

THE STANLEY DISTRICT

# TOWER



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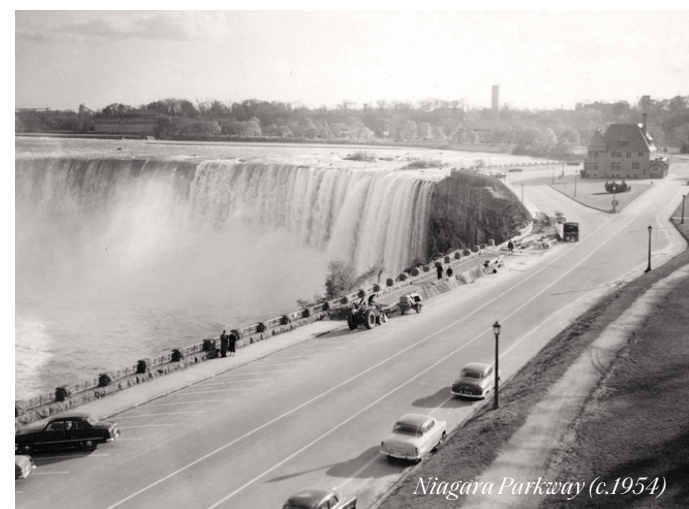
A Visionary Residential Experience  
In The Heart of Niagara Falls

# A PROUD HISTORY FLOWS THROUGH NIAGARA

For many decades the Falls were an attraction for honeymooners and for such stunts as walking over the falls on a tightrope or going over them in a barrel. Increasingly, the appeal of the Falls has become its beauty and uniqueness as well as the incredible attractions that have grown throughout the area. Casinos, museums, parks and trails, hundreds of restaurants, entertainment, wineries, and night life thrive in Niagara Falls. Yet, the real draw to Niagara has always been the breathtaking Falls themselves. From the jagged raw power of the American and Bridal Veil Falls to the sheer volume of the Horseshoe Falls on the Canadian side, tourists come from far and wide to enjoy one of nature's best shows.



*In 1859, French tightrope walker Charles Bonding carried his manager on his back across the Niagara River on a tightrope.*



*Niagara Parkway (c.1954)*



*In 1901, Annie Taylor was the first person to conquer the falls in a barrel. After climbing inside her airtight wooden barrel, the air pressure was compressed to 30 p.s.i. with a bicycle pump.*



*Panoramic of Niagara Falls (c. 1921)*



# EXCITING NEW NIAGARA DEVELOPMENTS

Today Niagara is the very definition of Bright Lights Big City – with its shimmering casinos, world class entertainment, hundreds of restaurants, uninterrupted night life and attractions that bring in over 30 million people a year. The city is all grown up now, with a new super hospital on the drafting table, a new 5,000 seat entertainment centre under construction, and expanded GO Train service linking Niagara to the Hamilton-Toronto economy. The New Niagara Falls is energetic, smart and rife with opportunities! From its parks, recreation areas, and the 130 wineries and 30 golf courses that dot its magnificently landscaped regions, Niagara is bursting with growth and progress.



AN  
EXCITING  
NEW  
FUTURE  
AWAITS

Niagara Falls, known as “The Honeymoon Capital of the World” is also considered the Eighth Wonder of the World. It is a cornucopia of impressive numbers; not least of which are the numbers associated with investing in residential real estate here. The Stanley District provides an opportunity to invest in Niagara Falls in a turnkey condominium project, fully managed and available for short and long-term rentals. With a booming rental market, bolstered by more than 30 million visitors to The Falls each year, The Stanley District is uniquely poised to offer an investment destined to see returns from day one.

