



Redefining  
QUALITY.  
DESIGN.  
VALUE.



MIRABELLA  
DEVELOPMENT CORPORATION

A DIAMANTE LEGACY COMPANY

# An established leader in the Toronto development industry

Led by Julie Di Lorenzo and an exceptional leadership team, Mirabella Development Corporation is the proud successor company of the Diamante Development Group, carrying on its 40-year legacy of setting a higher standard for the industry and creating landmark communities with superior building quality, unique living spaces and extraordinary value to both our clients and stakeholders.

As one of the largest female-run residential development companies in North America, Mirabella Development has contributed magnificent structures to the Toronto skyline and beyond, developing thousands of residential units in Canada and Asia. We are proud to be recognized as a leader in our field, with a reputation for integrity, innovation, quality, and exceptional service.

40+  
Years of  
Experience

\$5B+  
Total  
Sales Value



Mirabella Condominiums  
1926-1928 Lake Shore Blvd W.

# A legacy of quality and aesthetic excellence

Mirabella's dedication to excellence is evident in our long track record of success and recognition within the industry and based upon our exceptional investor relations.

As a leading developer in the Greater Toronto Area, we are committed to upholding the highest standards of integrity, quality, and innovation. Every project we undertake is guided by a dedication to excellence, ensuring that we not only meet but exceed expectations. On all of our projects, our team collaborates with industry-leading planners, visionary architects and engineers, skilled interior designers, and best-in-class construction trades to bring each development to life. By prioritizing meticulous planning, superior craftsmanship, and thoughtful design, we create spaces that are both functional and inspiring, setting a new benchmark for excellence in the industry.

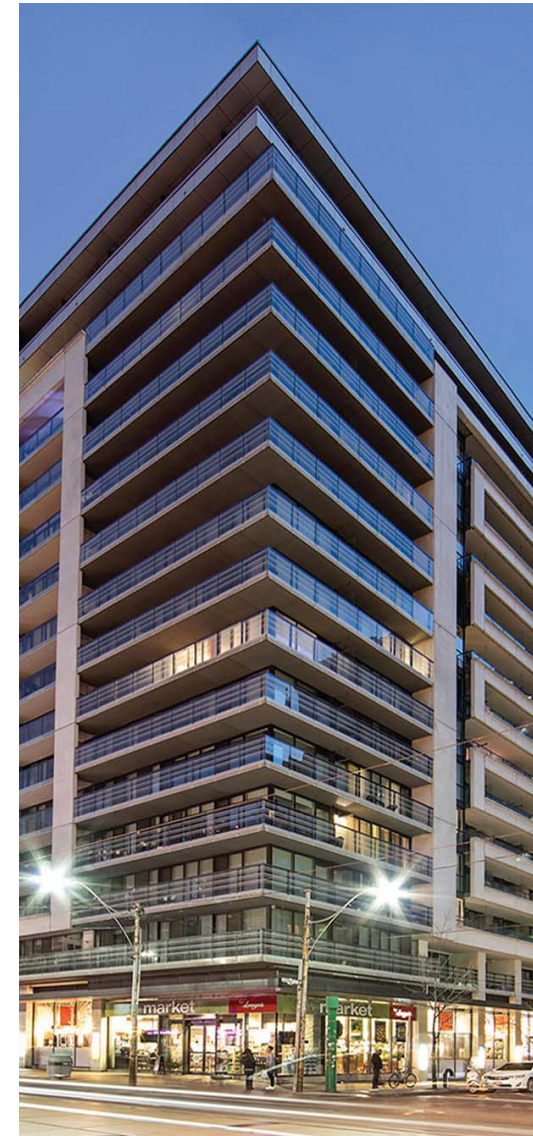
Our projects have consistently received accolades and awards for their superior design, craftsmanship, and attention to detail, most notably, the company was a three time winner of the coveted Grand Sam Award for Project of the Year from the Greater Toronto Home Builders Association, an unprecedented feat.



The Diamond  
75 Canterbury Pl.



The Florian  
88 Davenport Rd.



One City Hall  
111 Elizabeth St.



Phoebe on Queen  
18 Beverly St.



Domus in Yorkville  
3 McAlpine St.



