

ARCADIA  
DISTRICT

*Residences at* BLOOR & KIPLING



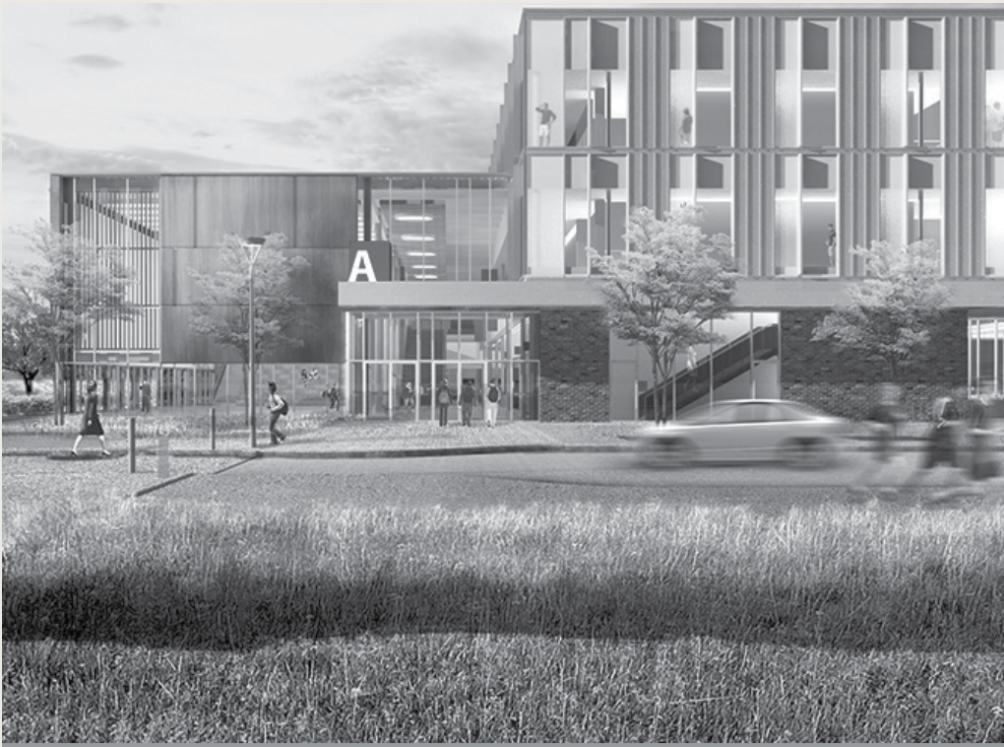
ILLUSTRATION IS ARTIST'S CONCEPT

EllisDon  
DEVELOPMENTS

STORY



THE BRAND YOU KNOW,  
**THE BUILDINGS  
YOU LOVE**



SENECA COLLEGE



ROGERS CENTRE



ART GALLERY OF ONTARIO



IVEY BUSINESS SCHOOL



YORK UNIVERSITY

For 70 years, EllisDon has stood as one of Canada’s largest construction firms, undertaking projects exceeding \$5 billion annually — building some of Canada’s most iconic landmarks.

Now with 4,000+ salaried employees, EllisDon garners public acclaim for construction critical infrastructure and public benefit projects across Canada. These are buildings and projects that are seen coast-to-coast: prominent art galleries, new buildings on university campuses, hospitals, convention centres, and more.



DEVELOPER & BUILDER

A UNIQUE  
STREAMLINED  
APPROACH

The most complex part of any project is construction. The vast majority of developers hire 3rd party firms to handle this aspect. EllisDon Developments is one of the few to merge these two capabilities - we are already one of the most sought-out teams for our expertise in multi-unit residential construction in the world, and with our in-house development team, we are able to plan and execute projects more efficiently than the competition.



DEVELOPER

- Acquires property
- Raises capital
- Manages zoning
- Coordinates sales & marketing
- Navigates occupancy & warranty
- Receives construction updates

PROJECT MANAGEMENT FROM TOP DOWN



BUILDER

Retained by developer and responsible for the management, execution, and bear responsibility for the construction and ultimate delivery of the physical project.

EXECUTION FROM THE BOTTOM UP





## PUBLIC-PRIVATE PARTNERSHIPS

EllisDon has successfully delivered \$25 billion in Public-Private Partnership projects, spanning hospitals, transit systems, education, and cultural/recreation centers. Also, these projects are maintained by EllisDon for up to 30 years meaning the quality of construction is incredibly important.