30

MILLION VISITORS ANNUALLY

700,000

GALLONS OF WATER PER SECOND

12,500

YEARS IN THE MAKING

1

INCREDIBLE OPPORTUNITY

# A MASTER PLANNED COMMUNITY



Residences · Hotel · Retail  
The Stanley District

**BUILDING A**

65 residential suites plus 9,612 sq.ft. of ground floor retail space

**BUILDING B**

Tapestry Collection Hotel by Hilton

**BUILDING C**

30-storey residential building





# THE VISION

The Stanley District is a mixed-use, master-planned community comprised of stellar condominium residences, a boutique hotel and street level retail. A location at the heart of Niagara Falls, perfectly positioned between the many attractions of Niagara and the downtown core, makes The Stanley District a great option for living. Close to highways, walkable and bikeable, the neighbourhood is convenient and safe.





# BOLD. INNOVATIVE. CONNECTED.

The development of  
The Stanley District  
is the realization of a vision  
focused on the future.

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*The Stanley District is Niagara Falls' first  
master-planned community.*

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# LIVE. WORK. EVOLVE.

Life at The Stanley District is full of exciting twists and turns thanks to the neighbouring streets that are bursting at the seams with places to explore.



WALK, RIDE OR STROLL  
TO EVERYTHING AND  
ANYTHING YOU NEED



Butterfly Conservatory



Bird Kingdom



Skylon Tower



Peller Estates Winery & Restaurant



Shaw Festival

YOUR NEW  
DISTRICT  
WITH THE  
RIGHT  
AMOUNT  
OF INNER  
CITY COOL



Wine & Dine with Friends

GET TO DO ALL THE THINGS YOU LOVE  
WITHOUT THE TRAFFIC WOES



Casino Niagara



Thundering Waters Golf



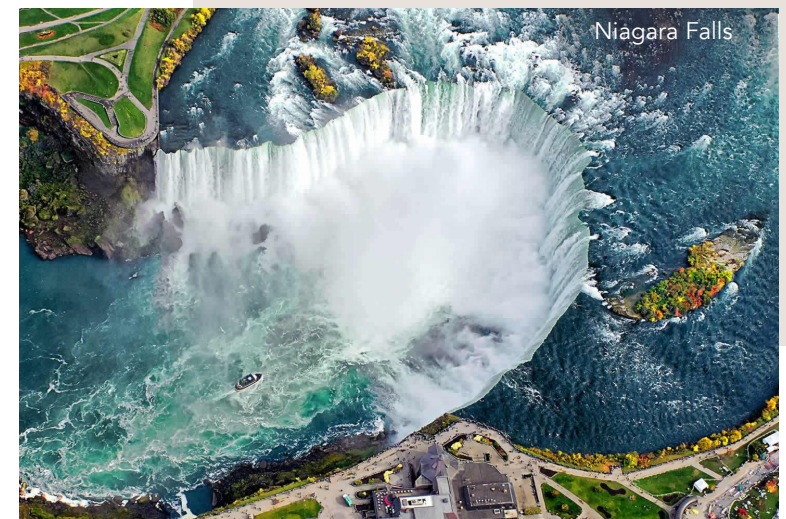
Marineland



Maid in the Mist



Niagara Brewing Company



Niagara Falls

## TOP TWENTY-FIVE SPOTS IN NIAGARA

1. Bird Kingdom, 5651 River Road
2. Butterfly Conservatory, 2565 Niagara Parkway
3. Casino Niagara, 5705 Falls Avenue
4. Clifton Hill
5. Niagara Skywheel, 4950 Clifton Hill
6. Fallsview Casino, 6380 Fallsview Boulevard
7. Maid of the Mist, Clifton Hill
8. Skylon Tower, 5200 Robinson Street
9. Great Wolf Lodge, 3950 Victoria Avenue
10. Marineland, 7657 Portage Road
11. Lundy Manor Wine Cellars, 9941 Lundy's Lane
12. Rainbow Bridge, US Border
13. Thundering Waters Golf Club, 6000 Marineland Parkway
14. Whirlpool Golf Course, 3351 Niagara Parkway
15. Legends on Niagara, 9561 Niagara River Road
16. Beer Garden Karaoke Patio, 4945 Clifton Hill
17. Hard Rock Night Club, 5705 Falls Avenue
18. Konzelmann Estate Winery, 1096 Lakeshore Road, Niagara-on-the-Lake
19. Monastery Cellars, 7020 Stanley Avenue
20. Niagara Brewing Company, 4915 Clifton Hill
21. Peller Estates Winery & Restaurant, 290 John Street East, Niagara-on-the-Lake
22. Niagara Oast House Brewery, 2017 Niagara Stone Road, Niagara-on-the-Lake
23. Shaw Festival, Niagara-on-the-Lake
24. Scotiabank Convention Centre, 6815 Stanley Avenue
25. Seneca Queen Theatre, 4624 Queen Street



