



THE LAKEFRONT



The LakeFront Condominiums



THE LAKEFRONT

The LakeFront is Concord's stunning new residential development on Lake Shore Blvd. at Bathurst St. in downtown Toronto. When completed, the tower will merge with the legendary Loblaw building, refurbished to its original glory as it was in 1928. The visual juxtaposition of definitively chic and contemporary with early 20th Century brick and ornamental stone is pure genius. A spectacular vehicular courtyard featuring a rectangular pool with fountains, a modern take on the Grand "Piazza" courtyards of century-old European palaces. In addition to a broad spectrum of fitness and spa amenities, a roof-top SkyGarden crowns this legendary development.

Renderings and illustrations are artist's impressions.



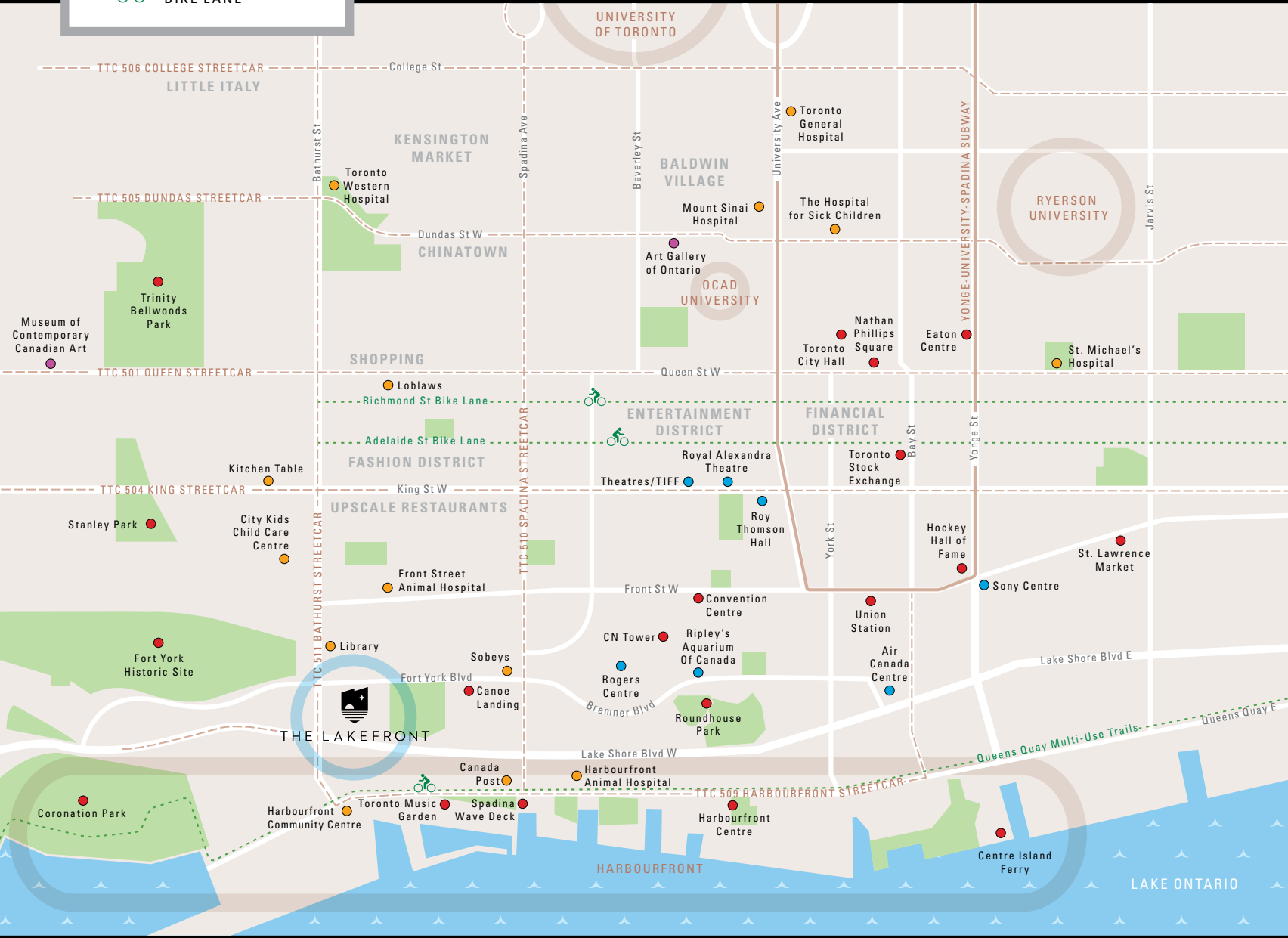
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# The LakeFront Condominiums

- ENTERTAINMENT
- LANDMARK
- MUSEUM
- UNIVERSITY
- SERVICES
- SUBWAY / TTC ROUTE
- BIKE LANE





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## ENJOY LEGENDARY EXPERIENCES

A mélange of international comestibles will be found at the exciting new Loblaws flagship supermarket and the numerous restaurants and cafés in the King West neighbourhood and on Queen Street West.





