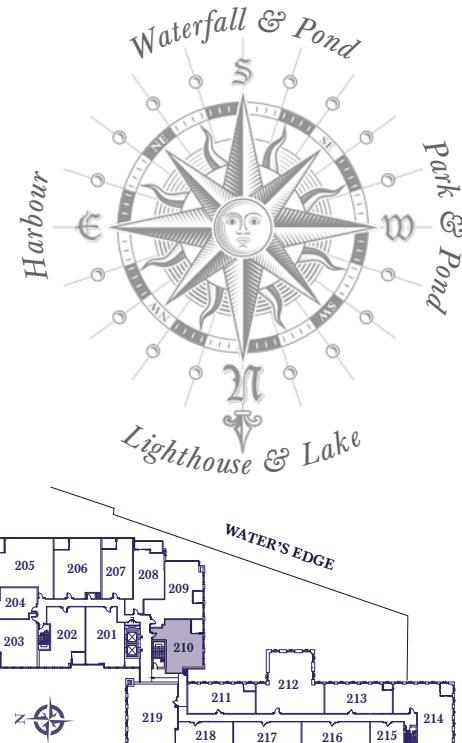
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**HARBOUR  
ESTATES**

*Peninsula*

ONE BEDROOM + DEN  
**980** SQ. FT.  
(PLUS 83 SQ FT BALCONY)



HARBOUR ESTATES - FLOOR 2



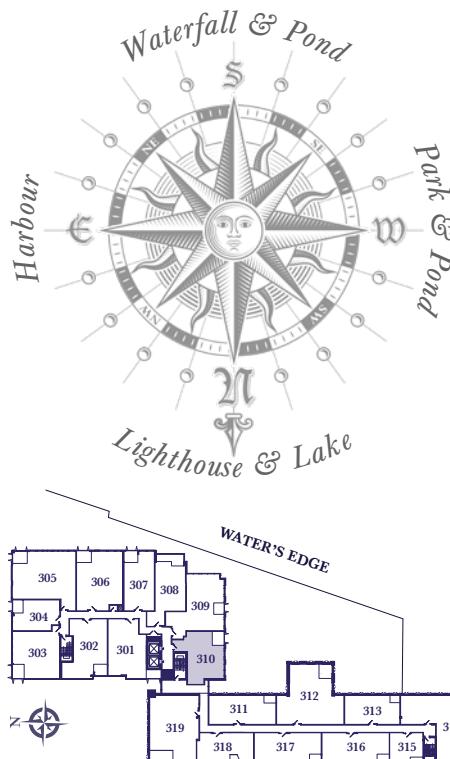
HARBOUR  
ESTATES

# Whitewater

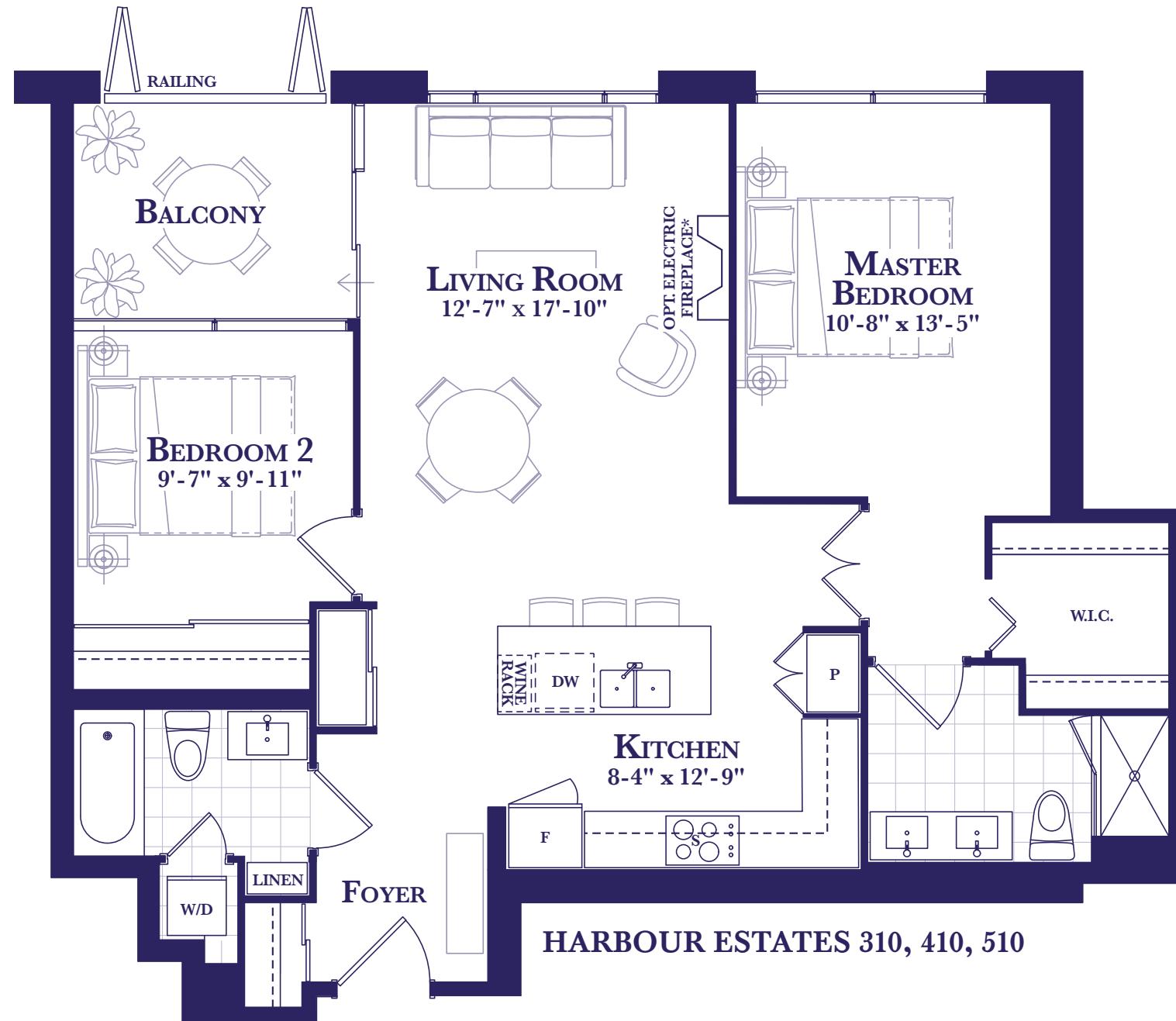
TWO BEDROOM  
939 SQ. FT.

(PLUS 76 SQ FT BALCONY)

