

# 908 St. Clair

 Canderel  KingSett  
CAPITAL



ST.CLAIR  
VILLAGE

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WHERE THE  
STORIED  
PAST IS ONE  
WITH  
THE VIBRANT  
PRESENT.

# A CULTURAL MOSAIC OF CHARM & ELEGANCE.

Situated in the heart of Hillcrest Village,  
close to Wychwood, Cedarvale 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.





# SOPHISTICATED ST. CLAIR.

St. Clair Village puts you at the epicentre 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 Spring to Fall 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 in the St. Clair West area.  
Locals and visitors alike love the atmosphere and the  
enthusiasm at these bastions of art.



**ARTSCAPE WYCHWOOD BARNES**  
601 CHRISTIE ST.

**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.





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



**KIBO SUSHI HOUSE**  
701 ST. CLAIR AVE. W.

**PUKKA**  
778 ST. CLAIR AVE. W.

**SEA WITCH FISH AND CHIPS**  
636 ST. CLAIR AVE. W.

**SHUNOKO**  
1201 ST. CLAIR AVE. W.



**THE STOCKYARDS SMOKEHOUSE & LARDER**  
699 ST. CLAIR AVE. W.

**PITA AND HUMMUS**  
537 ST. CLAIR AVE. W.

**SIDEWALK PIZZERIA**  
1654 ST. CLAIR AVE. W.

**LOX + SCHMEAR**  
1030 ST. CLAIR AVE. W.



**ROAST FINE FOODS & BUTCHER SHOP**  
786 ST. CLAIR AVE. W.

If you're inclined to be carnivorous, you'll gravitate to this purveyor of fine meats from animals that are pasture-raised and hormone and antibiotic-free. Any of the meat offered here can be custom prepared, dry-rubbed or marinated at your request. Staff will go out of their way to provide incredible service. But customers who eschew meat-eating will also find a range of prepared foods and packaged goods to satisfy any craving for fresh, homemade fare — including soups and salads.



**MABEL'S BAKERY & SPECIALTY FOODS**  
746 ST. CLAIR AVE. W.

How fortunate residents of 908 St. Clair are to be only a short walk from this neighbourhood treasure of home-style baked goods, artisan breads and cheeses, and prepared meals made with local or organic ingredients. This popular spot even offers full entrees, signature granola, and preserves. Freshness and flavour are the name of the game, and you're sure to leave loaded down with more than you expected to buy, whether it's cookies, squares, pies, cakes, a loaf of bread or something for dinner that is simply irresistible.

**BARISTA & CHEF**  
1006 ST. CLAIR AVE. W.

An exposed brick wall with Klimt prints and rustic wooden tables sets the tone for this small but intimate spot where Mediterranean food is exquisitely prepared, and you're warmly welcomed. Dinner features beautifully cooked and artfully plated specialties such as fish, calamari, steak, beet salad, and chicken. Brunch is equally delicious, with eggs benedict, omelettes and other favourites given the gourmet treatment. Drop by and find out why locals rave about Barista & Chef.



**FLEUR DU JOUR FRENCH BAKERY**  
603 ST. CLAIR AVE. W.

As well as croissants and pastries you might recognize as French, this immaculate and minimalist-style shop sells a slew of masterfully crafted treats such as viennoiseries, tartes, cheesecakes, gateaux and more. Some with spectacular icing architecture, and others generously covered in strawberries, blueberries or raspberries. It's the perfect place to sit and sip a café while allowing yourself to savour something sweet and delicately flavoured. Brunch is available too, and on hot days, the sorbet will be a wonderful complement to your pastry.







**BAKER AND SCONE**  
693 ST. CLAIR AVE. W.

The origin of the scone is disputed by the Scots and the Dutch, who both claim to have invented it. But whatever theory you subscribe to, you'll find it a pleasant surprise to discover a bakery that specializes in scones. At Baker and Scone, there are 44 varieties of scone available, including eight savoury varieties, some involving cheese. That's because the simple recipe serves as a base for an unlimited number of additions, such as raspberry lemon, pear hazelnut, dried cherry & white chocolate, and salted caramel. Light and fluffy, these scones are best tried warm out of the oven, or buy a half dozen and take them home.

