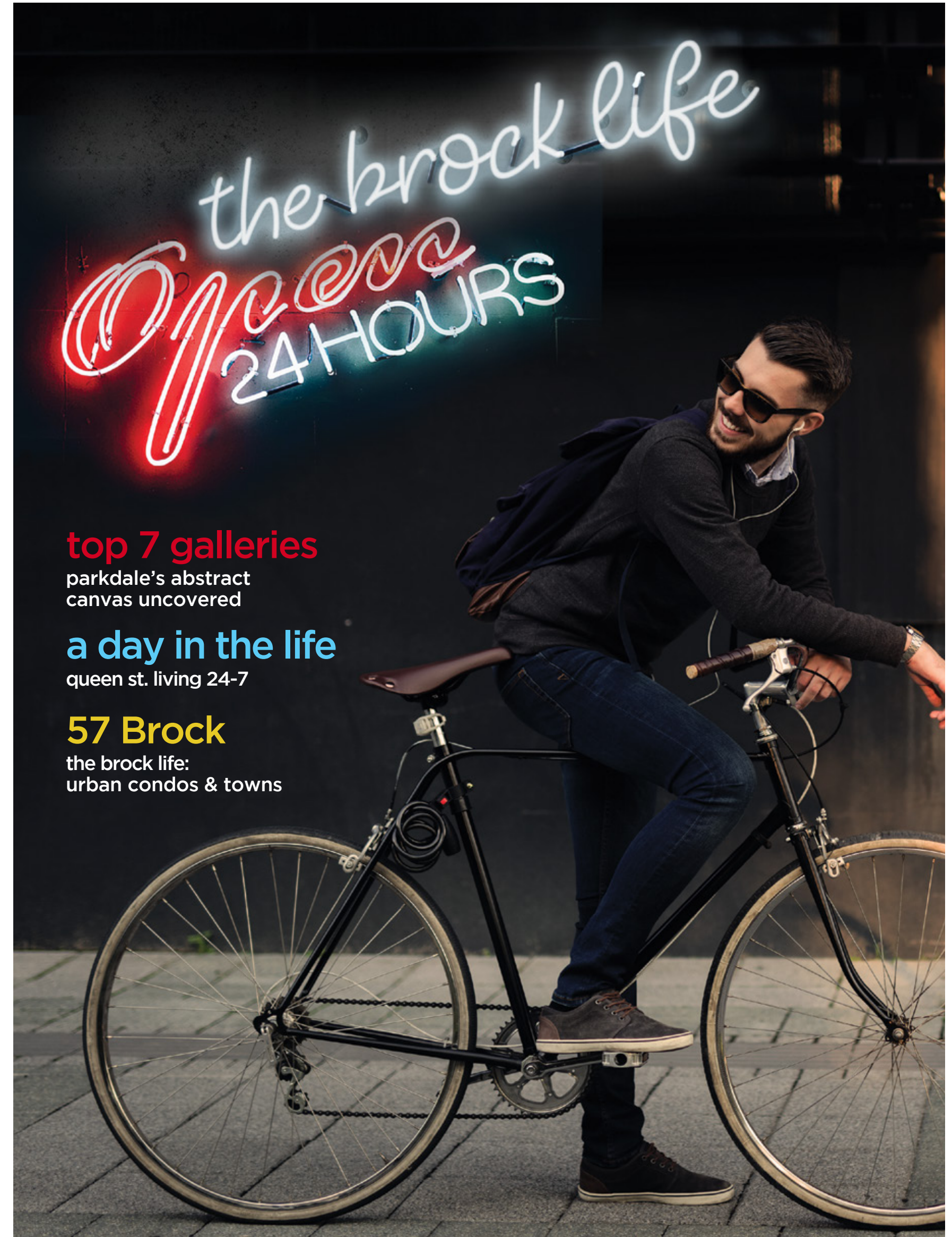




**57 FIFTY SEVEN BROCK**

QUEEN ST. LIVING 24-7



**top 7 galleries**

parkdale's abstract canvas uncovered

**a day in the life**

queen st. living 24-7

**57 Brock**

the brock life:  
urban condos & towns

**57 FIFTY SEVEN BROCK**

**block DEVELOPMENTS**



# highlights



- 
- 05 café connoisseurs**  
explore parkdale's love for all things coffee
  - 07 patios & pints**  
top 5 must-eat locales
  - 11 the grass is always greener**  
parklife in parkdale
  - 13 a day in the life**  
walk the block – everything's at your front door
  - 14 everything everywhere**  
surrounded by everything Toronto has to offer
  - 19 57 brock – the brock life**  
24-7 queen street living



# INTRODUCING 24-7 QUEEN ST. LIVING

Explore the bustling area of Queen St. West and you'll quickly see why Vogue declared it one of the world's coolest neighbourhoods.

