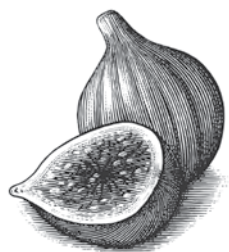




WATERWORKS

FOOD
HALL



33 FOOD STALLS

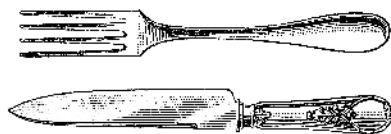
9 RESTAURANTS

DINE IN/TAKE OUT

CULINARY DESTINATION
CHEF DRIVEN
CURATED TAKEAWAY
SPECIALTY FOODS
FRESH MARKET
EXPERIENTIAL DINING
SEASONAL OFFERINGS



WATERWORKS
FOOD HALL



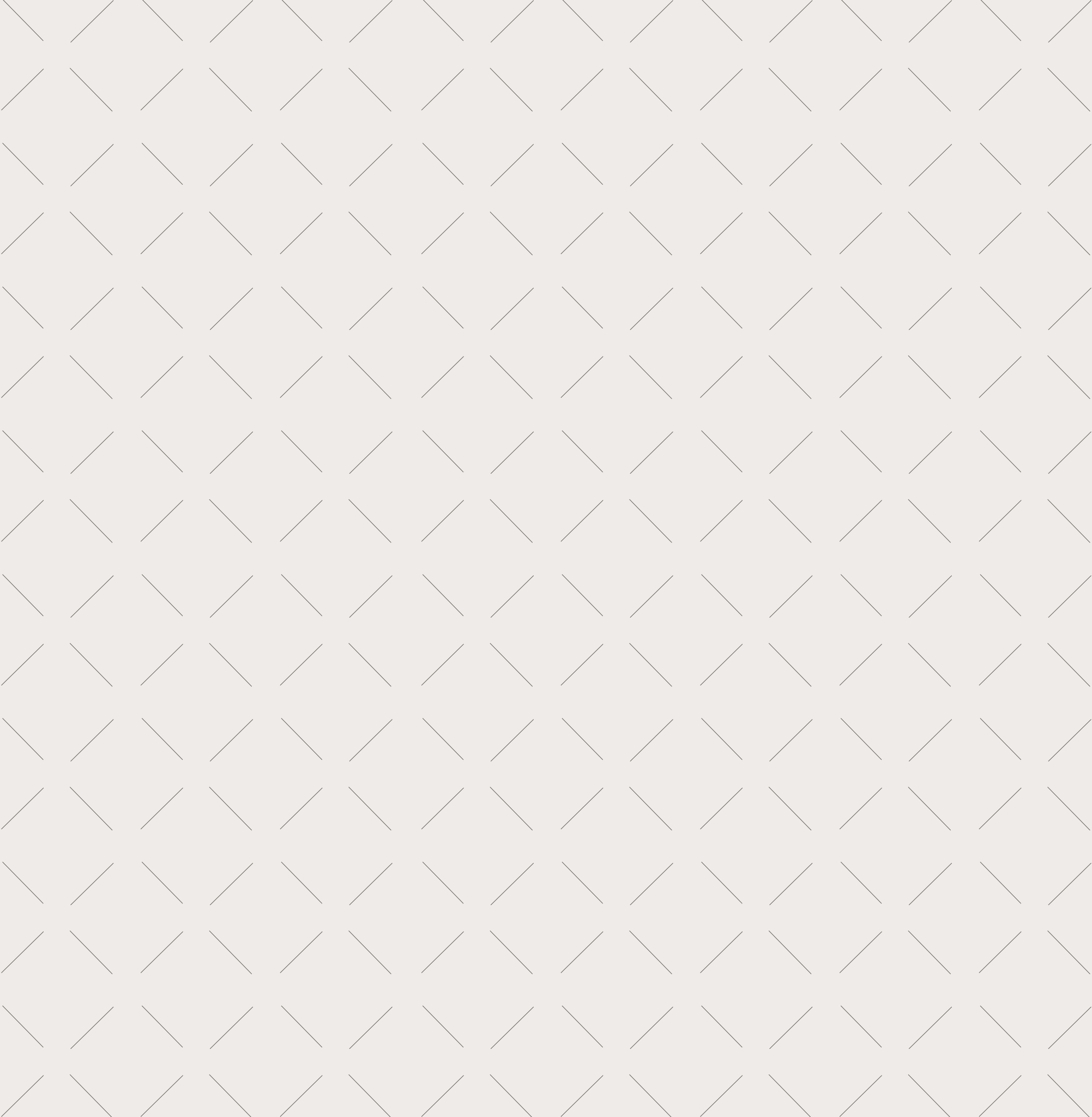
50 BRANT STREET NEAR RICHMOND & SPADINA
in the heart of king west

waterworkstoronto.com

*“The best of the best. It’s easy to say – but very hard to execute.
All the same, that’s exactly what’s being meticulously curated at
Waterworks Food Hall. One perfect take on everything you want
and need, in one grand historic and convivial space.”*

Jacob Richler,
Award-Winning Food Writer & Founding Editor
of Canada’s 100 Best Restaurants





“The best of the best. It’s easy to say – but very hard to execute. All the same, that’s exactly what’s being meticulously curated at Waterworks Food Hall. One perfect take on everything you want and need, in one grand historic and convivial space.”

Jacob Richler,
Award-Winning Food Writer & Founding Editor
of Canada’s 100 Best Restaurants





toronto's
GOURMET EMPORIUM
opening fall 2020

Waterworks Food Hall is in a soaring heritage building in one of Toronto's most exciting urban neighbourhoods. Buoyed by the rise of foodie culture, the popularity of casual dining, and evolution of experiential retail, this is King West's go-to place for midweek lunch with co-workers, Saturday morning coffee, fresh sustainable produce, and gathering for drinks or dinner with friends.

A labour of love, Waterworks Food Hall is the result of three years of research and exploration. From London to Copenhagen, to Madrid and beyond, our development team has visited the great food halls of the world for inspiration to create this curated food destination. With hand-picked vendors serving a variety of different fares and authentic cuisines, it epitomizes a great multicultural city like Toronto. More than just restaurants and artisanal food stalls, the Food Hall is a rich and layered culinary destination providing customers with a memorable and unique food experience.