\*BARRIER-FREE SUITE



HARBOUR ESTATES - FLOORS 3 - 5



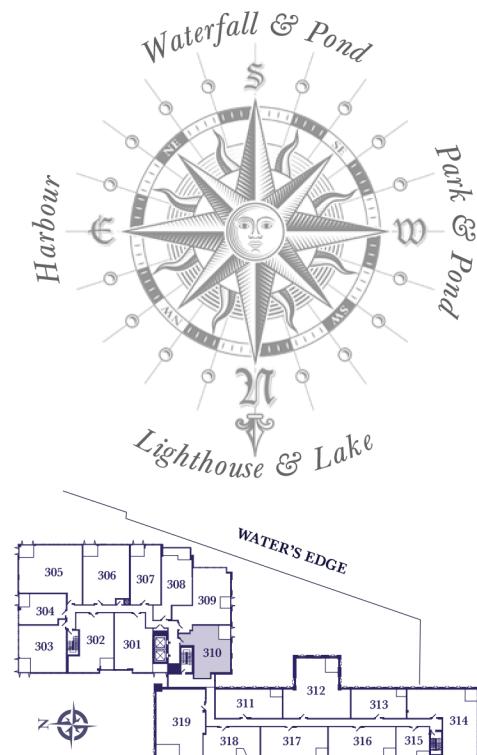
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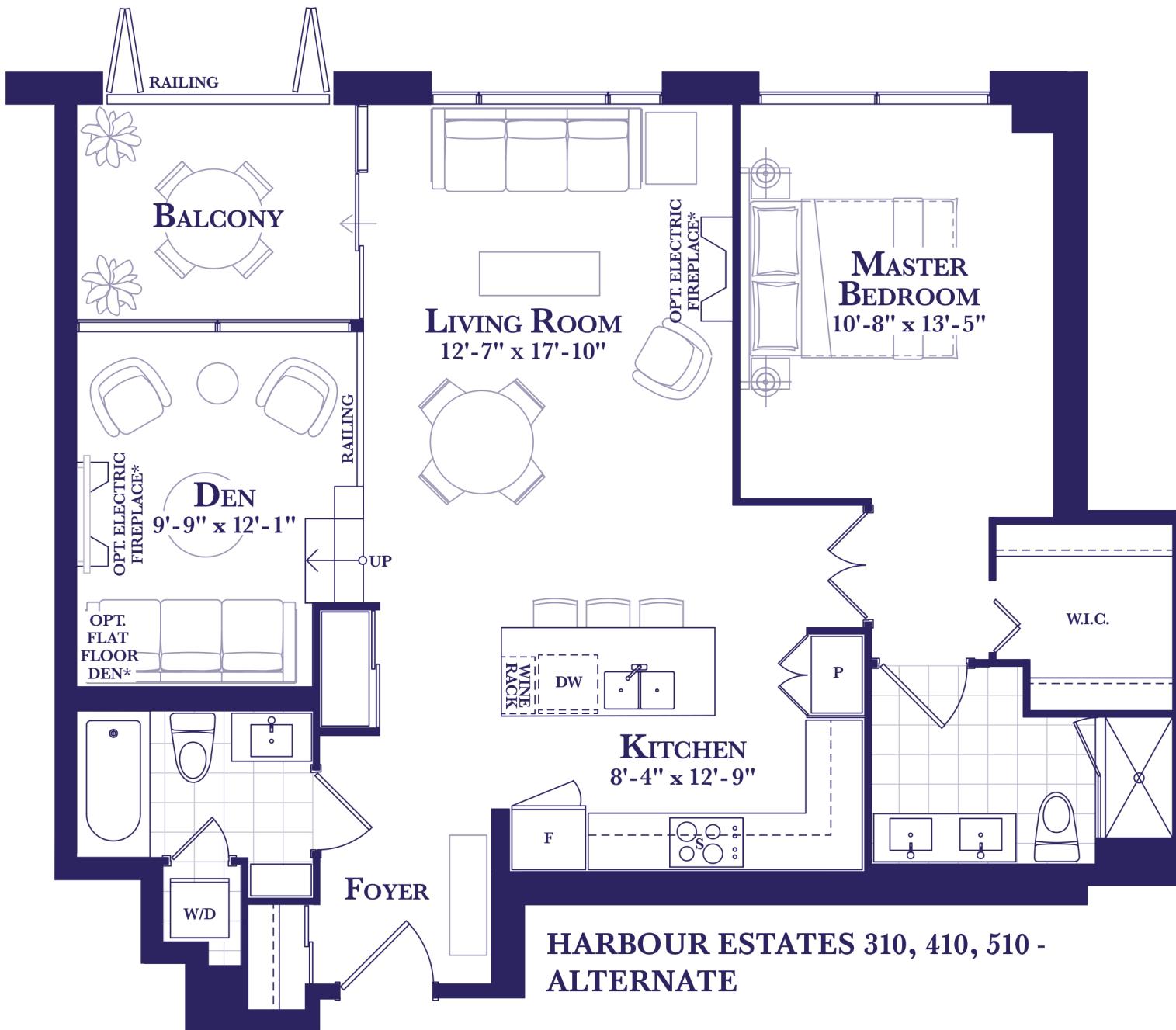
# HARBOUR ESTATES

# Whitewater

**ONE BEDROOM + DEN  
939 SQ. FT.  
(PLUS 76 SQ FT BALCONY)  
\*BARRIER-FREE SUITE**



## HARBOUR ESTATES 310, 410, 510 - ALTERNATE



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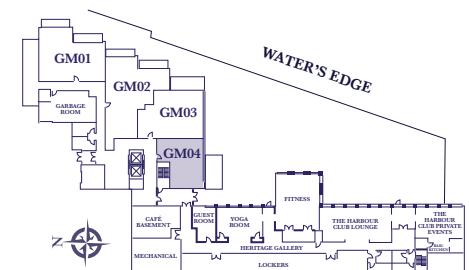
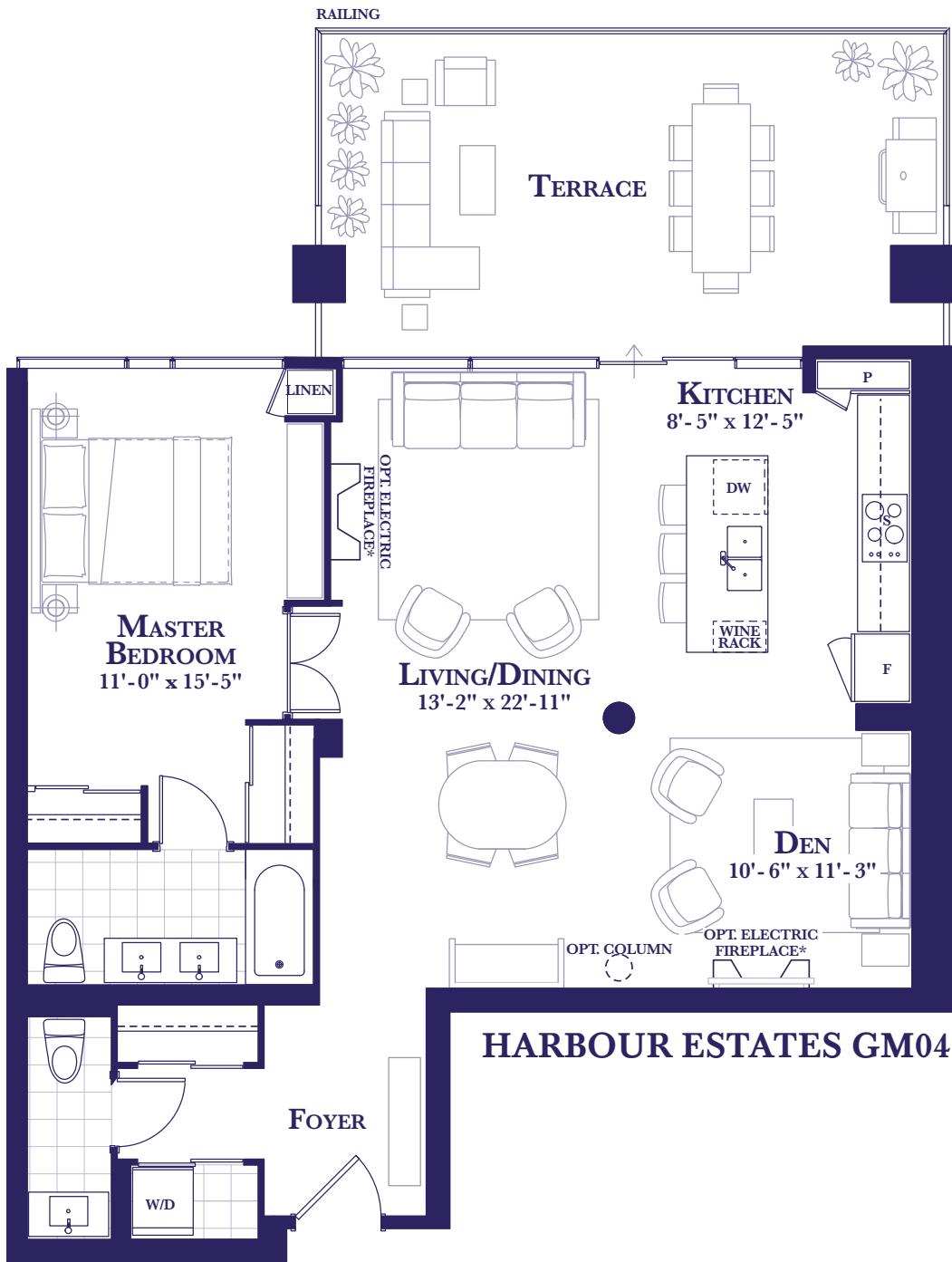
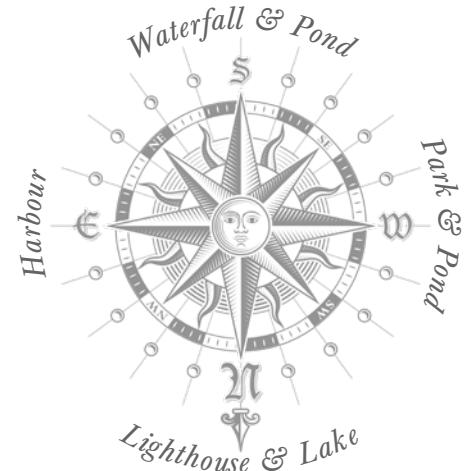
HARBOUR  
ESTATES

# Commodore

ONE BEDROOM + DEN

938 SQ. FT.

(PLUS 282 SQ FT TERRACE)



HARBOUR ESTATES - GARDEN MARINA LEVEL

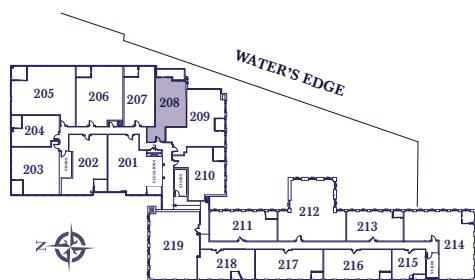


# HARBOUR ESTATES

# White Caps

ONE BEDROOM + DEN  
**910 SQ. FT.**  
(PLUS 138 SQ FT BALCONY)  
**\*BARRIER-FREE SUITE**

A detailed compass rose centered on a sun-like symbol. The rose has 16 points and is surrounded by concentric circles with directional labels. The points are labeled with letters: N, NE, E, SE, S, SW, W, NW, and M. The outer ring contains labels for "Lighthouse & Lake" at the top-left, "Harbour" at the top, "Park & Pond" at the bottom, and "Waterfall & Pond" at the bottom-right. The inner ring contains labels for "NE", "SE", "SW", and "NW".



