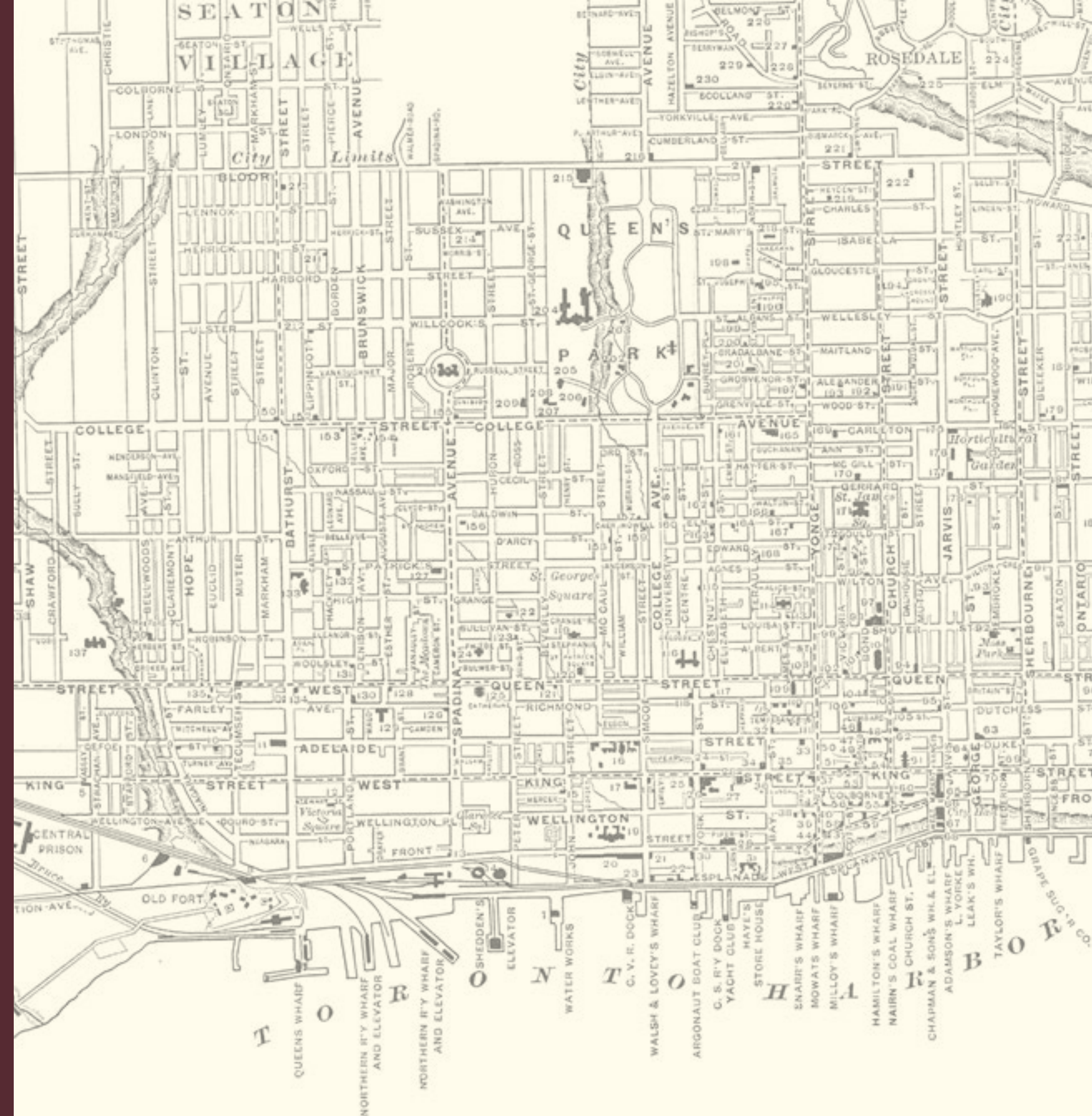


# THE ESSERY

HERITAGE RESIDENCES

1887



L A K E O N T A R I O

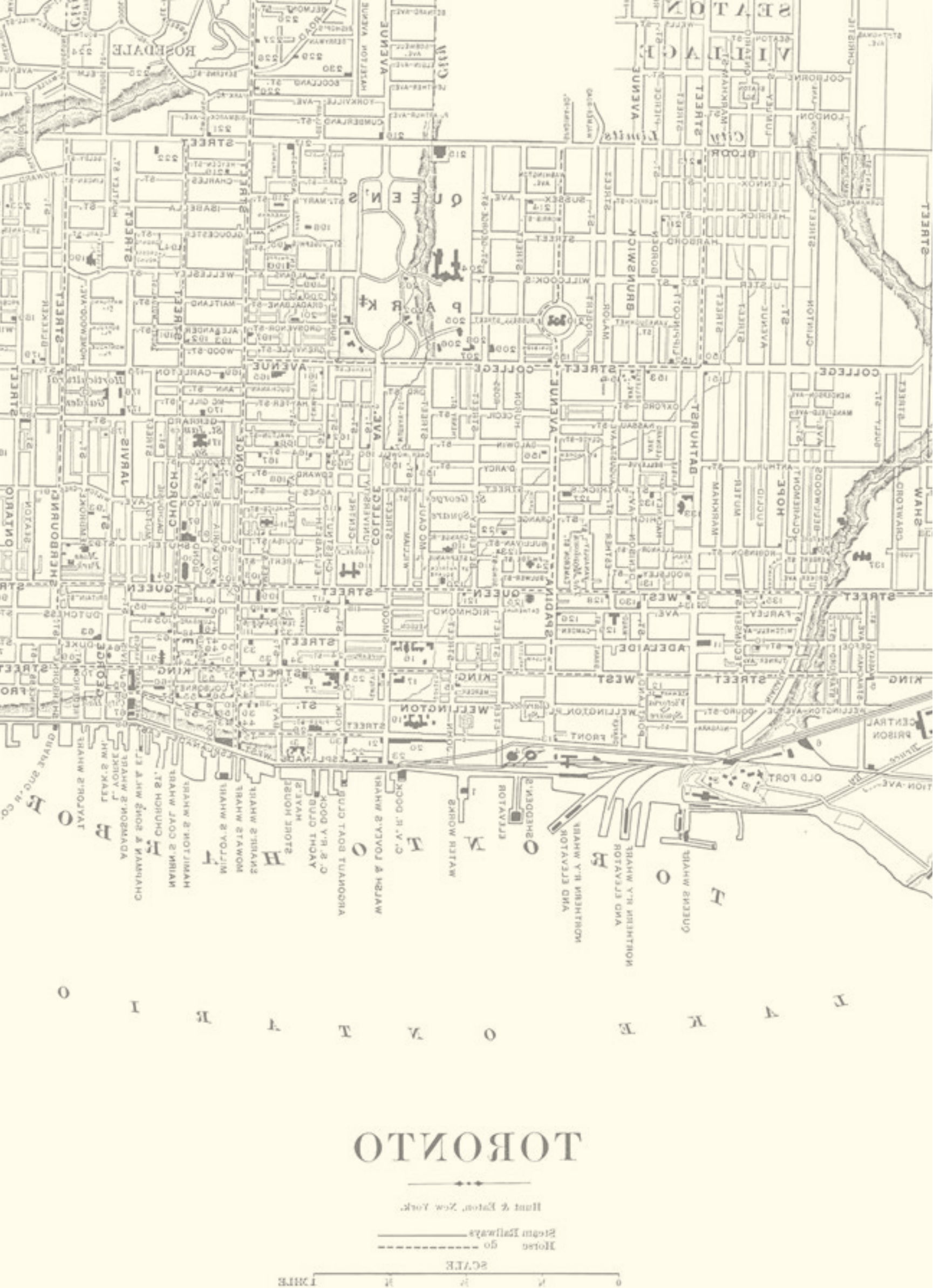
# TORONTO

Hunt & Eaton, New York.

Steam Railways —————  
Horse do - - - - -

SCALE  
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# THE ESSERY

HERITAGE RESIDENCES

All of the buildings in the Garrison Lands were developed by William Essery (The Essery Manufacturing Co.). 89 Niagara was the first constructed in 1884 and immediately sold to Barthelmes & Co Action Pianoforte Manufacturers.

1887





REINVENTING AN HISTORIC GEM

8 ————— 13

## HERITAGE MEETS LUXURY

The Essery is a new luxury boutique condominium residence in a sensitively preserved historic building.

14 ————— 15

## THE QUIET SIDE OF KING WEST

Set in a quiet residential neighbourhood, The Essery offers proximity to all of King West's luxurious amenities.

37 ————— 53

## THE RESIDENCES

Meet the esteemed team behind the revitalization of The Essery and discover its luxurious interiors.

54 ————— 57

## THE ASPEN RIDGE STORY

With more than 30 years of experience, Aspen Ridge Homes abides by a philosophy of excellence, craftsmanship, quality and care.





