

CONTEXT
KING
WEST

COMMUNITY
AND DESIGN
FOR EVERYONE.

LANDPOWER
REAL ESTATE LTD. BROKERAGE



THE LANES



CONTEXT.CA

MASTERFUL BRICK WORK. CONTEMPORARY ARCHITECTURE.
A NETWORK OF LANES. UNIQUE AMONG THE
UBIQUITY OF GLASS TOWERS.

THIS IS THE AESTHETIC OF CONTEXT KING WEST.
A REAL BUILDING FOR REAL PEOPLE. SHARED SPACES
AND ORGANIC ARCHITECTURE THAT ENCOURAGE CONNECTION,
COMMUNITY AND DESIGN FOR EVERYONE. BROUGHT TO
YOU BY CONTEXT, TORONTO'S MOST AWARD-WINNING
DEVELOPER WHOSE PROJECTS COMMAND SOME OF THE
HIGHEST RENTS AND RESALES IN THE TORONTO MARKET.
CONTEXT KING WEST COMBINES TWO TYPES OF DESIGN.
WARM AND WELCOMING GROUNDED BRICK ARCHWAYS.
CONTEMPORARY, LIGHT-FILLED GEOMETRIC SHAPES.
A DISTINCT ENVIRONMENT WHOSE UNITY IS BASED ON
THE CONNECTIVE ROOTS OF COMMUNITY. NO
MEMBERSHIPS. NO LINEUPS. NO RESTRICTED ACCESS.
CREATING A NEW VILLAGE IN THE URBAN ENVIRONMENT.

A REAL NEIGHBOURHOOD,
DESTINED TO BECOME
A DEFINING PROJECT
OF THE DECADE,
AND 2012 PROJECT
OF THE YEAR.

CONTEXT KING WEST: THE LANES,
THE ARCHES, THE SHOPS, THE SQUARE.

*PUBLIC SPACES
AND PRIVATE WORLDS.*



*CONTEXT KING WEST IS A NEW ALTERNATIVE FOR CONDOMINIUM LIVING.
IT'S A REACTION TO THE PROVOCATION AND DEMANDS OF THE AREA.*

***"GIVE ME A PLACE WITH COMMUNITY,
A PLACE WITH PURPOSE."***

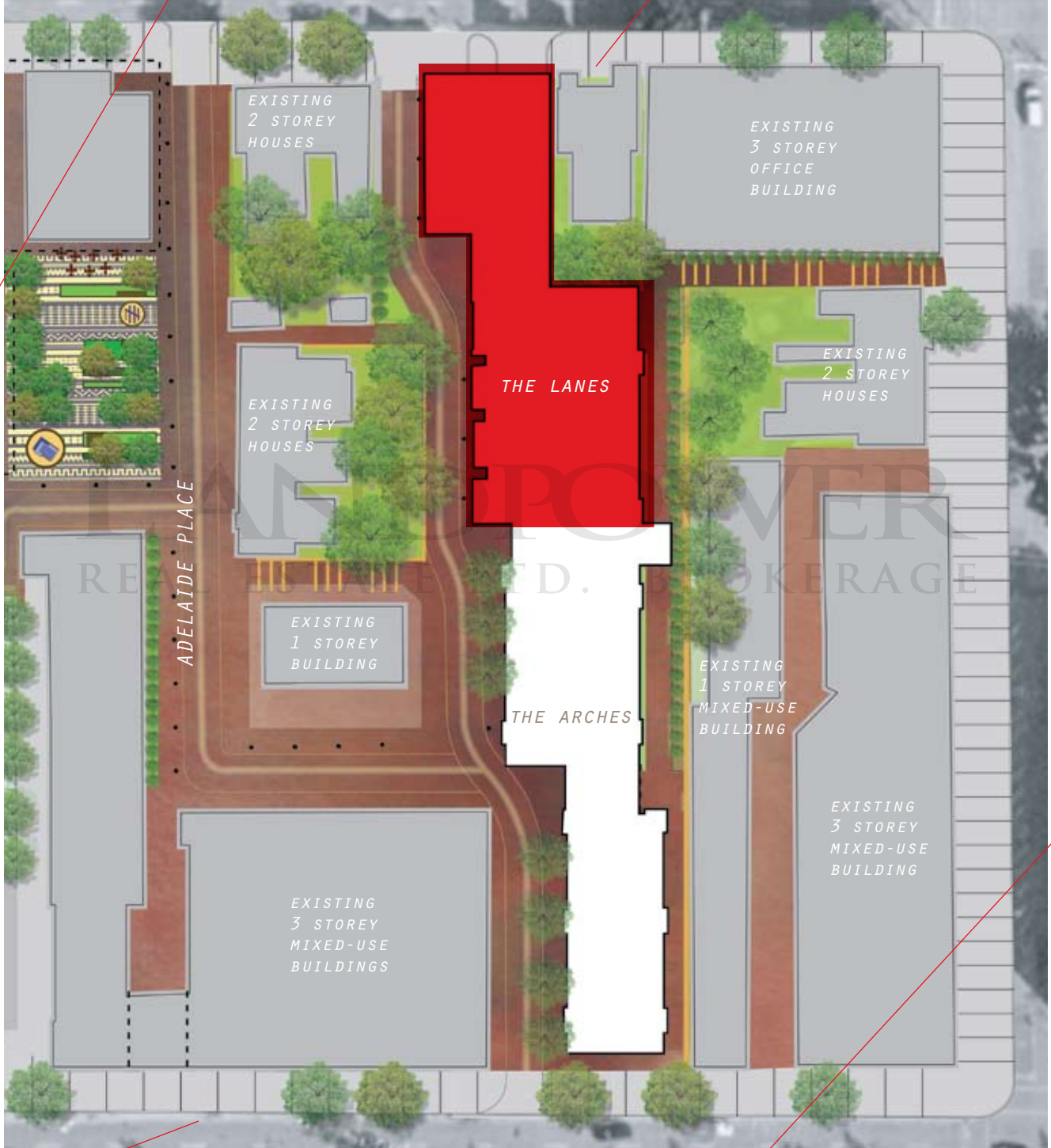
*CONTEXT KING WEST IS THE ANSWER, RECONNECTING THE AREA WITH
HONESTY AND AUTHENTICITY.*

INTERSECTING ESPLANADES.
COMPOSITION. COURTYARDS. CONVERSATIONS.

WEST/PARK VIEWS,
STEPS TO THE
BATHURST STREETCAR

NORTH/CITY VIEWS,
STEPS TO SHOPS OF
QUEEN WEST AND THE
QUEEN STREETCAR

ADELAIDE STREET WEST



BATHURST STREET

ADELAIDE PLACE

PORTLAND STREET

KING STREET WEST

LOCATED AMIDST THE
RESTAURANTS AND
LOUNGES OF KING WEST
AND THE KING STREETCAR

EAST/SKYLINE VIEWS
AND MINUTES ON FOOT
TO THE FINANCIAL DISTRICT

*CREATING A NEW DEFINITION OF VILLAGE
WITHIN THE URBAN CONTEXT.*



VIEW FROM PORTLAND





VIEW FROM BATHURST



THOUGHTFUL URBANIZATION.
INTEGRITY OF SITE AND STRUCTURE.



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*GEOMETRY OF FORM.
A DIFFERENT PERSPECTIVE.*





PROGRESSIVE ARCHITECTURE FROM HARIRI PONTARINI. WAVES OF BRICK RISE AND FALL, CREATING ARCHWAYS AND ENTRANCES INTO LIVELY STREET-LEVEL RETAIL.





ABOVE IT ALL, DRAMATIC

TEXTURAL WINDOW

OPENINGS REVEAL

INNOVATIVE RESIDENTIAL

REAL ESTATE LTD. BROKERAGE

SPACES WITH THOUGHTFUL

DESIGN AND DETAILING.

