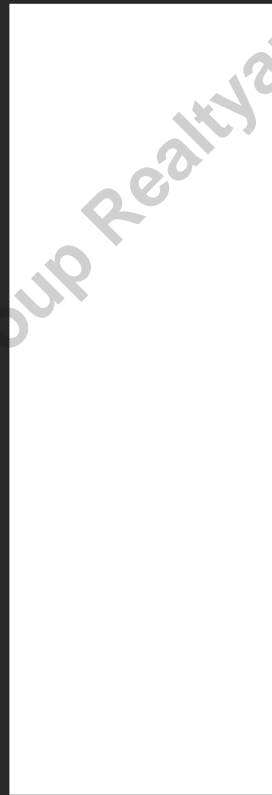
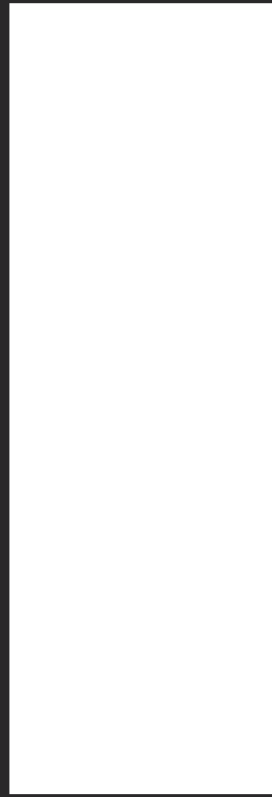
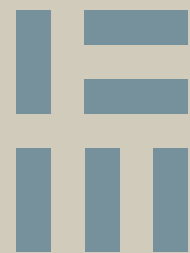


Ari Zadeegan Group  
Realty Inc.  
0188  
ari@torontoluxuryhomez.com 416-618-



Ari Zadeegan Group Realty





Ari Zadegan Group Realtyari@torontoluxuryhomez.com 416-618-0188

# THE OTHER SIDE OF KING WEST.

**ONE**, AN IRRESISTIBLE ADDRESS.  
**TWO**, AN ARCHETYPAL ARCHITECTURAL STATEMENT.  
**THREE**, A PLACID RESPITE FROM CITY LIFE.

123 Portland is the sum of its compelling components. An ineffable culmination of location, artistry and philosophy, at once reflecting and refracting the beating heart of Toronto's storied King West.

# AN ECHO & A LOVE LETTER

The tension between harmony and contrast is where 123 Portland finds its ethereal energy — an echo of its own metropolitan landscape and a love-letter to those distant places that preceded it.



Ari Zadegan Group Real Estate Advisors  
176-619-0188



# A MOSAIC OF INFLUENCES

## The Architecture

123 Portland is a mosaic of romantic influences, blending classical Parisian building traditions with Toronto's urban vernacular to generate an overwhelming sense of airy levity in the midst of electric King West. A network of starkly framed, ornate Juliette balconies contrasts uncluttered contemporary linework across the warm exterior. Inside, simple forms cued by mid-century Italian design languages are rendered in rich finishes, giving the building a refined depth and mischievous edge.

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Ari Zadegan Group Realtyari@toro



# THE LATEST ICON

Peering Eastward across the tapestry of icons that create Toronto's unmistakable skyline, one could be forgiven for at first glance missing the latest addition. This, like every 123 Portland impression, is by design. Seamlessly integrated into its surroundings, this cornerstone appears to have always been here.

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## PLACE FINDING

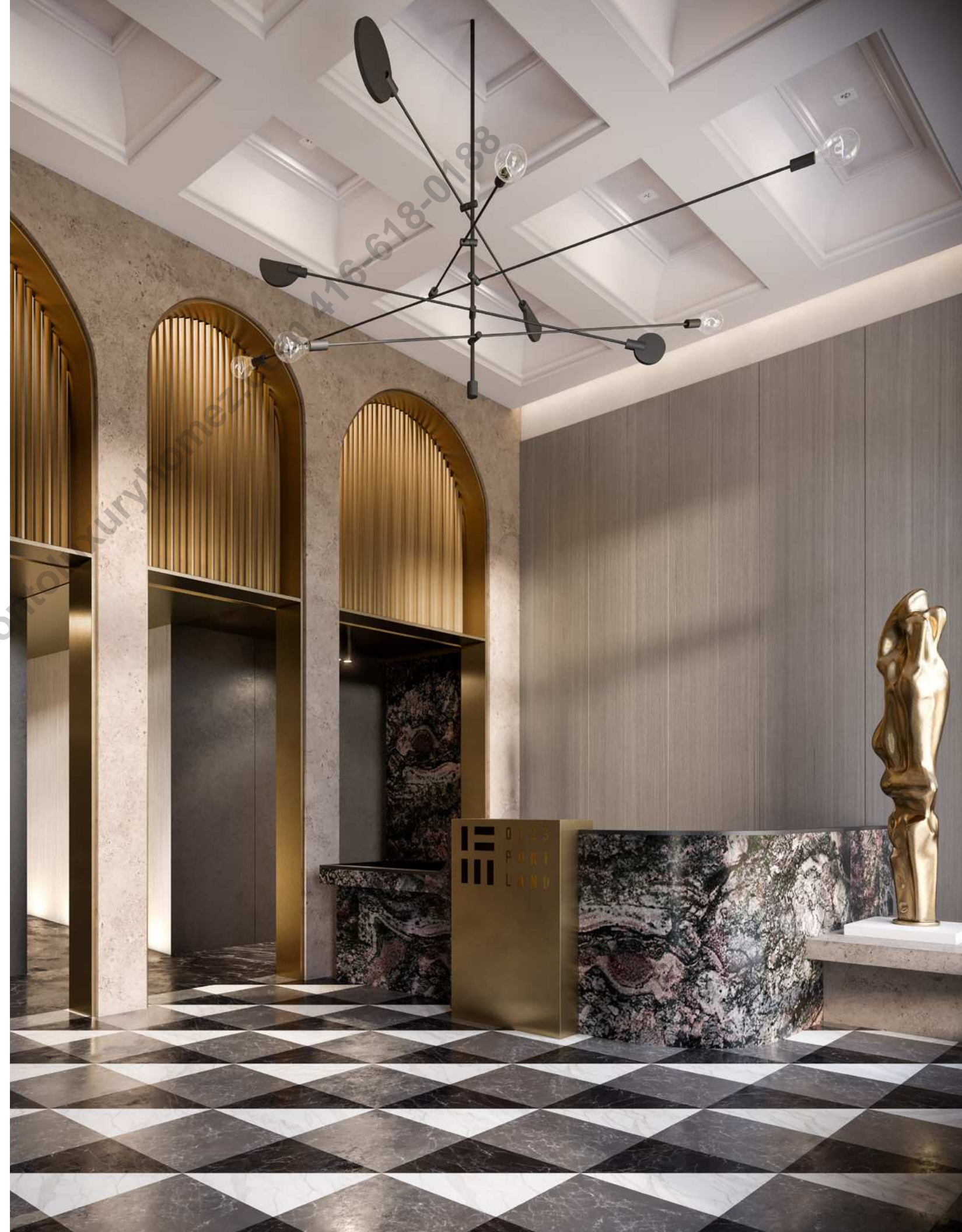
123 Portland has found its place along a beguiling stretch of Portland Street, where its stately entrance pours onto the sedate sidewalk. The building's bustling Adelaide face is stepped-back to reveal an ample, covered footpath and veritable runway leading to the prominent, Southwestern retail corner.