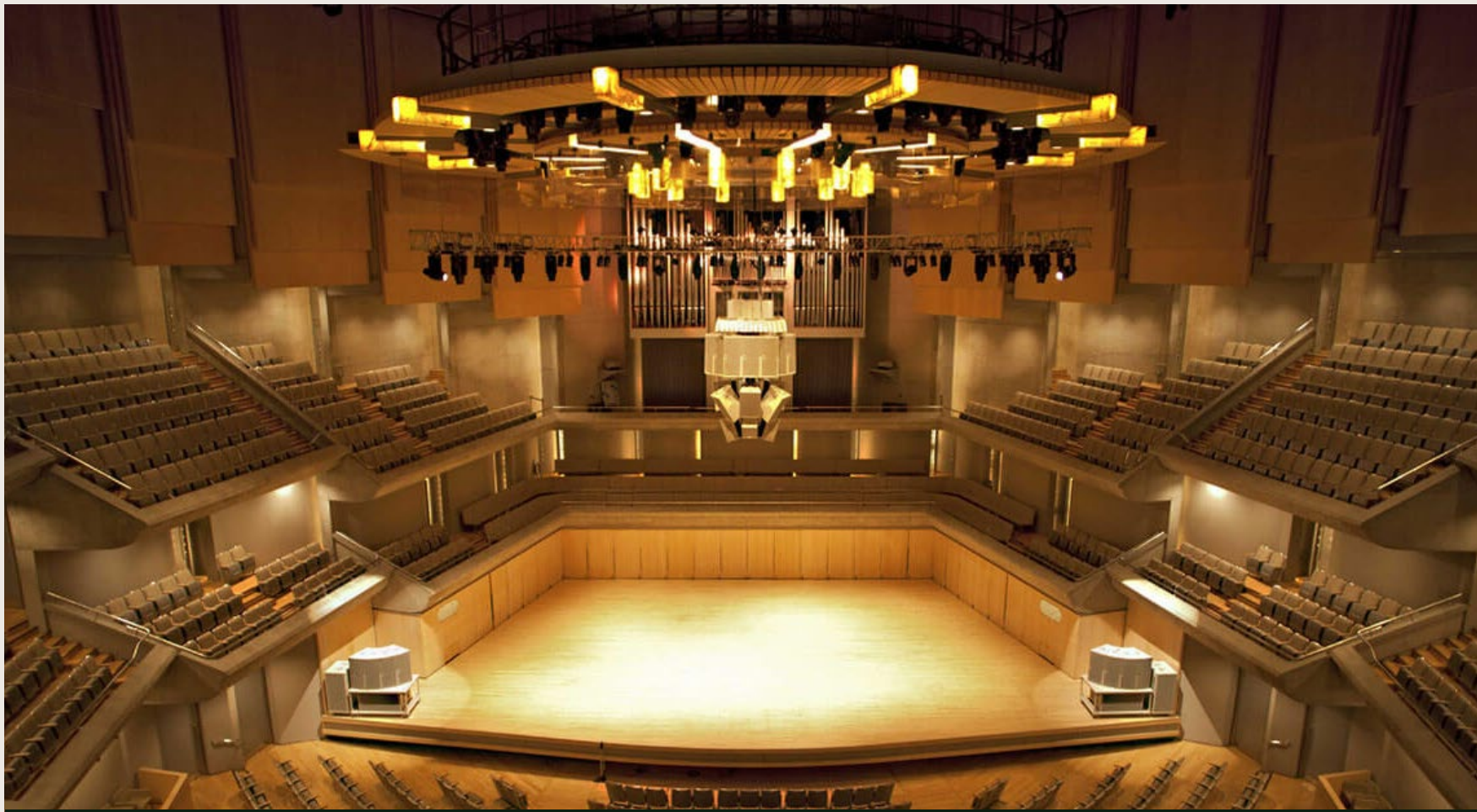


OUR PORTFOLIO OF PROJECTS:

# CULTURE & RECREATION



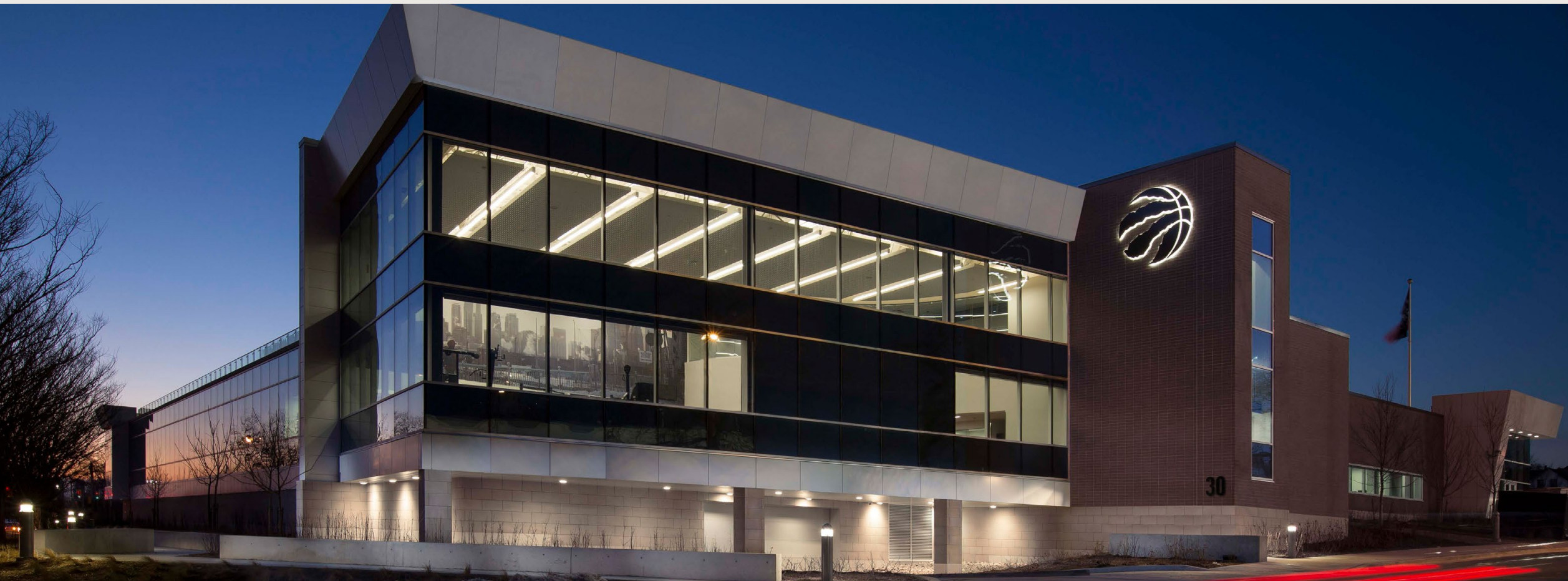
SKYDOME



ROY THOMSON HALL (ENHANCEMENTS)



PAN AM ATHLETE'S VILLAGE



TORONTO RAPTOR'S TRAINING FACILITY



ART GALLERY OF ONTARIO



OUR PORTFOLIO OF PROJECTS:

# HEALTHCARE



SOUTH NIAGARA HOSPITAL



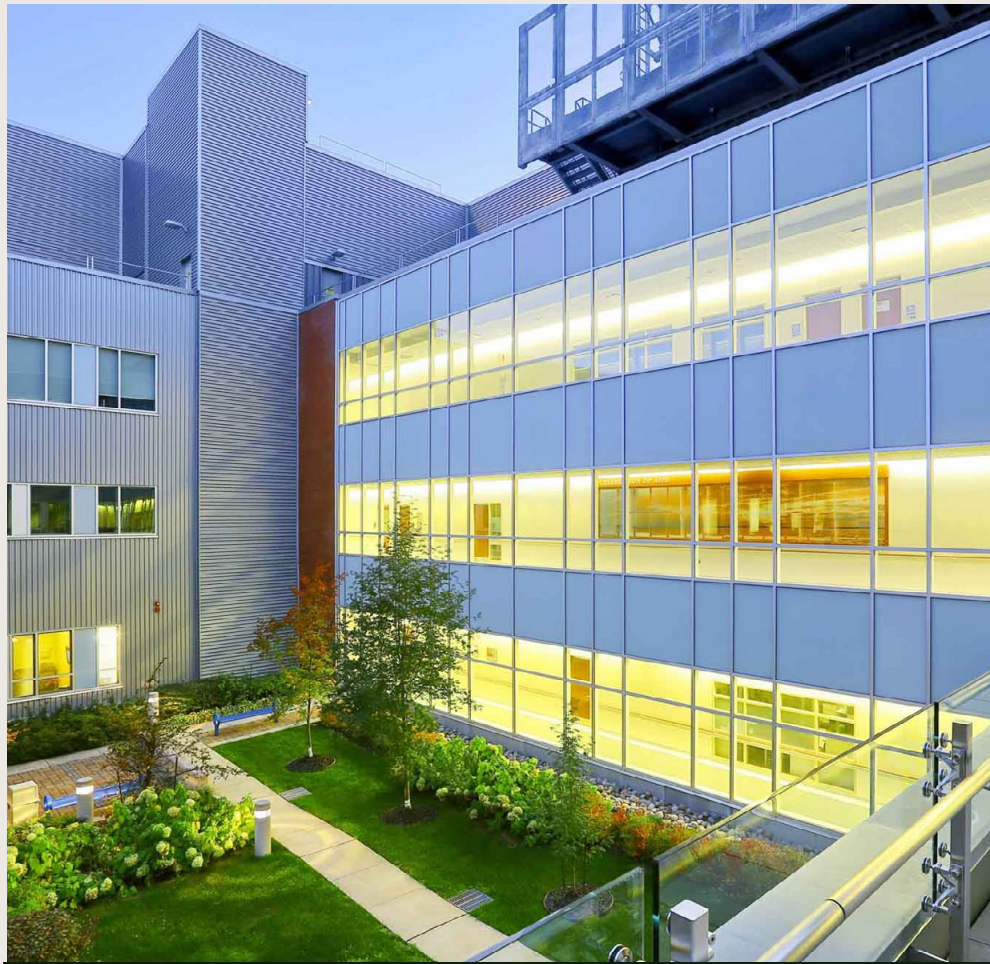
OAKVILLE TRAFALGAR MEMORIAL HOSPITAL



