

— 101 —

# SPADINA

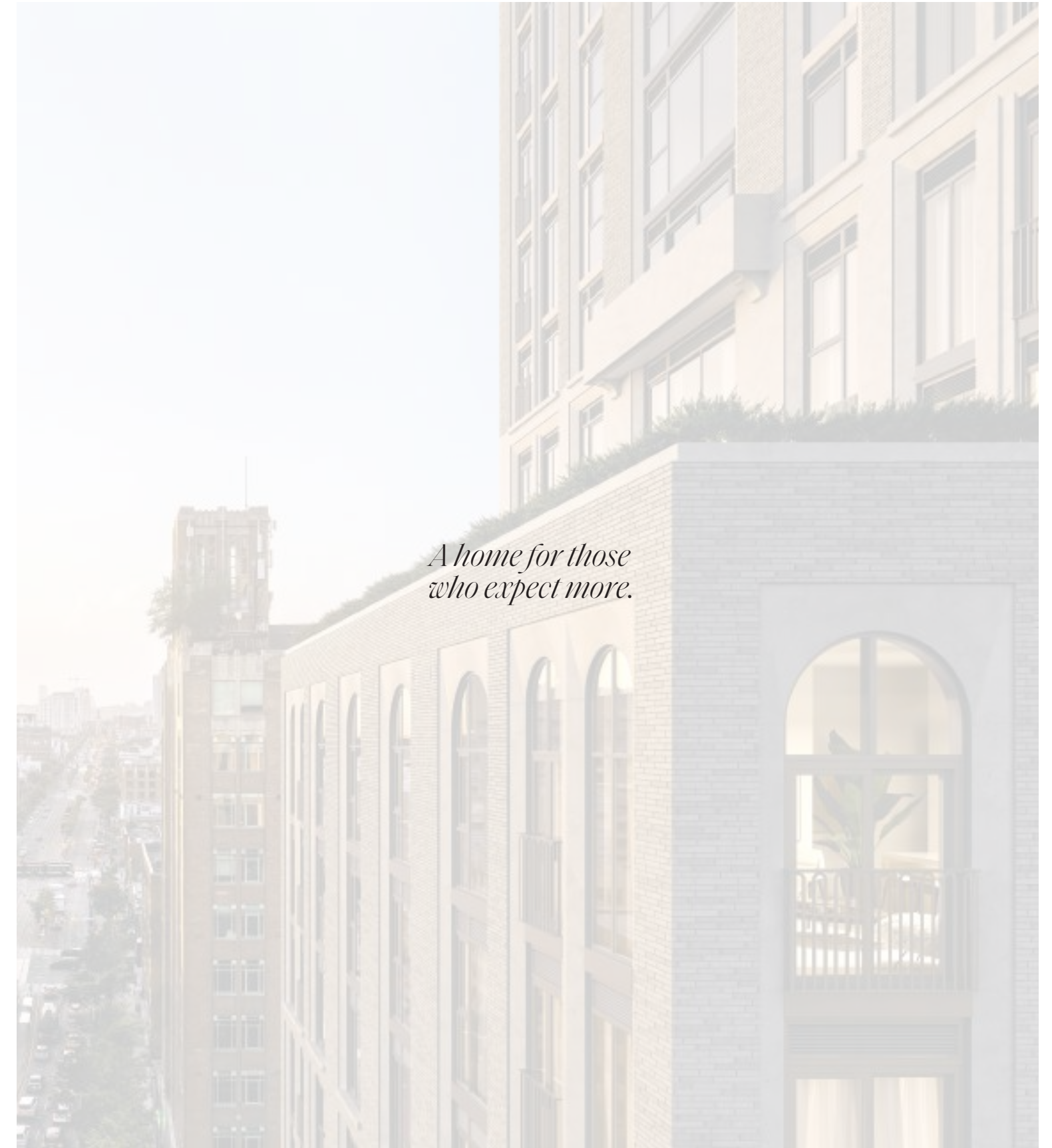
TORONTO

Inside Front Cover

end sheet recto

Printed vellum on top of rendering

end sheet verso



*A home for those  
who expect more.*

Back of the printed vellum sheet

*A home for those  
who expect more.*



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# Devron

"We aren't building condos. We are creating real homes that we believe the people of this great city deserve and can be proud of..."

We are building homes that people and their families can love and pass down for generations. We are deeply passionate and committed to this responsibility, to make this city a happier, healthier, and more beautiful place to live."

POUYAN SAFAPOUR,  
PRESIDENT, DEVRON



## 1140 YONGE

A landmark redevelopment, anchored by the restoration of the historic 1140 Yonge, where Summerhill and Rosedale meet. The address will forge a landmark that the community and Torontonians alike will take pride in for generations to come. Thoughtful architectural designs celebrate the building's rich heritage, while modern eco features push the ambition to be the most sustainable building in the city, our ultimate goal and promise is to deliver exceptional homes with character.



## THE WINSLOW BY DEVRON

The Winslow is a nine-story boutique residence in Lawrence Park, a neighbourhood known for its rich natural landscape. The suites feature sophisticated finishes that embody a sense of understated elegance. The intention behind The Winslow is to integrate seamlessly into the community; like it was always meant to be there. That it is naturally, Lawrence Park.

