

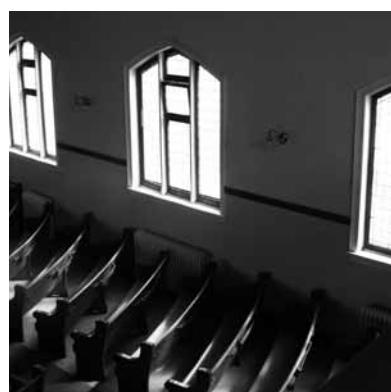
SANCTUARY  
*Lofts*



Located at 1183 Dufferin Street, the historic Dufferin Street Presbyterian Church has stood for almost one hundred years. The church was designed in the early nineteen hundreds by local architect William R. Gregg and has become a recognizable landmark along Dufferin Street due to its architectural style. The style is commonly referred to as 'Collegiate Gothic', which is one of the last expressions of Gothic Revival architecture.

The church has a number of lovely architectural details inside and out. The exterior radiates a majestic quality with deep red brick, Tudor-arched windows, cut stone detailing and decorative keystones. Inside, there is calmness in the bright and airy space. Soft light shines through the amber tinted glass windows and the decorative stained glass rose window highlighting the arched wooden trusses, ornamental light fixtures and curved wooden pews.

Today, the Presbyterian Church will be converted into 14 authentic lofts and honour its past by bringing in new life. Sanctuary Lofts is ideally located in the heart of the growing Bloor West community where young professionals and new families are quickly discovering all that this vibrant neighbourhood has to offer. A quick walk south to Bloor Street offers an endless supply of shopping and dining opportunities along with the convenience of Dufferin Station to whisk you to the downtown core in minutes.



Quiet residential streets and lush green spaces including Dovercourt Park, Wallace-Emerson Community Park and Dufferin Grove create a welcoming, safe and established neighbourhood for you and your loved ones to enjoy. Sanctuary Lofts is a rare and unique project in a neighbourhood that many wish they could call home.



SANCTUARY LOFTS



OUR NEIGHBOURHOOD

## OUR NEIGHBOURHOOD

### 1. 69 Vintage

1207 Bloor

After a huge success on Queen Street West, this popular vintage clothing store has opened a location on Bloor Street West. Expect the same carefully selected pieces of clothing, accessories and footwear.

[69vintage.com](http://69vintage.com)

### 2. Angus and Company

647 Dupont Street

Angus and Company is a chic home décor shop for designers and the public. The store carries an eclectic mix of antique, vintage and contemporary furnishings for inside and outside the home.

[angusandcompany.ca](http://angusandcompany.ca)

### 3. Bairrada Churrasqueira

1000 College St

Bairrada has been serving the local community since 1989. This Portuguese restaurant has become so popular that two additional locations have opened in the city. However, the College Street restaurant is still the original and offers a casual ambience and a spacious outdoor patio.

[bairrada.ca](http://bairrada.ca)

### 4. Banjara Indian Cuisine

796 Bloor Street West

This restaurant is a popular spot for locals to get their fix of authentic mouth-watering Indian cuisine. The 147 seat dining room is typically at capacity and the all you can eat lunch buffet is well worth a visit

[torontobanjara.com](http://torontobanjara.com)

### 5. Bar Neon

1226 Bloor Street West

Bar Neon is one of the newest bar/restaurants in this emerging neighbourhood. The interior consists of chunky wooden tables with industrial style seating. A colourful abstract mural by a local artist is the focal point spanning the length of the bar. In addition to the stunning décor, Bar Neon offers unique bourbon based cocktails and an interesting menu consisting of tostadas, truffles and mini croque-monsieurs.

### 6. Bloor Gladstone Library

1101 Bloor Street West

The historic Bloor Gladstone Library recently underwent a massive renovation to bring the facility into the 21st century. The large glass cube addition added over 9,000 sq.ft. of new space and introduced a sustainable green roof system.

[torontopubliclibrary.ca](http://torontopubliclibrary.ca)

### 7. The Bloordale Pantry

1285 Bloor Street West

For over 60 years this location has been one diner or another. Just over a year ago the new owners cleaned the space up, added some vintage and modern charm and created a fresh take on the traditional diner. The diner now serves simple and satisfying meals at lunch, dinner and weekend brunches.

[thebloordalepantry.com](http://thebloordalepantry.com)

### 8. Brockton General

1321 Dundas St W

Brockton General was voted one of the best new restaurants to open in the city last year. The menu changes daily based on locally sourced ingredients, everything is made in-house and the interior has an eclectic family kitchen feel to it.

[brocktongeneral.com](http://brocktongeneral.com)

### 9. Chiado

864 College St

Chiado is a fine dining restaurant that offers 'Progressive Portuguese' cuisine, which combines strong training and tradition with a contemporary twist that fits in with today's modern tastes.

[chiadorestaurant.com](http://chiadorestaurant.com)

### 10. The Common

1071 College Street

The Common is a small local café with a dedicated following. The coffee and espresso is excellent and so are the buttery shortbread cookies.

### 11. Courense Bakery

1014 Bloor Street West Courense is a Portuguese bakery that has been a staple in the area for years now. Locals rave about their custard tarts and lemon doughnuts. The staff is always friendly and the atmosphere is warm and comfortable.

[courensebakery.com](http://courensebakery.com)

### 12. Drift Bar

1063 Bloor Street West

Drift Bar takes the idea of a dive bar and livens it up into a trendy drinking spot. A cozy interior decked out with vintage finds and affordable pints makes this bar a hit among the young professional crowd.

### 13. Dufferin Mall

900 Dufferin Street

Dufferin Mall is an important part of the local community and features over 140 stores including H&M, Winners, Walmart, Toys 'R' Us and a No Frills grocery store.

[dufferinmall.ca](http://dufferinmall.ca)

### 14. Enoteca Sociale

1288 Dundas West

Enoteca Sociale has already become a bit of an institution on Dundas. The masterminds behind this rustic Italian eatery are the same group of people that brought Pizzeria Libretto to the Ossington strip. Enoteca has a menu designed to encourage a traditional 3 course Italian meal and a carefully selected wine list to match.

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

### 15. Faema Caffe & Bar

672 Dupont Street

Faema on Dupont Street is a large coffee shop and restaurant. Their coffee is definitely some of the best in the area and their homemade pizzas and sweet treats are fantastic.

[faema.ca](http://faema.ca)

### 16. Fiesta Farms

200 Christie Street

Fiesta Farms is Toronto's largest independent grocer. Over the past 20 years they have been growing their business and ensuring that only the best organic and ethically sourced foods end up in their store. Prices are reasonable, the selection is great and Fiesta Farms is proud to be a vital part of the community.

[fiestafarms.ca](http://fiestafarms.ca)

### 17. Freedom Clothing Collective

939 Bloor Street West

Freedom Clothing Collective is a shop that carries one-of-a-kind items designed by local artists. From jewelry and clothing to furniture and home décor items, this truly is a special place to visit. The shop also has a green vision and is always trying new things to limit their footprint on the environment.

[freedomclothingcollective.com](http://freedomclothingcollective.com)

### 18. Fresh Co.

2440 Dundas Street West

Fresh Co. is a great grocery store chain. They are committed to providing customers with the highest quality food items at an unbeatably low price.

[freshco.ca](http://freshco.ca)

### 19. The Friendly Thai

810 Bloor Street West

The Friendly Thai is a popular restaurant chain found throughout the city. This Bloor Street location serves up delicious Thai food in a welcoming environment. It is everything you would expect from a highly reputable restaurant chain.

[thefriendlythai.com](http://thefriendlythai.com)



## OUR NEIGHBOURHOOD

### 20. Galleria Shopping Centre

1245 Dupont Street  
The Galleria is a neighbourhood shopping mall with over 45 stores including an LCBO, Price Chopper and Zellers.

### 21. Holy Oak

1241 Bloor Street West  
This hip little coffee shop is further proof of the great neighbourhood that this stretch of Bloor West is transforming into. Expert baristas craft excellent coffee and the spinach, cheddar and chive scones come highly recommended.

### 22. Loblaws

650 Dupont Street  
This massive Loblaws grocery store is conveniently located at Dupont and Christie. They have plenty of parking and a great garden centre during the warmer months.  
[loblaws.ca](http://loblaws.ca)

### 23. Long & McQuade

925 Bloor Street West  
This huge store is part of the largest music instrument retailer in Canada. With 52 locations across the country, Long & McQuade is committed to excellent service so that the customer's expectations are always exceeded.  
[long-mcquade.com](http://long-mcquade.com)

### 24. Mercer Union

1286 Bloor Street West  
Mercer Union is an arts centre dedicated to contemporary art by Canadian and international conceptual artists. The gallery space displays all types of exhibitions and regularly hosts lectures, screenings and performance art.  
[mercerunion.org](http://mercerunion.org)

### 25. The Mod Club

722 College St  
The Mod Club is a concert venue and dance club that showcases some of the best new artists and dj's around. With an excellent sound system, large dance floor and second level lounge, The Mod Club is an ideal place for an exciting night out.  
[themodclub.com](http://themodclub.com)

### 26. Nova Era Bakery

980 Bloor Street West  
Since opening their first store in 1991, Nova Era Bakery has taken Toronto by storm. With 4 locations, this local bakery chain continues to provide the city with some of the best baked goods and sweets around.  
[novaera.ca](http://novaera.ca)

### 27. O Bairradino Churrasqueira

662 Lansdowne Avenue  
This little Portuguese churrasqueira is a popular spot for locals. Their chicken has a unique smoky flavour and their parisienne potatoes are worth a trip alone.

### 28. Ortolan

1211 Bloor Street West  
Ortolan is a tiny little restaurant that seats only 26 people in its dining room. However, the cozy interior with dark woods and the expertly executed menu make this restaurant worth a visit for dinner.

### 29. The Piston

937 Bloor Street West  
The Piston is a laid back local bar with a slightly retro 50's vibe. Pub fare and tapas are served and an elegant back room offers live music every night of the week.

### 30. Ristorante Roma

1090 Bloor Street West  
Ristorante Roma is a classic Italian eatery that has graced this strip of Bloor West for years. The dependable menu and friendly service make this a favourite for families in the area.