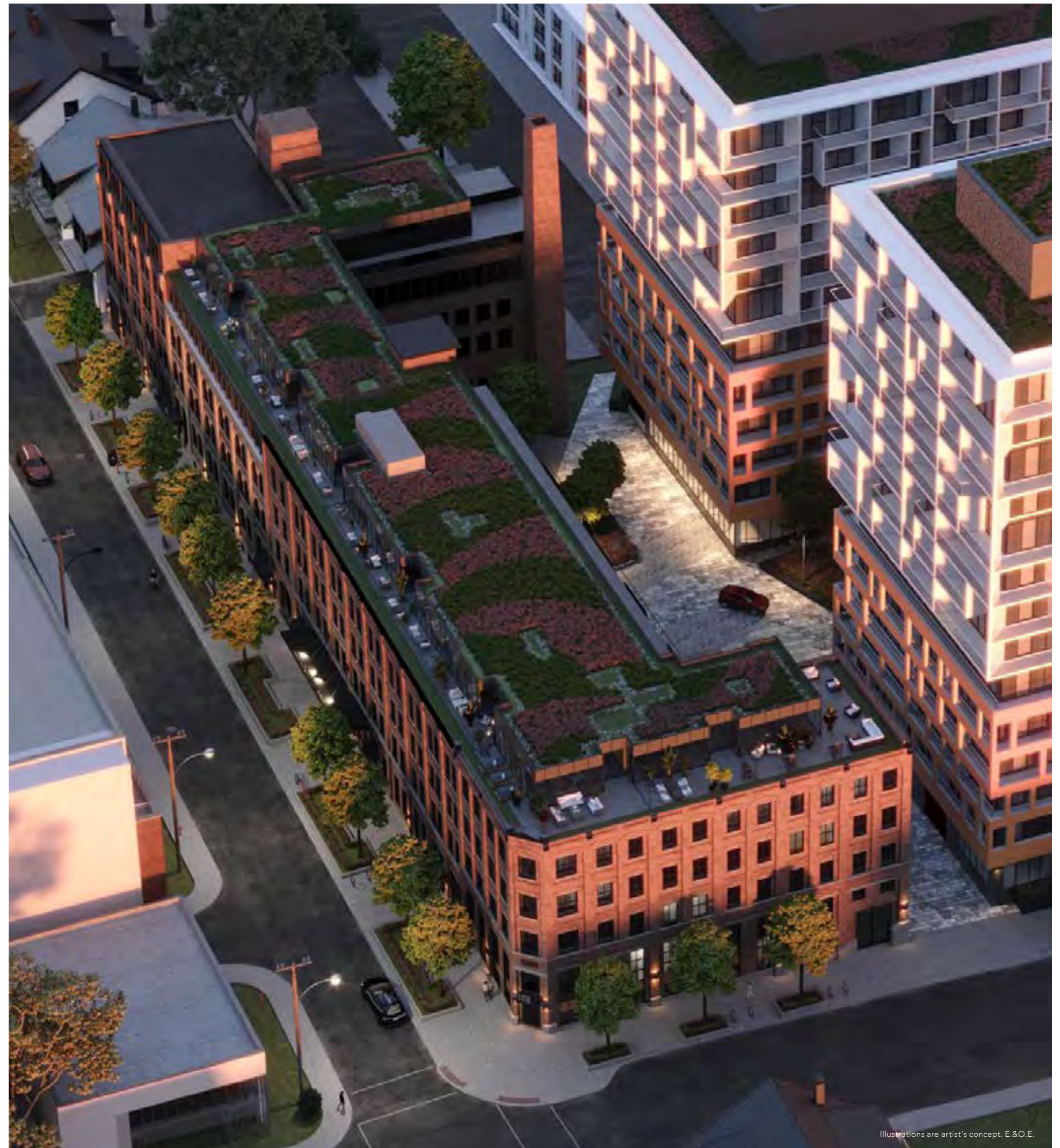
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*The Essery*  
A THRILLING  
REVITALIZATION

On the quiet side of the dynamic and flourishing King West district, the Essery is a new luxury boutique condominium residence in a sensitively preserved historic building. This stunning revitalization builds upon the thrilling original features of three 4-storey, connected 1890s factory buildings where all manner of goods were produced, from pianos, to baby carriages, to bedding.

The Essery offers 51 large and opulent suites, each with a unique layout, and some with exposed brick walls. The new rendition retains many of the heritage features such as the red brickwork, and layers on new luxury finishes.



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Illustrations are artist's concept. E.&O.E.

*Space Reclaimed*

## MASTERING THE MIX OF MODERN & VINTAGE

From foundation to rooftop, the Essery juxtaposes heritage and modern signature elements. The texture of the bricks has influenced the curated palette of hard and soft material selections within the interiors. Layering of modern materials, surfaces, textures and details is designed to be visually alluring, an interplay with the building's raw attributes. The two-storey fourth floor suites are a design showcase, most with outdoor terraces and exposed columns.



*History Preserved Brick by Brick*  
A RARE EXPERIENCE

A celebration of timeless form and modern design, The Essery offers a unique opportunity to immerse yourself in luxurious finery and meticulous craftsmanship. This is a community only for an exclusive few, offering a selection of 51 premium residences connected to Toronto's storied history. The preservation of The Essery flows beyond its façade, with the impressive materiality of the heritage brick featuring in many suites, informing design throughout.



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*The Quiet Side of King West*

## LUXURY LIVING IN KING WEST

While inspired by the energy of the vibrant King West nightlife scene, The Essery is ensconced on the quiet side of the neighbourhood amidst restored, vintage single family homes. Mature trees line the streets, and gardens grace the yards of residents, with a future urban park seconds away. Exuding its own distinct personality, The Essery embodies true King West luxury – making it a rare and welcome offering for a discerning few.

