



ST. CLAIR
VILLAGE

THE SPIRIT OF ST. CLAIR

The image shows an outdoor courtyard with a large, arched opening in the wall. The walls are painted in warm, earthy tones of orange, red, and brown, with a mural of a building with blue shutters and a tree. In the foreground, there are two tables with black chairs. The floor is paved with cobblestones. The overall atmosphere is rustic and artistic.

ST. CLAIR
VILLAGE



WHERE THE STORIED
PAST IS ONE WITH THE
VIBRANT PRESENT.

A CULTURAL MOSAIC OF CHARM & ELEGANCE.

Situated at the centre of the Northcliffe, St. Clair West and Hillcrest villages, our St. Clair Village community stands proudly between Corsa Italia and Forest Hill.

The reinvention of this area serves as a fitting backdrop to our bold architecture and warm community situated on the north side of St. Clair Ave W. Appealing to the city's talented and up-and-coming residents, this brings to life a vision to further develop a rich and inspiring culture of togetherness.



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St. Clair Village puts you at the epicentre of all manner of inspiration and fascination. From streetcar to subway, absolutely everywhere is within reach. Stroll east to Wychwood barns, or enjoy inspired wining and dining at some of the city's best restaurants. Roseneath Park is only steps away, while the city's core is only a short bike ride.



THE HEART OF ARTS & CULTURE.

The Barns, a designated heritage structure, is a community cultural hub in the Wychwood neighbourhood. Operated by Artscape since 2008, the family-oriented haunt is famed for its year-round Farmer's Market, every Saturday, featuring local, sustainable, organic and artisanal products. An inspired meeting place, The Barns is overflowing with art thanks to 26 artist live/work studios and 15 artist work studios. With a colourful calendar of events, you'll spend plenty of time here.





All eyes remain fixed on galleries on St Clair Ave W. With its mural from Chris Perez, there's no missing the Black Cat Showroom. Once a Chevy dealership, this gallery reimagines the space and is now a vehicle to push boundaries in all forms of art in Toronto. Likewise, Artusiasm Art Gallery showcases new artwork every two weeks with exhibitors and artists hosting events throughout the year.

Black Cat Showroom
1785 St Clair Ave W.

Galleria 814
814 St Clair Ave W.

Artusiasm Art Gallery
1684 St Clair Ave W.

Lonsdale Gallery
410 Spadina Rd.



CREATIVITY GOES
BEYOND THE GALLERIES
TO THE STREETS OF
ST. CLAIR.

Salsa on St. Clair is a lively weekend event held annually in early July and heats up the summer with free on-site dance lessons from the city's leading dance studios. Experience everything Hispanic culture has to offer with the very best in local and international talent. There's no stopping the rhythm in your feet once this parade hits full swing on the street.





THE FLAVOURS OF ST. CLAIR.

Artisans, craftspeople, and multi-generational family businesses line the streets of St. Clair Ave W. The area is filled with people who trade on a first name basis – their charm and personality permeating the neighbourhood.

From De La Mer Seafood market and fine dining to indulgent fried feasts and every cuisine in between, this thoroughfare will set your taste buds ablaze. Some of the city's top restaurateurs are moving to St. Clair to demonstrate their culinary talents.

Kay Pacha
744 St Clair Ave W.

Starving Artist
1078 St. Clair Ave W.

Pukka
778 St. Clair Ave W.

Sea Witch Fish and Chips
636 St Clair Ave W.

Roast Fine Foods
786 St Clair Ave W.

Shunoko
1201 St Clair Ave W.



DAVID OWEN HAS A REFRESHINGLY UNIQUE TAKE ON SEAFOOD, HIS BUSINESS, AND WHAT THAT MEANS TO HIS CUSTOMERS.

David Owen is the co-owner of the popular Toronto seafood market De La Mer and we had the pleasure of sitting down with him to find out more about the popular fish market.

Q: You have a number of locations across the city. When did you arrive in this neighbourhood?

A: We opened this location 18 months ago.

Q: Can you tell us a little bit about yourself and De La Mer?