### 31. Saving Gigi

859 Bloor Street West  
Saving Gigi is the sister café of the very popular Saving Grace down on Dundas West. This quaint café serves coffee, soups, salads and sandwiches. After dark the café changes into a local music venue.  
[savinggigi.com](http://savinggigi.com)

### 32. Starving Artist

584 Lansdowne Avenue  
Starving Artist has become one of the top hotspots in the area. The idea behind the restaurant is that everything is served with or on waffles. From breakfast to lunch this trendy restaurant is a place you must check out.  
[starvingartistbar.com](http://starvingartistbar.com)

### 33. Stubbe Chocolates

653 Dupont Street  
Stubbe Chocolates has a rich family tradition dating back to 1845 in Germany. In the late 1980's the company moved to Canada where the tradition of quality European style sweets has continued to this day.  
[stubbechocolates.com](http://stubbechocolates.com)

### 34. Three Speed

1163 Bloor Street West  
Three Speed is one of the hip little bars that have popped up along this newly gentrified strip of Bloor Street West. The bar has that cozy vintage living room feel without being tacky. A changing list of specialty drinks and a no fuss menu has made this a hotspot in the neighbourhood.

### 35. Toronto Free Gallery

1277 Bloor Street West  
The Toronto Free Gallery is a not-for-profit gallery space open to all artists. The space is a learning ground to explore all types of art in various forms. Current issues ranging from sustainability and environmental issues to gentrification and human rights are all addressed through art.  
[torontofreegallery.org](http://torontofreegallery.org)

### 36. Wallace-Emerson Community Centre

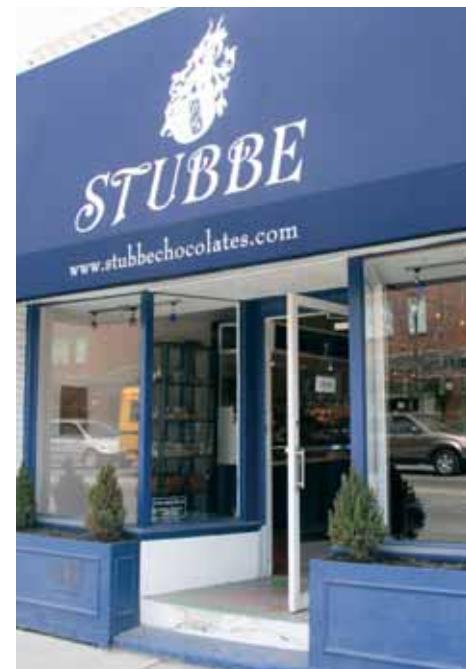
1260 Dufferin Street  
The Wallace-Emerson Community Centre is a massive fitness facility. The centre anchors the local neighbourhood and features swimming programs, gymnastics, martial arts, floor hockey and many other sports activities. There are also a series of art related programs and camp programs.  
[wallaceemerson.ca](http://wallaceemerson.ca)

### 37. West End YMCA

931 College Street  
The West End YMCA is a vital part of the community. This massive fitness centre offers a large machines/weights area, pool, squash courts, a day care and an indoor running track.  
[ymcaagt.ca](http://ymcaagt.ca)

### 38. Zocalo

1426 Bloor Street West  
This recent new addition to Bloordale has been garnering rave reviews by customers. The interior has a charming, rustic feel with lots of wood furniture and neutral colour scheme, contrasted with bright red tables. The owners are known to be very friendly and welcoming.  
[zocalobistro.com](http://zocalobistro.com)



## DEVELOPER



Bringing together over 25 years of expertise, Concept Loft Developments has forged a dynamic team focused on the design and development of traditional downtown and suburban homes, which blend with their surrounding neighbourhoods. Outstanding quality, hands-on involvement, custom-styled craftsmanship, with genuine innovation is the foundation of the company's success. Past projects include 118-120 Bedford Road, Clark Towns, Lewis Towns, Prego Towns, Halton Towns, 32 Gothic and the highly sought after Argyle Lofts.

1	2	3
4	5	6

- 1 Argyle Lofts
- 2 Halton Towns
- 3 Prego Towns
- 4 Lewis Towns
- 5 Clark Towns
- 6 118-120 Bedford Road

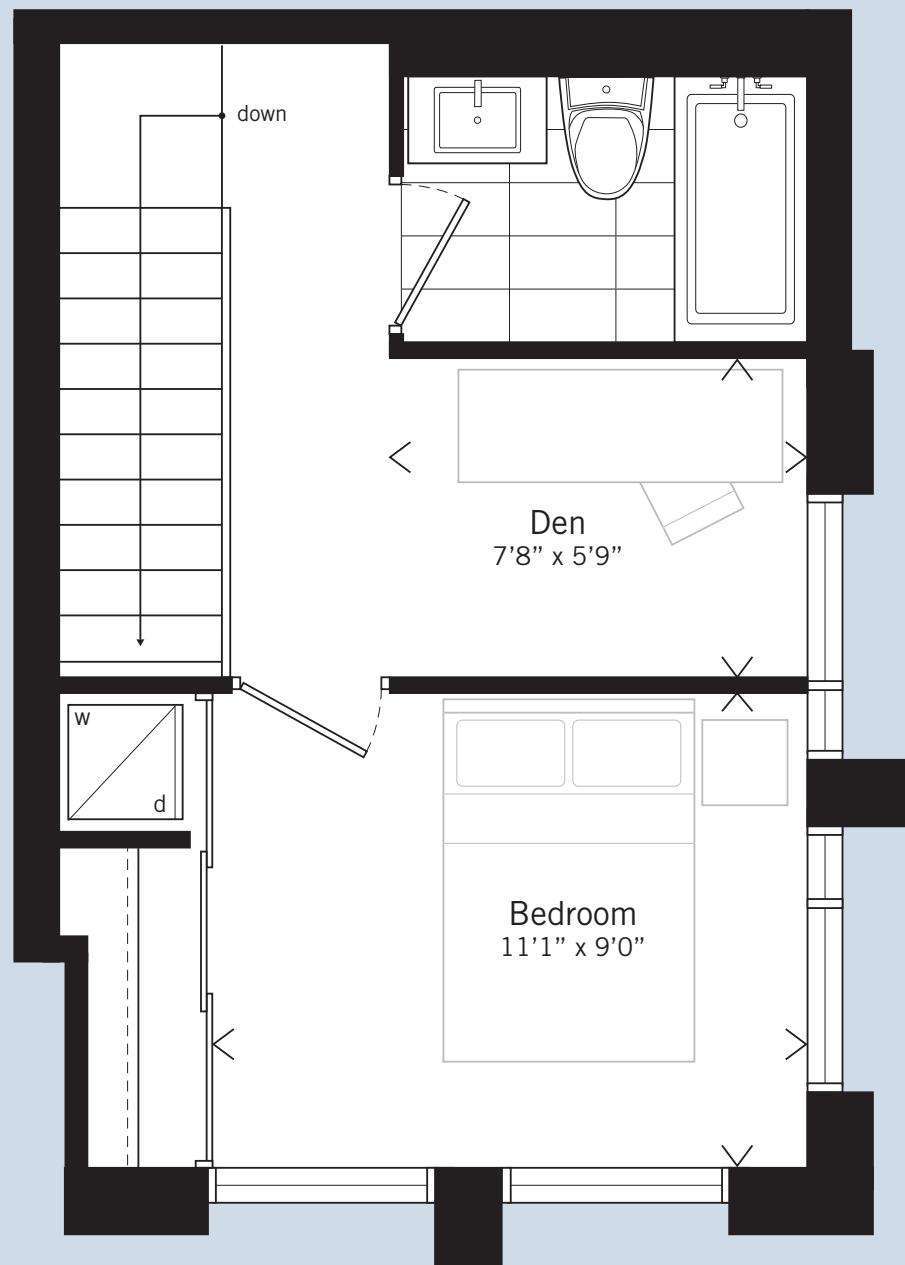


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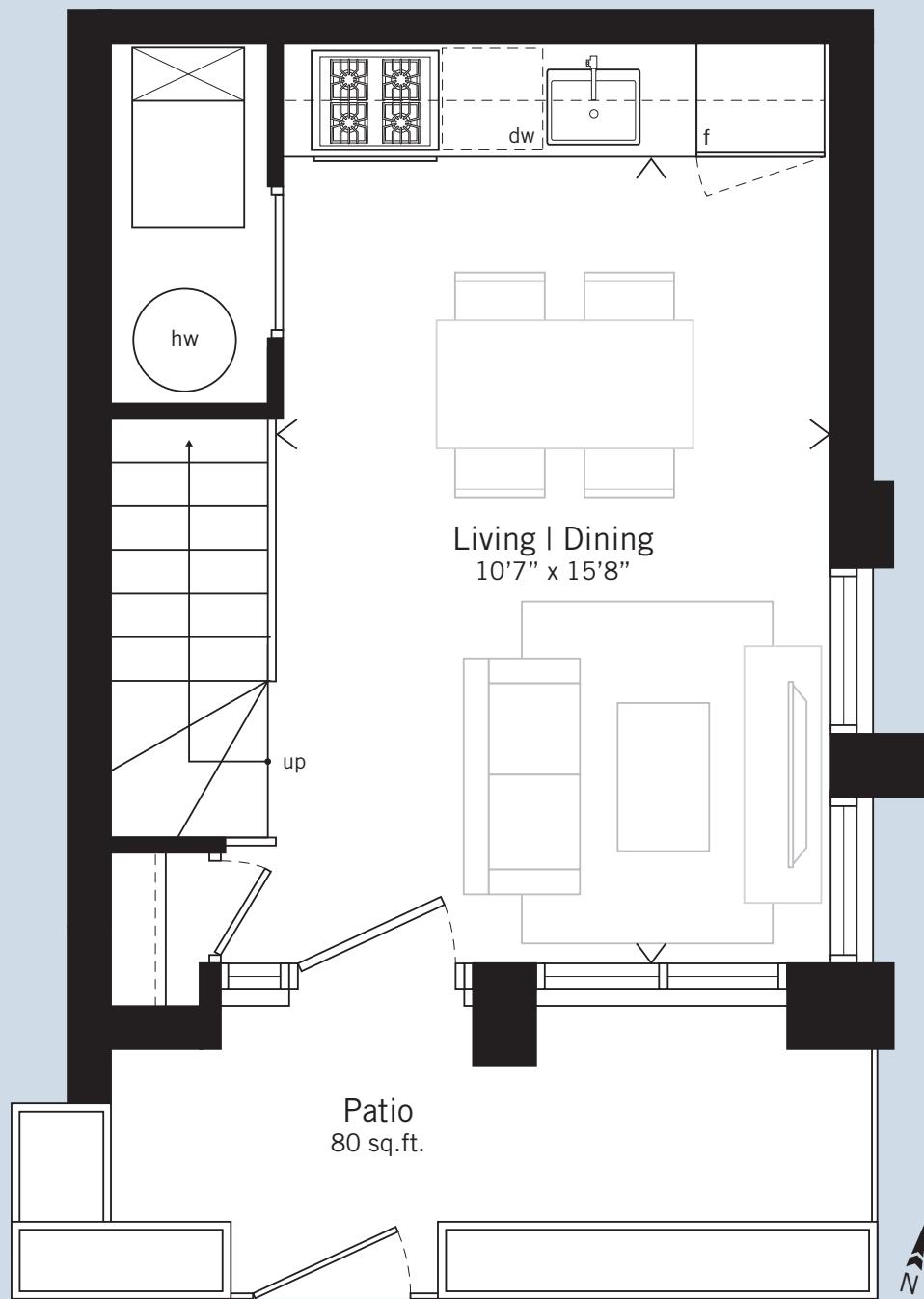
ONE BEDROOM + DEN