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## ANTICIPATE LEGENDARY EXCITEMENT

All and everything that Toronto and the world has to offer with internationally-renowned shops, arenas, event and entertainment venues but a short walk away.





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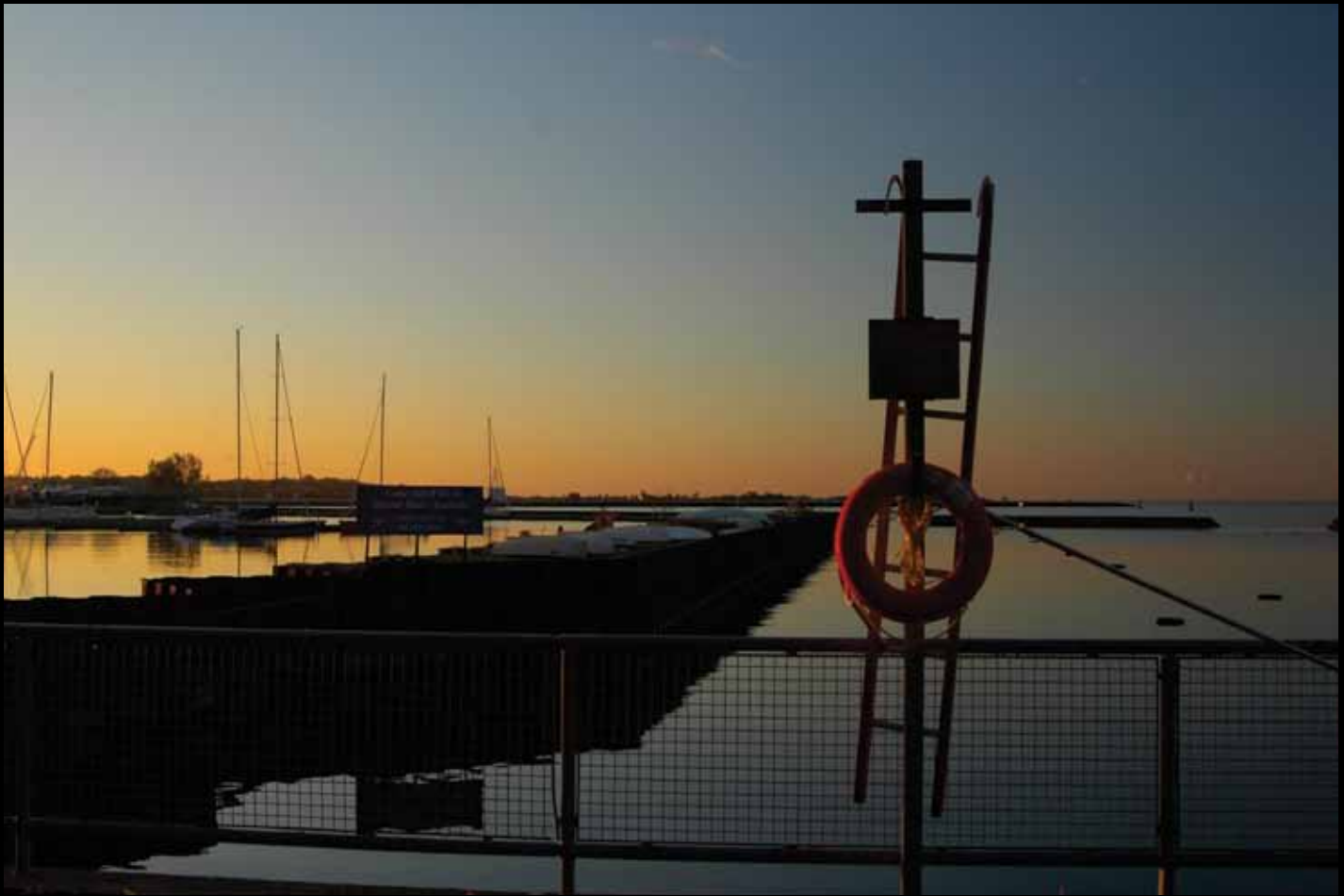




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## LEGENDARY CONVENIENCE IS CLOSE AT HAND

Expand your knowledge and imagination at the new library. Then press stop and take a breather on Toronto's beautiful waterfront trail and park system. Many of the city's best transit and transportation options are nearby, as is Billy Bishop Toronto City Airport, your gateway to far-flung destinations.





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## LEGENDARY COMMUNITY FACILITIES

At The LakeFront, we're planning for the future. When complete, The LakeFront will have two schools with a student population of 1,200. Couple that with a beautiful new community centre and park and you'll see why The LakeFront is a condominium community like no other. These new facilities will be state-of-the-art. Education, activities and event spaces with architecture that is both strikingly contemporary and fervently future functional.



Images courtesy of ZAS Architects.

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## **LOBLAW GROCETERIAS BUILDING**

*– Established 1928 –*

In 1919, Theodore Pringle Loblaw and J. Milton Cork opened the first Loblaw Groceterias store modeled on a new, radically different self-serve retail concept in Toronto.

By 1928, the grocer had 69 stores across Ontario. The state-of-the-art Loblaw Groceterias Warehouse & Head Office also opened in the new and mostly undeveloped lands at what is now 500 Lake Shore Blvd. W.

