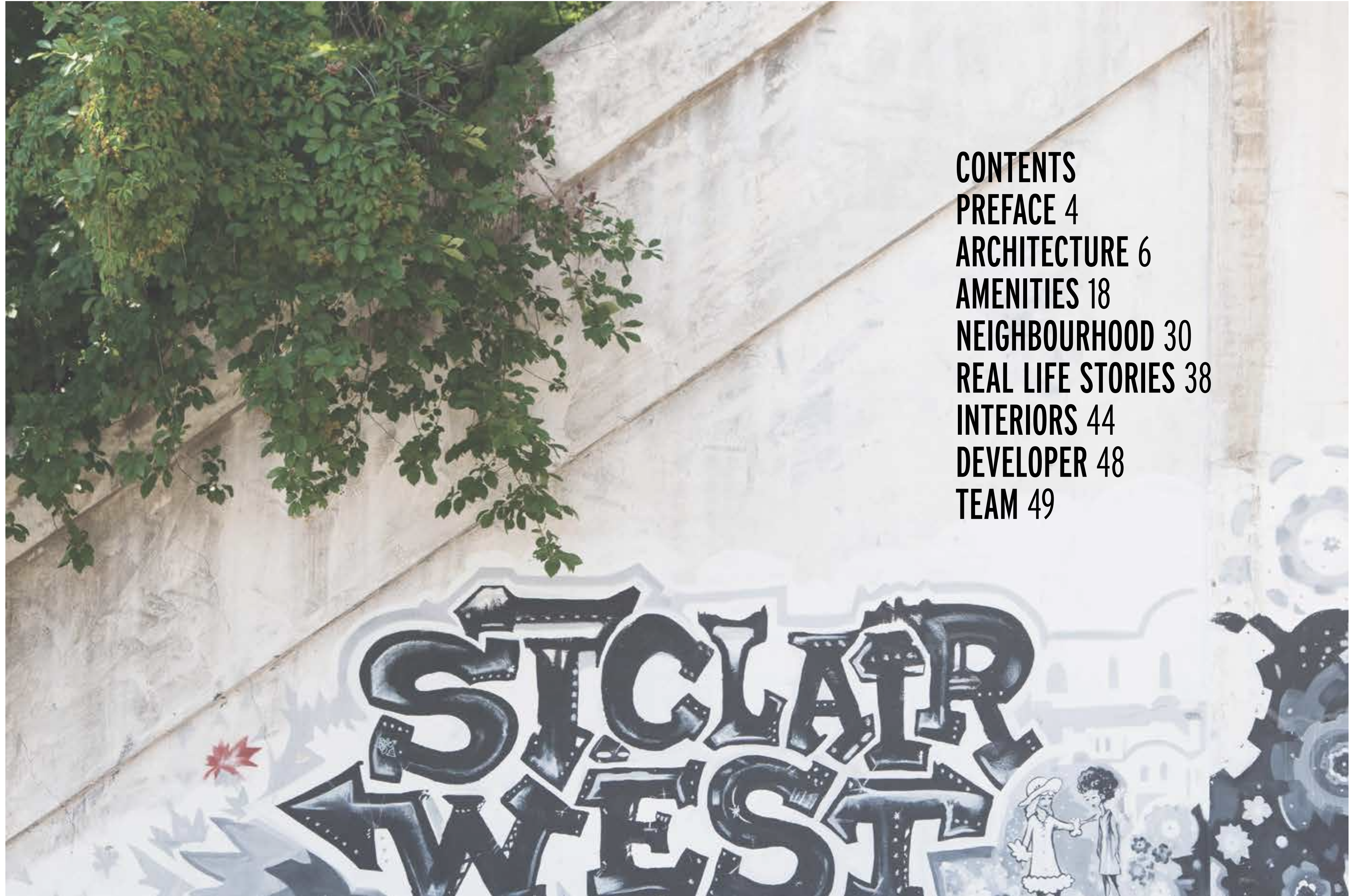


SCOUT

WEST
ST. CLAIR
WEST





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**KNOWN FOR ITS DISTINCT LOCAL
CULTURE, WEST ST. CLAIR WEST
IS A WELCOMING PLACE. VIBRANT.
AUTHENTIC. 100% UNIQUE. FILLED
WITH INTERESTING PEOPLE AND
ENGAGING STREETS. A CULTURAL
HUB. A GENERATIONAL PLAYGROUND.**