**PAIN PERDU**  
736 ST. CLAIR AVE. W.

With its red wood panelling and blue-tiled floor, this cozy patisserie emanates the vibe of a bakery in Paris. And Parisiennes would undoubtedly give Pain Perdu thumbs up. Everyone who comes here for the fresh-out-of-the-oven croissants, pastries, and quiches raves about the texture, flavour, freshness and aroma. Stay for a café au lait or a freshly squeezed orange juice with a pastry and go home with a baguette and a jar of paté.



**CHOCOSOL TRADERS**  
1131 ST. CLAIR AVE. W.

Chocolate is a health food, and when it's "bean to bar" and made from scratch in Toronto, it's deserving of high praise. Even more so when the cacao beans it's made from are sourced mindfully from communities in Mexico, Ecuador, Dominican Republic and Guatemala. ChocoSol roasts and stone grinds the beans, then turns them into a line of dark chocolate bars in flavours such as Vanilla Sea Salt, 5 Chili Bullet, and Darkness, from 65-100% cacao. You're invited to visit the shop and learn fascinating things about chocolate as you're browsing the selection and inhaling the scents.

**FERRO BAR & CAFÉ**  
769 ST. CLAIR AVE. W.

It's been around since the 1990s, and no wonder this southern Italian restaurant has longevity. The authentic flavours of home cooking from the old country are lovingly preserved in each recipe. Daily specials make it easier to pick from the vast menu that spans every course. One day you might find rainbow trout on special, the next day, it could be veal limone or wood-fired salsiccia pizza. Formerly a billiard hall, and having just expanded into a large back room, Ferro can boast great style as well as delicious food.





MOFER COFFEE

**MOFER COFFEE**  
1040 ST. CLAIR AVE. W.

High ceilings, rustic wood decor, and funky feature lighting signal that you are not in an ordinary coffee shop. Rather, you have entered the rare and unique world of Ethiopian coffee. Mofer serves it in strikingly artistic cups and mugs with pastries and baked goods on the side. Premium single-origin Ethiopian coffee beans are air roasted in small batches here, and you can buy bags of beans to take home and grind yourself. If you've never tried coffee from Ethiopia, this is an excellent place for your introduction - the flavour is rich and complex, a real thrill for your taste buds.

**THE RUSHTON**  
740 ST. CLAIR AVE. W.

This gourmet restaurant could become your dinner go-to for all those times you're in the mood for an exceptionally prepared meal. There's an excellent variety that runs the gamut from surprising takes on pasta such as lobster ravioli, to fish dishes such as black cod, coconut jumbo shrimp, warm mushroom salad, clubhouse sandwiches, burgers and desserts like chocolate truffle cake. Pair your dinner with any of the carefully chosen wines on offer and savour the experience of dining in a relaxing atmosphere where expert chefs make every bite memorable.



THE RUSHTON

ST. CLAIR VILLAGE



# A RISING CULINARY DESTINATION: OAKWOOD AVENUE

## EXTRA BURGER 319A OAKWOOD AVE.

The appetite for burgers is infinite, and to fulfill that need, much-lauded Extra Burger has just opened a new location on Oakwood. Perfect for satisfying your cravings for flavourful meat, melted cheese and zingy sauce, this diner-style resto keeps it simple, knowing that’s exactly what people want. Try the new crispy chicken sandwich too — it’s bound to be incredibly tasty.



## OAKWOOD ESPRESSO 342B OAKWOOD AVE.

Emanating an artsy vibe, this cozy café has framed black and white photos decorating the walls, and antique dishes and furniture gracing the bright and airy space. Come just for the authentic espresso and cappuccino, or for a combo of hot beverage and scone or cookie. With so many flavours on offer, you could try a different one every day of the week. On warm sunny days, you’ll want to sit outside on the patio and soak in the warmth.