# MARBLE, METAL, DRAMA, WARMTH

A towering row of two-storey, brass-lined archways sets the tone and vivid black and white tilework starts the dialogue. The entire space — its wheat-coloured wood panels, its length-spanning sculptural floating bench and its coffered ceilings and crown moulding — glows with indirect lighting. Marble, metal, drama, warmth. The Lobby of 123 Portland has a statement to make: welcome home.

Ari Zadegan Group Realtyari@toronto.com 416-618-0188



# UNINTERRUPTED MOMENTS

## The Suites

Crown moulding and millwork flows unobstructed from The Lobby to The Suites, creating in 123 Portland a wholistic experience to rival the world's most compelling private clubs. One could find themselves traversing The Lobby, Kitchen Bar & Dining Room and their suite within the span of a single, uninterrupted moment. Individual suite attributes too, have been designed with utility in mind. Here features, finishes and upgrades are stunning, enduring and deliberate.

# A SANCTUARY OF COMFORT

Banks of French doors deliver a stunning downtown panorama. Chrome accents glitter in the natural light as a 9' ceiling rises above the immaculate hardwood flooring. Year-round heating and cooling creates a sanctuary of endless comfort.

In the kitchen, stone countertops meet a tile backsplash, and both give way to extended upper cabinetry. Cutting-edge Miele appliances, including ENERGY STAR® qualified refrigerators and dishwashers, compliment the skillsets of both novice cooks and master chefs. A fully integrated undercounter waste station seamlessly sorts organics, recycling and garbage.



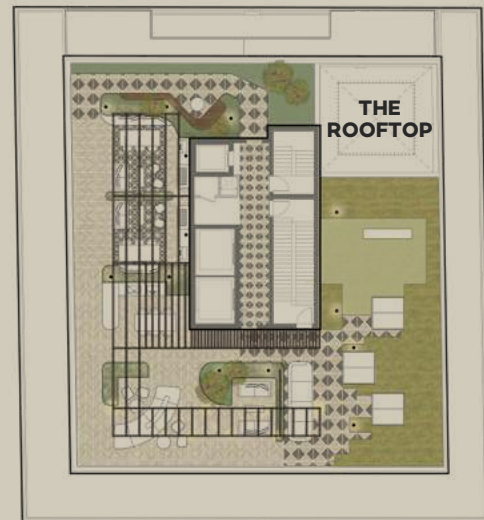
## SOFT SHIMMERS

Substantial hardwood flooring stretches into the master bedroom where a steady influx of shimmering natural light dances across the elegantly paneled walls. The master ensuite translates the softness of the bedroom into uncompromising edge, with glistening stone countertops, recessed and sconce lighting, a beveled vanity mirror, glass shower and a 60" tub.

## BASK IN THE VIEW

The terrace suites lay basking in panoramic views. Standing at 9 and 13-storeys high, each immaculate suite enjoys a sunlit private terrace, expansive walk-in closets and three naturally lit bedrooms and bathrooms. Thoughtfully designed as open and opulent, the suites are embellished with the same lavish details that define 123 Portland.





# CHALLENGING CONVENTION

## The Amenities

The Rooftop, Gym, Lounge, and Kitchen Bar & Dining Room are at once genre-defining instances of life-enhancing amenities and convention challenging deviations from the norm. Artfully designed to catalyze social interaction, they reestablish what it means to connect as a community.

Each space is unmistakably what its title suggests. The Kitchen Bar & Dining Room features a kitchen, a bar and a fine dining space, but transcends itself with coworking-ready wiring and private event adaptability. The Lounge, softly lit, intimate and inviting, is also home to one of 123 Portland's most unexpected and stirring showpieces. These amenities facilitate meditation and exhilaration, mindful routine and extraordinary moments — and they are both uncomplicated and impossible to define.