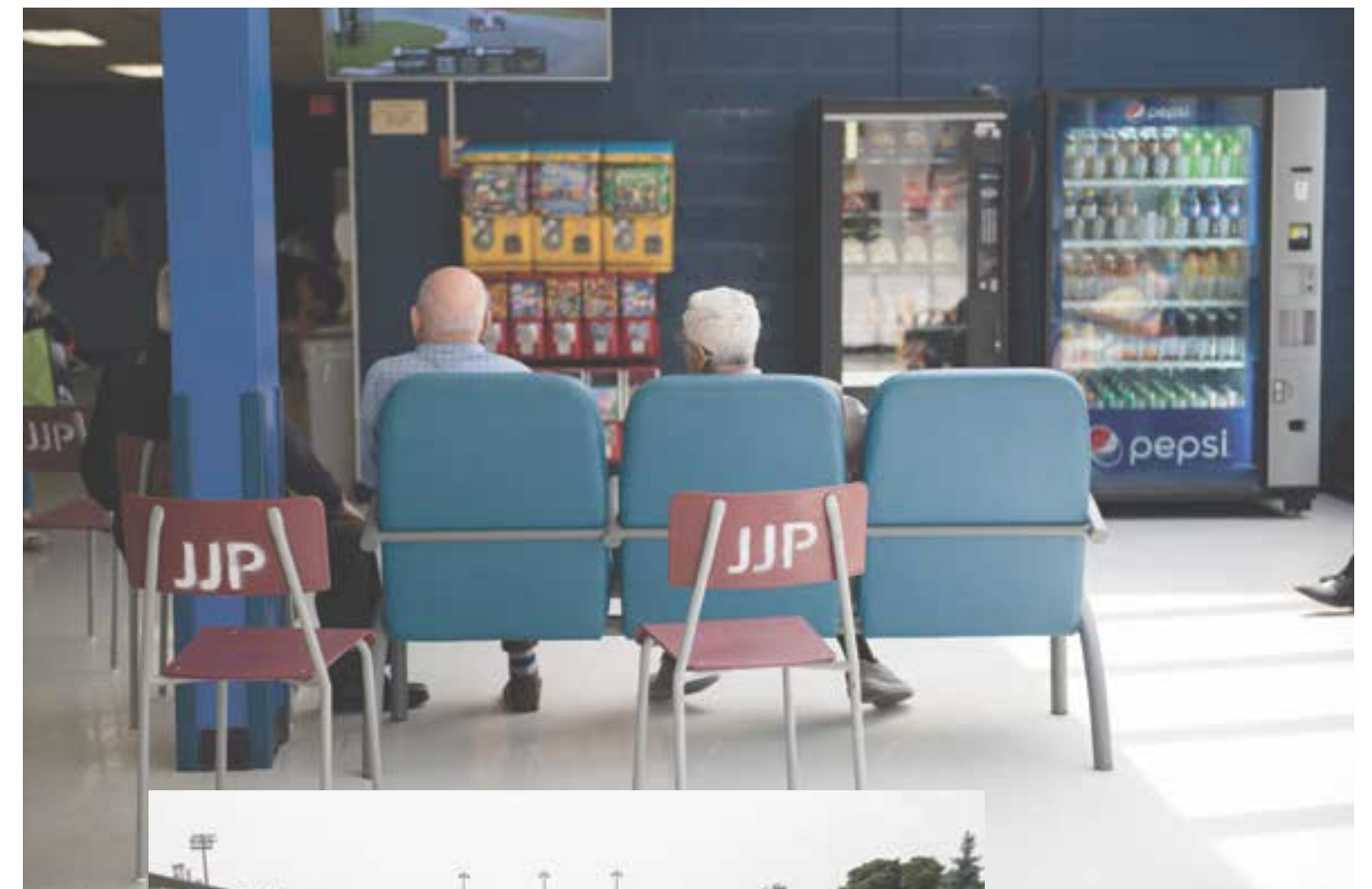


Illustration is artist's concept. Building exterior will change due to architectural and site plan adjustments.

As the city grows, this little pocket also opens its doors. This is a neighbourhood where the old is welcoming the new. And the past is melding into a bright future. It's among a joyful mix of mom and pop shops, delightful eateries and hipster breweries and cafés that SCOUT rises, embracing the infectious energy of a lively locality.



West St. Clair West is a cultural playground. Born of history, the community is an eclectic patchwork of ethnicities. Each with their own distinct identity, adding a rich flavour to its social fabric.





COMMUNITY-CENTRIC RESIDENCES, SCOUT'S UNOBTRUSIVE YET ENGAGING DESIGN COMPLEMENTS THE VIBRANT NEIGHBOURHOOD IN WHICH IT SITS. CREATING A "VILLAGE" ON THE STREET, ITS OUTCROPPING OF PRIVATE AND PUBLIC TERRACES WILL ENCOURAGE INTERACTION. THE BUILDING'S TERRACED DESIGN PROVIDES OPEN SPACES FOR RESIDENTS TO ENJOY THE WORLD THAT LIVES OUTSIDE THE FOUR WALLS. CREATING VISUAL INTEREST, ITS DISTINCTIVE 'STEPPED' FORM ARTICULATES AN AIR OF FRIENDLINESS THAT'S IN KEEPING WITH THE NEIGHBOURHOOD'S COMMUNAL MILIEU. FROM ITS RECESSED BALCONIES AND COURTYARD, TO ITS VERTICAL AND HORIZONTAL COMMUNITY LANDSCAPE AND BRICK DETAILING, SCOUT'S DESIGN STEMS FROM OUR DESIRE TO CONNECT WITH OUR SURROUNDINGS. VEERING FROM THE FACELESS MONOLITHS OF THE CITY'S CORE, IT THRIVES ON BUILDING A SENSE OF COMMUNITY.