HARBOUR ESTATES - FLOORS 2 - 7



## HARBOUR ESTATES 208, 308, 408, 508, 608, 708



HARBOUR  
ESTATES

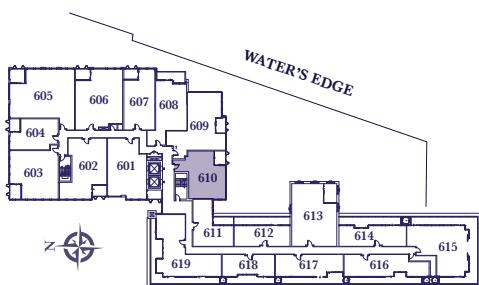
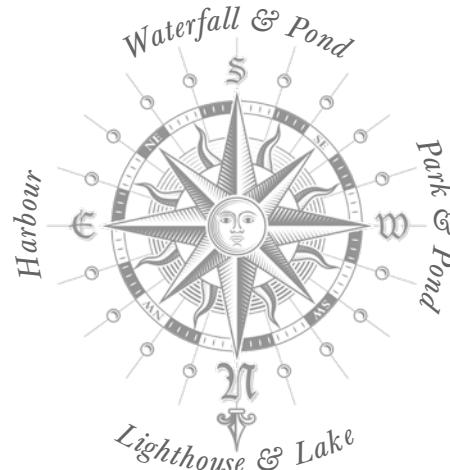
# Breakwater

TWO BEDROOM

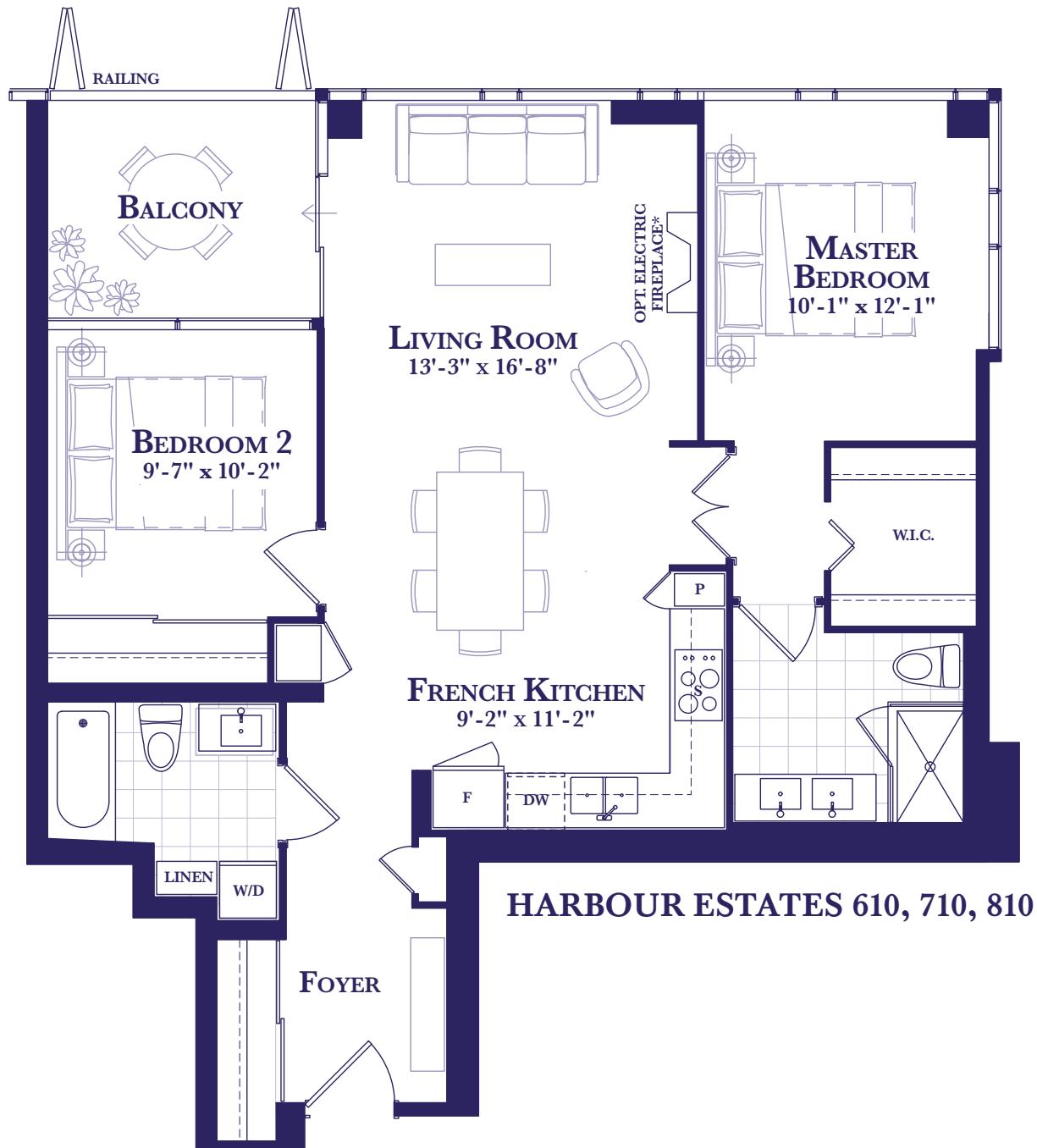
901 SQ. FT.

(PLUS 80 SQ FT BALCONY)

\*BARRIER-FREE SUITE



HARBOUR ESTATES - FLOOR 6 - 8





HARBOUR ESTATES 610, 710, 810  
ALTERNATE



HARBOUR  
ESTATES

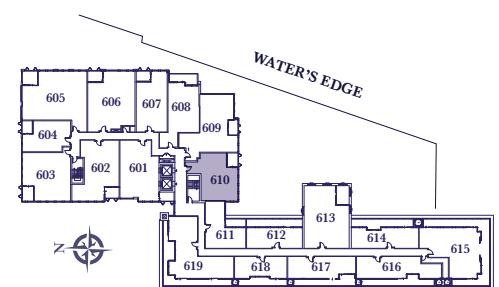
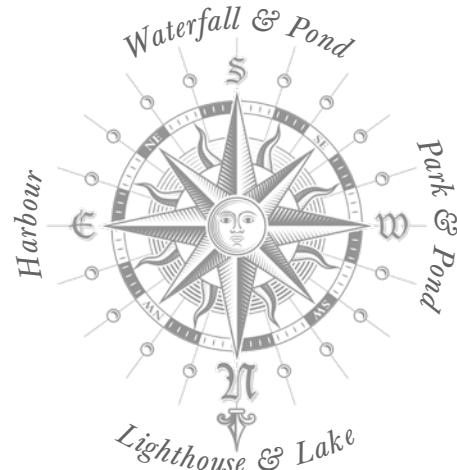
*Breakwater*

ONE BEDROOM + DEN

901 SQ. FT.

(PLUS 80 SQ FT BALCONY)