Ari Zadegan Group Realtyari@torontoluxuryhomes.com 416-676-0123

# DISTINCTIVE, EMPOWERING & SERENE

Noise-reducing flooring and equipment, including a gravity machine, elliptical and stationary bicycle, in addition to towering windows and a custom, room-spanning light fixture, define The Gym as distinctive, empowering and serene.



Ari Zadegan Group Realtyari@torontoluxuryhomes.com 416-618-0188



# A HIGH RENAISSANCE MASTERPIECE

The Lounge further develops the theatrical tones of The Lobby, but here the wood is deeper, the stone is darker, and the ornate detailing is more pronounced. The astonishingly embellished ceiling floats high above free-form vermillion-tinted seating, delicately striated walls and a brass-veined fireplace, suspended like a High Renaissance Masterpiece over every nuanced encounter.



## SHOWSTOPPING

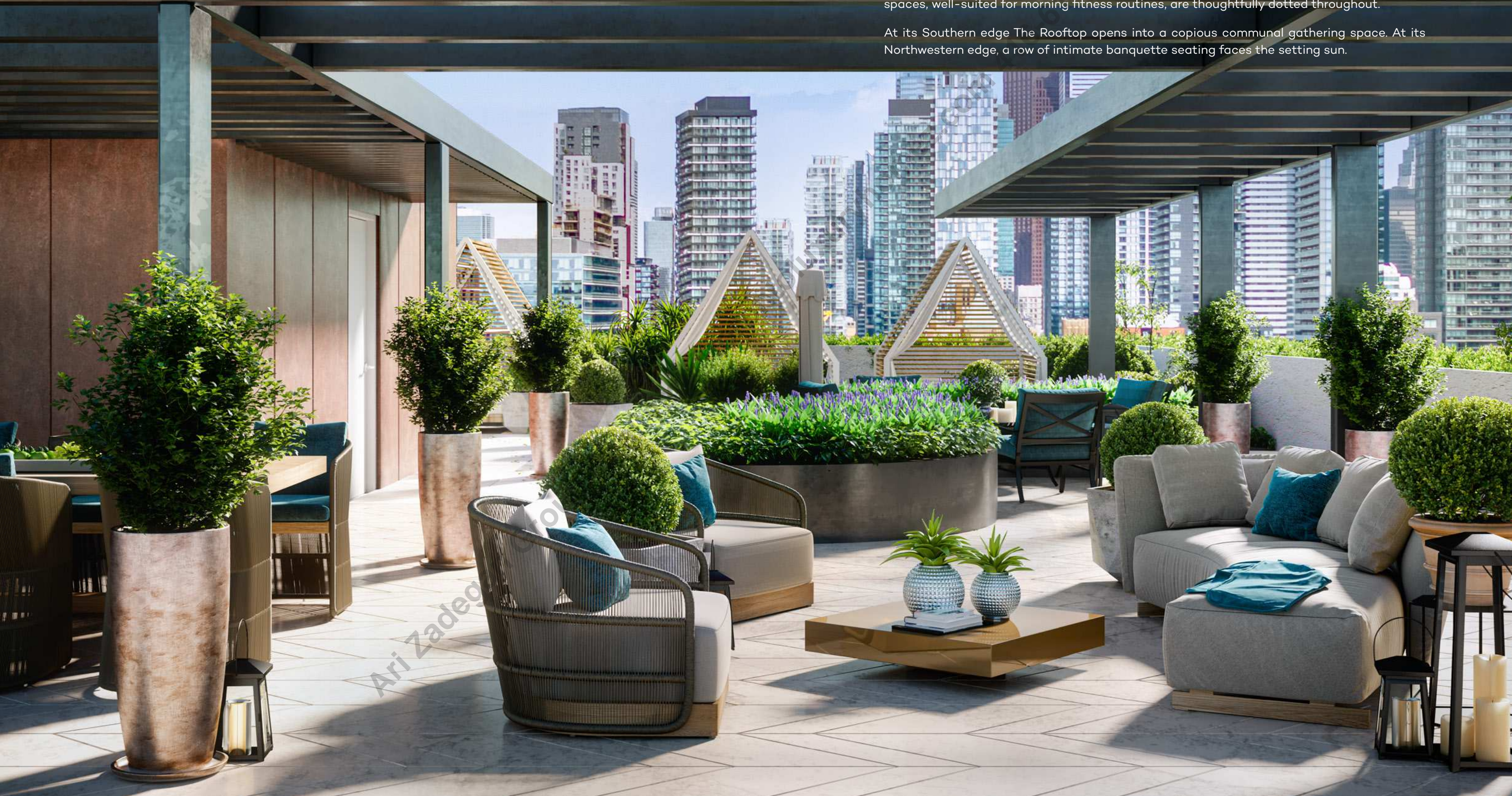
The Kitchen Bar & Dining Room is a pastiche of allusions. Its defining feature, a showstopping curved, metallic ceiling piece, draws the backdrop of the bar up over the wired dining area, reiterating the brass detailing found throughout the building. Millwork in the kitchen nods subtly to the ceiling of The Lounge, found from here on the other side of vast wooden doors. A Westward view of the city reminds one of place and gives the proceedings context.



## AN URBAN ESCAPE

The Rooftop is an urban escape, floating 15-storeys above a sea of activity. A 360-degree panorama connects residents to the buzzing skyline and a lush, biophilic design restoratively reconnects residents to the natural world. Profuse green alcoves house secluded cabanas outfitted with grills, fireplaces, dining tables and luxurious lounge seating. Unprogrammed spaces, well-suited for morning fitness routines, are thoughtfully dotted throughout.

At its Southern edge The Rooftop opens into a copious communal gathering space. At its Northwestern edge, a row of intimate banquette seating faces the setting sun.