SCOUT IS GENUINELY INVITING AND WARMLY LIVABLE. WITH THOUGHT PAID TO THE MINUTEST DETAIL, IT OFFERS RESIDENTS A LIFE OF COMFORT. REFLECTIVE OF THE NEIGHBOURHOOD'S MULTICULTURAL AESTHETIC, SCOUT'S INTERIORS ARE DRESSED IN CLEAN LINES, RICH WOODS, AND GLOSSY ACCENTS.



Illustration is artist's concept only. E. & O.E.

THE LOBBY

AN AURA OF RESTRAINED ELEGANCE PERMEATES THROUGH THE ENTIRE RESIDENCE, AND IT MAKES ITS DEBUT IN THE LOBBY. CRAFTED IN WARM TONES, YET INHERENTLY MODERN, THE LOBBY IS A SINGULARLY INVITING SPACE THAT WELCOMES RESIDENTS AND VISITORS ALIKE. ACCORDING TO THE LEAD DESIGNER, MICHAEL KRUS, "THERE WAS A NEED FOR MODERN HERE. BUT MODERN WITH A WARMTH AND CRAFT TO IT." WITH ITS WOOD FEATURE WALL, COMMANDING STONE DESK, AND SLEEK STAINLESS-STEEL TOUCHES, IT LEAVES A LASTING IMPRESSION.



Illustration is artist's concept only. E. & O. E.

THE LOUNGE AND GAMES ROOM

BUT THIS ELEGANT STORY DOESN'T END HERE. SCOUT'S STYLISH AMENITIES ARE DESIGNED TO LEAVE YOU SPELLBOUND. WITHOUT STRICT BOUNDARIES, EVERY SPACE FLOWS ORGANICALLY, CREATING A COMMUNAL ENVIRONMENT THAT ENCOURAGES RESIDENTS TO MEET AND INTERACT. "THE AMENITIES ARE AN EXTENSION OF THE LOBBY," SAYS KRUS. "CHIC. TIMELESS. EARTHY."

WHETHER IT'S THE GAMES ROOM WITH ITS FOOSBALL TABLES OR THE LOUNGE WITH ITS BIG SCREEN TV, AT SCOUT, A WILD GAME NIGHT CAN EASILY MORPH INTO A CHILLED-OUT MOVIE MARATHON. PACKED WITH ALL THE AMENITIES YOU WANT - A GYM, MULTIPLE PARTY ROOMS, DOG WASH STATION, IT ANSWERS ALL YOUR NEEDS. BUT IT'S THE SPECIAL SPACES, LIKE THE ROOFTOP ENTERTAINING LOUNGE THAT ADD MAGIC TO THE MUNDANE.



Illustration is artist's concept only. E. & O.E.

