

[www.assignmentstoronto.ca](http://www.assignmentstoronto.ca)



[www.assignmentstoronto.ca](http://www.assignmentstoronto.ca)

The Bread Company is a namesake to the beloved Silverstein's Bakery that operated at this location for nearly 100 years. Certainly, this is one of the city's most anticipated condominium developments.



[www.assignments-toronto.ca](http://www.assignments-toronto.ca)

Conceived and developed by Lamb Development Corp the property is located at 193 McCaul Street. In the heart of the Health Sciences District. The pièce de résistance; the eclectic Baldwin Village that is just a few steps from your front door.

[www.assignmentstoronto.ca](http://www.assignmentstoronto.ca)



The building is a spectacular modern mid-rise by architect Alliance's Peter Clewes. It offers the world-class Lamb Standard of living to the community of medical and educational professionals and students in the area.



[www.assignmentstoronto.ca](http://www.assignmentstoronto.ca)





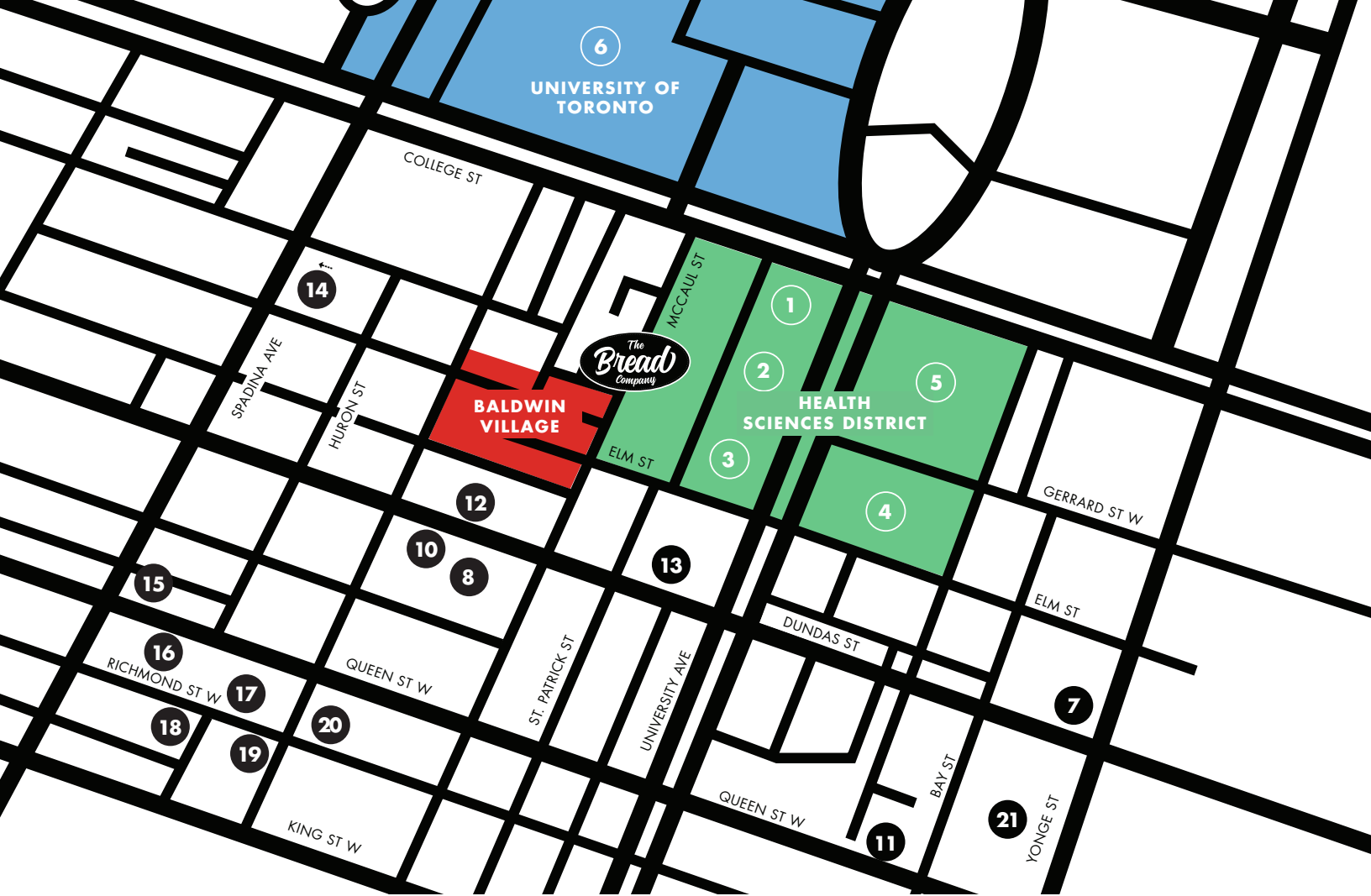


# NEIGHBOURHOOD GUIDE



[www.assignmentstoronto.ca](http://www.assignmentstoronto.ca)





**1. Toronto Rehabilitation Institute**

550 University Ave  
[www.uhn.ca/TorontoRehab](http://www.uhn.ca/TorontoRehab)

The Toronto Rehabilitation Institute helps people overcome the challenges of disabling injury, illness or age-related health conditions to live active, healthier and more independent lives.

**2. Princess Margaret**

610 University Ave  
[www.uhn.ca/PrincessMargaret](http://www.uhn.ca/PrincessMargaret)

The Princess Margaret Cancer Centre, previously called Princess Margaret Hospital, is a scientific research centre and a teaching hospital in Toronto, Ontario, Canada, affiliated with the University of Toronto Faculty of Medicine as part of the University Health Network.

**3. Mount Sinai**

600 University Ave  
[www.mountsinai.on.ca](http://www.mountsinai.on.ca)

Mount Sinai Hospital is a hospital in Toronto, Ontario, Canada. Mount Sinai is the main hospital of the Sinai Health System, although it is linked by bridges and tunnels to three adjacent hospitals of the University Health Network