The chain's co-founder, dubbed the "Merchant Prince" by the press, unexpectedly passed away in 1933 at the age of 60. By then, the number of Loblaw Groceterias' locations had continued to grow and by 1936 had grown to over 150 stores in Canada and the United States. By 1939, the Loblaw Groceterias' signs were replaced by the first "Loblaws" signs on store facades. Now, in 2016, it's time to re-establish this historic site.



Loblaw Groceries Co. Limited Head Office & Warehouse.



Loblaw Groceries Co. Limited Head Office & Warehouse decked out with flags for the 1967 Centennial celebration.



First brick preserved at West Block.



Tony Grossi, President, Wittington Properties addresses the press.

## THE FIRST BRICK CEREMONY

Choice Properties REIT and Wittington Properties Limited unveiled updated plans for the Loblaw Groceries building during a ceremony honouring the preservation of the first brick taken from the building's facade. The first brick ceremony included remarks from development partners Tony Grossi, President of Wittington Properties Limited; John Morrison, President and CEO of Choice Properties; Terry Hui, CEO of Concord Pacific Group of Companies, the parent company of Concord Adex; as well as Mayor John Tory and Councillor Joe Cressy. In his speech, John Morrison described the beginning of the restoration process, in which the building's stones and nearly 100,000 bricks will be dismantled, labeled, stored in Port Credit, cleaned, and eventually reassembled on site. Mayor John Tory praised the mixed-use nature of the project and credited the site with welcoming visitors to the city from Billy Bishop Airport.



Presentation of the "First Brick" to John Morrison, President and CEO, Choice Properties.



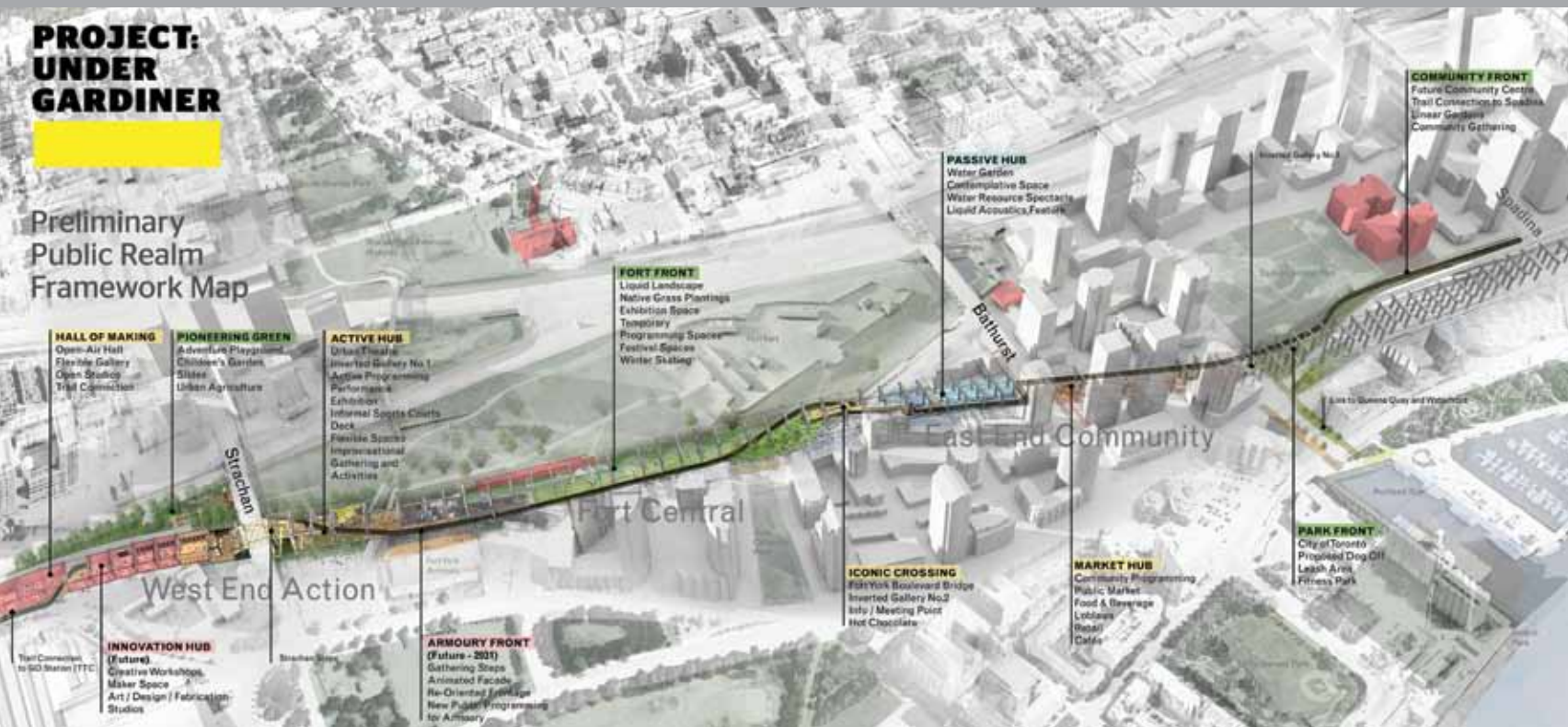
West Block development banner revealed.