水works 水works

WATERWORKS FOOD HALL



FOOD FOR THOUGHT

Waterworks Food Hall is an integral part of a spectacular mixed-use development that houses stylish condominium suites and Toronto’s newest YMCA. All connected to one of the city’s oldest parks, St. Andrew’s Playground. It is a destination unlike any other.

HERITAGE SPACE

The Food Hall features heritage brick walls, a soaring 30-foot ceiling with skylights and steel beams and columns. The old gantry crane adds an authentic touch. Outfitted with banquettes, high-top tables and cafe seating, customers can enjoy a variety of seating choices. There are options for outdoor dining in the central courtyard, its many restaurants, patios and the adjacent park. Entertainment and special events will make dining at the Food Hall, an exceptional experience.

290 RESIDENCES

With over 100 different floorplans, most with terraces or oversized balconies, it’s designed for urban adventurers and downtown devotees, many of whom will love the Food Hall’s spread of deliciousness.

56,000 SF YMCA

This extraordinary new flagship venue includes a swimming pool, running track, a gymnasium, fully equipped fitness centre and a community centre. The McDonald Family Richmond Street YMCA will generate an estimated 2000 visitors every week.

1.45 ACRE PARK

St. Andrew’s Playground with its beautiful, fully foliated trees, children’s playground, flower gardens, benches, picnic tables and an off leash dog park is a relaxing open space for the neighbourhood. With direct access to the Waterworks Food Hall, St. Andrew’s is a great place to “picnic-in-the-park” with friends.

VIBRANT NEIGHBOURHOOD

The Food Hall’s vibrant catchment area attracts a variety of people, from office workers to tourists, young and hip millennials to families alike. Its proximity to transit, a burgeoning tech industry, and downtown attractions further enhance its appeal.

WELL-CONNECTED

The site encompasses a significant portion of a city block and can be accessed from four ground level entrances – Maud Street, Brant Street, Richmond Street W. and St. Andrew’s Playground. There is also a direct entrance from the public underground parking garage.



FACTS AND FIGURES

1 KM RADIUS
2 KM RADIUS

CURRENT POPULATION (2018) 163,491 61,595	POPULATION GROWTH (2028) 197,778* 77,239	DAYTIME POPULATION (2018) 449,230** 110,353
AVG. HOUSEHOLD INCOME (2018) \$123,984 (Toronto Benchmark \$113,635) \$119,147	EDUCATION More than 60% have a university degree	MEDIAN AGE (YRS) (2018) 33 32.4
RESTAURANT MEALS TOTAL EXPENDITURE (2018) \$276.8M		RESTAURANT MEALS EXPENDITURE PER CAPITA (2018) \$7,676
 100/100	 92/100	 72/100

* 3x Greater Than Rest of Toronto
** A large employment base swells the population and adds to the lunch and dinner traffic.



“On the food front Toronto comes pretty close to having it all. So, we’ve taken our preferred examples of what this city does best, added culinary favourites from around the world, and put it all together under one historic roof. The best of the city and more in one unique place. Who can resist?”

Jacob Richler,
Award-Winning Food Writer & Founding Editor
of Canada’s 100 Best Restaurants



a
HISTORY
of taste

Waterworks Food Hall is on the site that once housed the St. Andrew's Market. Originally built in 1850, the building was destroyed by fire in 1860. In 1873, a much grander and larger market, designed in a Renaissance Revival style came into being. The third of its kind after St. Lawrence and St. Patrick's Markets, this was once the commercial centre for the city's west end. In its glory days, it housed everything, from sellers of fresh produce to butchers, as well as a police station and public library. By the 1900s, its popularity had waned, and the stalls were largely empty. The market was ultimately demolished in 1932 and the Waterworks building took its place, bringing back the spirit and tradition with a new interpretation of bygone days.



Historic images of the City of Toronto Water Works building and St. Andrew's Playground



Waterworks Food Hall. Detail before restoration of atrium.



“The contemporary European food hall is a paradigm that has bred all kinds of North American imitations. This one is different. Instead of copying what’s come before, it’s forging a new path. It combines the best of what works there with what we do better here. The result is something new, multicultural – and definitely Canadian.”

Jacob Richler,
Award-Winning Food Writer & Founding Editor
of Canada’s 100 Best Restaurants



a
DELECTABLE
space

Much like its predecessor, Waterworks Food Hall offers a cornucopia of flavours. A place of plenty, it's all about choice, fine quality, and worldly influences. A destination of deliciousness. An engaging space packed with carefully chosen vendors and creative chefs serving the best of the best. From comfort foods to gourmet fare worthy of any white tablecloth, the Food Hall is the poster child of Toronto's culinary culture. Its casual yet urbane atmosphere is a draw for gastronomes and casual diners alike. From food stalls to food boutiques, to stand-alone restaurants with patios, the culinary offerings at the Food Hall are diverse, exciting, and decidedly delectable.



EVOLUTION OF THE COURTYARD

Illustration is artist's impression.