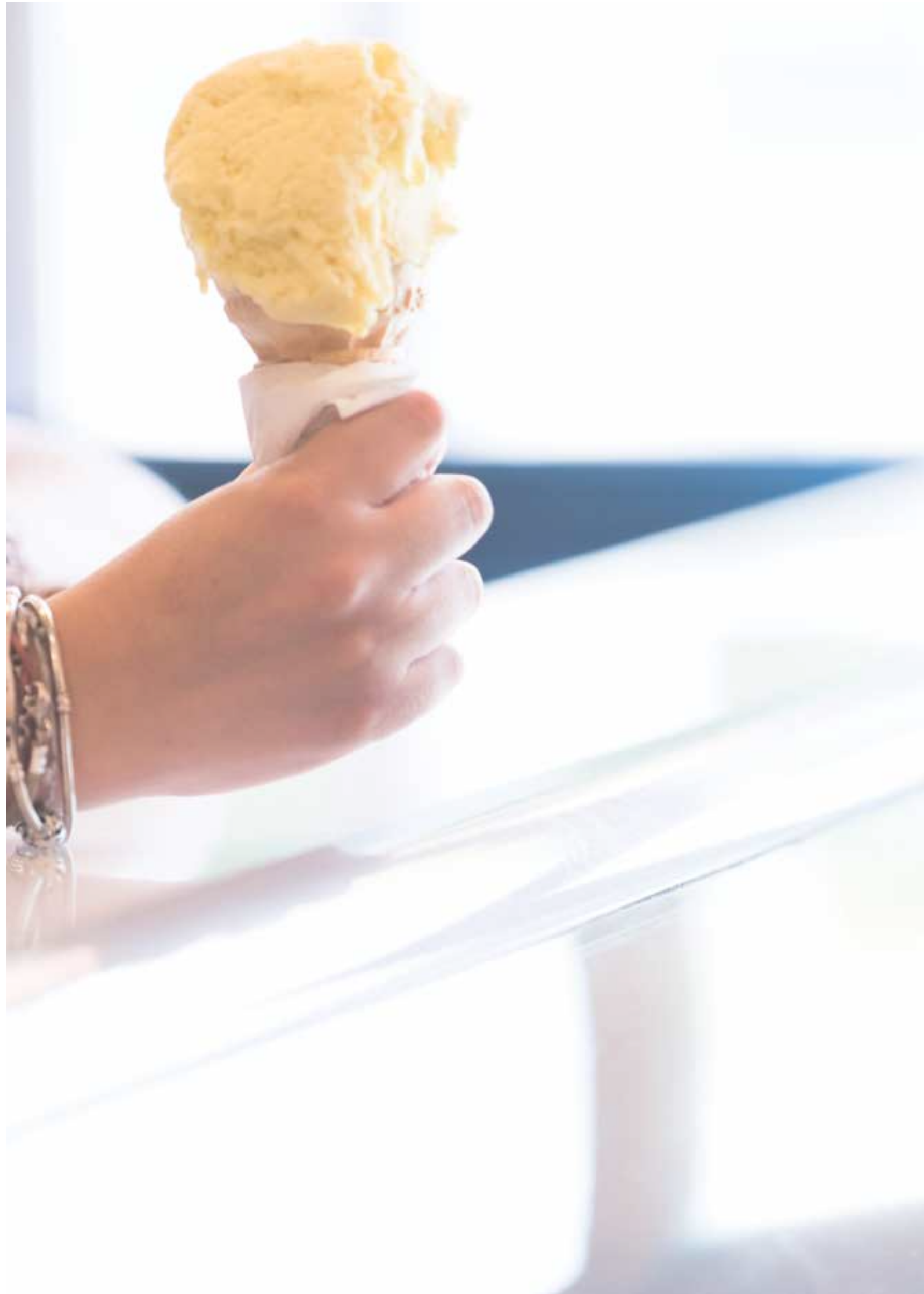
INTERIOR ROOFTOP LOUNGE



EXTERIOR ROOFTOP TERRACE



THE VIEW FROM THE 12TH FLOOR



THERE'S SO MUCH TO BE SAID ABOUT THIS NEXT 'IT' NEIGHBOURHOOD - WEST ST. CLAIR WEST. FOR DECADES, THIS STRIP OF ST. CLAIR HAS BEEN KNOWN FOR ITS FAMILY FOCUSED ATTITUDE. WITH THE PORTUGUESE AND ITALIANS CALLING IT HOME

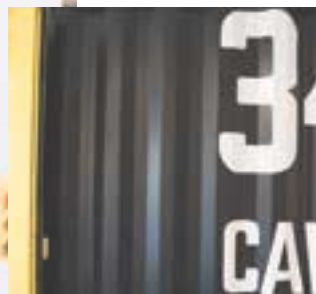
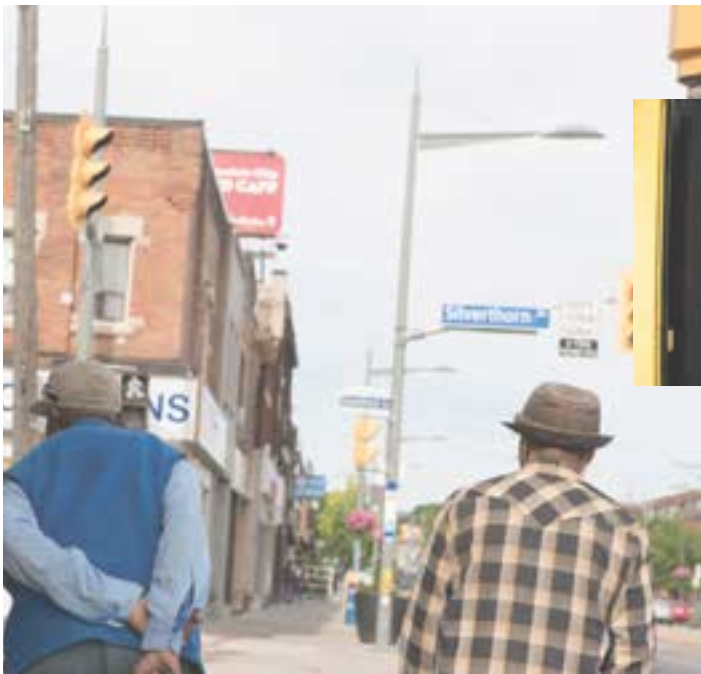
WEST ST. CLAIR WEST



FOR GENERATIONS, THE COMMUNITY HAS A UNIQUE ENERGY. CROWDED WITH AN ABUNDANCE OF RESTAURANTS AND BARS, AND QUITE POSSIBLY THE BEST GELATERIAS IN THE CITY, THIS IS A PLACE THAT LOVES FOOD, FAMILY AND MORE IMPORTANTLY, FUN.