# WHY INVEST IN NIAGARA FALLS

## Ten Best Reasons To Buy In Niagara Falls

*According to Canadian Real Estate Network,  
"There's a bounty to be had in Niagara, one of the most famous (and lovely) regions in Ontario and, indeed, the whole of Canada. Though famous for its tourism, the Niagara region is one of those vacation destinations that just feels right as a home. At least, that's what a growing number of people believe. For anyone interested in a genuine growth opportunity in the real estate sector, Niagara is the place to settle your funds."*



1 Exceptional short-term rental potential with over 30 million visitors a year



2 Population growth in Niagara in the last few years is 300% of its average, represented by a 3.8% growth between 2011 and 2016, creating a large pool of renters



3 A diverse base of area industries, creating jobs and attracting new residents who need rental housing



4 Niagara Region has 4 major highways, 5 international border crossings, 3 international airports



5 Permanent GO Train service currently planned



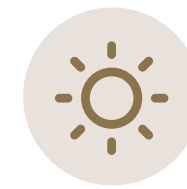
6 An "Open for Business" attitude at all levels of government



7 Less than 90 minutes from Toronto



8 An ideal location with half of North America's population within a one-day drive.



9 Excellent quality of life – affordable home ownership, great schools, vibrant cultural scene, outstanding recreational amenities, stress-free commuting



10 A Turnkey Investment – With Orangelist Property Management on site, suites can be managed in a rental pool.

**OrangeList**

A TURNKEY PARTNER

# ORANGELIST

## PROVIDING A FULLY MANAGED INVESTMENT

Headquartered in St. Catharines, Orangelist is a young, professional and extremely effective company with ten years in the business of managing investment real estate. For people thinking of buying a suite at The Stanley District as an investment, Orangelist offers a worry-free, headache-free experience, providing you with vetted tenants for both long and short term rentals, handling all aspects of maintenance, ensuring prompt rental payments and all of the myriad details that accompany rental properties. Orangelist also makes sure that your property is always in tiptop shape and offers the following services:

Extensive marketing of your suite on the most effective platforms

OrangeList handles the key exchange leading up to occupancy and collection of key post-occupancy

Thorough cleaning of your suite following occupancy

Quarterly inspections are provided to ensure your suite is properly maintained

OrangeList manages the collection of first and last month's rent for every new lease agreement that occurs, as well as monthly rent collection and invoicing when necessary.

OrangeList uses PayProp for online rent collection, facilitating auto withdrawals and direct deposits. It will also send out automatic reminders to all tenants leading up to the first of the month. The system sends out a monthly report to all landlords and a receipt to all tenants.

OrangeList guarantees a tenant for a 1-year lease term. If a tenant breaks their lease, OrangeList will re-rent the unit at no cost to the owner.

OrangeList will have an on-site office and will have a full-time representative at The Stanley District.



## YOUR EXCLUSIVE MEMBERSHIP CARD



Residents of The Stanley District, will receive an Exclusive Membership card granting them access to the Tapestry Collection Hotel by Hilton. This entitles residents to the full use of the hotel's swimming pool facilities and VIP access to the hotel's restaurant.