Artsy hotels, trendy boutiques, renowned restaurants, and all-hours entertainment dot the glorious streetscape where hipsters, globetrotters, and discerning shoppers flock.

With homebuyers around the world clamoring to live in this booming area, 57 Brock provides a rare opportunity to live luxuriously in the centre of the action.







Start your day with a jolt of java from any of the numerous premium cafés around Parkdale. Featuring décor as tasteful as their coffee, these cafés are great places to meet up with friends, get work done, or grab and go.

# WAKE UP LIKE THIS



**1 Plentea // 1205 Queen St W**  
With 20 jars of fresh herbs and spices lining the tea bar, each cup is fully customizable and available hot or cold.



**2 Kitten and the Bear // 1574 Queen St W**  
Indulge in seasonal, artisanal preserves paired with fresh baked goods and fine tea and coffee at this quaint café.

**3 Bu'na the Soul of Coffee // 1176 Queen St W**  
Visit this café to experience the Ethiopian coffee ceremony and enjoy a fresh brew made with hand-roasted beans.

**4 Capital Espresso // 1349 Queen St W**  
Together, two expert baristas and a skilled baker created this delicious destination for coffee, pastries, and sandwiches.

**5 Run and Gun Coffee // 1541 Dundas St W**  
This spacious café is ideal for catching up with friends over a frothy java and baked good provided by Baked by Drake (the hotel).





EAT HERE 

FROM SLIDERS  
TO SUSHI AND  
NACHOS TO  
NOODLES

-FOODIES  
REJOICE!

**TOP**

# MUST-TRY LOCAL EATS







ASK FOR A PATIO SEAT AT THIS RONCESVALLES MICROBREWERY



1

**THE BANDIT BREWERY**

2125 DUNDAS ST W  
BANDITBREWERY.CA  
647.348.1002

2

**GUU IZAKAYA**

1314 QUEEN ST W  
GUU-IZAKAYA.COM  
647.351.1314

3

**BARQUE BUTCHER BAR**

287 RONCESVALLES AVE  
BARQUE.CA/BUTCHERBAR  
416.532.7700

4

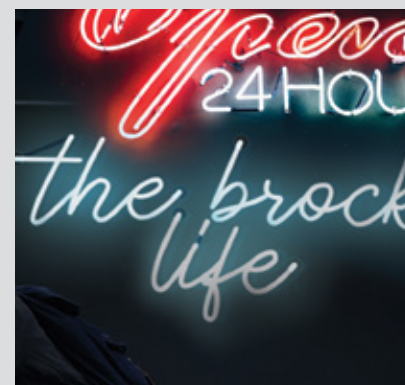
**GRAND ELECTRIC**

1330 QUEEN ST W  
GRANDELECTRICTORONTO.COM  
416.627.3459

5

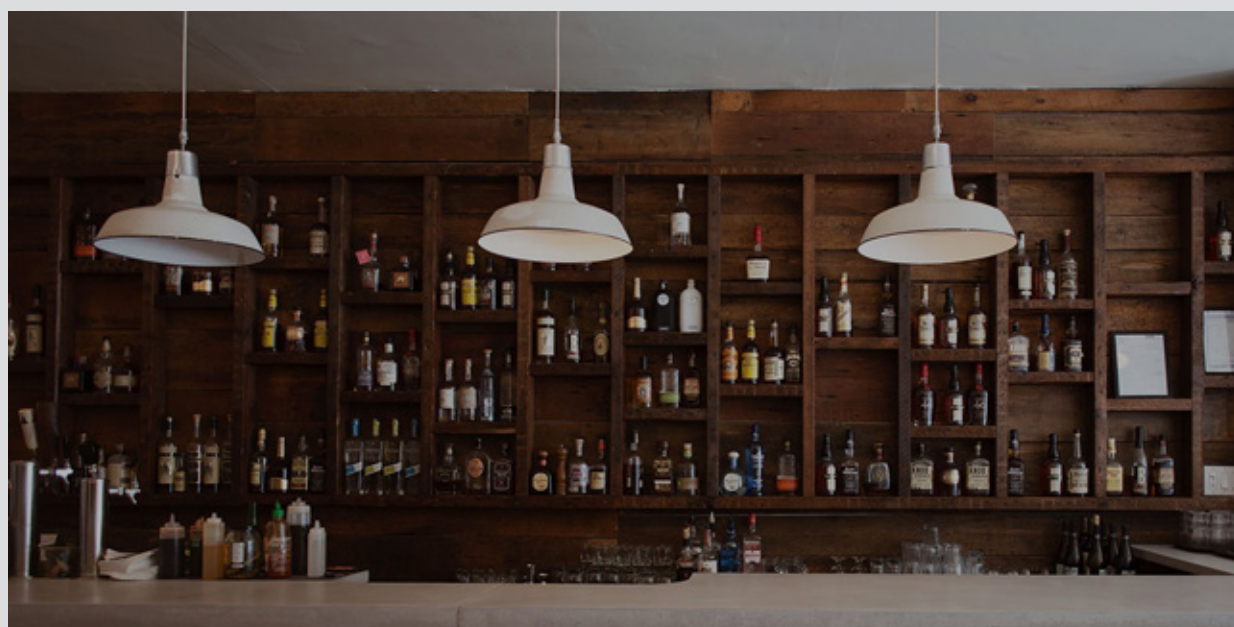
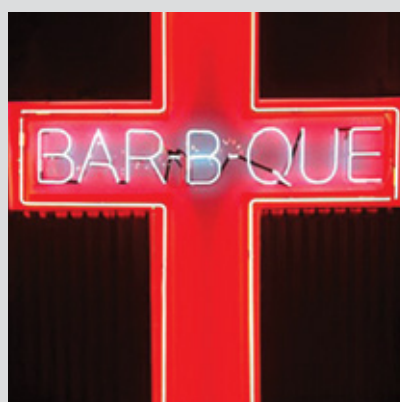
**CHANTECLER RESTAURANT**