## SOUL PROVISIONS 571 VAUGHAN RD.

Sometimes only soup will do, and for those times, it’s fantastic to know that Soul Provisions will have exactly the soup you’re thinking of. They specialize in hearty, homey soups that hit the comfort food spot, especially on cold winter days. Drop by their Oakwood Village location or order online. And for dessert, try their homemade Soul Pops, fancy vegan popsicles in a rainbow of colours.



## PRIMROSE BAGEL 317A OAKWOOD AVE.

Where can you get a better bagel in your new neighbourhood? Right here at this local institution. Boasting an array of hand-rolled, malt-boiled and freshly baked bagels and bagel sandwiches, Primrose takes the cake when it comes to scoring holes in one for this all-around favourite type of bread. And although bagels are the specialty, other deli products are also sold here, such as smoked fish, condiments, kosher salt and soda pop.

## THE OAKWOOD HARDWARE FOOD & DRINK 337 OAKWOOD AVE.

Chef Anne Sorrenti’s experience proves career switches can be successful. After working in MP Carolyn Bennett’s office, she tried her hand at cooking professionally, entered Chopped Canada in 2015 – and won! Now, this talented chef brings her love of all things local to her own restaurant, where she offers boldly flavoured dishes from around the world. Try the “Tacos got Seoul,” the “Oakwood Meze” or the “KFC – Korean Fried Chicken” and you’ll be coming back for more.







# EMBRACE THE NIGHT.

RELAX

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.





MERCADO NEGRO

**MERCADO NEGRO**  
1370 ST. CLAIR AVE. W.

**NODO HILLCREST**  
794 ST. CLAIR AVE. W.

**FK**  
770 ST. CLAIR AVE. W.



BLUEBLOOD STEAKHOUSE



NODO HILLCREST

**PHO LANG VAN**  
958 ST. CLAIR AVE. W.

**BLUEBLOOD STEAKHOUSE**  
1 AUSTIN TERRACE



# 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.



# 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-a-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.

BEES ARE LIFE, INC.



908 ST. CLAIR

38

**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.



ST. CLAIR VILLAGE

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# 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.