Devron Developments (Devron) is an award-winning residential home builder, passionate about positively impacting people’s lives and experiences by creating long-term livable spaces in the Greater Toronto Area. With a portfolio of notable condominiums like The Vanguard, The Winslow, and the upcoming 101 Spadina, Devron is committed to elevating communities through thoughtful architecture that enhances the cityscape, and high-quality buildings with a focus on livability, and sustainability. With nearly one million square feet of mixed-use property, under development, Devron strives to create homes and inspiring spaces for end-users that are tailored to their neighbourhoods.



**SOUTH STATION**

South Station is the newest residence in Weston Village. Designed by internationally renowned Danish Architects, 3XN, South Station will be a unique and architecturally distinct contribution to the neighbourhood that prioritizes high quality design from the inside out. The suites will be designed to be family-friendly and will have accessible options focusing on resident experience, with quality materials throughout for long-term livability.



**VANGUARD**

The Vanguard is a Leed gold certified landmark residence of Thornhill. This energy efficient building sits adjacent to a new ¾ acre public park, making it a wonderful place for anyone to call home.

# AUDAX

“When I think about architecture, I believe it should uplift and inspire, and historically, that’s what it did. It should aspire to perfect beauty and harmony, and to always pursue this unattainable state of being.”

GIANPIERO PUGLIESE  
AUDAX



1140 YONGE



VILLA CORTILE

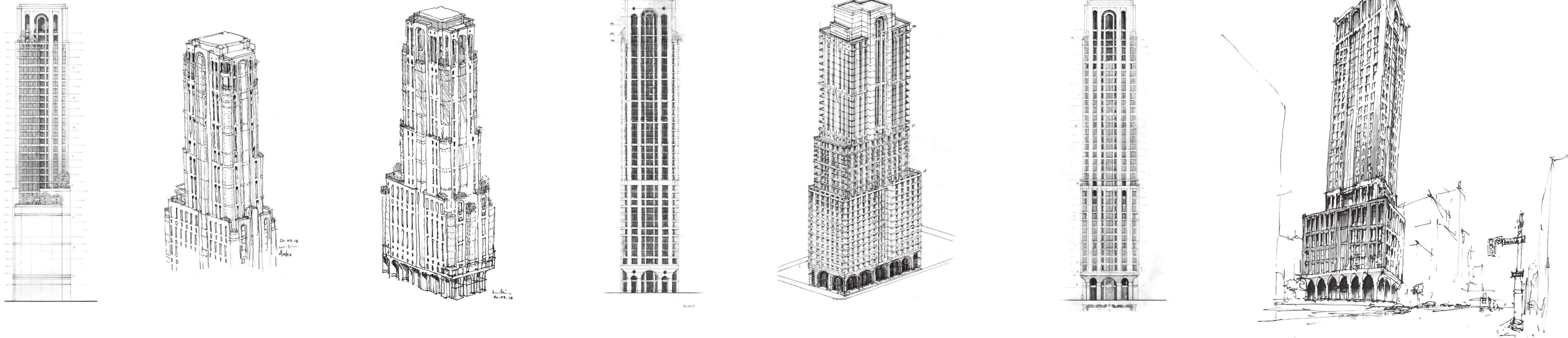


128 HAZELTON

Audax is an award-winning Toronto-based architecture, interior design, and construction firm with expertise in the luxury real estate market, and a strong focus on high-end residential design. Audax provides its clients with a holistic approach to design, which incorporates both architecture and interiors. Under the design leadership of Gianpiero Pugliese, Audax’s projects are diverse in design style. The firm’s work is motivated by Human Architecture, a design approach developed by the studio that combines the best elements of traditional architecture with a modern aesthetic.



## THE EVOLUTION OF 101 SPADINA



“Observing the prevalent architectural style in the neighbourhood, characterized by art deco buildings with a limestone base and decorative entries, the design for 101 Spadina drew inspiration from the local area...

...paying homage to its history, while offering a fresh and modern perspective, and an alternative to the typical glass condominium.”

GIANPIERO PUGLIESE AUDAX

Not another glass box. Inspired by the rich heritage and architecture of Spadina Avenue, 101 Spadina is a contemporary art deco monument, built with stone and brick, to live in harmony with the storied architecture of Spadina. 101 Spadina is designed to be as beautiful today as it will be in a century from today.



— 101 —  
SPADINA  
TORONTO

Experience life along the city's historic avenue, surrounded by heritage charm and urban connections. A new public park; your front yard. A building made of stone with protected views. Future-minded; built to last. A vision with intention. An emphasis on comfort and quality of life. A home for those who expect more.

# TORONTO'S HERITAGE AVENUE SPADINA

CHAPTER 01

An avenue full of heritage and history. Spadina Avenue  
is a living part of Toronto's story.