1320 QUEEN ST W  
STATIC1.SQUARESPACE.COM  
416.628.3586



DON'T SKIP DESSERT! THE MATCHA CRÈME BRÛLÉE IS A MUST.

VANCOUVER'S FIRST IZAKAYA (JAPANESE TAPAS) RESTAURANT HAS EXPANDED INTO TORONTO WITH THIS POPULAR QUEEN STREET HOT SPOT. INCLUDING AN ARRAY OF SAKE FLAVOURS TO ACCOMPANY YOUR MEAL, CHOOSE BETWEEN A VARIETY OF AUTHENTIC JAPANESE DISHES WITH VEGETABLE, SEAFOOD, MEAT, SUSHI, AND NOODLE OPTIONS.



WITH SO MANY DELECTABLE DINING OPTIONS IN THE AREA, IT CAN BE DIFFICULT TO DECIDE WHERE TO START. WHETHER YOU'RE LOOKING FOR A BAR OR BRUNCH, PUB GRUB OR GOURMET, PARKDALE AND ITS SURROUNDING NEIGHBOURHOODS OFFER A RANGE OF CUISINES FROM AROUND THE GLOBE. TRY THESE TOP FIVE RESTAURANTS TO GET A TASTE FOR DIVINE DISHES, EXCELLENT SERVICE, AND INTERIORS THAT SET THE MOOD FOR ANY OCCASION.





trinity  
bellwoods  
high park  
sorauren  
ave park

**TRINITY BELLWOODS PARK**

In the winter, enjoy an outdoor skating rink and tobogganing. In the summer, have a picnic, shop the farmers market, take a 'tree tour', and cool off with a cone of charcoal ice cream across the street.

**HIGH PARK**

Toronto's largest public park includes hiking trails, sports facilities, a dog park, playground, eateries, picnic areas, and a zoo. Make sure to visit the area in April when the cherry blossoms are in full bloom.

**SORAUREN AVE PARK**

More than just a park, Sorauren features a playground, tennis courts, an off-leash dog area, outdoor movies, farmers markets, an ice rink, a stargazers club, kids' sports leagues, and summer camp.



MARILYN BELL PARK

HIGH PARK

# IT'S CALLED *PARK DALE* FOR A REASON



martin  
goodman  
trail  
sunnyside  
marilyn  
bell park

**MARTIN GOODMAN TRIAL**

This 56-kilometre multi-use path stretches all the way from Humber Bay Arch Bridge in the west to the Rouge River in the east. Walk, run, bike, or blade your way around the waterfront and enjoy stunning views of Lake Ontario.

**SUNNYSIDE BEACH**

An ideal spot for cooling off in the summer, Sunnyside features a beach, pool, pavilion, and playground. Go for a paddle on the water, bike or rollerblade along the trails, and catch the Canadian International Air Show for free.

**MARILYN BELL PARK**

Located on the lakeshore with stunning vistas from the lookout point, this park is named after the first person to swim across Lake Ontario. It's perfect for picnics, bike rides, and tennis games.