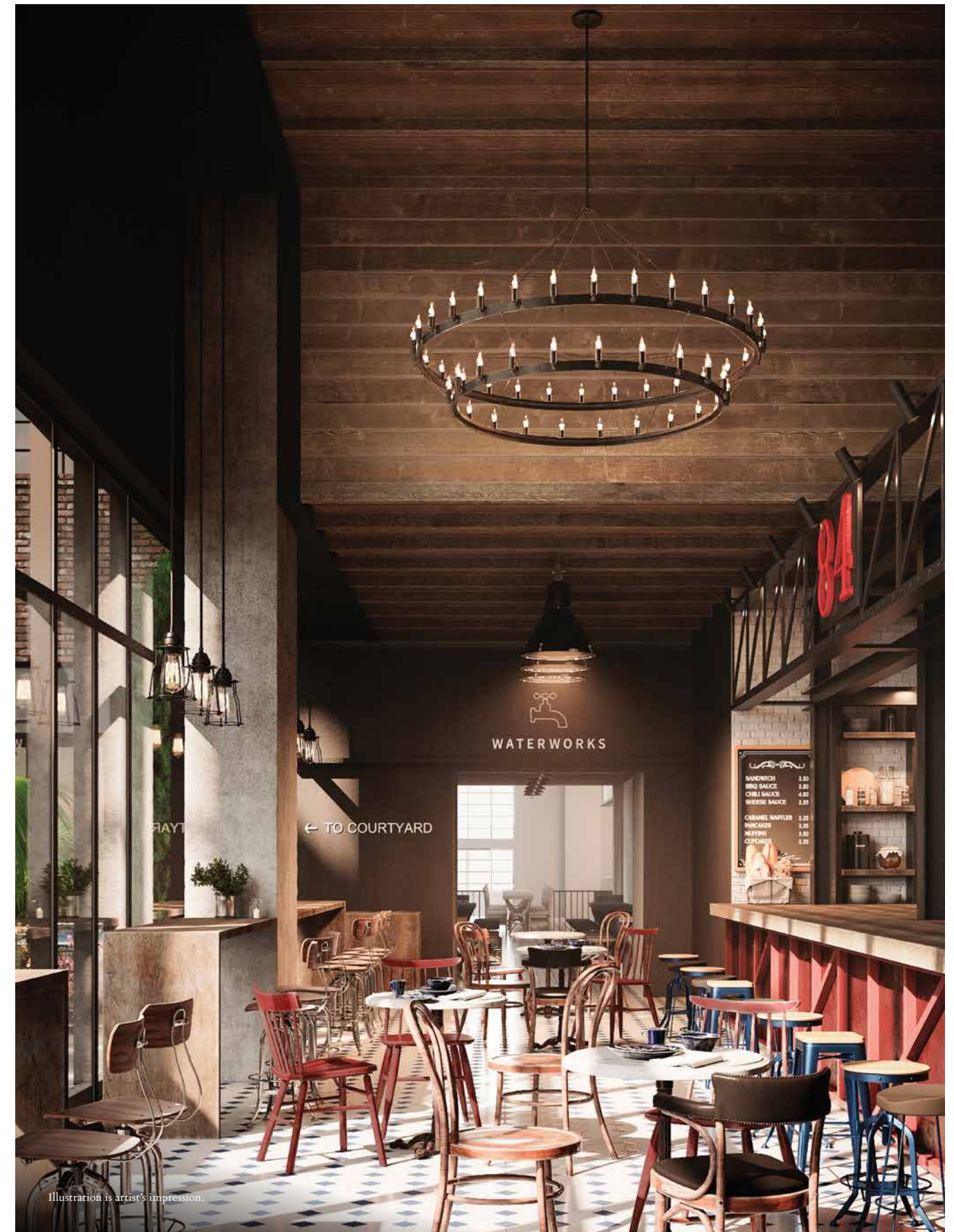
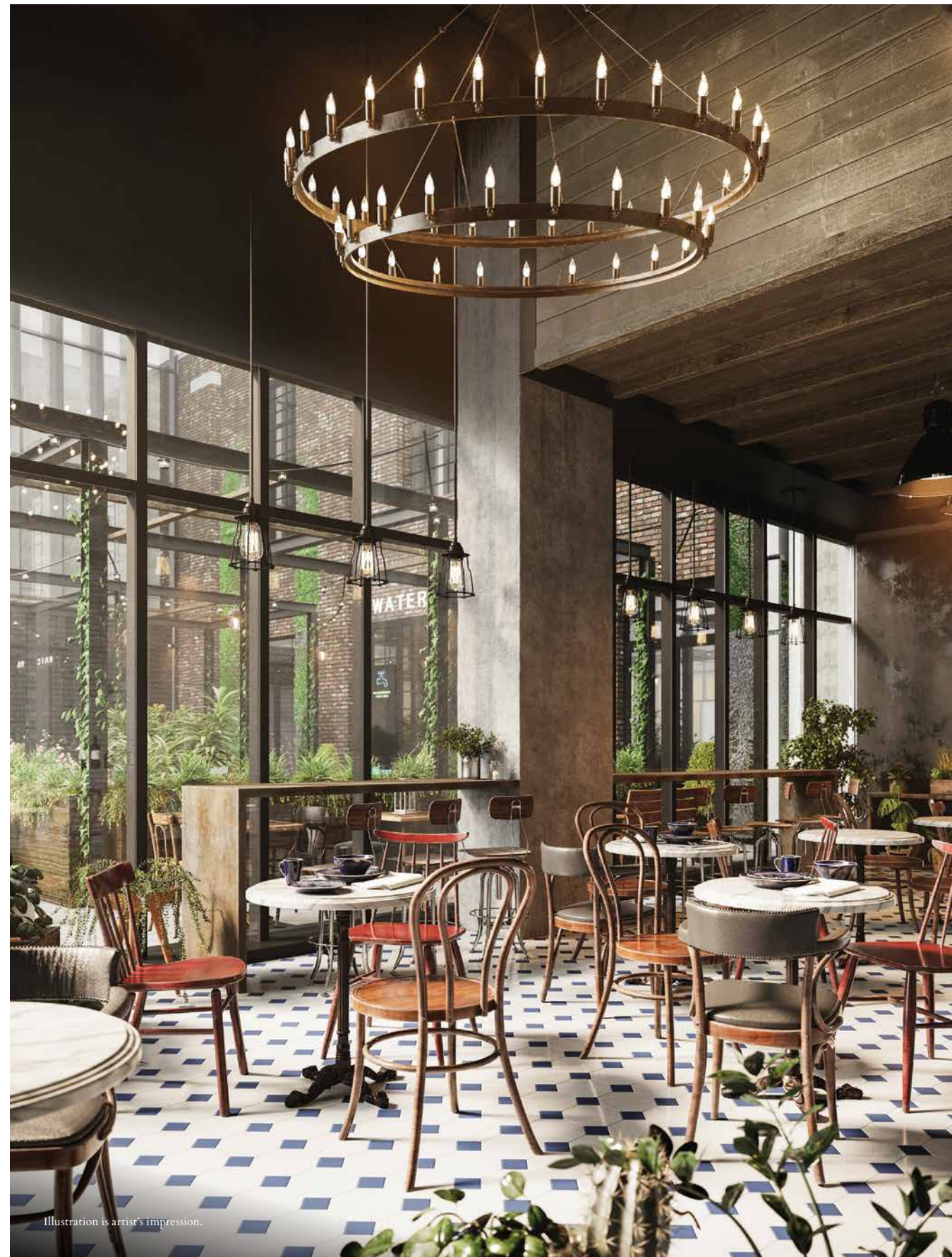




Illustration is artist's impression.