MUCH LIKE THE CITY THAT'S CONTINUOUSLY EVOLVING, A NEW ENERGY IS SLOWLY TAKING OVER THE BLOCK. WHILE FAVOURITE "MOM AND POP" SHOPS STILL SERVE THE FAITHFUL, MANY "SONS AND DAUGHTERS" ARE MAKING THEIR PRESENCE FELT WITH THEIR BREWERIES, CAFES, ORGANIC EATERIES, AND BOUTIQUES.







- 1 ARTUSIASM ART GALLERY
- 2 BOULDERZ CLIMBING CENTRE
- 3 EARTH AND CITY
- 4 FARMHOUSE TAVERN
- 5 HOUNSLOW'S HOUSE
- 6 LA FITNESS
- 7 LCBO
- 8 LOVE CHIX
- 9 NATIONS EXPERIENCE
- 10 NICKEL 9 DISTILLERY
- 11 ORGANIC GARAGE
- 12 PEOPLE'S PINT BREWING COMPANY
- 13 SHOPPERS DRUG MART
- 14 SIDEWALK PIZZERIA
- 15 TORONTO PUBLIC LIBRARY / ST. CLAIR
- 16 TRE MARI BAKERY
- 17 VINTAGE HOME BOUTIQUE



A NEW GENERATION OF YOUNG FAMILIES IS WALKING ITS INTERESTING STREETS. THE LAUGHTER OF LITTLE ONES IS FILLING ITS MANY PARKS. AND FROM JOBS THAT PAY THE BILLS TO POINTS OF PLEASURE, **THE ST. CLAIR STREETCAR AND FUTURE SMART TRACK** ARE ERASING THE CONCEPT OF TIME AND DISTANCE. ONE DAY, YOU COULD BE CANNOLI TASTING IN CORSO ITALIA AND THE NEXT, SHOPPING IN THE STOCK YARDS. NO MATTER WHAT YOU CHOOSE, LIFE HERE WILL BE A TOSS-UP BETWEEN THE EXCITING AND VERY EXCITING.

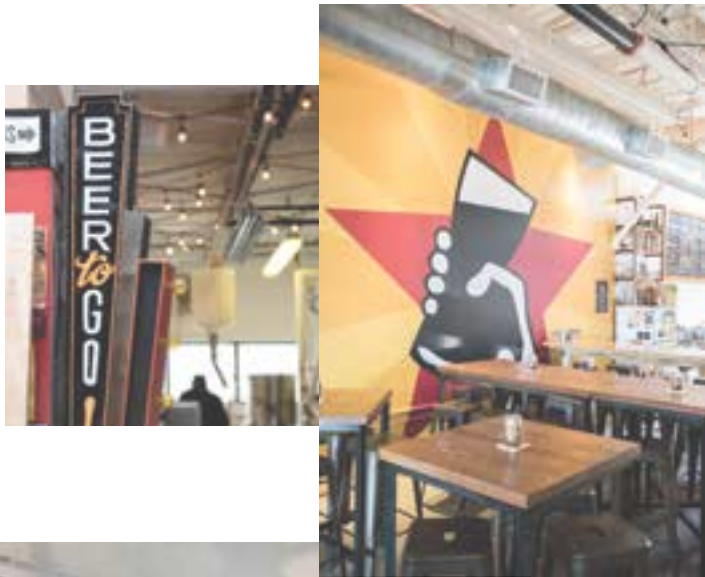
Illustration is artist's concept only. Map is not to scale. E. & O.C.



REAL
LIFE
STORIES.

A NEIGHBOURHOOD IS ALL ABOUT RELATIONSHIPS. TIES THAT CAN BE TRACED BACK FOR GENERATIONS AND THE BOLD UP AND COMERS THAT ARRIVE TO INJECT A WHOLE NEW ENERGY AND OPTIMISM. WEST ST. CLAIR WEST IS A PLACE WHERE YOU WILL FIND BOTH. FROM LOCAL RETAILERS THAT HAVE CALLED THE AREA HOME FOR DECADES, TO NEW BUSINESSES THAT SEE THE UNTAPPED POTENTIAL, WEST ST. CLAIR WEST HAS A UNIQUE FLAVOUR THAT NEEDS TO BE DISCOVERED.

GOT CRAFT BEER ON YOUR MIND? HEAD TO THE 'ALEYARDS DISTRICT'. PEOPLE'S PINT, THE BRAINCHILD OF DOUG APPELDOORN AND PETER CAIRA, IS ONE OF THE MANY CRAFT BREWERIES THAT'S SET UP SHOP IN THE NEIGHBOURHOOD. SO DELICIOUS ARE ITS BREWS, THAT BlogTO EXCLAIMS, "PEOPLE'S PINT IS POURING SOME OF THE MOST LOCAL, CRAFTIEST BEER YOU'LL EVER TASTE". AND ONCE AGAIN, IT'S THE AREA THAT'S DRAWING PEOPLE LIKE DOUG.