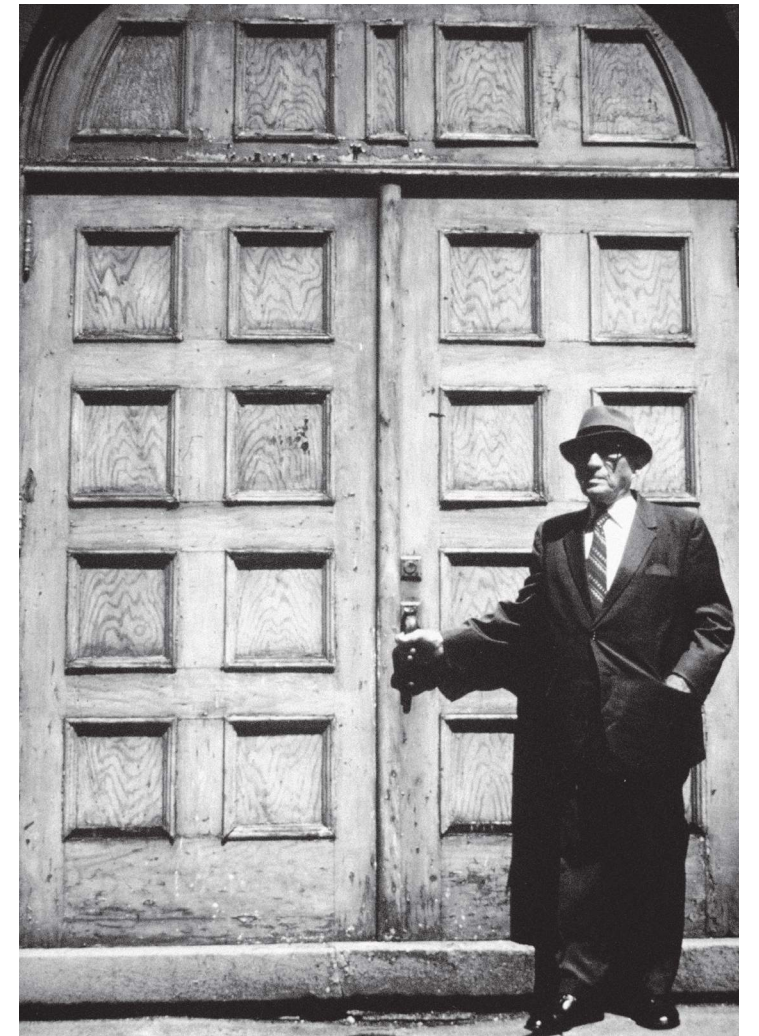
BALFOUR BUILDING  
EST. 1930

**A HERITAGE PROTECTED**  
*Neighbourhood*

Framing the entryway to Toronto's Fashion District (previously known as the Garment District) Spadina and Adelaide is home to Toronto's eclectic and innovative art deco legacy.

Characterized by strong lines, symmetry, balance and proportion, as well as buff brick and carved limestone, some of Toronto's most significant and defining architecture was created here at the turn of the twentieth century.

These transformative and ornate buildings still stand at Spadina Avenue and Adelaide West today, and are symbolic of elegance and innovation.



BENJAMIN BROWN  
JUNE 16, 1974.

Many of these buildings, now deemed as heritage, were designed by architect Benjamin Brown, a prominent Toronto city builder of the first half of the 20th century, and functioned as the gateway to what was in the 1920s and 1930s, Toronto's thriving Garment District.

Architect Benjamin Brown (1888-1974) came to Canada from Lithuania in 1896. He studied at the Central Ontario School of Art and Design (now OCAD-U) and graduated from the School of Architecture at The University of Toronto in 1913. Brown created many of Toronto's most significant buildings in the iconic art deco style in this area.



WORKERS AT LOOMS, FONDS 1244, ITEM 137

SPADINA AVENUE *A Visual History*



SPADINA & COLLEGE, 1902



TORONTO WATER WORKS - IMPROVED DRINKING FOUNTAIN:  
AT COLLEGE STREET AND SPADINA AVENUE, APRIL 26, 1899



SPADINA AVENUE, LOOKING SOUTH FROM QUEEN  
STREET, FEBRAURY, 1914. FONDS 1244, ITEM 7167



BALFOUR BUILDING, NORTHEAST CORNER OF ADELAIDE  
& SPADINA, TORONTO, TORONTO. CIRCA 1930.



SPADINA AVENUE, OCTOBER 8, 1902.  
FONDS 200, SERIES 376, FILE 3, ITEM 67



HOTEL FALCONER : NORTH-WEST CORNER OF KING STREET  
WEST AND SPADINA AVENUE. FONDS 1568, ITEM 282.

**HERITAGE**  
*Meets Modern*

Located on a historic avenue, surrounded by heritage, lives 101 Spadina. Be a part of future history.





Traditional stone construction, not often seen in modern highrise residences, brings a sense of permanence and a monumental scale to 101 Spadina's silhouette on the city skyline, while offering the many benefits of a stone façade to its residents. This unique coexistence of the classical and the contemporary is embodied in its architectural presence and inviting spaces. The building is a marriage of modern glass and stone, filled with expansive spaces and light.



CLASSIC ARCHITECTURE MEETS  
MODERN DESIGN IN 101 SPADINA.







**SPADINA AVENUE**  
*A heritage-protected  
 neighbourhood*

Uniquely situated in Toronto's heritage corridor, this location offers the bustling energy of downtown *and* the calm tranquility of a neighbourhood community. Walk east to the Financial District, the Entertainment District, and the palpable energy of city life; walk west to a tranquil residential neighbourhood with parks, schools, and community centres. 101 Spadina is surrounded by heritage buildings to the west, north, and south, resulting in clear and protected views.



*The stone building invites you inside.*

“101 Spadina holds a unique place in the neighbourhood, distinguished by the thoughtful addition of a 10,000 sq. ft. public park, right in front of the building at Adelaide & Spadina...

