

An iconic building designed to inspire the street. An oversized loft space that lets in the light. A neighbourhood that offers a fusion of old and new. Shift your vision to a new location where Toronto's arts and culture meet traditional living. Abacus. A unique building of modern lofts, artfully designed by award-winning RAW to simultaneously refresh and animate the streetscape while keeping the visual harmony of the community in mind.



A frontrunner in Dundas West's residential renaissance. Here, just around the corner from Ossington, is where all the local colour and emerging styles merge – and Abacus takes its place. A former commercial location transformed by award-winning RAW into a provocative visual statement and named Abacus in reference to a building where design + location + lifestyle all add up to something spectacular.

Traditional

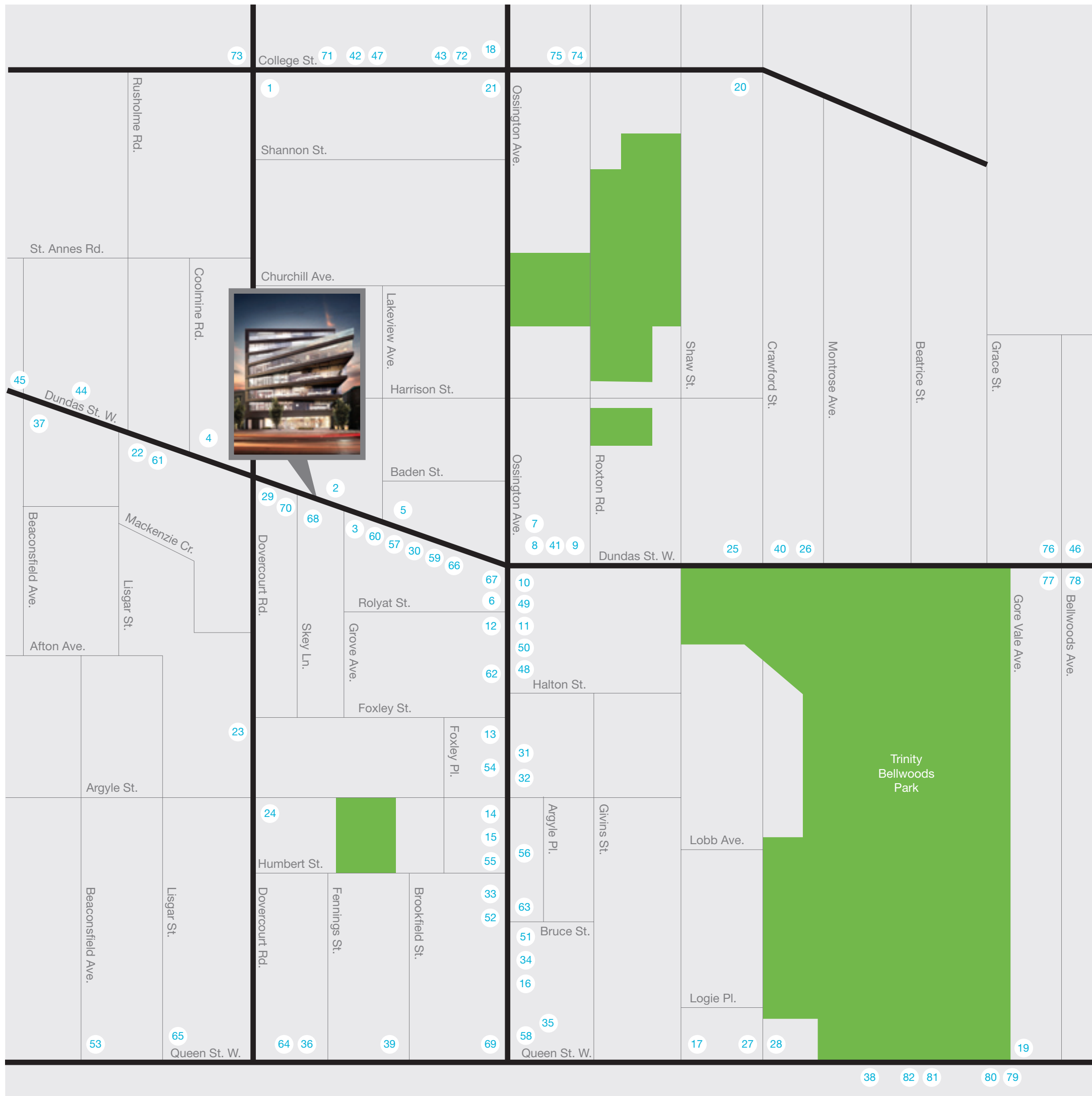
Contemporary



Live local +

Eat local

Your neighbourhood... Authentic, vibrant, fabulously livable. Yes, a bustling transit-friendly east-west street. But also a pedestrian/bike friendly community with shady tree-lined streets, a bee-line south to Queen or north to College and a direct line to Trinity Bellwoods and High Parks. A community that's not only the up-and-coming heart of Toronto's urban and food scene but still contains the essentials of a well-established, richly diverse Toronto neighbourhood. Now that's something to savour....