**4. SickKids**

555 University Ave  
[www.sickkids.ca](http://www.sickkids.ca)

The Hospital for Sick Children, corporately branded as SickKids, is a major pediatric teaching hospital located on University Avenue in Toronto, Ontario, Canada. It is affiliated with the Faculty of Medicine of the University of Toronto.

**5. Toronto General**

200 Elizabeth St  
[www.uhn.ca/OurHospitals/TGH](http://www.uhn.ca/OurHospitals/TGH)

The Toronto General Hospital is a major teaching hospital in Toronto, Ontario, Canada and the flagship campus of University Health Network.

**6. University of Toronto St George Campus**

27 King's College Cir  
[www.ryerson.ca](http://www.ryerson.ca)

The University of Toronto, founded by royal charter in 1827 as King's College and the first institution of higher learning in the colony of Upper Canada has its colleges and campuses extending all over the city. The main campus is home to hundreds of faculty and students located steps away from The Bread Company.

**7. Ryerson University**

350 Victoria St  
[www.harbourfrontcentre.com](http://www.harbourfrontcentre.com)

A career-oriented public research university known for many of its programs including engineering, business and the arts, Ryerson University is located in the heart of the city.

**8. OCAD University**

27 King's College Cir  
[www.ocadu.ca](http://www.ocadu.ca)

OCAD University, officially the Ontario College of Art and Design University, is a public university located in Toronto, Ontario, Canada. The school is Canada's largest and oldest educational institution for art and design.

**9. Krispy Kreme Cafe**

164 McCaul St, Toronto  
[www.krispykreme.ca](http://www.krispykreme.ca)

A longtime classic in the donut business, this Krispy Kreme is one of the few franchise locations located right outside The Bread Company, serving a variety of the signature, mouth-watering taste of Krispy Kreme donuts.

**10. Art Gallery Of Ontario The Grange**

317 Dundas St W (located in Art Gallery of Ontario)  
[www.ago.ca](http://www.ago.ca)

Set in the historic Art Gallery of Ontario, the cafe offers a unique daytime experience for visitors to enjoy high-tea or coffee.