The Royalton  
801 Bay St.

## We have a hands-on approach to building

Mirabella Development is not just a developer; we are a rare full-service company that oversees every aspect of a project's lifecycle, including land acquisition - arguably renown for developing the best sites available, urban planning, development, space planning, leadership in creation of public amenities, innovative and comprehensive marketing and advertising strategies , sales execution and sales training, value engineering, material science, environmental applications, innovation, manufacturing, construction execution as Development Managers and Construction Managers, customer service, warranty, property management and rental management. We also provide Development Management advice to financial institutions and institutional investors.

At Mirabella, every detail matters. Our comprehensive approach ensures that every aspect of our projects, from the layout of suites, to the selection and management of trades and materials, down to the strategic design and placement and pricing of each and every suite, is meticulously executed. Mirabella consistently seeks out the latest in building materials and construction technologies worldwide to ensure that all of our projects are built efficiently and with the timeless and lasting quality for which we are well known.

One Balmoral  
1 Balmoral Ave.



## A reputation of reliance and capability

Mirabella places importance on creating conservative business plans that ensure that projects are not only completed efficiently but also generate excellent returns for its investors. Through our meticulous and constant research and review, we are able to identify efficiencies in every area of the project, while maintaining quality and, leading on best practices, exceeding profit expectations.

Each Mirabella project stands as a testament to our unwavering dedication to excellence. For over four decades, not a single project has been cancelled, allowing us to stand by our reputation for reliability and capability to deliver timeless landmarks.

# Contributions to our Community & Environment

## Community Engagement

Mirabella Development Corporation actively supports local charities including Good Shepherd Refuge, Habitat for Humanity, Pollinate Collingwood, Nature Conservancy of Canada and various other organizations. We have prior experience working with the government to develop two turnkey award-winning, non-profit housing developments in Ontario and recently partnered with Habitat for Humanity to provide affordable homes at the Mirabella condominium specifically for Unity Health Network workers. Mirabella is proud to be leading the creation and completion of Mathias Place, a new residence by The Good Shepherd that will provide affordable housing with onsite support for seniors at-risk and in need.

## Environmental Sustainability

Mirabella is committed to building sustainable communities that respect the environment and promote healthy living. From the earliest stages of planning, we incorporate eco-friendly design principles and innovative technologies to minimize our carbon footprint and provide energy-efficient buildings. Beginning with Mirabella Condominiums, which achieved advanced TCS standards at the time and is currently targeting LEED Gold, we pledge to consistently pursue sustainable certifications on all our projects, going above and beyond regulatory requirements.

## Planning, Urbanation and Cultural Contribution

Our projects consistently enhance the communities around them not only with strategic built form but also with our timeless, elegant building designs, with the incorporation of public art and by providing elegantly designed spaces. At Mirabella Condominiums, we installed “Motion in Air (Ma)” , a large artwork designed by Jennifer Macklem and made up of over 500, custom and unique aluminum panels. This beautiful installation is seen by over 150,000 people per day travelling along the Gardiner Expressway and perfectly integrates with the building’s design and natural surroundings, celebrating and enhancing the environment while using durable, eco-friendly materials.



Habitat for Humanity Welcome Home Event at Mirabella Condominiums



Rendering of Mathias Place



“Motion in Air” Public Art at Mirabella Condominiums

# Meet the Executive Team

Mirabella distinguishes itself from its competitors through its extensive 40-year history as a prominent builder and through its proud position as one of the largest female-led developers in North America. We champion diversity, innovation, and inclusivity in every project. Our in-house team includes a diverse array of professionals with deep knowledge, exceptional talent, and unparalleled expertise in the industry, ensuring excellent results in every endeavor we undertake.



**Julie Di Lorenzo**  
President & CEO



**Joe Foti**  
President of Construction



**Rita Rooney**  
Senior VP of Finance



**Sean Wang**  
VP of Development



**Justin Federbush**  
VP of Marketing & Sales



**Alex Chu**  
VP of Management



[mirbellacorp.com](http://mirbellacorp.com) | 416-961-8008 | [info@mirbellacorp.com](mailto:info@mirbellacorp.com)

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