# MYRIAD INFLUENCES

## The Neighbourhood

King West's Eastern border is Toronto's eminent Financial District. As the street stretches Westward, towards 123 Portland, it traverses the quintessential and nascent restaurants, bars and clubs of The Entertainment District, gathering myriad influences as it approaches Portland Street — itself an emergent culinary hotbed. By the time King West and Portland intersect, the neighbourhood is a patchwork of opulence and simplicity made all the more unusual by its proximity to idiosyncratic Queen West.



Walk Score - 99



Bike Score - 74



Transit Score - 100



# AREA AMENITY MAP

## RESTAURANTS/ CAFES/ BARS

1. Early Bird
2. Brioche Dorée
3. Quantum Coffee
4. Nadège Patisserie
5. Cops
6. Greenhouse Juice Co.
7. Jimmy's Coffee
8. Forno Cultura
9. Cumbrae's
10. Sud Forno
11. The Keg Steakhouse + Bar
12. Wilbur Mexicana
13. Oretta
14. MARBL Restaurant
15. Patria
16. Weslodge Saloon
17. Mira Restaurant
18. Buca
19. Gusto 101
20. Terroni
21. Lee
22. Chubby's Jamaican Kitchen
23. Jacobs & Co. Steakhouse
24. stackt
25. Thompson Toronto
26. The Cloak Bar
27. The Spoke Club

## SHOPPING

1. MEC Toronto
2. Gotstyle
3. Kit and Ace
4. Frank And Oak
5. Aritzia
6. heel boy
7. Filson
8. Davido Afnani
9. Durumi
10. Coal Miner's Daughter
11. Anthropologie
12. ZANE
13. Aesop
14. DECIEM The Abnormal Beauty Company
15. lululemon
16. Ollie Quinn
17. King West Flowers
18. The Paper Place
19. EQ3
20. Shinola
21. Bite
22. Outer Layer