**11. Nathan Phillips Square**

100 Queen St W  
[www.toronto.ca](http://www.toronto.ca)

Popular tourist attraction located in the heart of Downtown Toronto. TORONTO sign can be found here, food trucks, Toronto's national pet - the pigeon, as well as live free concerts and events

**12. Lucca Ristorante**

308 Dundas St W  
[www.luccatoronto.com](http://www.luccatoronto.com)

Casual Loft experience, serving international tapas, small plates and craft beer

**13. Café Plenty**

250 Dundas St W  
[www.cafeplenty.com](http://www.cafeplenty.com)

Enjoy freshly baked goods, gourmet sandwiches and salads made in house and served fresh at this independent cafe inspired by European cuisine.

**14. Kensington Market**

Downtown Toronto (Spadina Ave, Bathurst St, Dundas St, College St.)  
[www.kensington-market.ca](http://www.kensington-market.ca)

A Toronto hotspot for all things thrifed, fresh food markets, and hidden resto bars that come alive at night. The market is a walkable hub to get a feel for the vibe and culture of Toronto

**15. Alo**

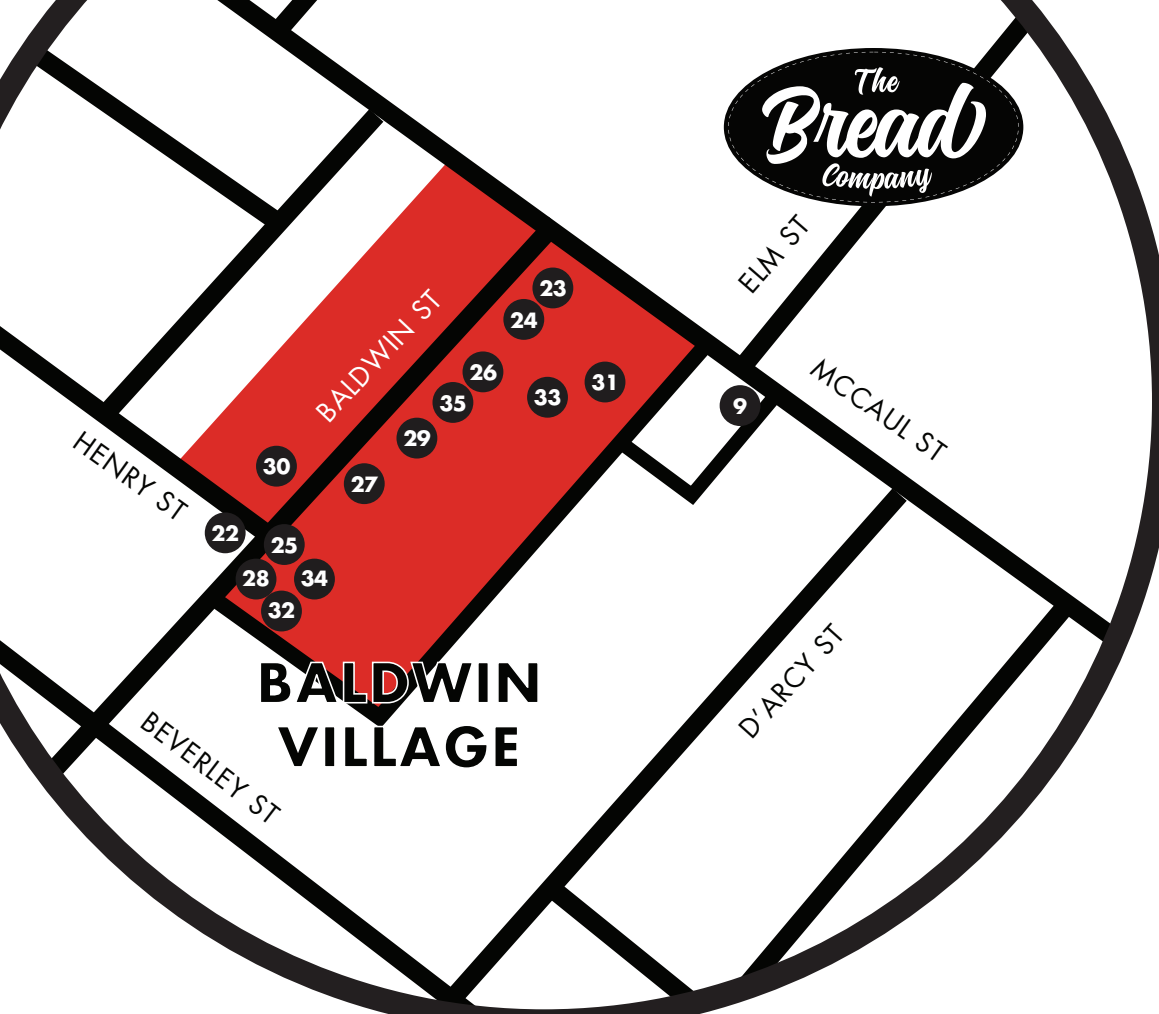
163 Spadina Ave  
[www.alorestaurant.com](http://www.alorestaurant.com)