PEOPLE'S PINT BREWERY



WHAT DO YOU LIKE ABOUT THIS AREA?

Doug: A guy who works for Steam Whistle came in and said it's great in here. This is the next Geary Avenue with cheese, sausages, an LA Fitness, Organic Garage. It's walking distance to The Junction, so it's not that far. It's the vibe, somewhat similar to breweries in California and the west coast.

HOW LONG HAVE YOU BEEN HERE?

Doug: We have been here for 2 months and we took over this space in January. This used to be a brewery called Junction Craft Brewery. We live nearby, and when we were planning a brewery, we thought this was a great opportunity.

HOW MANY TYPES OF BEERS DOES ONE GET HERE?

Doug: The beers that we sell are all our own. We have between 8 to 10 beers on regularly. We have six that are on all the time and then we try and do a few rotations here and there. We did "Harry Met Meghan" with Earl Grey tea to commemorate the Royal Wedding. Usually, when we put those types of beers in, they last 2-3 days maximum.

IF IT ISN'T THE HEADY AROMA OF COFFEE, IT'S DIA'S BRIGHT SMILE THAT GREETS YOU WHEN YOU STEP INTO HOUNSLOW'S HOUSE. IT WAS A SERIES OF SERENDIPITOUS EVENTS THAT BROUGHT DIA URSOMARZO TO THIS NEIGHBOURHOOD. TODAY, THIS DELIGHTFUL LITTLE CAFÉ IS A GO-TO PLACE FOR LOCALS.



HOUNSLOW'S HOUSE

WHAT MADE YOU CHOOSE THIS LOCATION?

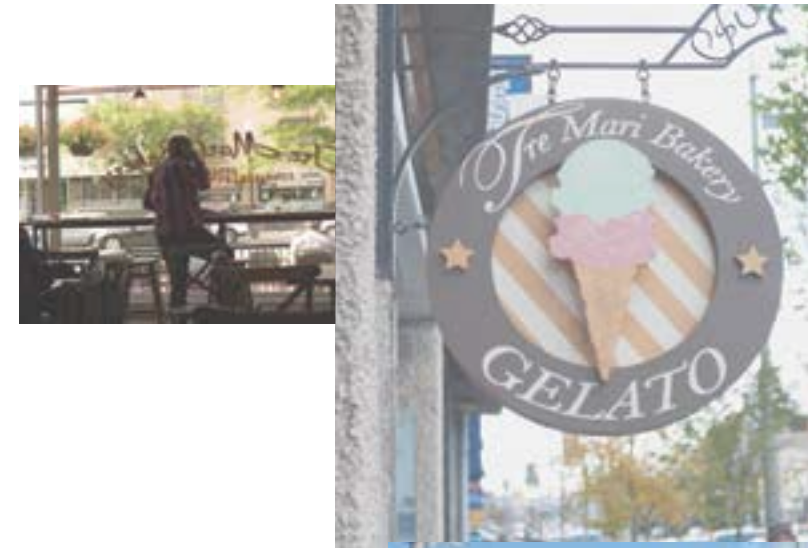
Dia: I love small neighbourhoods. Up-and-coming neighbourhoods. I prefer a place where you know people's names. Where you can chill and be comfortable. Have a coffee and chat. When I was looking for a spot, some friends of mine pointed it out for me. I wasn't too sure until I came here and saw that it used to be a single-chair barbershop. My dad was a barber. He also lived north of St. Clair.

My family has always been entrepreneurial, and he encouraged me to open my own place. So, when I found out this was an old barbershop and how much Sandro, the old owner, meant to this neighbourhood, I knew this was the place for me.

Unfortunately, my dad passed away before I could open this place. But I still have his old barber pole. I thought it would be cool to put it in here. It's a tribute to the neighbourhood and my dad.



THIS IS THE STORY OF WEST ST. CLAIR WEST. THE STORY OF IMMIGRANTS WHO MADE THE NEIGHBOURHOOD THEIR HOME, THE CENTRE OF THEIR BEING. JIM AND MARY DELEO IMMIGRATED TO CANADA FROM CALABRIA, ITALY IN THE EARLY '50s. DREAMERS AND DOERS, THE DELEOS OPENED TRE MARI IN 1960. AND TWO GENERATIONS LATER, THEIR GRANDSON ALESSANDRO, ALONG WITH HIS THREE BROTHERS, CONTINUES TO DELIGHT THE COMMUNITY.



TRE MARI BAKERY



HOW LONG HAVE YOU BEEN HERE?
Alessandro: We'll be celebrating 60 years in 2020. My grandparents started this business, and they still live upstairs. I'm the third generation. My three older brothers, my mom and I took over the business. It's been a big change, but it's been great for the community.

WHAT DO YOU LIKE ABOUT THE AREA?
Alessandro: This is all I know. You get a lot of the same people every day, and it isn't something you see everywhere. A lot of people stay and hang out because everyone knows each other.



