

TORONTO · CANADA

ONE  
BLOOR WEST

Landmark Mixed-Use  
Development Opportunity





THE OFFERING

# Once in a generation opportunity

Jones Lang LaSalle Real Estate Services, Inc. (“JLL”, the “Broker” or “Advisor”) on behalf of Alvarez & Marsal Canada Inc. (“A&M” or the “Receiver”), in its capacity as Receiver, is pleased to present a once-in-a-generation opportunity to acquire and/or partner in developing **1 Bloor Street West, Toronto, Ontario, Canada** (the “Property”, “Development”, “Site” or “Project”), a luxury mixed-use development that will be one of Canada’s most iconic buildings upon completion.

1 Bloor Street West occupies a prime corner location at the intersection of Yonge and Bloor Streets, in one of Canada’s busiest and most affluent neighbourhoods. The Project, designed by world-renowned architect Foster + Partners and highly acclaimed CORE Architects, will comprise over 830,000 square feet (“sf”) of mixed-use space, including luxury residential condominiums, a hotel, retail and restaurant space, and four levels of underground parking. Construction of the Development commenced in 2017 and remains ongoing, with forming of the Project’s superstructure recently reaching the 59<sup>th</sup> storey, and a roster of Canada’s foremost consultants and contractors overseeing development at the Site. An incoming developer has a unique opportunity to complete the Project with significant work in-place, and the flexibility to reimagine design and branding concepts for this landmark development.

Upon completion, the Property will stand at 85 storeys and will be one of Canada’s tallest buildings, while also possessing one of the most coveted addresses in the country. Prominently positioned within Toronto’s “Mink Mile”, the Development will be a landmark among some of the world’s most prestigious retail, restaurant and hotel brands, and benefit from the area’s affluent demographic and high volumes of tourist traffic.