**600 SQ.FT.**

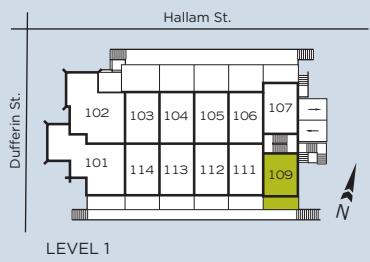
PLUS 80 SQ.FT. EXTERIOR



| SECOND LEVEL



| MAIN LEVEL



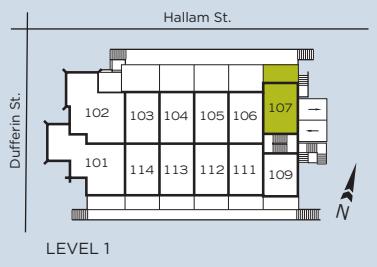
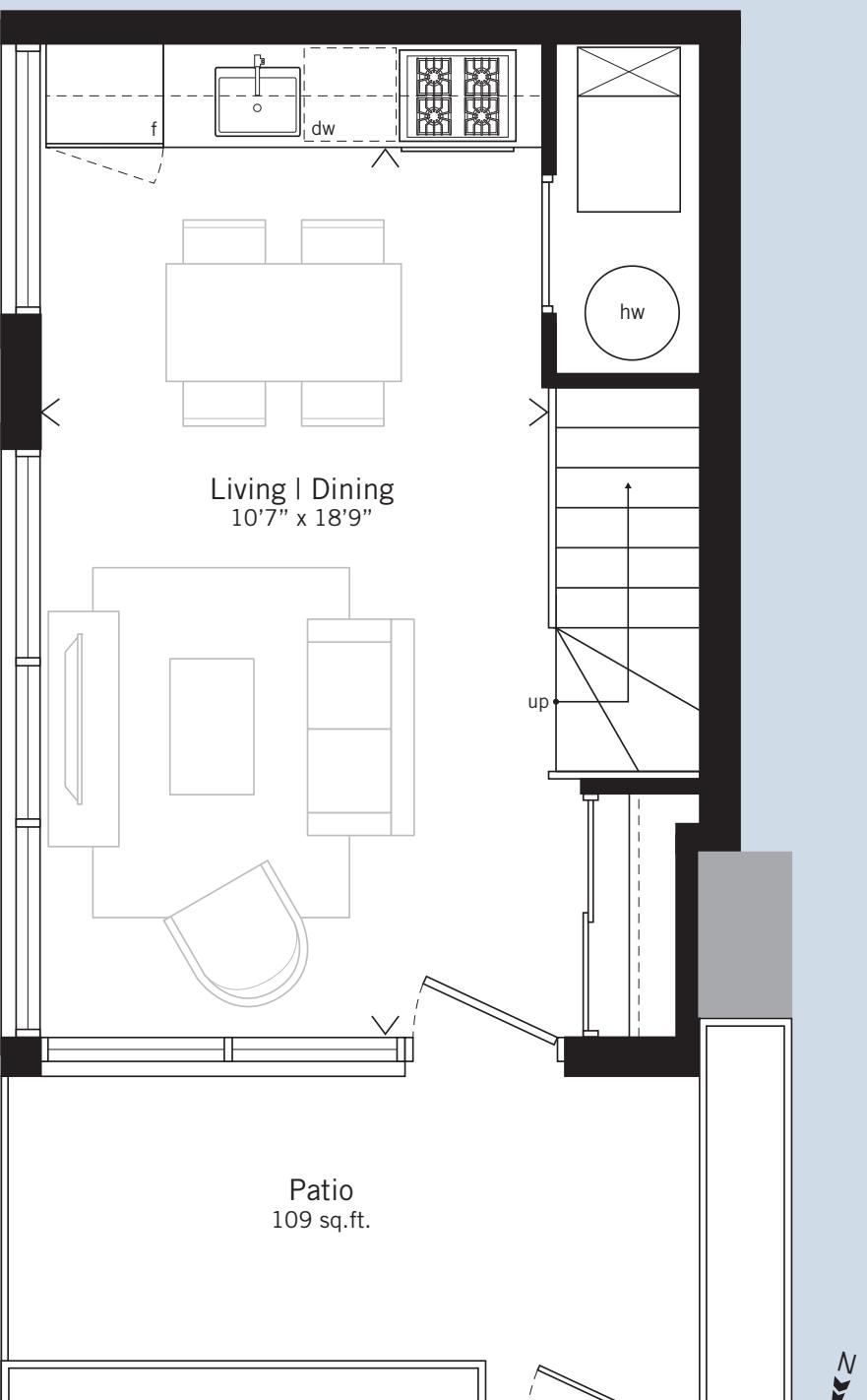
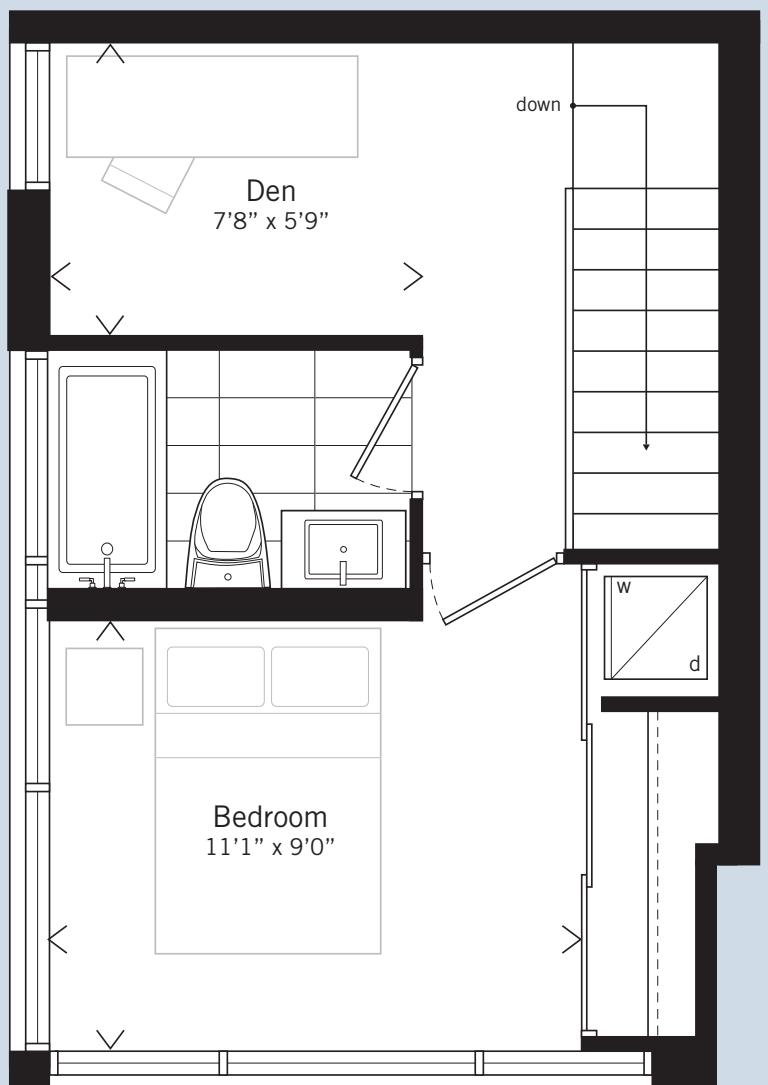