\*BARRIER-FREE SUITE



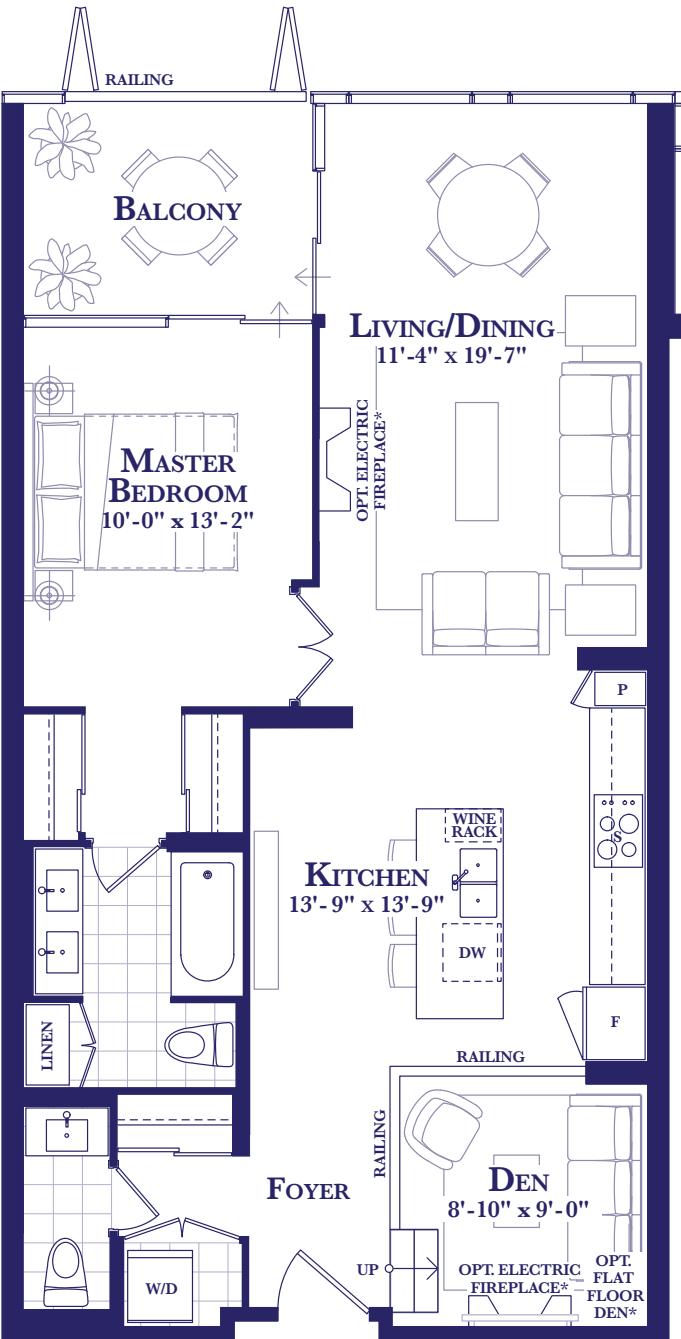
HARBOUR ESTATES - FLOOR 6 - 8



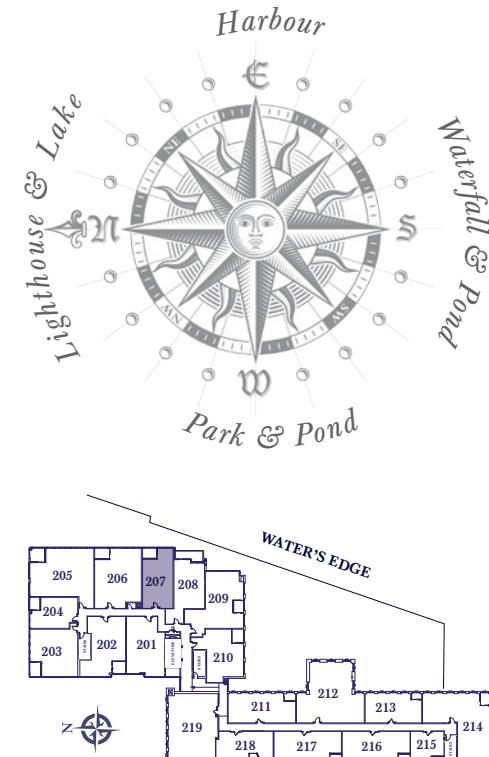
HARBOUR  
ESTATES

*Fairwinds*

ONE BEDROOM + DEN  
**880** SQ. FT.  
(PLUS 80 SQ FT BALCONY)



HARBOUR ESTATES 207, 307, 407, 507, 607, 707



HARBOUR ESTATES - FLOORS 2 - 7

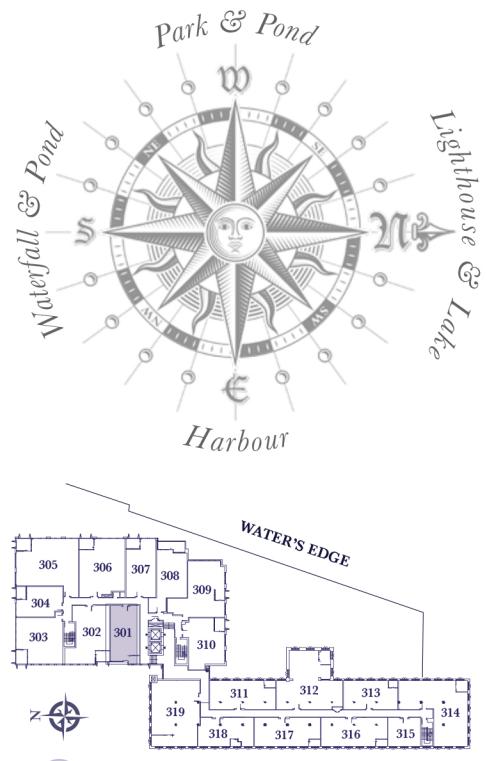
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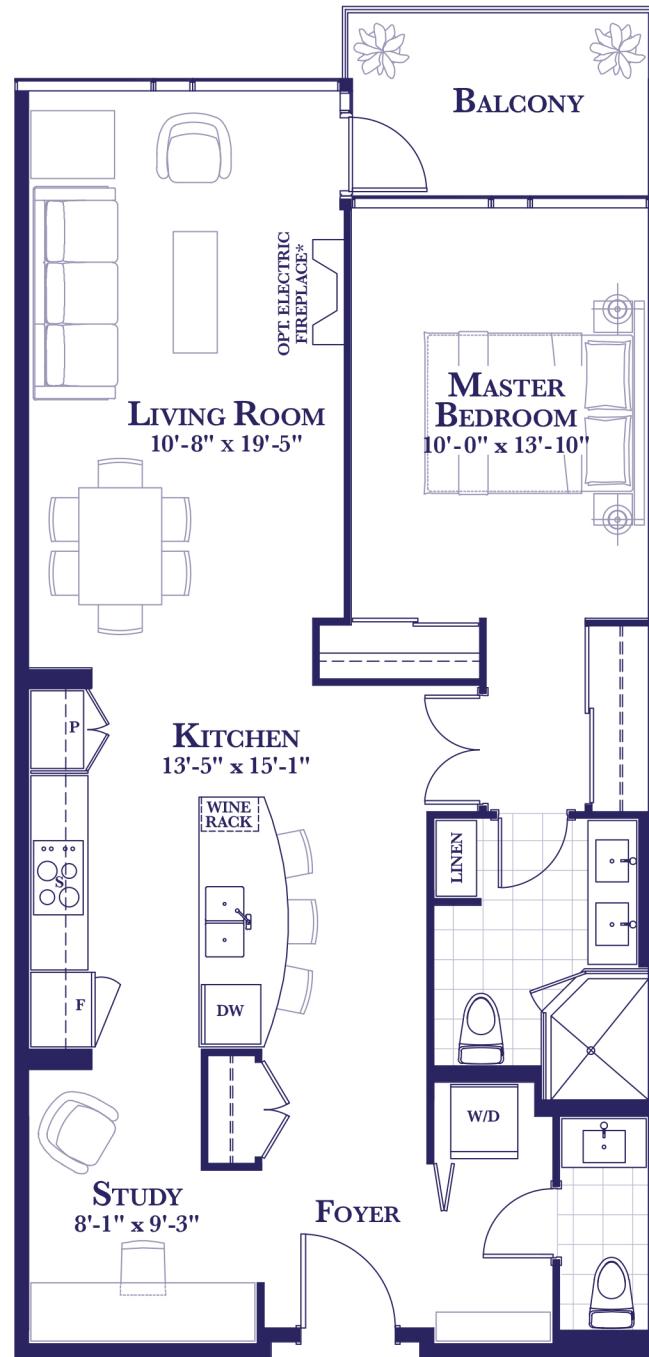
HARBOUR  
ESTATES

*Longview*

ONE BEDROOM + DEN  
875 SQ. FT.  
(PLUS 65 SQ FT BALCONY)



HARBOUR ESTATES - FLOORS 3 - 5



HARBOUR ESTATES 301, 401, 501

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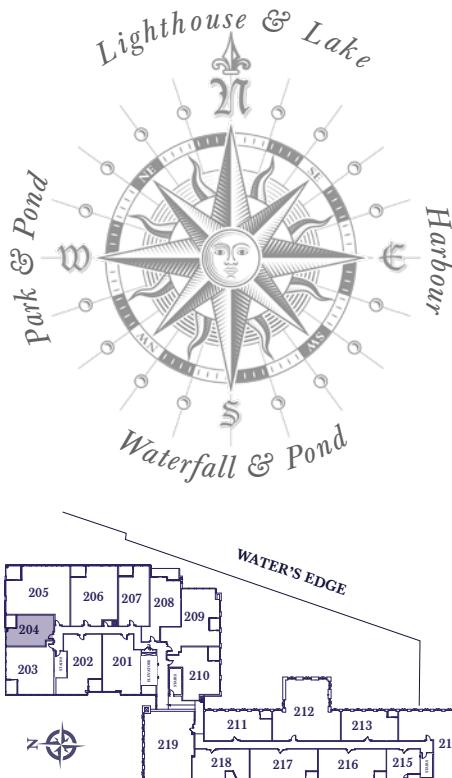
HARBOUR  
ESTATES

*Westwind*

ONE BEDROOM

668 SQ. FT.

(PLUS 67 SQ FT BALCONY)



HARBOUR ESTATES - FLOORS 2 - 7



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

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THE  
HARBOUR CLUB  
PORT DALHOUSIE