BRAMPTON CIVIC HOSPITAL



MICHAEL GARRON HOSPITAL



SAULT AREA HOSPITAL



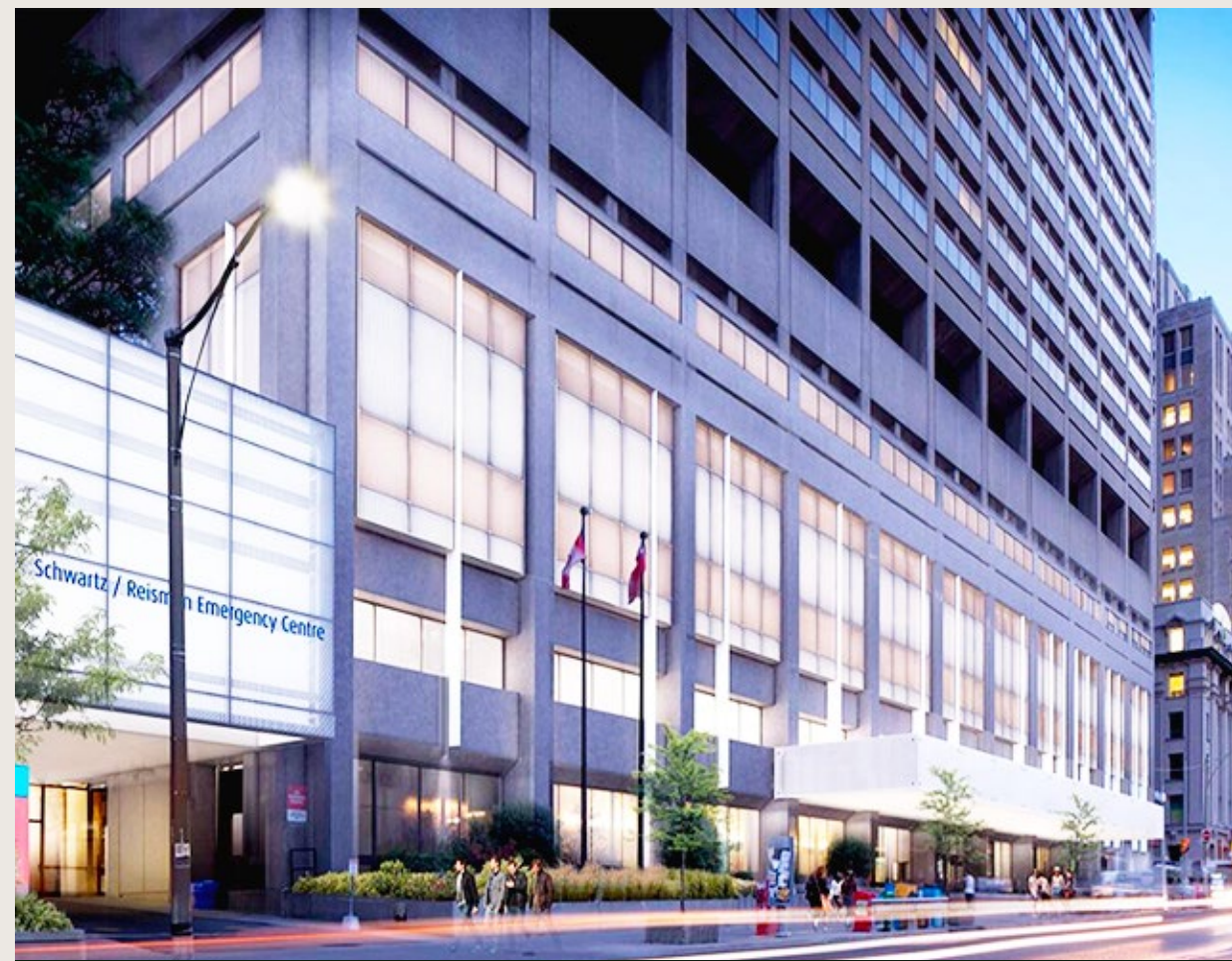
SOUTHLAKE HOSPITAL