*AN AFFINITY FOR THE URBAN SKYLINE
AS VIEWED FROM RESIDENTIAL LEVELS AT THE LANES.*





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UPPER FLOORS/EAST



LANDPOWER

REAL ESTATE LTD. BROKERAGE



UPPER FLOORS/NORTH



LANDPOWER

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UPPER FLOORS/WEST

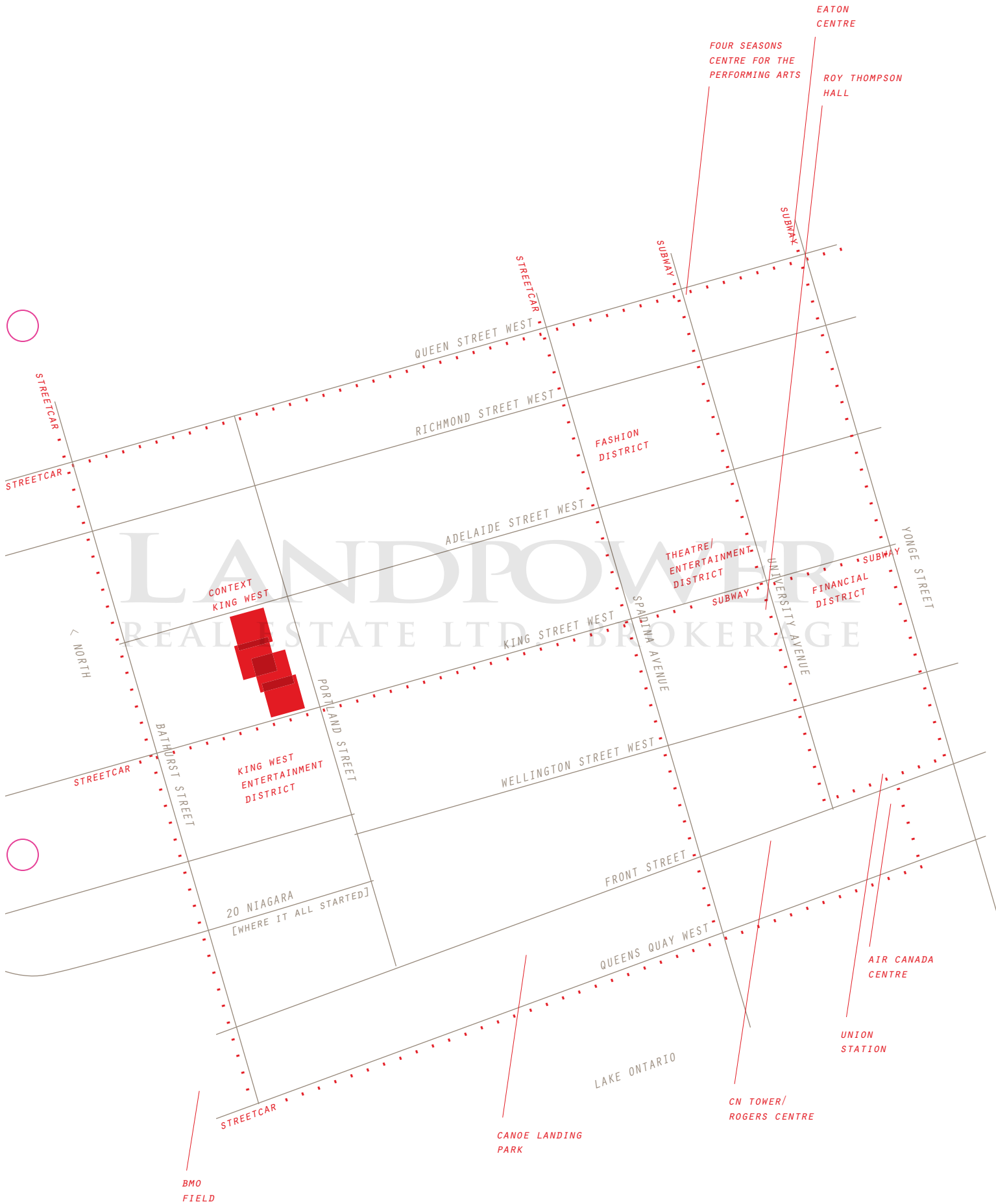


LANDPOWER

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UPPER FLOORS/SOUTH



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REAL ESTATE LTD. BROKERAGE

CONTEXT
KING WEST

KING WEST
ENTERTAINMENT
DISTRICT

20 NIAGARA
[WHERE IT ALL STARTED]

FASHION
DISTRICT

THEATRE/
ENTERTAINMENT
DISTRICT

FINANCIAL
DISTRICT

CANOE LANDING
PARK

CN TOWER/
ROGERS CENTRE

UNION
STATION

AIR CANADA
CENTRE

BMO
FIELD

FOUR SEASONS
CENTRE FOR THE
PERFORMING ARTS

EATON
CENTRE

ROY THOMPSON
HALL

< NORTH

STREETCAR

STREETCAR

STREETCAR

STREETCAR

STREETCAR

SUBWAY

SUBWAY

SUBWAY

SUBWAY

BATHURST STREET

PORTLAND STREET

QUEEN STREET WEST

RICHMOND STREET WEST

ADELAIDE STREET WEST

KING STREET WEST

WELLINGTON STREET WEST

FRONT STREET

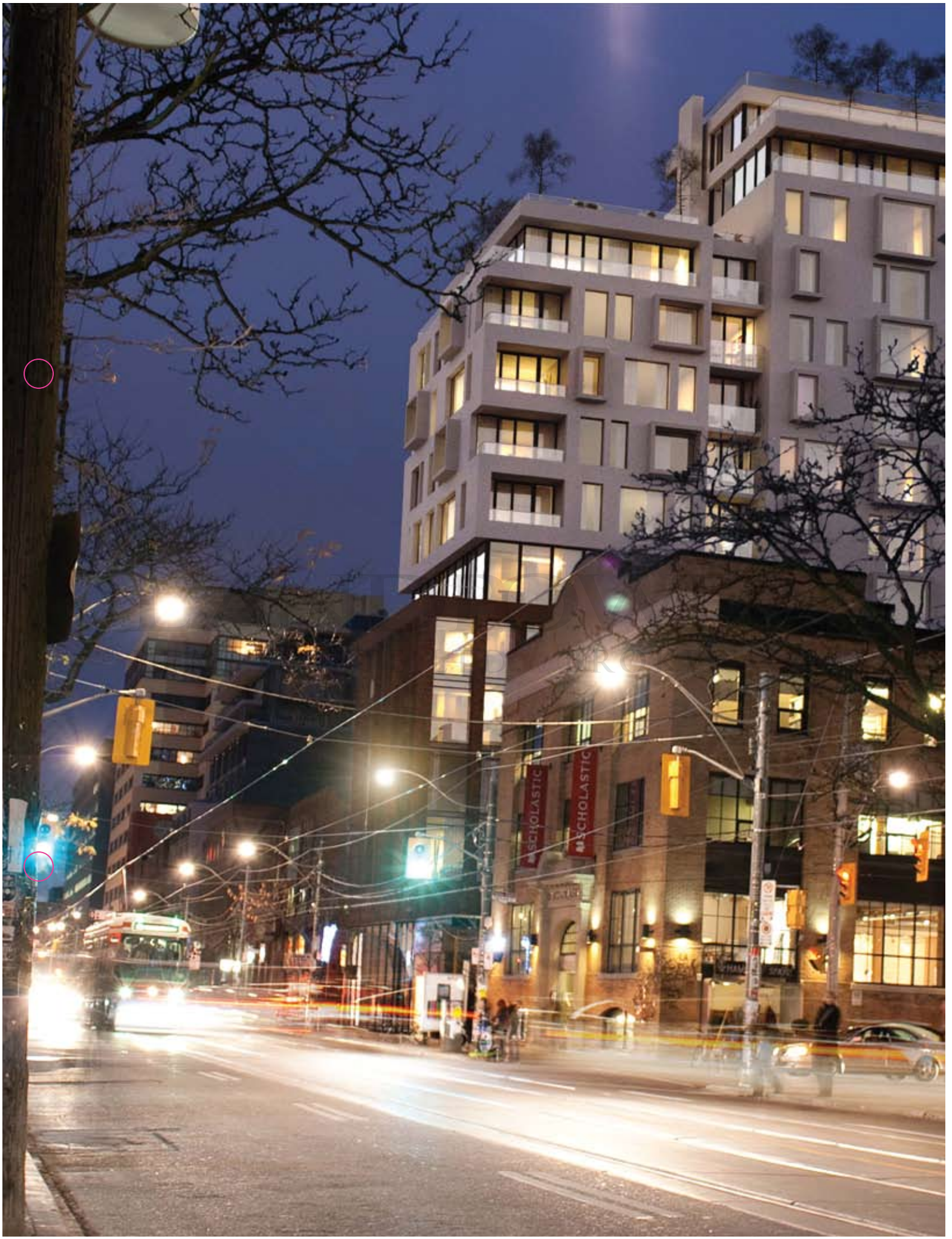
QUEENS QUAY WEST

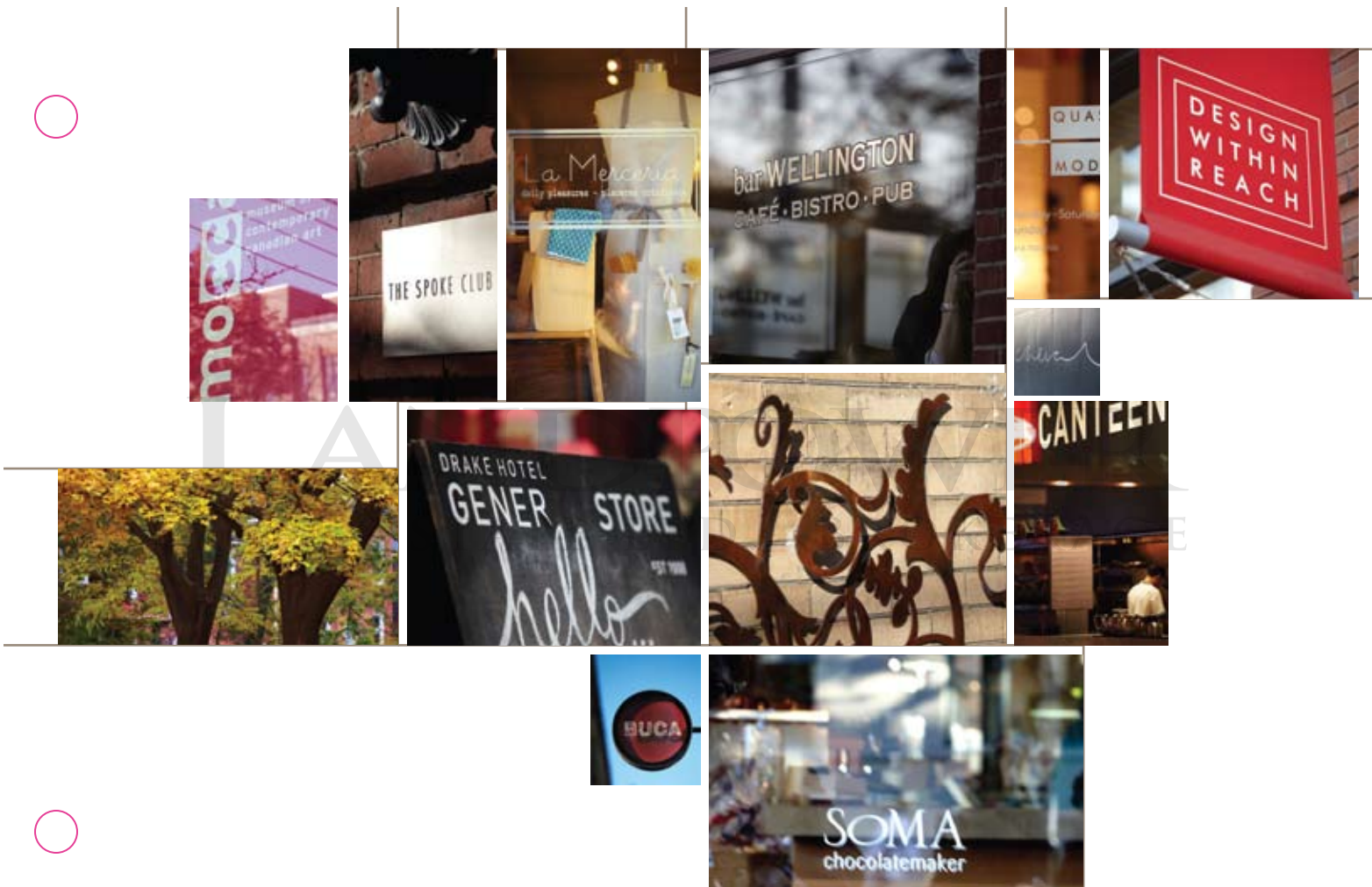
LAKE ONTARIO

SPADINA AVENUE

UNIVERSITY AVENUE

YONGE STREET





THE NEIGHBOURHOOD IS RIFE WITH HIDDEN GEMS, LOCAL SHOPS AND HISTORIC HAUNTS. GET TO KNOW THEM. EXPLORATION BEYOND A HANDFUL OF "IT" SPOTS. AND STREETCARS ON BATHURST, SPADINA AND KING TO EXPAND YOUR HORIZONS. A REAL NEIGHBOURHOOD WITH FRIENDLY NEIGHBOURS TO SAY HELLO TO, TO SHARE COFFEE WITH. THIS COMMUNITY DEMANDS NOTHING AND GIVES EVERYTHING.

“THE MOST CLEVERLY
ORGANIZED,
BEST DESIGNED
AND MOST
SYMPATHETIC...”

CONTEXT, FOUNDED IN 1997 BY STEPHEN GROSS AND HOWARD COHEN, CREATES INNOVATIVE RESIDENTIAL CONDOMINIUM BUILDINGS IN TORONTO'S DOWNTOWN THAT APPEAL TO THOSE SEEKING THE SMART URBAN LIFESTYLE.

AS GLOBE AND MAIL URBAN COLUMNIST JOHN BARBER WROTE IN HIS REVIEW OF RADIOCITY, CONTEXT PROJECTS ARE “THE MOST CLEVERLY ORGANIZED, BEST DESIGNED AND MOST SYMPATHETIC,” AND THEY “ARE NOT ONLY THE BEST OF THEIR TYPE, THEY ARE THE TYPE.” WE BECAME “THE TYPE”, AS BARBER SAYS, WITH OUR FIRST PROJECT, 20 NIAGARA, NEAR FRONT AND BATHURST STREETS, WHICH DEMONSTRATED THAT THERE WAS A MARKET IN TORONTO FOR MODERNIST CONDOMINIUMS THAT FIT SEAMLESSLY INTO TORONTO'S MOST DESIRABLE NEIGHBOURHOODS. 20 NIAGARA, COMPLETED IN 1998, WON THE ONTARIO ASSOCIATION OF ARCHITECTS' AWARD FOR ARCHITECTURAL EXCELLENCE, AND THE CITY OF TORONTO ARCHITECTURE AND URBAN DESIGN AWARD. EVER SINCE, OUR PROJECTS HAVE CONSISTENTLY WON AWARDS AND CRITICAL PRAISE FOR THEIR STRIKING, CONTEMPORARY DESIGN AND SENSITIVITY TO THEIR URBAN CONTEXT.

PARAMETERS THAT DISTINGUISH US FROM THE COMPETITION:

WE BUILD OUR OWN BUILDINGS. THANKS TO OUR EXTENSIVE CONSTRUCTION-MANAGEMENT EXPERIENCE, WE HAVE COMPLETE CONTROL OF ALL FACETS OF CONSTRUCTION FROM BEGINNING TO END.

WE ARE STYLE TRENDSETTERS. CONTEXT PIONEERED OPEN KITCHENS AT A TIME WHEN DOING AWAY WITH THE FORMAL DINING ROOM AND ALLOWING PEOPLE TO SEE THE KITCHEN FROM THE LIVING ROOM WAS CONSIDERED RADICAL. WE WERE ONE OF THE FIRST DEVELOPERS TO INTRODUCE STAINLESS-STEEL APPLIANCES AND GRANITE COUNTERTOPS AS STANDARD FINISHES. NOW, AT CONTEXT KING WEST, CONTEXT CONTINUES TO INNOVATE INSIDE THE SUITES. KITCHENS ARE DESIGNED TO LOOK LIKE A SEAMLESS WALL UNIT, COMPLETE WITH INTEGRATED APPLIANCES AND PREMIUM FINISHES. BATHROOMS INCLUDE TILED FEATURE WALLS, CUSTOM-DESIGNED VANITIES WITH SPACE-SAVING DRAWERS AND SOLID SURFACE COUNTERTOPS WITH INTEGRATED SINKS. CONTEXT PROJECTS CONTINUALLY PUSH THE LIMITS OF STANDARD FEATURES AND FINISHES, AND CONTEXT KING WEST IS NO EXCEPTION.

WE HAVE STRONG FINANCIAL COVENANTS AND GREAT FINANCIAL BACKING. CONTEXT IS SUPPORTED BY WATERLOO CAPITAL CORPORATION, A PRIVATE COMPANY MANAGED BY STEPHEN GROSS AND GERRY SCHWARTZ, PRESIDENT AND CONTROLLING SHAREHOLDER OF ONEX CORP., A MERCHANT BANKING FIRM RUNNING CORPORATIONS WITH ANNUAL SALES EXCEEDING \$8-BILLION AND ASSETS OF OVER \$5-BILLION. WATERLOO CAPITAL HAS NEARLY \$100-MILLION INVESTED IN CONTEXT PROJECTS. WATERLOO CAPITAL AND CONTEXT HAVE STRONG LINKS WITH BANK OF NOVA SCOTIA, HSBC, BNP PARIBAS AND FIRST NATIONAL.

20 NIAGARA

CITY OF TORONTO – ARCHITECTURE & URBAN DESIGN AWARDS: 20 NIAGARA – “HONOURABLE MENTION”
ONTARIO ASSOCIATION OF ARCHITECTS: 20 NIAGARA – “MICHAEL AND V. WANDA PLACHTA AWARD OF EXCELLENCE”
CHRISTOPHER HUME, TORONTO STAR ARCHITECTURAL CRITIC: 20 NIAGARA, A LOW-RISE SLAB EXQUISITELY FITTED INTO A SMALL SITE BESIDE VICTORIA SQUARE, MANAGED TO TRANSFORM THE SURROUNDINGS BY REVEALING THE RESIDENTIAL POTENTIAL OF THE AREA

UPPER EAST SIDE

CITY OF TORONTO – ARCHITECTURE & URBAN DESIGN AWARDS: UPPER EAST SIDE – “AWARD OF EXCELLENCE”
LARRY BEASLEY, CO-DIRECTOR OF PLANNING AND DIRECTOR OF CURRENT PLANNING FOR THE CITY OF VANCOUVER, WRITING OF UPPER EAST SIDE IN THE 1999 CITY OF TORONTO ARCHITECTURE AND URBAN DESIGN AWARDS: “UPPER EAST SIDE IS A VERY EXCITING STREET-ORIENTED ROWHOUSE DEVELOPMENT THAT REPLICATES A FORMULA BETWEEN THE BUILDINGS AND THE STREET THAT HAS WORKED WELL FOR SEVERAL HUNDRED YEARS BUT HAS BEEN SADLY NEGLECTED IN MODERN TIMES”

KENSINGTON MARKET LOFTS

CITY OF TORONTO – ARCHITECTURE & URBAN DESIGN AWARDS: KENSINGTON MARKET LOFTS – “HONOURABLE MENTION”

DISTRICT LOFTS

CANADIAN MORTGAGE AND HOUSING CORPORATION: DISTRICT LOFTS – “MOST INNOVATIVE BUILDING”
CITY OF TORONTO – ARCHITECTURE & URBAN DESIGN AWARDS: DISTRICT LOFTS – “AWARD OF EXCELLENCE”

IDEAL CONDOMINIUM

CITY OF TORONTO – ARCHITECTURE & URBAN DESIGN AWARDS: IDEAL CONDOMINIUMS – “HONOURABLE MENTION”

MOZO – MODERN LIVING ZONE

CHRISTOPHER HUME, TORONTO STAR ARCHITECTURAL CRITIC: “MOZO IS ONE OF THE MOST BEAUTIFUL BUILDINGS IN TORONTO. I GIVE IT AN A+, IT COULD SERVE AS THE PROTOTYPE FOR DOWNTOWN RESIDENTIAL DEVELOPMENT IN 21ST CENTURY TORONTO.” GRADE A+

RADIOCITY

ROYAL ARCHITECTURAL INSTITUTE OF CANADA, THE CANADIAN INSTITUTE OF PLANNERS, AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS 2008 NATIONAL URBAN DESIGN AWARD WINNER
URBAN LAND INSTITUTE 2008 GLOBAL AWARD OF EXCELLENCE
URBAN LAND INSTITUTE 2007 AWARD OF EXCELLENCE: THE AMERICAS
JOHN BARBER, GLOBE AND MAIL: “RADIOCITY IS THE MOST CLEVERLY ORGANIZED, BEST DESIGNED AND MOST SYMPATHETIC HIGH-DENSITY INFILL PROJECT IN TORONTO. THE IN-FILL PROJECTS THAT CONTEXT DEVELOPMENT ARE BUILDING TODAY ARE NOT ONLY THE BEST OF THEIR TYPE, THEY ARE THE TYPE”
CHRISTOPHER HUME, TORONTO STAR ARCHITECTURAL CRITIC: “WHAT MAKES RADIOCITY AND THE NATIONAL BALLET SCHOOL SO IMPORTANT IS THAT THE WHOLE IS GREATER THAN THE SUM OF ITS PARTS. EVERYONE FROM THE RESIDENTS OF RADIOCITY TO THE STUDENTS OF THE SCHOOL WIN”
CITY OF TORONTO – ARCHITECTURE & URBAN DESIGN AWARDS: RADIOCITY – “AWARD OF EXCELLENCE”