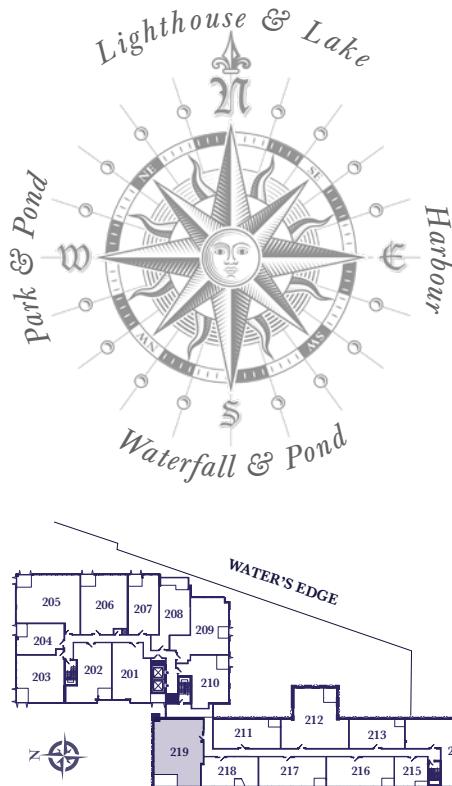
# HARBOUR LOFTS COLLECTION



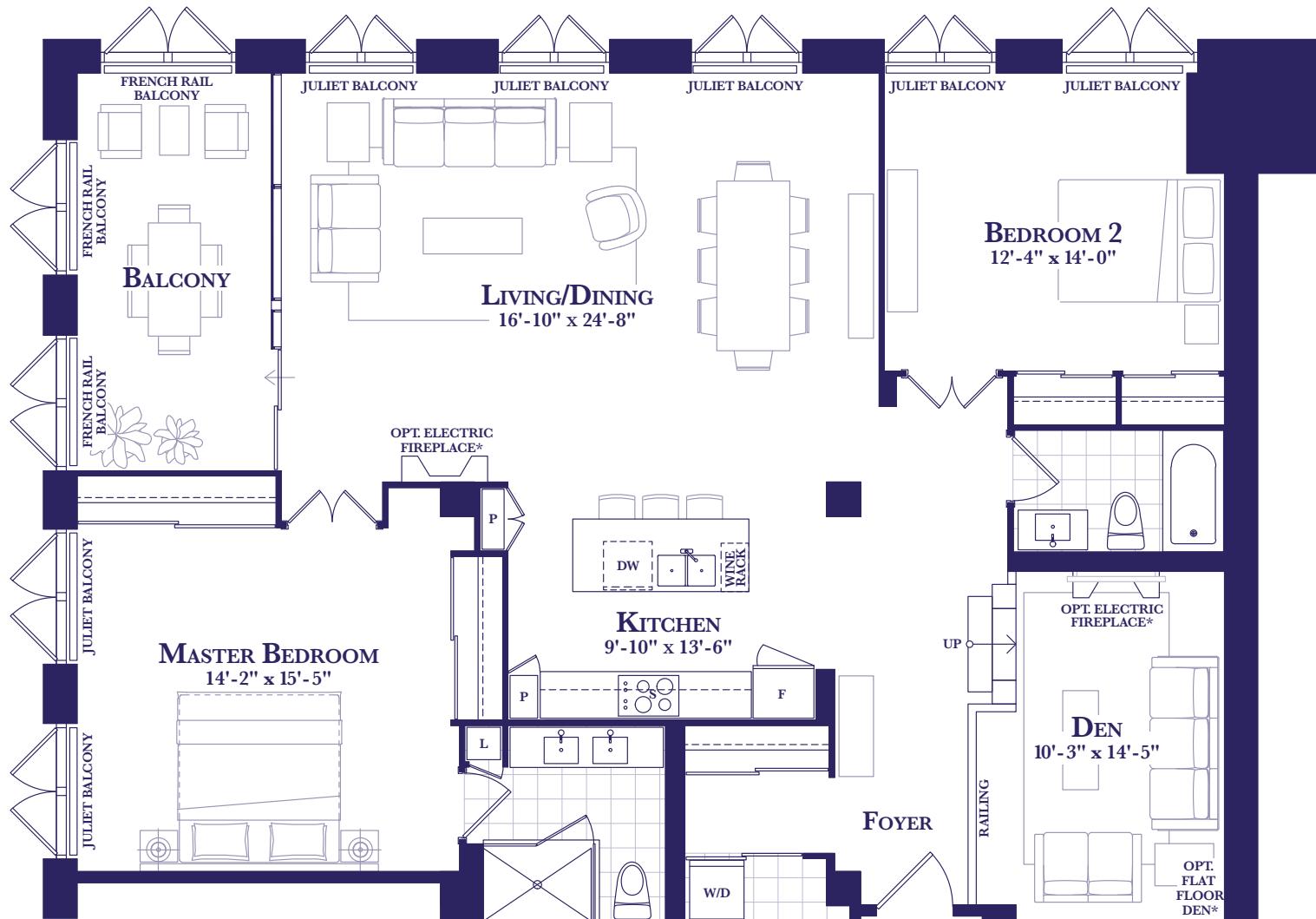
## HERITAGE LOFTS

*Waverly*

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



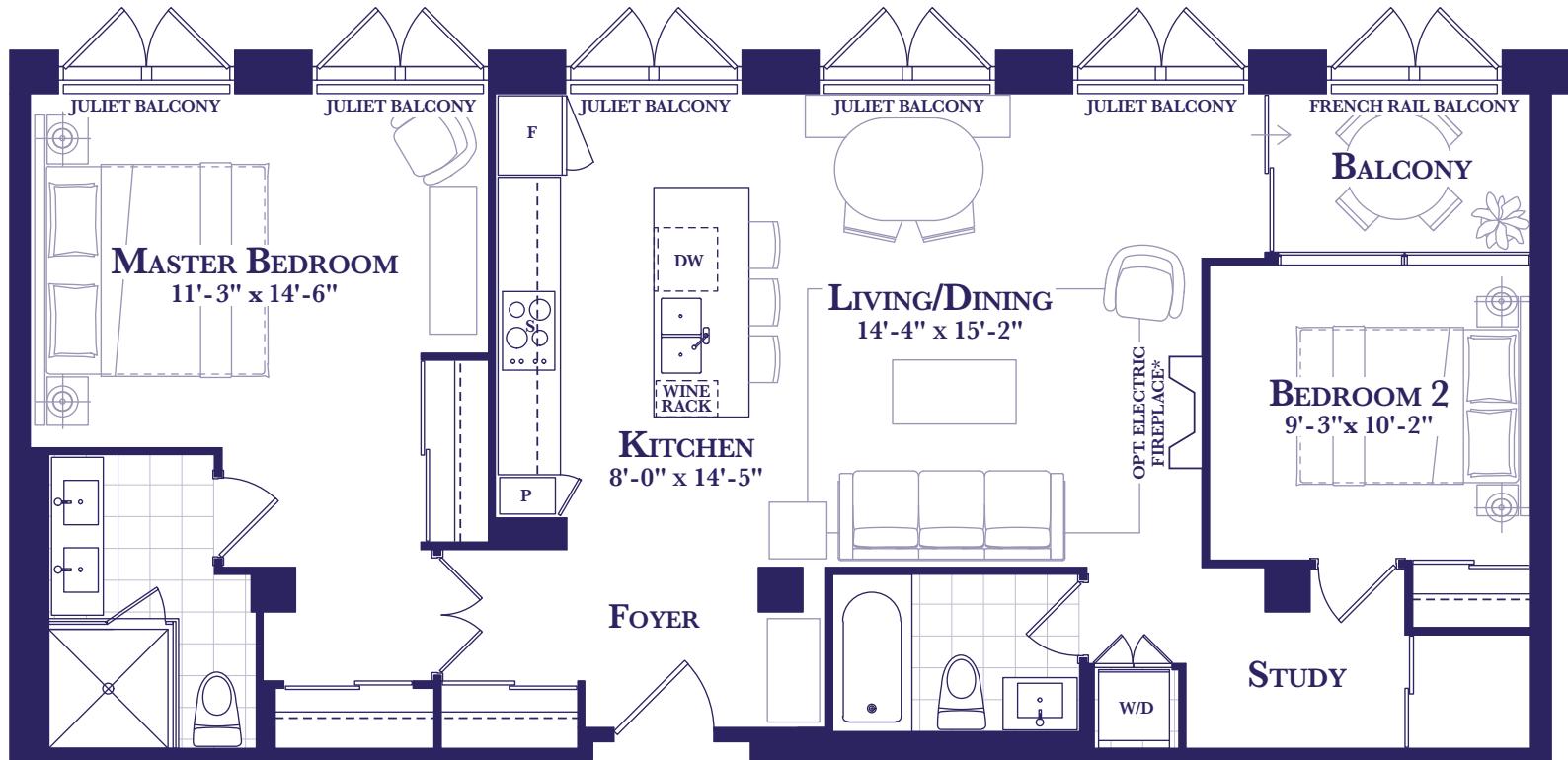
HERITAGE LOFTS - FLOOR 4



HERITAGE LOFTS 419



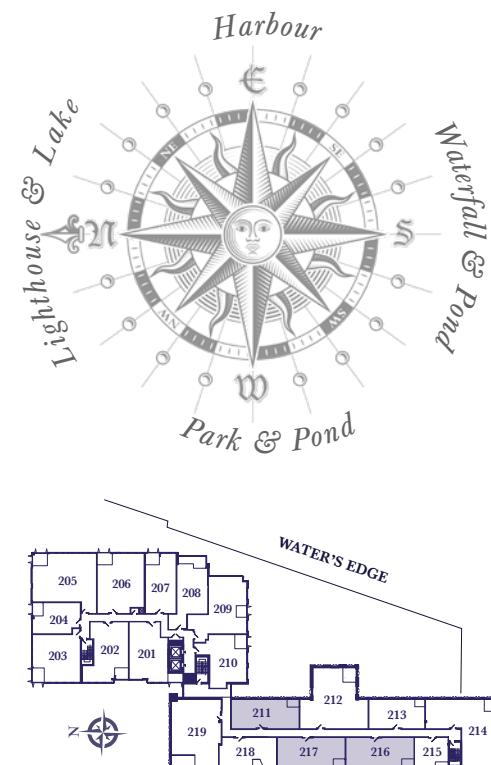
HERITAGE  
LOFTS



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

\*UNIT SHOWN SUITE 211

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



HERITAGE LOFT - FLOORS 2 - 4

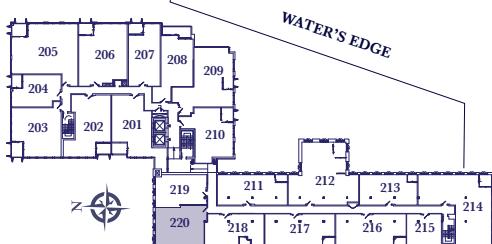
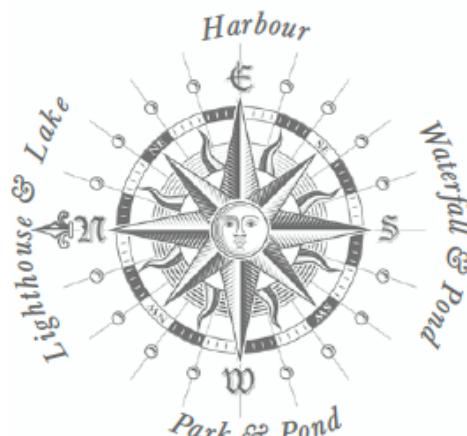