## SCHOOLS

1. Braemar College
2. St Mary Elementary School
3. Niagara Street Junior Public School
4. Discovering Minds Montessori

## HOSPITALS

1. Toronto Western Hospital
2. Medcan
3. St. Michael's Hospital

## CONVENIENCE STORES

1. Shoppers Drug Mart
2. Loblaws
3. The Kitchen Table
4. LCBO

## SALONS & SERVICES

1. Hammam Spa
2. Majesty's Pleasure
3. John Steinberg & Associates
4. REVIV
5. Studio Fontana
6. Hair By David & Co.

## TRANSIT STOPS/ LINES

1. Exhibition GO
2. Union Station
3. King Station

## FITNESS & WELLNESS

1. Pure Barre
2. SoulCycle
3. Barry's
4. Orangetheory Fitness
5. SPIN
6. Hone
7. Bang Fitness
8. Studio Lagree
9. Hoame

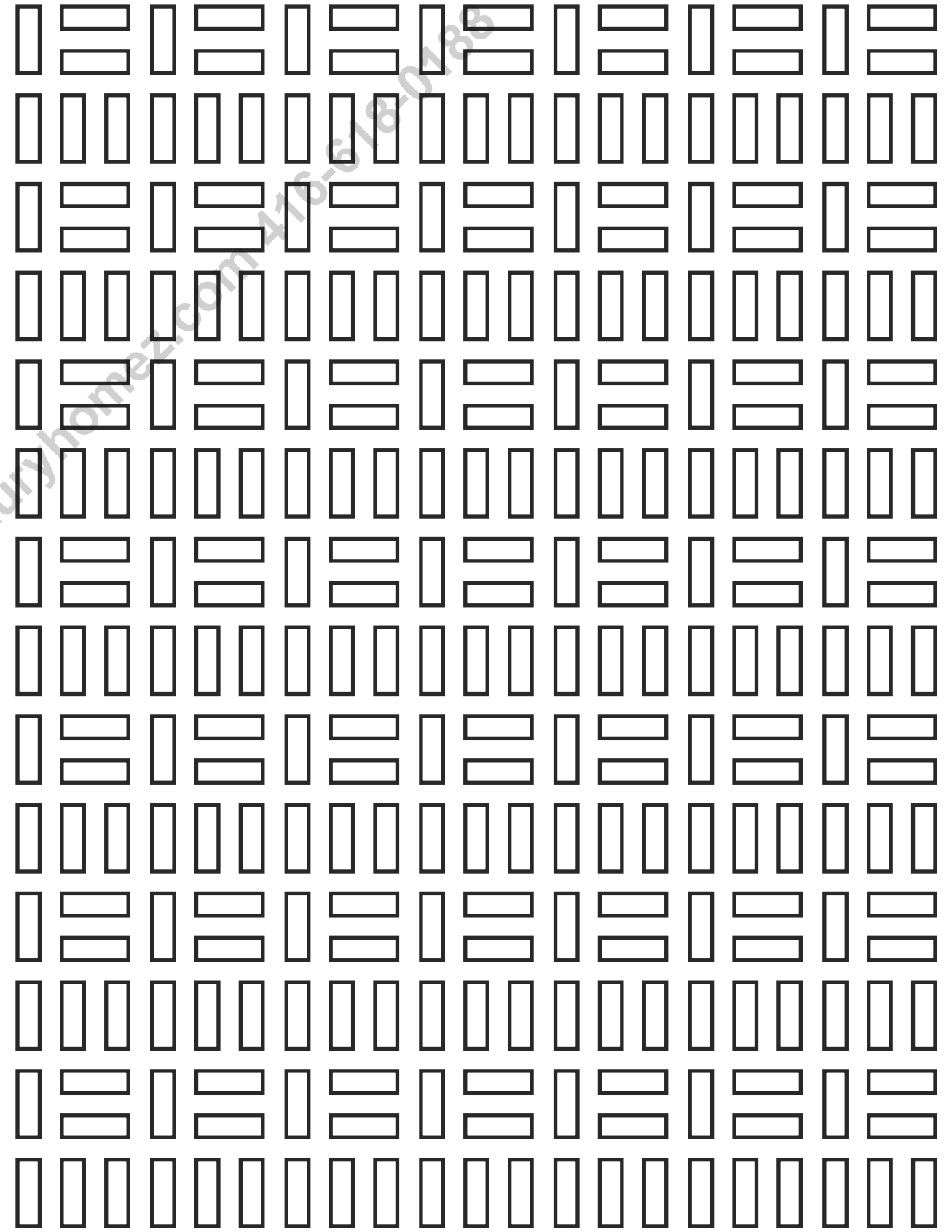
## GREEN SPACES

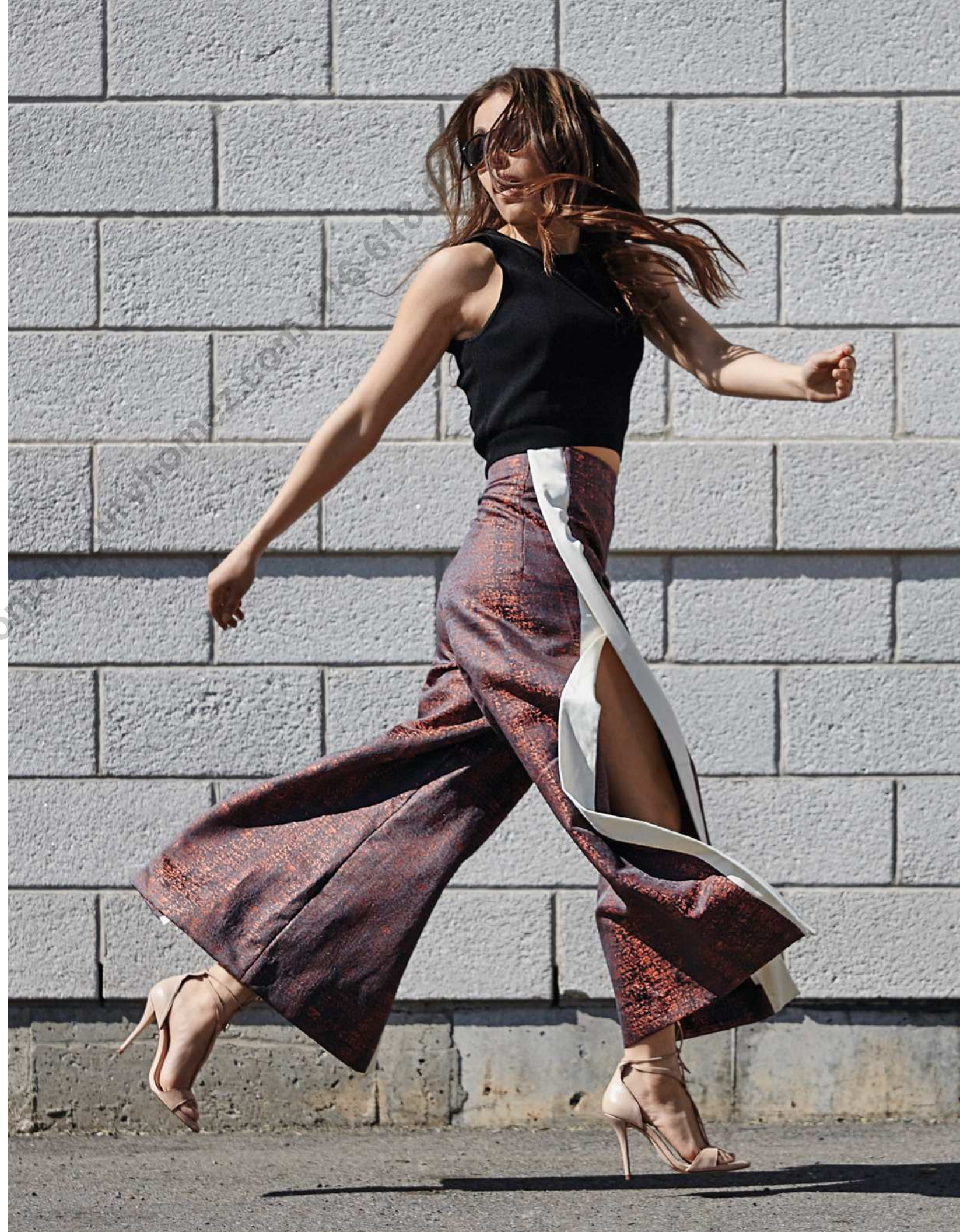
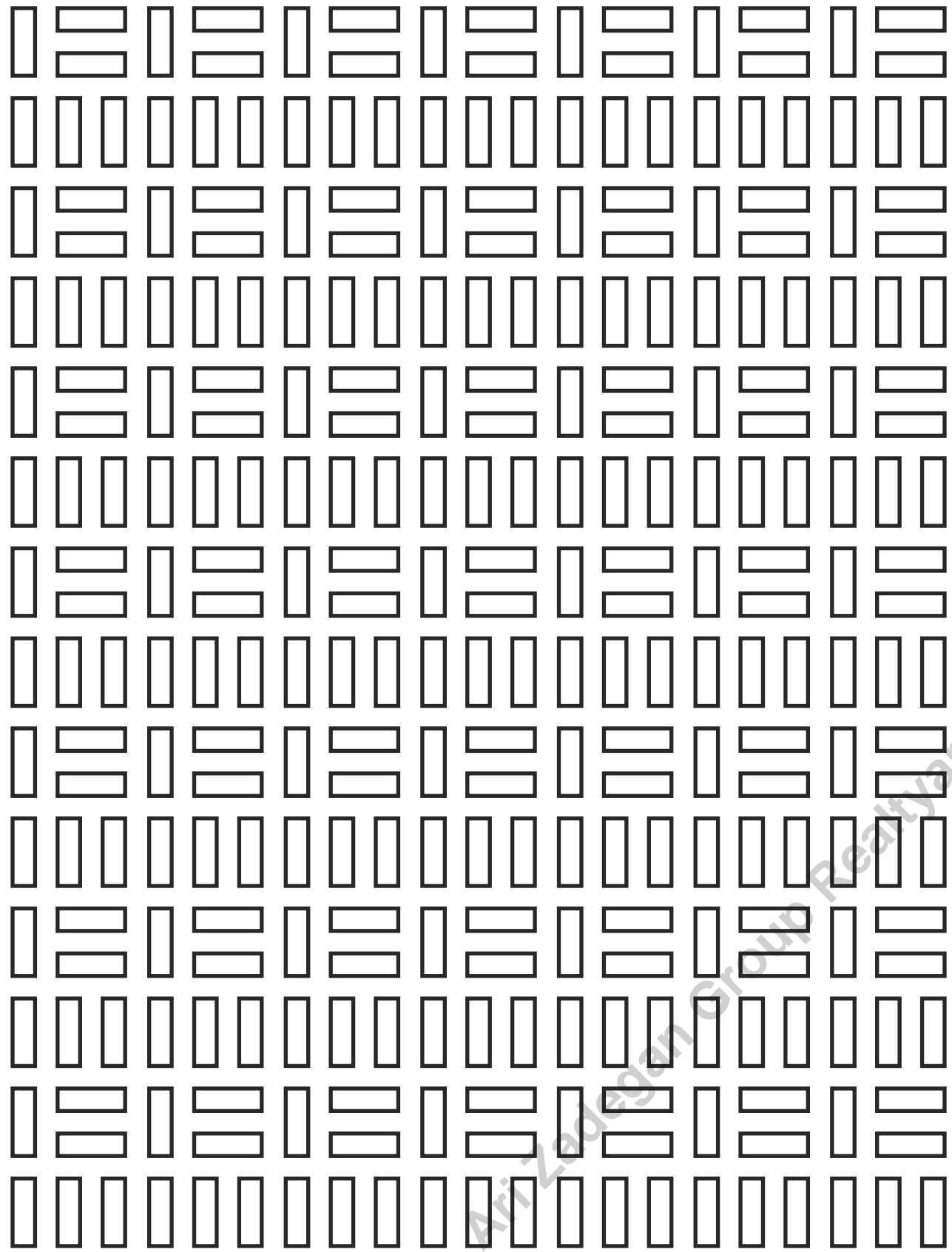
1. Victoria Memorial Square
2. Alexandra Park
3. Trinity Bellwoods Park
4. Clarence Square