Voted #1 restaurant on Canada's 100 Best list, for the third year in a row, Alo is Toronto's most coveted dinner destination. Serving guests a multi-course menu of French cuisine, the walk-in bar offers seafood à la carte, and meat-based entrées, vegetable-focused sides and desserts.

**16. Bolo Love**

364 Richmond St W  
[www.bodyloveinc.com](http://www.bodyloveinc.com)

A hip, fun, and dynamic atmosphere to get a sweat in, grab a green smoothie-on-the-go, or sit down for a casual coffee.



# BALDWIN VILLAGE

## 193 McCaul St., Toronto, Ontario

**17. Barry's Bootcamp**  
310 Richmond St. West Unit 1  
www.barrysbootcamp.com

The original high intensity interval workout. Barry's Bootcamp, Richmond was the first Canadian studio and first Red Room in Toronto, Richmond will wow you with its expansive lobby and dedicated FLEX space. Fun fact: Richmond was also the first studio to feature escalators.

**18. Fit Squad**  
111 Peter St Unit 102  
www.fitsquad.ca

Fit Squad delivers result-based group and personal strength training in Toronto, scheduled at your convenience and hosted in a fully equipped premium training facility.

**19. Sweet Jesus**  
106 John St  
www.sweetjesusicecream.com

I scream, you scream we all scream for 'Sweet Jesus ice-cream'! Try the signature soft serve ice cream with creative toppings located right around the corner from The Bread Company.

**20. The Porch**  
250 Adelaide St W  
www.theporchto.com

A Toronto hotspot for enjoying patio season, this seasonal rooftop restaurant offers panoramic views of the CN Tower and the city skyline.

**21. CF Toronto Eaton Centre**  
220 Yonge St  
www.cfshops.com

The mall has over 300 stores providing a true shopping experience. Conveniently located, the mall is served by two subway stations, Queen and Dundas.

**22. Bodega**  
30 Baldwin St  
www.bodegarestaurant.com

Bodega is an intimate French bistro located in an old Victorian era home serving classic French cuisine, brunch on weekends and happy hour during the week.

**23. Omai Restaurant**  
3 Baldwin St, Toronto  
omairestaurant.ca

Omai is a Japanese restaurant that serves Pan-Asian inspired cuisine, specializing in sake and sushi handrolls by Chef Edward Bang. It was nominated as Canada's Best New Restaurant by Air Canada in 2018.

**24. The Winding Road**  
5 Baldwin St.  
the-winding-road-restaurant.business.site

The Winding Road is a Northern Chinese styled restaurant that serves-up a delicious menu which includes happy hour bites and vegetarian options.

**25. Koh Lipe**  
35 Baldwin St.  
www.kohlpe.com

Koh Lipe is named for the beautiful island in Southern Thailand and specializes in dishes from the region. It is part of the same family of restaurants as Eat BKK and Si Lom.

**26. Charidise**  
27 Baldwin St.  
www.charidise.com

Charidise is a gourmet Taiwanese restaurant serving up traditional Taiwanese food as well as their spin on North American favourites like burgers and poutines.

**27. PanPan Noodle Bar**  
21 Baldwin St

PanPan Noodle Bar specializes in hot-dry alkaline noodles, a popular street food from the Chinese city of Wuhan. This is the perfect place when you have a noodle craving and want an alternative to the city's many ramen spots.