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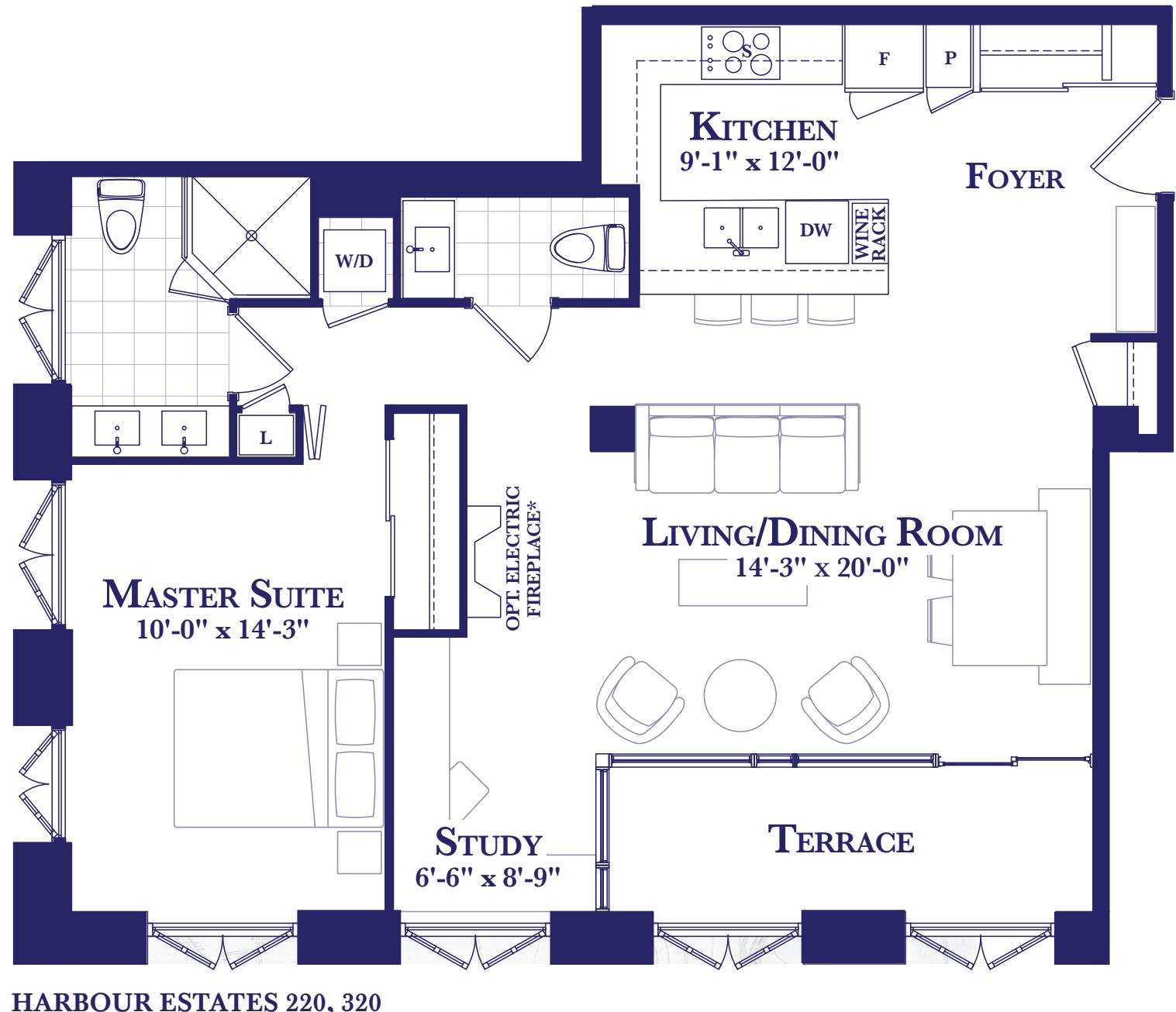
HARBOUR  
ESTATES

# Sunsets on the Henley

ONE BEDROOM + DEN  
863 SQ. FT.  
(PLUS 88 SQ. FT. BALCONY)



HARBOUR ESTATES ~ FLOORS 2 ~ 3



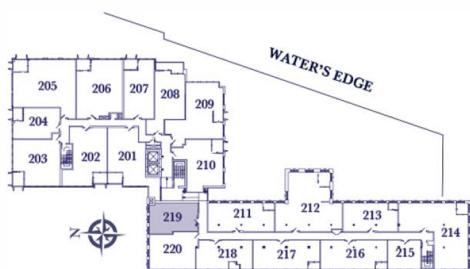
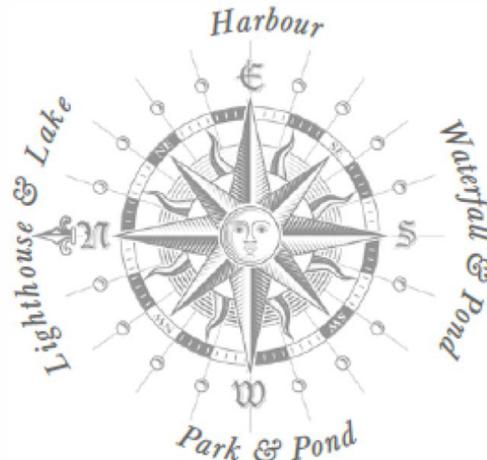
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HERITAGE  
LOFTS

# Port Lakebreeze

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



HARBOUR ESTATES 219, 319

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THE  
HARBOUR CLUB  
PORT DALHOUSIE