CONCEPTUAL DESIGN

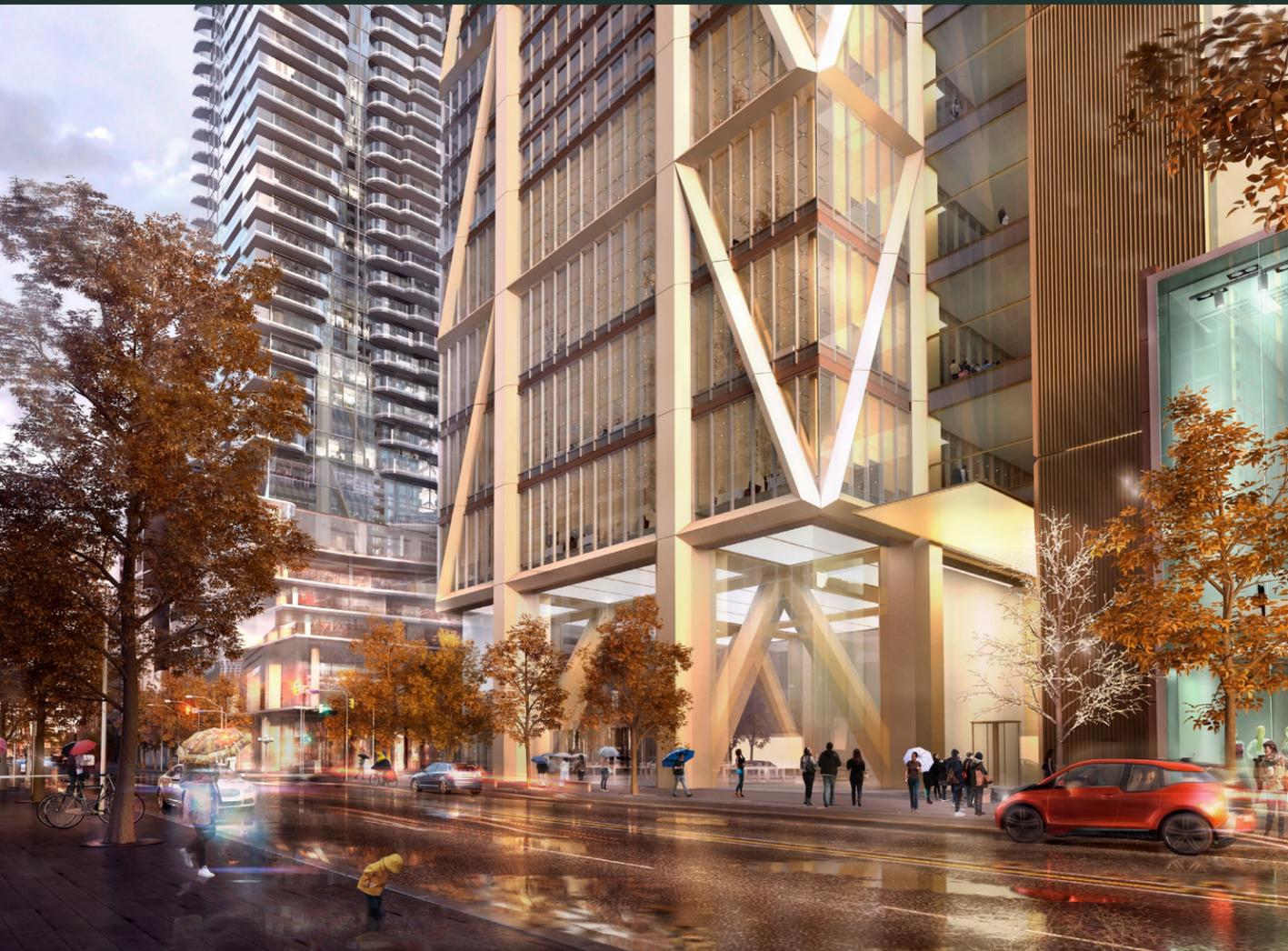
## DEVELOPMENT STATISTICS

 <b>SITE AREA</b> 27,274 SF (0.63 AC)	 <b>GFA TOTAL<sup>1</sup></b> 830,748 SF
 <b>HEIGHT</b> 85 Storeys	 <b>RESIDENTIAL</b> GFA: 641,796 SF Units: 503
 <b>STATUS</b> Ongoing Construction	 <b>HOTEL</b> GFA: 112,065 SF Suites: 138
 <b>FRONTAGE</b> Bloor St W: 157 ft. Yonge St: 194 ft.	 <b>RETAIL &amp; RESTAURANTS</b> GFA: 58,383 SF
 <b>EXPECTED COMPLETION</b> H2-2027	 <b>UNDERGROUND PARKING</b> 296 Stalls

<sup>1</sup> GFA Total also includes common area space

# Landmark Mixed-Use Development

1 Bloor Street West will stand 85 storeys tall upon completion, comprising over 830,000 sf of total gross floor area ("GFA"), including 641,796 sf of residential and 188,952 sf of non-residential GFA, based on existing plans. An incoming developer will have the flexibility to reimagine current design concepts to create a one-of-a-kind luxury, mixed-use development.



1 Bloor Street West will be a landmark, luxury destination within Toronto's coveted Bloor-Yorkville neighbourhood.

## FLOORS 17 - 85

### Luxury Residential Condominiums

Over 640,000 sf of GFA across 503 luxury residential condominiums, with units ranging from 591 sf to 6,539 sf, featuring high-quality finishes and ceiling heights up to 10 feet.

## FLOORS 5 - 16

### 5-Star Hotel and Amenities

138 hotel suites, with first-class amenities including a fitness centre, outdoor pool, event space, outdoor terrace, restaurant and dining space, and a lobby bar/lounge.

## FLOORS 3 - 4

### World-Class Restaurant Space

Two levels of premier restaurant and event space, comprising approximately 42,000 sf of GFA, offering a unique opportunity for one or more restaurant concepts that will transform the space into a true destination within Yorkville.

## CONCOURSE - FLOOR 2

### One-of-a-Kind Streetfront Retail

Remarkable retail space, totalling approximately 16,000 sf of GFA<sup>1</sup>, with full floor-to-ceiling glass façade, exceptional 40-foot clear heights and expansive frontage onto Yonge and Bloor Streets.