This outdoor amenity provides a unique and communal space for residents to enjoy. We know that proximity to greenery and third spaces are of high importance to people and families. That's why our goal is to create spacious and livable homes, and the addition of this park will only enhance our vision of redefining what downtown living looks like.”

POUYAN SAFAPOUR,  
PRESIDENT, DEVRON







101 SPADINA

THE NEIGHBOURHOOD

UNIVERSITY OF TORONTO

COLLEGE ST

COLLEGE ST

KENSINGTON COMMUNITY SCHOOL

HEYDON PARK SECONDARY SCHOOL

MOUNT SINAI HOSPITAL

TORONTO GENERAL HOSPITAL

DUNDAS ST W

DUNDAS ST W

TORONTO PUBLIC LIBRARY - SANDERSON BRANCH

RYERSON PUBLIC SCHOOL

BEVERLEY SCHOOL

R&D

AGO

OSSEINGTON AVE

SHAW ST

BATHURST ST

SPADINA AVE

BEVERLEY ST

UNIVERSITY AVE

BAY ST

YONGE ST

CHURCH ST

Trinity Bellwoods

Kensington Market

Yonge-Dundas Square

QUEEN ST. W

QUEEN ST W

LOBLAWS

OGDEN JUNIOR PUBLIC SCHOOL

ALO

CA PHE FANG

RICHMOND ST W

ST MARY CATHOLIC ELEMENTARY SCHOOL

YMCA

ST. ANDREW'S PLAYGROUND PARK

ACE HOTEL

CAMPECHANO

BRANT STREET SCHOOL

Fashion District

Entertainment District

Financial District

KING ST W

KING ST W

FRESH & WILD FOOD MARKET

TIFF LIGHTBOX

STRACHAN AVE

SPADINA AVE

BLUE JAYS WAY

FRONT ST W

BAY ST

YONGE ST

STACKT MARKET

THE WELL

CLARENCE SQUARE

LCBO

Union Station

GARDINER EXPY

TORONTO PUBLIC LIBRARY - FORT YORK

FORT YORK BLVD

CANOE LANDING COMMUNITY RECREATION CENTRE

Exhibition Place

QUEENS QUAY W

LAKE SHORE BLVD W

CORONATION PARK & DOG PARK

Harbourfront

## THE NEIGHBOURHOOD

### *The City Starts Here*

101 Spadina is perfectly situated in the cultural heart of the city; it's also in the heart of a living, working neighbourhood. World-class cuisine, charming cafés, great shopping, gyms, green spaces, and more: with equal access to the ordinary and the exquisite just steps from your door, the ultimate luxury is convenience.



1



2



3

3-MINUTE WALK

#### 1. ALO

A DESTINATION FOR CLASSICALLY-PREPARED, METICULOUSLY THOUGHT OUT FOOD AND SERVICE, THIS CELEBRATED MICHELIN STAR RESTAURANT OFFERS CONTEMPORARY FRENCH CUISINE AND IS LOCATED ATOP A HERITAGE BUILDING.

5-MINUTE WALK

#### 2. WATERWORKS FOODHALL

THIS NEW CULINARY DESTINATION INCLUDES OVER 20 HAND-PICKED VENDORS SERVING SPECIALTY FARE, SEASONAL OFFERINGS AND AUTHENTIC CUISINES FROM AROUND THE WORLD.

4-MINUTE WALK

#### 3. WATERWORKS PARK

A CITY PARK STEPS FROM YOUR FRONT DOOR. A COMMUNITY FEATURE FOR ALL AGES TO ENJOY NATURE AND THE OUTDOORS. WALK THE DOG, ENJOY A MOMENT OF SERENITY IN THE GARDENS, GATHER, CONNECT, AND LET THE KIDS RUN FREE.



4



5



6

7-MINUTE WALK

**4. JIMMY'S COFFEE**

THE ORIGINAL LOCATION OF FAMED JIMMY'S COFFEE, PULLING PERFECT ESPRESSO AND SERVING ALL DAY.

4-MINUTE WALK

**5. ALDER**

ALDER IS A WOOD-FIRED RESTAURANT BY MICHELIN-STARRED CHEF PATRICK KRISS, SERVING A SEASONAL MEDITERRANEAN-INSPIRED MENU, COCKTAILS AND WINE BAR.

4-MINUTE WALK

**6. OTHERSHIP**

UPSCALE "WELLNESS ENTERTAINMENT" WITH SAUNAS, ICE BATHS, BREATHWORK AND MORE.

## CULTURE

In a location chosen to serve Toronto's cultural scene, 101 Spadina is close to scores of fine art galleries, museums, theatres and performance venues, with many of the city's most influential cultural attractions within walking distance.

“101 Spadina weaves a new chapter into the vibrant fabric of Toronto. Situated in the historic Fashion District, the echoes of its past with the garment industry resonate through every carefully designed space...

The fusion of the old-world charm of the Fashion District with the modern conveniences of today positions 101 Spadina as a unique and special place. It's more than a residence; it's an homage to the rich history of the area, a celebration of its transformation, and a symbol of its continued importance in the city's narrative. This project embodies the harmonious blend of heritage and contemporary living, standing as a beacon of accessibility and connectivity in the heart of Toronto.”