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ONE BEDROOM + DEN

**652 SQ.FT.**

PLUS 109 SQ.FT. EXTERIOR



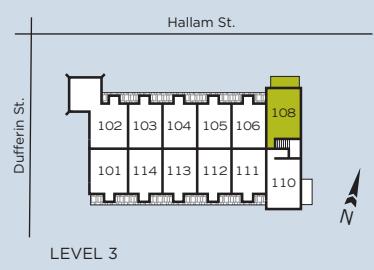
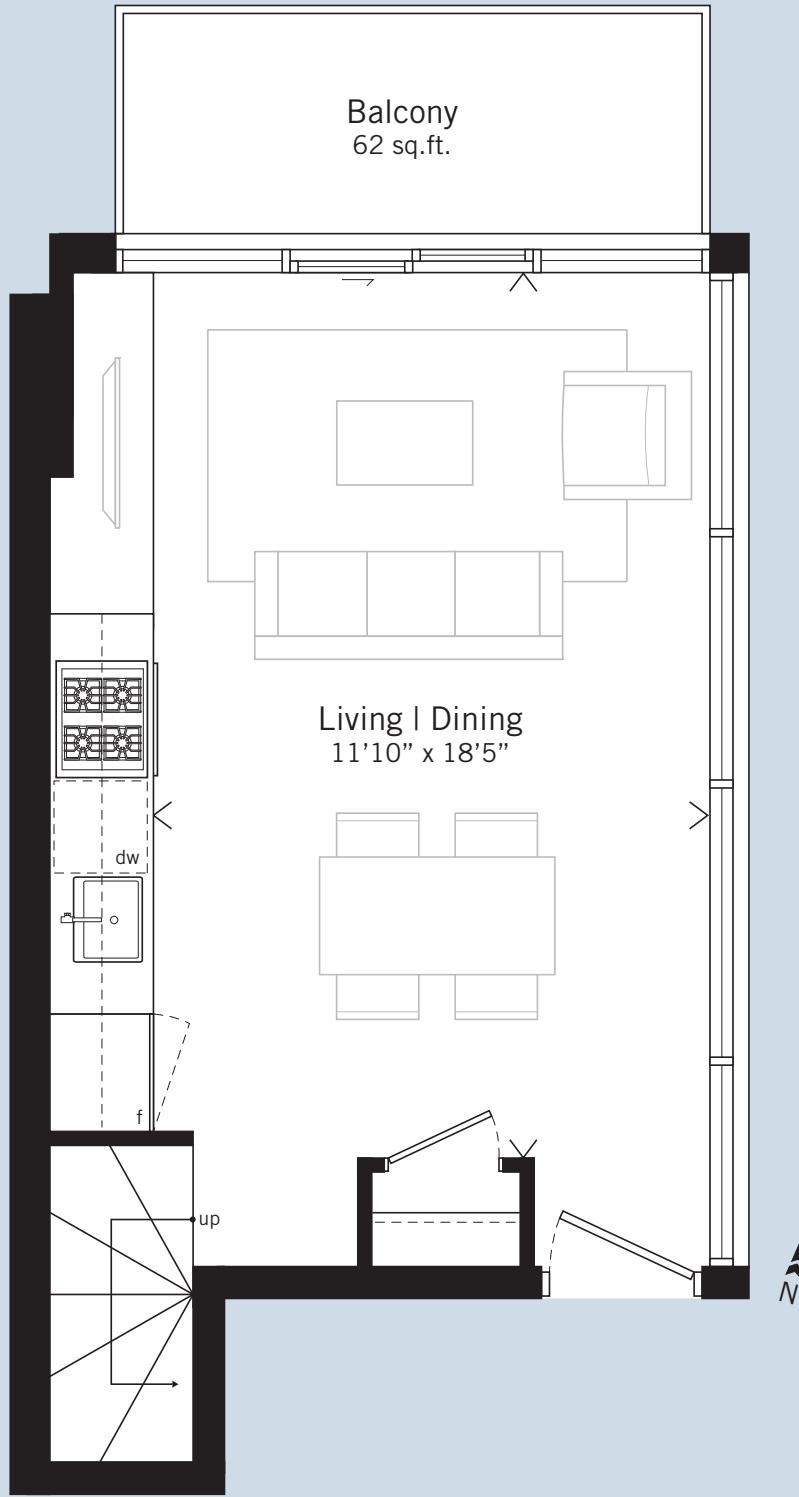
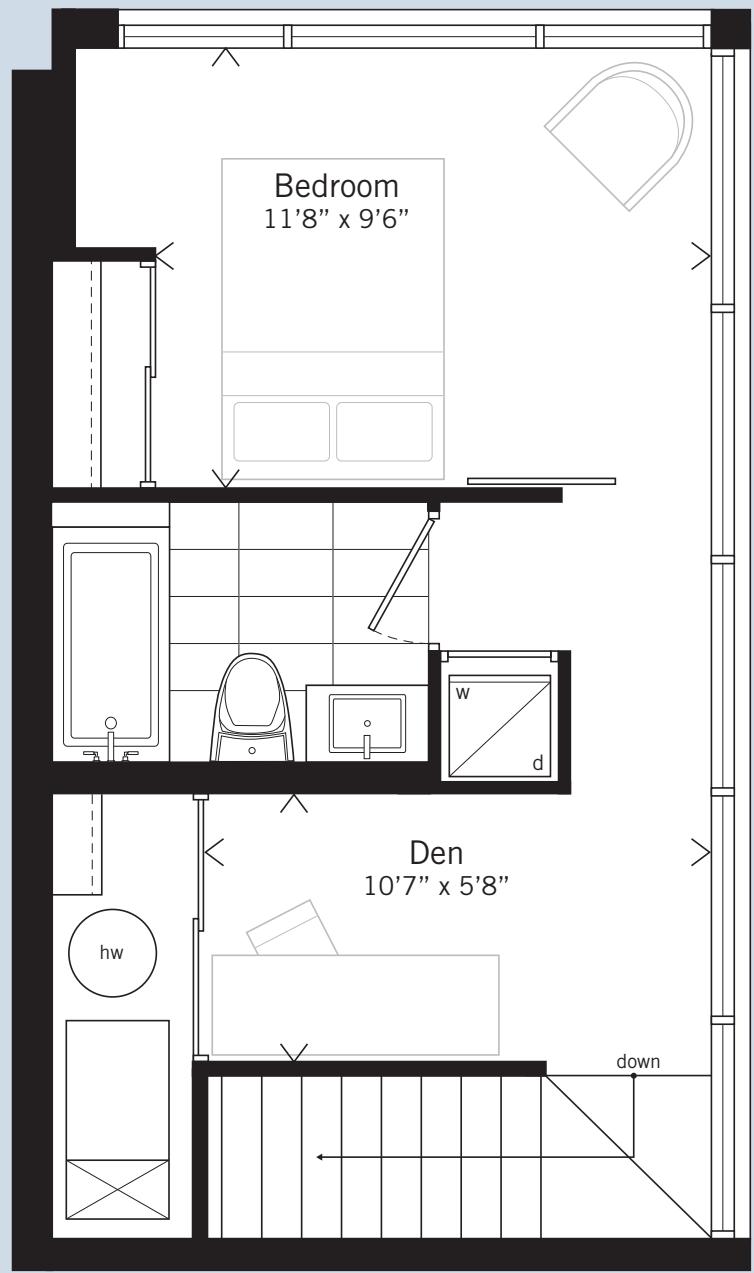


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ONE BEDROOM + DEN

**729 SQ.FT.**

PLUS 62 SQ.FT. EXTERIOR





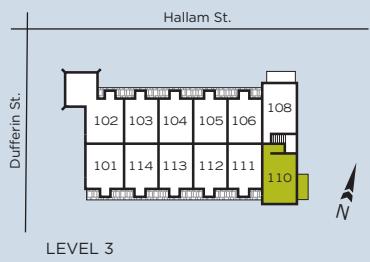
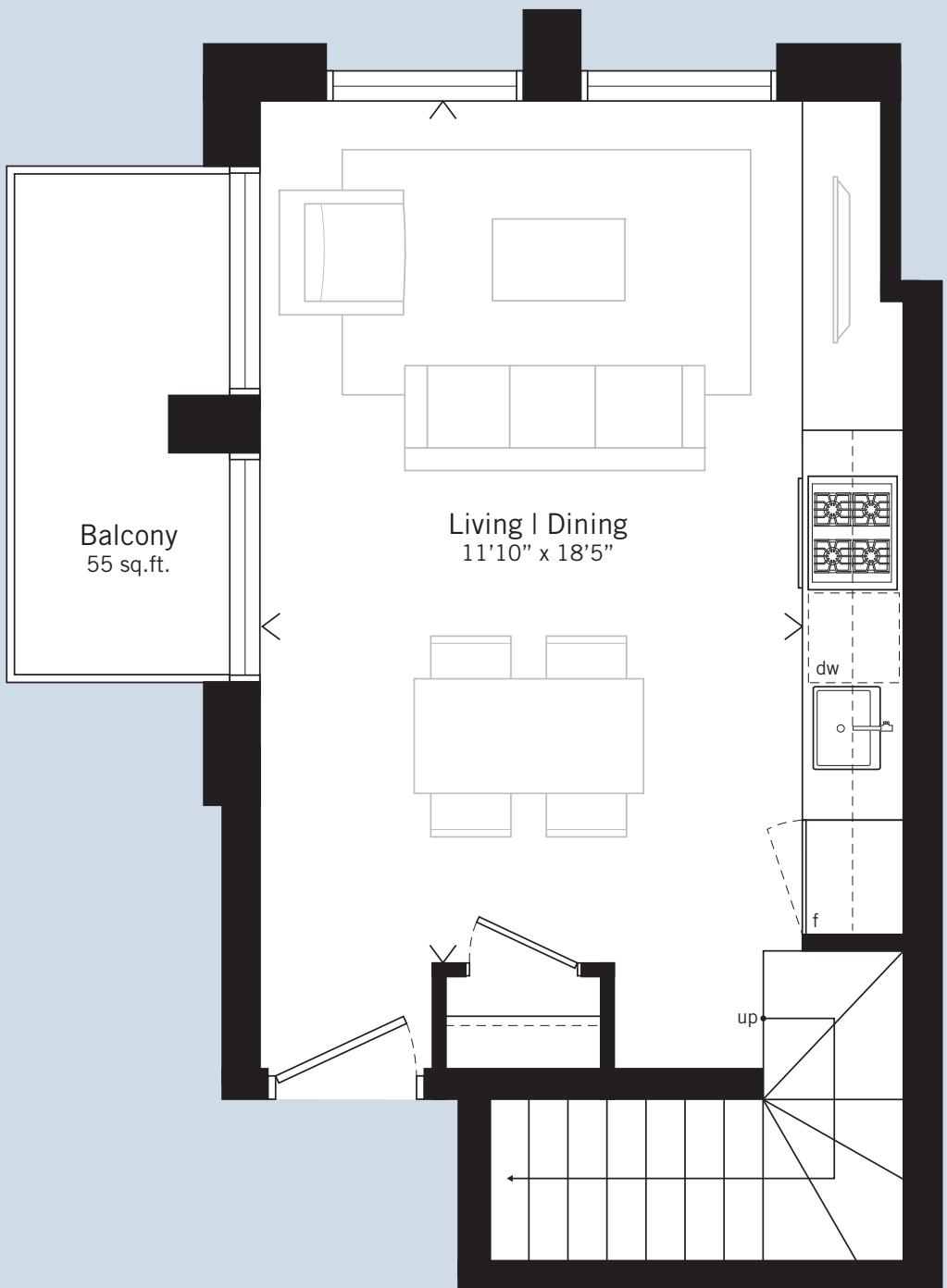
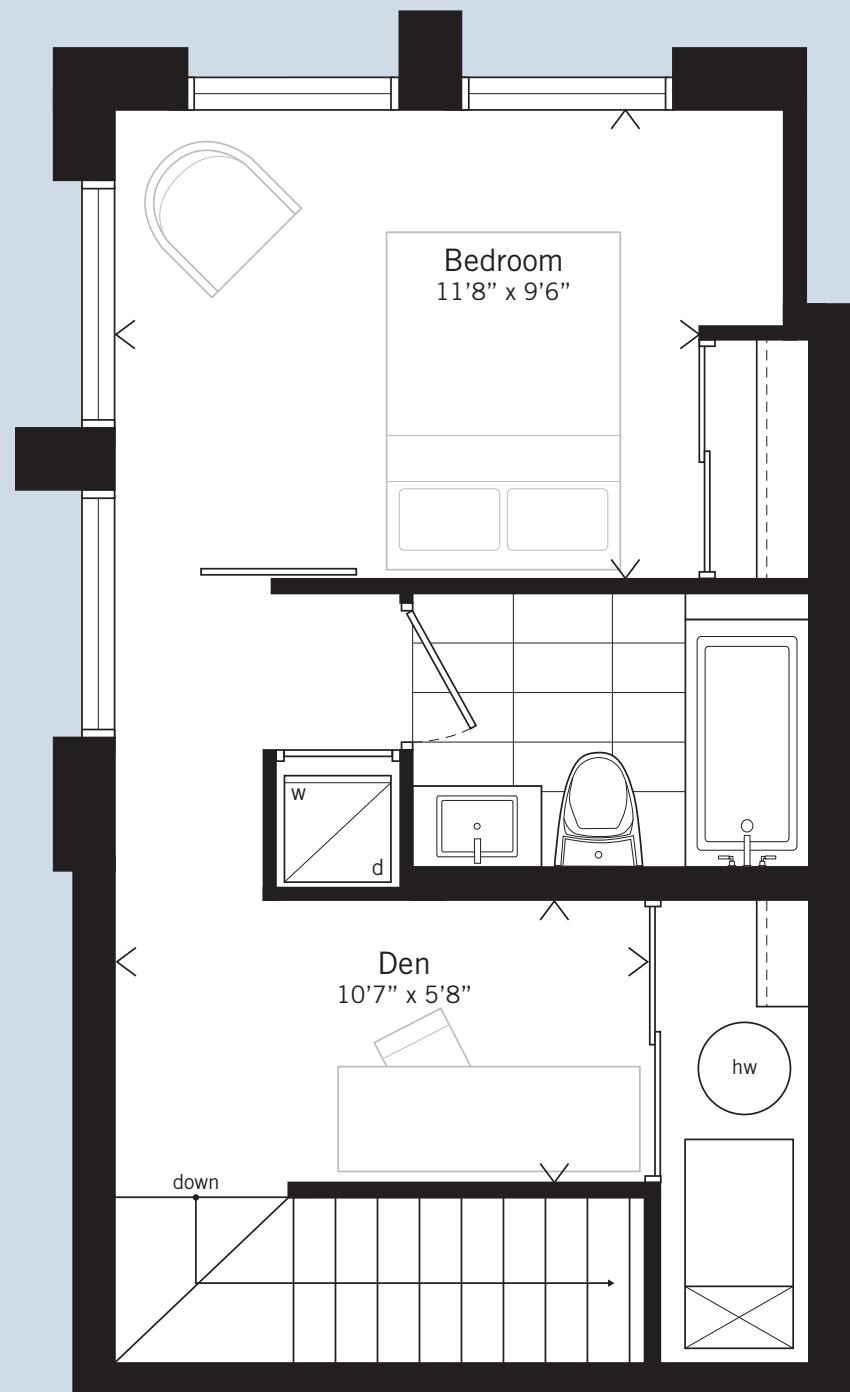
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ONE BEDROOM + DEN

