

AKRA

109 ERSKINE AVENUE, TORONTO

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A SENSORIAL APPROACH

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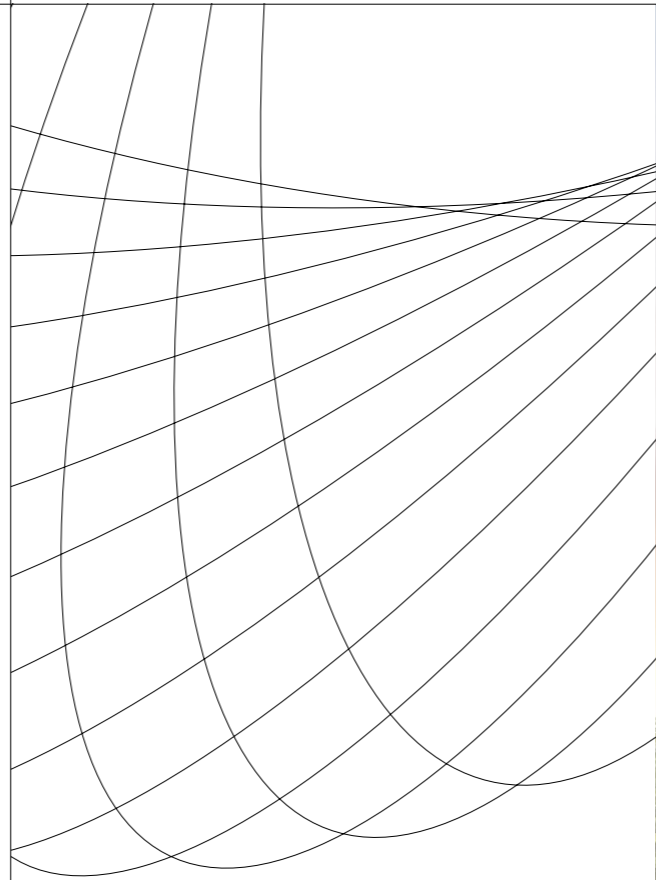


# EMBRACE THE INTENTIONAL

We believe that health and wellness begin at home. Life at AKRA is thoughtful and nurturing, intentionally designed to enhance your life.

# LIFE AT AKRA

Rising 22 stories, AKRA offers residences from studios to three-bedroom apartments that support a more focused and meaningful lifestyle. Human-scaled smart design and tech-enablement remove obstacles to ease of living, and well-curated amenities are intentionally chosen to impart balance and health. The experience here is sensorial; this lifestyle is not a commodity. Superfluous elements are stripped away, allowing the senses to engage fully.





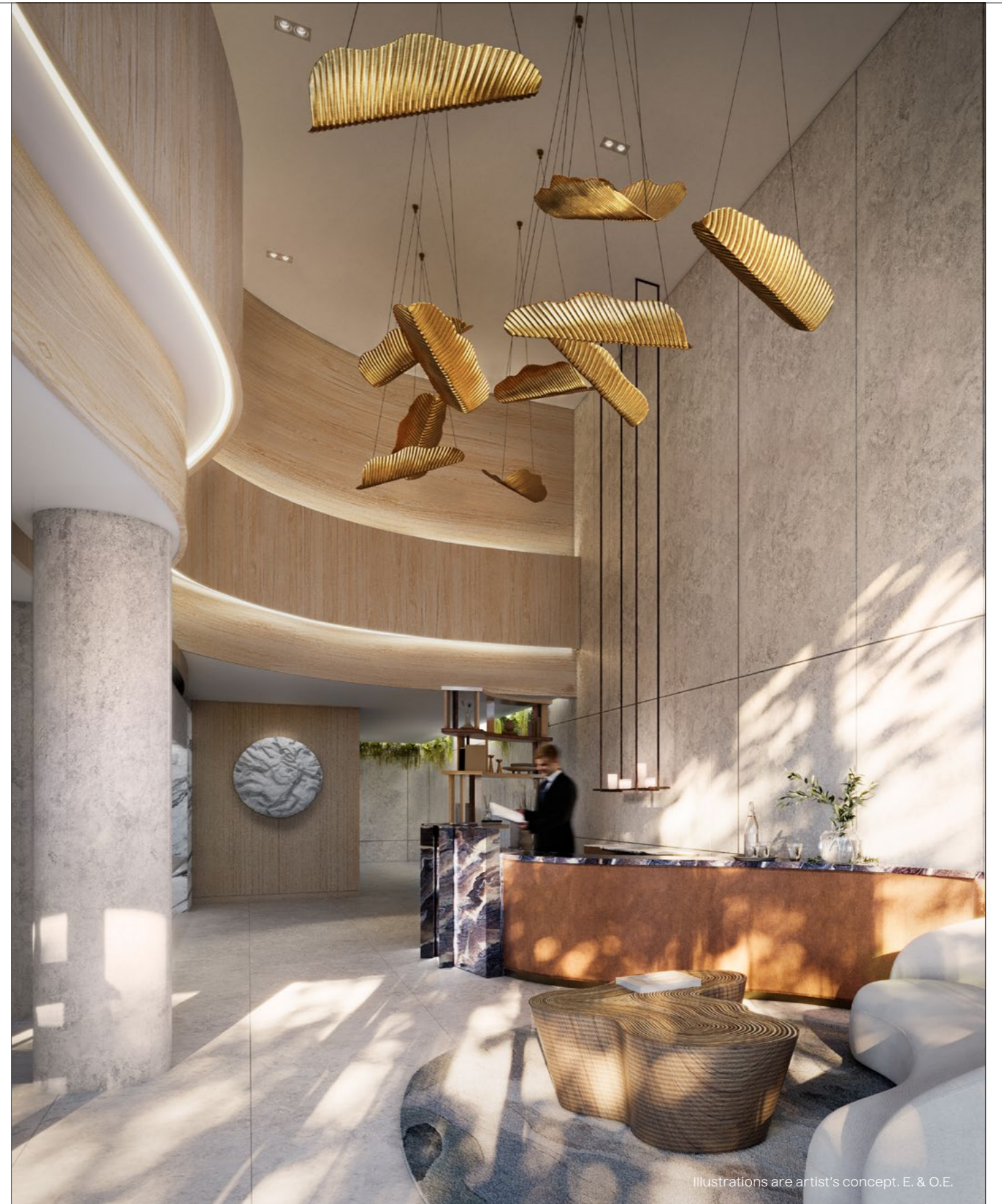
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# AKRA HOMES