## PROJECT: UNDER GARDINER

There is a 1.75 km stretch of possibility in our city that is hidden in plain sight. This continuous passageway from Strachan Avenue to Spadina Avenue is where creativity overlaps with everyday life. Under the Gardiner will soon become an open-ended story and constantly evolving space that is home to a variety of activity – from farmer’s markets, children’s gardens and community gatherings to performances and exhibition halls. With a new east-west corridor that runs deep into the city, seven neighbourhoods will be connected to new and existing parks, open spaces as well as improving access to destinations such as BMO Field, the revitalized waterfront, the Harbourfront Centre, Ripley’s Aquarium, and the CN Tower.

Project: Under Gardiner is set to open in 2017.





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## WEST BLOCK DEVELOPMENT THE LAKEFRONT CONDOMINIUMS

West Block, a true landmark multi-use development, is located on the northeast corner of Lake Shore Blvd. and Bathurst St. in downtown Toronto. Anchored by a 50,000 sq. ft. Loblaws flagship supermarket, 11,000 sq. ft. restaurant, offices and 87,000 sq. ft. of additional retail, it is a remarkable feat of restoration, rebuilding and reuse of a listed heritage property. Rising majestically above this iconic structure, The LakeFront Condominiums will redefine the concept of transformative urban living by offering residents easy access to Lake Ontario, Harbourfront, and all of the city's sports, cultural, entertainment, shopping and dining venues by foot or public transit. The LakeFront will be one-of-a-kind. Exceptional lake and city views. Refined suite design. Inspired features and finishes and a compendium of life, health, and fitness amenities like no other.

This is The LakeFront. Life in full.



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Gathering space under the Gardiner Expressway at West Block Est. 1928.

Renderings and illustrations are artist's impressions.



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## LOOKING EAST ACROSS BATHURST



Renderings and illustrations are artist's impressions.





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## WEST BLOCK EST. 1928 AND THE LAKEFRONT TOWER



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## ARRIVAL COURT



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## LOBBY





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## SPA & FITNESS



Retail therapy is cool but fashion is usually a passing pleasure. Think, instead, shopping for your body, mind and well-being. The LakeFront's amenities are all encompassing, a topography of elements to delight everyone. Work out in the state-of-the-art fitness zone, connect to your innermost being in the yoga studio. Spoil yourself in the resort-style spa, a sanctum for your inner self. There's also a theatre, study rooms, lounges for kids and a playroom, a pet spa, party room and billiards nook. Outside the list of indulgences push the boundaries of excess. An outdoor playground, mini golf, hopscotch court and workout area. There are sun lounges galore, a yoga/tai chi deck, outdoor meeting/dining rooms, fireplaces and cook/barbeque areas. There are lush gardens and Japanese-inspired tea rooms. There are even guest suites for overnight visitors. The list is as long as your imagination. But, if it's shopping you want, just go downstairs to the giant Loblaws, pick up the latest fashions or a bottle of wine. At The LakeFront everything, yes everything, is here for you.



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## FITNESS AREA



## YOGA ROOM



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## THEATRE



## MUSIC / KARAOKE ROOM



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## SKYGARDEN



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- ① Alfresco Dining
- ② Bar-height Dining
- ③ LakeView Lounge
- ④ Fireside Lounge
- ⑤ Banquet Room
- ⑥ BBQ and Outdoor Kitchen
- ⑦ Tea Room