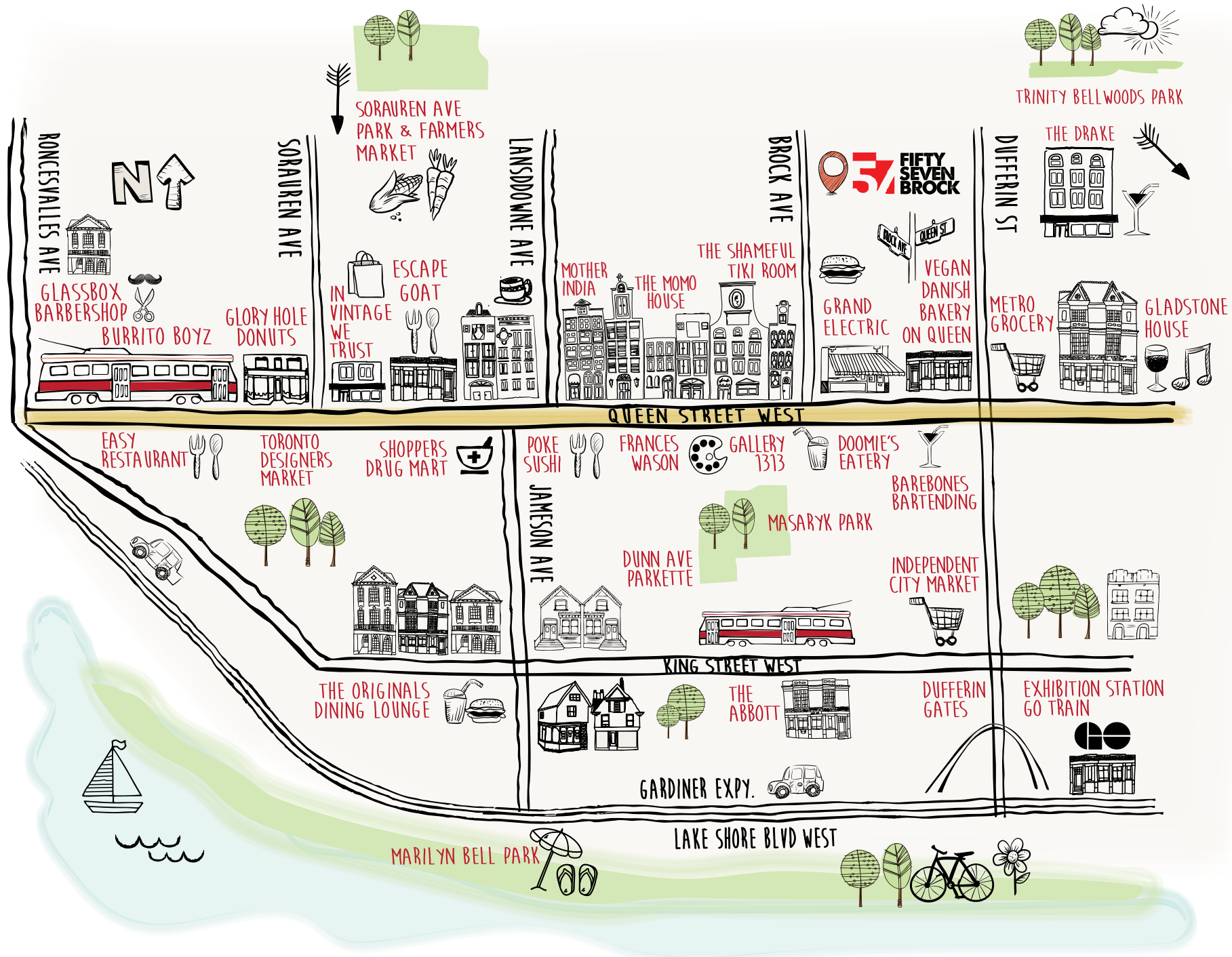
TRINITY BELLWOODS PARK

SUNNYSIDE BEACH





# A DAY IN THE LIFE



## START HERE.

Make the most out of each day at 57 Brock, where everything you desire is just around the corner. Steps from Queen St W, an abundance of shopping, dining, parks, and entertainment surrounds you. Explore the neighbourhood and discover your favourite spots in no time.