The homes at AKRA are a peaceful haven amid the bustle of the city. From the moment you enter the building, you feel a sense of calm. From the community-driven public spaces to the thoughtful amenity offerings to the serene residences, everything is designed with wellness in mind.

## THE ARRIVAL

Designed by the renowned firm Chapi Chapo Design, the lobby features a custom lighting system that changes throughout the day, supporting a healthy circadian rhythm. A state-of-the-art air filtration system ensures that the air is purified and fresh. The lobby is attended full time, allowing you, your family, and your guests secure, controlled access to the building.



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# EVERYDAY RITUALS

Every aspect of our design addresses five pillars of wellness: health, fitness, sleep, nutrition, and mindfulness. We believe these form the basis of a healthy lifestyle and allow you to create rituals that promote your wellbeing. Establishing simple, daily rituals can help turn the mundane into meaningful. The quality of being present in the moment, however small, can bring about changes that make you feel more fulfilled.



01.

# MINDFUL SELECTION

In an era where consumption rules, mindfully challenge the status quo. Let the adage “less is more” reign in your home – quality trumps quantity. Choose your belongings intentionally; consider what you want to surround yourself with. Ask yourself: Does this enhance or diminish my lifestyle? Does it align with my values? The ritual is in the selection; the fruition is in the consumption.