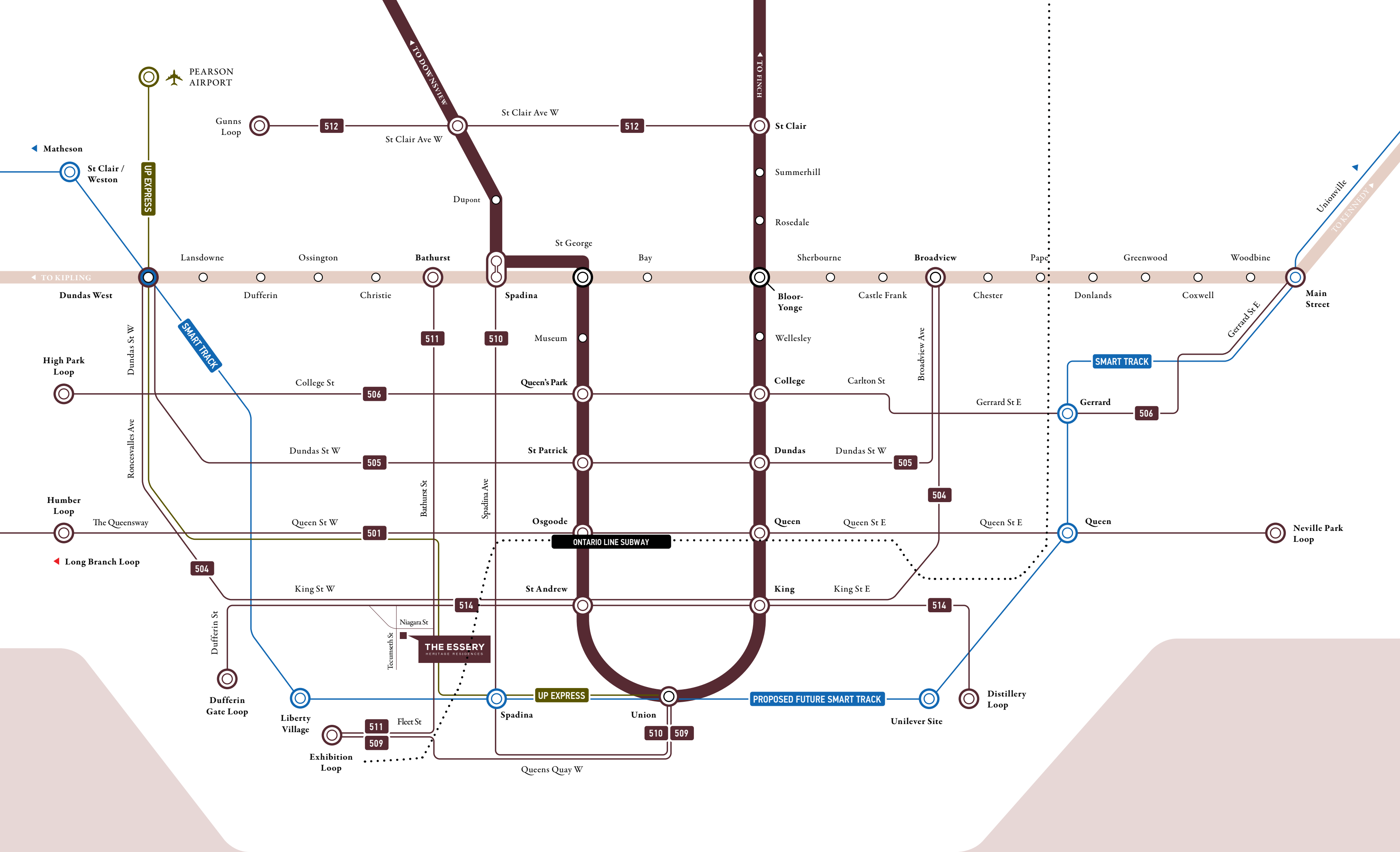






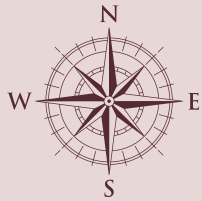






# CONNECTING HEART & SOUL

Whether you're commuting to work or travelling around the GTA in your free time, you'll find The Essery perfectly located for convenient transit.







- 2.0 KM CACTUS CLUB IN THE FINANCIAL DISTRICT
- 2.7 KM SCOTIABANK ARENA
- 1.7 KM ROGERS CENTRE
- 850 M BILLY BISHOP AIRPORT
- 1.7 KM ST. ANDREW SUBWAY STATION
- 2.0 KM BMO FIELD
- 650 M JACOBS & CO. STEAKHOUSE
- 450 M BUCA
- 1.0 KM TERRONI
- 2.1 KM ART GALLERY OF ONTARIO
- 2.1 KM HARBOURFRONT CENTRE
- 1.8 KM UNION STATION
- 2.1 KM OCAD UNIVERSITY
- 2.5KM BUDWEISER STAGE



STREETCARS

At The Essery, you’re steps from King & Bathurst. The 504 King streetcar whizzes along its traffic-free route with priority over vehicles. You can catch it every 5-8 minutes, 24/7. The 511 streetcar heads north to Bathurst Station, with connections on Dundas West to the AGO, or south to the Exhibition Loop – which gives you easy access to GO Trains, BMO Field, and events at the CNE grounds.



AUTOMOBILES

Your neighbourhood is well served by Zipcar. The entertainment district – and especially King West – is also a magnet for instantaneous taxi and Uber services. If you’re driving your own vehicle, you’re only a few turns from Lake Shore Boulevard and the Gardiner Expressway.



PLANES

Walk from The Essery to Billy Bishop Airport on the island in about 12 minutes. Or hop on the 511 streetcar and get off at Fleet Street – you’re just a short suitcase roll south to catch a flight to destinations such as New York, Chicago, Boston, Montreal, Ottawa, Sudbury, Halifax and Moncton.