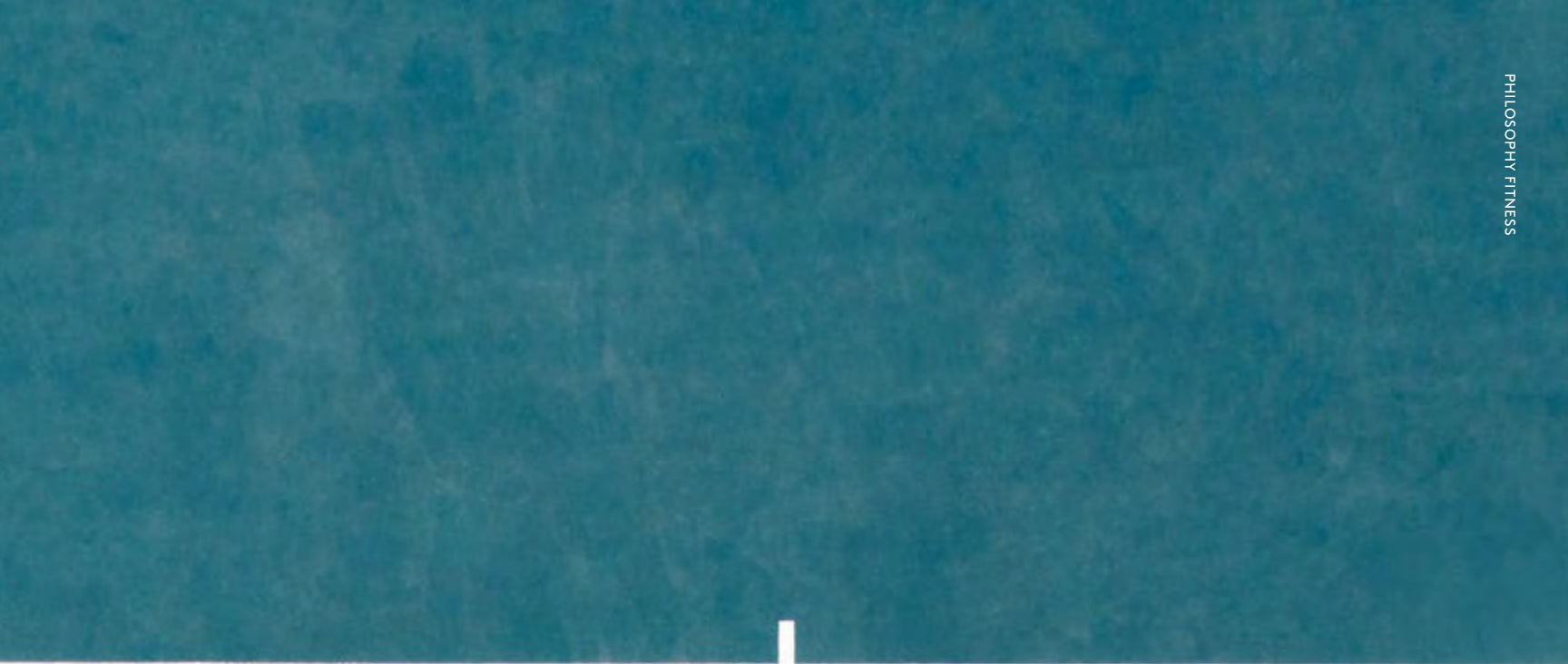


# PARK AND PLAY.

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 green space 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.







PHILOSOPHY FITNESS

**PHILOSOPHY FITNESS**  
575 ST. CLAIR AVE. W.

**F45**  
875 ST. CLAIR AVE. W.

**ROCKET CYCLE**  
688 ST. CLAIR AVE. W.

**INHABIT PILATES AND MOVEMENT**  
677 DUPONT ST.

**MODO YOGA**  
934 ST. CLAIR AVE. W.

**THE PILATES GROUP**  
701A ST. CLAIR AVE. W.



500 ST. CLAIR



SIR WINSTON CHURCHILL PARK

**WYCHWOOD BARNS PARK**  
76 WYCHWOOD AVE.

**HILLCREST PARK**  
950 DAVENPORT RD.

**CEDARVALE PARK**  
443 ARLINGTON AVE.

**EARLSCOURT PARK**  
1200 LANDSDOWNE AVE.

**HUMEWOOD PARK**  
37 HUMEWOOD DR.

**SIR WINSTON CHURCHILL PARK**  
301 ST. CLAIR AVE. W.

ST. CLAIR VILLAGE



# 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 minutes, and travel easily to anywhere in Toronto from this prized midtown location.



# GO ANYWHERE.

- FOOD AND RESTAURANTS

1

Krave Coffee

2

Philosophy Fitness

3

De La Mer

4

Loblaws

5

Manila Food

6

Shell

7

Kibo Sushi House

8

Pukka

9

Savera

10

Stockyards Smokehouse & Larder

11

The Rushton

12

Sea Witch Fish and Chips

13

Roast Fine Foods

14

Ferro Bar & Café

15

Shunoko

16

FK

17

Lox + Schmeear

18

Pho Lang Van

19

Emma's Country Kitchen

20

BlueBlood Steakhouse

21

Mabel's Bakery & Specialty Foods

22

Fleur du Jour French Bakery

23

Baker and Scone

24

Pain Perdu

25

ChocoSol Traders

26

Barista & Chef

27

Mofer Coffee

28

Mercado Negro

29

F45

30

Rocket Cycle

31

The Pilates Group

32

Modo Yoga
- PARKS AND RECREATION

33

Wychwood Barns Park

34

Hillcrest Park

35

Cedarvale Park

36

Earlscourt Park
- SCHOOLS

37

Winona Drive Senior Public School

38

George Brown College Casa Loma Campus

39

St. Michael's College School

40

Davisville Junior Public School
-  Subway Station

 Yonge/University/Spadina/Bloor Subway Line

 512 St. Clair Streetcar line

 512 St. Clair Streetcar Stops







TORONTO  
EATON CENTRE

**30**  
MINUTES



ST. CLAIR  
WEST SUBWAY  
STATION

**8**  
MINUTES



EGLINTON  
CROSSTOWN LRT

**20**  
MINUTES



UNION STATION  
AND UP EXPRESS

**30**  
MINUTES



PEARSON  
AIRPORT VIA  
UP EXPRESS

**1**  
HOUR



BAY  
STATION

**20**  
MINUTES





# HIGHER LEARNING.

## AREA SCHOOLS & EDUCATION

All levels of schooling are within reach. From local daycares, public and private schools to universities and colleges, St.Clair West is centrally located within easy transit to every campus imaginable. The University of Toronto is within cycling distance, and George Brown College is a short walk away.