## PARKING LEVELS 1 - 4

### Prime Underground Parking

Four levels of below-grade parking with state-of-the-art stacker units, offering 296 parking stalls at one of Toronto's busiest intersections.

<sup>1</sup>Subject to reductions for additional amenity space

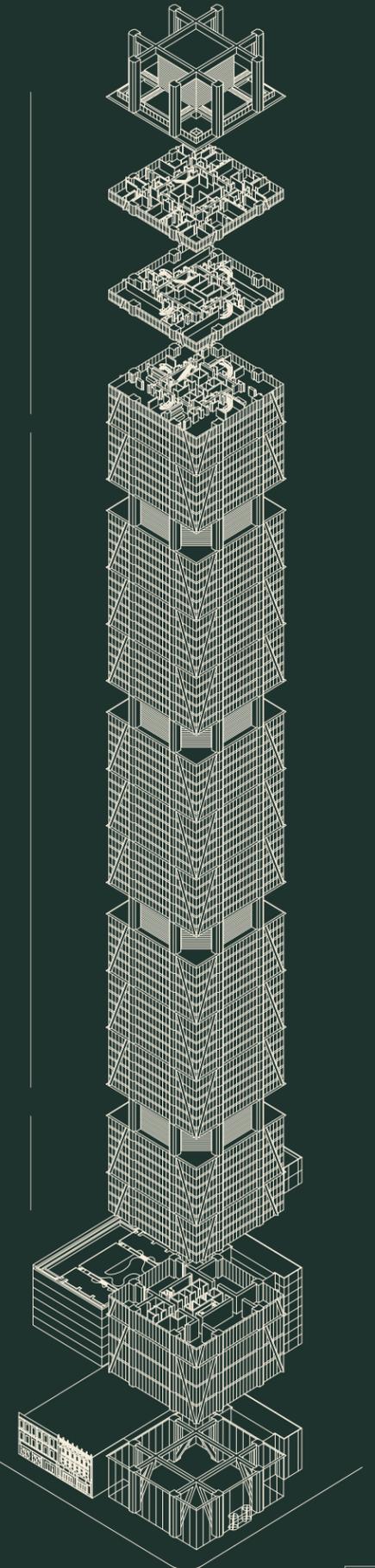
PENTHOUSE

RESIDENTIAL CONDO

HOTEL

RESTAURANT / AMENITIES

RETAIL

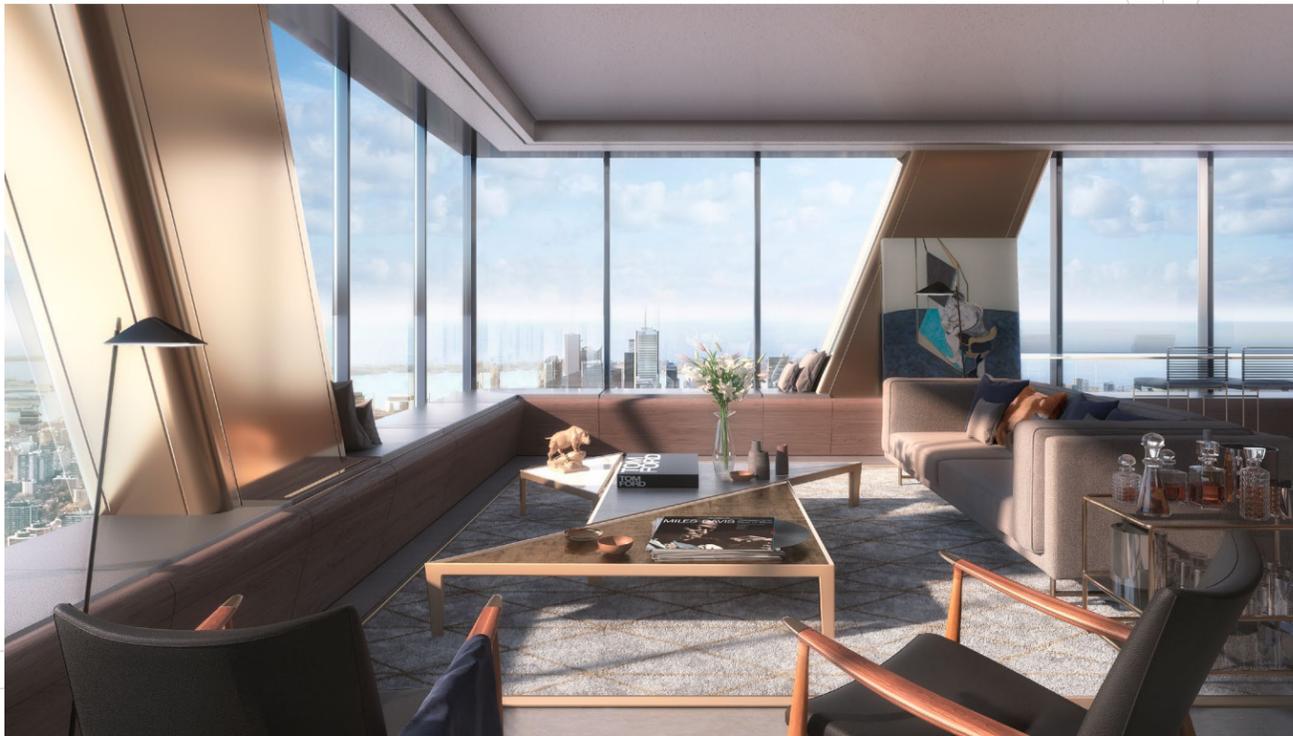


HIGHLY REGARDED PROJECT TEAM

# Flexibility to reimagine one of Toronto's most luxurious developments

**Foster + Partners** | **COREARCHITECTS**

Designed by world-renowned **Foster + Partners**, an international architecture firm behind numerous iconic, large-scale projects across the globe, and highly acclaimed **CORE Architects**, 1 Bloor Street West will reshape Toronto's skyline with its distinct, contemporary exoskeleton structure. An incoming developer will have the flexibility to reimagine certain design aspects, including selecting interior design finishes for residential suites and amenity spaces, curating a complementary retail and restaurant mix, and choosing a world-class hotel operator. In addition, a future developer will have the unique opportunity to conceptualize new branding for what will be one of Toronto's most extraordinary, luxury mixed-use projects.



## Ongoing construction with a roster of Canada's premier consultants and contractors

The forming of the Project's superstructure has recently reached the 59<sup>th</sup> storey, with the underground parking, retail, restaurant and hotel components already structurally complete. With a target completion date in the second half of 2027, construction has continued to progress at the Site, currently under the diligent management of **Knightsbridge Development Corporation** and **SKYGRiD Construction Inc.** to assure superior construction quality and meticulous attention to detail, while maintaining the luxurious design of the Project. Major trades contracts with some of Canada's foremost consultants and contractors, including **Walters Group**, **Hardwall Construction** and **OZZ Electric**, among others, are currently in-place to ensure the highest-quality building components and finishes. With a significant amount of forming completed to date, an incoming developer has a unique opportunity to step into a world-class development that is well-advanced in construction.

# One of the most coveted addresses in Toronto's Bloor-Yorkville node

The Property occupies a high-profile location at the southwest corner of one of Canada's most notable intersections, surrounded by an abundance of high-end designer shops and boutiques in an upscale shopping district along Bloor Street West between Yonge Street and Avenue Road. Situated in one of the busiest nodes in Canada, 1 Bloor Street West's irreplaceable location provides prominent visibility and exposure along Yonge and Bloor Streets, along with proximity to an extensive array of highly sought-after amenities, including shopping, entertainment and dining options, in an area recognized as one of the top shopping destinations in the world. Ongoing residential intensification in the Bloor-Yorkville node over the next several years is expected to continue to drive retail demand and attract new entrants to Bloor Street, adding to an expansive roster of luxury retailers, which includes Cartier, Dior, Gucci, Louis Vuitton and Rolex.