A: My partner and I have opened stores in neighbourhoods where we saw a need for a seafood market. There are currently four De La Mer locations in Toronto. Our background is in cooking. We're not fishermen. We're not from the east or west coast. We're not steeped in fishing lore. We don't have some magical connection

to the sea. Our aim has always been to demystify seafood. So many people are terrified of cooking fish and seafood and it doesn't have to be this way. It doesn't have to be scary. It can be fun and easy. Part of what we do at De La Mer is show our customers that it's not hard to cook fish well. We do that through our in-store recipe cards, our blog posts, the way we train our staff. We're passionate about sustainable seafood. We can explain to customers the difference between organically raised fish and non. We believe that it's important for people to know that you don't have to spend a fortune to have great fish. Yes, black cod is delicious, but you know what, so is red snapper.

Q: Why did you choose St. Clair West as your next stop?

A: It's vibrant, it's diverse, there are so many young families, which has always been something we've considered when opening a location. Another thing we look for is, are there other complementary businesses here? Can someone walk down the street and buy everything they need? Can they get their bread, the vegetables, their meats, their fish all in one place? That's something we look for when considering a new location and we found that on St. Clair West.

"There's such a spirit of heritage here but at the same time there's so much sharing."

Q: What's so special about St. Clair West?

A: There's a great cross-section of people living here. It's very welcoming. Neighbours really know neighbours. We always work to partner with others in the community, whether it's a local school or a sports team or a community centre. Creating those partnerships here has been so easy because there's an established sense of partnering.

Q: Can you describe the St. Clair Ave W. vibe?

A: It's a neighbourhood that's very consciously local and you don't always see that. People here really seem to support small businesses. There are so many rich cultures that have roots in the neighbourhood: Italian, Portuguese, Jamaican. There's such a spirit of heritage here but



at the same time there's so much sharing.

Q: Any thoughts for someone thinking about moving here?

A: It's warm. It's welcoming. It's very easy to become a part of the neighbourhood. Everyone seems to know everyone. Also, everything you need is right here. It's a little bit

like a European small town, where there's a high street and everything you need is on that one street.

De La Mer Fish Market
728 St. Clair Ave W.

FAR FROM THE NOISE,
BUT CLOSE TO EVERY
DIVERSION, THIS IS THE
APPEAL OF THE VILLAGE
NESTLED JUST WEST OF
FOREST HILL.





The restaurants and eateries of St Clair Ave W. reflect the neighbourhood's diversity and sense of originality. Chamsine prepares authentic Middle Eastern cuisine with a focus on quality and freshness. Sea Witch offers up classic fish and chips, but isn't afraid to get a little experimental with some of their dishes. Sidewalk Pizzeria and Dante's Inferno serve classic Italian street food while Lox & Schmear's specialty is old-world bagel sandwiches along with plenty of take-home items.

Chamsine
537 St Clair Ave W.

Sidewalk Pizzeria
1654 St Clair Ave W.

Dante's Inferno Paninoteca
1151 Davenport Rd.

Lox + Schmear
1030 St Clair Ave W.





EMBRACE
THE NIGHT.



Elevate any night out with cocktails, entertainment and dining experiences second-to-none. From Wagyu beef carpaccio to Peruvian cuisine, and centuries old buildings to lavish new establishments, you could not ask for more variety and finer places to enjoy your evening. Or keep it simple with your choice of lively restaurants. Either way it's easy to see why foodies from all over the city are lining up right here.

Nodo Hillcrest
794 St. Clair Ave W.

Stockyards Smokehouse and Larder
699 St. Clair Ave W.

The Rushton
740 St. Clair Ave W.

Ferro Bar & Café
769 St. Clair Ave W.

FK
770 St. Clair Ave W.

Lox + Schmear
1030 St. Clair Ave W.

Pho Lang Van
958 St. Clair Ave W.