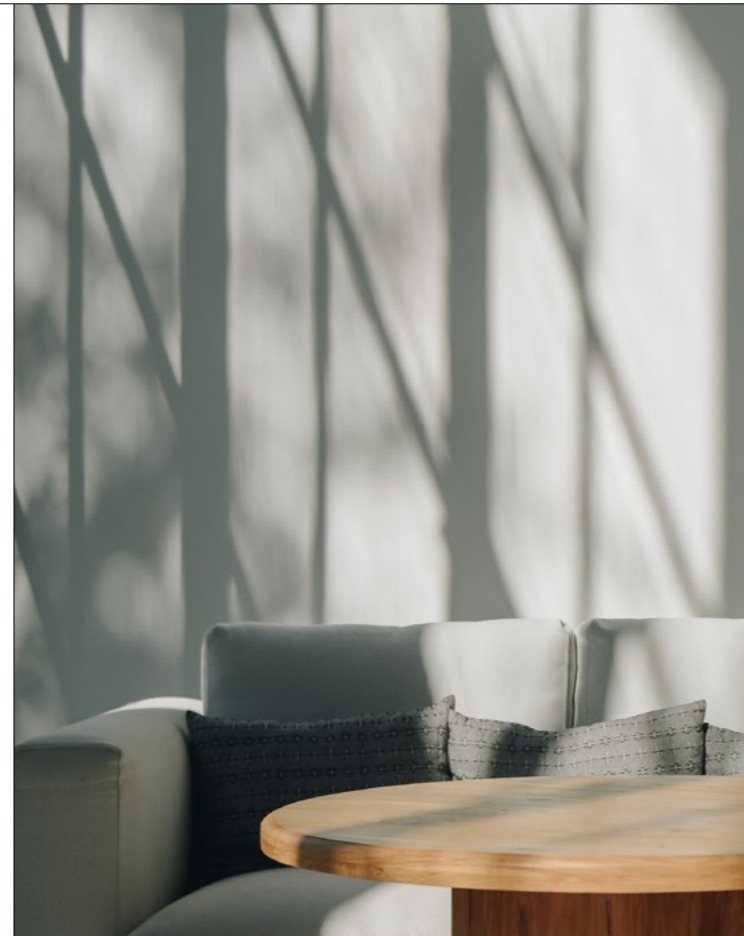
## DESIGNED FOR MINIMALISM

Generously proportioned, AKRA homes are designed to facilitate organization and reduce clutter, optional built-in closet units, pantries, and linen closets provide residents with multiple storage enhancements.

02.

## RELAXING AT HOME

Get comfortable in your favorite chair. Leave your phone and other distractions in another room. Choose a relaxing pastime, such as reading a book or listening to music. Take your time with this. Feel the weight of the book, or adjust your speakers for a high-fidelity sound, or simply close your eyes and breathe deeply. Leisure isn't a race – it will take the time it takes. Allow yourself the freedom to be absorbed.



### SERENE & SOOTHING

A calming neutral colour palette carries through each AKRA home. Optional bespoke lighting systems allow you to control the levels of light in your space, creating an ambiance that suits your mood at any time of the day.

03.

# QUALITY SLEEP



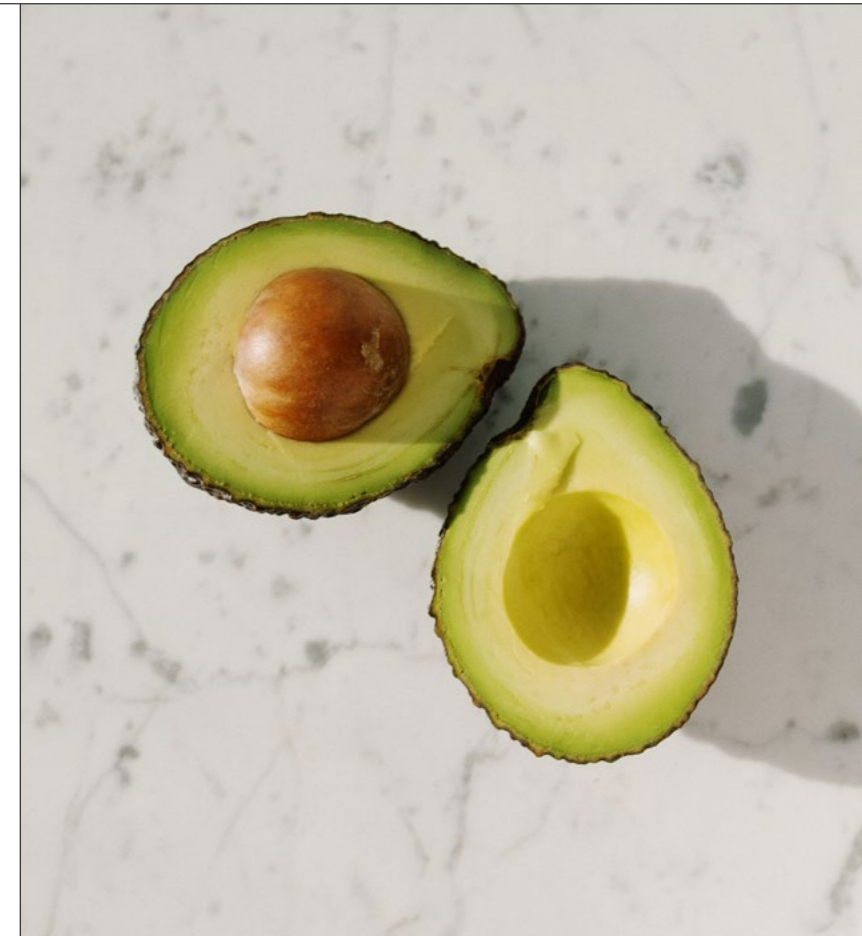
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When it's time to turn in for the evening, set aside 20 minutes to prepare yourself for bed. Plug in your electronics to charge and leave them as they are until the morning. Concentrate on your nightly rituals, the rhythm of brushing your teeth, the comfort of slipping into pajamas. Close your black-out shades and settle into your cool sheets, enjoying the sensation on your skin. To help yourself fall into a deep sleep, list the things you felt grateful for that day and set positive intentions for tomorrow.

04.

## CRAFTING A DRINK

Be it a cup of tea, a fresh juice, a coffee, or even a cocktail; the experience is in the making. Lay out your ingredients and prepare them accordingly. Focus on the process, on the mixing and the combination of flavours, and consider every step. Allow yourself the time to focus on this one objective, and then, when the drink is ready, enjoy it slowly, savouring the effort.