DAN MENCHIONS,  
II BY IV DESIGN



10-MINUTE WALK, ROY THOMSON HALL



13-MINIUTE WALK, ART GALLERY OF ONTARIO



5-MINUTE WALK, TIFF LIGHTBOX



4-MINUTE WALK, ST. ANDREW'S DOG PARK



5-MINUTE WALK, BRANT STREET SCHOOL



4-MINUTE WALK, ACE HOTEL





4-MINUTE WALK

**THE WELL**

BORDERING FRONT, SPADINA AND WELLINGTON, THE WELL IS A MIXED-USE DESTINATION THAT OFFERS 1.2 MILLION SQUARE FEET OF OFFICE SPACE AND 320,000 SQUARE FEET OF RETAIL, FOOD OPTIONS, AND OTHER CONVENIENCES. EVERYTHING FROM WORLD-CLASS FASHION BRANDS TO FINANCIAL SERVICES, FITNESS AND WELLNESS OFFERINGS, ENTERTAINMENT, RESTAURANTS, CAFÉS, AND MARKETS CAN BE FOUND HERE.



4-MINUTE WALK. ST. ANDREW'S PLAYGROUND PARK



17-MINUTE WALK, NIAGARA STREET JR PUBLIC SCHOOL



5-MINUTE WALK, YMCA AT WATERWORKS

### FAMILY LIFE

A home for families. From parks and greenspaces to public schools, splash pads, libraries, welcoming community centers, and neighborhood programming for all ages, this neighborhood is one that invites and supports family life - for everyone.



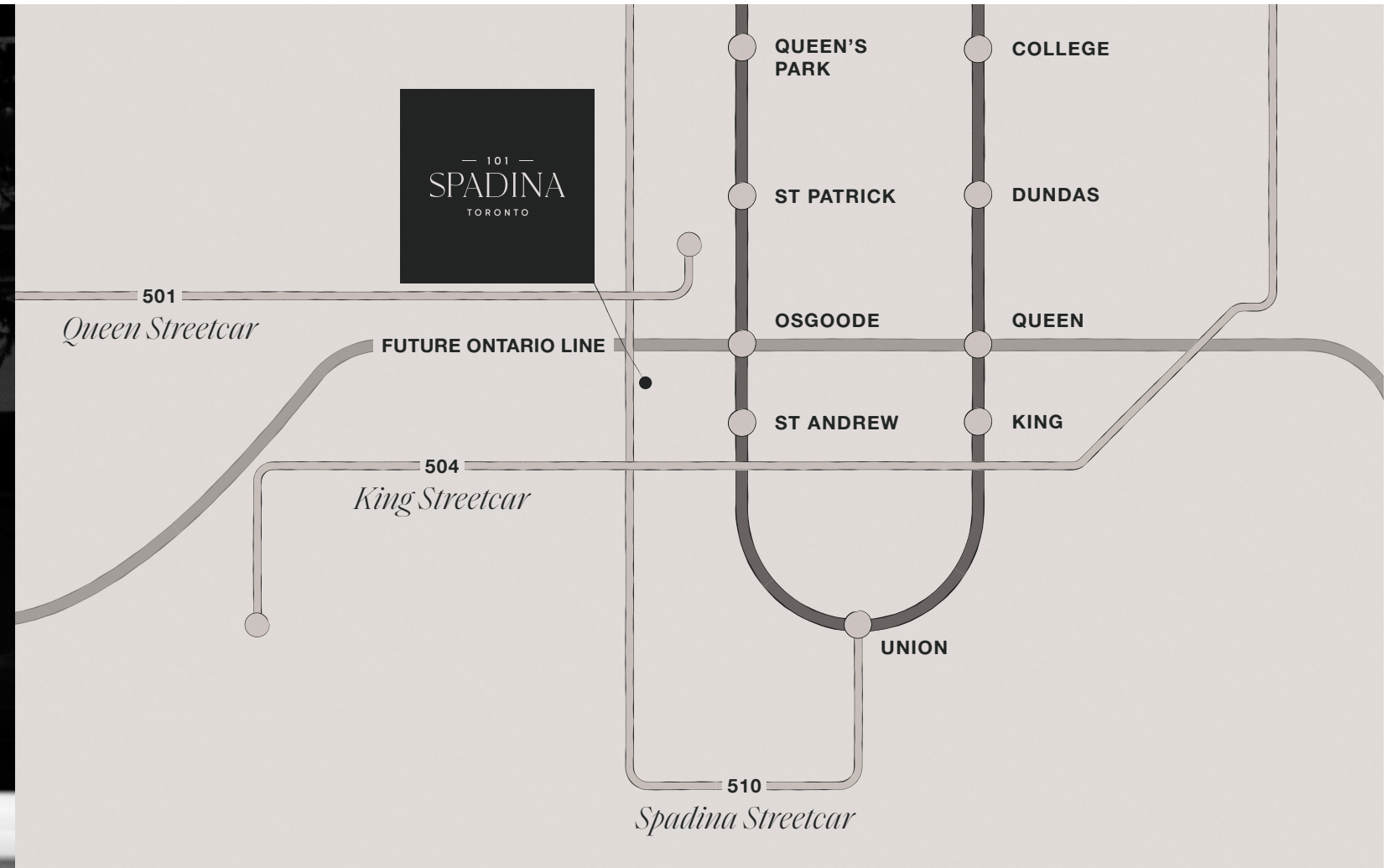
CONVENIENCE

HERITAGE CHARM, URBAN CONNECTIONS, AND TRANSIT AT YOUR DOOR TO TAKE YOU ANYWHERE YOU WANT TO GO.