**763 SQ.FT**

PLUS 55 SQ.FT. EXTERIOR

SOUTH ELEVATION

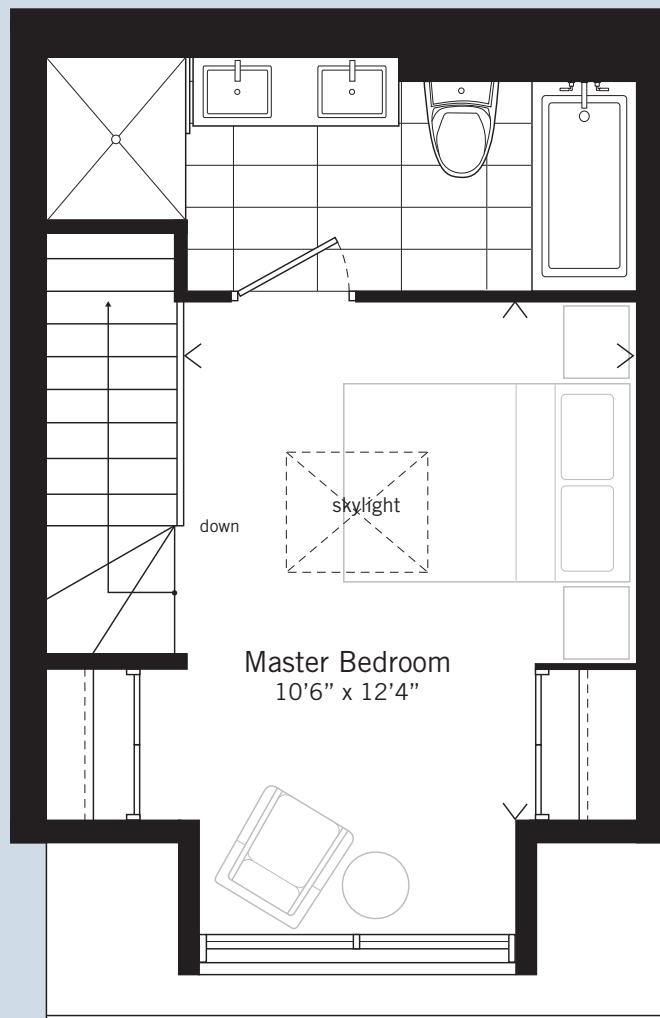


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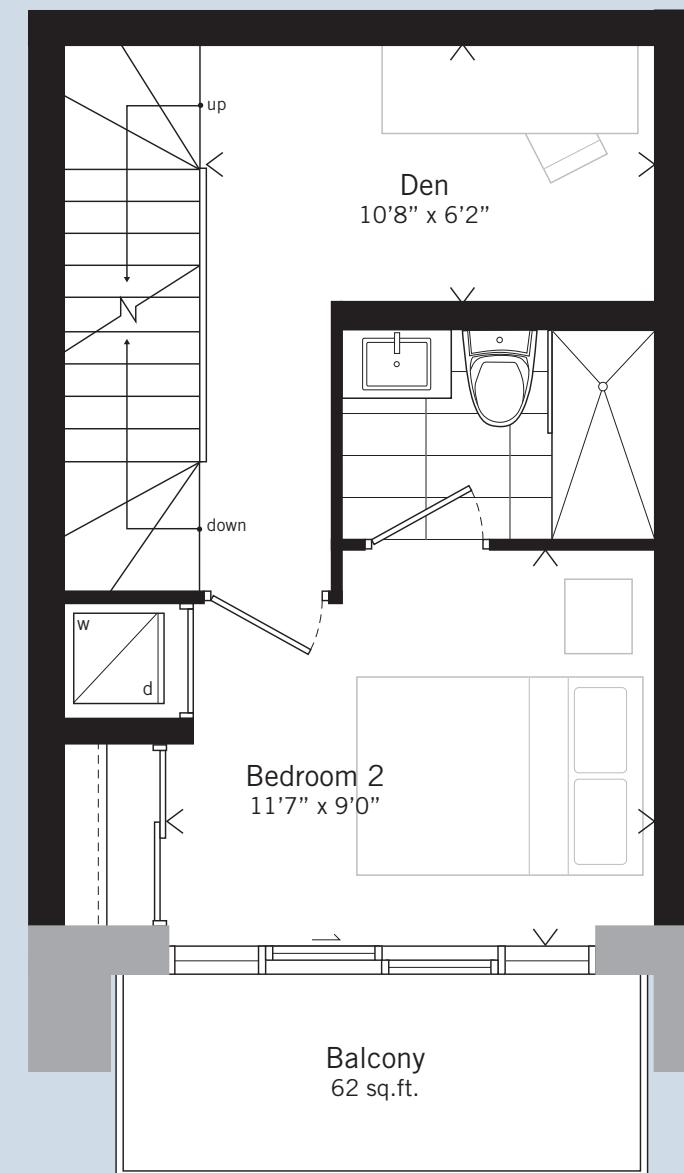
TWO BEDROOM + DEN