**9AM**  
coffee & fresh  
veggies at  
farmers market

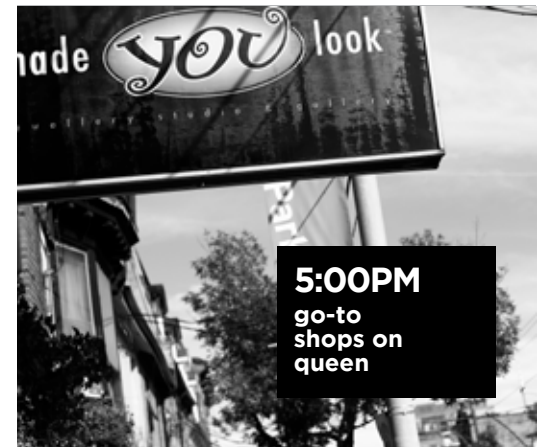


**10AM**  
yoga class at  
sama studio

**12:30PM**  
comfort food  
at doomie's  
eatery



**2:30PM**  
hunting for  
those hidden  
treasures



**5:00PM**  
go-to  
shops on  
queen



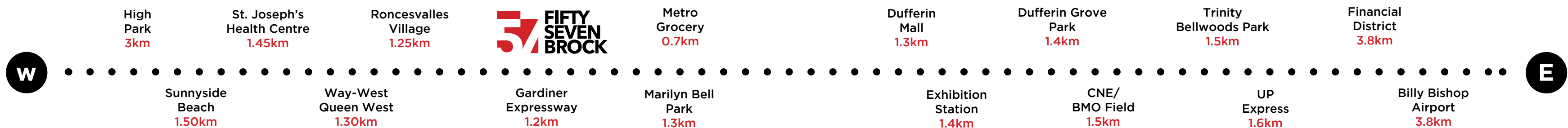
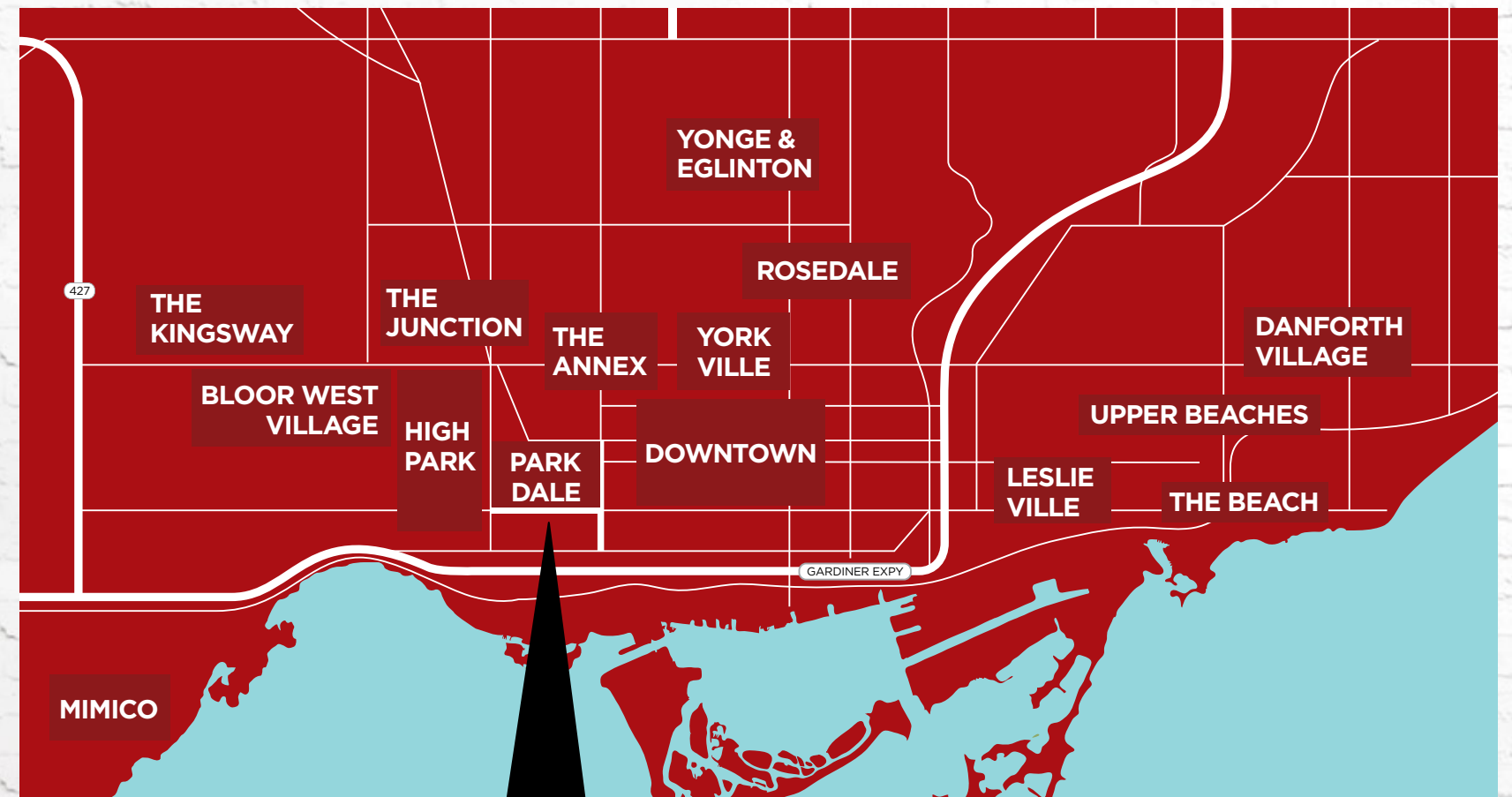
**7:00PM**  
patio season  
on roncey-  
sushi please!