HOME CONDOMINIUM

CANADIAN ARCHITECT: HOME – “AWARD OF EXCELLENCE”
ONTARIO MUNICIPAL BOARD: HOME – “A SINGULARLY CREATIVE RESPONSE TO THE MULTIPLE CHALLENGES POSED BY THE PLANNING INSTRUMENTS AND THE ENVIRONMENTAL CHARACTER OF THE SITE AND ITS VICINITY”

TIPTOPLOFTS

GOLDEN NUGGET DEVELOPMENT AWARDS: TIP TOP LOFTS BEST ADAPTIVE RE-USE IN NORTH AMERICA
HERITAGE TORONTO ARCHITECTURAL CONSERVATION AND CRAFTSMANSHIP AWARD FINALIST
GREATER TORONTO HOME BUILDERS’ AWARDS – PROJECT OF THE YEAR
INTERNATIONAL INTERIOR DESIGN ASSOCIATION TIP TOP LOFTS – “AWARD OF ACHIEVEMENT”
ASSOCIATION OF REGISTERED INTERIOR DESIGNERS OF ONTARIO (ARIDO) TIP TOP LOFTS – “AWARD OF EXCELLENCE”

SPIRE THE CONDOMINIUM

JOHN BENTLEY MAYS, GLOBE AND MAIL ARCHITECTURE CRITIC: “THE SLENDER GLASS-AND-STEEL PLINTH PROMISES TO BE A SERENE, DIGNIFIED COMPANION TO THE GREAT STEEPLE OF ST. JAMES IN THE HEART OF EAST-SIDE DOWNTOWN”
CHRISTOPHER HUME, TORONTO STAR ARCHITECTURAL CRITIC: “SPIRE IS ONE OF THE MOST ELEGANT CONDO TOWERS IN TORONTO.” GRADE A
CITY OF TORONTO – ARCHITECTURE & URBAN DESIGN AWARDS: SPIRE – “AWARD OF EXCELLENCE”

THE LORETTO – CONDOMINIUMS AND TOWNHOMES IN THE ANNEX

ALFRED HOLDEN, THE ANNEX GLEANER: THE LORETTO REPRESENTS CONTEXT’S “SKILL AT NEGOTIATING WITH RESIDENTS FROM THE BEGINNING AS WELL AS A VASTLY HIGHER QUALITY OF DEVELOPMENT”
CHRISTOPHER HUME, TORONTO STAR ARCHITECTURAL CRITIC: “THE LORETTO IS A BRILLIANT ADDITION TO THE NEIGHBOURHOOD AND THE TOWNHOMES ARE WHAT SUCCESSFUL URBAN INTENSIFICATION IS ALL ABOUT”. GRADE A

MARKET WHARF

JOHN BENTLEY MAYS, GLOBE AND MAIL ARCHITECTURE CRITIC: “MARKET WHARF IS A WELCOME REMINDER OF THE CITY’S PAST GLORY AS A PREMIER GREAT LAKES PORT AND IS ARCHITECT PETER CLEWES’ MOST STRIKING CONTRIBUTION TO OUR SKYLINE” THE CITY OF TORONTO’S DESIGN REVIEW PANEL (WHICH GAVE MARKET WHARF UNANIMOUS APPROVAL): “ELEGANT.” “BRILLIANT.” “PLAYFUL AND RIGOROUS.” “A GREAT URBAN EXPERIENCE.”

LIBRARY DISTRICT

JOHN BENTLEY MAYS, GLOBE AND MAIL ARCHITECTURE CRITIC: “...THE SHINING BLUES, GREENS AND YELLOWS OF THE STRUCTURE WILL LIKELY CREATE A WELCOME BRIGHT SPOT IN THE URBAN GRID.”



LAND
STATE



A MASTERFUL COLLABORATION

**HARIRI PONTARINI
ARCHITECTS**

HARIRI PONTARINI IS RECOGNIZED AS ONE OF CANADA'S MOST INNOVATIVE AND INFLUENTIAL ARCHITECTURAL FIRMS. SINCE 1994 THE FIRM HAS COMPLETED NUMEROUS AWARD-WINNING PROJECTS THROUGHOUT CANADA AND INTERNATIONALLY. SOME OF THE FIRM'S MOST WELL RECOGNIZED PROJECTS IN TORONTO INCLUDE: THE ST. THOMAS, 100 YORKVILLE AND VU CONDOMINIUMS, THE ADIDAS FLAGSHIP STORE AND THE AWARD-WINNING MCKINSEY AND COMPANY BUILDING.

BURDIFILEK

BURDIFILEK IS ONE OF CANADA'S FOREMOST INTERIOR DESIGN FIRMS WITH AN INTERNATIONAL PORTFOLIO THAT SPECIALIZES IN RETAIL, HOTEL/HOSPITALITY AND REAL ESTATE DEVELOPMENTS. LANDMARK CLIENTELE INCLUDE: HOLT RENFREW, NEIMAN MARCUS, BCBG MAX AZRIA, BROWN THOMAS & Co., DUBLIN, THE CAPELLA HOTEL IN DALLAS AND W HOTEL ATLANTA. DIEGO BURDI AND PAUL FILEK WORK TO TRANSCEND, BLENDING MAJOR INFLUENCES OF CRAFT AND STYLE WITH UNIQUE CULTURAL REFERENCES CULMINATING IN THEIR TRADEMARK ELEGANCE AND IMPECCABLE DESIGN.

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**SOTHEBY'S INTERNATIONAL
REALTY CANADA**

AS ONE OF THE WORLD'S MOST TRUSTED BRANDS, SOTHEBY'S INTERNATIONAL REALTY® IS, SIMPLY PUT, SYNONYMOUS WITH QUALITY. FOUNDED IN 1744, SOTHEBY'S AUCTION HOUSE HAS MAINTAINED ITS SUPREMACY IN THE AUCTION OF RARE COLLECTIBLES. WITH THIS REMARKABLE PEDIGREE, SOTHEBY'S FOUNDED ITS REALTY ARM IN 1976 TO PROVIDE A REAL ESTATE BROKERAGE WITH THE SAME EXACTING FOCUS ON EXPERTISE AND SERVICE FOR UNIQUE PROPERTIES OF EXTRAORDINARY VALUE, THAT THE WORLD HAS COME TO EXPECT.

A MOVEMENT AWAY FROM RESTRICTION AND TOWARD
FLEXIBLE SPACE. AN EMPHASIS ON HORIZONTAL PLANES.



A STATED INTENTION TO LIVE
WITH AN APPRECIATION FOR BEAUTY.



A SENSE OF SPACIOUSNESS
WITHOUT COMPROMISING PRIVACY.



SUITE FEATURES
AND FINISHES

GENERAL

- _ 9' CEILING HEIGHTS EXCEPT WHERE BULKHEADS OCCUR.
- _ INDIVIDUALLY CONTROLLED HEATING AND AIR-CONDITIONING VIA STATE OF THE ART SYSTEM.
- _ 4" SQUARE EDGE BASEBOARDS WITH PAINT GRADE FINISH AND SLAB DOORS WITH MODERN HARDWARE.
- _ FRONT LOADING WASHER AND DRYER.
- _ SMOOTH PLASTER CEILINGS.

FLOORING

- _ PORCELAIN TILE FLOORING ON ACOUSTIC UNDERLAY IN FOYERS (WHERE APPLICABLE), KITCHENS, AND BATHROOMS WITH CHOICE OF PORCELAIN OR ENGINEERED HARDWOOD IN LIVING/DINING AREAS AND BEDROOMS.

KITCHENS

- _ CUSTOM DESIGNED KITCHEN CABINETS IN A VARIETY OF COLOURS AND FINISHES WITH INTEGRATED APPLIANCES AND MATCHING PANELS FOR FRIDGE/FREEZER AND DISHWASHER.
- _ STONE COUNTERTOPS AND CUSTOM COLOURED BACK-PAINTED GLASS BACKSPASHES.
- _ DESIGNER SELECTED UNDER MOUNT SINGLE BOWL STAINLESS STEEL SINK AND HIGH-ARC SINGLE LEVER FAUCET WITH PULL OUT.

BATHROOMS

- _ CUSTOM DESIGNED VANITIES WITH SPACE SAVING DRAWERS AND SOLID SURFACE TOPS WITH INTEGRATED SINKS.
- _ DESIGNER SELECTED SINGLE LEVER FAUCET, SHOWER HEAD, VALVE, TUB FILLER, AND TWO PIECE MODERN TOILET.
- _ TILED FLOOR TO CEILING FEATURE WALL IN MASTER EN-SUITE OR IN THE BATHROOM OF SINGLE BATHROOM UNITS WITH TILED TUB SURROUNDS AND TILED SHOWER WALLS (AS PER PLANS).
- _ CUSTOM FRAMED MIRRORS THROUGHOUT.

TECHNOLOGY AND ELECTRICAL

- _ HIGH SPEED INTERNET WIRING/ACCESS
- _ PRE-WIRED TELEPHONE AND CABLE TELEVISION OUTLETS
- _ DESIGNER SELECTED ELECTRICAL FIXTURES AS PER PLAN (ADJUSTABLE LIGHT FIXTURE ABOVE BATHROOM VANITY AVAILABLE AS AN UPGRADE)
- _ POT LIGHTS IN FOYERS AND BATHROOMS WHERE DROPPED CEILINGS OCCUR AS PER PLAN AND VAPOUR BARRIER RECESSED POT LIGHT IN TUB AND SHOWER AREAS
- _ UNDER CABINET LIGHTING IN KITCHENS

SAFETY AND SECURITY

- _ WALNUT VENEER SUITE ENTRY DOOR WITH MODERN HARDWARE AND SECURITY VIEWER
- _ SMOKE, HEAT AND CARBON MONOXIDE DETECTORS PROVIDED IN ALL SUITES

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REAL ESTATE LTD. BROKERAGE



#204-548 King Street West · Toronto · Ontario · M5V 1M3 · t.416-861-8668 · f.416-861-8478 · e. kingwest@context.ca

CONTEXT KING WEST is a new alternative for condominium living. It's a reaction to the provocation and demands of the area. "Give me a place with community. A place with purpose." CONTEXT KING WEST is the answer, reconnecting the area with honesty and authenticity.

Building & Suite Features

- Progressive Architecture from Hariri Pontarini
- Burdilek designed interiors in Lobby, Amenities and common areas
- Comprehensive two storey amenities centre equipped with the latest strength and cardio equipment, male and female change room with steam rooms, party room, and lounge
- 9' Ceiling Heights except where bulkheads occur
- Custom designed kitchen cabinetry in a variety of colours and finishes. Appliances feature an intergraded counter depth fridge and dishwasher with matching panels and separate wall oven, cook-top and microwave
- Front loading washer and dryer
- Stone countertops and custom coloured back-painted glass backsplash
- Designer selected under mount single bowl stainless steel sink and high-arc single lever faucet with pull out.
- Custom designed vanities in bathroom with space saving drawers and solid surface tops with integrated sinks
- Designer selected single lever faucet, shower head, valve, tub filler, and two piece modern toilet
- Under cabinet lighting in kitchens
- State of the art individually controlled heating and air conditioning system
- Smooth plaster ceilings
- Custom framed mirrors throughout
- Pot lights in foyers, and bathrooms where dropped ceilings occur as per plan and vapour barrier recessed pot light in tub and shower areas
- Walnut veneer suite entry door with modern hardware and security viewer
- High speed internet wiring/access
- Pre-wired telephone and cable television outlets.
- Smoke, heat and carbon monoxide detectors provided in all suites

<p><u>EXTENDED DEPOSIT STRUCTURE*</u> \$5,000.00 on Signing Balance to 5% in 30 days 5% in 90 days 5% in 270 days 5% in 365 days</p>	<p><u>OCCUPANCY DATE*</u> March 2016</p> <p><u>PARKING*</u> \$40,000 for Select Suites Only</p> <p><u>LOCKER*</u> \$5,000 for Select Suites Only</p>	<p><u>MAINTENANCE FEE*</u> \$0.58/sq.ft. (cost efficient electrical service)</p> <p><u>TAXES</u> The Current City of Toronto Tax Rate is Approximately 1%</p>
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Lower Floors 2-5 Upper Floors 6-18

MODEL	SIZE	BED TYPE	STARTING FROM
KING	375 – 415	Studio	\$240,900
PORTLAND	463 – 550	One Bedroom	\$278,900
WATERLOO	520 – 550	One Bedroom	\$325,900
BIANCHI	554 – 666	One Bedroom + Den	\$349,900
THEATRE	620 – 785	Two Bedroom	\$397,900

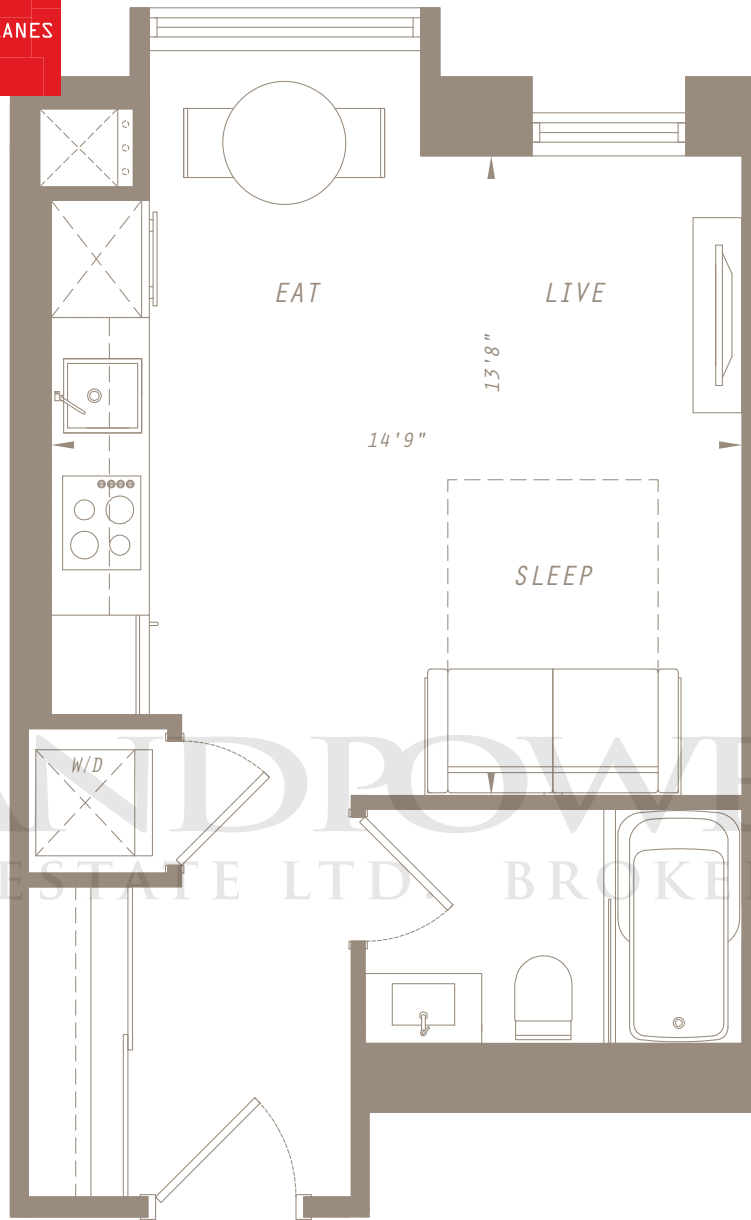
(HST & Six Appliances are Included in the Purchase Price)

*As per plan from Vendor's Standard Samples, for a limited time only and/or as provided for in the Agreement of Purchase and Sale. Please see a Sales Representative for a full list of standard features. Prices, specifications, features and offerings are subject to change without notice. E. & O.E. January 9th, 2012.

