

50,000 SQ. FT. LOBLAWS FLAGSHIP
SUPERMARKET _

11,000 SQ. FT. RESTAURANT _

87,000 SQ. FT. HIGH QUALITY
DAILY NEEDS RETAIL _

2 TOWERS _

876 RESIDENTIAL UNITS _

23,000 SQ. FT. FITNESS &
RECREATION AMENITIES _

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BENCHMARK
SIGNATURE REALTY INC., BROKERAGE

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LOBLAW GROCETERIAS BUILDING

THE FIRST BRICK CEREMONY

– 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 chains 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 2015, it’s time to reestablish this historic site.



Choice Properties REIT and Wittington Properties Limited unveiled updated plans for the Loblaw Groceterias 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.



1. Loblaw Groceterias Co. Limited Head Office & Warehouse.
2. Loblaw Groceterias Co. Limited Head Office & Warehouse decked out with flags for the 1967 Centennial celebration.
3. First brick preserved at West Block.
4. Presentation of the “First Brick” to John Morrison, President and CEO, Choice Properties. Attendees include (L to R), Tony Grossi, President, Wittington Properties, John Tory, Mayor of Toronto, Galen G. Weston, Executive Chairman and President of Loblaw Companies Limited, Galen Weston, Executive Chairman, George Weston Limited and Terry Hui, President and CEO, Concord Pacific Group.
5. West Block development banner revealed.
6. Tony Grossi, President, Wittington Properties addresses the press.

WEST BLOCK

DEVELOPMENT

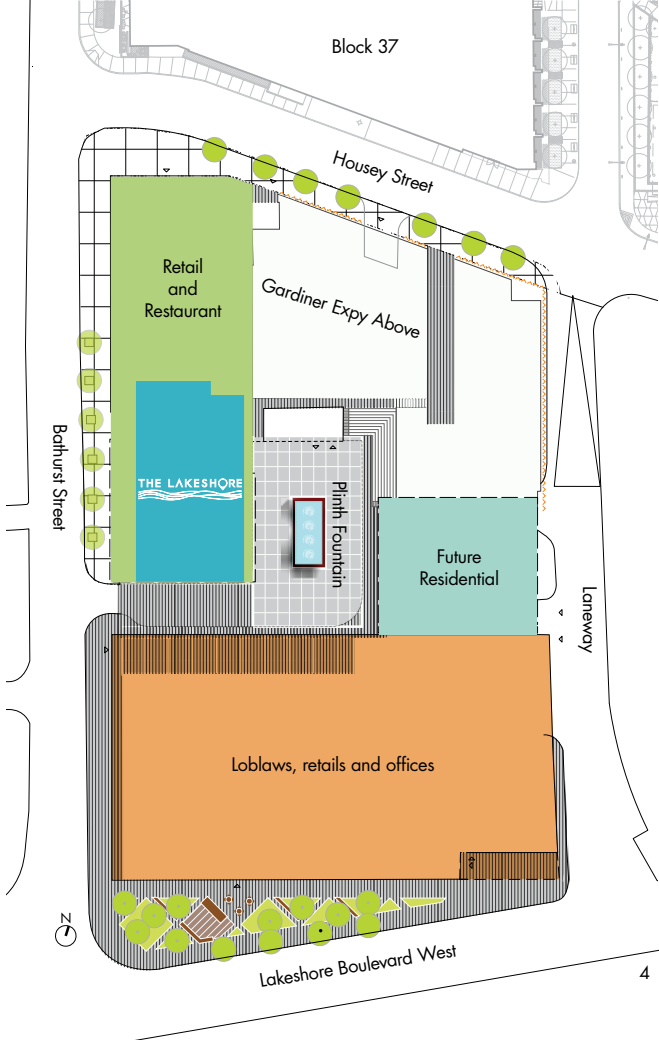
THE LAKESHORE CONDOMINIUMS



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 LakeShore 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 LakeShore 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 none other.

This is The LakeShore. Life in full.



1. Gathering space under the Gardiner Expressway at West Block Est.1928.
2. Looking east across Bathurst Street to West Block Est.1928.
3. West Block Est.1928 and The LakeShore Tower.
4. West Block Est.1928 and The LakeShore Tower site plan.