**9:00PM**  
drinks with  
friends at  
the local



# EVERYTHING EVERYWHERE





# GREAT MINDS

A SHORT DRIVE TO:

# GET AROUND TOWN



**5 min.**  
Exhibition

**10 min.**  
Harbourfront



**15 min.**  
Yonge-Dundas Square

**15 min.**  
Union station



**30 min.**  
Toronto Island



**20 min.**  
Pearson Airport



# THINK DIFFERENT

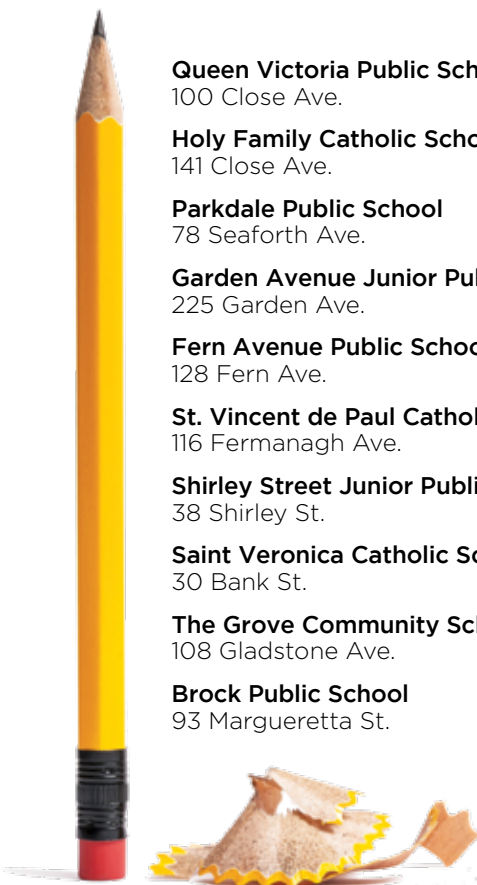
57 Brock residents are conveniently situated within a short walk or drive to a number of high quality junior and senior schools. Find the perfect fit for your little ones with a diversity of education choices in Parkdale.



### Lifelong Learning

A four-minute walk from 57 Brock, the Toronto Public Library at 1303 Queen St. W. has so much more to offer than just books. Members can take out the latest reads, movies, and music, as well as light therapy lamps and musical instruments. Enjoy events and activities such as live music, family magic shows, BINGO, coding camp, peer tutoring, a piano practice room, and more.

- Queen Victoria Public School**  
100 Close Ave.
- Holy Family Catholic School**  
141 Close Ave.
- Parkdale Public School**  
78 Seaforth Ave.
- Garden Avenue Junior Public School**  
225 Garden Ave.
- Fern Avenue Public School**  
128 Fern Ave.
- St. Vincent de Paul Catholic School**  
116 Fermanagh Ave.
- Shirley Street Junior Public School**  
38 Shirley St.
- Saint Veronica Catholic School**  
30 Bank St.
- The Grove Community School**  
108 Gladstone Ave.
- Brock Public School**  
93 Margueretta St.



**TRANSIT SCORE: 100 WALK SCORE: 93**

<b>STREETCARS</b> 301 / 501 on Queen St.	<b>BUSES</b> 29 / 329 on Dufferin St.
<b>STREETCARS</b> 304 / 504 on King St.	<b>BUSES</b> 47 / 402 on Lansdowne Ave.





# THE BROCK LIFE

DISCOVER A COMMUNITY WHERE  
YOUR LIFESTYLE FUSES EFFORTLESSLY  
WITH YOUR SURROUNDINGS

Behind the robust 7-storey brownstone brick and steel façade of 57 Brock, interiors steeped in sleek modernity welcome you home. Communal spaces offer an aspirational ambiance, while spacious suites are harmoniously composed to create a brilliant backdrop for hosting loved ones and making the most of your everyday. A portion of the site is designated as a public park, allowing residents and neighbours to mingle among fresh foliage.

Block Developments handpicked world-class architects and designers to articulate a vision of modern elegance. Thoughtfully crafted using environmentally responsible methods, the building features striking natural motifs such as brick, wood, and greenery inside and out. Combining the innovative functionality of contemporary design with traditional artisanal qualities, 57 Brock is your chance to live in a community as beautiful as the lifestyle you'll enjoy.







# ARRIVE

AT THE INTERSECTION OF  
BRILLIANT DESIGN  
AND INNOVATIVE COMFORT

The design of 57 Brock is informed by its surroundings, with a brick façade that fits in with neighbouring homes and an adjacent park that brings the community together. When you step foot inside, you are immediately greeted by a lobby gallery featuring commissioned artworks and a stunning sculptural reception desk.