05.

## PREPARING FOOD

Establishing a ritual around the preparation of food helps to build long-term habits that promote your wellbeing. Assess your needs – you may choose to plan your meals in advance or to experiment with what you have on hand. Every moment in the process is one to savour: cleaning vegetables, picking your herbs from the community garden, laying out the mise en place, noting the shimmer of hot oil, and inhaling the aroma of spices. When the meal is complete, sit down to enjoy it. Reflect on the nuances of each bite, and appreciate the fuel it provides.



IDEAL LAYOUT

The beautiful, two-tone kitchens feature best-in-class appliances, open shelves with LED lighting above the sinks, and an optional island with storage. A suite of fixture and finish upgrades are available, including a solid quartz backsplash to match the countertop, and pantry upgrades include open shelves for wine bottle display and enclosed cabinets with adjustable shelves.

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06.

## SKINCARE & BATHING

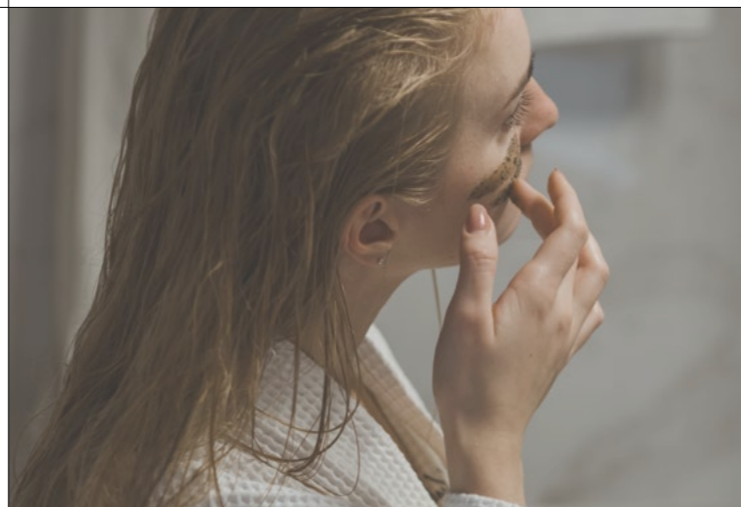
As an essential daily task, the ritual of skincare affords you the simple pleasure of self-care. A refreshing splash of water on the skin, the silky texture of a moisturizer, even the gentle circular motions that accompany the use of soap can be meditative and reflective. These moments are for you: private, intimate, and soothingly repetitive. The same approach can be applied to a shower, a bath, or a massage – be aware of the sensations against your skin, and appreciate the moment for what it is.



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### CHIC & MODERN

The bathrooms feature quartz countertops with a custom vanity complete with organized storage to prevent clutter. A selection of upgrades includes a custom front-lit mirror, secondary shelving for additional storage and accessories, a floating quartz shelf, millwork wall and tile wrapping on the three main walls.



07.

## CARING FOR PLANTS

Indoor plants can bring life and a nourishing atmosphere to the home; the ritual of keeping them healthy can bring you a sense of calm. When it's time to water your plants, use room temperature water.



Notice the health of each plant, pluck away at spent leaves and dust the healthy ones. Place your focus on the plants; notice what they need to thrive and respond in kind.

08.

## TIME IN NATURE

Clear your mind by spending time in nature. Find a peaceful spot in the community garden or walk among the trees that tower in nearby parks. Surrounded by greenery, take deep gulps of fresh air and enjoy the sun warming your skin. The goal is to simply be present, aware of the sounds and smells of nature. Connect with these sensations and appreciate the calm they conjure.





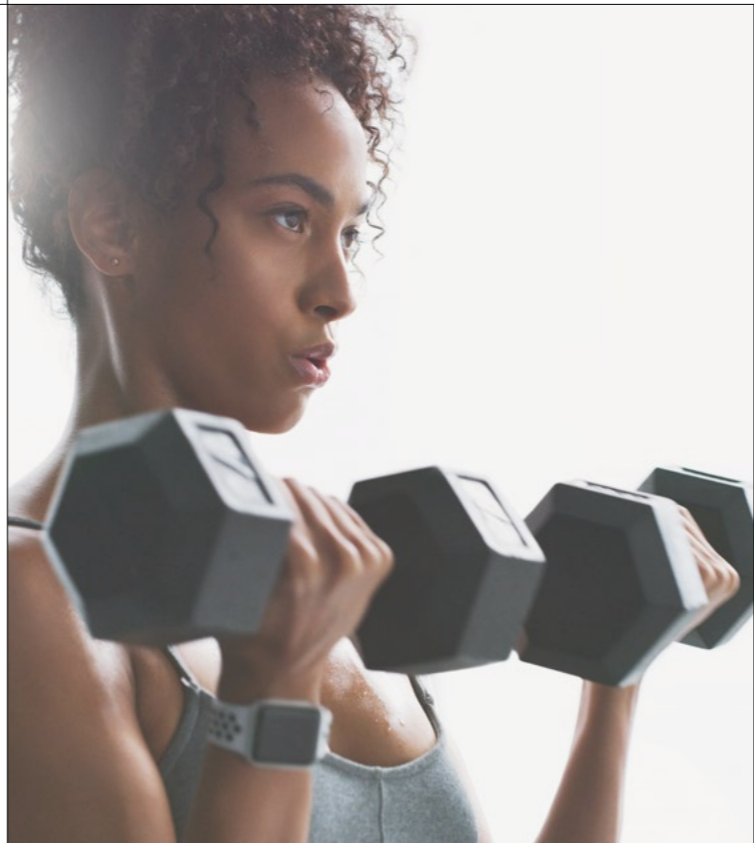
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09.