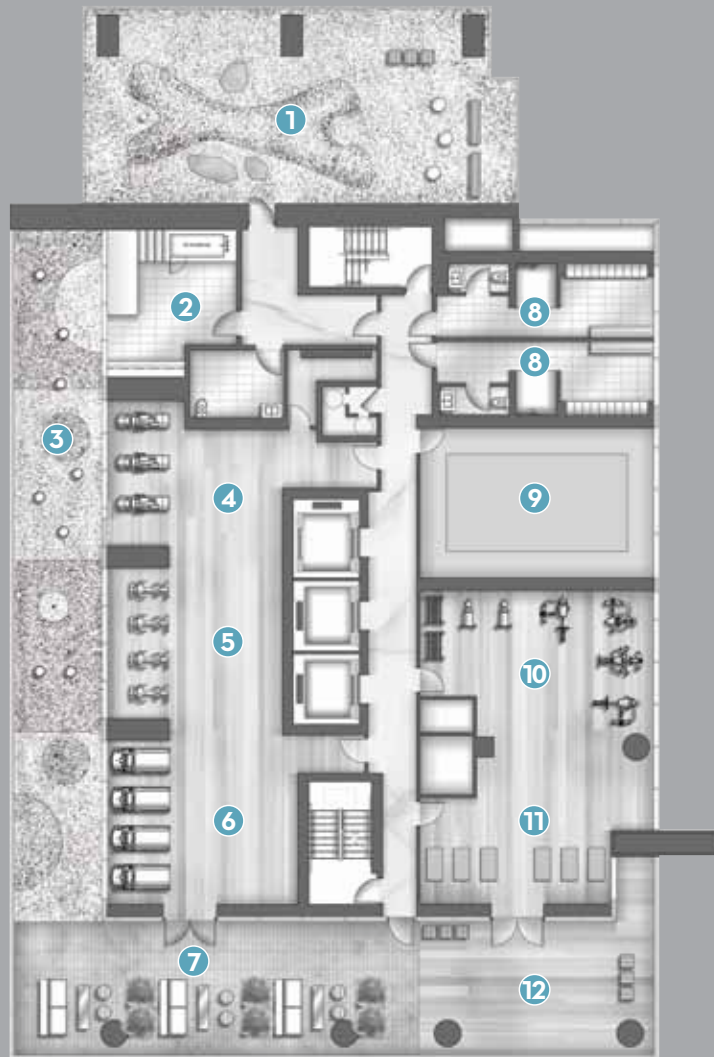


SKYGARDEN (LEVEL 47)



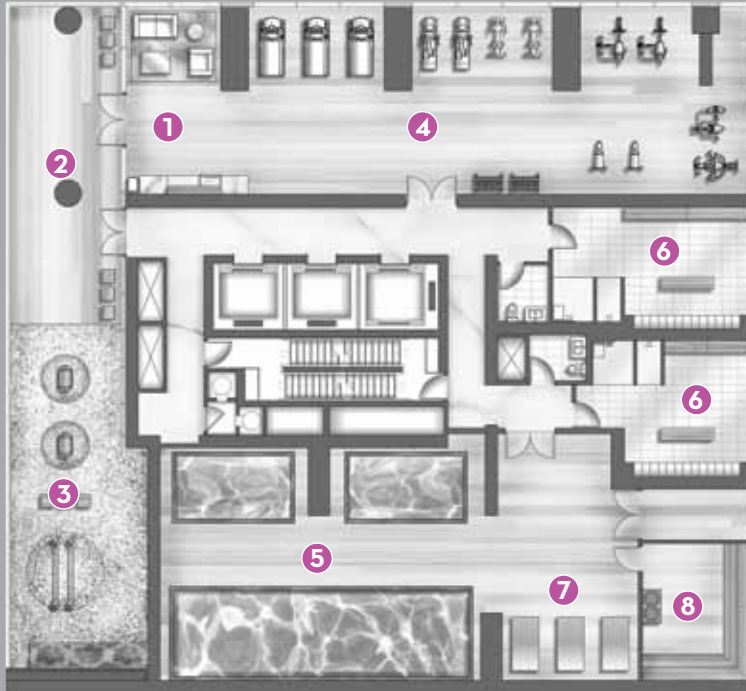


## AMENITY PLANS



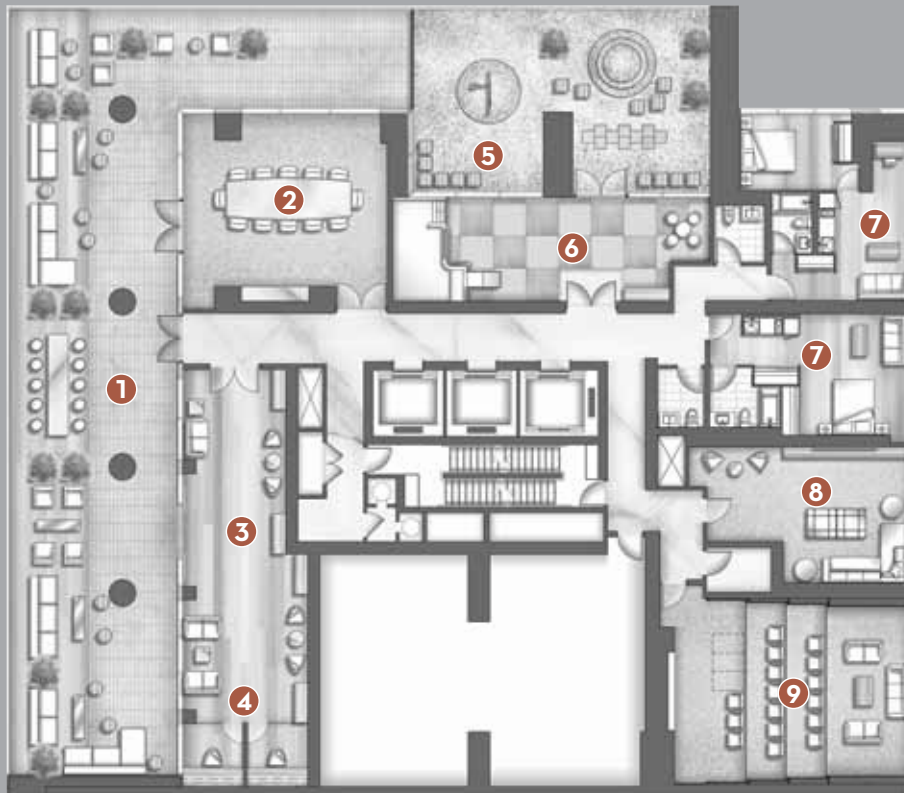
- ① Outdoor Pet Playground
- ② Pet Spa Room
- ③ Outdoor Golf Putting
- ④ Spinning Area
- ⑤ Elliptical Area
- ⑥ Treadmill Area
- ⑦ Outdoor Lounge
- ⑧ Change Rooms
- ⑨ Kickboxing / Martial Arts Room
- ⑩ Weight Room
- ⑪ Indoor Yoga
- ⑫ Outdoor Yoga