**28. Kinton Ramen**  
51 Baldwin St  
www.kintonramen.com

Kinton Ramen was the first authentic Japanese ramen bar to open in Toronto. Focusing solely on ramen in the kitchen, executive chef Aki Urata is uncompromising in his pursuit to serve the best quality noodles and broth.

**29. Valens**  
19 Baldwin St  
www.valens.ca

Casual grill featuring breakfast, Italian-inspired dishes & steaks, with a leafy patio & a full bar.

**30. Café La Gaffe**  
24 Baldwin St

Cozy, colourful bistro featuring a bohemian vibe, Mediterranean fare & a lengthy wine list.

**31. Midi Bistro**  
168 McCaul St

Upmarket French fare with a variety of mussels & fixed-price meals in a boîte with bistro chairs.

**32. Some Time BBQ**  
43 Baldwin St  
www.sometimebbq.expancio.com

Some Time BBQ is a comprehensive restaurant with Sichuan cuisine, home cooking, barbeque, grilled fish, and noodles.

**33. Cubeshops**  
11 Baldwin St  
www.cubeshops.com

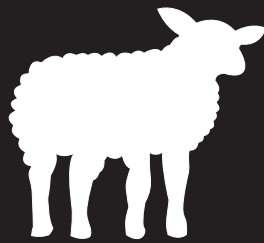
Cubeshops specializes in products that are unique and will appeal to people of all ages; the trend-setters of the world. From office supplies to housewares, from entertainment to functionality, Cubeshops looks for the best undiscovered manufacturers in the world.

**34. Carbonic Coffee**  
37 Baldwin St

This simply decorated haunt offers espresso drinks made with house-roasted beans plus baked goods.

**35. Light Cafe**  
23 Baldwin St  
www.lightcafe.ca

Trendy, modern setup for colourful Taiwanese drinks paired with sandwiches, salads & desserts.



**LAMB**  
**DEVELOPMENT CORP.**

PROJECT GALLERY

“We are absolutely committed to creating striking modern developments that offer stylish, design-conscious homes for everyone.”

- Brad J. Lamb



THE BRANT PARK, TORONTO COMPLETED 2016





GOTHAM, OTTAWA COMPLETED 2015



GLÁS, TORONTO COMPLETED 2009



PARC LOFTS, TORONTO COMPLETED 2011



SOBA, OTTAWA COMPLETED 2019



EAST FIFTY FIVE, TORONTO UNDER CONSTRUCTION



THE KING EAST, TORONTO COMPLETED 2012



THEATRE PARK, TORONTO COMPLETED 2014



KING CHARLOTTE, TORONTO COMPLETED 2015

[www.assignmentstoronto.ca](http://www.assignmentstoronto.ca)





WELLINGTON HOUSE, TORONTO NEW RELEASE



BAUHAUS, TORONTO NEW RELEASE



THE HARLOWE, TORONTO COMPLETED 2018





FLATIRON LOFTS, TORONTO COMPLETED 2012



WORKLOFTS, TORONTO COMPLETED 2011





“Lamb is the single most recognizable figure in a decade long real estate boom that has transformed the city’s skyline.”

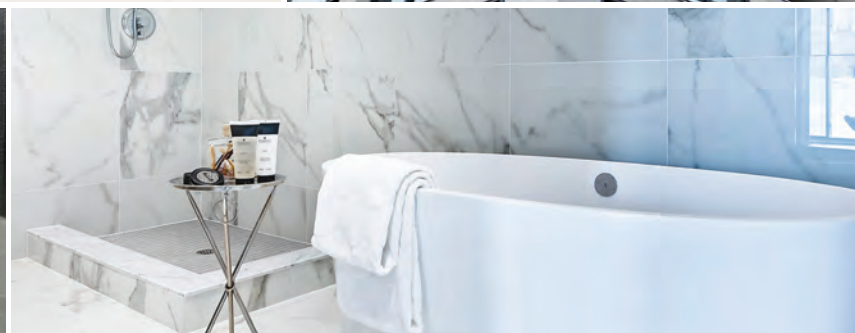
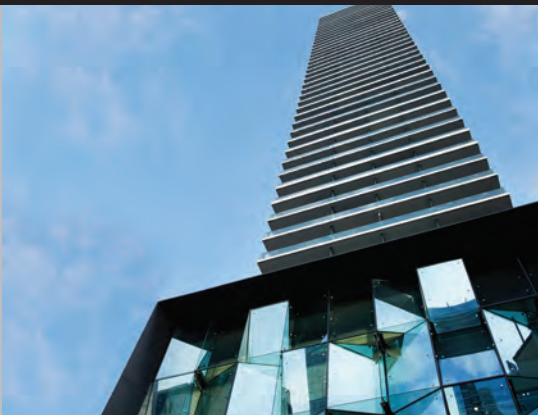
- Toronto Star