**968 SQ.FT.**

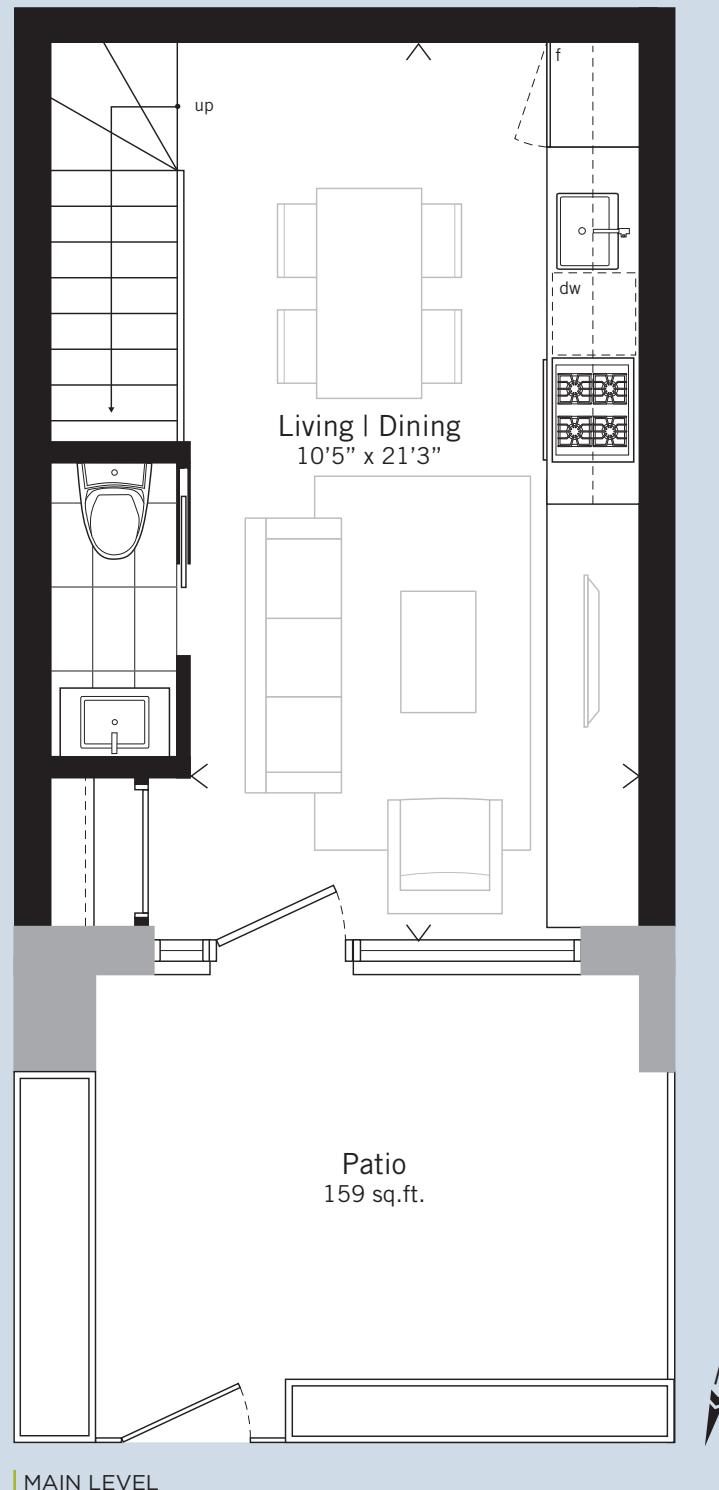
PLUS 221 SQ.FT. EXTERIOR



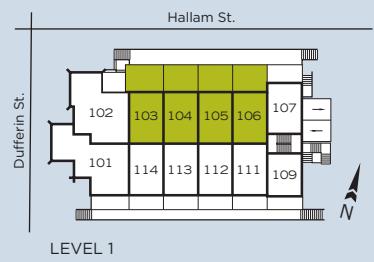
| THIRD LEVEL

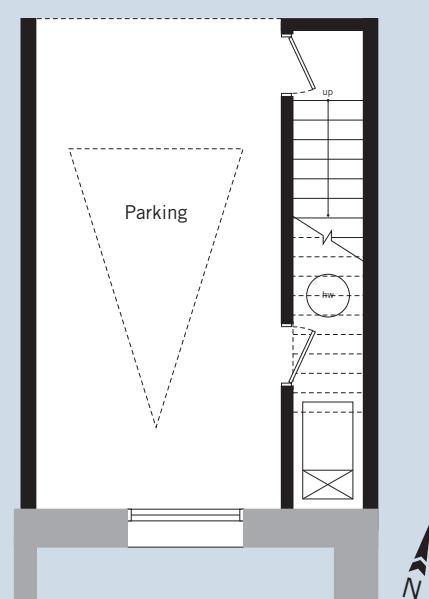
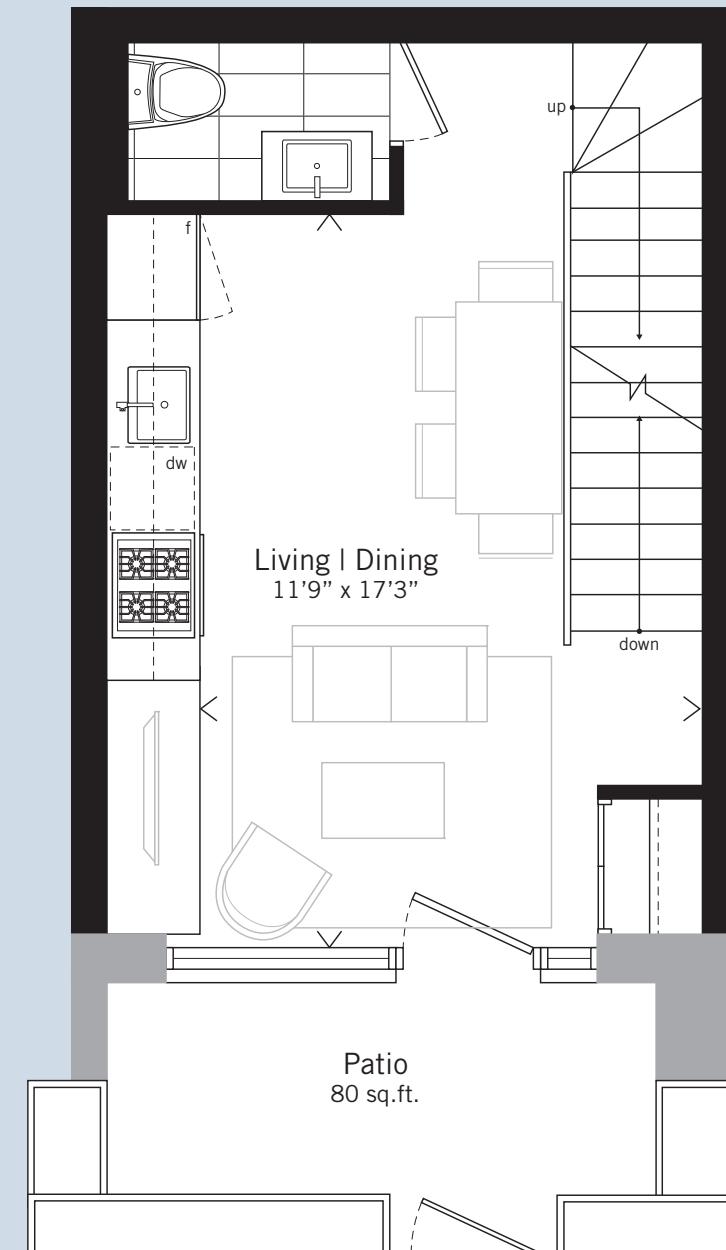
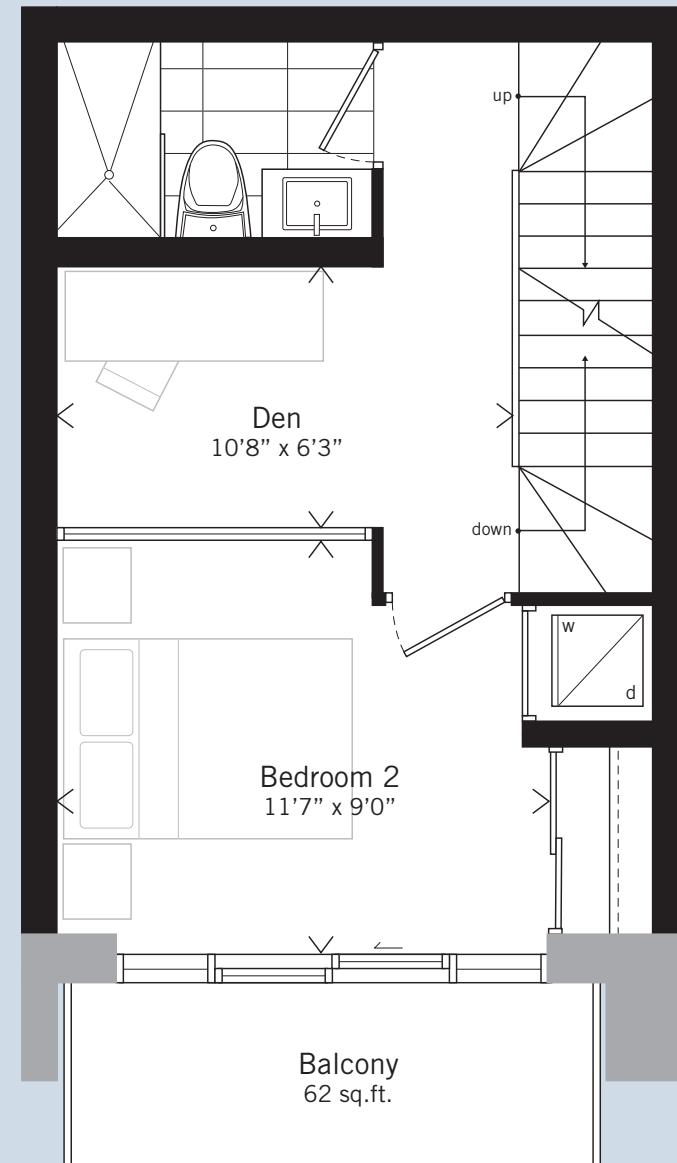
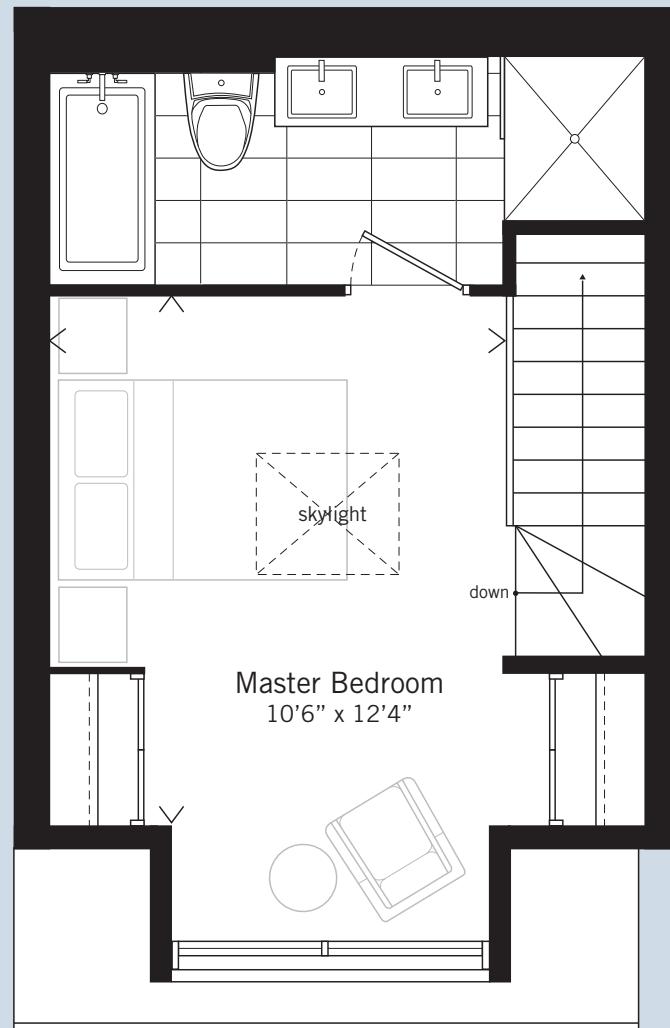