BlueBlood Steakhouse
1 Austin Terrace





LOCAL BEER
MELON
BLACKCURRANT
STRAWBERRY

CAKE
WINE
HOT CHOCO
COFFEE
ICE CREAM
SANDWICHES

ST. CLAIR

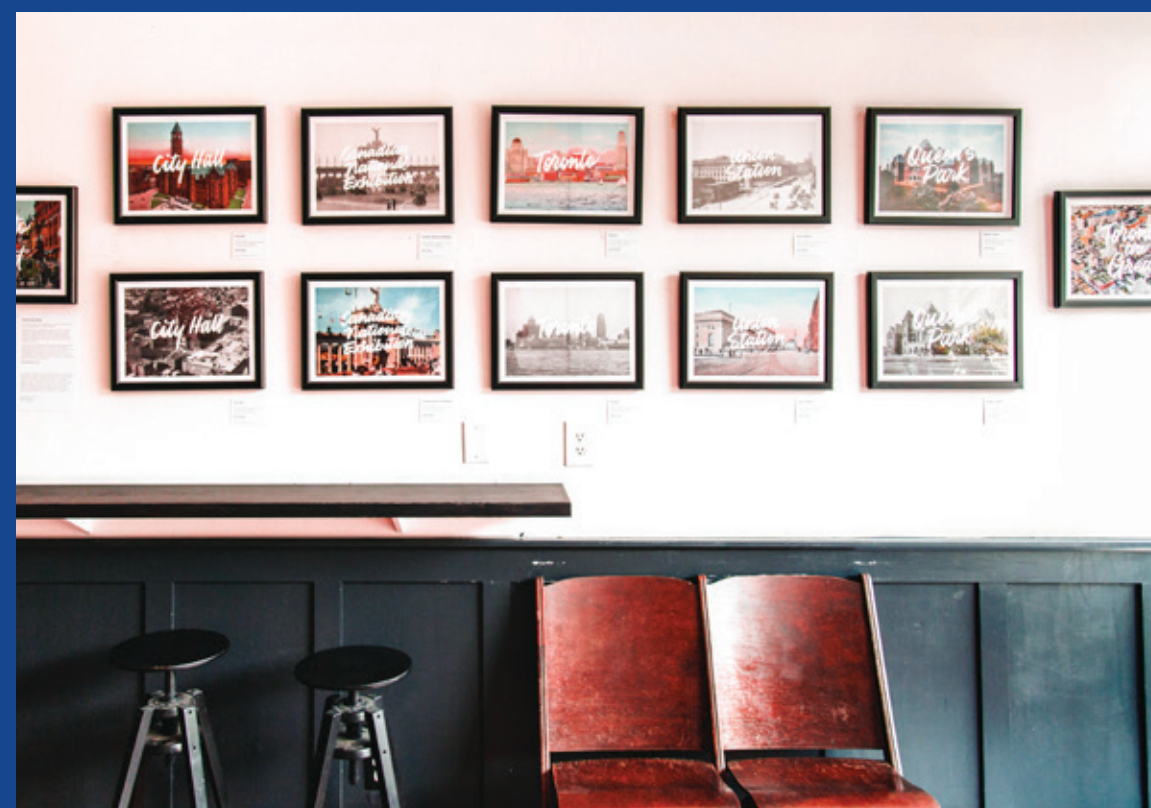
VILLAGE

STCLAIRVILLAGE.COM



FIND YOUR INSPIRATION.

Whether you prefer to start your mornings with a perfectly crumbly scone and tea combo, or an unbelievably authentic croissant and café au lait, St. Clair Ave W. abounds with coffee shops, bakeries and baristas ready to take your order.





Heritage and artisanal flair is alive everywhere you stop along St. Clair Ave W, with a great deal of thought and consideration given to every manner of culinary craft. Here you'll find French, Portuguese, Greek and more heavenly bakeries, along with Lion, Mofer, Krave and Kurtis and Bob Coffee houses competing for your approval. Round it all off with its many ice cream parlours and it's easy to see why St. Clair is such a treat.

Baker and Scone
693 St Clair Ave W.

Leah's
621 St Clair Ave W.

Zaza Espresso Bar
775 St Clair Ave W.

Bar Ape Gelato
283 Rushton Rd.

CocoaLatte
671 St Clair Ave W.

Craque de Creme
1360 Bathurst St.

Lion Coffee
881 St Clair Ave W.

Pain Perdu
736 St. Clair Ave W.



NESTLED NEAR A HISTORIC FIRE STATION, KRAVE COFFEE IS THE DREAM PROJECT OF OWNER GALAY HALL.



“It’s a pocket in the big city. When you’re here, you feel like you’re in a smaller city. Everyone is so approachable, the people and the businesses.”

Calay is passionate about coffee, her shop and keeping things local.

Q: How long have you, and Krave, been in the St. Clair West neighbourhood?

A: I opened Krave on July 3, 2015. I’ve lived in the neighbourhood since May of that same year. I had friends who used to live on Atlas Ave prior to that, so I knew the neighbourhood.

Q: Can you tell us a little bit about yourself?

A: I’ve lived in Toronto since 1998. I first went to U of T for Life Sciences but I switched to a Commerce Degree at Ryerson University. The focus was hospitality and tourism, but my first job after university was in finance. I moved to the Cayman Islands for four years and when I came back to Toronto, I noticed how many third wave coffee shops had opened up since I left.