### ELEMENTARY

Humewood Community School  
15 Cherrywood Ave.

Cedarvale Community School  
145 Ava Rd.

J R Wilcox Community School  
231 Ava Rd.

St. Clare Catholic School  
124 Northcliffe Blvd.

### SECONDARY

Oakwood Collegiate  
991 St Clair Ave W.

### PRIVATE

St. Michael's College  
All Boys – Grades 7-12  
1515 Bathurst St.

Hudson College  
JK – Grade 12  
21 Ascot Ave.

Branksome Hall  
All Girls JK – Grade 12  
10 Elm Ave.

The Mabin School  
JK – Grade 6  
50 Poplar Plains Rd.

Toronto Prep School  
Grades 7-12  
250 Davisville Ave.

Upper Canada College  
All Boys – SK – Grade 12  
200 Lonsdale Rd.

### POST SECONDARY

George Brown College  
Casa Loma Campus  
160 Kendal Ave.

University of Toronto  
St. George Campus  
27 King's College Circle

Ryerson University  
350 Victoria St.



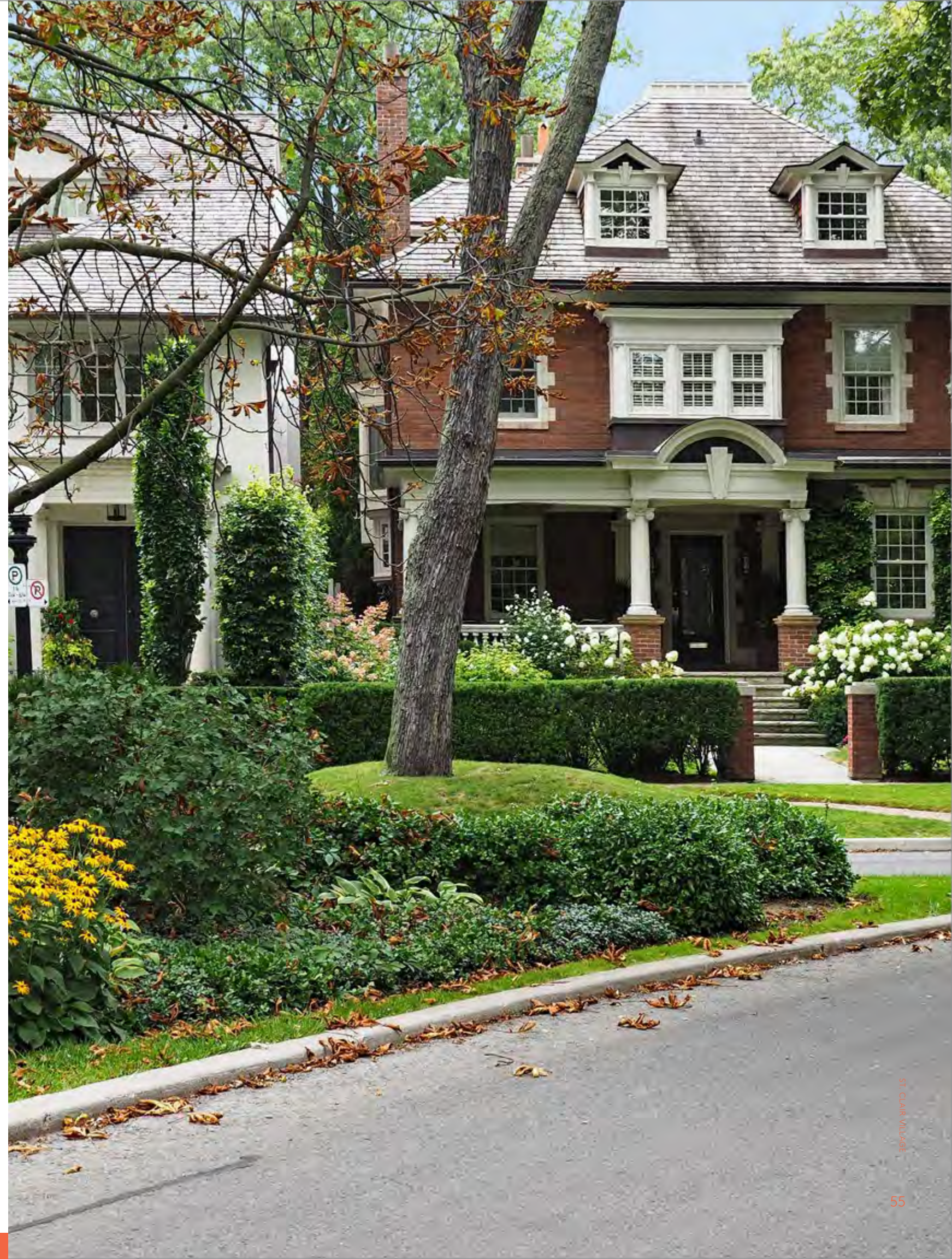


# AFFORDABLE LUXURY IN FOREST HILL.



## 908 ST. CLAIR IS A RARE OFFERING IN THIS AREA

With homes in Forest Hill currently priced at \$3 million and more, 908 St. Clair is the last affordable luxury offering within close proximity of this neighbourhood. For anyone looking to live close to the excitement and connectivity of St. Clair West – and the luxurious enclave of Forest Hill – 908 St. Clair is an extremely attractive opportunity. Not only is the location premier, but it also offers a higher level of design features and finishes than what is normally available at condominium residences in the area.





# 908 St.Clair

 **Canderel**  **KingSett**  
CAPITAL



# 908 St.Clair

Nestled into a vibrant, one-of-a-kind neighbourhood, 908 St. Clair West by Canderel offers a sophisticated lifestyle rooted in the authenticity of a connected modern village. This new luxury condominium community, inspired by St. Clair West Village and prestigious Forest Hill, is a modern treasure. Amid a rich texture of brick and stone boutiques, cafes and restaurants, 908 St. Clair is only moments away from St. Clair West subway station, prestigious schools, and culture-centred Wychwood Barns. A beautiful life awaits you in Toronto's most enticing neighbourhood.