**THE LAMB  
STANDARD**

This represents our corporate pursuit of excellence. Our goal is to deliver great architecture, clever modern interior design, and exceptional finishes. All of this is standard at every Lamb Development Corp. project. We guarantee that no other developer can or will deliver the same incredible standard.

Lamb Development Corp. guarantees that no other developer can or will deliver the same incredible standard



- European styled modern kitchen cabinetry
- 9' ceilings or higher
- Loft style exposed concrete features
- Pre-finished 7" engineered floors
- Double thick stone kitchen and vanity counters
- Minimum 6' deep balconies ideal for maximum outdoor enjoyment

- High design hallways, elevator lobbies, and entrance lobby
- Exceptionally designed bespoke facilities
- Gas BBQ nozzles on all balconies
- Spa quality bathroom finishes
- Natural gas cooktop and built-in oven
- Spectacular modern architecture

# THE TEAM



## **LAMB DEVELOPMENT CORP. DEVELOPER**

Lamb Development Corp. (LDC) was founded in 2001 by Toronto's top condominium broker Brad J. Lamb to directly participate in the development of stylish, urban condominium projects. At that time, with over 15 years of experience in consulting, marketing and the selling of more than 100 of Toronto's most innovative and exciting projects, Mr. Lamb wanted to bring something different to the development world. Since then, he has done just that; developing 25 projects, along with 3,000 condos in development for a total value of 1.5 billion. An additional 2,000 completed units for a total value of \$1.0 billion.

Lamb Development Corp. has become one of the country's busiest development companies, with each project pioneering up-and-coming locations and delivering a stylish, urban solution to each property.



## **BRAD J. LAMB REALTY INC. EXCLUSIVE BROKER**

Brad J. Lamb has been selling real estate in Toronto since 1988. In 1995 he founded Brad J. Lamb Realty Inc., a boutique brokerage operation specializing in urban condos lofts, and townhomes. Since being licensed, Brad J. Lamb has sold over 29,000 properties for over \$8.5 billion.

Currently with a staff of 12 administrators and 17 licensed sales representatives, Brad J. Lamb Realty Inc. is the dominant name in the central Toronto real estate marketplace.

The company consists of two sales divisions, re-sale and new sale. A few of the over one hundred new projects handled exclusively by Brad J. Lamb Realty Inc. since 1996 are: Toy Factory Lofts, Radio City, Spire, 550 Wellington Condominium and Hotel, 75 Portland, Quad, Glas, Zen Lofts, Tip Top Lofts, East, Mozo, Garment Factory, The Printing Factory, Robert Watson Lofts, The Glasshouse, six50 King West, The Ninety, Parc, Cube, Flatiron Lofts, The King East, Worklofts, Theatre Park, The King Charlotte, One Eleven, The Brant Park, The Harlowe and East 55. Brad J. Lamb Realty Inc. has resold properties in over 300 different condo buildings in the Greater Toronto Area. They have also sold new development projects in Ottawa, Calgary, Edmonton and Montreal. The company prides itself on excellence. Every sales representative and employee working at Brad J. Lamb Realty Inc. is a specialist offering a tremendous level of experience and knowledge to our widespread client list.



## **ARCHITECTS ALLIANCE ARCHITECT**

aA's team of 45 architects, designers and technologists provide the full spectrum of services, applied to a scope of practice that ranges from academic and institutional buildings to large-scale mixed-use developments: condominiums and affordable housing, classrooms and research labs, private courtyards and urban streetscapes. aA projects are located all over Canada, the United States, and Europe.