Exclusive Agent: Sotheby's International Realty Canada.



THE LANES

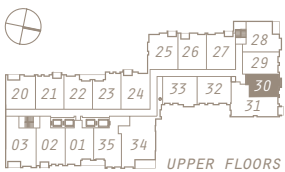


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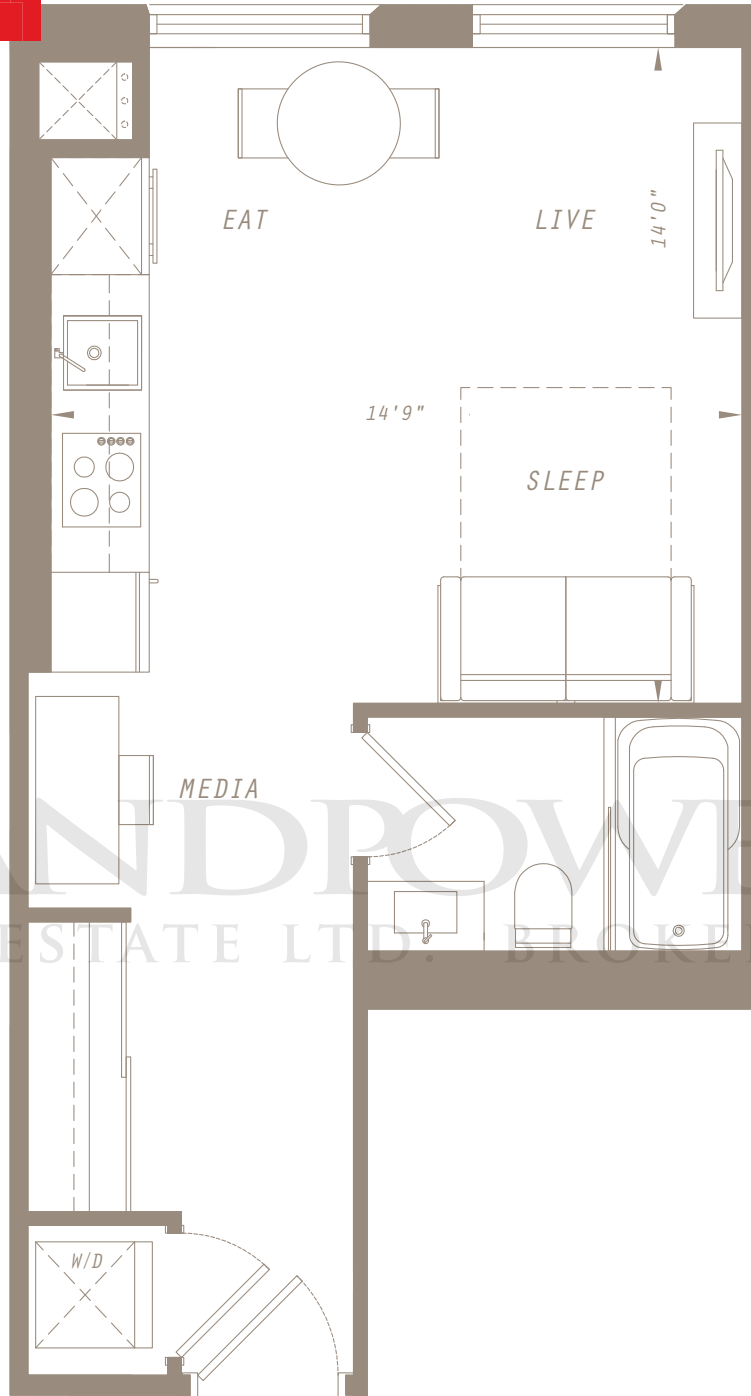
KING C

STUDIO

375 SQUARE FEET



ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ARE APPROXIMATE. FURNITURE NOT INCLUDED. ACTUAL SQUARE FOOTAGE MAY VARY FROM THE STATED FLOORPLAN. FLOORPLANS MAY BE MIRROR IMAGE OF WHAT IS SHOWN. E. & O. E. THE SIZE, LOCATION, AND/OR CONFIGURATION OF THE WINDOWS SHOWN IN THIS PLAN MAY BE CHANGED, VARIED, OR MIRRORED.



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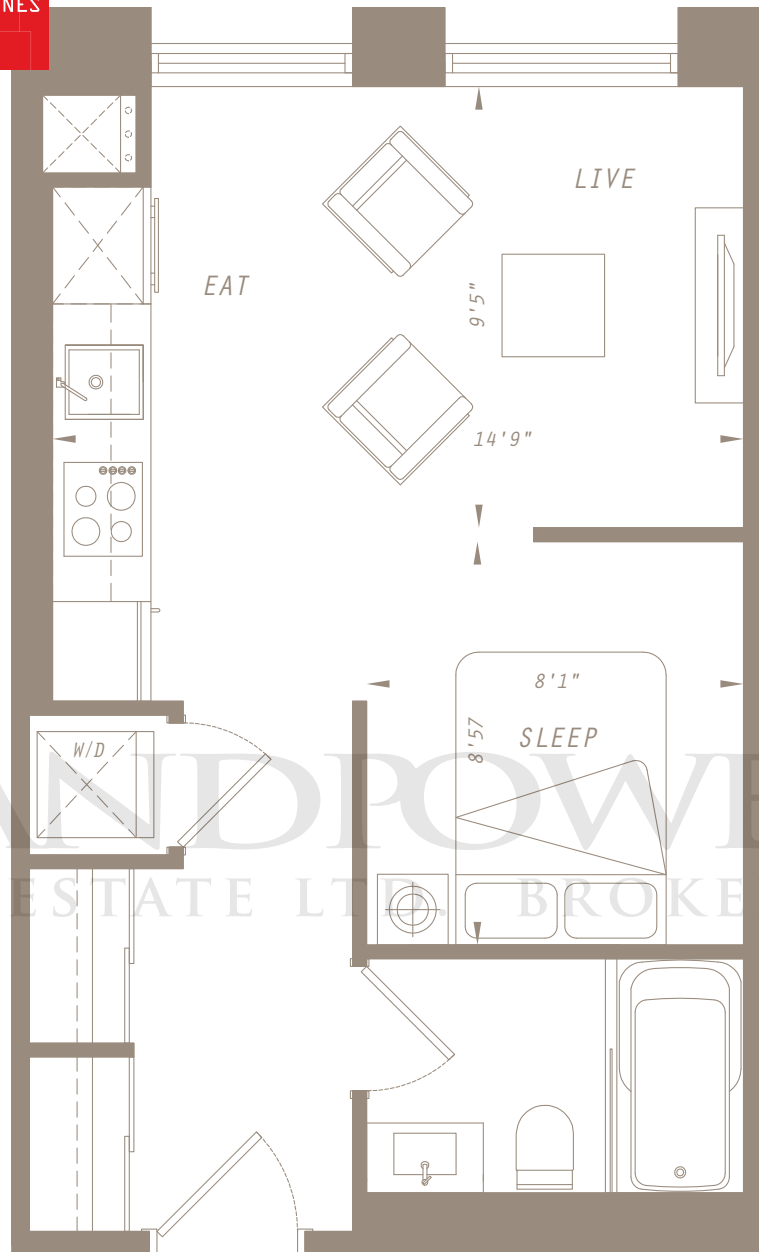
KING A

STUDIO

405 SQUARE FEET



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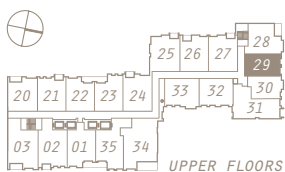


LANDPOWER
REAL ESTATE LTD. BROKERAGE

KING B

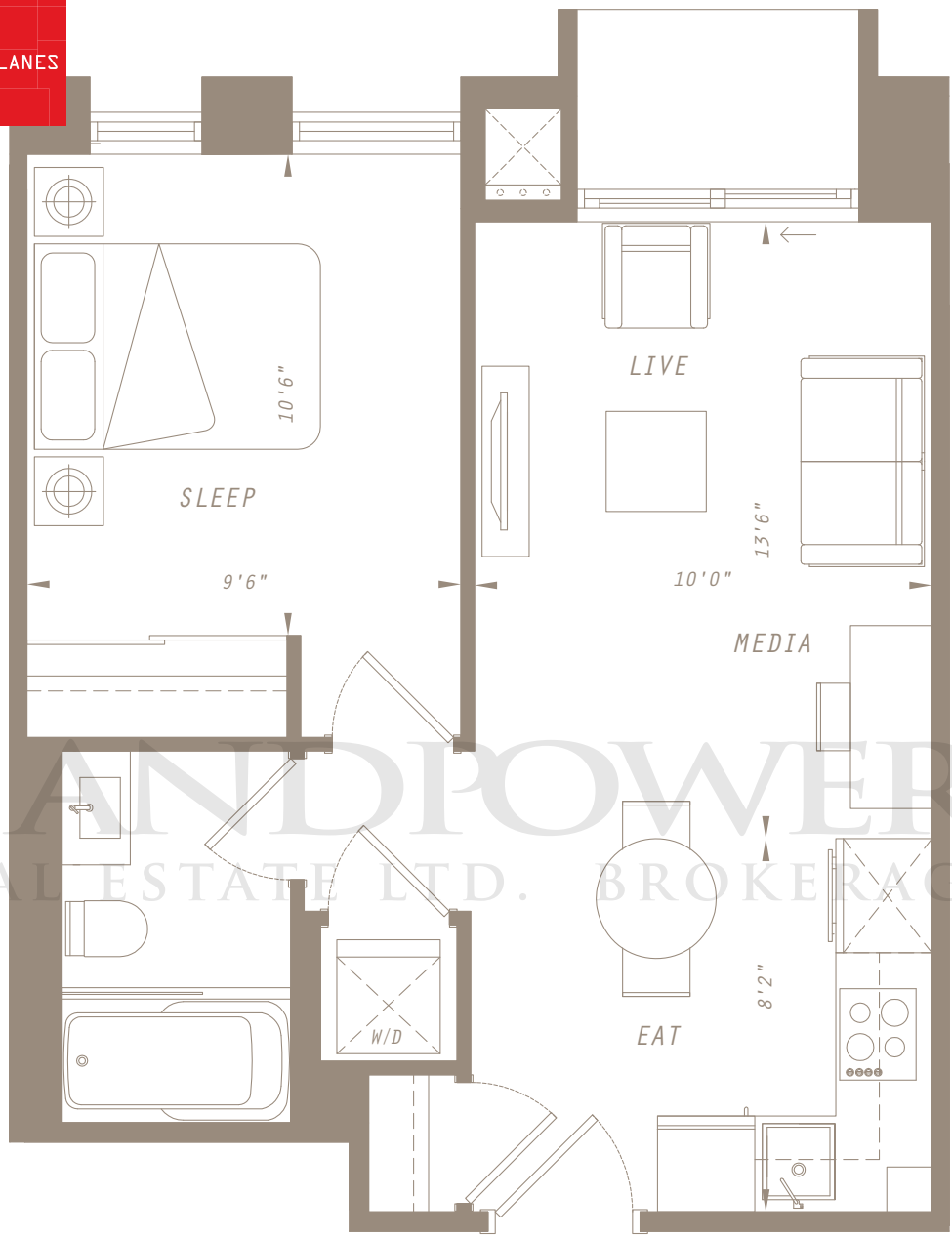
STUDIO

415 SQUARE FEET



ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ARE APPROXIMATE. FURNITURE NOT INCLUDED. ACTUAL SQUARE FOOTAGE MAY VARY FROM THE STATED FLOORPLAN. FLOORPLANS MAY BE MIRROR IMAGE OF WHAT IS SHOWN. E. & O. E. THE SIZE, LOCATION, AND/OR CONFIGURATION OF THE WINDOWS SHOWN IN THIS PLAN MAY BE CHANGED, VARIED, OR MIRRORED.