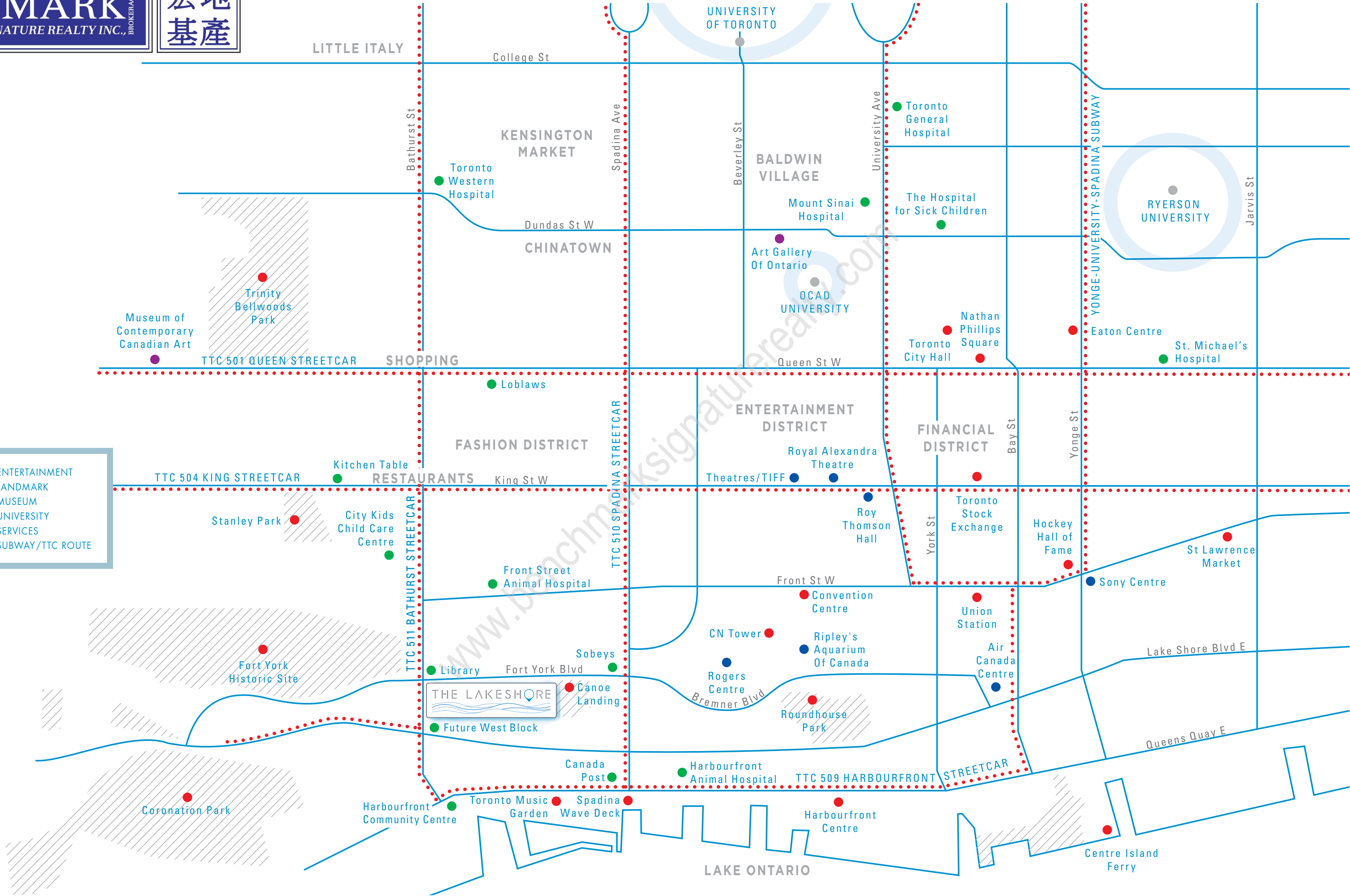
THE LAKESHORE CONDOMINIUMS

The LakeShore, in essence, is two slim towers merged, at their base, into the refurbished 1928 Loblaw building. The visual juxtaposition of definitively chic and contemporary with early 20th century brick and ornamental stone is pure genius. The west residential tower has 37 storeys and its eastern counterpart, 41 storeys. Both are reached from a spectacular vehicular courtyard featuring a rectangular pool with fountains. A modern take on the Grand “Piazza” courtyards of century-old European palaces. When completed, it will be one of the city’s most admired and emulated architectural forms. The very definition of timeless design.

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SPA & FITNESS

Retail therapy is cool but fashion is usually a passing pleasure. Think shopping for your body, mind and well-being. Ergo the extensive amenities at The LakeShore. The LakeShore's amenities are all encompassing, a topography of elements to delight everyone. Work out in the state-of-the-art fitness zone, connect 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's 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 LakeShore everything, yes everything, is here for you.



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SEE IT,
BREATHE IT,
LIVE IT.

The views from the residences at The LakeShore are an everchanging seascape 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.



KITCHEN & BATHROOM

Over ornamentation is so yesterday. It is the lack of a grand gesture that makes interior spaces at The LakeShore 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.





FEATURES & FINISHES

INTERIOR AND EXTERIOR FEATURES

- Choice of two interior colour schemes
- Open balconies or terraces for most 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 or side-by-side 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
- 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

- 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 cutleries
- 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
2 Bedroom and up suites receive 30" integrated fridge 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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