TRAINS

The 509 Harbourfront Streetcar runs between Exhibition Loop and Union Station, which puts you on the rails with GO Trains, VIA Rail, AMTRAK and of course the TTC’s Yonge/University subway service. Union is also a hub for a myriad of GO and regional bus services.





1. Ordnance Park
2. Victoria Memorial Park
3. Massey Harris Park
4. Bill Johnston Park
5. Liberty Village Park
6. Coronation Park
7. Little Norway Park
8. Clarence Square Park
9. Grange Park

*Parks*

## GREEN SCENE

### ORDNANCE PARK

Just west of The Essery, a new 5.5-acre park is being planned at 10 Ordnance St., along with improvements to the park at 801 Wellington St. W. These revitalized spaces will add to the ribbon of green flowing south from Queen West parks, across the train tracks via the Garrison Crossing pedestrian bridges, and down to stunning Trillium Park on the waterfront.

### TRINITY-BELLWOODS PARK

In summer the neighbourhood comes together at Trinity-Bellwoods Park. A massive mosaic of picnic blankets dots the lawns as park enthusiasts sip coffee or summon the courage to hone their tightrope walking skills. An off-leash gully, known as the Dog Bowl, extends the welcome to the canine contingent.



REINVENTING AN HISTORIC GEM





*Restaurants, Cafés & Bars*

FLAVOUR FANTASIES FULFILLED



EDULIS

169 NIAGARA ST

Unassuming yet extraordinary, Edulis was rated in its opening year as the number one best new Canadian restaurant by Enroute Magazine. The variable chef’s menus follow the seasons; don’t miss a visit here when the truffles are in.

WURST

609 KING ST W

Described by chef Anthony Bourdain as better than a German beer hall, Wvrst presents a simple and simply wonderful concept: beer sausages, fries, and dipping sauces served with gemütlichkeit on communal tables.

BUCA

604 KING ST W

Everything that’s right about Italian fare is right here: it’s fresh, it’s flavourful. And it’s served in a robust atmosphere that’s as friendly and forthcoming as family. It’s the sometimes exotic made familiar by deft hands and discerning palates.

1KITCHEN

550 WELLINGTON ST W

Bright, airy and decorated with a profusion of plants, this gourmet restaurant that replaced the Thomson Diner focuses on fresh, local and sustainably sourced farm to table cuisine. The popular menu spans the globe, ranging from light fare to curries and burgers.

NORTHERN MAVERICK BREWING CO.

115 BATHURST ST

The giant patio at this European-influenced brew pub is always packed in summer – so make a reservation for your Sunday brunch or weeknight drinks and dinner. Then stop at the shop and take home some sparkling freshly made beer.

NADÈGE PATISSERIE

780 QUEEN ST W

Wake up and head straight to the most heavenly croissants, sandwiches, and coffees on this or possibly any hemisphere. The standards of excellence are so high, there’s a rumour that Nadege even imports their superior butter from France.

KETTLEMANS BAGEL

33 BATHURST ST

A deli-lovers dream come true, this new hot spot offers a vast array of cream cheese varieties, jars of pickles, and a huge range of bagels prepped and baked by the bagelmeister on site before your eyes.

JIMMY’S COFFEE

107 PORTLAND ST

Jimmy’s flagship store is like the headquarters of a small, secret society, disguised as a neighbourhood home on a once sleepy street. Enjoy your morning brew, on the charming backyard patio, or on the go.

FORNO CULTURA

609 KING ST W

It’s a bakery straight out of Italy, brimful of freshly baked bread, Italian pastries, prepared food such as paninis filled with Tuscan-flavoured chicken and pesto, and sweet treats. Indulge in a glass of wine and hang out in this ultra-modern warehouse space .

THOR ESPRESSO BAR

35 BATHURST ST

Only a few steps from The Essery, this small coffee shop has a devoted following due to its high-quality hot beverages and great service. The coffee is supplied by Odin Coffee Roasters and comes from coffee producing places around the world.











*Education*

# KNOWLEDGE BOOST

UNIVERSITY OF TORONTO

🚌 23 MINUTES    🚲 18 MINUTES

TORONTO METROPOLITAN UNIVERSITY

🚌 25 MINUTES    🚲 18 MINUTES

OCAD UNIVERSITY

🚌 13 MINUTES    🚲 10 MINUTES

GEORGE BROWN ST. JAMES CAMPUS

🚌 22 MINUTES    🚲 18 MINUTES





*Architecture & Design*

## MEET THE ESSERY TEAM

"The type of projects we like, it's always the ones where the client asks you to do something extraordinary, something that's a little bit challenging."

*Babak Eslahjou*  
CORE ARCHITECTS

"It is important that we celebrate and enhance the heritage components with new layers of contemporary appeal. By maintaining the existing facade, we create an interplay between the old and the new."

*Melandro Quilatan*  
TOMAS PEARCE

"With The Essery as a heritage conservation project, the inherent building facades and unique existing architectural detailing propose an exciting starting point in designing the interiors."