# MOVEMENT

Greet, enhance, or end the day with some level of physical exertion. Well-being is found in the body as well as the mind, and it is important to cultivate both. Your body will be grateful for the challenge, whether it is simply stretching your muscles or it is pushing your boundaries. Yoga, pilates, running, walking, lifting weights – no matter the practice, simply establishing a nurturing physical ritual invites you to be aware of your form and your power.



# AKRA ACTIVE

Featuring state-of-the-art equipment and separate studio space, the fitness centre at AKRA promotes physical fitness and overall health. For optimal health, AKRA Fitness is equipped with Aura Air filtration, which uses UV, copper impregnated and ion-based filters to reduce particulate levels in the air.



Conveniently located on the second floor, AKRA Active features a workout room with free weights and cardio equipment, as well as a separate yoga and stretching studio space.



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## AKRA RITUAL CENTER

A dedicated wellness centre is located on the 7th floor, featuring an exceptional array of programming to optimize health benefits, including a meditative outdoor terrace and water treatments.

### MODERN WELLNESS

The sprawling amenity space features infrared saunas, which are equipped with chromotherapy, red light therapy, and halotherapy. There are numerous health benefits associated with infrared saunas, including improving blood flow and muscle recovery, supporting the lymphatic and central nervous systems, and improving mood. Cold and hot plunge pools are also available, perfect for soothing your muscles after a workout, stimulating your skin and awakening the circulatory system, reducing inflammation, and elevating your mood.



10.

## HOT & COLD PLUNGE

Immerse your body in the hot plunge pool; endeavor to stay in place for 15 minutes. While soaking, become aware of the heat on your skin and the feeling of your muscles relaxing. Be grateful for the opportunity to care for your body in such a way, and consider the health benefits you are allowing yourself. Then, move to the cold plunge pool; immerse yourself for 30 seconds. Do not allow the cold to overwhelm you; instead, be mindful of the blood pumping powerfully through your veins, activating your circulation and lifting your mood.

11.

## NUTRITION RITUAL

Mindful selection is not limited to the objects you surround yourself with; it also speaks to what you put into your body. Balanced nutrition is key to maintaining your health, both mentally and physically. Take time each week to consider the fuel your body will need to perform effectively and efficiently. Plan your meals to meet these needs, and mindfully choose your ingredients to include whole foods that are organic and sustainable; enriching yourself and the environment.



## COMMUNAL SPACES

The common areas emphasize natural materials and indirect lighting to maintain a sense of balance and calm. Layered textures add intrigue to the spaces, where comfortable soft seating is available for meeting with friends, relaxing, or meditating.

An expansive community garden features lush, abundant landscaping, including medicinal plants and herbs for use and consumption by residents.



12.

## CURATED INTELLIGENCE

To facilitate easier, more balanced days, we integrate technology thoughtfully throughout the building.

Curated Intelligence offers numerous features, automated parcel delivery, and smartphone access to your home. Inside the home, you can control the heating and cooling easily through a SmartONE wall pad thoughtfully located within the unit.

Every residence is equipped with an Energy Recovery Ventilator, which provides a dedicated, continuous supply of fresh air to every home. AKRA maintains the highest standard of indoor air quality in all suites and public spaces by utilizing HVAC units equipped with high performance HEPA/MERV filters.



# LOCATION

Ideally situated in the burgeoning Yonge and Eglinton neighbourhood, life at AKRA is shaped by the lively spirit of Midtown Toronto.



## A HOME IN THE HEART OF TORONTO

Within easy walking distance of the building are a number of outdoor activities and green spaces, including the Redpath Avenue Community Parkette directly across the street and the Beltline Hiking and Biking Trail. The neighbouring Community Centre features indoor and outdoor skating rinks, swimming facilities, and basketball courts. AKRA stands in the cross-section of three major Toronto Parks: Eglinton Park, Sherwood Park, and Blythwood Ravine Park, perfect for spending rejuvenating time in nature.