## Essentials



- 1 YMCA
- 2 LCBO
- 5 The Beer Store
- 8 TD Canada Trust
- 10 CIBC
- 13 Yoga Space
- 20 Metro/Shopper's Drug Mart
- 21 RBC
- 38 Garrison's Barbershop
- 41 Lakeview Storehouse
- 42 Blood & Bandages Barbershop
- 69 Parlour

## Cafés



- 3 Caldense Bakery
- 19 Nadege Patisserie
- 25 Tamped Press
- 26 Communal Mule
- 43 The Slow Room
- 44 Full of Beans
- 45 Grain, Curd and Bean
- 46 Ella's Uncle
- 74 Lit Espresso Bar
- 82 White Squirrel Coffee Shop

## Restaurants / Bars



- 4 Enoteca Sociale
- 6 BQM
- 7 The Dakota Tavern
- 9 The Lakeview
- 11 Pizzeria Libretto
- 12 Crooked Star
- 14 Watusi
- 15 Delux
- 17 The County General
- 18 Phil's BBQ
- 22 Brockton General
- 23 Julie's Cuban Cafe
- 24 Luna Cafe
- 27 Fresh
- 28 Oyster Boy
- 47 The Portuguese Chicken Guys
- 48 Foxley
- 49 Salt
- 50 Fishbar
- 51 The Ossington
- 52 Baby Huey
- 53 The Drake Hotel
- 54 Reposado Bar & Lounge
- 55 Levack Block
- 56 Bohmer
- 57 The Garrison
- 58 Sweaty Betty's
- 66 Communist's Daughter
- 67 The Painted Lady
- 71 Brass Taps
- 72 The Caledonian
- 73 Hadley's
- 75 Boom Breakfast & Co.
- 76 The Black Hoof
- 77 The Hoof Café
- 78 Saving Grace
- 81 Chippy's Fish & Chips

## Galleries



- 29 Loop Gallery
- 30 LE Gallery
- 31 O'Born Contemporary
- 32 MKG127
- 33 AWOL
- 34 XPACE
- 35 Propeller Centre for The Visual Arts
- 36 Ten Eighty Gallery
- 37 The Department
- 59 Show & Tell

## Shopping



- 16 Jonathon + Olivia
- 39 jacflash
- 40 Miracle Thieves
- 60 Penny Arcade
- 61 Dalston Grey
- 62 Vintage 1
- 63 I Miss You Vintage
- 64 Chasse Gardée
- 65 Vintage 69
- 68 The Monkey's Paw
- 70 Lost & Found
- 79 Type Books
- 80 Preloved

## Transit Routes



- 63 Ossington bus
- 501 Queen Streetcar
- 505 Dundas Streetcar
- 506 Carlton Streetcar (College St.)



Abacus lofts demonstrates the potential in safeguarding established neighbourhoods by regenerating the avenues surrounding them and enhancing the main streets that continue to define our city. Abacus is an expression of our commitment to creatively conceived and appropriately-scaled contemporary design that strives to elevate the architectural standards and quality of life along Toronto's thoroughfares.

Richard Witt / RAW





Indoor +

Outdoor

A loft-style space – that more than anything allows you to do your own thing. Open plan, light drenched, oversized... This is a living space that breathes. Add its terraces and balconies and you'll see that an Abacus loft is where indoor/outdoor minimalist raw design and living coexist. Live, work, cook, create, even garden. Scaled and designed to accommodate every modern lifestyle, this is a space that offers maximum opportunity for self-expression to flourish. Do your own thing.



Our commitment lay in creating something remarkable... a building that would repurpose an underutilized space into a vibrant living space. A form that would visually stimulate the neighbourhood while remaining in balance with its surroundings.

Antonio F. Azevedo / DAZ







Space +

Light

What elevates every inch and square foot of an Abacus loft space? The quality of light, and how excellence in detail adds to the look and feel of the whole. From the warmth of our engineered wood floors, to the polished concrete that brings a cool, raw-refined look to the main space, to the sliding doors that signal sleeping areas, we've selected elements that streamline and enrich the space while offering the ultimate in function and efficiency.



# Features + Finishes



## Loft main space

- ceiling height in principal rooms is 9'\*
- floor-to-ceiling windows\*
- sliding doors open onto the balcony\* and terrace\*
- exposed concrete ceilings in principal rooms
- white painted interior walls
- 4" baseboard and 2 1/2" door casing
- slab style bathroom, closet and washer/dryer room doors with brushed chrome hardware
- glass sliding door(s)\* to bedroom (as denoted on floorplan)
- vinyl coated wire shelving in all closets and storage areas\*
- stacked ENERGY STAR washer and dryer
- individually controlled heating and air conditioning system utilizing a heat pump system
- gas BBQ connection provided on all terraces\* and balconies\*
- hose bib provided on all terraces\*



## Floor coverings

- finished concrete floors\*\*\*  
OR engineered wood floors\*\*\* throughout with the exception of the bathroom(s) and washer/dryer room
- porcelain floor tile\*\*\* in bathroom
- ceramic floor tile in washer/dryer room