THE LANES



LANDPOWER
REAL ESTATE LTD. BROKERAGE

PORTLAND D

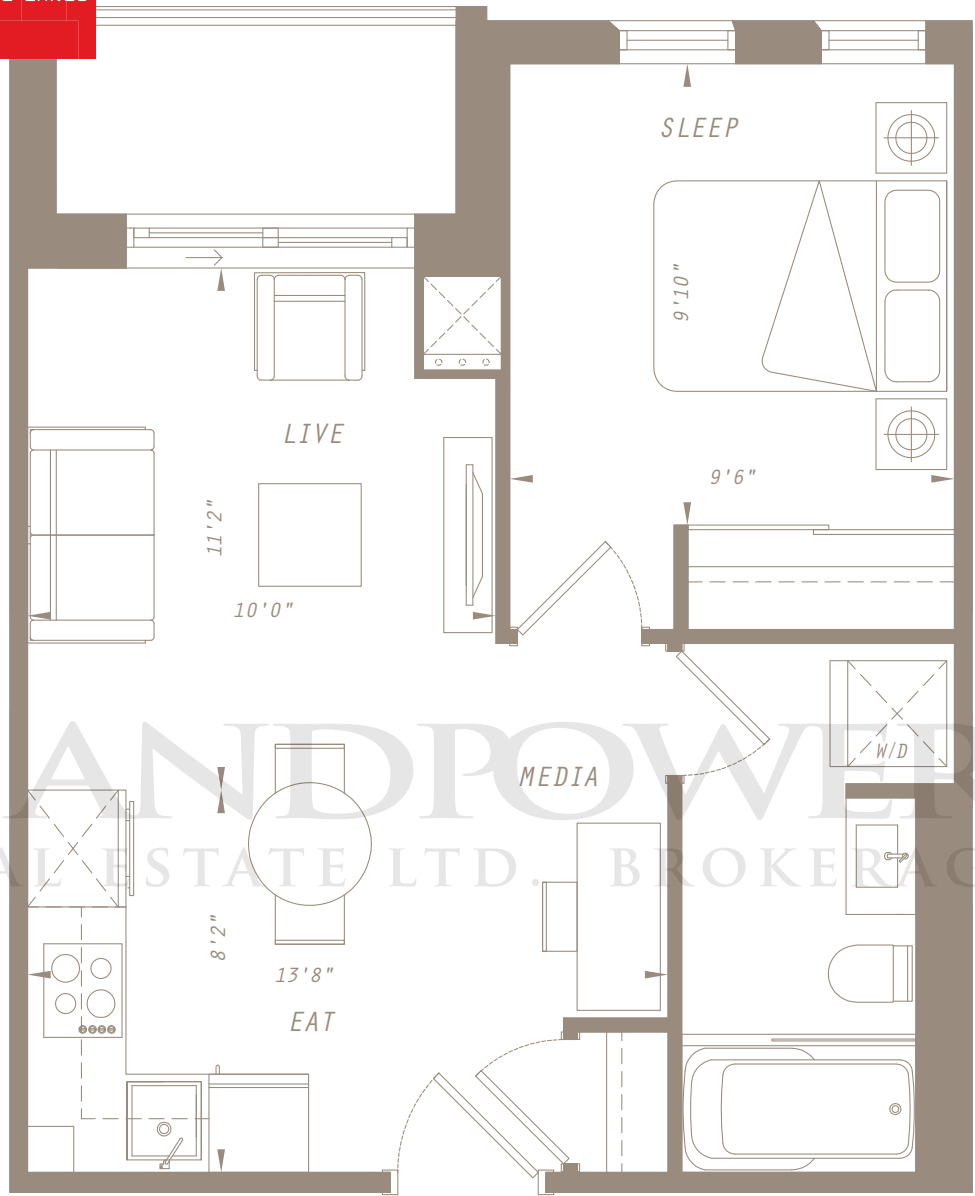
ONE BEDROOM

463-497 SQUARE FEET



ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ARE APPROXIMATE. FURNITURE NOT INCLUDED. ACTUAL SQUARE FOOTAGE MAY VARY FROM THE STATED FLOORPLAN. FLOORPLANS MAY BE MIRROR IMAGE OF WHAT IS SHOWN. E.&O.E. THE SIZE, LOCATION, AND/OR CONFIGURATION OF THE WINDOWS SHOWN IN THIS PLAN MAY BE CHANGED, VARIED, OR MIRRORED.

THE LANES



PORTLAND A

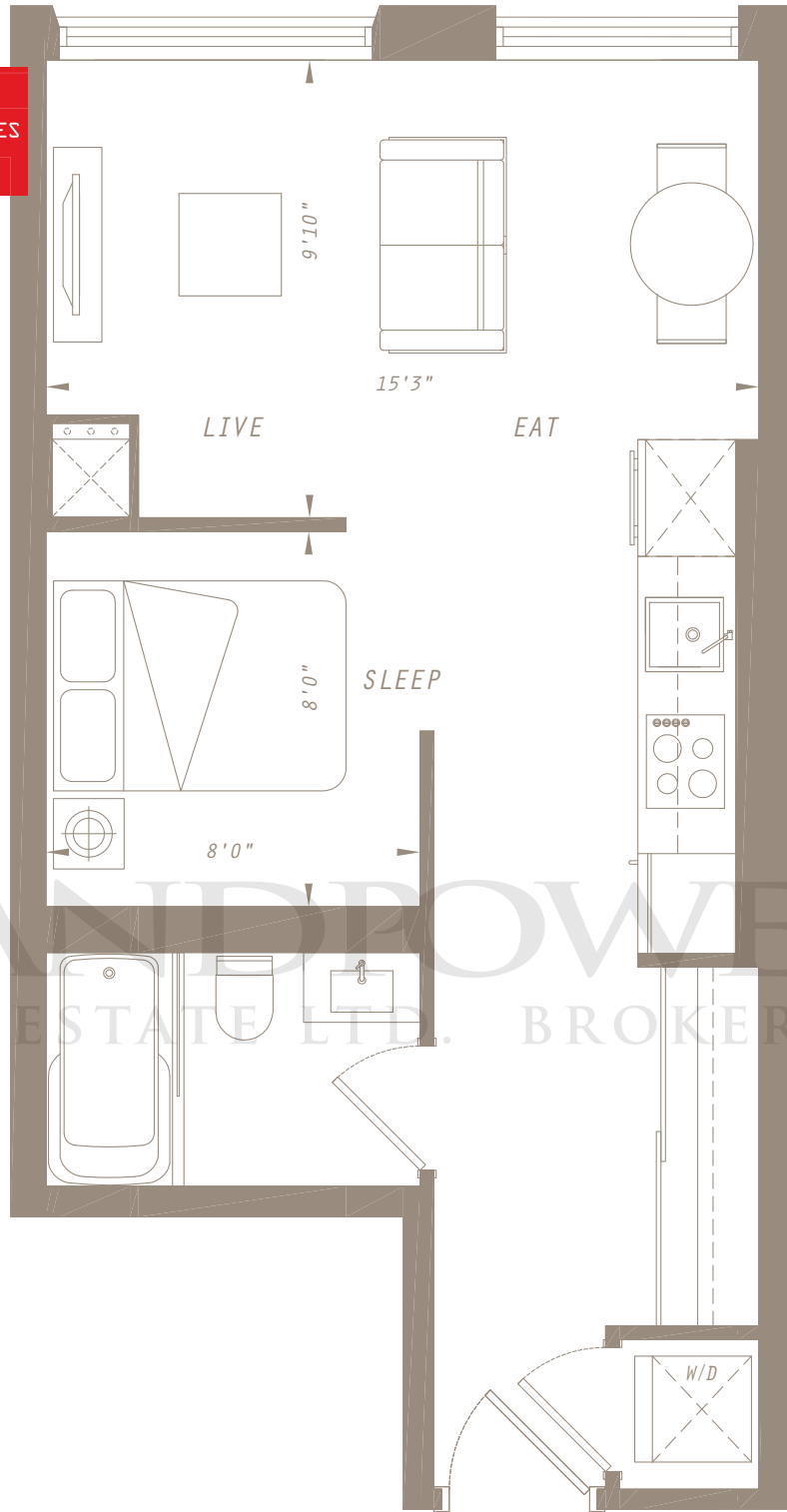
ONE BEDROOM

463-511 SQUARE FEET



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THE LANES



LANDPOWER
REAL ESTATE LTD. BROKERAGE

PORTLAND B

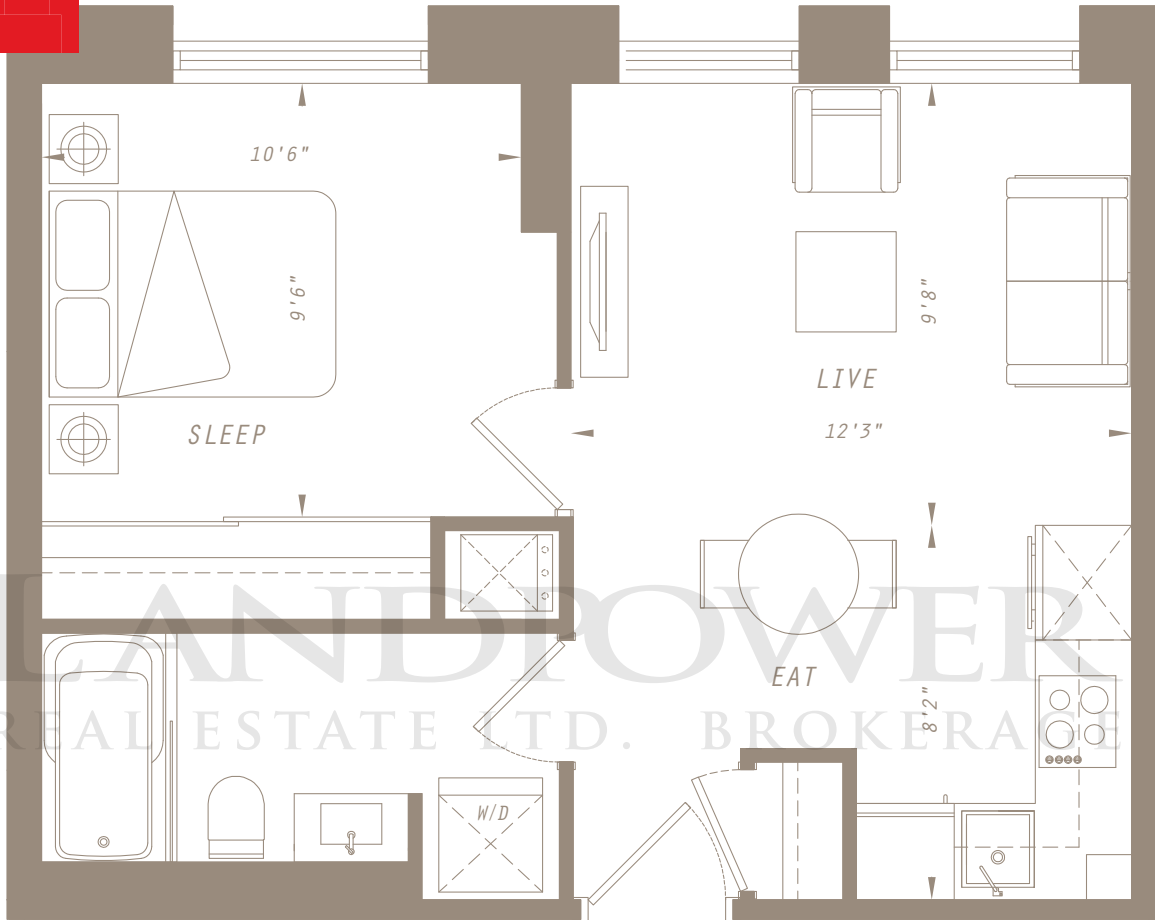
ONE BEDROOM

465 SQUARE FEET



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THE LANES



PORTLAND C

ONE BEDROOM

466-500 SQUARE FEET



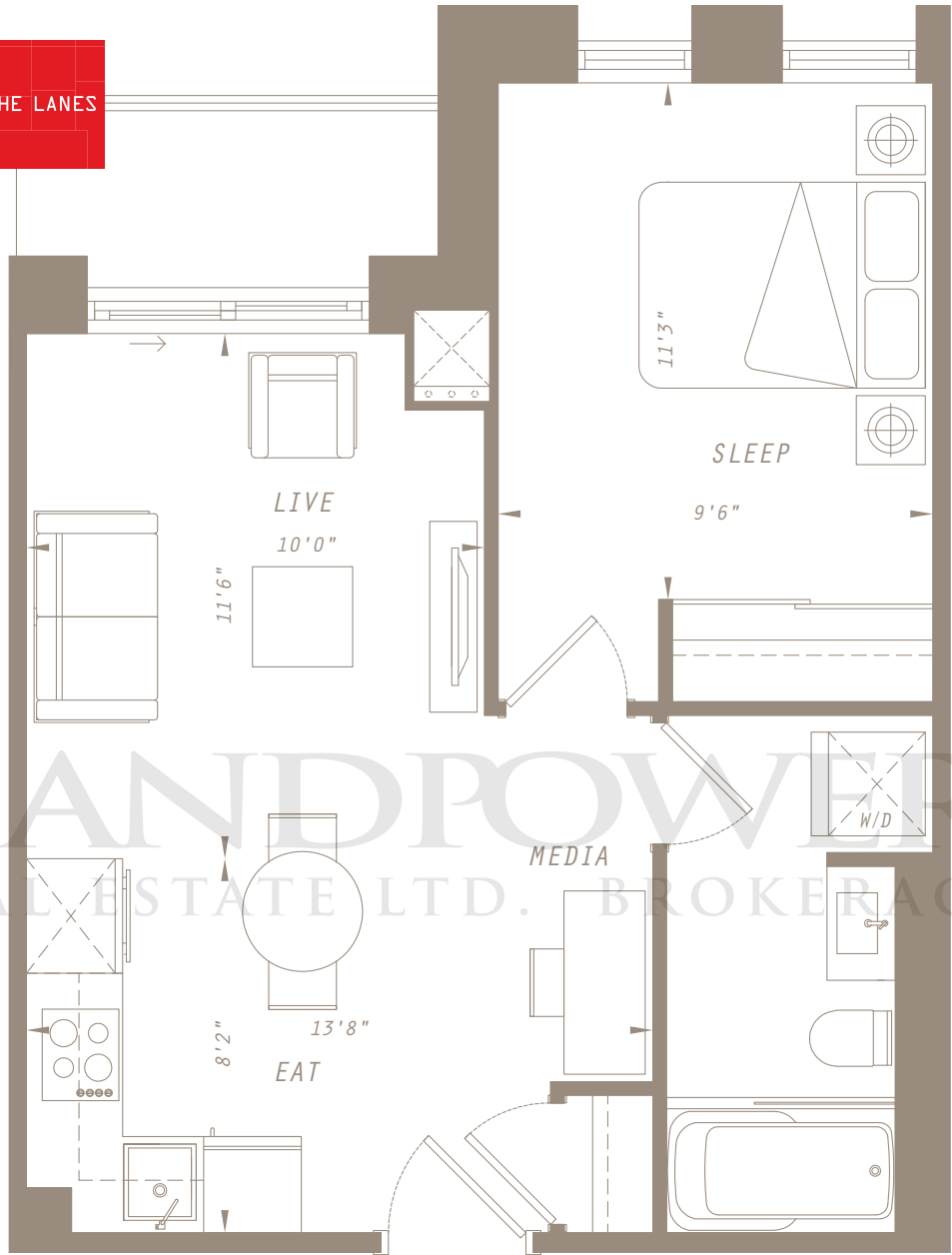
LOWER FLOORS



UPPER FLOORS

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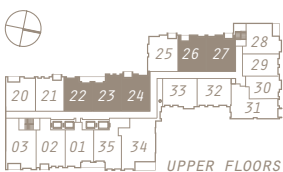
THE LANES