As the beating heart of the new city, this rapidly developing neighbourhood is home to vibrant murals by local artists, a diverse mix of cuisines, cozy wine bars, independent shops and boutiques, mom and pop shops, and high-end grocery stores, including Whole Foods, Farmboy, Summerhill Market and Stock TC Grover.



# TRANSPORTATION

AKRA is located steps away from the new Metrolinx Eglinton Crosstown LRT, the central hub for all Toronto subway lines. The building is steps away from the Yonge Line and a bike-share Toronto location. For ease, AKRA offers an on-site parking garage available for visitors and residents.

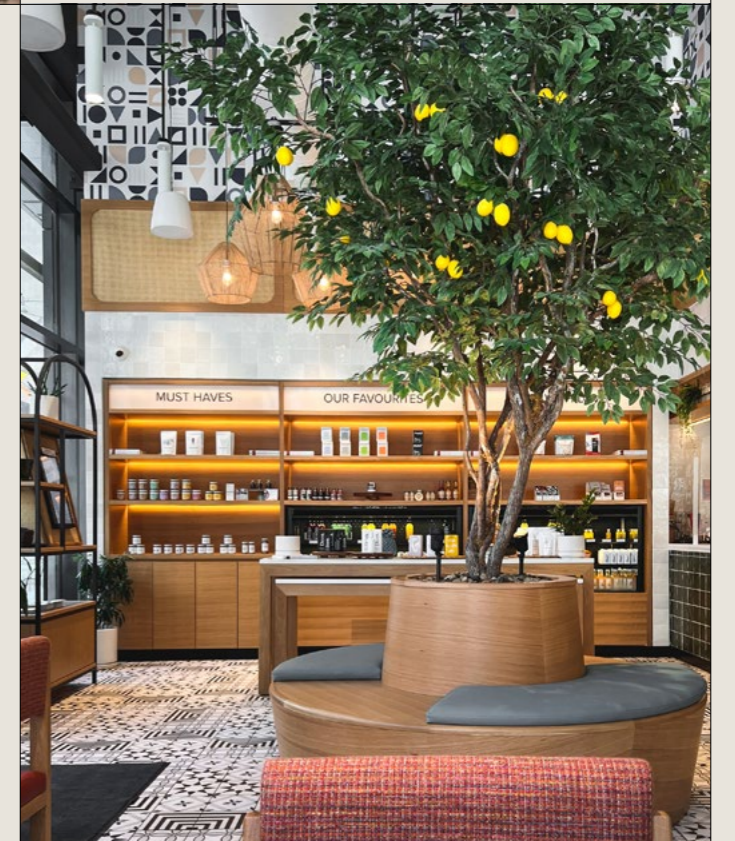


## YONGE AND EGLINTON WALK AND TRANSIT SCORES

**98**  
WALK  
SCORE  
Very Walkable. Most errands can be accomplished on foot.

**99**  
TRANSIT  
SCORE  
Excellent Transit. Transit is convenient for most trips.

**76**  
BIKE  
SCORE  
Very Bikeable. Biking is convenient for most trips.



At the Epicentre of the GTAs transit system.



# YOUR NEIGHBOURS

## FRESH PRODUCE

- 01. Camden Meat Market
- 02. Carload Fresh Produce
- 03. Green Valley Produce
- 04. Fresh Buy Market
- 05. Best Season
- 06. Summerhill Market

## LARGE GROCERY

- 07. Farm Boy
- 08. Stock T.C
- 09. Whole Foods
- 10. Loblaws

## FOOD & DRINK

- 11. Cibo
- 12. Byblos
- 13. Piano Piano
- 14. Pai
- 15. La Carnita/La Latina
- 16. Oretta
- 17. Santouka Ramen
- 18. Playa Cabana Bar Esquina
- 19. Aloette
- 20. Benny's BBQ

## HEALTH & WELLNESS

- 21. Freshii
- 22. Fresh
- 23. F45
- 24. Village Juicery
- 25. Noahs
- 26. Orangetheory Fitness
- 27. Aesop
- 28. Saje Natural Wellness
- 29. Oxygen Fitness