## **U31 INTERIOR DESIGNER**

U31's competitive edge lies in their collective experience, strong conceptual skills and an insightful ability to understand their clients' vision. Dedicated to betterment, driven by passion; they are capable and excited to explore emerging markets. U31 is united by design.



# FEATURES AND FINISHES

## SUITE FEATURES

- **Ceiling height in principal rooms is 9ft\***
- Large windows
- Sliding doors open onto the balcony\*
- Exposed concrete ceilings\* in all areas except the bathroom, powder room\*, washer/dryer room and foyer\*
- Bathroom, powder room\* and foyer\* ceilings are smooth drywall painted white
- Exposed concrete feature wall\* and columns\*
- White painted interior walls
- 4" Baseboard and 2.5" door casing
- Slab style bathroom, closet and washer/ dryer room doors with hardware
- Glass sliding bedroom doors\*
- Vinyl coated wire shelving in all closets and storage areas\*
- Washer and dryer
- Individually controlled heating and air conditioning system utilizing a heat pump system
- **Gas BBQ connection provided on balconies\* and terraces\***

## KITCHEN

- **Custom designed european style kitchen cabinetry with island\* in a selection of door finishes\*\*\***
- **Stone surface counter top\*\*\***
- Single bowl or double bowl under-mount stainless steel sink\*
- Single lever deck mounted faucet set
- **Stainless steel appliances- energy star frost free refrigerator, gas cook top, and electric built-in oven**
- Dishwasher, and intergrated fan and mircowave

## BATHROOMS

- Custom designed european style bathroom cabinetry in a selection of door finishes\*\*\*
- Contemporary shower head
- Full vanity width mirror
- Porcelain wall tile\*\*\* on all wet wall surrounds (bathtub and shower\*)
- Deep soaker bathtub with tiled skirt
- Pressure balanced mixing valve in the bathtub and shower\*

## FLOOR COVERINGS

- Pre-finished 7" engineered floor\*\*\*
- Porcelain floor tile\*\*\* in bathroom
- Ceramic floor tile in washer/dryer room

## SAFETY AND SECURITY

- Electronic communication system located in the secure main entry vestibule
- Surveillance cameras in the lobby, main entry vestibule
- Key fob controlled access system at all main building entry points
- Smoke and carbon monoxide detectors provided in all suites
- Suites are fully sprinklered

## ELECTRICAL FIXTURES

- Individual electrical panel with circuit breakers
- White 'decora style' receptacles and switches throughout
- Ceiling mounted track lighting in kitchen
- Ceiling mounted light fixtures in foyer\* and hallways\*
- Pot light(s) in bathroom(s\*)
- Capped ceiling light fixture outlet in dining room\*
- Switch-controlled split outlets in living room and bedroom(s)

## MULTI-MEDIA TECHNOLOGY

- Structured high speed wiring infrastructure with network centre to support the latest entertainment and high speed communications services
- Pre-wired telephone, cable television and communication outlets

## OPTIONS

### ELECTRIC CARS CHARGING STATIONS

\*- Denotes availability determined by suite design

\*\*\*- Denotes finishes to be selected from the vendor's samples

- Natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations.

- If the unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given seven (7) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials

and items for those provided in this Schedule provided that such materials and items are of quality to or better than the materials and items set out herein

- The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser' request;

- References to model types or model numbers refer to current manufacturers models. If these types or models change, the Vendor shall provide an equivalent model;

- All dimensions, if any, are approximate. Actual usable floor space may vary from the stated floor area, if so stated;

- All specifications and materials are subject to change without notice E. & O.E.

- Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser order, the Purchaser may have requested the Vendor to construct an additional feature within the unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or Building, the Vendor is not able to construct such extra, then the Vendor

may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the vendor in respect of such extra without interest and in all other respects this agreement shall continue in full force and effect;

- The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect. All suites protected by the Tarion New Home Warranty Program.

+ Illustrations are artist's impressions. All specifications and materials are subject to change without notice E.&O.E.

DEVELOPER



EXCLUSIVE BROKER



Real Estate Brokerage

[WWW.THEBREADCOMPANYTORONTO.CA](http://WWW.THEBREADCOMPANYTORONTO.CA) | 416.368.5262