Q: What’s a third wave coffee shop?

A: The first wave happened when coffee started being served in restaurants en masse. You had donut stores and diners and places like that. The second wave happened with Starbucks and Second Cup, the gourmet specialty coffee shops, but ones that were still chains, still dealing with the mass product of coffee. The third wave happened when you started to see local independent coffee shops spring up. These coffee shops treated coffee more like wine; focusing on smaller batches and greater care taken with the beans. This approach led to a more direct relationship with the farmer, basically cutting out the middle man. This not only makes better coffee because more care is taken with the bean but it’s a better deal for the farmers as well. Fair Trade is one thing but Direct Trade is even better.

Q: What made you think St. Clair West was where you wanted to be located?

A: I was just checking around, looking



at different neighbourhoods and this one seemed right. There wasn’t really any other coffee shop in the immediate vicinity. I fell in love with the building. It’s old and beautiful. There were lots of young families moving into the neighbourhood.

Q: What makes St. Clair West so special?

A: It’s a pocket in the big city. When you’re here, you feel like you’re in a smaller city. Everyone is so approachable; the people and the businesses. There’s such a mix of old world and new places. So many businesses in the neighbourhood are independent. We’ve got everything here. It’s a real community. Everything you need in your life is right around the corner. People work together. I’ve partnered with so many other small businesses in the neighbourhood. It’s been great.

Q: Is there a spirit of St. Clair, and if

so, how would you describe it?

A: It’s a real community. There’s such a community vibe. It’s safe. Everyone seems to know everybody else. So many times, in my coffee shop, I see friends running into other friends. How often do you see that anywhere else?

Q: What would you say to someone who was thinking about moving to the neighbourhood?

A: You couldn’t get a better neighbourhood.

Krave Coffee
781 St. Clair Ave W.



FIT AND FASHIONABLE.

While calories can be burned criss-crossing the neighbourhood on foot, St. Clair Ave W. is home to some of the city's most high-energy workouts. From soul-shaking spin to vigorous vinyasa yoga, breaking a sweat has never been more fun – or convenient.

F45
875 St Clair Ave W.

Rocket Cycle
688 St Clair Ave W.

Inhabit Pilates and Movement
1211 Bathurst St.

Modo Yoga
934 St Clair Ave W.

The Pilates Group
701A St. Clair Ave W.

PHIL ORTWEIN BELIEVES FITNESS SHOULD WORK EVERY MUSCLE IN YOUR BODY, ESPECIALLY YOUR MIND.

Phil Ortwein never imagined that he'd be the owner of a boutique fitness centre, but that's okay because rolling with the punches has always been part of his grand philosophy.



Q: Before I begin, your business is Philosophy Fitness and your name is Phil. I'm assuming that's purely coincidental.

A: [laughs] Yes, well, I used to be a mobile fitness trainer. I travelled around to peoples' homes and businesses and offered personal training. When I decided that I wanted to set up a bricks and mortar business, I asked my clients what I should call it. They named it Philosophy because I was always telling them about how important it is to have a philosophy when it comes to training. So, yes, it is purely coincidental.

Q: How long have you been in the St. Clair West area?

A: I opened three years ago.

Q: And how did all of this happen?

A: Well, I've been a personal trainer now for 15 years. I've lived in Toronto for 10 years. I'm originally from Horseshoe Valley. I went to University of Western Ontario and did a double major in Health and Psychology. I originally planned to work in a hospital setting. I didn't know exactly what I'd do but that's the world I thought I would be going into. I started training on a part-time basis and just sort of went from there. When I finished school, I went to work for one of those big-box gyms. Well, it wasn't a big box then, but it is now. It was much smaller. On the suggestion of my boss, the owner, I took over as the business director and that's when I knew I found my place. Running the business side of fitness was perfect for me, and I'd never thought of it before. I always planned to be on the service side of training but it was the business that really spoke to me. And that's when I started my own business as a mobile trainer. It was great but I reached a point where I couldn't grow my business any larger. Working with one

client at a time, and when you factor in travelling all over the city, it just became impossible to get any bigger without opening a gym.

Q: Why did you choose St. Clair West?

A: I didn't originally plan to open a gym here. I was just looking for a gym for myself, to work out. I looked around and there was nothing that was really working for me, nothing that incorporated a philosophy. So, I decided to create the kind of gym where I would want to be a member.