101 Spadina's unmatched downtown location puts you in the centre of a vibrant, living neighbourhood with everything you need. Celebrated restaurants, world-class shopping, and facilities for health, wellness and community, all a short walk away.





**CONNECTIONS**  
*A Transit Rich Gateway*

Step outside the sweeping, light-filled lobby, and the entire city is within your reach.

WALK SCORE: 99  
TRANSIT SCORE: 100  
BIKE SCORE: 98

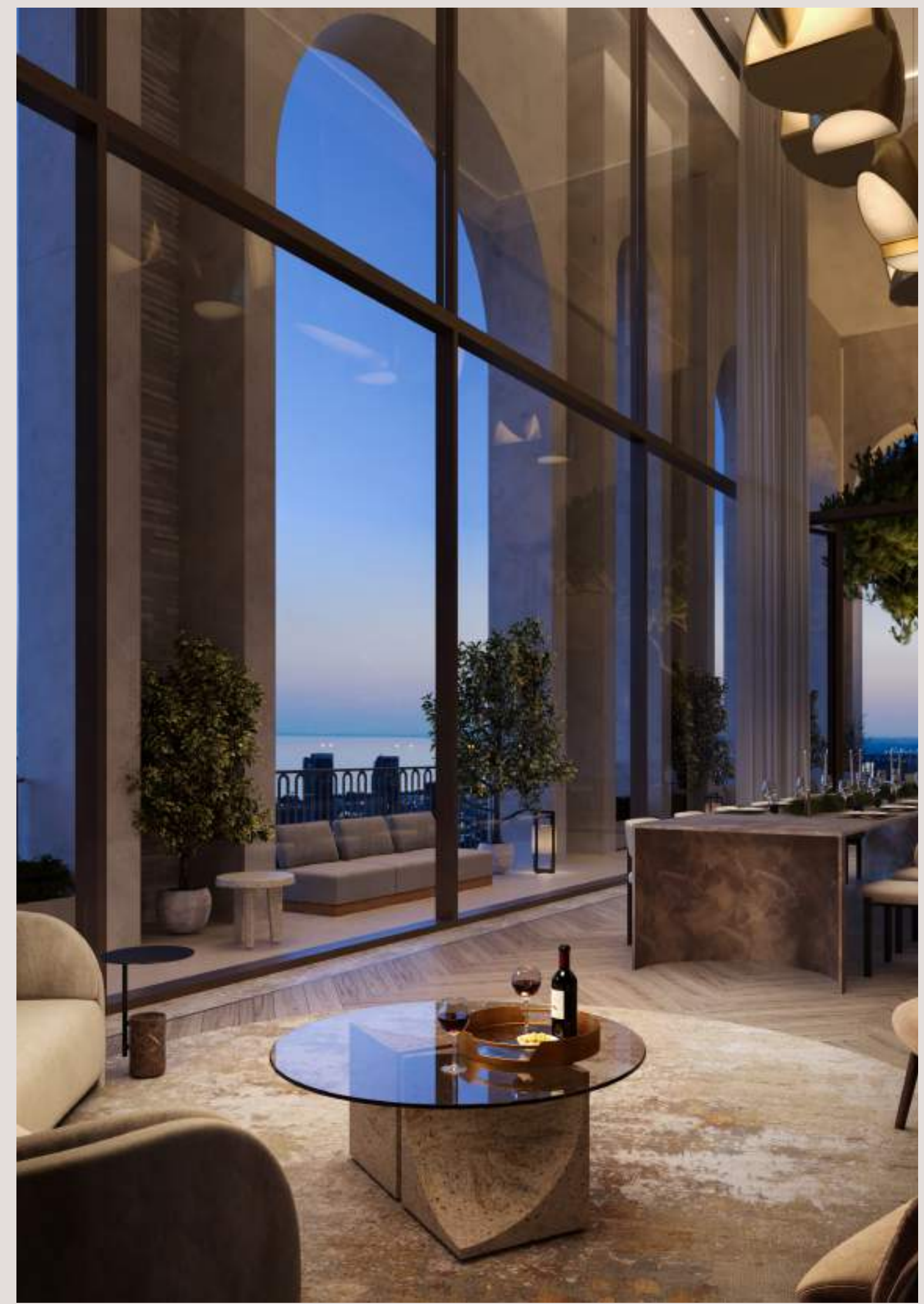
3-MINUTE WALK TO QUEEN STATION ON THE FUTURE ONTARIO LINE. THIS NEW 15.6-KM SUBWAY LINE IN TORONTO, CURRENTLY UNDER CONSTRUCTION, WILL RUN FROM EXHIBITION PLACE, THROUGH DOWNTOWN, ALL THE WAY TO THE ONTARIO SCIENCE CENTRE.

The location has an abundance of connections to TTC surface routes, the future Ontario Line, the Yonge/University Subway, the Yonge/University Subway, and is in close proximity to the nearby Gardiner Expressway. The Spadina and Queen/King Streetcar lines run frequently and at all hours.

# INSIDE 101 SPADINA

CHAPTER 02

Inviting spaces are a hallmark of 101 Spadina. Sophisticated. Well-appointed. Thoughtfully curated for the ultimate in comfort and livability.