# Affluent, transit-connected residential neighbourhood

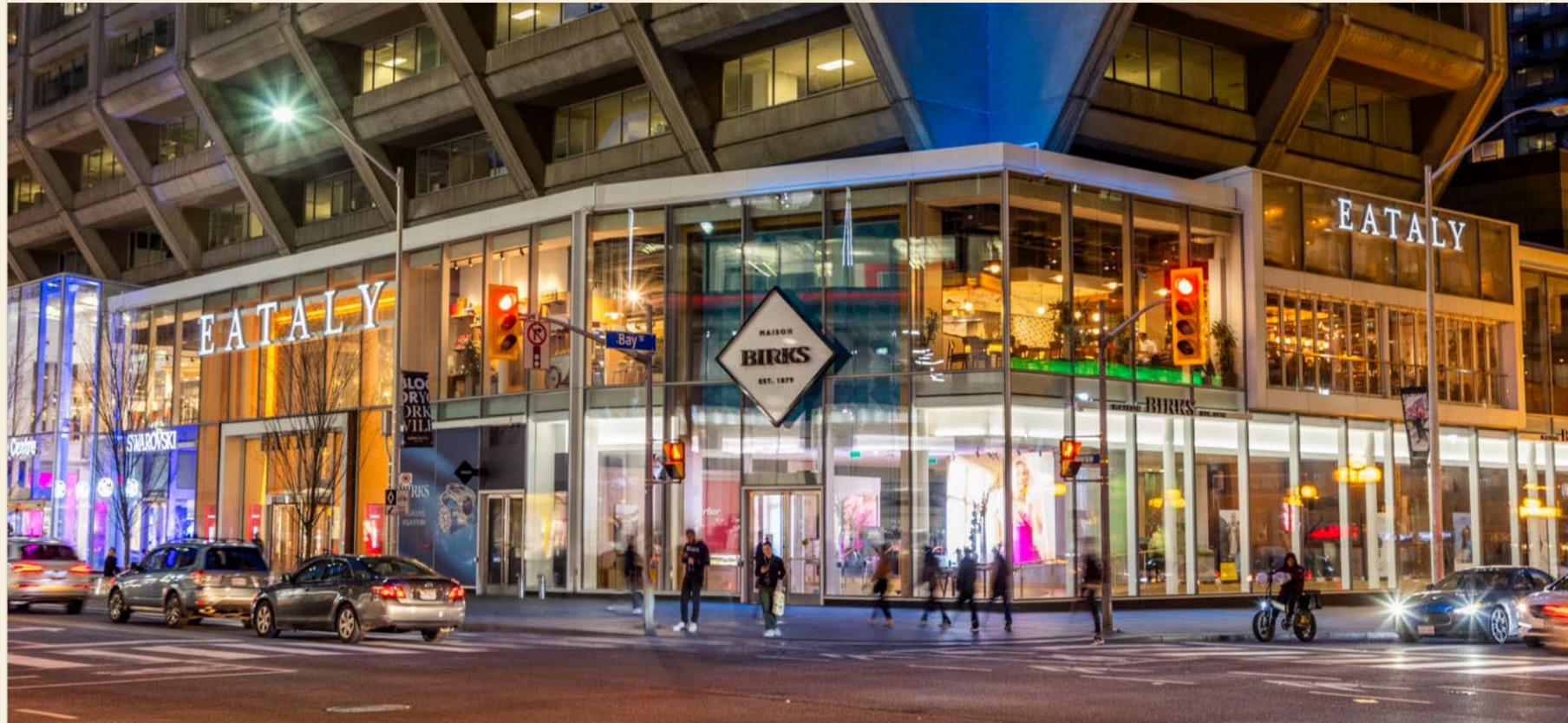
1 Bloor Street West is conveniently situated steps away from the Toronto Transit Commission's ("TTC") Bloor-Yonge Subway Station, the City's busiest subway station with average daily ridership in excess of 200,000 passengers. Bloor-Yonge Station is a key interchange station which provides access to the TTC's Line 1 Yonge-University and Line 2 Bloor-Danforth, and is currently undergoing a design retrofit and significant expansion to meet current and future ridership demand. In addition to exceptional transit connectivity, the Bloor-Yorkville node is home to one of the most affluent populations in Canada, with an average household income of \$144,686 within 3 km of the Property.