WEST TOWER (LEVEL 5)



- 1 Juice / Tea Lounge
- 2 Outdoor Yoga
- 3 Outdoor Fitness
- 4 Fitness Zone
- 5 Wet Spa Zone
- 6 Change Rooms
- 7 Heated Stone Loungers
- 8 Dry Sauna Room

**EAST TOWER (LEVEL 5)**



- 1 Outdoor Lounge
- 2 Hobby / Meeting Room
- 3 Indoor WiFi Lounge / Study Area
- 4 Private Study Rooms
- 5 Outdoor Playground
- 6 Kids' Room
- 7 Guest Suites
- 8 Music / Karaoke Room
- 9 Theatre

**EAST TOWER (LEVEL 3)**

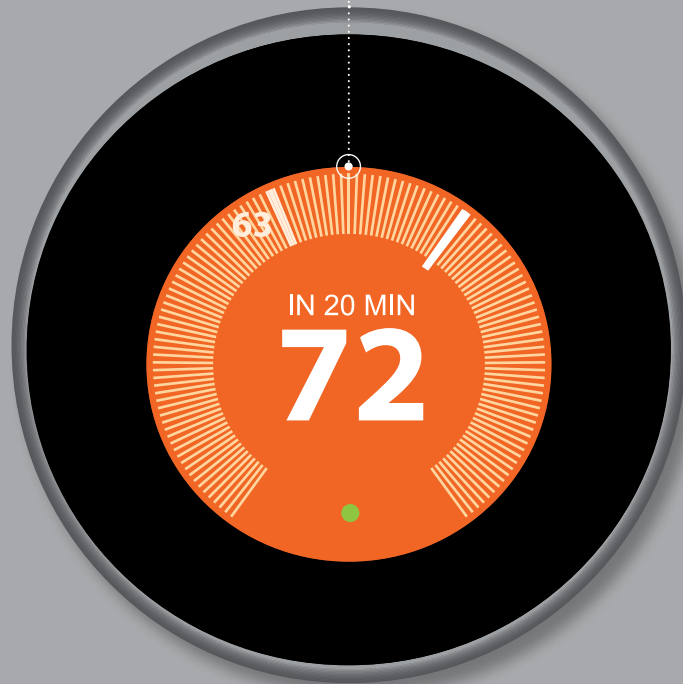
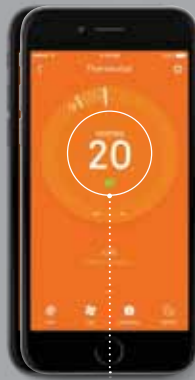


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## SMART LEARNING THERMOSTATS

At Concord, providing smart, energy efficient technology has become part of our corporate DNA. That's why, at The LakeFront, we're installing smart learning thermostats in each and every suite.

These types of thermostats help conserve energy with numerous programmable features like, "Auto-Away" and "Auto-Schedule" that you can program with an app on your mobile device. This commitment to energy efficiency not only helps reduce your monthly bills, it also helps the world become a better, cleaner place.