**A PARK**  
*As your front yard*

A moment in the green space of the public park at the entrance offers a shift into home comforts.

The double-height windows and columnar vaulting of the façade speak to the extraordinary level of design that greets your entrance.

Inside, the light streams through, and the welcoming opulence of the lobby gives a sense of arrival for you and your guests.





## Arrival

“In crafting the design narrative for this project, we drew inspiration from the rich threads of our local history...

Embracing the neighbourhood's storied past as a fashion and garment district inspired a weaving of timeless style and sartorial elegance into every aspect of our design. Drawing from Toronto's vibrant cultural mosaic, we integrated a diverse palette of colours, textures, and patterns, reflecting the city's multicultural heartbeat.



*Create.*

The co-working space provides inspired views of the tranquil new park through stunning architectural arches.







*Embody.* State-of-the-art fitness spaces for residents' exclusive use.



*Play.* A curated space for children to safely learn and explore.

*Connect* An expansive multi-purpose room to lounge, connect, and gather.







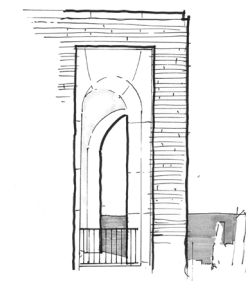
### *Elevate.*

The unique double height penthouse lounge will elevate your views with endless vistas.





*Nest.* A rooftop retreat with views to the north, south, and east.



*Views.*

The unique, double-height Penthouse Lounge provides breathtaking views in all directions.



*Second Floor Amenities*

- 1: MULTIPURPOSE LOUNGE & BAR
- 2: PRIVATE DINING LOUNGE
- 3: MEDIA LOUNGE
- 4: COWORK LIBRARY LOUNGE
- 5: CHANGING ROOM
- 6: STEAM SAUNA ROOMS
- 7: CHANGING ROOM
- 8: YOGA STUDIO
- 9: FITNESS STUDIO
- 10: KIDS ZONE

Over 12,000 square feet of amenity space has been designed for the exclusive use of residents of 101 Spadina. Outdoor terraces; state-of-the-art health, wellness and fitness facilities; a playroom for kids; space for entertainment, solitude and productivity in sophisticated and well-appointed private lounges.



*Rooftop Amenities*

1: ROOFTOP TERRACE

2: ROOFTOP DINING & LOUNGE

3: ROOFTOP OUTDOOR DINING & LOUNGE





**HIGH PERFORMING,  
COMFORTABLE  
*and Sustainable***

Behind the walls. Beneath the surface. Unseen yet experienced. With an emphasis on comfort and quality, Devron is leading technology-driven practices to enhance building efficiencies, performance, and longevity.

Devron has a consistent heritage of building the highest standards in construction materials, building methods, technology, and long-term livability to ensure that your home will be comfortable and durable for generations to come.

*101 Spadina*  
**BUILDING SCIENCES**

“101 Spadina is built to last...

We've worked diligently at every phase of development to maximize performance, comfort and longevity, and minimize harm to the planet and to future generations.”

POUYAN SAFAPOUR,  
 PRESIDENT, DEVRON



*Façade*

The modern stone and brick exterior is an investment in durability and longevity. Precast materials offer a higher standard for performance from an energy and insulation perspective. 78% of total heat loss in a façade comes from thermal bridging; precast walls reduce thermal bridging over conventional glass towers. This creates a more comfortable living experience by reducing heat loss and cold spots in your home, while also improving building performance, energy consumption, and utility costs.

*Juliets*

Larger than a typical window opening, inviting natural sunlight and airflow, a Juliet increases the long-term integrity of a building (whereas typical condominium balconies reduce energy performance by acting as a thermal bridge). Traditional balconies also reduce the amount of light into the home significantly.

*In-Suite:*

- Pot lights in all suites as standard
- Premium LVT flooring as standard
- Miele integrated appliances as standard
- 9' Ceiling Height (10' Ceiling Height on some floors) as standard
- Heat Pump (ERV) and Air Ventilation
- Enhanced Acoustics
- Leak Detection

*Elevators*

Service through four high-speed elevators creates a 20% faster response and ride than typical condominiums. This results in reduced wait times and time-in-elevator-to-destination times.