## ENTERTAINMENT

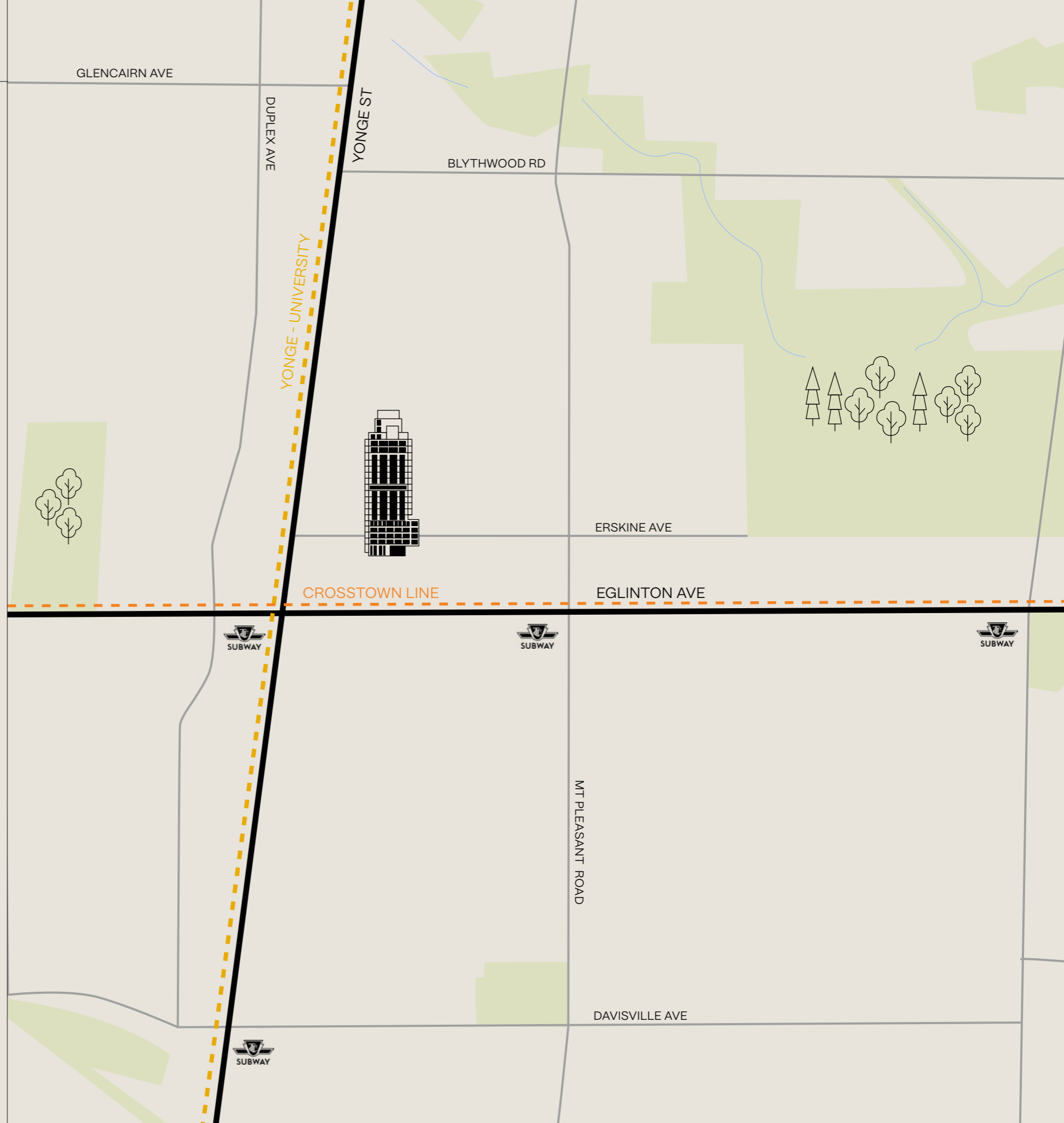
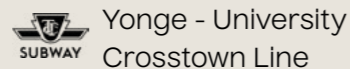
- 30. Cineplex
- 31. LCBO
- 32. Good Fortune Bar
- 33. Bar Batavia
- 34. North Toronto Memorial Community Centre (Ice Rink, Tennis Courts, Basketball Courts, Indoor Pool)

## PARKS / GREENSPACE

- 35. Sherwood Park
- 36. Eglinton Park
- 37. Redpath Avenue Parkette
- 38. Alexander Muir Memorial Gardens
- 39. Blythwood Ravine
- 40. The Beltline
- 41. Sherwood Park Trail System

## SCHOOLS

- 42. John Fischer Public School
- 43. Northern Secondary School
- 44. Saint Clement's
- 45. Willowdale High School
- 46. Eglinton Junior Public School
- 47. Manor Montessori School
- 48. Allenby Junior Public School
- 49. Oriole Park Junior Public School
- 50. Toronto Prep School
- 51. Greenwood School
- 52. Sunnybrook School
- 53. Blyth Academy Lawrence Park



# FEATURES & FINISHES

## BUILDING OVERVIEW

- Interiors by international design studio, Chapi Chapo.
- The main podium facade cladding is Petersen Tegl bricks, hand crafted and imported from Denmark.
- Double height lobby lounge.
- Full time concierge.
- Smart parcel room.
- Sleek and well-equipped fitness studio offering weight equipment, cardio & strength machines.
- Yoga Studio.
- Terrace & zen garden.
- BBQ area.
- Smart home.
- Secure underground vehicle & bike parking.
- Secure access controlled elevators to individual floors.
- Aura Air filtration devices in the lobby and fitness spaces.