*Philip Goldsmith*  
HERITAGE CONSULTANT





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*Architect*

CORE ARCHITECTS

CORE Architects is an award-winning architectural firm based in Toronto, Canada. Their team includes architects, interior designers, technologists, LEED, and BIM specialists. CORE's practice areas include master-planning, residential, retail, interior design, commercial office, entertainment, and leisure. Over the past 28 years, CORE has distinguished themselves with innovative designs as well as in the relationships they have fostered. CORE has provided architectural services for over 160 multi-residential buildings from 60 storey towers to boutique infill projects of only 8 storeys. These projects have consisted of residential townhouses, low, mid-rise, and high-rise buildings, including several additions and conversions to existing buildings.

*Interior Designer*

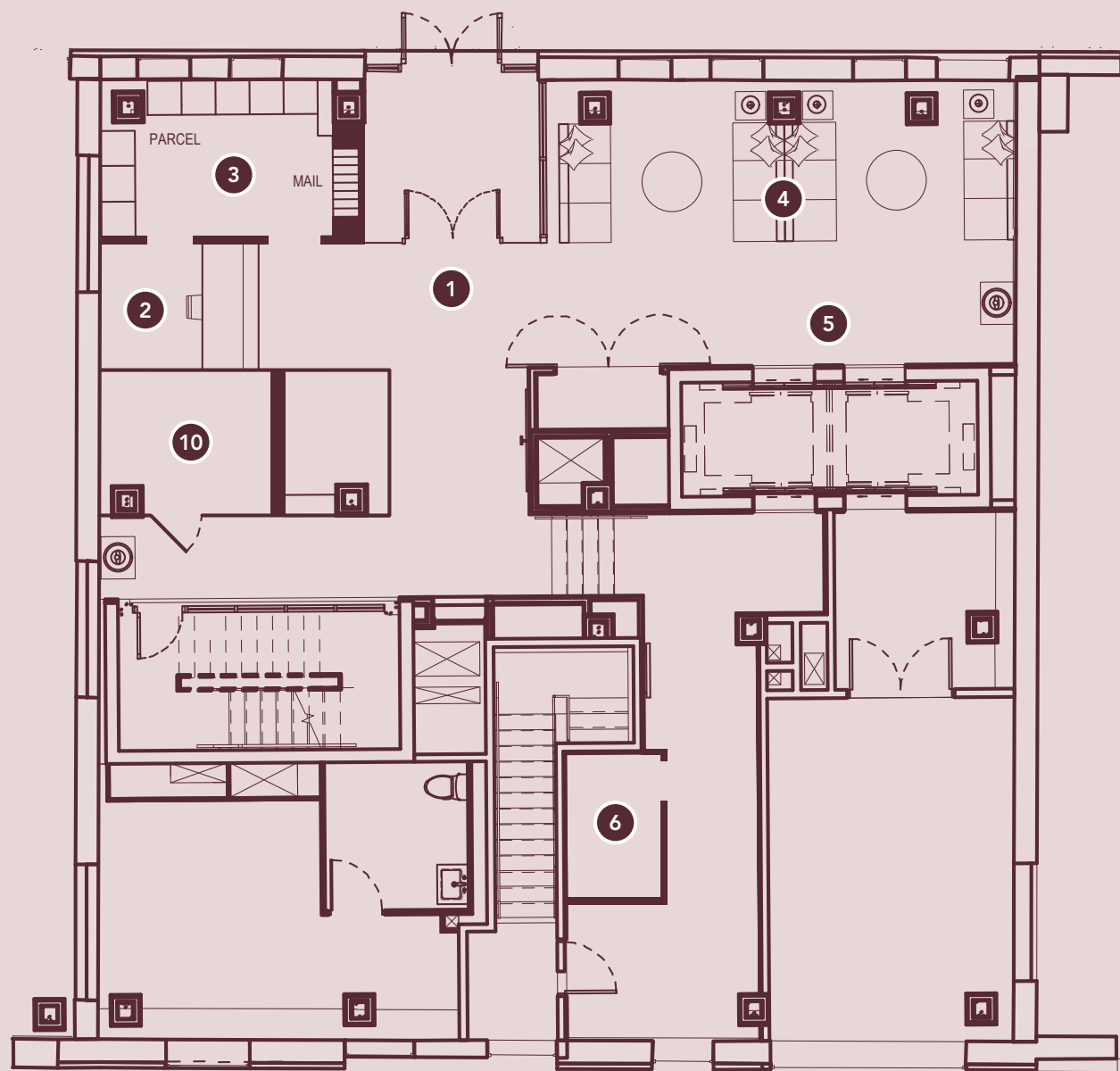
TOMAS PEARCE

With 30 years of industry experience and numerous international design awards and accolades, Melandro Quilatan leads the creative direction in all aspects of Tomas Pearce's residential and commercial design. His experience includes exclusive residences, luxury condominium towers and suites, and hospitality environments. Melandro's thirst for the new, unique and the unusual has helped Tomas Pearce secure its place as a design industry leader. He fuels his creative passion through his many creative endeavors such as photography, writing, fashion, and global travel.