## Bathroom

- custom designed bathroom cabinetry in a selection of finishes\*\*\*
- rain-style shower head
- full vanity width mirror
- porcelain wall tile\*\*\* on all wet wall surrounds (bathtub and shower\*)
- white bathroom fixtures
- deep soaker bathtub\* and/or shower with frameless glass enclosure\*
- pressure balanced mixing valve in the bathtub and shower\*
- exhaust fan vented to the exterior

## Kitchen

- custom designed kitchen cabinetry with island\* supplied by Scavolini in a selection of finishes\*\*\*
- stone or quartz surface counter top\*\*\*
- mosaic tile backsplash\*\*\*
- single bowl under-mount stainless steel sink
- single lever deck mounted faucet set with pull-out spray
- integrated and stainless steel appliances – ENERGY STAR frost free refrigerator, ENERGY STAR dishwasher, gas cook top, and electric built-in oven
- integrated exhaust hood and microwave oven



## Multi-media technology

- structured high speed wiring infrastructure with network centre to support the latest entertainment and high speed communications services
- pre-wired telephone, cable television and communication outlets, category 6 telephone wiring to all telephone outlets, rg-6 coaxial cable to all cable television outlets, each cable television and telephone outlet connects directly to the suite network centre



## Electrical fixtures

- individual electrical panel with circuit breakers
- white 'decora style' receptacles and switches throughout
- ceiling mounted track lighting in kitchen
- ceiling mounted light fixtures in foyer\* and hallways\*
- pot lights in bathroom(s) and powder room\*
- vapor proof ceiling mounted pot light over the bathtub and shower stall\*
- capped ceiling light fixture outlet in dining room\* and den\*
- switch-controlled split outlets in living room and bedroom(s)



## Safety and security

- pre-wired for a personally encoded suite intrusion alarm system
- electronic communication system located in the secure main entry vestibule, guests in the main entry vestibule can be viewed on the resident's television
- surveillance cameras in the lobby, and main entry vestibule
- key fob controlled access system at all main building entry points and parking garage
- smoke and carbon monoxide detectors provided in all suites

\* denotes availability determined by suite design  
\*\*\* denotes finishes to be selected from the vendor's samples

• natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain, tile is subject to pattern, shade and colour variations  
• if the unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given seven (7) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time

period, the Vendor may irrevocably exercise the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of quality to or better than the materials and items set out herein  
• the Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser' request;  
• references to model types or model numbers refer to current manufacturers models. If these types or models change, the Vendor shall

provide an equivalent model;  
• all dimensions, if any, are approximate, actual useable floor space may vary from the stated floor area, if so stated;  
• all specifications and materials are subject to change without notice E. & O.E.;  
• pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser order, the Purchaser may have requested the Vendor to construct an additional feature within the unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the

Purchaser the monies, if any, paid by the Purchaser to the vendor in respect of such extra, without interest and in all other respects this agreement shall continue in full force and effect;  
• the Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect  
• all suites protected by the Tarion New Home Warranty Program

# Our team

## Sales / [Paul Johnston Unique Urban Homes](#)

Focusing on the sales and marketing of unique urban homes in Toronto, Paul Johnston represents properties that stand out from the norm – from carefully restored downtown Victorians to trendy architecturally-refined townhouses, repurposed vintage lofts to intimate modern loft-style condominiums such as Abacus. Guided by his passion for great design and intelligent city building, his team is dedicated to promoting, buying and selling specialty real estate in the city.

## Architect / Interior Design / [RAW](#)

Since its launch in September 2007, RAW's principals Roland Rom Colthoff and Richard Witt have undertaken numerous developments in the commercial and residential markets. One of the company's commitments is their contribution to the concept of Main Streets – a movement characterized by buildings on small lots ranging in height from 4 – 8 storeys. In response, a significant amount of RAW's projects involve the unification of commercial storefront spaces and above-ground residential space. Their design for Abacus is a prime example of the Main Street philosophy.

## Project Management / [59 Project Management Inc.](#)

A Toronto-based company with considerable experience working in residential developments of any size, 59 Project Management's expertise lies exclusively in ensuring successful execution and on-time completion of a construction project while minimizing the impact on the neighbourhood and the environment.

## Strategic Design & Communications / [52 Pick-up Inc.](#)

52 Pick-up is an award-winning design and strategic communications agency in Toronto focused on taking a brand or product identity from scratch and, through the creation of a strategic marketing plan, making it a success story. Their proven ability to successfully launch residential condominiums has earned them well-deserved kudos in Toronto's development community.

## Vision / [Antonio Azevedo, DAZ](#)

Born into a family of stonemasons, Antonio Azevedo is perhaps less a developer in the traditional sense of the word than an individual who looks forward to keeping his family's heritage alive through custom-designed developments tailored to location. Meticulous in his choice of projects, this current one – his first residential condominium – is the result of a visit to his old Dundas West neighbourhood (he lived there as a boy and still goes back for a haircut), and seeing the residential potential of a well-located but underused commercial location. The sum of this vision, is of course, Abacus Lofts. As for the nomenclature of his company, DAZ, it comes from his family's name – D'Azevedo.