## INSUITE FEATURES

### BATHROOMS

- Contemporary soaker tub.
- Frameless shower enclosure with swing door as per plan.
- Custom vanity with quartz countertops, mirror, & under-mount sink.
- Black contemporary faucets.
- Optional stone shelf with integrated lighting & LED lit mirror.
- Choice of ceramic or porcelain tile.

### KITCHENS

- Custom-designed contemporary kitchen cabinetry in a variety of colors & finishes.
- Quartz surface countertops.
- Designer hardware: concealed hinges & soft close drawers.
- Undermount stainless steel kitchen sink with black designer faucet.
- Optional islands with integrated wine storage as per plan.
- Selection of ceramic tile backsplash.
- Task lighting below upper cabinets.
- Premium stainless steel appliances with optional panelization.
- LED task lighting below upper cabinets.
- Optional pantries with integrated wine storage as per plan.

## AKRA HOME

- Curated Intelligence smart features.
- Individually metered and controlled heating, cooling and ventilation in each residence.
- Concrete balconies & terraces with glass or metal railings in each residence.
- High-speed Bell Fibre internet in each residence.
- Laminate floors.
- Energy recovery ventilator (ERV) in each residence.
- Smart domestic hot & cold water meters with integrated leak detection & automated shut-off valves.
- Premium digital lockset on entry door.
- Exhaust systems for in-suite washrooms(s), kitchen & dryer, vented to exterior.
- Individually metered electrical service, electrical panel, & breakers in each residence.
- Pre-wired wall outlets for high-speed internet, cable & telephone access.
- Hardwired combination smoke & carbon monoxide detectors.
- Switched powerpoint for lighting (capped) in dining & bedroom areas (fixtures to be supplied by owner).
- Contemporary LED pot lights in entry and bathroom areas.
- In suite security door contacts on main doors.
- Approximately 9' smooth finish ceilings in all main living areas, excluding bulkheads & dropped ceilings.
- Interior walls finished with two coats of premium paint.
- Contemporary square profile baseboard.
- Optional linen closets as per plan.
- Optional custom built-in closet storage with LED lighting and glass side wall as per plan.
- One ZigBee smart light switch in each suite.

# BROUGHT TO YOU BY:

## CURATED

Curated Properties develops design-conscious residences in Toronto's most livable neighbourhoods. Each Curated project is contextually responsive and contributes to the hyper-local urban fabric, with carefully crafted design optimized for the urban-minded resident.

A noteworthy disruptor in the industry, past projects by Curated include The Plant in Queen West winner of 5 BILD Awards, including Project of the Year - Mid Rise/High Rise, Cabin, 455 Dovercourt and Edition Richmond, winner of two BILD Awards, including Project of the Year - Low Rise, and Lanehouse on Bartlett Avenue.



The St. Regis Cap Cana, Dominican Republic.

## CHAPI CHAPO DESIGN

One of the most recognized luxury design firms in the world, Chapi Chapo Design is an accomplished trailblazer in the world of cultured and inspired design. The Toronto-based international award-winning firm has worked with distinguished developers worldwide and the hospitality industry's most elite brands (Four Seasons, Ritz-Carlton, St. Regis, Marriott, Aman and more), condominium, private residential, wellness and global retail brands. Creators of experiences, Chapi Chapo Design believes that every new residential project is an invitation to embark on an immersive journey through storytelling. Their work tells evocative stories honouring the culture and natural beauty of each new location to create grounding and tranquillity. Crediting inspiration from their personal heritage, the team invokes a uniquely luxurious and sharp approach. Chapi Chapo Design's work transcends expectations and challenges convention resulting in timeless spaces that leave a lasting impression.



Plant - 41 Dovercourt.

## RAW DESIGN

Recognized by the Ontario Association of Architects in 2009 as the profession's Best Emerging Practice, RAW Design has grown quickly to an office of 50 staff. RAW has undertaken many major new buildings and masterplans in the Toronto area which have become benchmarks of design excellence.

Recently much of RAW's work has focused on mid-rise structures along Toronto's avenues. RAW is now designing mid- and high-rise structures from Edmonton to Halifax and recognizes their importance in reinvigorating neighbourhoods. RAW is keen to contribute to the urban culture of our cities and, to that end, has founded the Winter Stations Annual Art Competition in the Beach and has created public art installations in Washington, Montreal, Ottawa, and Calgary.



Curtis Block, Calgary.

Branding and design by **Conway+**

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## CONTACT

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