PORTLAND E

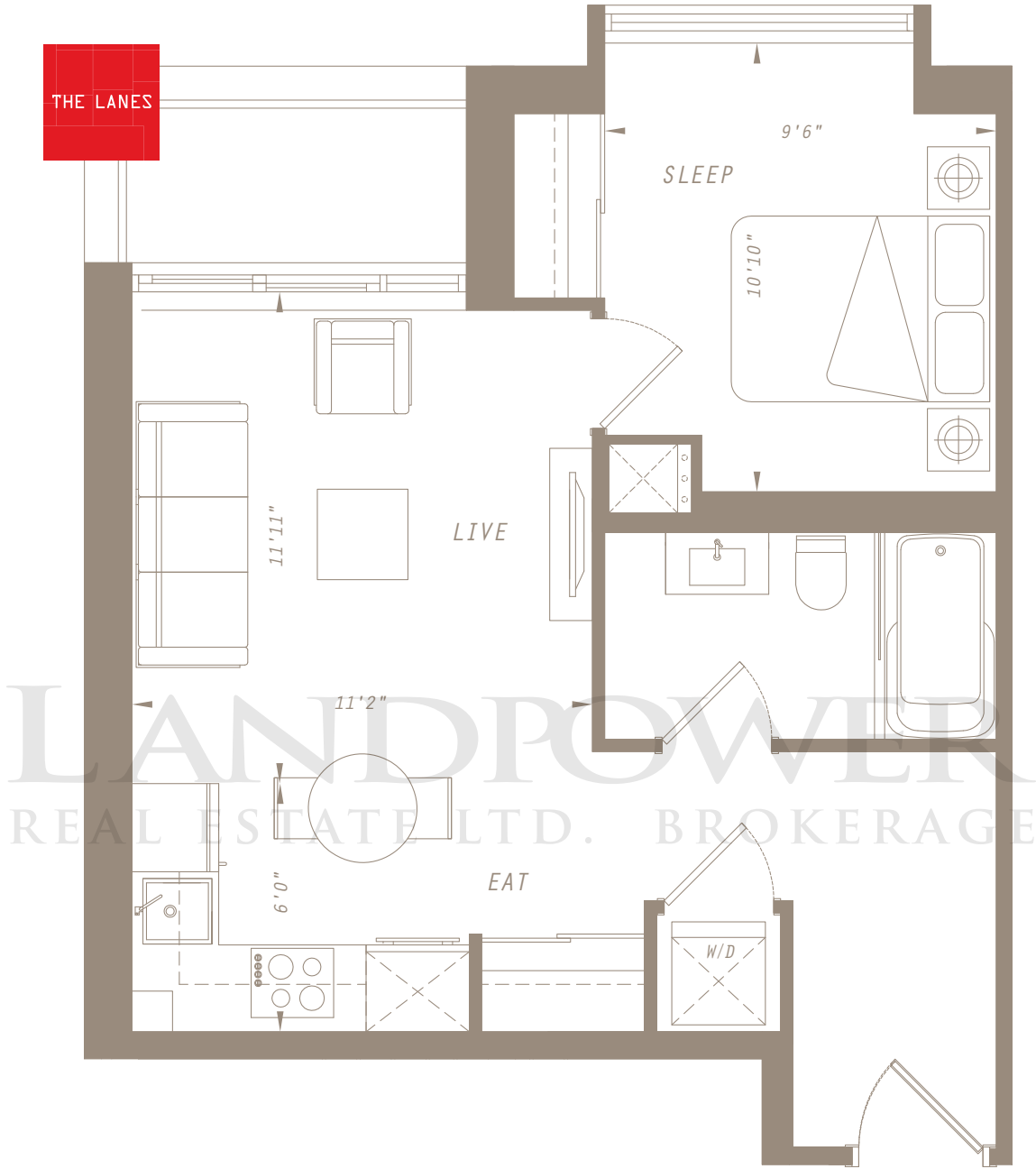
ONE BEDROOM

474-550 SQUARE FEET



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THE LANES



WATERLOO B

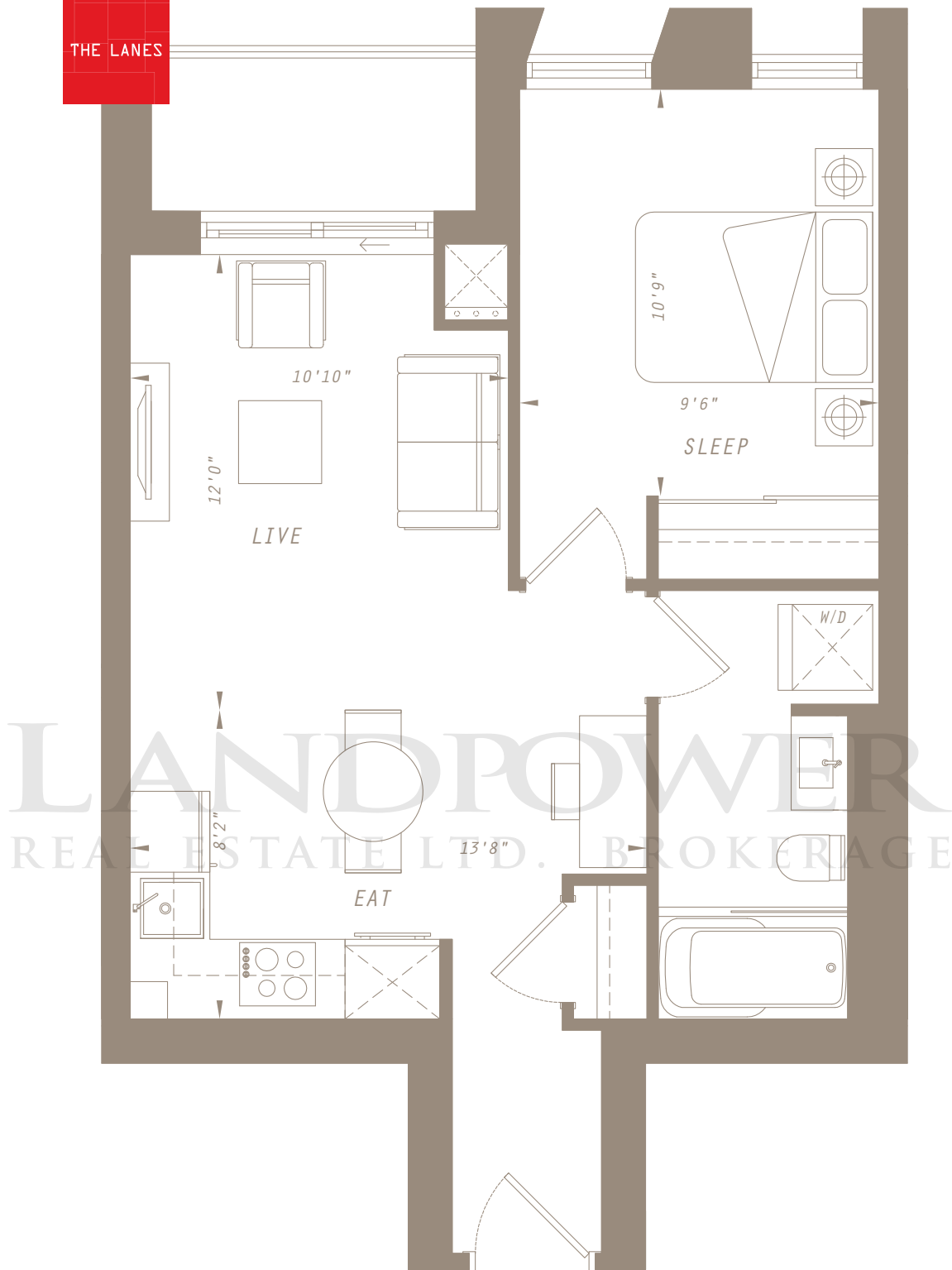
ONE BEDROOM

520 SQUARE FEET



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THE LANES



WATERLOO A

ONE BEDROOM

540-550 SQUARE FEET

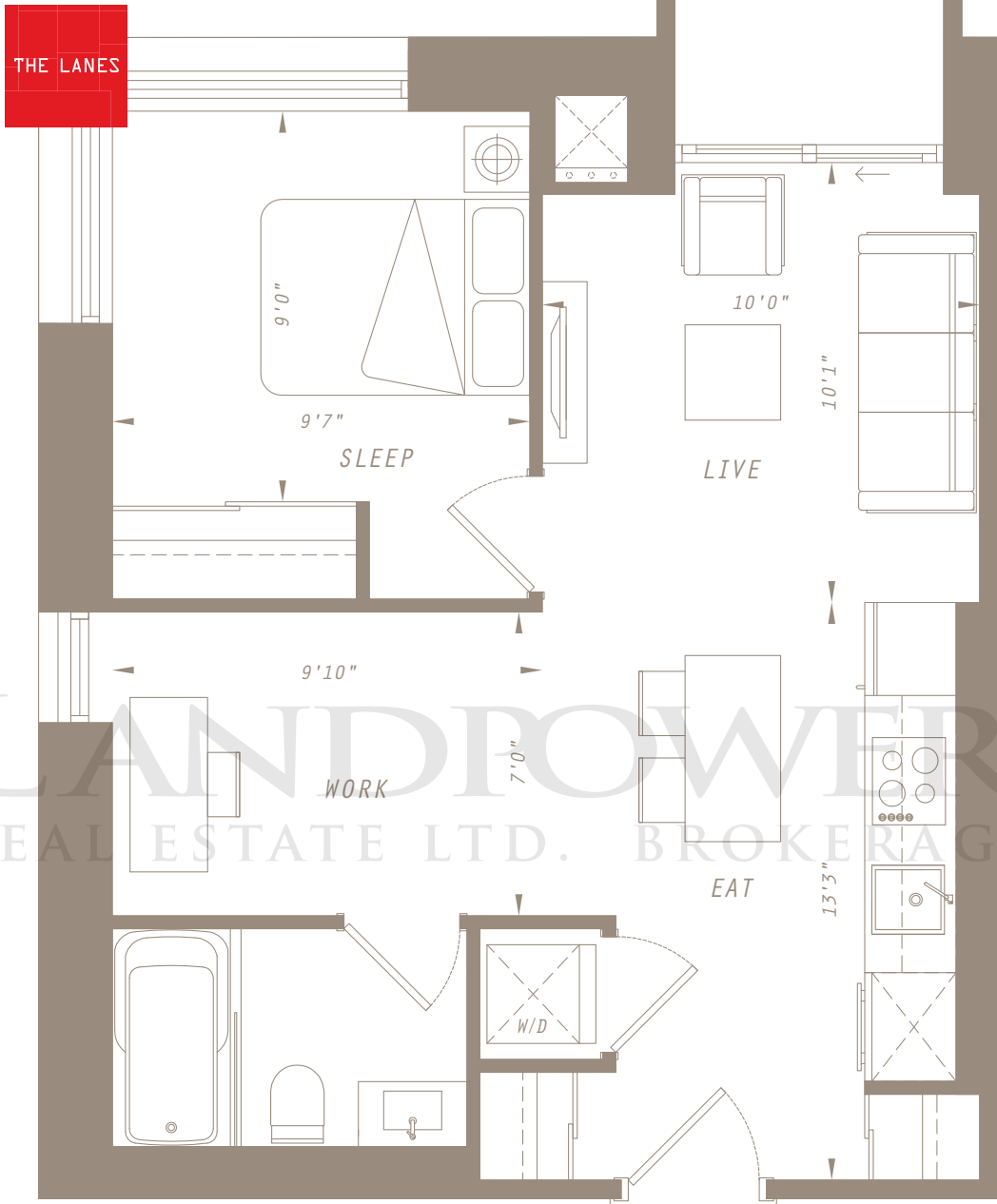


LOWER FLOORS



UPPER FLOORS

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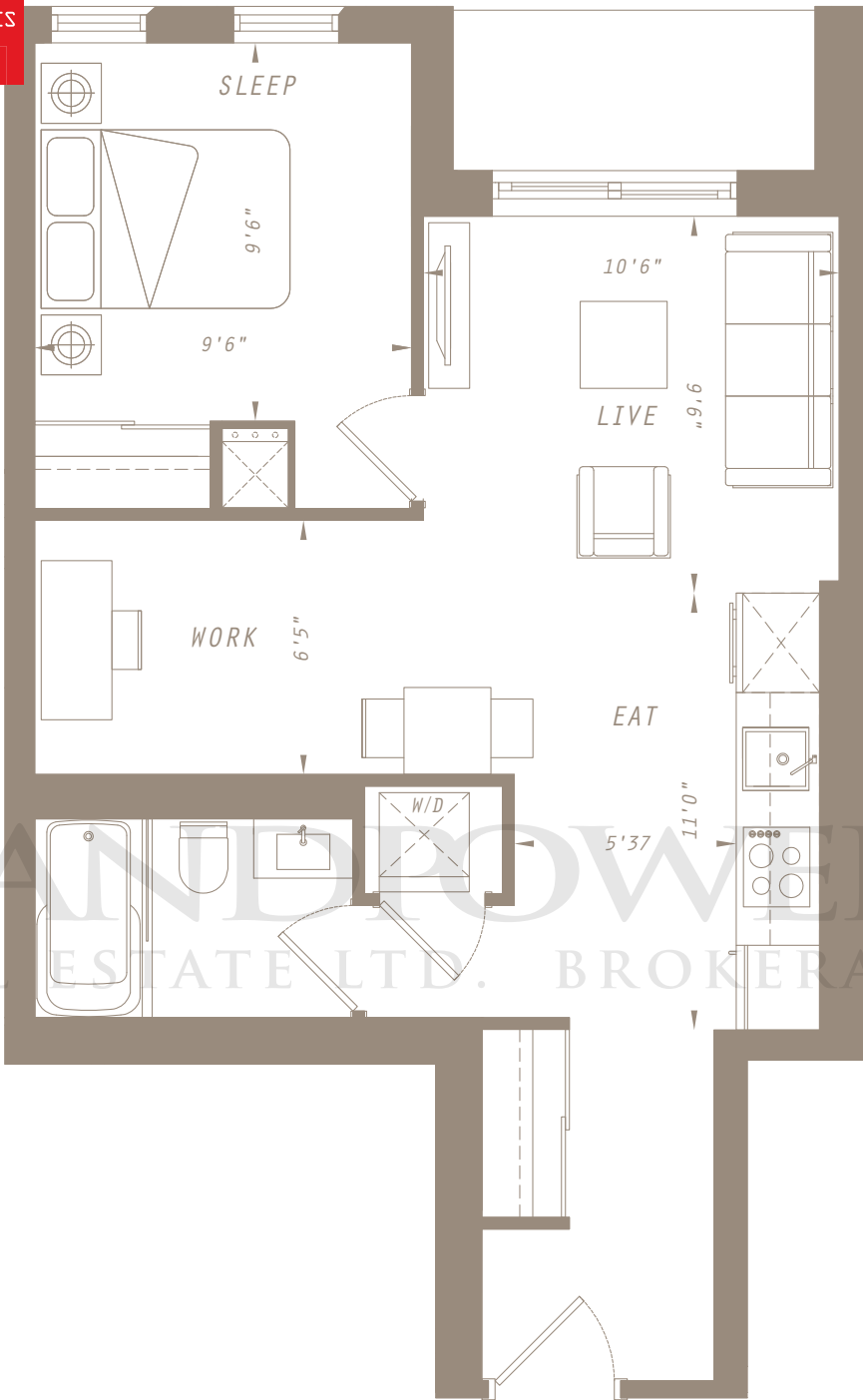
BIANCHI D