HERITAGE LOFTS  
PENTHOUSE COLLECTION



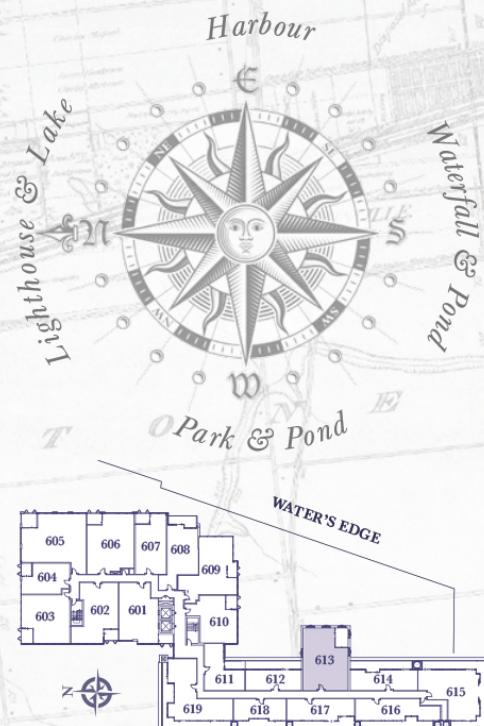
HERITAGE LOFTS  
PENTHOUSE

# Residence 4

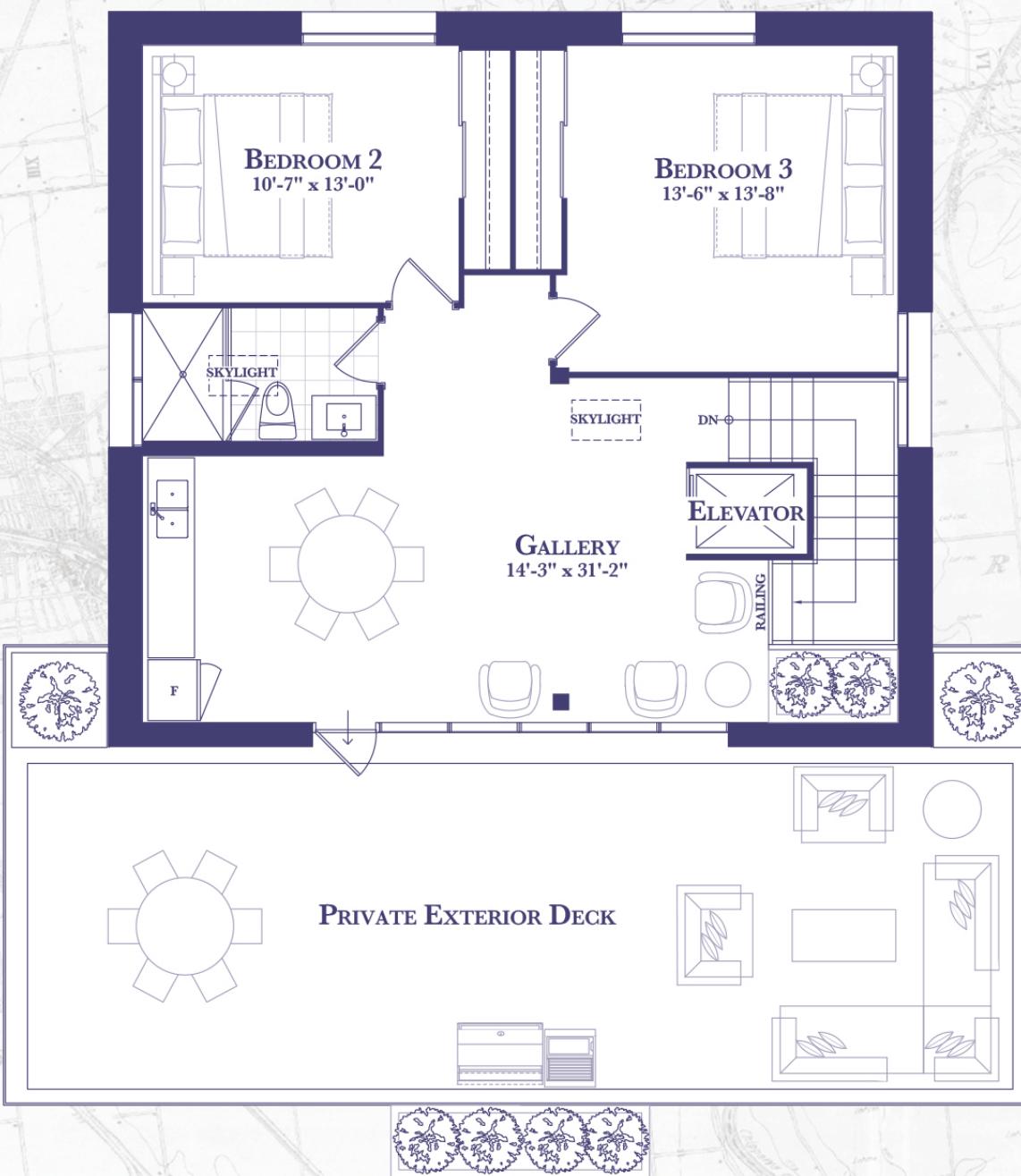
TWO BEDROOM + DEN

**3,071** SQ. FT. +

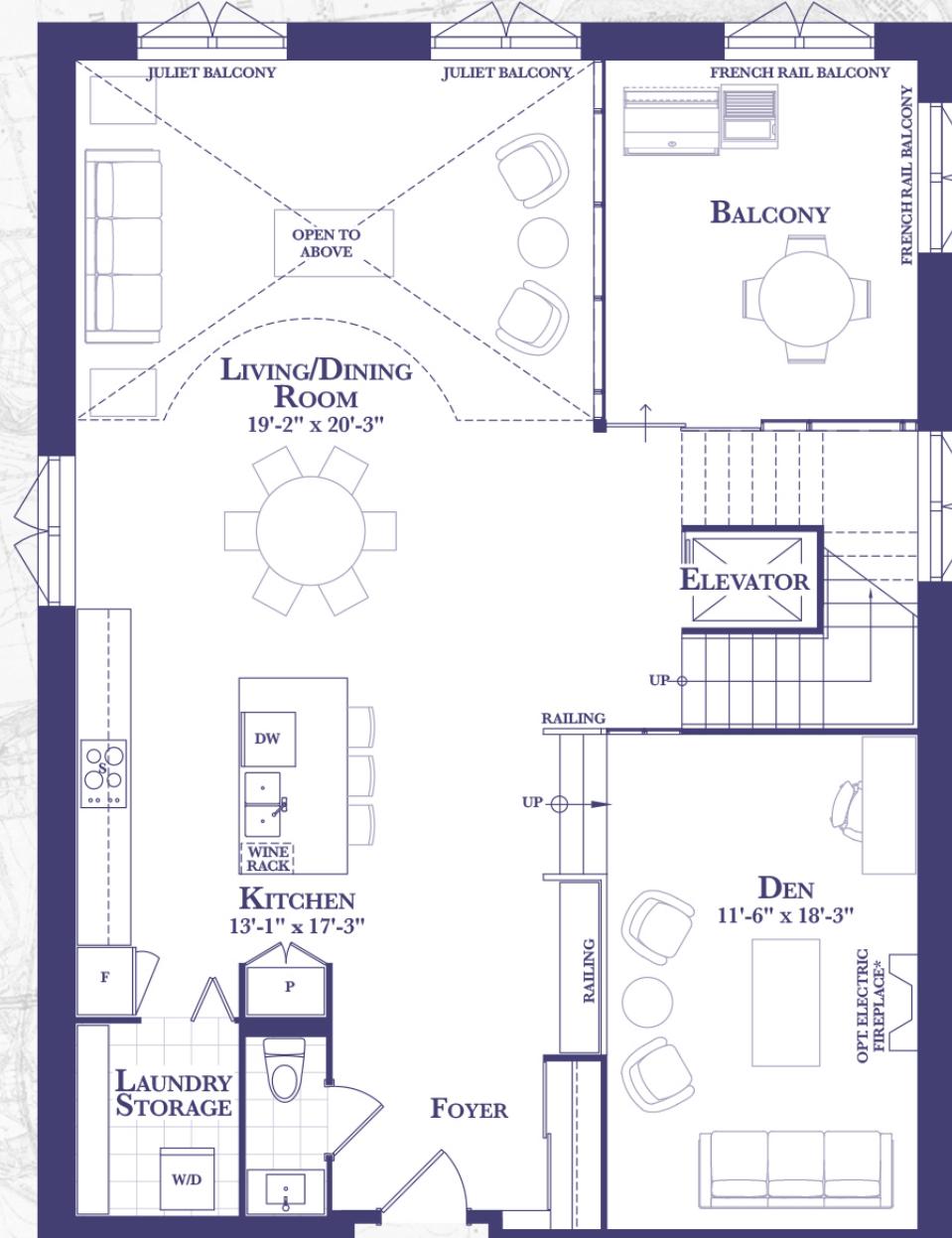
966 SQ. FT. BALCONY/TERRACE



HERITAGE LOFTS - FLOOR 6



**UPPER LEVEL PENTHOUSE SUITE 613**  
932 SQ. FT. + 614 SQ. FT. TERRACE



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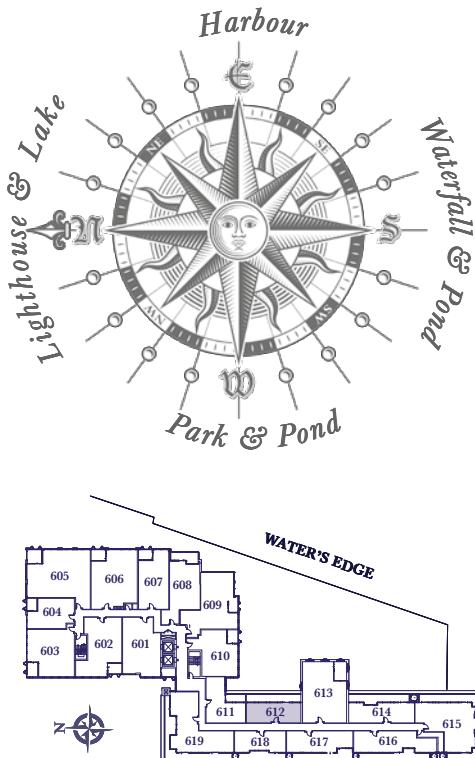
HERITAGE LOFTS  
PENTHOUSE