VENDORS
Bakery
Burger
Butcher
Café
Cheesemonger
Chocolatier
Dim Sum
Fishmonger
Florist
French Bistro
Fresh Pasta
Fried Chicken
Ice Cream + Cookies
Mediterranean
Mexican
Noodle Bar
Organic Grocer
Pastries and Desserts
Pizzeria
Prepared Foods
Pulled BBQ Meats
Rotisserie Chicken
Salad Bar
Specialty Sandwiches
Sushi
Tapas Bar
Tea House
Thai
Vegan

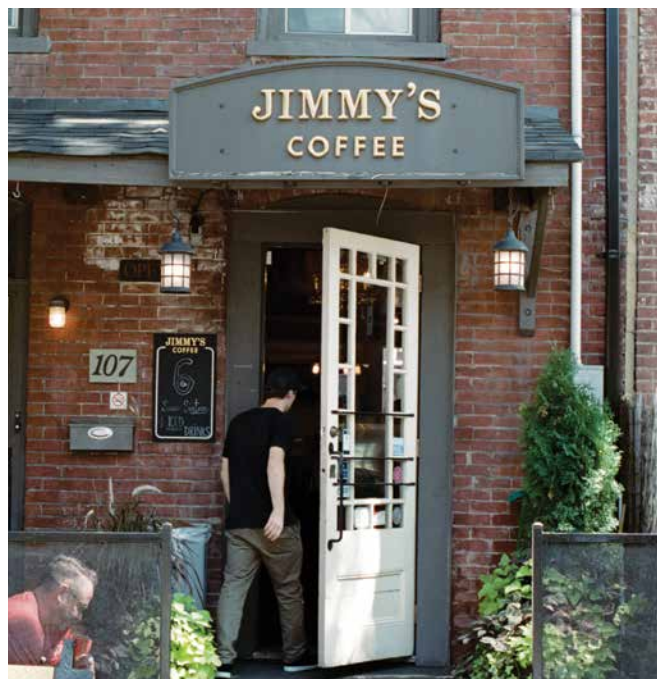
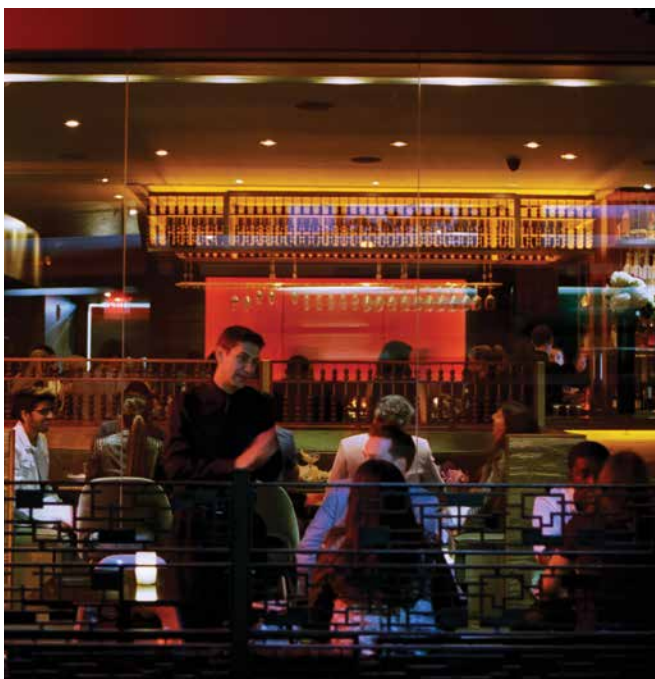


Illustration is artist's impression.



the
HEART OF SENSORY
experiences

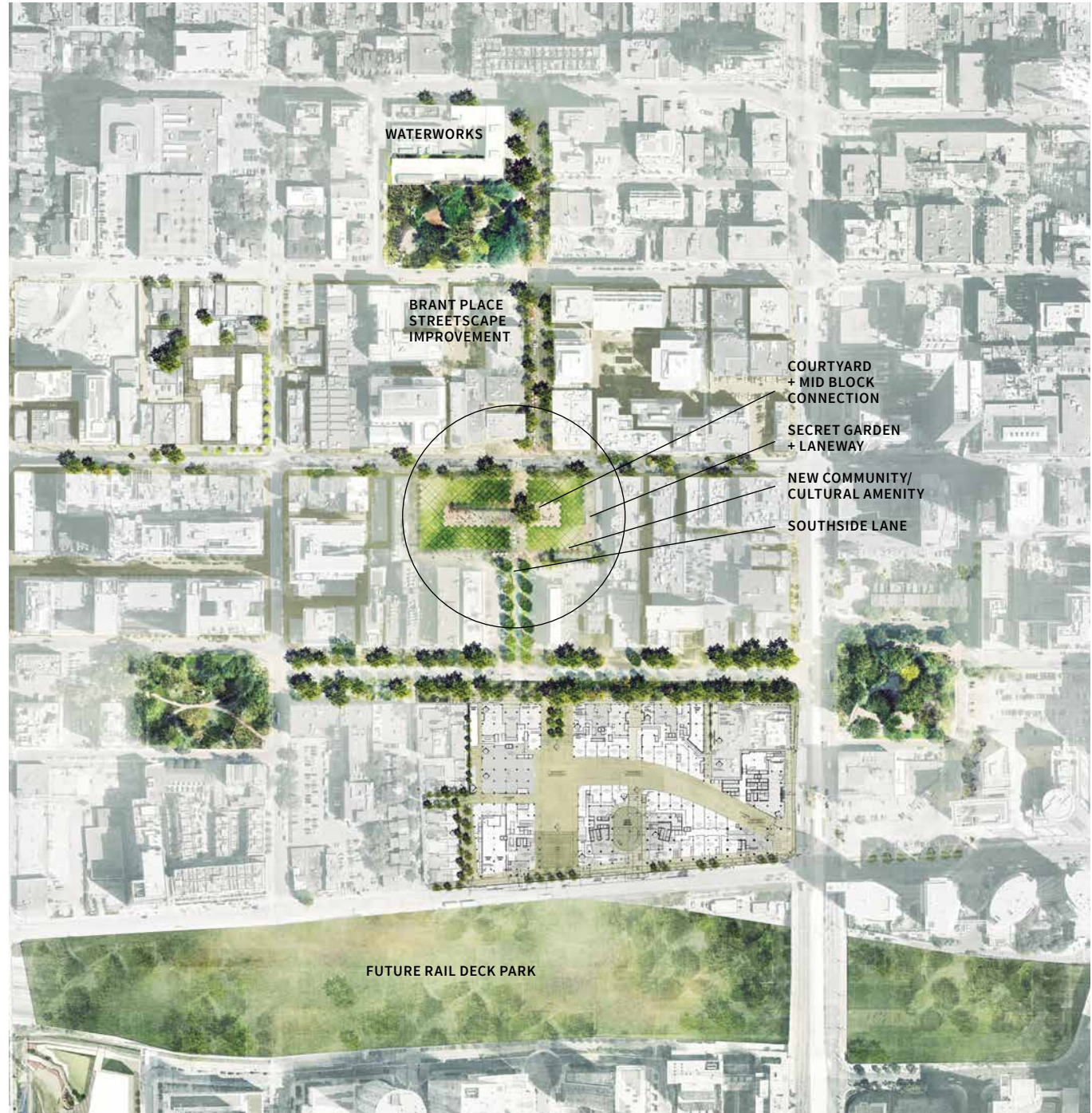
Pulsing. Thriving. Lively. Waterworks Food Hall is set in a neighbourhood that knows a thing or two about having a good time. Home to a bustling cacophony of artists, architects, legal eagles, biz-types and tech wunderkinds frequenting the city's best restaurants, coolest galleries, cafés, and shops. The street scene is eclectic and exciting. Filled with chic and urban sophisticates who know their freekeh from farro, and still love a good pizza. This ride-the-Rocket, walking, biking, close to highways neighbourhood is a magnet for the city.