ONE BEDROOM PLUS DEN
554 SQUARE FEET



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THE LANES



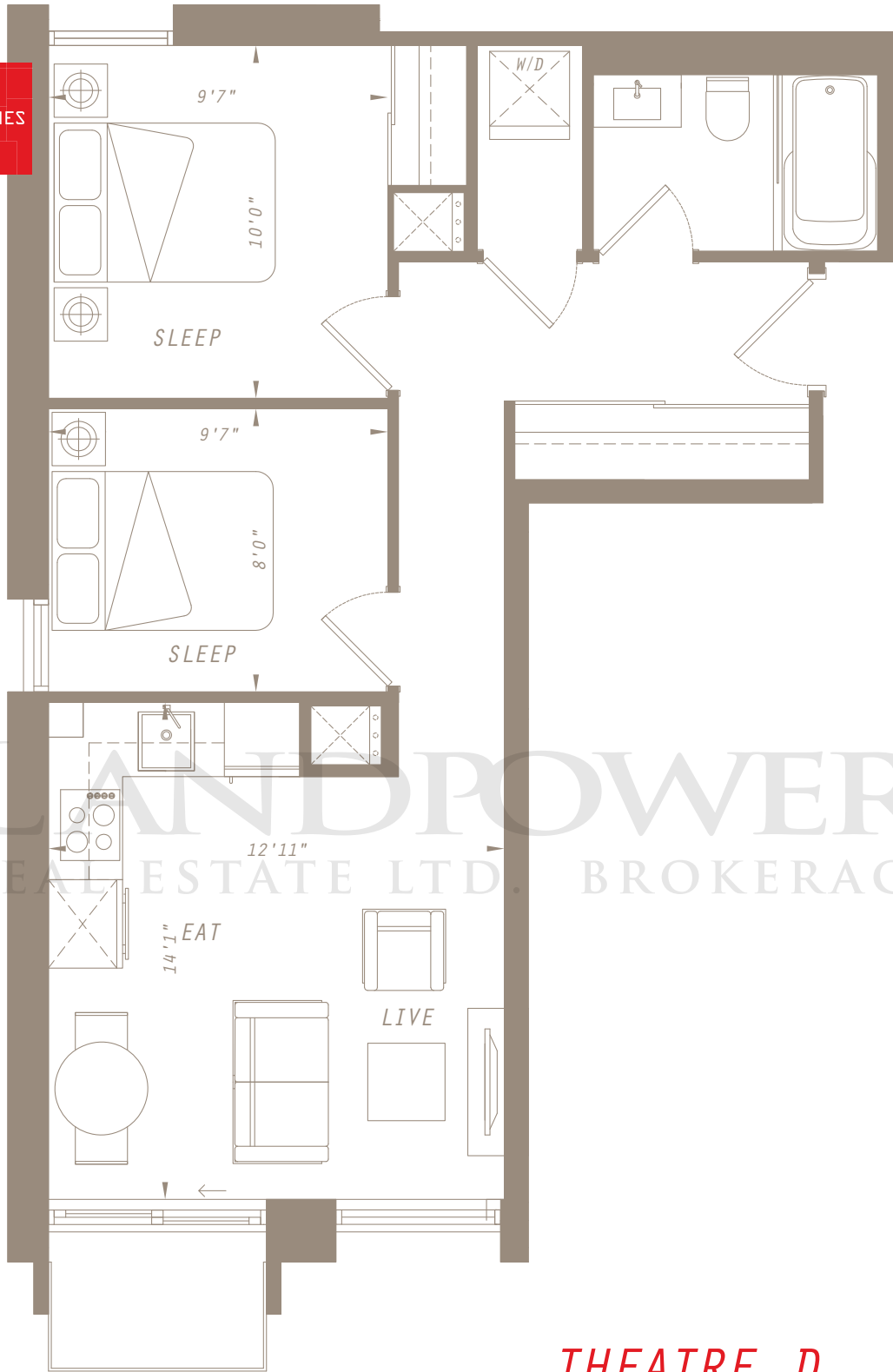
LANEPOWER
REAL ESTATE LTD. BROKERAGE

BIANCHI A

ONE BEDROOM PLUS DEN
588-605 SQUARE FEET



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THEATRE D

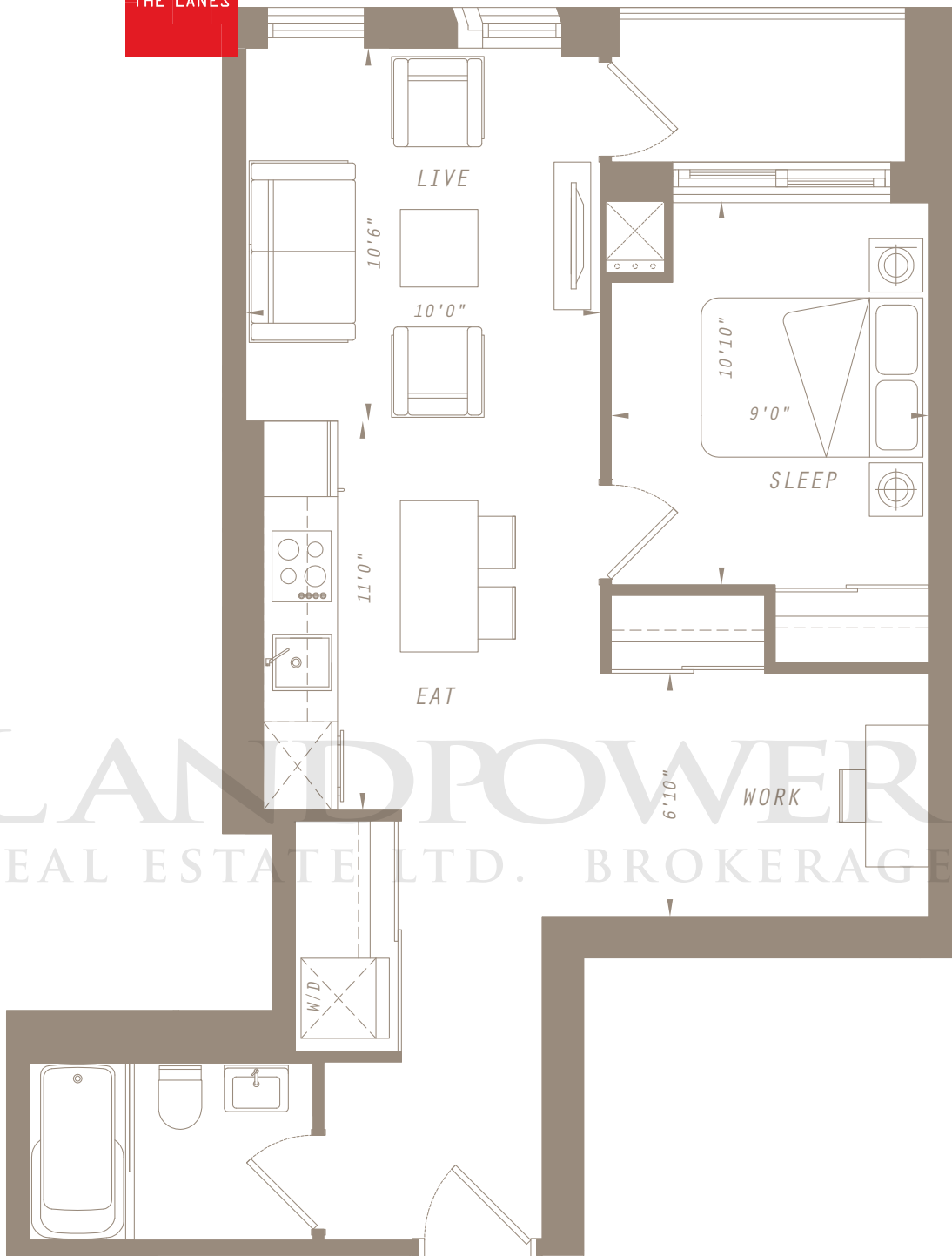
TWO BEDROOM

620 SQUARE FEET



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THE LANES



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REAL ESTATE LTD. BROKERAGE

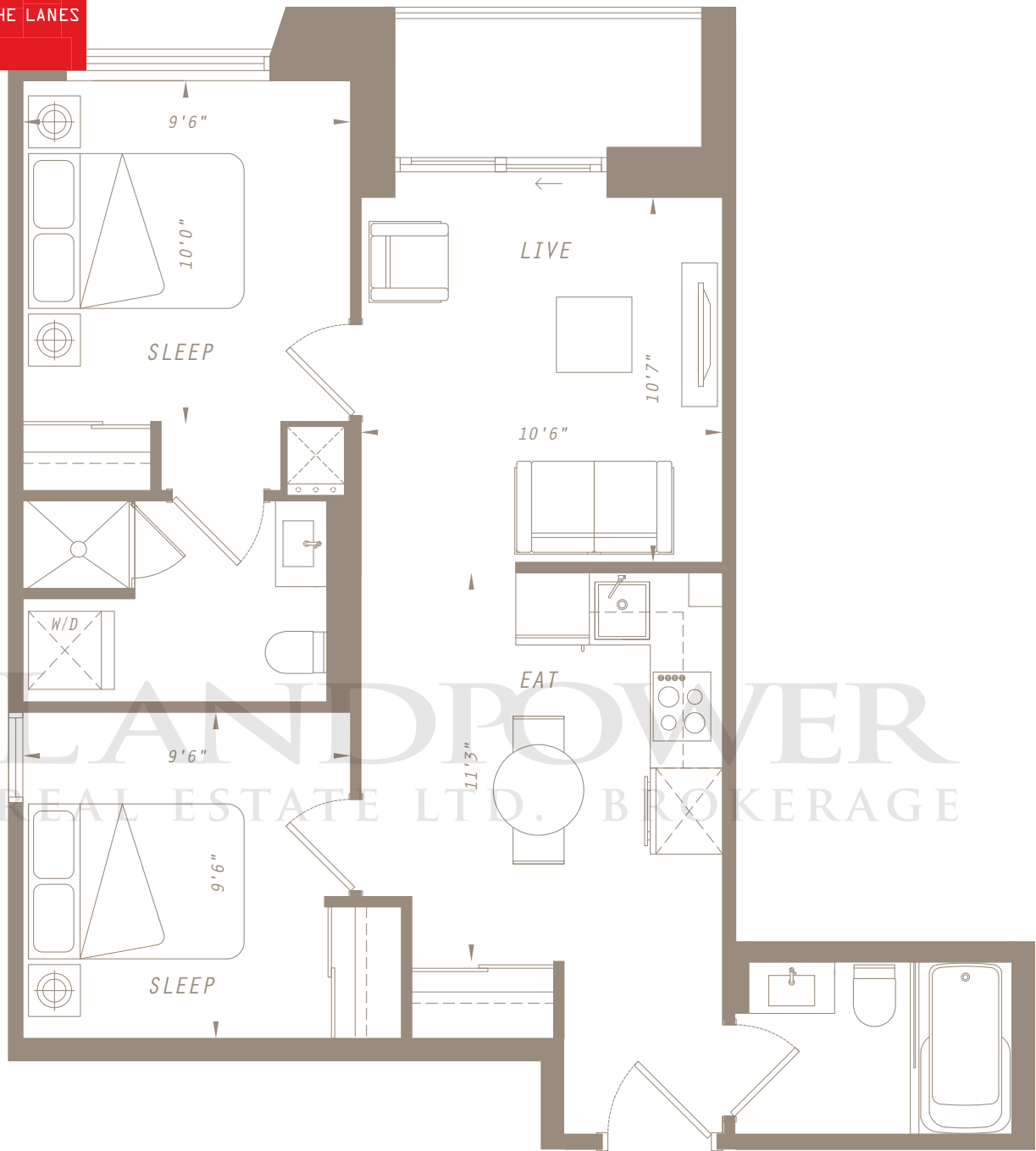
BIANCHI C

ONE BEDROOM PLUS DEN
622 SQUARE FEET



ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ARE APPROXIMATE. FURNITURE NOT INCLUDED. ACTUAL SQUARE FOOTAGE MAY VARY FROM THE STATED FLOORPLAN. FLOORPLANS MAY BE MIRROR IMAGE OF WHAT IS SHOWN. E. & O. E. THE SIZE, LOCATION, AND/OR CONFIGURATION OF THE WINDOWS SHOWN IN THIS PLAN MAY BE CHANGED, VARIED, OR MIRRORED.

THE LANES



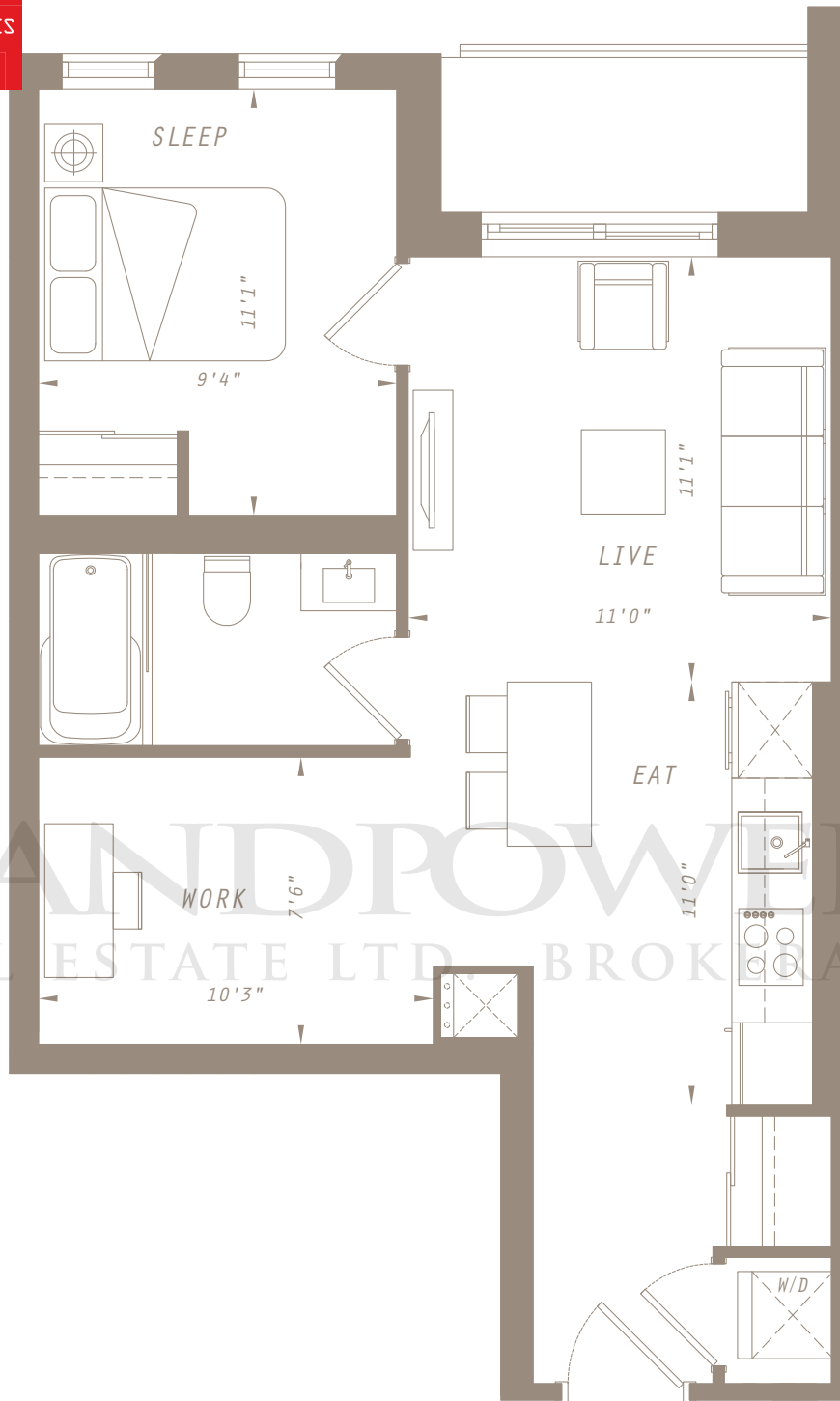
THEATRE A

TWO BEDROOM

638 SQUARE FEET



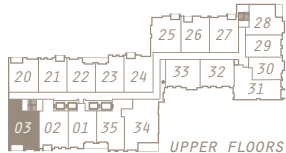
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LANDPOWER
REAL ESTATE LTD. BROKERAGE