Melandro found the historic structure of the Essery to be very inspiring. "Our initial walk-through and inventory of these buildings thrilled us to no end," he recalls. "Metal vault doors; brick archways and window overdoor details; deep-set punch windows; gracious ceiling heights and voluminous spaces; oversized antiquated metal hardware; and dental brick façade coursings – all these elements for designers are a plethora of inspiration! Presenting traditional and somewhat industrial details to a sophisticated urban and metropolitan market inspired us to layer on modern and contemporary styling to the classical offerings of the existing structures."



ENTRANCE

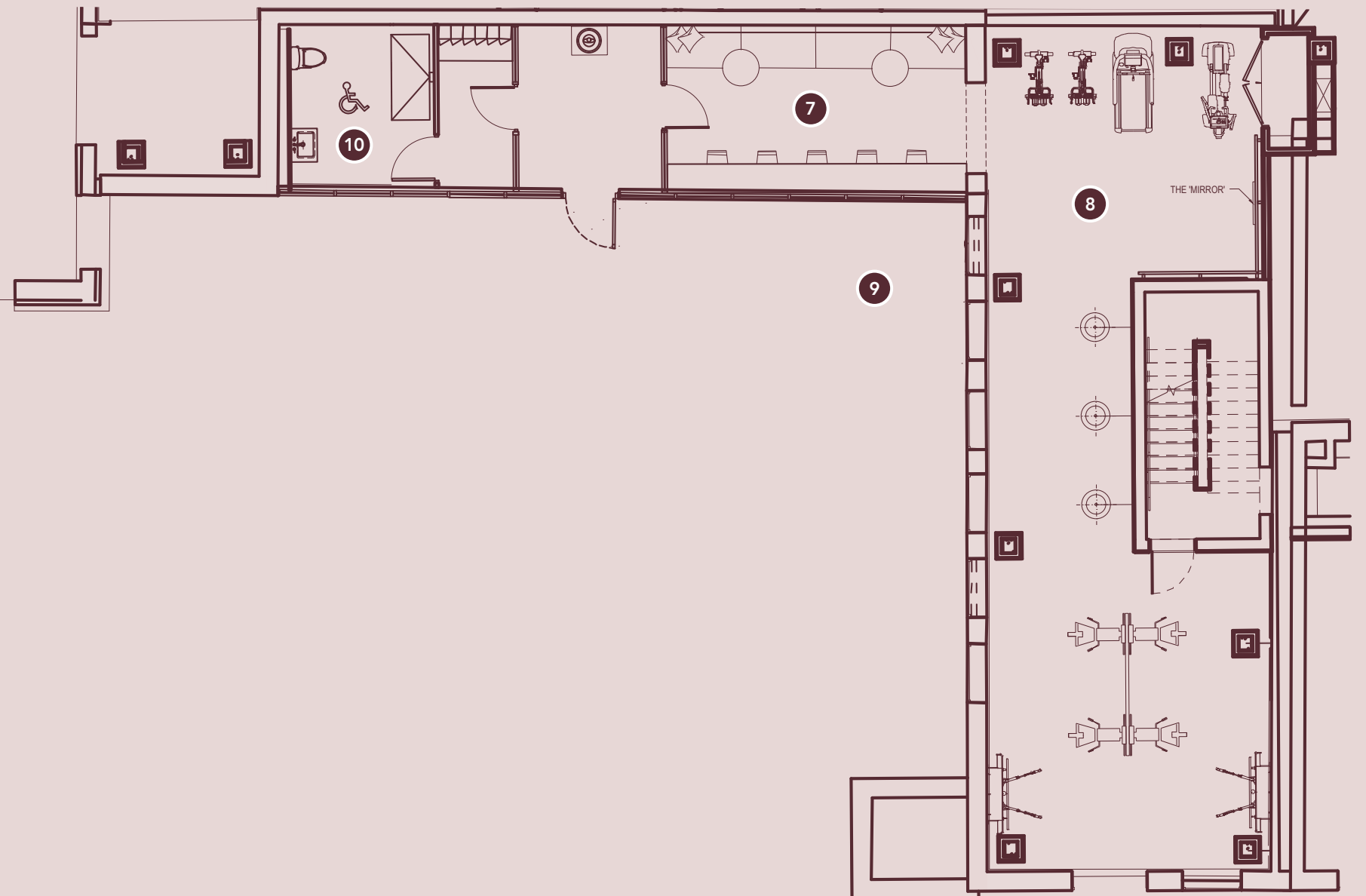


1. Lobby
2. Concierge
3. Parcel Lockers
4. Lobby Lounge
5. Elevator Lobby
6. Dog Wash
7. Lounge
8. Fitness Area
9. Outdoor Courtyard
10. Washrooms

## Building Amenities

### LIFE-AFFIRMING AMENITIES

At The Essery, a suite of social and fitness amenities are planned around your needs for connection and well-being, graciously configured to optimize flow and spaciousness.







## THE LOBBY

"In the lobby lounge space we introduced a standoff, clean, white painted surface that frames and exposes the original red brick. The introduction of black metal framing repeats the façade windows and entry arches and adds an additional layer of detail. The flooring is luxury porcelain tile that mimics the original industrial concrete floors, but with a much finer depth and sheen. Lighting in the coves of the high ceiling brings a soft glow to the main floor lounge area, which is an ideal place to gather and talk or work on your laptop."