*Residence 12*

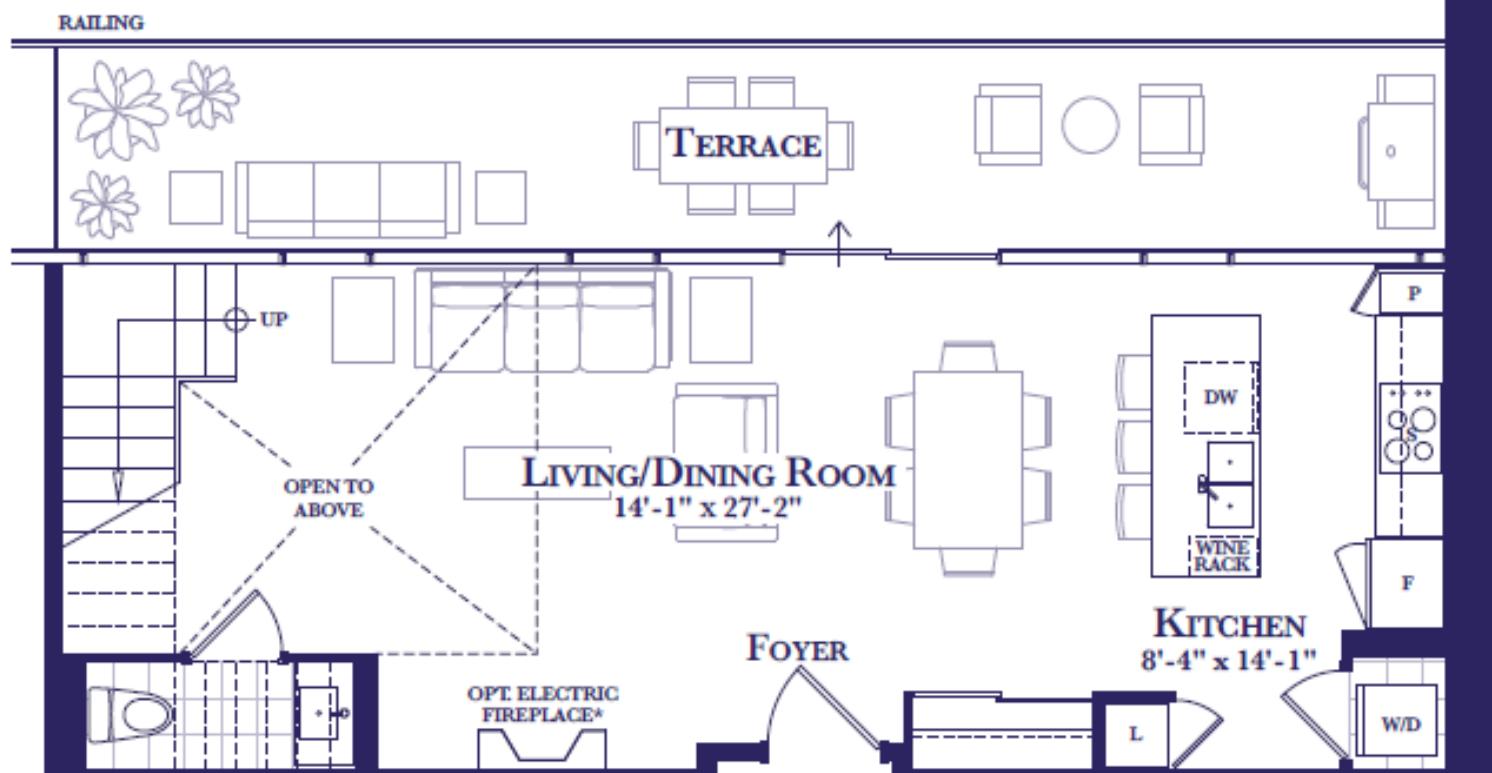
TWO BEDROOM

**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**

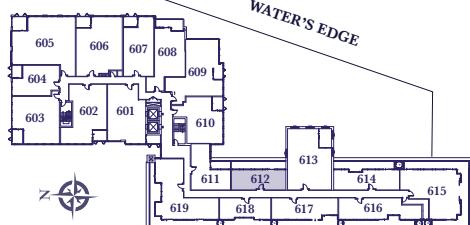
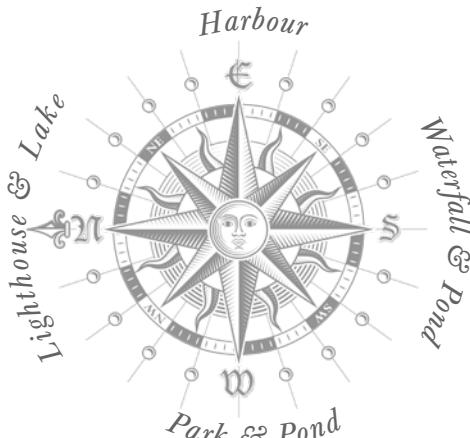


HERITAGE LOFTS  
PENTHOUSE

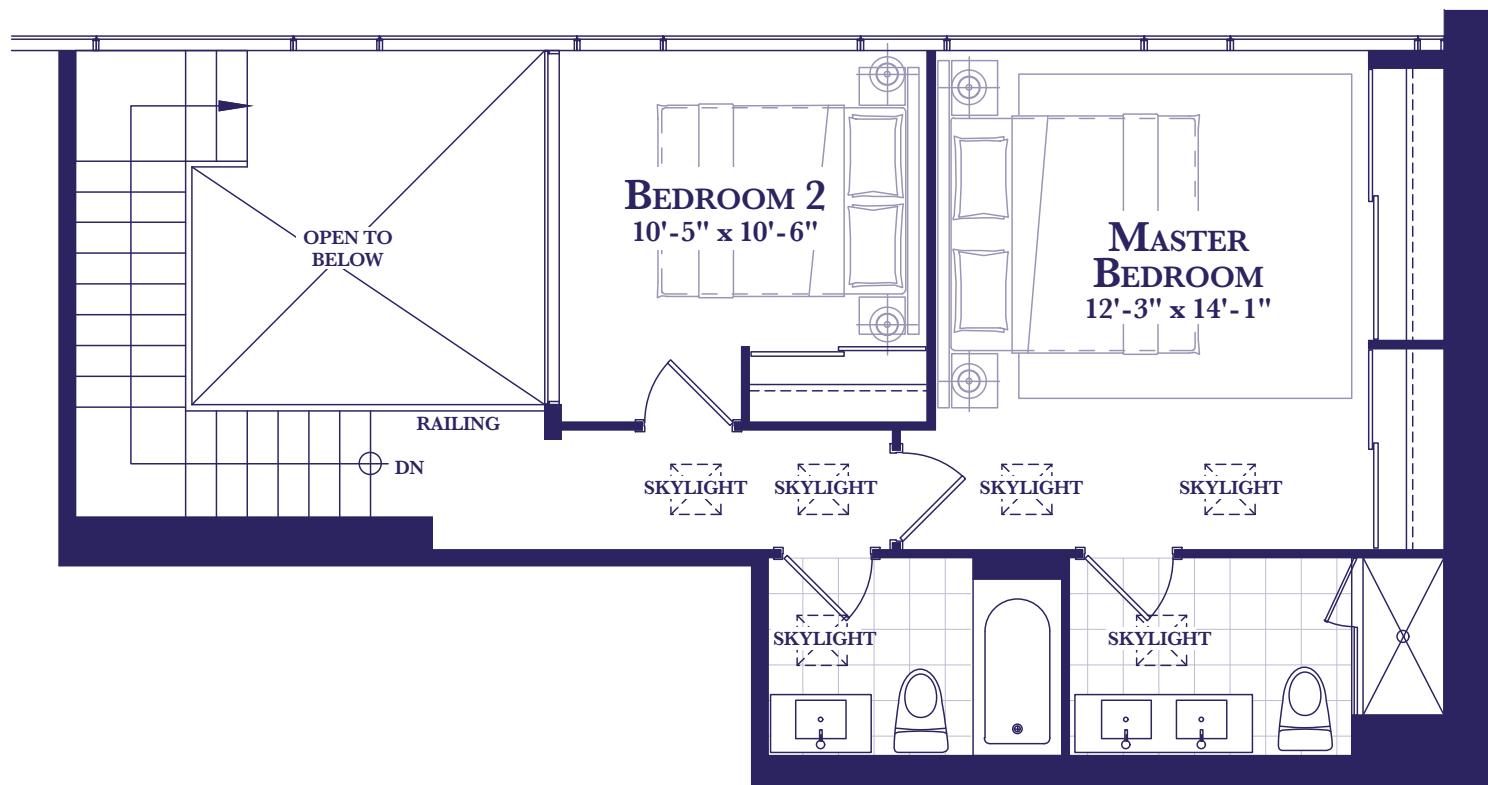
*Residence 12*

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