# ELECTRIC KING WEST







# DIVERSE & DEDICATED

## The Team

It's the product of a singular vision but it took a diverse and dedicated team to ensure every detail remained in alignment. These are the architects, designers, developers and idealists who created 123 Portland.

Ari Zadegan Group Realtyari@torontoluxuryhomez.com 416-618-0188



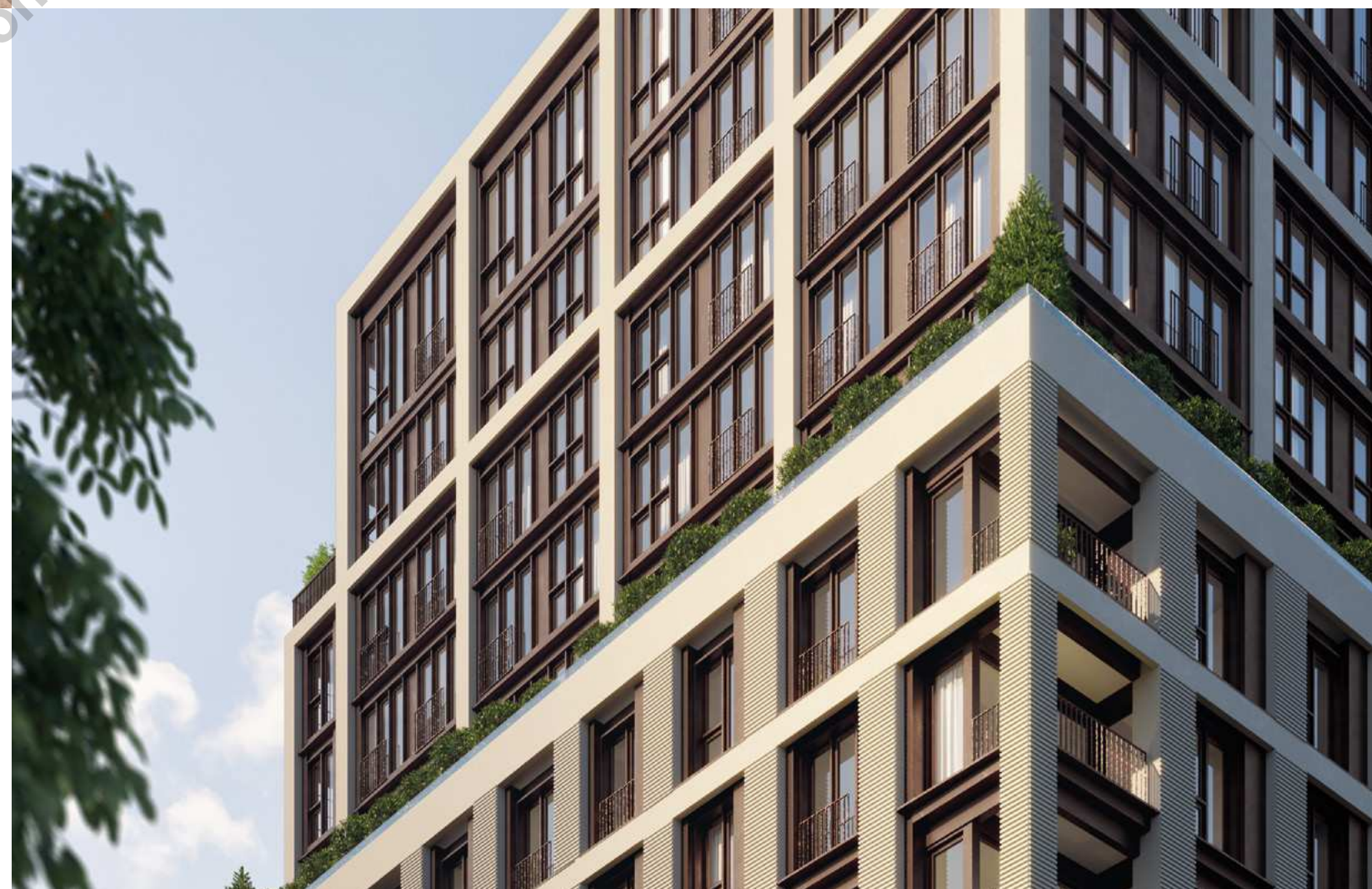


# SWEENY&CO ARCHITECTS

Sweeny&Co Architects are a team of 40 architects, designers and planners, with offices in Toronto, that create residential, office, retail, learning, hotel and recreational buildings that enhance the urban ecosystem. Their passion and purpose are to design measurably better, sustainable buildings with environments that support health and wellness, and amenities to enrich working, social and private lives within communities.

## U31

U31 is an award-winning interior architecture and design studio led by creative principals, Kelly Cray, Neil Jonsohn and financial principal, Nancy Dyson. The firm focuses on diverse commercial, residential and hospitality projects for clients across the globe, including luxury homes and large-scale mixed-use developments. With over 20 years of industry experience, U31 continuously challenges convention, while seeking to satisfy clients' needs and rise above expectation.





Minto Yorkville Park

# OUR COMMITMENT TO SUSTAINABILITY

We also measure our success by the health and vibrancy of the lives we touch and the environments we create. From green building to community building, from quality living to responsible investing, our commitment to people and the planet is an important part of what we do.

For us, sustainability isn't just about being environmentally conscious. It's about the actions we take to invest in building a sustainable future. Our goal is to reduce natural resources to minimize waste and reduce greenhouse gas emissions, while continuing to providing customers with modern spaces to live, work and play. It's our priority today — and it will continue to be in the future. We're focused on building better communities, one home at a time — and sustainability is a big part of what defines "better". Creating spaces that promote comfort, cost savings, health and community connections is something that we're completely committed to.



## Cost Savings

Our communities offer advanced features that reduce water and energy use without impacting comfort or performance, delivering real-dollar saving year-after-year.



## Comfort

Windows and walls protect you from the elements, keeping you warm in winter and cool in summer. These features help soothe the senses, ensuring your home is a comfortable and relaxing place to be.



## Community

It's not just about what's within your walls. Living in a connected community with real walkability, plenty of green space, parks and recreation offers more ways to meet with family and neighbours and promotes a sense of belonging.



## Health

Your physical and mental wellbeing is important to us. Your home has been designed to be a healthier place to live with consideration to the materials you touch and the air you breathe.



Our story begins with a simple belief: no matter who you are, where you're from or where you're going, we'll proudly build you a better place to live. This is our promise. And as we grow, from our humble beginnings to where we are now, our promise remains the same.

As proud as we are of our accomplishments, our success isn't measured in square feet or the shiny plaques on our shelves. It's measured in the special moments people create in their homes and finding new ways to live better, healthier, smarter and brighter together.

Minto Communities uses third-party building validations to demonstrate that we've delivered a superior product, making our customers feel confident that we're building with them in mind.



# MINTO COMMUNITIES PAST PROJECTS



## THE PRINCE ARTHUR

38 Avenue Rd,  
Toronto



## MINTO YORKVILLE PARK

88 Cumberland St.,  
Toronto



## MINTO WESTSIDE

27 Bathurst St.,  
Toronto

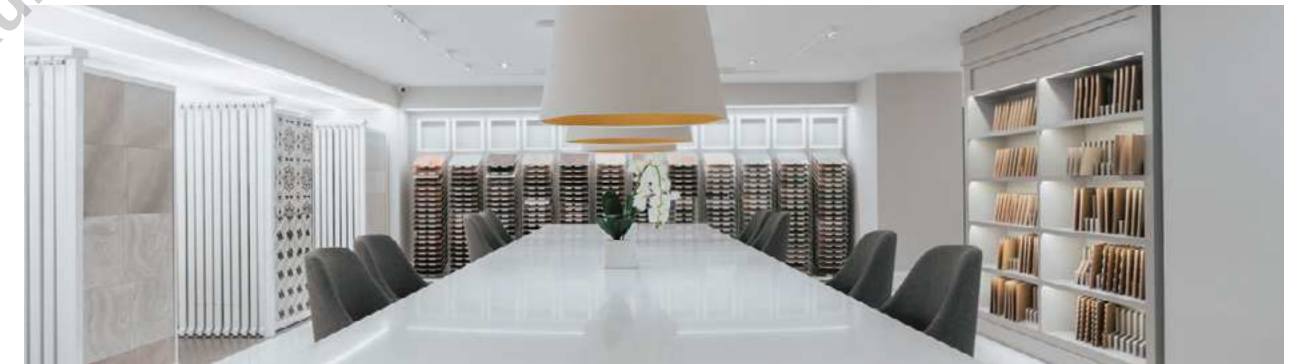
# MINTO COMMUNITIES DESIGN CENTRE

Minto Communities Design Centre is part showroom and part design studio, allowing our clients to view every available Minto Communities finish and to work with our in-house designer to make the selections that will turn their house into a home.

