

# THE HILL

RESIDENCES AT YONGE & ST. CLAIR

METROPIA



# A REPUTATION BUILT ON EXCELLENCE

President, Founder, and CEO Howard Sokolowski is an industry leader who has been developing homes for over 30 years. His vision, passion, and dedication to developing communities where people want to live has led to incredible success and high-quality communities.

- Metropia is the developer behind 2023's most successful preconstruction master-planned community – the record-breaking Union City.

- Union City sold out two phases of launch totaling over 1,200 units sold in just six days.

Since 2009, Metropia has sold, built and received approvals for over 14,000 units across the GTA.



- 01 EXHIBIT CONDOS
- 02 AYC
- 03 UNION CITY
- 04 11 YORKVILLE
- 05 UNION VILLAGE

## METROPIA



ST CLAIR AVE

FOREST HILL

THE HILL  
RESIDENCES AT YONGE & ST. CLAIR

SUMMERHILL

YORKVILLE

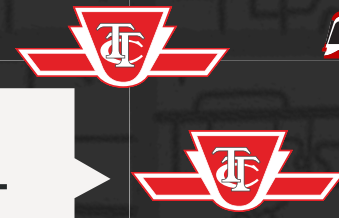
MOORE  
PARK

ROSEDALE

BLOOR ST

AVENUE RD

YONGE ST







SUBWAY

St Clair











THE HILL

ROASTERS CAFÉ

BREWING SINCE 1976













LOBBY





PARTY ROOM







# EXCEPTIONAL EDUCATION

Toronto will welcome approximately 1M international students this year, 490,000 of the students will need rental accommodations.