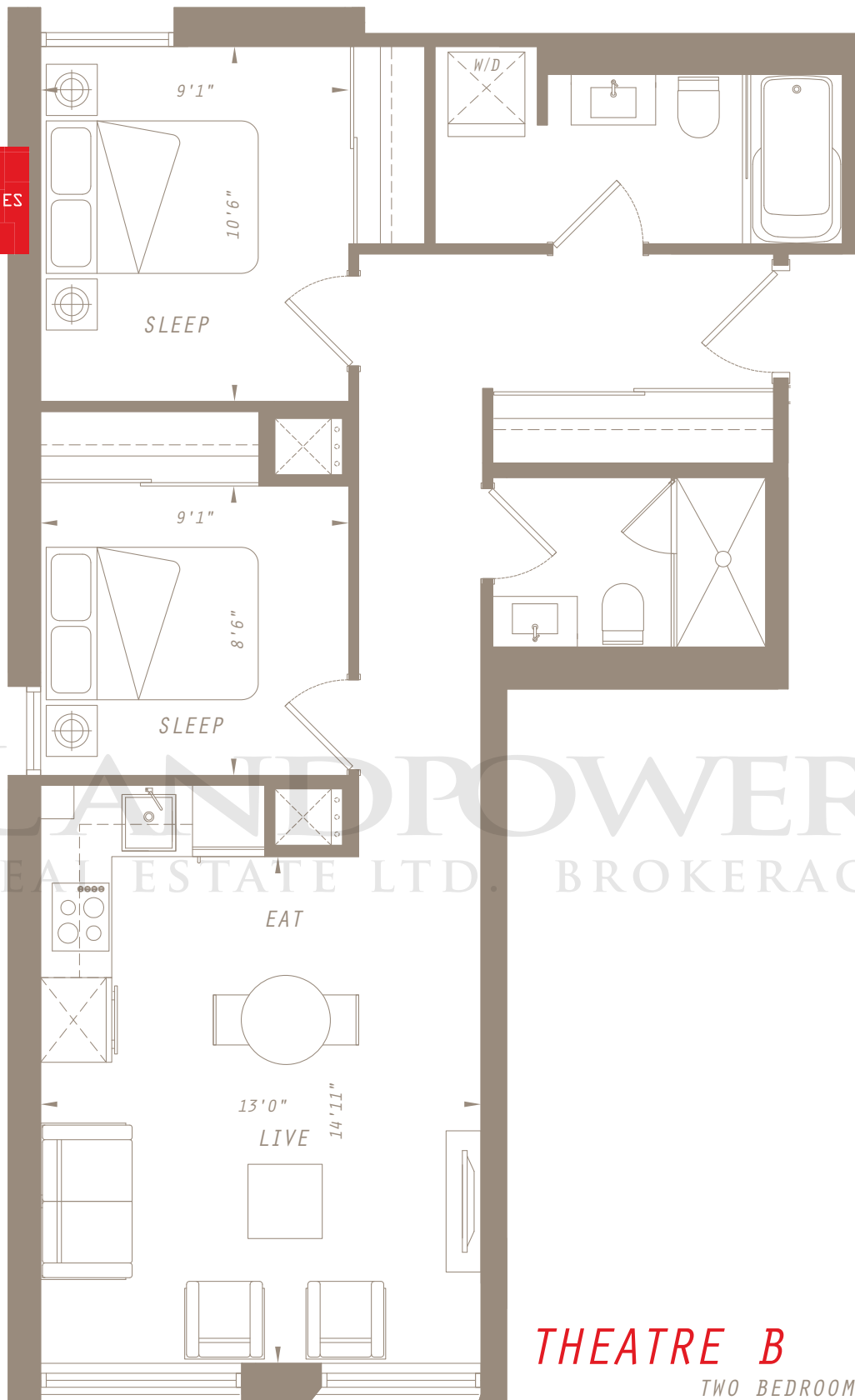
BIANCHI B

ONE BEDROOM PLUS DEN
642-666 SQUARE FEET



ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ARE APPROXIMATE. FURNITURE NOT INCLUDED. ACTUAL SQUARE FOOTAGE MAY VARY FROM THE STATED FLOORPLAN. FLOORPLANS MAY BE MIRROR IMAGE OF WHAT IS SHOWN. E. & O. E. THE SIZE, LOCATION, AND/OR CONFIGURATION OF THE WINDOWS SHOWN IN THIS PLAN MAY BE CHANGED, VARIED, OR MIRRORED.

THE LANES



LANED POWER
REAL ESTATE LTD. BROKERAGE

THEATRE B

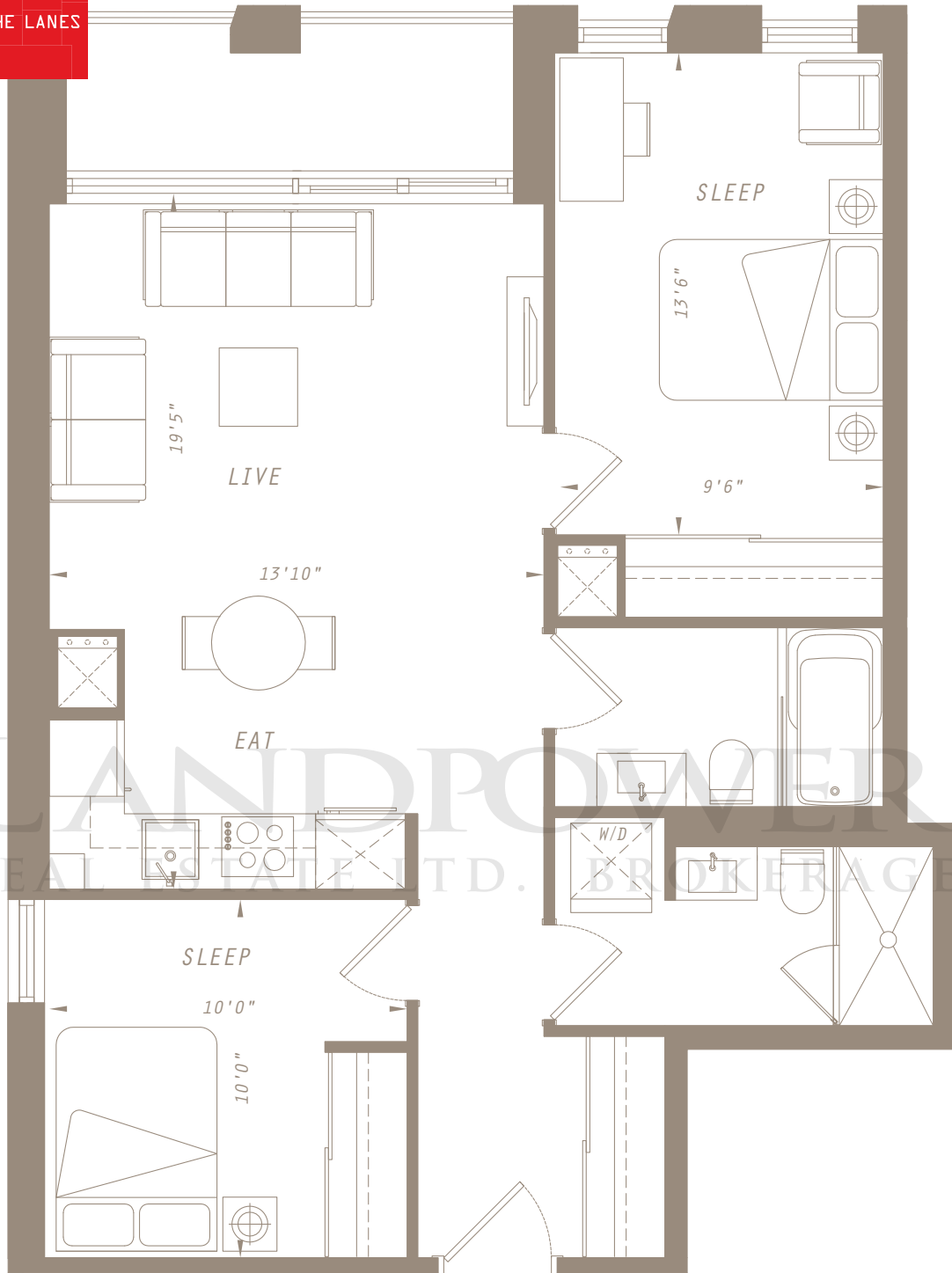
TWO BEDROOM

777 SQUARE FEET



ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ARE APPROXIMATE. FURNITURE NOT INCLUDED. ACTUAL SQUARE FOOTAGE MAY VARY FROM THE STATED FLOORPLAN. FLOORPLANS MAY BE MIRROR IMAGE OF WHAT IS SHOWN. E. & O. E. THE SIZE, LOCATION, AND/OR CONFIGURATION OF THE WINDOWS SHOWN IN THIS PLAN MAY BE CHANGED, VARIED, OR MIRRORED.

THE LANES



LANDPOWER
REAL ESTATE LTD. BROKERAGE

THEATRE C

TWO BEDROOM

785 SQUARE FEET



LOWER FLOORS



UPPER FLOORS

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#204-548 King Street West • Toronto • Ontario • M5V 1M3 • t. 416-861-8668 • f. 416-861-8478 • e. kingwest@context.ca

PLATINUM BROKER SALES PROCEDURE

1. Please complete the attached Worksheet with your client indicating their desired suite. The form must be completed in full with both Brokerage and Purchaser details.
2. Email the completed Worksheet, along with a copy of each Purchaser's photo I.D. to our Sales Office at **kingwest@context.ca**
3. All worksheets must be received by: **Thursday, February 9th, 2012 at 12:00 pm.**
4. Every Purchaser must have a valid photo I.D. and S.I.N. number (if applicable), presented at the time of contract writing.
5. A deposit cheque in the amount of \$5,000.00 CAD and 4 cheques to be post-dated must be presented at time of purchase, made payable to **Harris, Sheaffer LLP in Trust.**
6. A Mortgage Pre-Approval (with a minimum amount of 80% of the Total Purchase Price and valid for a minimum of 1 year) must be received within the 10 day rescission period.
7. After the worksheet deadline we will be contacting you with your signing date and time slot for your clients. Signing will commence on February 11th, 2012.
8. The Agreement of Purchase and Sale will be prepared in advance of the appointment. Please ensure the Worksheet is accurately completed as any errors or missing information will result in lengthy waits for you and your clients. Once the Agreement is Firm, all post-dated cheques and a successful mortgage approval is received, will you then complete the Agreement to Cooperate.
9. All suites provided on the price list are available by first come first serve basis.
10. Please provide us with a mix of suite and suite types so we can best accommodate your top 3 choices

Thank you for your cooperation.

Context King West

Terms and Conditions of Offer are subject to change without prior notice. E.&O.E. January 9th, 2012.





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SPECIAL INCENTIVES

- **EXCLUSIVE FIRST SELECTION OF SUITES AT OPENING PRICES**
- **\$500 ASSIGNMENT**
- **DEVELOPMENT CHARGES & EDUCATION LEVIES CAPPED AT \$6,500**
- **CASHBACK AS FOLLOWS:**
 - \$3,000 FOR STUDIO**
 - \$4,000 FOR ONE BEDROOM**
 - \$5,000 FOR ONE BEDROOM + DEN**
 - \$6,000 FOR 2 BEDROOMS**

Terms and Conditions of Offer are subject to change without prior notice. E.&O.E. January 10th, 2011.





PLATINUM BROKER WORKSHEET

Date _____

Suite _____

Salesperson _____

Level _____

Model _____

Unit _____

***PARKING AND LOCKER AVAILABLE FOR SELECT SUITES ONLY**

Parking	\$40,000	Yes	No	(circle one)
Locker	\$5,000	Yes	No	(circle one)

** Parking is only available for suites priced higher than \$325,900*

** Lockers are not available for Studio suites*

PURCHASER 1	PURCHASER 2
FULL NAME: _____	FULL NAME: _____
SIN #: _____	SIN #: _____
DOB (MM/DD/YYYY): _____	DOB (MM/DD/YYYY): _____
ADDRESS (suite #): _____	ADDRESS (suite #): _____
CITY, PROVINCE: _____	CITY, PROVINCE: _____
POSTAL CODE: _____	POSTAL CODE: _____
OCCUPATION: _____	OCCUPATION: _____
Home Phone Number: _____	Home Phone Number: _____
Office Phone Number: _____	Office Phone Number: _____
Fax Number: _____	Fax Number: _____
Email: _____	Email: _____

DEPOSIT STRUCTURE (20%)	DATE (MM/DD/YY)	AMOUNT
\$5,000 (On signing)		\$5,000
5% less \$5,000 (Due in 30 Days of Signing)		\$
5% (Due 90 Days from Date of Signing)		\$
5% (Due 270 Days from Date of Signing)		\$
5% (Due 365 Days from Date of Signing)		\$

Purchaser's Solicitor

Name: _____	Address (suite#): _____
Firm: _____	
Phone Number: _____	City, Province: _____
Fax Number: _____	Postal Code: _____

ADDITIONAL NOTES:

ATTACH BUSINESS CARD

Please Make Cheques Payable to: HARRIS, SHEAFFER LLP IN TRUST

DIFFERENT BY DESIGN.

COMMUNITY
AND DESIGN
FOR EVERYONE.
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