Common areas are designed with warm hues, glimmering porcelain slabs, and painted brick, and decorated with felt upholstery, cognac leathers, and textured linen draperies.

Explore the well-appointed catering kitchen and dining room, state-of-the-art fitness facility, and a convenient pet spa. Generous tiered outdoor amenity areas provide residents with space for barbecuing, dining, sunbathing, and lounging around the fire pit or in the shade of beautiful trees.





MODERN LOBBY

**CHIC**



# URBAN

TERRACE VIEWS



# ROOFTOP SOCIAL







# CONNECTED

COLLABORATIVE &  
CONVERTIBLE PARTY ROOM





# INVIGORATE YOUR DAY

FITNESS CENTRE





# COMFORT

STYLISH SUITES  
& SPACIOUS TOWNHOMES





# REFINED DESIGN

Homebuyers can choose from three distinct colour schemes, each carefully curated by renowned designer Tomas Pearce. Ranging from charming suites and penthouse abodes to spacious two-storey townhomes, explore an array of layouts designed to accommodate a variety of lifestyles.



SUITE INTERIOR





SUITE BEDROOM





BATHROOM

the brock life

37



# THE BROCK LIFE







**57 FIFTY SEVEN BROCK**

GARAGE ENTRY

BROCK ST.

METROLINX

OUTDOOR AMENITIES

FUTURE MUNICIPAL PARK

ON-SITE MAP



# OUR BUILDING BLOCKS



Block Developments is a real estate investment and development firm with a mandate to provide homebuyers with beautifully designed and meticulously crafted homes in outstanding locations. Our guiding philosophy is to create dynamic urban revitalization with vibrant master planned mixed-use communities offering sustainable green living and cutting-edge technology. Featuring superior amenities and premium features and finishes, every suite is developed to the highest standards with the resident's ultimate enjoyment in mind.

#### ENVIRONMENT

We always strive for sustainable, environmentally conscious design by implementing energy and water savings, technologies implementing recycling measures and planting green spaces in all our communities.

#### QUALITY

Using only the very best materials, our buildings are constructed with deft attention to detail, resulting in truly remarkable homes.

#### COMMUNITY

Connect in common areas designed for friends and families to come together, and enjoy friendly neighbourhoods with parks, shopping, dining, and entertainment.

#### DESIGN

Partnering with award-winning designers and architects, our aesthetic is modern elegance at its finest.

#### TECHNOLOGY

At Block Developments, we are constantly adapting to take advantage of the latest technology to improve how we live.

#### SERVICE

Nothing is more important to us than you. Our team is there for you throughout your home-buying and ownership journey.

## TOMAS PEARCE

Tomas Pearce Interior Design Consulting Inc. is based in downtown Toronto, Canada. Led by Principal Partners Melandro Quilatan and Tania Richardson, the team at Tomas Pearce is a collaboration of talented, energetic and experienced company of Interior Designers, Project Managers, Project Coordinators, Architectural Technologists, Stylists and Procurement Agents.

The firm offers a complete range of commercial and residential interior design services, space planning, project management and interior styling to a multi-national client base. The firm's list of luxury residences is expansive and includes homes in many of Toronto's desired communities and upscale condominium developments. The firm also undertakes bespoke private vacation homes, winter chalets, summer homes, hotels and exclusive ranches. Commercially, Tomas Pearce has been commissioned by Toronto's industry-leading developers and builders to design their high-end sales offices, model suites, common amenities and corporate executive headquarters. Their conglomerate list of private clients encompasses projects worldwide.

The Tomas Pearce style is international, motivated by a love of good design, both modern and traditional. Opulence; simplicity; calm elegance; timeless aesthetics are integral to the vocabulary of their creations. Whether it's high formal tradition, classic contemporary or clean modern aesthetic, central to the Tomas Pearce design directive is the belief to marry their strong design philosophies with that of their clients' own style wishes. Each time, polished elegance is the Tomas Pearce signature.



RAW speaks to our use of design; we do not aim for the sophisticated or polished but rather the simple and straightforward. RAW speaks to our practice; non-hierarchical, plain to see, a collaborative venture not mediated by bureaucratic controls, all staff are seated at the same desks regardless of experience or status and there are no walls. RAW speaks to our intention to use basic materials and present them simply and directly.

Launched in the autumn of 2007, RAW is one of Toronto's newest and most vibrant Architectural studios. Roland established RAW to realize the full potential of his design vision and to create a working culture matching his professional goals. RAW takes a completely open-minded approach to architecture, encouraging a fluid and collaborative design process. RAW has developed a reputation for fresh ideas and clear thinking, bringing together over 30 years of professional experience designing and building award-winning projects.

RAW has carved out a niche in mid-rise, infill developments in and around the GTA.