"I've never seen a community that supports small businesses like this one. The people who live here really like to stay in the area. That's why there are so many small businesses along St. Clair."

Q: What is it about this neighbourhood that makes it so unique?

A: I've never seen a community that supports small businesses like this one. The people who live here really like to stay in the area. That's why there are so many small businesses along St. Clair.

Q: How would you describe the spirit of St. Clair?

A: It's diverse, friendly, warm. There's such a sense of community here even though everyone is so different. Right now, I'm standing looking out the front window of my business and there are just so many different people, from all walks of life. We've got old buildings and new condos, working-class homes and mansions. There's just so much diversity and that creates such a strong sense of community.

Q: Any final thoughts?

A: Come and check it out. There are so many cool, new businesses opening. If you're thinking of moving here, get in now.

Philosophy Fitness
575 St Clair Ave W.



UNIQUE BOUTIQUES AND ONE-OF-A-KIND FINDS. A VILLAGE WITH A TREASURE TROVE OF SHOPS.

Expect the unexpected with pleasant shopping surprises to be found on display throughout the village. Handmade designer home décor pieces, vivacious floral arrangements, authentic mid-century furniture, bookstores, evening and wedding gown boutiques plus hair, nail and wax studios.



Everything you're looking for, you'll find along the St. Clair Ave W. strip, from one-of-kind boutique and designer stores to florists and green home goods at EcoExistence. Or enjoy one stop shopping at the Stock Yards Village shopping mall, with banks and over 50 convenient stores for home, pets, sports, fashion, fitness and food.

Vintage Thrift Shop
1028 St Clair Ave W.

Astra Salon
1033 St Clair Ave W.

Bees Are Life, Inc.
1265 St Clair Ave W.

Stock Yards Village
1980 St Clair Ave W.

Parpar Boutique
649 St Clair Ave W.

Nutriviva - Health Food Store
1199 St Clair Ave W.

EcoExistence
766 St Clair Ave W.

Olive Oil Emporium
659 St Clair Ave W.

Loblaws
396 St Clair Ave W.





EDUCATION & RECREATION.

Realize every potential with all levels of schooling within easy reach. From local daycare, public and private schools to universities and colleges, St. Clair Ave W. is centrally located within easy transit to every campus imaginable. You're even within easy cycling distance of the popular University of Toronto and walking distance of nearby George Brown college.

Winona Drive Senior Public School
101 Winona Dr.

Hillcrest Community School
44 Hilton Ave.

George Brown College Casa Loma Campus
160 Kendal Ave.

St. Michael's College School
1515 Bathurst St.

Davisville Junior Public School
529 Vaughan Rd.

University of Toronto
27 King's College Cir.



Whether it's to visit the splash pad with little ones at Cedarvale Park or let your furry friends run free at Hillcrest Park's off-leash area, the pull of greenspace is palpable. St. Clair Village places you in the enviable position of living amidst a variety of verdant parklands, making this particular area of Toronto especially desirable.

Wychwood Barns Park
76 Wychwood Ave.

Hillcrest Park
950 Davenport Rd.

Cedarvale Park
443 Arlington Ave.

Earlscourt Park
1200 Lansdowne Ave.

Humewood Park
37 Humewood Dr.

Winston Churchill Park
301 St. Clair Ave W.



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PROXIMITY IS EVERYTHING.



St. Clair Ave W. is the envy of Toronto with its rapid rail transit system and dedicated streetcar at your door, connecting east to west. Be at St. Clair subway station in no time, and travel easily to anywhere in Toronto from this prized midtown location.



GO ANYWHERE.

With a dedicated streetcar line outside your door, the ever-convenient 512 arrives at your doorstep every five minutes to whisk you off to the nearby St. Clair West Station. From there, you can be in the heart of downtown Toronto in a quick 20 minutes. Better yet, you're near Loblaws, so grabbing groceries after your commute has never been easier.