1BW



BLOOR-YORKVILLE

- HERMÈS
- BURBERRY
- Cartier*
- CHANEL
- DIOR
- LOUIS VUITTON
- GUCCI
- ROLEX



EXTENSIVE AMENITY OFFERING

# Amenities

## RESTAURANTS & BARS

1. Eataly
2. La Pizza & La Pasta
3. Sofia Italian Restaurant
4. Pearl Yorkville Chinese Cuisine
5. Buca Osteria & Bar
6. STK Toronto
7. Morton's The Steakhouse
8. CLAY Restaurant
9. ONE Restaurant
10. Trattoria Milano
11. Aburi Hana
12. Sassafras
13. Bar Reyna
14. Kasa Moto
15. Cibo Wine Bar
16. Yamato
17. Vaticano
18. Amal Toronto

## RETAILERS

19. Harry Rosen
20. MONCLER
21. Prada
22. Chanel
23. Ferragamo
24. Holt Renfrew
25. Brunello Cucinelli
26. Tiffany & Co
27. Louis Vuitton
28. Saint Laurent
29. Giorgio Armani
30. Dior
31. Cartier
32. Burberry
33. Hermès
34. Gucci
35. Bulgari

## SHOPPING CENTRES

36. Holt Renfrew Centre
37. Manulife Centre
38. Yorkville Village
39. Cumberland Terrace
40. Bay St Shopping Mall

## HOTELS

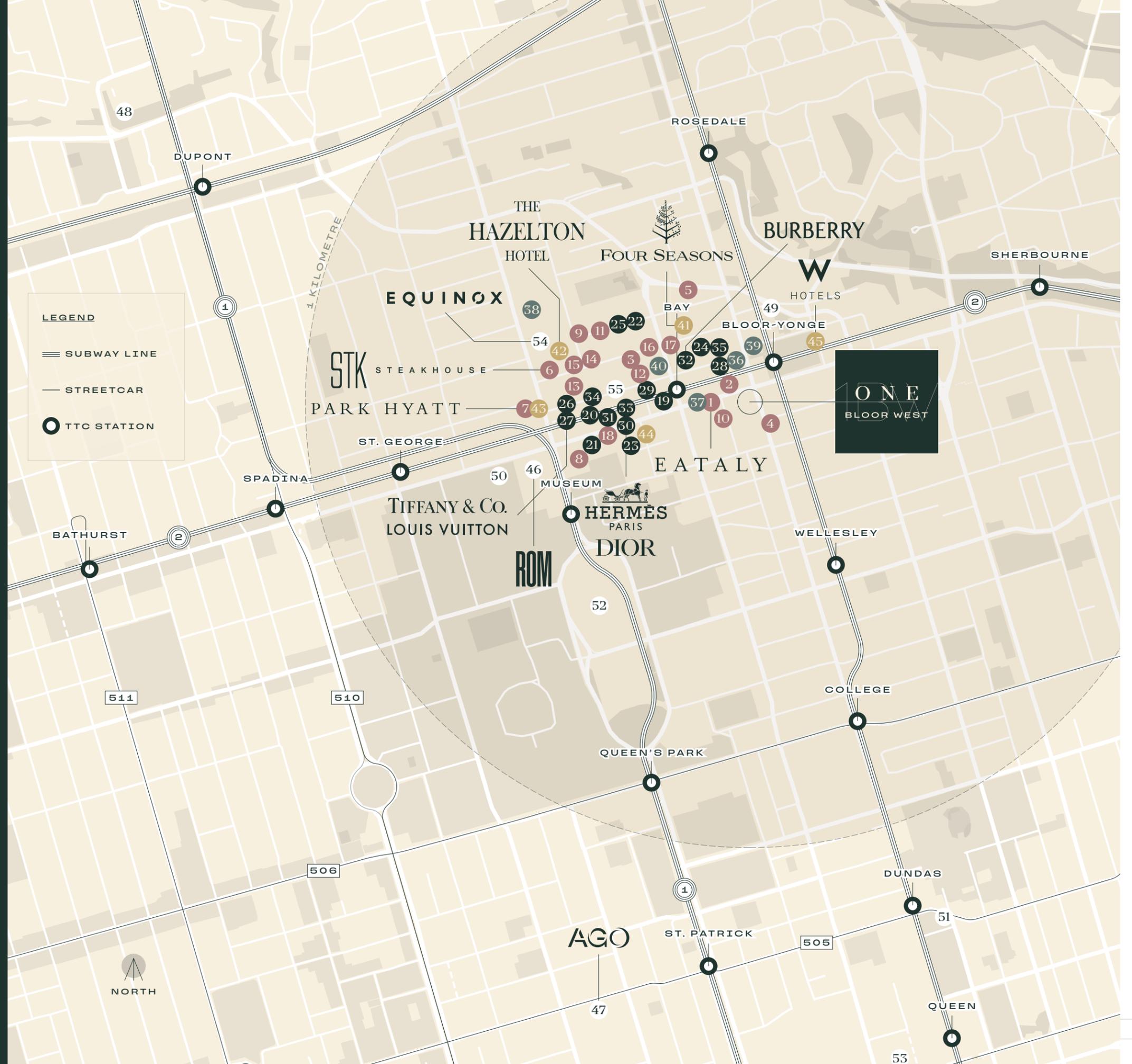
41. Four Seasons Hotel Toronto
42. The Hazelton Hotel Toronto
43. Park Hyatt Toronto
44. Windsor Arms
45. W Hotel