| SECOND LEVEL



| MAIN LEVEL



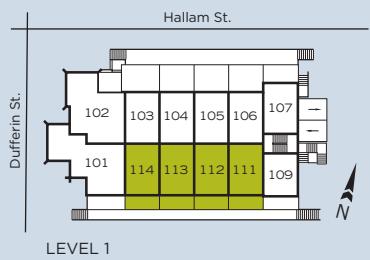


THIRD LEVEL

SECOND LEVEL

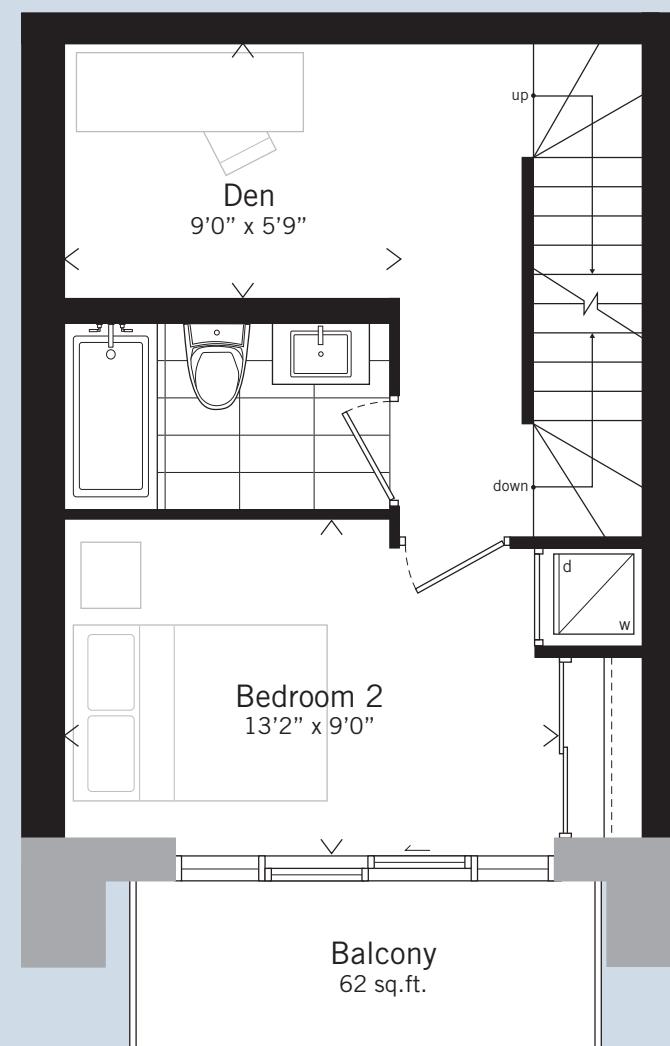
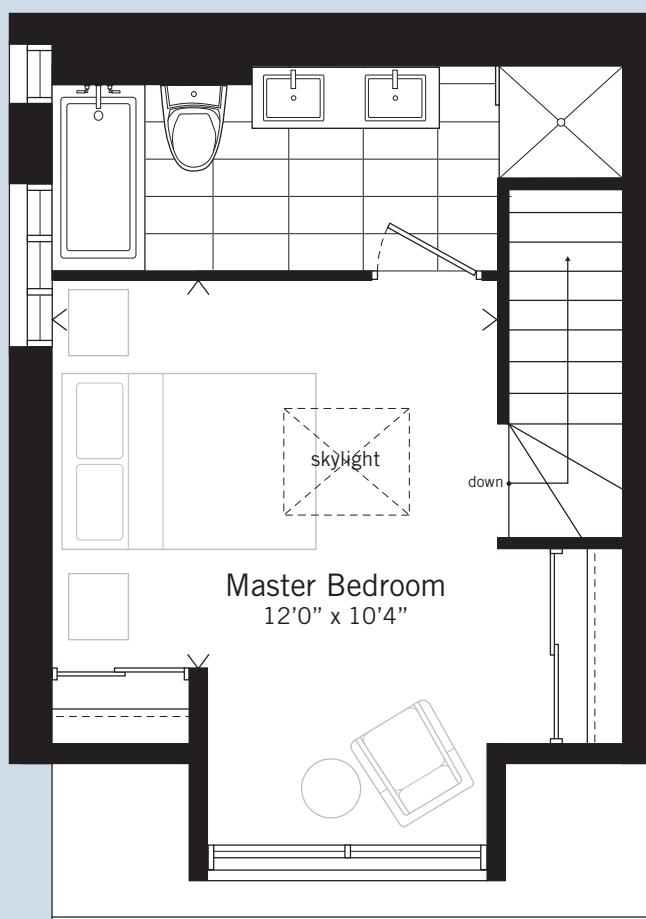
MAIN LEVEL