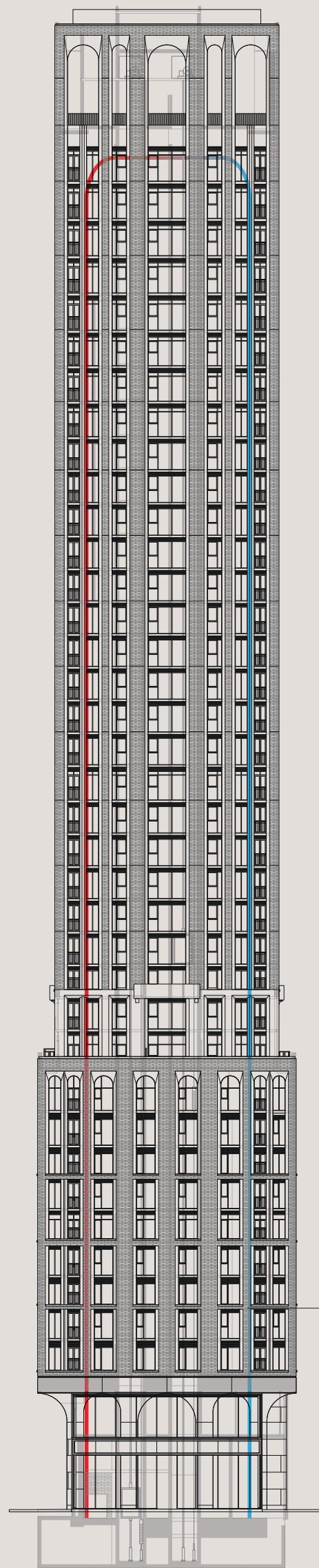


fig. 1

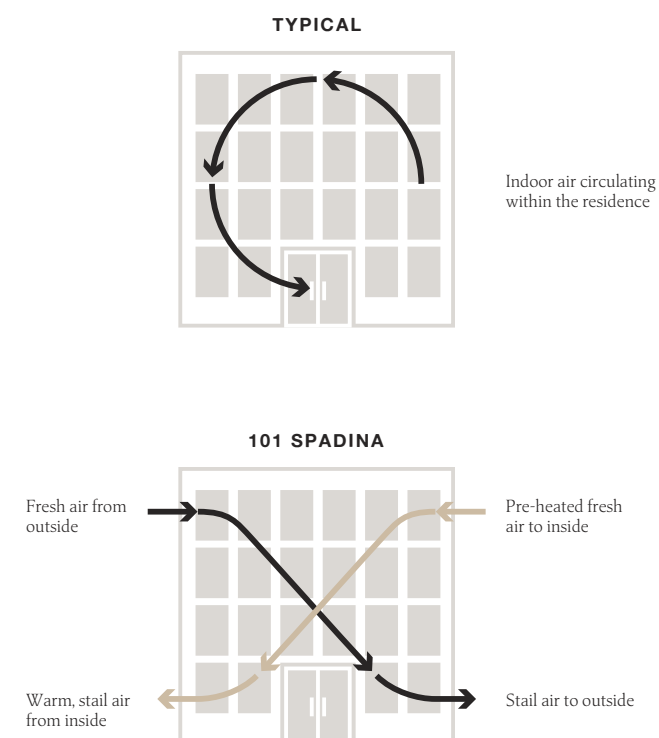


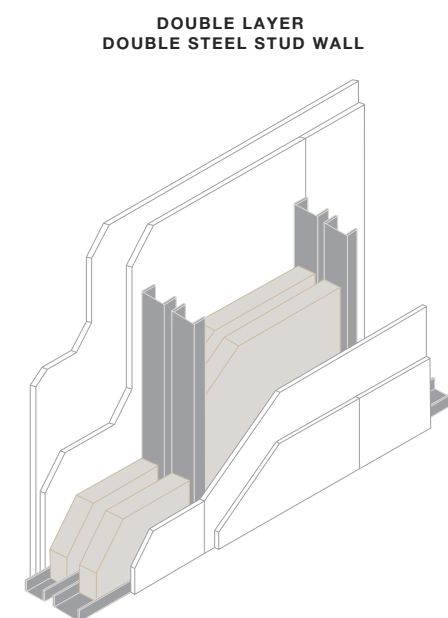
fig. 1 *Heat Pump [ERV] & Air Ventilation*

ERV units in all suites help to bring fresh air directly from the outside into your home. This results in suite privacy and autonomy of airflow. Pressure sealed doors reduce air transfer into suites from the corridor and neighbouring units. This also enables each residence to receive fresh air from the personal ventilation systems located within each suite for individual control.

fig. 2 *Acoustic Insulation*

Demising walls with acoustic ratings that exceed building code standards increase performance in acoustical separation by 18%, reducing noise transmission between units. Pressure sealed doors limit noise transfer from the corridors. In floors, impact noise protection is enhanced with additional foam underlayment, included below the LVT, reducing noise transmission floor-to-floor. The precast façade also ensures enhanced sound insulation over typical glass towers.

fig. 2



*Leak Detection & Water Damage Prevention*

Water leak detection systems monitor flow building-wide and in-suite for proactive damage prevention. Property Management is alerted to take action the moment a leak is detected, rather than after damage is done. Additional water damage prevention measures include the installation of drains in all laundry closets to eliminate the potential for suite damage from water scaling or floor-to-floor. Eddy Solutions systems use sensors in pipe chases that detect water and also track the flow and use of water to proactively issue notifications.

*Geothermal Heating & Cooling*

Geothermal technologies serve heating and cooling applications, and geothermal energy is a renewable resource. This results in cost stability, energy efficiencies, and environmental sustainability. Geothermal benefits also include reduced carbon emissions, limiting the building's exposure to the carbon tax, providing access to year-round, low-carbon heating and cooling.

## YOUR HOME



### CHAPTER 03

Refined cosmopolitan living. Spacious suites invite you into light-filled rooms, thoughtfully-designed layouts, and sophisticated finishes. Details matter.





Thoughtfully-designed spaces, framed by comfort. Integrated Miele appliances, custom shaker cabinetry with bronze or brushed nickel accents.





A light-filled private haven.



Form, function, flawless organization.





BACK END SHEET RECTO



BACK END SHEET VERSO

101SPADINA.COM

(INSIDE BACK COVER)

 Devron