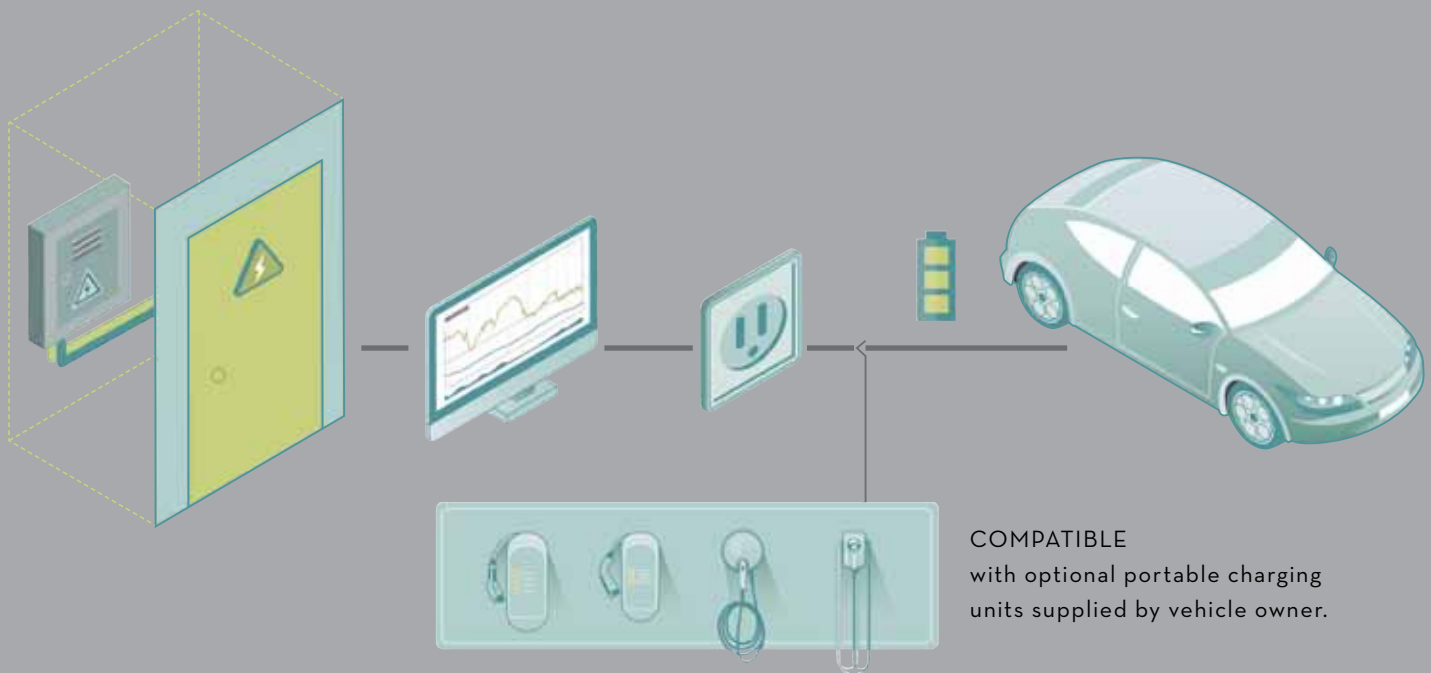
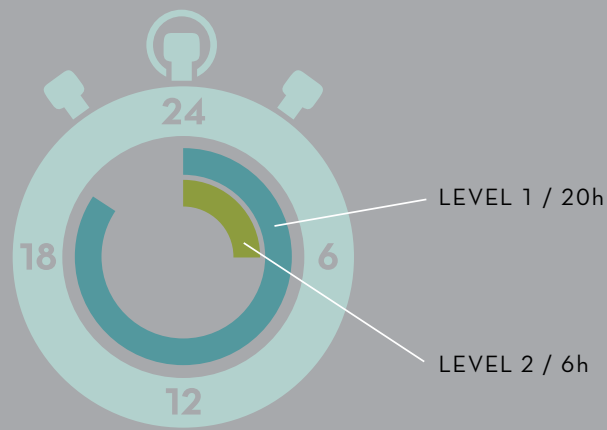




## CHARGE FASTER

208V - 40 AMP

Depending on the battery technology used in the vehicle, Level 2 charging generally takes 4 to 6 hours to completely charge a fully depleted battery. Today Level 2 charging is the most widely used medium for electric vehicle charging.



*This is a schematic diagram for illustrating a general concept for EV charging and consumption measurements for stalls equipped with EV charging. Actual detailed installation and set up may be substantially different. The Developer reserves the right to modify the arrangement without prior notice to purchasers and potential customers. Such revised arrangement may be resulted from changes in technology, building code, requirements from approving authorities, advice from Developer's consultants and any other reasons which the Developer deems appropriate. This feature is an optional upgrade for additional purchase at the sole and absolute discretion of the developer.*



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## SEE IT, BREATHE IT, LIVE IT.

The views from the residences at The LakeFront are an ever-changing see-scape of vistas that change hourly, daily, and seasonally. The reflection of city lights in the azure evening water of the lake. The skittering white sails covering the harbour on a sunny summer weekend. Soft snowflakes dancing past your balcony on a winter night. Close your eyes, now open them. It's a perpetually changing canvas.



Artist's impression to illustrate the view of a certain location of the building and may not represent a specific unit layout or window mullion design.



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## KITCHEN & BATHROOM

Over ornamentation is so yesterday. It is the concept of simplicity that makes interior spaces at The LakeFront so quintessentially modern. Unobtrusive clean, clear lines of kitchen and bath cabinets, ergonomic and functional, built to accommodate everything needed for your rituals of daily life. The same aesthetic carries through every room, in every suite. It's clarity of design, an open canvas to paint the colours of your life.





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Renderings and illustrations are artist's impressions.



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### Interior And Exterior Features

- Choice of three interior colour schemes
- Open balconies for all suites
- Laminate flooring throughout the main living area, bedrooms, den and sunroom
- Interior suite and closet doors are trimmed with wood-look finish
- Roller-shade window coverings
- Television and telephone jacks in every principal room
- Stackable European premium quality front load washer and dryer
- Central heating and cooling in every principal room

### Bathroom

- Custom medicine cabinet with mirror, shelves and built-in lighting
- Woodgrain laminate vanity cabinet with soft close hardware
- Engineered quartz stone countertop
- Kohler under-mount sink with polished chrome Grohe faucet
- Dual flush toilet with soft close seat
- Recessed pot lighting
- Marble tile flooring and tub/shower surround
- Tub with marble tile apron front
- Polished chrome Grohe faucet, tub spout and shower head
- Shower curtain rod

### Kitchen

- Custom woodgrain laminate cabinetry with open under-cabinet lighting
- Cabinets feature soft close hardware, a magic corner (where applicable) and sliding basket under the kitchen sink
- Drawer organizers for cutlery
- Engineered quartz stone countertop
- Marble tile backsplash
- Track or pot lighting (depending on kitchen configuration)
- Large single bowl stainless steel under-mount sink
- Polished chrome Grohe faucet with lever handle and pull down sprayer