Scenes from the neighbourhood/Queen Street & King Street West



Scenes from the neighbourhood/Queen Street & King Street West



King West Landscape Park Plan

RESTAURANT / CAFÉ / GROCERY

- 1 Akira Back
- 2 Allwyn's
- 3 Alo/Aloette
- 4 Ascari
- 5 Bar Buca
- 6 Baro
- 7 Belfast Love Public House
- 8 Bier Markt
- 9 Buca
- 10 Byblos
- 11 Canis Restaurant
- 12 Chubby's Jamaican Kitchen
- 13 Cibo Wine Bar
- 14 Dark Horse Espresso Bar
- 15 Early Bird Coffee & Kitchen
- 16 Fahrenheit Coffee
- 17 Figo
- 18 Forno Cultura
- 19 Fresh & Wild
- 20 Gusto 101
- 21 Impact Kitchen
- 22 iQ
- 23 Jacobs & Co.
- 24 Jimmy's Coffee
- 25 Kensington Market
- 26 Khao San Road
- 27 Kiin
- 28 Kost
- 29 Kupfert & Kim
- 30 Labora Restaurant
- 31 Lavelle
- 32 Le Gourmand
- 33 Le Sélect Bistro
- 34 Lee
- 35 Loblaws
- 36 MARBL
- 37 Mira Restaurant
- 38 Montecito
- 39 Nadège Patisserie
- 40 Noce

- 41 Nügateau
- 42 Oretta
- 43 PAI
- 44 Patria
- 45 Pi Co.
- 46 Pizzeria Libretto
- 47 Portland Variety
- 48 Quantum Coffee
- 49 Rivoli Pool Hall
- 50 Rodney's Oyster House
- 51 SARA
- 52 Smoque N' Bones
- 53 SOMA Chocolatemaker
- 54 Starbucks
- 55 Terroni
- 56 The Assembly
- 57 The Burger's Priest
- 58 The Healthy Butcher
- 59 The Keg Steakhouse + Bar
- 60 The Spoke Club
- 61 Tutti Matti
- 62 Wilbur Mexicana
- 63 WVRST

ARTS / ENTERTAINMENT

- 1 Art Gallery of Ontario
- 2 Ed Mirvish Theatre
- 3 Elgin and Winter Garden Theatre
- 4 Factory Theatre
- 5 Four Seasons for the Performing Arts
- 6 Princess of Wales Theatre
- 7 Rogers Centre
- 8 Roy Thomson Hall
- 9 Royal Alexandra Theatre
- 10 Scotiabank Arena
- 11 Scotiabank Theatre Toronto
- 12 Theatre Passe Muraille
- 13 TIFF Bell Lightbox

TRAVEL / TOURISM

- 1 Billy Bishop Toronto City Airport
- 2 Bisha Hotel
- 3 CN Tower
- 4 Graffiti Alley
- 5 Harbourfront Centre
- 6 Hilton Toronto
- 7 Fairmont Royal York
- 8 InterContinental Toronto
- 9 Le Germain Hotel
- 10 Residence Inn by Marriott
- 11 Ripley's Aquarium of Canada
- 12 Shangri-La Hotel
- 13 Sheraton Centre
- 14 The Omni King Edward
- 15 Thompson Toronto
- 16 Union Station