5 Min. Bike to The Hill



13 Min. Bike to The Hill



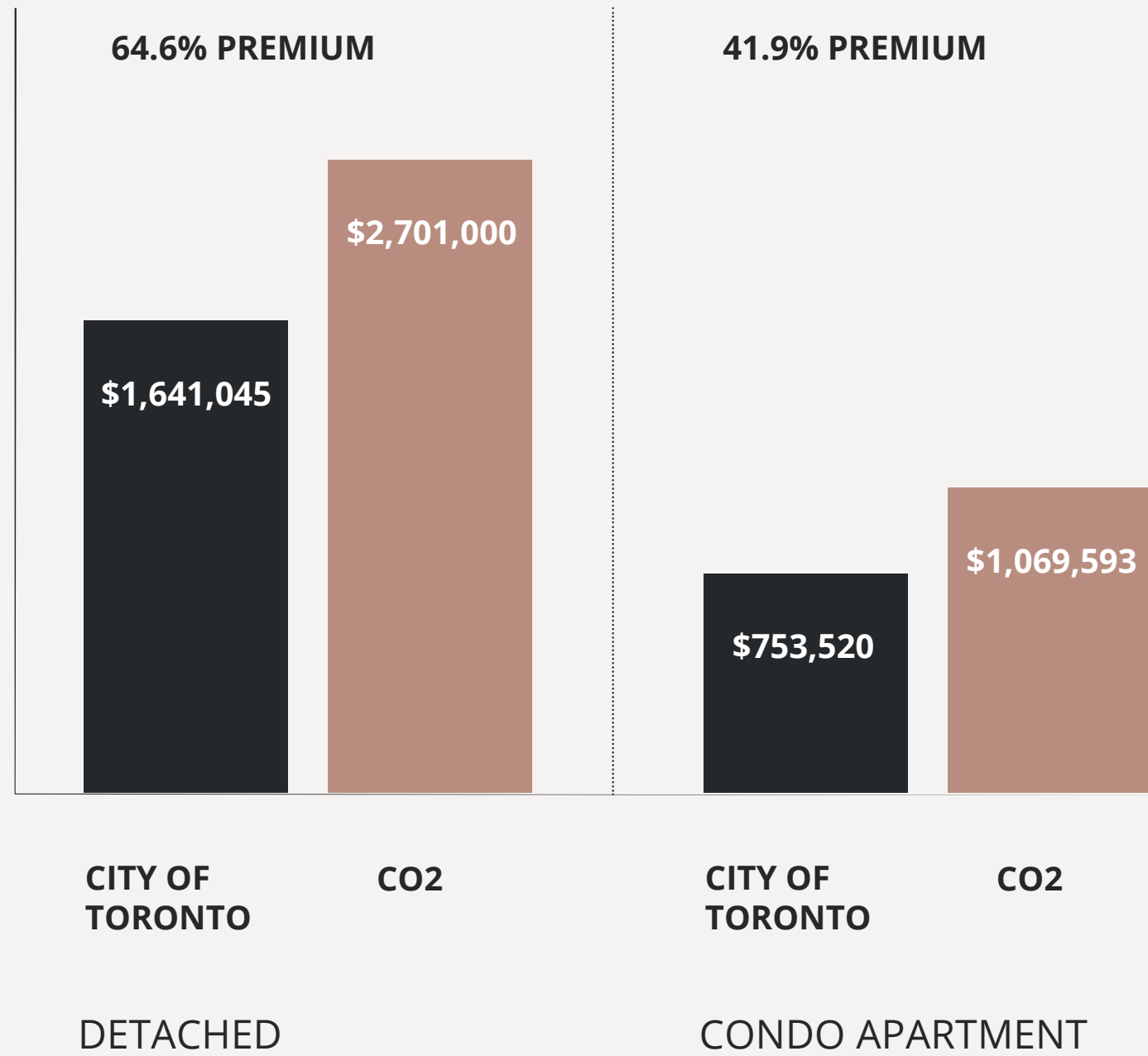
2 Min. Bike to The Hill



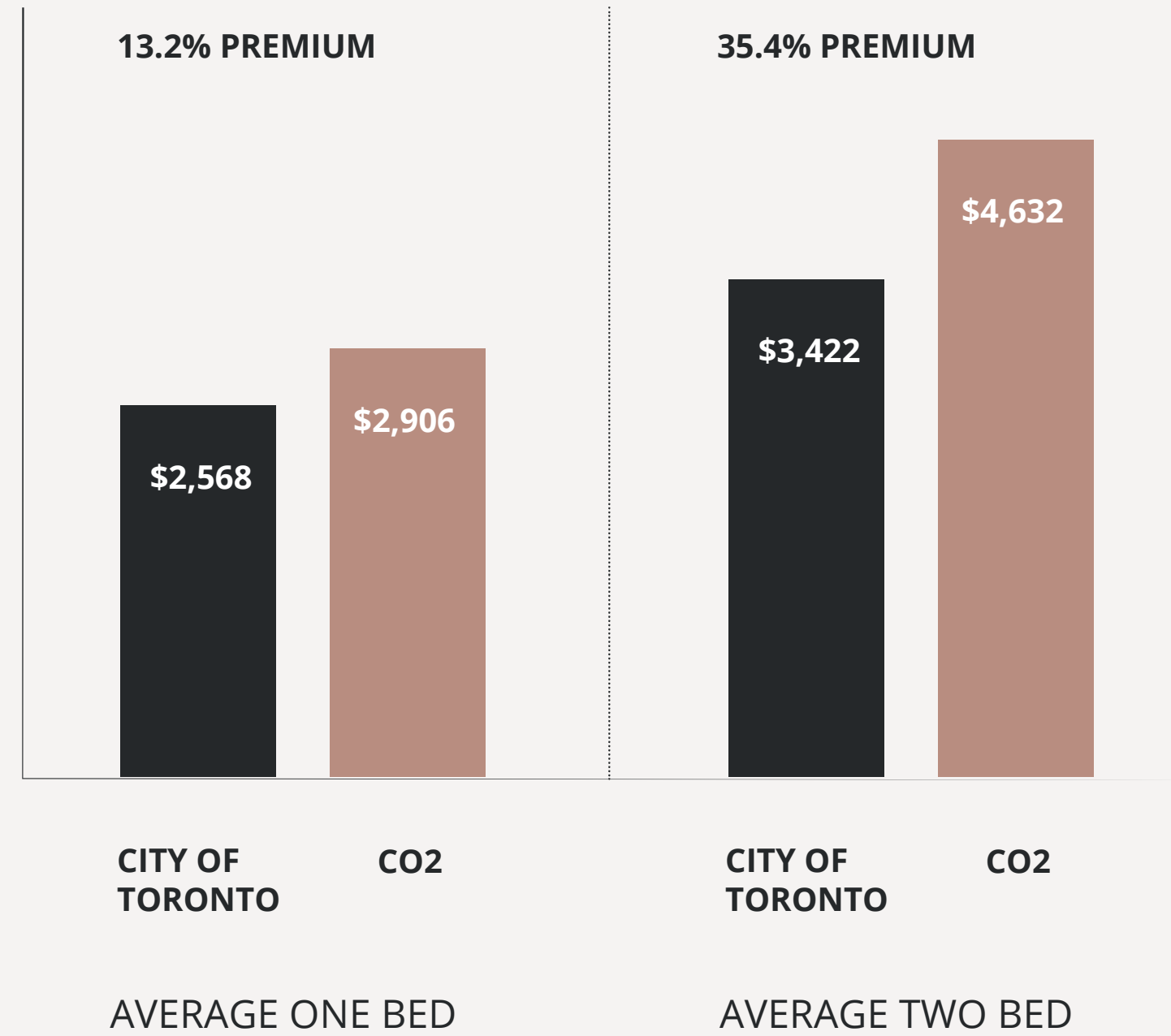
12 Min. Bike to The Hill



**AVERAGE RESALE PRICE BY PROPERTY TYPE -  
CITY OF TORONTO VS. C02**

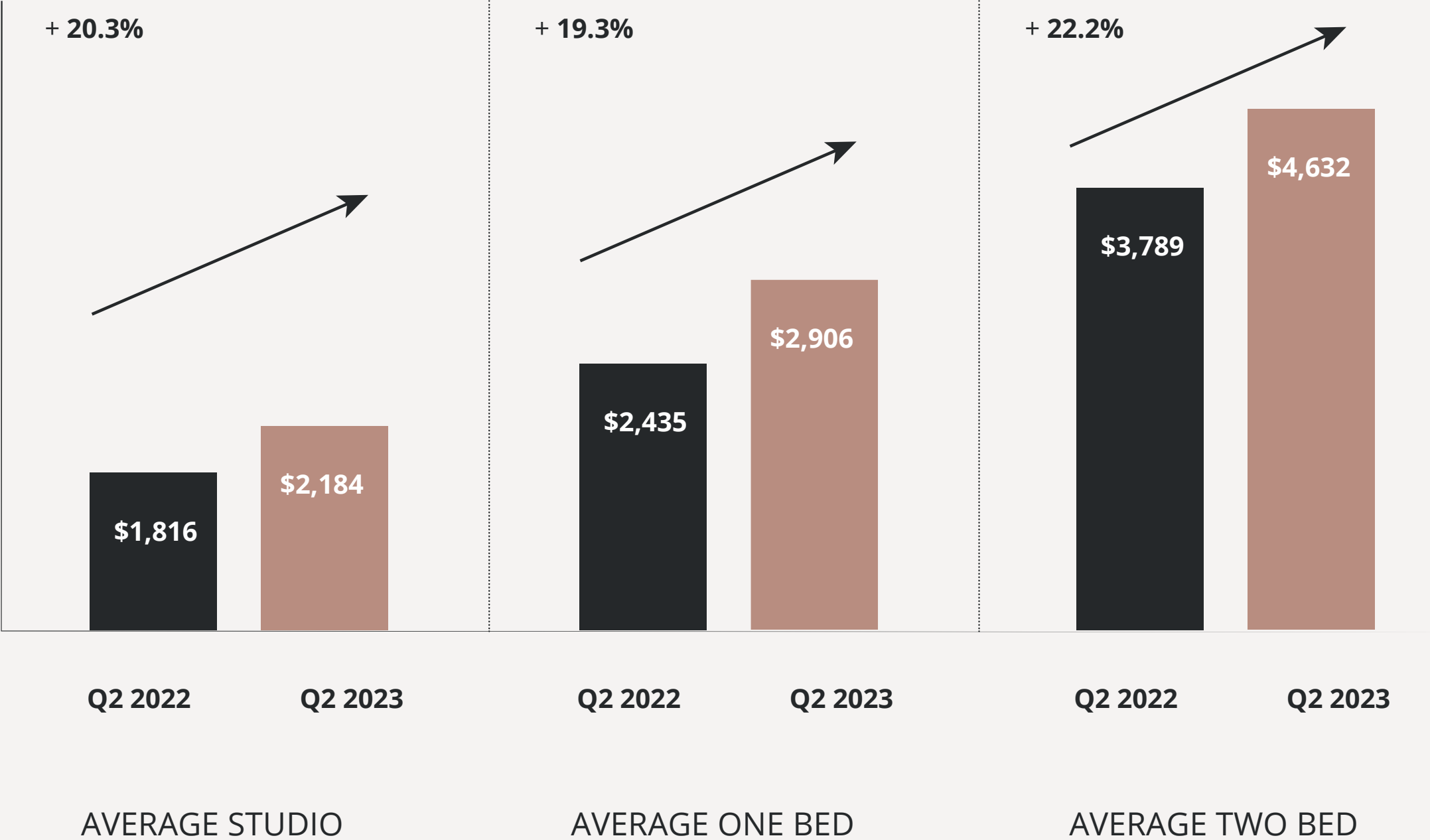


**AVERAGE MONTHLY RENT 2023 - CITY OF TORONTO VS. C02**





**AVERAGE MONTHLY RENT AT YONGE AND ST.CLAIR -  
Q2 2022 VS Q2 2023**





# CANADA'S IMMIGRATION PLAN

## 2023-2025 IMMIGRATION LEVELS PLAN

465,000 IN 2023

485,000 IN 2024

500,000 IN 2025

- 500,000 permanent residents to be welcomed into Canada each year leading up to 2025
  - 800,000 people are anticipated to move to Toronto which is almost a 30% increase in population by 2030
- Toronto will welcome approximately 1M international students this year, 490,000 of the students will need rental accommodations.