NICKEL 9 DISTILLERY
Yet another gem of the 'Aleyards District'. This distillery is famous for its small-batch spirits made from 100% Canadian apples. Created by two high school friends, Chris Jacks and Harris Hadjicostis, Nickle 9 also doubles up as a bar and an uber cool event space. The place is certainly worth a visit.



NATIONS
A multicultural grocery store in a multicultural neighbourhood seems like a perfect match. And it is. Although relatively new, Nations totally recognizes the area's diversity and potential. "Size and the diversity of the community, and of course, we see this is an area that has a lot of potential to be developed in the future and we wanted to be the first to capture this opportunity. We're definitely excited," says Lillian, Business Director. Fresh. Affordable. And they even have dim sum.



VINTAGE HOME BOUTIQUE
"We think this side of St. Clair West. has so much potential. There's such great diversity, in terms of the communities. That section reminds me of the Junction before the development and investment - and it can be that same type of place," says Keith. This Mid-Century design enthusiast finds 'that' side a perfect home for his furniture store. It's easy to see why he loves the place so much. "This is a true neighbourhood, where if you take care of your customer, support them, and earn their trust, they will continue to shop with you. We love having this dialogue with great people - you can't beat that".



ARTUSIASM
Carlos Rodrigues is a man with vision. He along with his artist wife, Tanzina are the owners and curators of the neighbourhood's newest art gallery. An avid art enthusiast who believes in providing a platform for emerging and established artists, he also has an opinion on city planning. When asked about SCOUT, Carlos said, "I think it's great... We cannot only focus on urban sprawl, we have to be building up." One of the main reasons that brought the couple to the area was its proximity to transit. "The area has a lot of potential. We wanted to be on the transit line because people don't usually drive by choice."



EARTH + CITY
West St. Clair West has always been a hotbed of flavour. And this fact is not lost on these seasonal food experts. "It's great to see such strong Italian and Portuguese communities here - these cultures are so centered around food. You can have a drink on the patio and enjoy yummy food or get together and make food," discloses Ashley Sweetman, Project Manager. The neighbourhood's love for food and changing character has been a big draw for small businesses like Earth + City which prepares healthy, plant-based foods in tandem with Ontario's growing season. According to Operations Manager, Alexandra, "I love the options here, there are baby stores, great gluten-free options, and Nations. It's so inclusive and diverse. It's great not to be too into the city".



SIDEWALK RESTORANTE + PIZZERIA
When you run out of dinner ideas, fret not. Going to Sidewalk is like stepping into Mamma's farmhouse. "What we're doing here is trying to bring back that traditional food, nobody's doing home cooking anymore." Right from the décor to food, Tony Didiano is passionate about recreating his mother's cooking. And if you're looking for a recommendation, he suggests you try the Rigatoni Sidewalk. "It's a dish that I made 20 years ago and is still the biggest seller to this day."

**SPACE
FOR
YOU.**





Interior rendering is artist's concept. Actual usable floor space, window dimensions and finishes are subject to change without notice. Furnishings, lighting fixtures and accessories are not included in the standard finishing package. E. & O.E.

AFTER A DAY OF EXPLORING ALL THAT WEST ST. CLAIR WEST HAS TO OFFER, IT'S TIME TO RETREAT HOME TO SAVOUR ALL THAT YOU'VE LEARNED. WITH THEIR PLEASING PROPORTIONS, EVERY SUITE AT SCOUT HAS A SENSE OF PURPOSE, THAT OF ENHANCING THE LIVES OF THE RESIDENTS. WHETHER YOU'RE JUST DISCOVERING YOUR OWN STYLE IN THE FIRST PLACE YOU'VE EVER CALLED YOUR OWN OR ARE A COUPLE THAT'S DECIDED TO DOWNSIZE FROM YOUR FAMILY HOME, IT'LL BE HARD TO FIND A BETTER STAGE FOR ENTERTAINING, COOKING OR RELAXING THAN IN YOUR SUITE. ACCORDING TO MICHAEL KRUS, LEAD DESIGNER, "THERE'S A FEELING OF SUBSTANCE TO OUR SUITES. THEY ARE ELEGANT, WITH THOUGHTFUL FINISHES TO THEM." IN THE MAIN LIVING SPACE, OVERSIZED WINDOWS DABBLE YOU WITH THE SUN FOR A LATE AFTERNOON CATNAP OR PLAY BACKDROP TO THE SHIMMERING CITY OUTSIDE YOUR DOOR.

THE KITCHEN IS A CHEF'S DREAM. INTEGRATING SEAMLESSLY WITH THE LIVING SPACE, WITH MUST-HAVE STAINLESS STEEL APPLIANCES, CUSTOM CABINETS AND MORE, IT PRESENTS A GREAT STAGE TO SHOWCASE YOUR COOKING CHOPS. IN THE EVENINGS THE DINNER CONVERSATIONS TEND TO MIGRATE OUTDOORS TO SPACIOUS BALCONIES AND TERRACES. THE BATHROOMS ARE SIMILARLY SLEEK AND MODERN. HERE, CONTEMPORARY TILE COVERS THE FLOOR AND WALLS AND CONTRIBUTES TO THE AESTHETIC OF EACH UNIT. "HERE, THE CHIC AND CONTEMPORARY FEEL COMFORTABLE", SAYS MICHAEL. AFTER ALL, THIS IS YOUR COMFORT ZONE.