HEALTH / WELLNESS

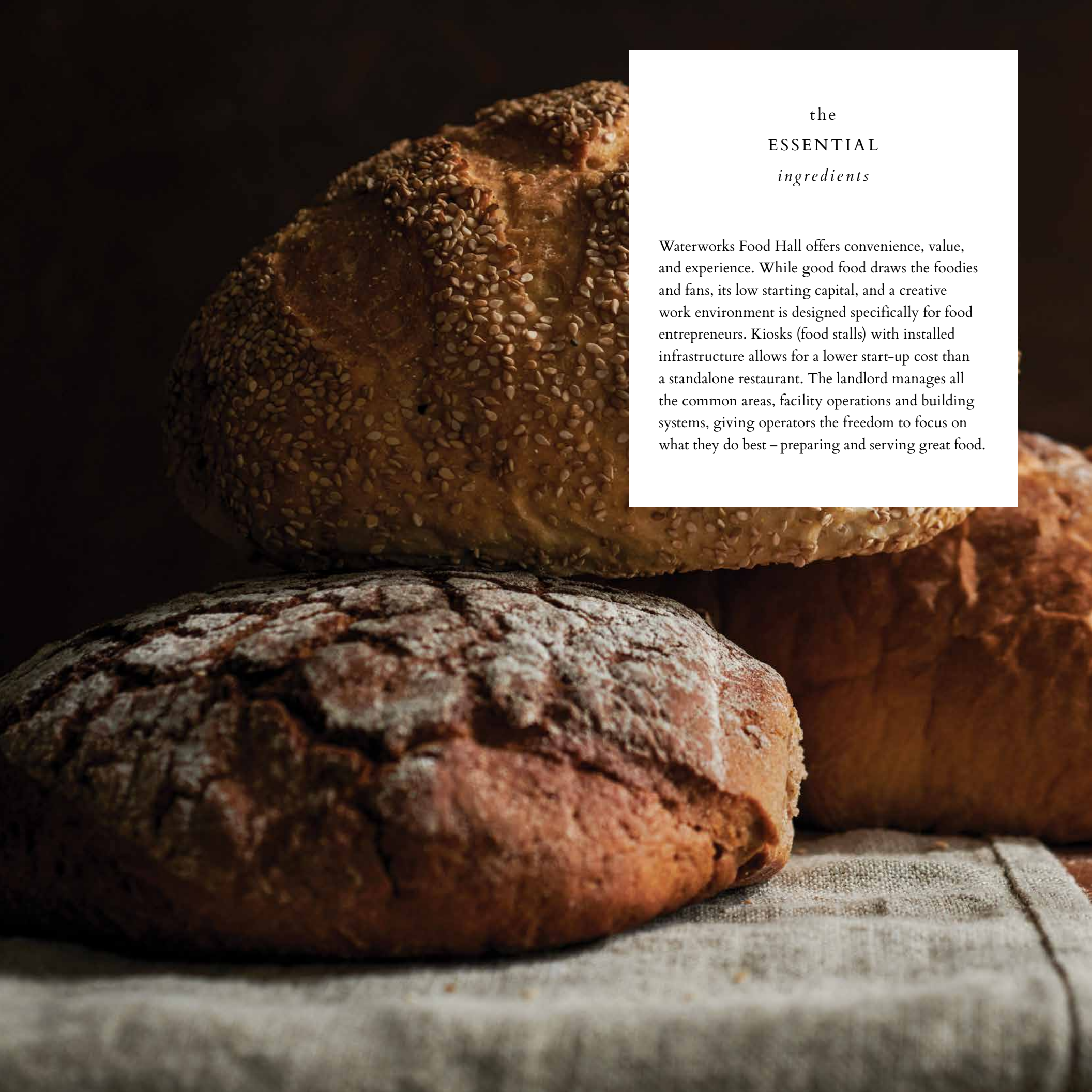
- 1 Quad King
- 2 SoulCycle
- 3 Totum Life Science

BUSINESS / EDUCATION

- 1 Amazon Toronto Office
- 2 Apple Canada
- 3 Bell Media
- 4 Google Canada
- 5 Indigo Books & Music Inc.
- 6 Metro Toronto Convention Centre
- 7 Mozilla Corporation Toronto
- 8 OCAD University
- 9 Osgoode Hall
- 10 Spotify Canada
- 11 WeWork







the
ESSENTIAL
ingredients

Waterworks Food Hall offers convenience, value, and experience. While good food draws the foodies and fans, its low starting capital, and a creative work environment is designed specifically for food entrepreneurs. Kiosks (food stalls) with installed infrastructure allows for a lower start-up cost than a standalone restaurant. The landlord manages all the common areas, facility operations and building systems, giving operators the freedom to focus on what they do best – preparing and serving great food.

RICHMOND STREET WEST



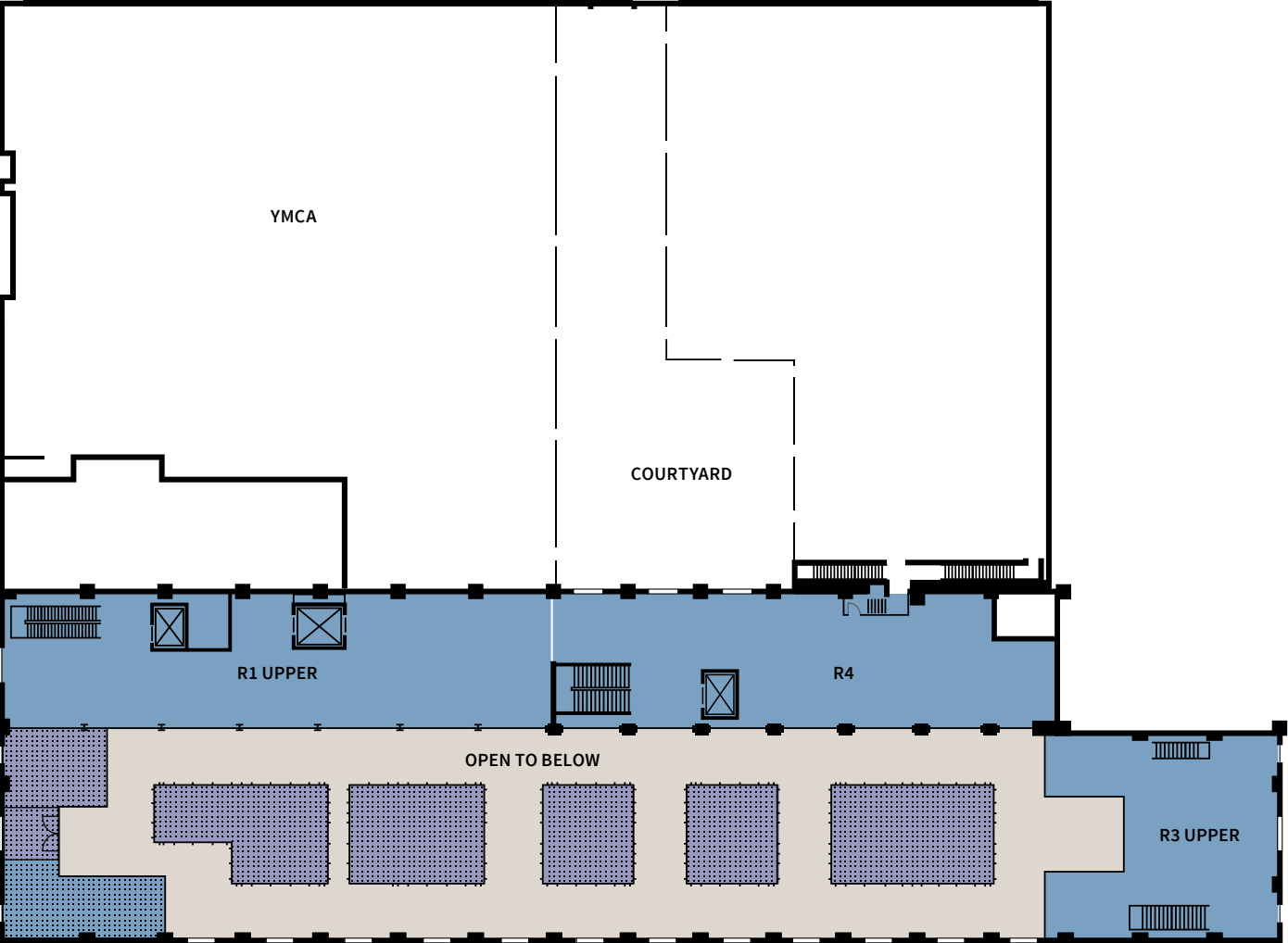
Conceptual plan only.