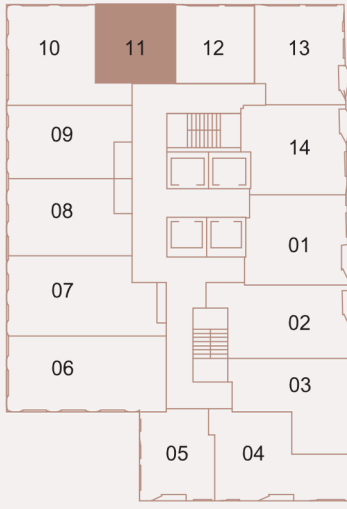
# UNIT 11

JR ONE BEDROOM / ONE BATH

307 SQ. FT.

TOTAL LIVING SPACE / 307 SQ. FT.

## STARTING PRICE \$549,900



FLOOR 19-50



### METROPIA



Note: All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and dimensions stated are approximate. Actual usable floor space, living area and square footages may vary from stated floor areas. All illustrations are artists concepts only. Unit shown may be the reverse layout of the unit purchased. Balcony conditions shown may be the reverse layout of the unit purchased and are subject to change without notice. Purchase price does not include any furniture. © 2023 Metropia.

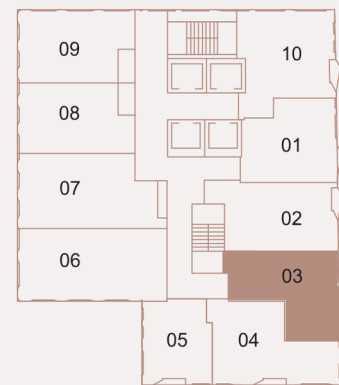


# UNIT 03

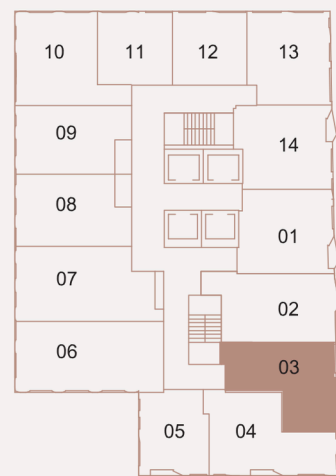
ONE BEDROOM / ONE BATH  
 439 SQ. FT.  
 TOTAL LIVING SPACE / 439 SQ. FT.

**STARTING PRICE \$665,900**

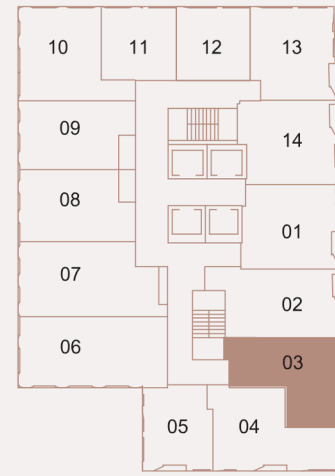
FLOORS 7-50



FLOOR 7-17



FLOOR 18



FLOOR 19-50



**METROPIA**



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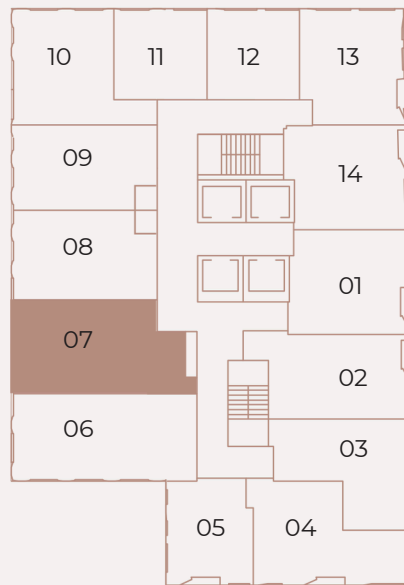


# UNIT 07

## STARTING PRICE \$799,900

JR TWO BEDROOM / TWO BATH  
563 SQ. FT.  
TOTAL LIVING SPACE / 563 SQ. FT.

FLOORS 6-50



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# DEPOSIT STRUCTURE

## *Occupancy: 2028*

- \$10,000 ON SIGNING AN APS
- **BALANCE TO 2.5%** IN 30 DAYS
- 2.5% ON JANUARY 10, 2024
- 2.5% ON APRIL 1, 2024
- 2.5% ON JANUARY 10, 2025
- 2.5% ON APRIL 1, 2025
- 2.5% ON JANUARY 10, 2026

} **2.5% IN 2023**

} **5% IN 2024**

} **5% IN 2025**

} **2.5% IN 2026**



***OVER 300 UNITS UNDER \$699,999***



THANK  
YOU

**METROPIA**