*Melandro Quilatan*

TOMAS PEARCE INTERIOR DESIGN

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Illustrations are artist's concept. E.&O.E.





LOUNGE

Illustrations are artist's concept. E.&O.E.





Illustrations are artist's concept. E.&O.E.

## FITNESS AREA

"The gym is a work of art. This space is not 'merely a gym' but represents a boutique executive exercise environment. Fitted out with state-of-the-art equipment for cardio and resistance training, it is also equipped with boxing stations for a solid workout. It's beautifully appointed with resilient flooring, original exposed brick, wood slatted ceilings, soft cove lighting and a unique lounge area for pre and post workout. There is also a juice counter overlooking the extensive outdoor landscaping. This is a one-of-a-kind amenity that inspires community gathering and healthy living all in one."

*Melandro Quilatan*

TOMAS PEARCE INTERIOR DESIGN





## THE SUITES

Tomas Pearce has designed The Essery's kitchens to be as beautiful as they are functional. Complemented by a Miele appliance package, the striking black and white colour palette is anchored by a quartz countertop and backsplash that contrast with the high-gloss black upper cabinets. Custom iron shelving pays homage to the building's industrial heritage.



Features & Finishes

GENERAL

- Original heritage exposed brick as per plan
- 9.6” ceilings with bulkheads, or as per plan
- Wide plank engineered flooring in all living areas excluding tiled area
- Smooth ceilings throughout
- Tomas Pearce designed porcelain clad mantle with electric fireplace insert
- 5” baseboard
- Solid core smooth panel interior doors with trimless casing and designer selected hardware
- Black decora switches with dimmers in living areas, plugs with USBs in kitchen and bedroom(s)
- Individual smart control heating/cooling
- Solid core suite entry door with smart hardware system
- Contemporary heritage inspired aluminum clad wood windows (black finish on interior of suite)
- Stacked washer dryer
- Interior walls are primed and painted with two coats of off white
- 100-amp service
- Exhaust vented to exterior of building
- Heavy duty wiring and receptacle for dryer
- Latch smart access entry door system, including guest and service management
- Cameras in all common areas including corridors and underground parking
- In person and virtual concierge service provided including daily mobile and security patrol
- Potlights with locations provided by vendor

KITCHEN

- Tomas Pearce dual tone designed kitchen with Iron open shelving and light feature
- 24” Miele appliance package, electric cooktop, oven, paneled fridge, dishwasher and concealed hood fan
- Kohler pull down faucet in black or chrome
- Undermount sink
- Quartz or granite countertop and backsplash



BLACK WET BAR



PORCELAIN CLAD ELECTRIC FIREPLACE

BATHROOM

- Tomas Pearce designed principal bathroom featuring black accent shower glass door with curved detail
- Tub/shower combination as per plan
- Tubs with tiled surrounds
- Frameless glass shower with black accents in secondary bathrooms
- 12x24 porcelain tiles
- Kohler toilet and faucet(s)
- Kohler rain head shower system with handheld spray
- Double vanity, as per plan

TWO STOREY 4<sup>TH</sup> FLOOR TERRACE UNITS’ EXCLUSIVE FEATURES

- Tomas Pearce designed wet bar for terrace entertaining featuring Miele wine fridge, black bar sink and Kohler faucet
- Exposed black steel columns
- Miele 30” electric cooktop, oven, panelled fan and fridge, with 24” dishwasher
- Terraces with light fixture(s), power outlet(s), gas connection for BBQ and hose bib (as per plan)
- Textured glass railing (for units with staircase exposed to living area)
- Black stained maple staircase with contemporary matching handrail



Illustrations are artist's concept. E.&O.E



THE JACK  
COMPLETED 2019



77 CHARLES  
COMPLETED 2008



THE CHARLES AT CHURCH  
COMPLETION 2023



VŮ  
COMPLETION 2010



ASPENRIDGE®

## *The* ASPEN RIDGE STORY

At the heart of Aspen Ridge Homes is customer satisfaction. Endlessly striving to exceed expectations, Aspen Ridge displays an unwavering commitment to the design, construction and value of the homes they build. Through technological innovation and exceptional customer service, Aspen Ridge Homes builds dream communities that last a lifetime.

With more than 30 years of experience, the people of Aspen Ridge Homes come from a long line of distinguished builders and developers whose philosophy embodies excellence, craftsmanship, quality and care. Building one fine community after another gives Aspen Ridge the ability to achieve perfection, satisfying every single homeowner.





*The Next*  
 ASPEN RIDGE LUXURY COLLECTION



The name Aspen Ridge has become synonymous with new, luxurious condominium communities that bring a keen sense of style to residential neighbourhoods. Just as The Essery is the next Aspen Ridge luxury collection, The Jack on Yonge St. at Jackes Avenue and The Charles at Church

downtown have also introduced a whole new level of opulence. Crosstown is now under construction and is located at Don Mills and Eglinton. This will be a new master-planned community with 60 acres of space to live, work, play and thrive in Toronto.





THE ESSERY  
HERITAGE RESIDENCES







# TORONTO

Hunt & Eaton, New York.

Steam Railways  
Horse do

SCALE  
0 1/4 1/2 3/4 1 MILE





ASPENRIDGE®