### Appliance Package Including

- Bosch refrigerator with integrated panel
- Bosch hood fan
- Bosch dishwasher with integrated panel
- Bosch electric cook-top
- Bosch wall oven
- Panasonic microwave oven with stainless steel trim kit

All suites receive 24" appliance package

3 BR and PH suites receive 30" appliance package upgrade

Actual suite interiors, exteriors and views may be noticeably different than what is depicted in photographs and renderings. The developer reserves the right to make modifications, substitutions, change brands, sizes, colours, layouts, materials, ceiling heights, features, finishes and other specifications without prior notification. Such details are governed by the applicable offer to purchase and agreement of sale, and disclosure statement. This is not an offering for sale. Any such offering can only be made with the applicable offer to purchase and agreement of sale, and disclosure statement. E. & O.E.



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# CONCORD

## CANADA'S LARGEST COMMUNITY BUILDER

For two decades, we've set innovative standards for grand-planned communities Canada-wide, from Concord Pacific Place in Vancouver and Concord CityPlace in Toronto, to North York's Concord Park Place and Calgary's coveted new neighbourhood. With impeccable design crowned by state-of-the-art technology, we build living dreams and lifetime investments.



Concord Pacific Place, Vancouver, BC



Concord Park Place, North York, ON



Concord CityPlace, Toronto, ON



Concord Gardens, Richmond, BC



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## **CONCORD'S TECH GREEN PHILOSOPHY AND COMMITMENT TO FUTURE COMMUNITIES**

Concord's Tech Green philosophy is to help reduce and offset against energy consumption in our urban communities by engaging in, and pioneering smart design initiatives. Concord also invests in many large-scale green-power producing projects across Canada. The goal is to generate solutions to progressively reduce the carbon footprint in all Concord communities and the cities we develop in for the long run.

## **REDUCING ENERGY DEMAND AND REINVENTING GREEN-POWER TECHNOLOGY AND INFRASTRUCTURE**

The two largest demands of everyday energy consumption come from transportation and temperature control. In an ideal world, these demands would only be supported with sustainable green-power sources.

Today, personal modes of transportation are inevitable. To counteract the heavy use of fossil fuels, Concord recognized the green benefits and growing demand of electric vehicles, and became the first community developer to offer EV-charging infrastructure in our Vancouver developments back in 2008. We continue to support and pioneer in high-speed EV charging car parking stalls in our current and future multifamily residential buildings across Canada. We are glad to be the first in the world to offer EV quick charge capability to 100% of the parking stalls in the ARC Vancouver project. Concord's commitment to offer EV-compatible parking stalls will continue on all its future developments.

One major reason why Concord focuses on developing large-scale multifamily condo towers is the innate benefit of reducing the overall energy demand from domestic consumption. The shared walls and ceilings between individual residential units greatly reduce the energy lost in heating and cooling when compared to single family dwellings with more walls exposed to the outside. To ensure living enjoyment is not compromised in a smaller space, Concord suites are carefully planned and utilize LIV Interiors Smart Design storage solutions in all kitchens, bathrooms and closets to optimize usable space. Further on smart energy savings, Concord suites will be equipped with Smart Learning Thermostats. This smart thermostat learns your temperature preferences and detects movements, and automatically adjusts the settings to minimize energy usage. Another Concord Tech Green initiative to help you save money and lower the carbon footprint of your building.

## **CONCORD'S RENEWABLE ENERGY COMMITMENT - 100% ELECTRIC NEUTRAL HOMES**

Concord Green Energy has large-scale green energy producing power projects in wind, solar and hydro across Canada. We currently have projects that produce far more renewable energy than the requirements of all the homes we have ever built. We are committed to continuing this level of energy neutralization with new projects coming online every year.

**CONCORD**  
green energy



First urban community builder to offset its energy use with clean energy producing projects of scale.

Red Lily is the largest independent wind power project in Saskatchewan and will contribute significantly toward Canadian carbon reductions.

First Canadian developer to offer high-speed EV charging infrastructure.

Concord Green Energy is acquiring a portfolio of five solar farms in Ontario totalling 49MW. Also in Ontario, Concord Green Energy is in a joint venture in a 10MW farm under construction.

Skookum Power is a 25MW run-of-river hydro-electricity project that will deliver clean renewable electricity to BC residents.





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## CONCORD PRESENTATION CENTRES

### TORONTO

23 Spadina Avenue, Toronto, ON, M5V 3M5  
T 416.813.0999 / [marketing@concordadex.com](mailto:marketing@concordadex.com)

### NORTH YORK

1001 Sheppard Avenue E, Toronto, ON, M2K 1C2  
T 416.813.2999 / [marketing@concordadex.com](mailto:marketing@concordadex.com)

### BURNABY

Metrotown Centre coming soon!  
T 604.899.8800 / F 604.899.8000  
[marketing@concordpacific.com](mailto:marketing@concordpacific.com)

### VANCOUVER

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