GROUND FLOOR

KIOSK FOOD HALL RESTAURANT RESTAURANT COMMON AREA SERVICE AREA

COURTYARD

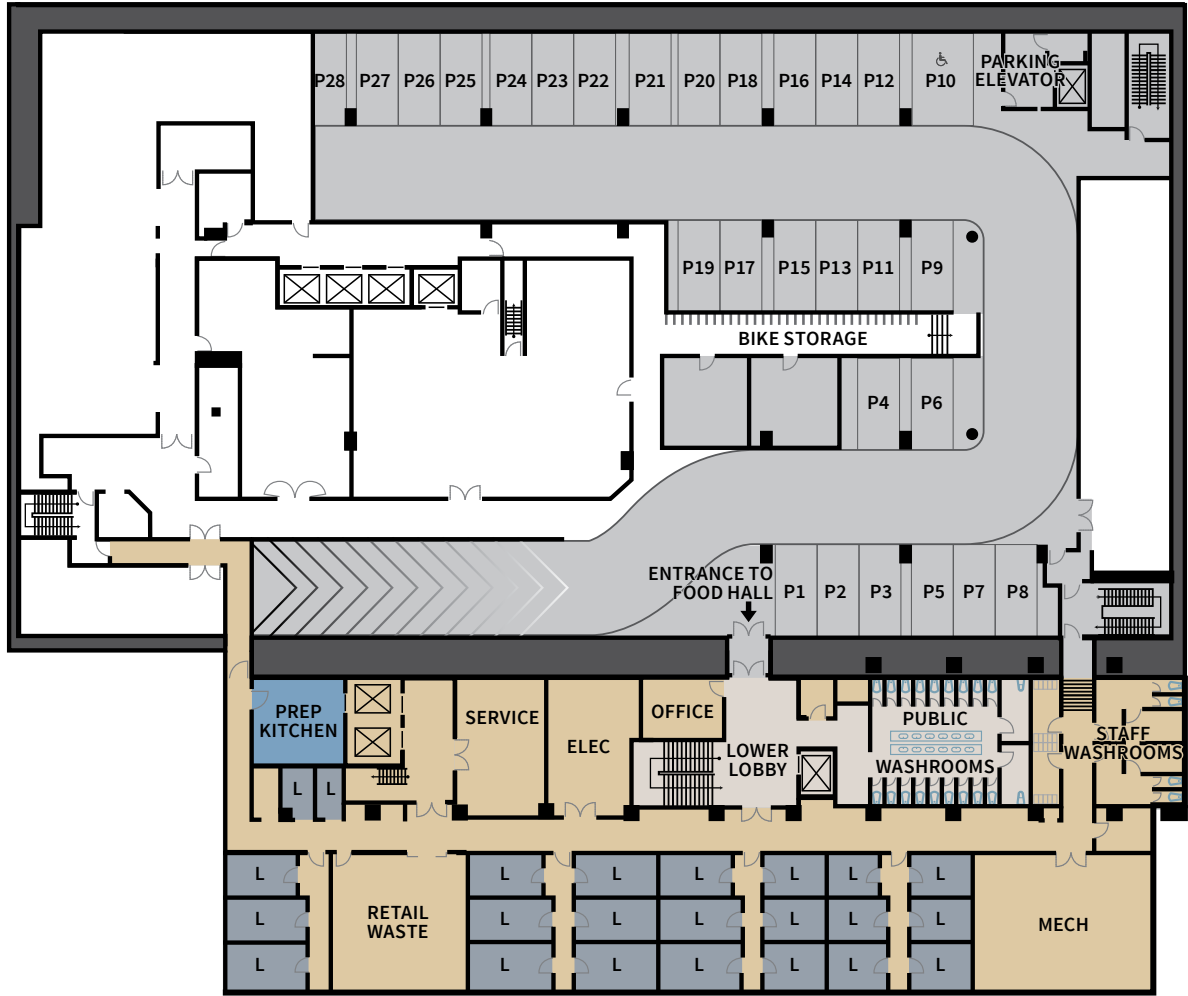


Conceptual plan only.



MEZZANINE

KIOSK AT GRADE FOOD HALL RESTAURANT COMMON AREA



Conceptual plan only.



BASEMENT | ■ PARKING ■ FOOD HALL RESTAURANT ■ SERVICE AREA ■ COMMON AREA ■ LOCKERS/STORAGE



AREA:

60,000 sf food hall & connected retail space
33,500 sf of space on the ground floor
12,500 sf on two mezzanines
14,000 sf on lower level

TENANT SPACES:

40 to 44 with a mix of restaurants, food stalls, retailers, and specialty food purveyors.

START UP COST:

Lower start up cost. A more flexible alternative to investing in a standalone restaurant.

SEATING:

The Food Hall has nearly 500 seats for use by the patrons, not including the Courtyard and restaurant seating.

ENTRANCES:

The site encompasses a significant portion of the city block. Access from four ground level entrances – Maud Street, Brant Street, Richmond Street W. and St. Andrew’s Playground. There is also a direct entrance from the public underground parking garage.

PUBLIC PARKING:

75 public parking stalls in the complex

HVAC:

The Food Hall will have a central boiler and chiller.

CEILING HEIGHT:

30 feet, not including additional height for 4 vaulted sky lights

TENANT STORAGE/PREP LOCKERS:

In the basement, available for lease.

LOADING:


An enclosed loading dock in the complex that has shared loading spaces, including Type G and Type B for use by the condominium, retail, food hall, and YMCA.

SUPPORT SPACE:

The Food Hall includes a significant amount of back-of-house space to support operations including, staff washrooms, a refrigerated garbage room, 2 service elevators, manager’s office, communications room, etc.