RAW is an architecture workshop committed to design excellence. Our workshop insists on the importance of the urban and the social in our everyday life. Correctly designed, our environment can assist us to live, work and play together.



# FEATURES & FINISHES

## BUILDING FEATURES

- Easy key FOB entry
- Executive concierge
- Incredible pet spa
- State-of-the-art fitness studio
- Party room with full kitchen
- Dining/meeting room
- Exterior sunbathing area
- Exterior BBQ and seating areas
- Exterior fire pit
- Bicycle parking
- Lush green roof
- Electronic communication system in lobby vestibule
- Security cameras

## SUITE INTERIORS

- Approximately 9-ft. exposed concrete ceilings (excluding drop ceiling and bulkhead areas) in typical units and approximately 10-ft. exposed concrete ceilings in penthouse units (excluding drop ceiling and bulkhead areas)
- Excellent choices of laminate floor colours from builder's samples in entry corridor, living/dining areas, bedrooms, kitchens, and den/libraries
- Baseboard with painted door casings
- Solid core suite entry door with deadbolt lock and security viewer
- Contemporary hollow core slab interior doors or slider(s) (solid core upgrade available)
- Swing doors and/or sliding glass doors, as per plan
- Glass sliding and/or swing patio doors for access to balconies and/or terraces, as per plan
- Choice of contemporary hardware from builder's samples
- Rod and wire shelving in closets
- White paint throughout suite
- Energy efficient lighting

## KITCHENS

- Designer-appointed cabinetry with choice of three standard and three upgraded design palettes from builder's samples
- Soft close cabinetry
- Under cabinet lighting
- Undermount stainless steel sink with single-lever retractable faucet
- Beautiful ceramic tile backsplash
- Fabulous quartz countertops
- Optional island with additional storage and quartz countertop in select unit types, as per plan

## KITCHEN APPLIANCE PACKAGE

- 10' Kitchen, as per plan
  - 24" stainless steel fridge/freezer (integrated panel upgrade available)
  - 24" stainless steel dishwasher (integrated panel upgrade available)
  - 24" slide-in range with cooktop (24" stainless steel built-in convection oven and separate 24" four burner electric cooktop upgrade available)
  - Built-in kitchen hood fan
- 12' Kitchen, as per plan
  - 30" stainless steel fridge/freezer (integrated panel upgrade available)
  - 24" stainless steel dishwasher (integrated panel upgrade available)
  - 30" slide-in range with cooktop (30" stainless steel built-in convection oven and separate 30" four burner electric cooktop upgrade available)
  - Built-in kitchen hood fan

## BATHROOMS

- Designer-appointed cabinetry with choice of four design palettes from builder's samples
- Integrated sink and countertop or quartz vanity countertops with undermount sink in bathrooms as determined by developer
- Choice of designer series faucets from builder's samples
- Vanity mirror
- Contemporary water-efficient toilet
- Any bathtub to be a soaker tub with full-height ceramic or porcelain tile surround, as per plan
- Any shower stalls to be glass-enclosed with full-height ceramic or porcelain tile surround and rain shower head, as per plan
- Porcelain tile floor in master ensuite and guest bathrooms, as per plan
- Pressure balanced valves on all tubs and showers
- Privacy lock on all bathroom doors

## LAUNDRY

- Laundry area floor finished in porcelain tile
- Stacked washer-dryer

## MECHANICAL & ELECTRICAL SYSTEMS

- Energy efficient heat pump unit with in-suite control over heating and cooling
- Pre-wired for telephone, television and internet, as per plan
- Light fixture(s) or surface-mounted lighting provided in foyer, bathroom, walk-in closet, as per plan
- Junction box in kitchen over island, den and bedroom, as per plan
- Smoke and carbon monoxide detector
- In-suite sprinkler system
- Bathroom exhaust fan vented to exterior
- Suite entry security system



Please see provisions in Schedule "A" relating to the Purchaser's rights to select finishes and Vendor's rights to install substitute materials and finishes.

The Vendor reserves the right to substitute any materials used in construction of the Unit provided that such substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make minor changes or modifications in the plans and specifications at its discretion. The determination of whether or not same are minor shall be made by the Vendor's Architect.

Vendor is not responsible for shade differences occurring from different dye lots or for variations including in colour, shade, texture and veining in materials including with respect to tile, carpets, hardwood or laminate flooring, cabinetry, natural or manufactured stone, bricks, trim and doors. Samples viewed when choices are made from Vendor's samples are only a general indication of material selected. Details of windows and doors on all elevations and location of exterior lights may not be exactly as shown on renderings.

Finished floor height and built-in noise attenuation measures may cause ceiling heights to vary in some areas. Drop ceilings and bulkheads will occur to accommodate HVAC and structural requirements.