The Centre is optimized for a seamless customer experience. Custom millwork showcases every swatch, trim, tile, counter and flooring sample in specialty, daylight-mimicking lighting. And three full-sized kitchens, several vanities, tubs, showers, staircases and mantles make visiting Minto Communities Design Centre an immersive experience.

Our offerings are always being updated to reflect the taste of our discerning clients, and constant communication with our suppliers means everything on display will be in stock. Large workstations allow for a cohesive 'moodboarding' of your selections and ensure every choice is a natural fit.

Come curious and leave excited, we've got something for everyone.



## RECOGNITION

**The BILD Awards**  
2019 Best Single-Detached House Design – Large – Glen Agar

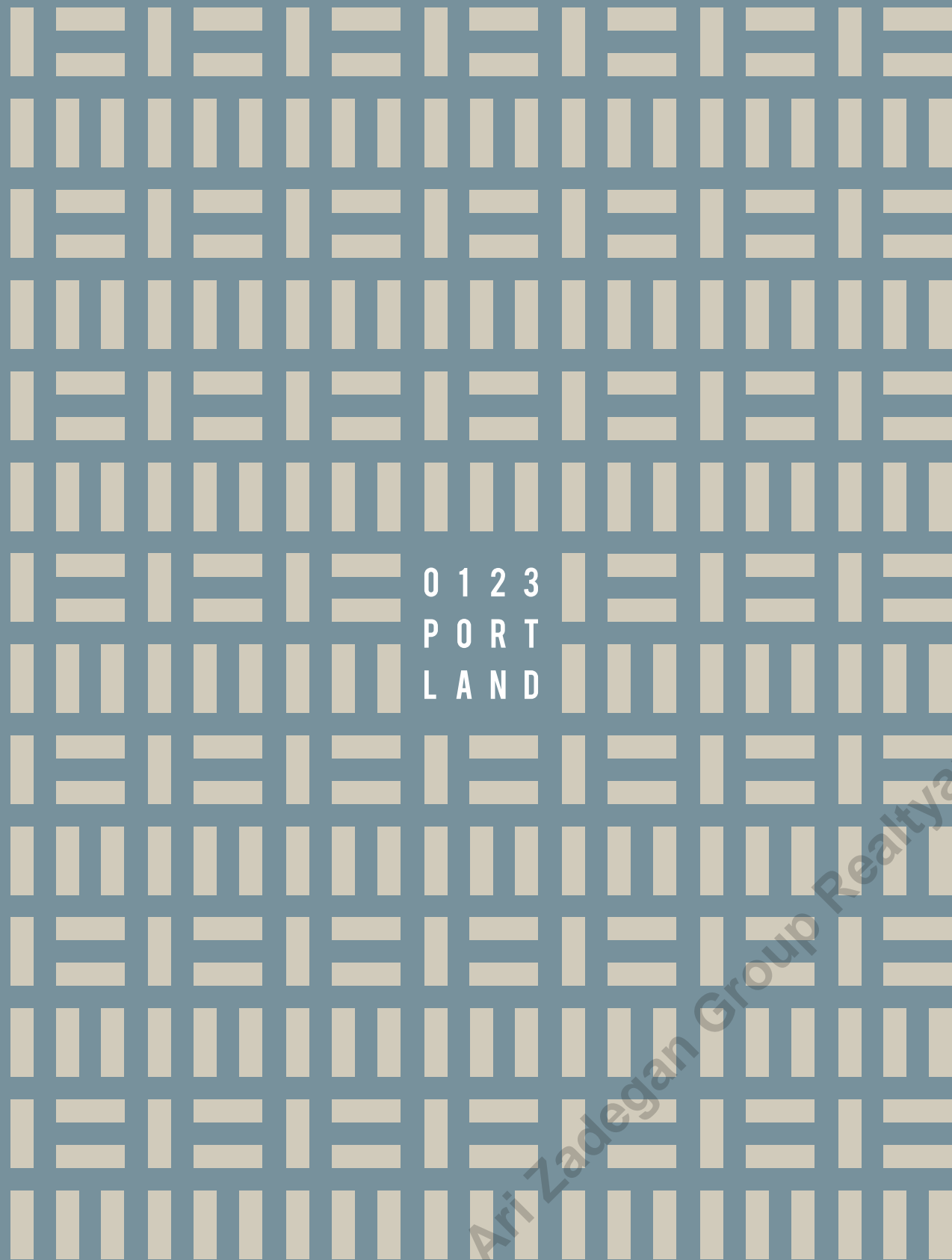
**DRHBA Awards of Excellence**  
2019 Community of the Year – Ivy Ridge

**DRHBA Awards of Excellence**  
2019 Corporate Citizenship Award

**EQ Awards**  
2018 EnerQuality's ENERGY STAR for New Homes Builder of the Year – Large Volume

**The OHBA Awards**  
2018 Project of the Year – Low Rise – Glen Agar

**The BILD Awards**  
2017 Green Builder of the Year



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Ari Zadegan Group Realtyari@torontoluxuryhomez.com 416-618-0188

All plans, dimensions and specifications are subject to change without notice. Actual usable floor space may vary from the stated floor area.  
Column locations, window locations and sizes may vary and are subject to change without notice. Furniture not included.  
Renderings are artist's concept only. E. & O. E



Ari Zadegan Group  
Realtyari@torontohome.com 416-618-0188