SERVICES:

Tenant spaces have access to water, power, natural gas, ecologizer and a centralized exhaust system.
The Food Hall’s management company is responsible for common area maintenance.



“Great food is the only international language that everyone can understand. It’s a currency with a conversion rate indexed only to pleasure. It’s also essential. A single place that offers this many great options for matching need to gratification – well, that’s something magical.”

Jacob Richler,
Award-Winning Food Writer & Founding Editor
of Canada’s 100 Best Restaurants





A FUSION OF EXPERTISE

WOODCLIFFE LANDMARK PROPERTIES

Since its inception in 1996, Woodcliffe has won numerous awards for their sensitive and creative redevelopment of heritage buildings. These awards include: the coveted Governor Generals Award for Architecture and the Heritage Toronto Award for Excellence. The company is best known for redeveloping some of Toronto’s most iconic landmarks; the North Toronto Station (Summerhill LCBO), King James Place, The Shops of Summerhill, Market Street in the historic St. Lawrence District, and others in Montreal and Ottawa. Woodcliffe, under president Eve Lewis, has a vision and purpose that ensures their buildings, and larger scale developments are true to their heritage and beloved by the people who live, work and play in them. Waterworks Food Hall continues this dedication to excellence in re-adaptive design and execution and reaffirms Woodcliffe’s dedication to the communities they serve.



North Toronto Station/Summerhill LCBO



Market Street



Shops of Summerhill

MOD DEVELOPMENTS INC.

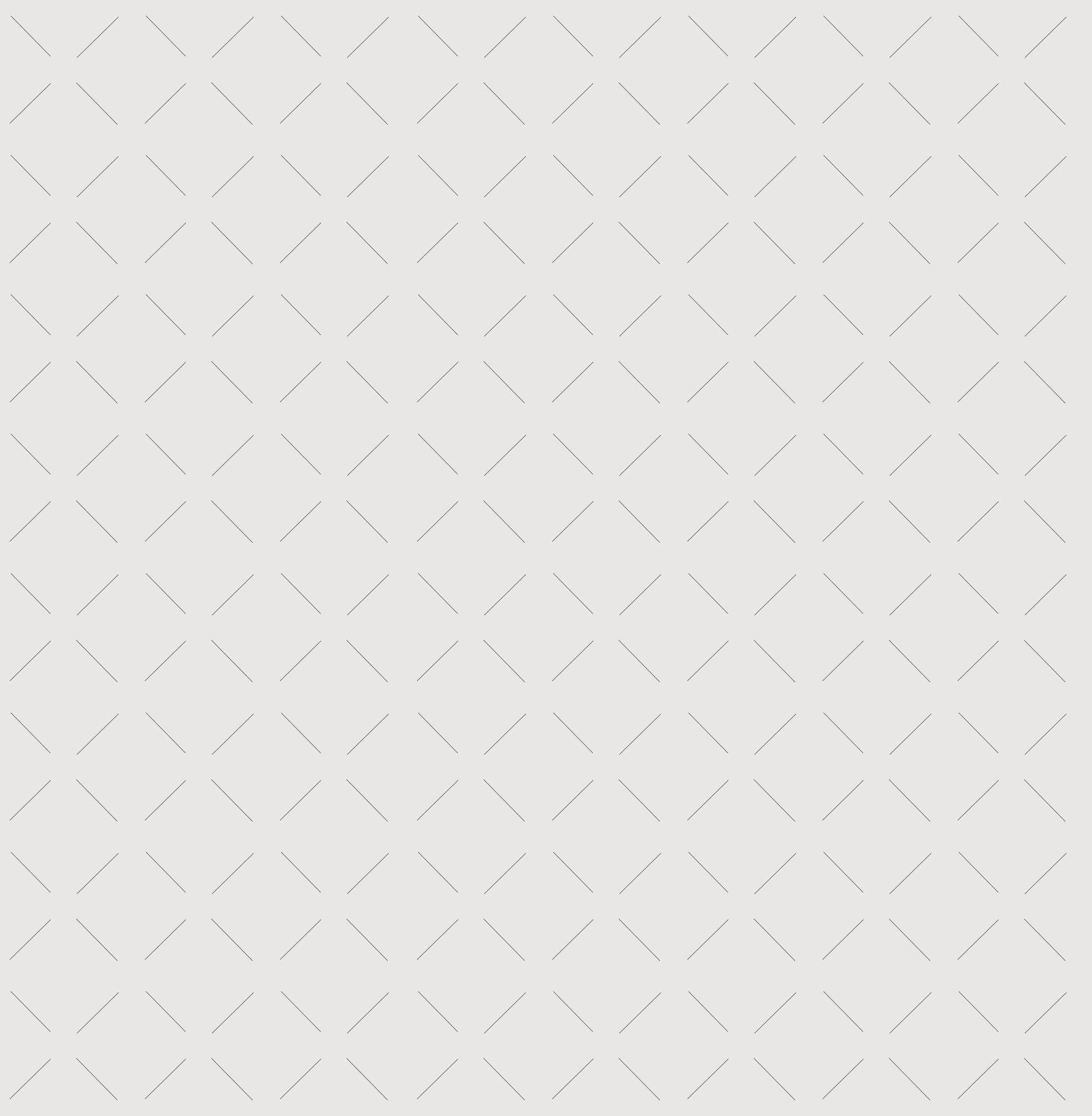
MOD Developments Inc. is a full-service real estate company specializing in unique urban developments with a focus on architectural excellence, heritage preservation and city-building. It is headed up by Gary Switzer, CEO and Noorez Lalani, President. Since its founding in 2009, the partnership has developed a series of successful, award-winning developments, beginning with its first project, the 48-storey Five Condos at St. Joseph, which won the coveted 2011 BILD Project of the Year Award as well as the Best Hi-Rise Design of the Year Award and won praise for its restoration of almost half a block of heritage buildings on Yonge Street. This was followed by Massey Tower, a 60-storey development near Yonge and Queen, integrating the 1905 former Bank of Commerce building into an innovative block development which included the revitalization of the landmark Massey Hall. Massey Tower was recognized in 2013 by winning the BILD Project of the Year Award.



Five Condominiums



The Massey Tower







50 BRANT STREET TORONTO 416.361.5000 waterworkstoronto.com

WOODCLIFFE
LANDMARK PROPERTIES

mod
DEVELOPMENTS INC.

Design: L.A. Inc. Toronto