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|----------------------|-----------------------------------|---------------------------|--|
| 1 Krave Coffee | 10 Stockyards Smokehouse & Larder | 19 Emma's Country Kitchen | 28 EarlsCourt Park |
| 2 Philosophy Fitness | 11 The Rushton | 20 BlueBlood Steakhouse | 29 Winona Drive Senior Public School |
| 3 De La Mer | 12 Sea Witch Fish and Chips | 21 F45 | 30 George Brown College Casa Loma Campus |
| 4 Loblaws | 13 Roast Fine Foods | 22 Rocket Cycle | 31 St. Michael's College School |
| 5 Manila Food | 14 Ferro Bar & Café | 23 The Pilates Group | 32 Davisville Junior Public School |
| 6 Shell | 15 Shunoko | 24 Modo Yoga | |
| 7 Starving Artist | 16 FK | 25 Wychwood Barns Park | |
| 8 Pukka | 17 Lox + Schmear | 26 Hillcrest Park | |
| 9 Savera | 18 Pho Lang Van | 27 Cedarvale Park | |

-  Subway Station
-  Yonge/University/Spadina/Bloor Subway Line
-  512 St. Clair Streetcar line
-  512 St. Clair Streetcar Stops



Exterior View

CANDEREL'S VISION ON THE FUTURE OF ST. CLAIR WEST

We strongly believe that every new residential development should be a source of pride for the community it serves. Our proven approach with each and every project is to enhance every neighbourhood socially and aesthetically, while taking the utmost care to use the space and surrounding resources efficiently and responsibly. This level of commitment is what makes us one of the most celebrated developers in Canada.

Canderel is recognized for its landmark architecture and growing communities of socially and environmentally positive enterprises. From coast to coast we have marketed and sold over 7,500 condominiums to satisfied homeowners. We are experts at finding optimal locations and helping to create thriving communities throughout the city. As the benchmark for integrating the highest quality standards with award winning design, our residential and mixed-use developments continue to stand out in Toronto as landmarks in the city.

Q&A with Brett Miller, CEO Canderel

Q: What attracted Canderel to the neighbourhood?

A: We always look to uncover neighbourhoods with potential that hasn't been fully realized. This is a great part of town with a pedestrian-friendly main street well served by transit. There's been a recent surge of young families and new businesses and we think this community energy will continue to grow.

Q: What can people moving to the neighbourhood expect to discover?

A: It's family-oriented, with great schools, parks, and local amenities. There's strong pride and closeness. The popular Wychwood Barns Farmers Market draws people every Saturday, year-round. The neighbourhood offers so much but is also close to the city's core.

Q: What is the vision for the project?

A: We see it as the first of a collection of mid-rise buildings that will make up St. Clair Village. Focusing on a long-term vision, we want to keep a balance between buildings that are right for the community and creating new options for the growing demand in the area, particularly from young families and parents who may be downsizing.

Q: How will 900 St. Clair West fit into the existing neighbourhood?

A: We always aim for a gracious fit. People have lived here their entire lives and a wave of younger people is moving in, injecting a modern vibrancy. Our design pays homage to this. Taking cues from the architecture of neighbouring houses, our 12-storey residence is clad in red and brown brick with dark bronze window mullions. The intention is for the building to look as if it's always been there. Another main driver for the design, was to enhance street life along St. Clair West with a dynamic boutique retail experience.

Q: What is unique about this project?

A: It's a boutique building with only 122 residences offering a feeling of exclusiveness, sophistication and style, without compromising on comfort. Suite layouts accommodate a range of demographics. We will be offering a large percentage with three bedrooms and highly desirable corner layouts. This development is not a one-size-fits-all approach. We are also creating the opportunity to combine select units.

Few projects in the area have the same level of design, amenities and finishes. We are excited to be introducing a temperature-controlled wine storage in one of the lounges. The rooftop amenity space has an expansive dining and living area with unobstructed views of the city. The gym will offer access to the latest fitness technologies including TRX props and cardio equipment with built-in tablets for live class streaming. In sync with the community's renewed urban energy, residential interiors tie the old and the new with sleek lines and refined textures.

Q: What is Canderel's approach to development?

A: Our focus is Canadian urban markets. With a close ear to the ground in Toronto, we were instrumental in transforming Yonge and College, redeveloping the block between Bay and Yonge from College to Gerrard. We also led the revitalization on King West with DNA 1, 2 +3, which now serves as a vibrant destination. We strongly believe in the importance of a street-level approach. We pay close attention to scale, materials, the intimate appeal and approachability of a building, as well as the thoughtful integration of retail and residential in the design and programming of those spaces.



Lounge

ST. CLAIR VILLAGE

Illustrations are artist's concept only. E&O.E. Specifications are subject to change without notice.

ST. CLAIR
VILLAGE