WELCOMING AMBIANCE

An impressive entryway entices residents and visitors to become immersed in the ambiance of this exclusive community.





**DRAMATICALLY ELEGANT**

The lobby showcases dramatic 16-foot ceilings, alongside gentle curves that contrast with opulent stone features and refined metal accents.





#### ENTERTAINING MADE EFFORTLESS

An evening with friends or family is bound to be a success in this ultra-comfortable, contemporary-styled social mixology lounge.



## DINE IN STYLE

For intimate meals in a refined atmosphere, book the private dining room — it's designed to encourage conversation and connection, for up to 12 guests.





#### FOR WORK OR PLAY

The lounge offers private rooms and expansive tables that add an extra touch of sophistication for co-working sessions. Plus, this space comes equipped with everything wine connoisseurs need to sample the season's newest vintage - including temperature controlled bottle storage.





SUMMER STAR GAZING

Carefree summer evenings are the ideal time to escape to the rooftop terrace, where comfortable seating and a glowing fireplace await you.





**WORKOUT WITH A VIEW**

Full of natural light and outfitted with the latest cardio and weight equipment, the workout space also offers great views of the neighbourhood.





#### DISTINCTIVE TWO-LEVEL LIVING

Part of the 908 St. Clair community, these townhomes offer stunning design and sophisticated spaces on two floors.





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

908 ST. CLAIR

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. Canderel will continue to expand our footprint in the community, including our future development of 490 St. Clair W.

### Q: What is the vision for the project?

A: We see it as 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: 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 and 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.



ST. CLAIR VILLAGE