## OTHER

46. Royal Ontario Museum
47. Art Gallery of Ontario
48. Casa Loma
49. Toronto Reference Library
50. Koerner Hall
51. Yonge-Dundas Square
52. Queen's Park
53. Toronto City Hall
54. Equinox Yorkville – Gym
55. Barry's Bootcamp

## DRIVE TIMES

- 7 MIN Don Valley Parkway
- 10 MIN Gardiner Expressway
- 20 MIN Highway 401



ONE BLOOR WEST

## Receivership Process and Offering Process

Pursuant to the Order (Appointing Receiver) of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) dated October 18, 2023, Alvarez & Marsal Canada Inc. was appointed as receiver and manager (in such capacity, the “**Receiver**”), without security of all of the assets, undertakings and properties of Mizrahi Development Group (The One) Inc., Mizrahi Commercial (The One) LP, and Mizrahi Commercial (The One) GP Inc. (collectively, the “**Debtors**”) acquired for, or used in relation to, a business carried on by the Debtors, including in connection with the development of the 85-storey condominium, hotel and retail tower located at the southwest corner of Yonge Street and Bloor Street West in Toronto (the “**Project**”).

On June 6, 2024, the Court approved the sale and investment solicitation process appended to the Order (Approval of SISP) of the Court as Schedule “A” (the “**SISP**”). The purpose of the SISP is to seek and implement proposal(s) from Participating Bidders for a Transaction Proposal or a Development Proposal (each as defined in the SISP). The Receiver has retained JLL to assist in the development and execution of the SISP and related marketing strategy. Interested parties will be required to execute and submit the Receiver’s form of Confidentiality Agreement prior to receiving detailed information about the Property. Additionally, interested parties will be invited to submit a non-binding expression of interest by July 30, 2024.

All relevant materials and other updates relating to these receivership proceedings can be found on the Receiver’s case website at <https://www.alvarezandmarsal.com/theone>.

### CONTACT THE ADVISOR

MATT PICKEN\*

+ 1 416 304 6020

Matt.Picken@jll.com

BRYCE GIBSON\*

+ 1 416 238 9785

Bryce.Gibson@jll.com

JARED COWLEY\*

+ 1 416 238 9942

Jared.Cowley@jll.com

VIENNA LOO\*

+1 416 238 9736

Vienna.Loo@jll.com

TYLER RANDA\*

+ 1 416 855 0925

Tyler.Randa@jll.com

\*Sales Representative



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