BUILT FOR TODAY.

Shouldn't a home be both a place to rest your head and a rewarding investment? That has been Graywood's philosophy for over three decades. As a Toronto-based private investment management company that specializes in the development of real estate properties of exceptional quality, we have a keen eye on how, and where people want to live, and we work hard to ensure that our purchasers are making the right investment, both personally and financially. From our home base in Toronto, we have developed an impressive portfolio of single-family homes, townhomes, boutique mid-rise condo buildings and high-rise towers throughout North America. From the landmark Ritz Carlton Hotel and Residences, Toronto to notable communities like Ocean Club, The Mercer, Peter and Adelaide, Scoop, and Fish Creek Exchange in Calgary, we believe in developing spaces that are not just optimized for life today but built with a vision of a prosperous tomorrow. Because if a home is one of the biggest investments you'll ever make, shouldn't your real estate developer also be an investment expert? We think so. And that's why we're both.



AND BUILT FOR TOMORROW.

SMV ARCHITECTS

SMV Architects is one of Canada's leading architecture firms. Since 1973, SMV has stockpiled numerous awards and gained a singular reputation for both innovation and sustainable design. The firm provides a full range of planning and design services that have resulted in some of the city's most recognizable buildings. Some notable examples are the Mountain Equipment Co-op on King West, 400 Wellington West, Loggia, and the Village at Blue Mountain. SMV believes in a collaborative, inclusive approach to design, production, and implementation, and is committed to leading the way in sustainable design.

TACT DESIGN

TACT DESIGN is a full-service interior design firm that engages in a broad range of projects, including custom homes; low, mid & high-rise residential amenity and suite design; along with commercial interiors, including retail, office and restaurant design. TACT Design is headed by visionary and Principal Michael Krus who infuses the firm's creative work with a strong architectural sensibility. TACT Design works with the same mandate as its sister companies: To push the design of a space to its full potential, while at the same time respecting the client's budget. It has been our experience that innovative design can be created within modest budgets, and that financial constraints can be the impetus needed to push our creativity further.

STRYBOS BARRON KING LTD

Strybos Barron King Ltd. is a landscape architectural firm that's best known for its high and medium density residential projects. The design team managed by Mathieu Strybos, Bryn Barron, and Sam Viola, takes pride in producing landscapes that are both innovative in design and practical in implementation. With a respect for the natural environment and the needs of the users, this sensitive approach has garnered numerous awards for developments including The Ritz Carlton, Bisha, The Yorkville, The Bond, Flo, The Code, The Rise, and Ocean Club Condominiums.

MARKETVISION REAL ESTATE CORPORATION

Since 1993, MarketVision has been one of Toronto's premier real estate sales and marketing firms, with over 20,000 condominium residences sold throughout Canada and the United States. Some shining examples have been extremely successful projects such as One St. Thomas, The Merchandise Building, Smart House, Massey Tower and 88 Queen. The company is a key member of the team, bringing their vast experience to the design consultation of amenity spaces, suite layouts, and pricing. MarketVision is affiliated with Urbanation, the industry leader for market intelligence in the condominium industry.

L.A. INC.

L.A. Inc. is one of North America's foremost companies specializing in branding, marketing, and communications for major real estate developments throughout North America and Europe. The Toronto based firm has created exciting and memorable brands and award-winning marketing programs for major developments in New York, South Florida, Charlotte, Las Vegas, Philadelphia, Chicago, Nashville, Louisville, Toronto, Montreal, and Ottawa. Currently, the company is working on assignments in Atlanta, Calgary, Halifax, Cincinnati, Minneapolis, and Detroit.

KG&A

KG&A is an award-winning boutique public relations firm with a niche focus in design, architecture, interiors, residential and commercial real estate, urban design, and economic development. Simply put KG&A are research obsessed media junkies with backgrounds in journalism, digital media, brand strategy and event programming. They know the landscape inside and out and understand that landing a story is great but building a story and a brand is better. KG&A prides itself on being renowned for their concepts, themes, and interest that yield results beyond the actual experience. They land stories. They foster partnerships. And they maximize impact. That way they are able to position clients effectively.



SCOUT

WEST
ST. CLAIR
WEST

A photograph of a young man and woman embracing at sunset. The man is wearing a grey t-shirt and a dark hat, and the woman is wearing a white top and skirt. The sun is low on the horizon, creating a warm, golden glow and lens flare effects. The background is slightly blurred, showing what appears to be an outdoor setting like a tennis court.

**REAL LIFE.
DISCOVERED.**

SCOUTCONDOS.COM

 **GRAYWOOD**
AN INTELLIGENT MOVE