LOWER LEVEL





SOUTH ELEVATION



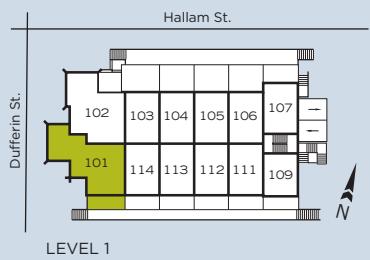
THIRD LEVEL

SECOND LEVEL



LOWER LEVEL

MAIN LEVEL



102

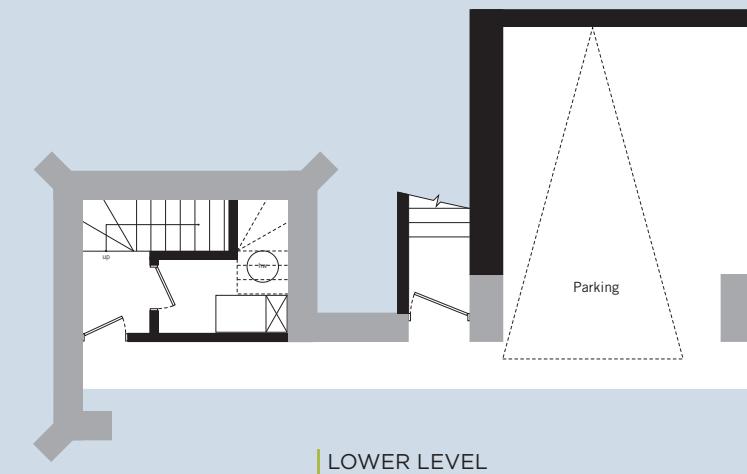
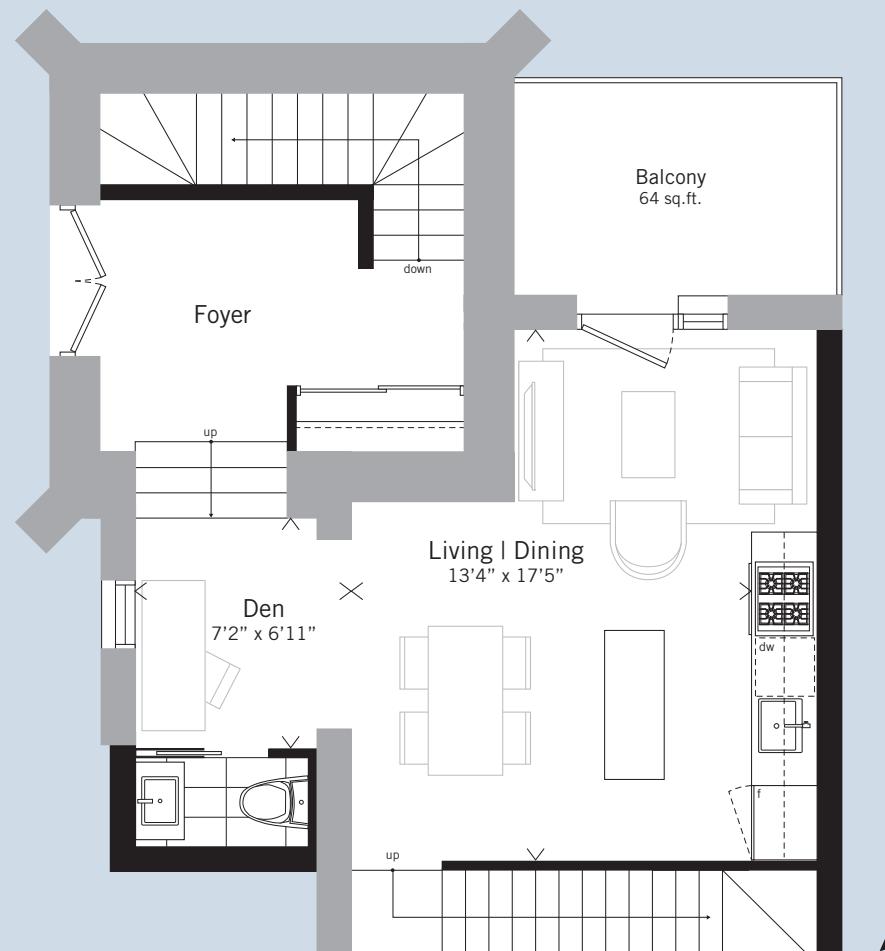
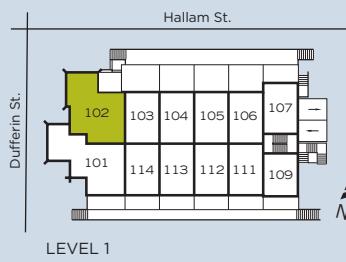
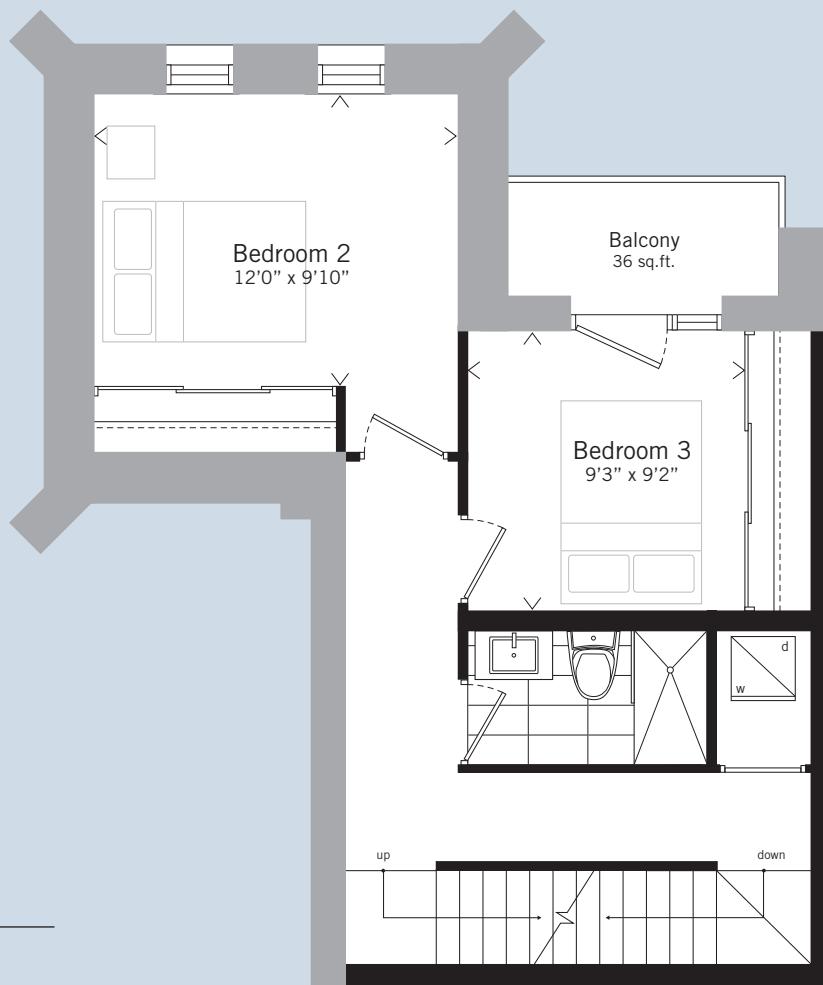
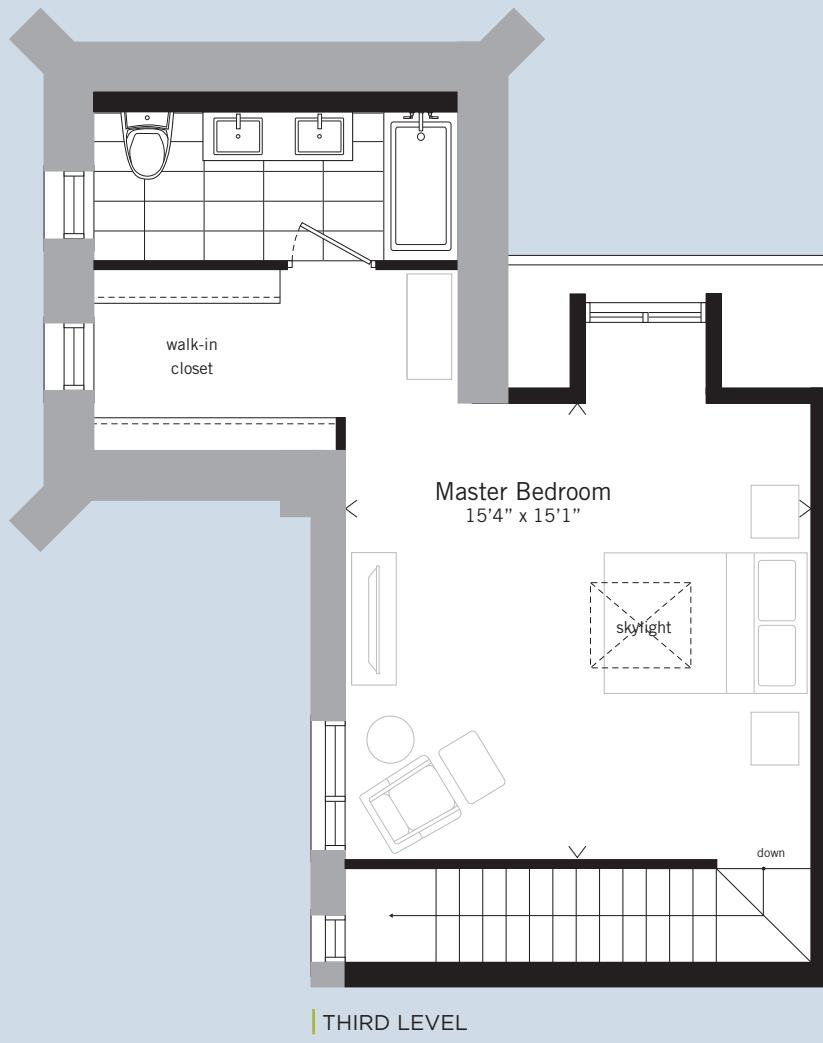
TWO BEDROOM + DEN

**1,765 SQ.FT.**

PLUS 100 SQ.FT. EXTERIOR



NORTH ELEVATION



## FEATURES + FINISHES

### BUILDING FEATURES

- \_ Conversion/restoration of a century-old church into 10 residential homes and a modern addition with 4 two-storey lofts
- \_ Exterior clay brick, metal cladding and composite wood veneer construction
- \_ Skylights standard on all church towns
- \_ Aluminum/wood thermal pane windows with screen, where applicable
- \_ Front entrance custom wood insulated door
- \_ Professional landscaped courtyard
- \_ Maintenance-free aluminum soffit/fascia and eavestrough
- \_ Gas barbecue connection provided on terraces or balcony, as per plan
- \_ 11 underground parking spaces
- \_ Heated underground ramp

### INTERIOR FINISHES

- \_ 9 ft smooth ceilings, as per plan
- \_ Cathedral ceiling for church towns
- \_ Halogen pot lights in kitchen, as per plan
- \_ Central vacuum rough-in
- \_ Rough-in for security system, as per plan
- \_ Solid 3 1/4" thick by 3 1/2" wide, pre-finished hardwood flooring in kitchen, living/dining, den and bedrooms\*, as per plan
- \_ Living/dining room, bedrooms, den, and ceilings painted white, low-VOC paint
- \_ Kitchen and bathroom walls and ceilings painted semi-gloss white, low-VOC paint
- \_ 5" square profile baseboards, 4" door trim
- \_ Flat slab doors, VOC-painted millwork, as per plan\*
- \_ Matte finish interior hardware, lever type\*

### KITCHENS

- \_ European-inspired kitchen cabinetry in a variety of colours and finishes\*
- \_ Stone countertops\*
- \_ Premium appliance package including stainless steel fridge, stainless steel gas stove and a integrated dishwasher
- \_ Stacked white washer and dryer\*
- \_ Stainless steel over the range microwave and exhaust fan
- \_ Open-concept kitchen with metal hardware and gourmet kitchen single-lever faucet and spray
- \_ Stainless steel single sink, as per plan
- \_ Valance lighting over work area, as per plan
- \_ Choice of ceramic backsplash tiles\*

### BATHROOMS

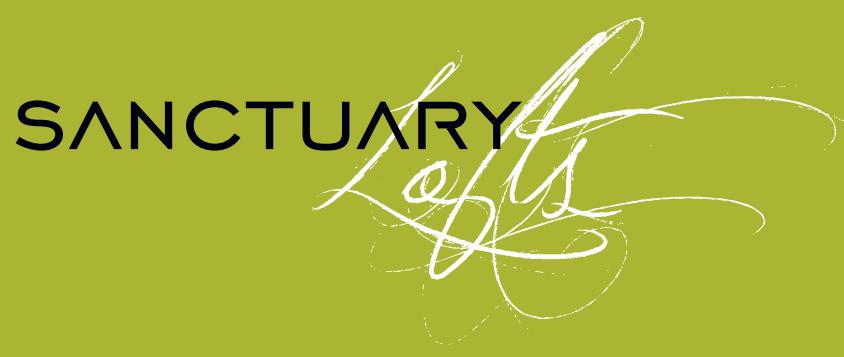
- \_ Contemporary vanity with white porcelain basin or white pedestal sink and chrome low-flow fixtures, as per plan
- \_ 5 ft deep soaker tub, as per plan
- \_ Choice of ceramic flooring\*
- \_ Ceramic tiles on bathtub and shower surround walls\*, as per plan
- \_ Mirrors in all bathrooms

### ELECTRICAL AND SECURITY

- \_ Rough-in for security system, as per plan
- \_ Halogen pot lights in kitchen, as per plan
- \_ Smoke, heat and carbon monoxide detectors, as per plan
- \_ Secured bicycle storage, as per plan
- \_ Individual electrical copper wiring, as per Hydro Regulation
- \_ Individual gas service as per Code Regulations, where applicable
- \_ Sprinkler system as per Fire Department Regulations
- \_ 24 hour lighting in the underground parking
- \_ Rough-in for cable, as per plan
- \_ High efficiency forced-air gas furnace
- \_ Rented power-vented hot water tank
- \_ Exterior hose bib, as per plan
- \_ Stove rough-in electric
- \_ Electrical upright washer/dryer rough-in
- \_ Honeywell programmable thermostat
- \_ White 'decora' switches and receptacles
- \_ Individual hydro meter system
- \_ Weather-proof exterior outlet located on balcony or terrace, as per plan

\* From the vendor's sample





SALES CENTRE  
1183 DUFFERIN STREET

**SANCTUARYLOFTS.CA**  
**416.536.9009**

CONCEPT LOFT DEVELOPMENTS