SIMPLE,  
FLAWLESS  
CRAFTSMANSHIP  
AND  
UNDERSTATED  
ELEGANCE

*The Stanley District's unique design is a result of the combined vision of La Pue International, ACK Architects and Chamberlain Architects.*



Renderings are artist's concept only.

A fully-equipped fitness space in each of the residential buildings at The Stanley District ensures a healthy, active lifestyle.

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Work Out In Style At  
The Modern Designed Fitness Centre



Renderings are artist's concept only.

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## Stylish Party Rooms With Hotel-Style Lounges

Inspired hotel-style design, comfortable seating and a convenient kitchen make entertaining a breeze at The Stanley District.



Rendermax is the artist's concept only.

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A Grand, Light-filled  
Swimming Pool

Residents of The Stanley District will have access to the pool at The Tapestry Collection Hotel by Hilton through an Exclusive Membership Card\*.



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Warm Tones  
For Your Everyday Lifestyle

Wake up and enjoy a short walk to The Falls or live like a pampered guest and enjoy The Stanley District Tower amenities.



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Timeless  
Contemporary Design

Neutral palettes are simple, flawless  
and understated elegance.



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## LA PUE INTERNATIONAL

La Pue is an international development corporation delivering exceptional design and uncompromising quality that integrates and supports each community's lifestyle and experiences. Always on the cutting edge of architectural trends, La Pue International has a stellar reputation for efficient development and engineering, delivering greater energy efficiency and value to its projects.



## CREATING THE PERFECT TEAM

### ACK ARCHITECTS

ACK Architects is an award winning LEED® accredited firm that specializes in planning, project management and interior design. Having worked with a wide range of clients on an equally diverse range of project types, ACK strives to develop innovative solutions that are as aesthetically pleasing as they are efficient and environmentally friendly.

### BUTTCON

Buttcon is a 100% employee-owned Canadian General Contractor specializing in commercial and multi-unit residential construction in business since 1979. Their highly experienced team takes a hands-on approach and are dedicated to delivering superior results with the strictest attention to detail. As leaders in the construction industry, Buttcon takes pride in every job they undertake and have built a reputation for integrity, high quality workmanship, strong attention to detail, innovative solutions and a fine-tuned ability to fast-track projects.

### CHAMBERLAIN ARCHITECT

As the architectural firm behind the design of the Tapestry Collection Hotel by Hilton at The Stanley District, Chamberlain has considerable experience in creating well-known hotel brands throughout North America. The company is design-driven and focused on utilizing the latest technology and processes available to create cutting edge, sustainable and relevant architectural solutions.

### LUX DESIGN INC.

As a full-service Interior Design and Renovation Firm, LUX Design specializes in bringing unique, luxury residential interior spaces to life. Their client-focused approach allows them to maximize the potential of the spaces they work on while reflecting their client's unique sense of style.

### MCWILLIAM & ASSOCIATES

Operating out of St. Catharines, McWilliam & Associates is a respected Landscape Architectural team with years of experience in designing beautiful outdoor spaces. Their focus on blending beautiful yet functional landscapes with the architectural details of the project create exciting and engaging spaces for homeowners, enhancing their quality of life.

### SPECTRUM REALTY

Since 1992, Spectrum Realty has partnered with many of the GTA's most successful developers and projects. Now, Spectrum brings their 30 plus years of experience in Real Estate Sales and Marketing, Land Planning and Acquisition and Market Research to The Stanley District. Their wealth of knowledge and unparalleled expertise in the condo market will help clients find the right suite to call 'home'.



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## Own a Piece of Niagara Falls

Against the backdrop of the thundering Falls, the opportunity to invest in a fully-managed condominium in Niagara's first master-planned community is making itself heard. Listen to it. It's finally here.



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[LaPueInternational.com](http://LaPueInternational.com)

**LA PUE**  
INTERNATIONAL