PETERBOROUGH REGIONAL HEALTH CENTRE



SUDBURY HOSPITAL

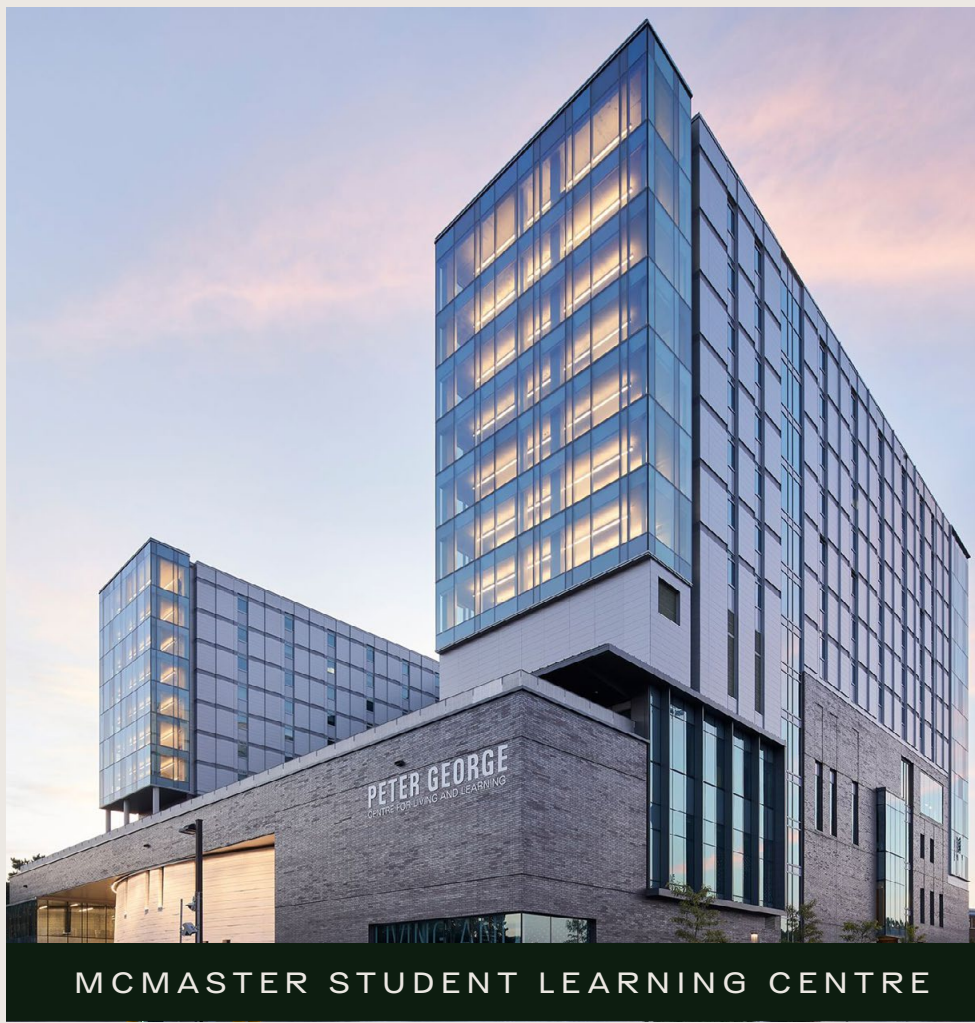
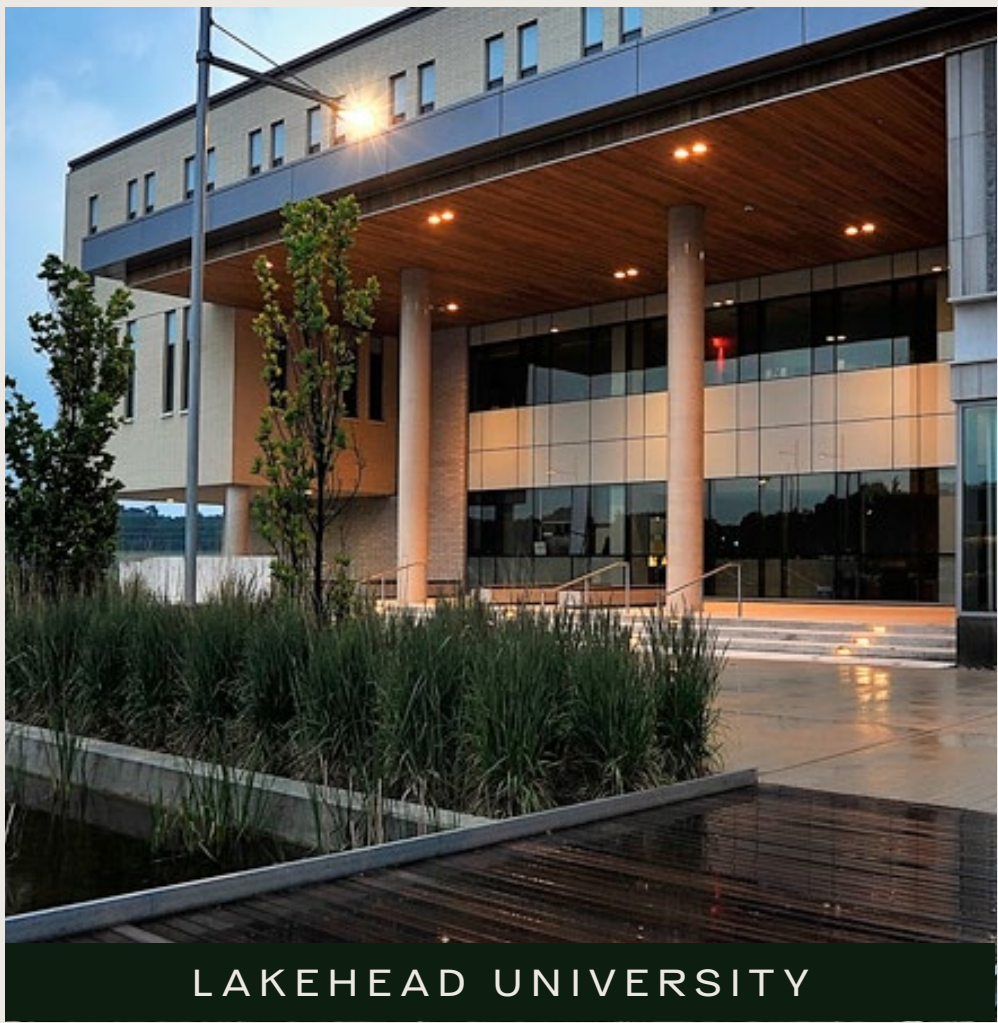
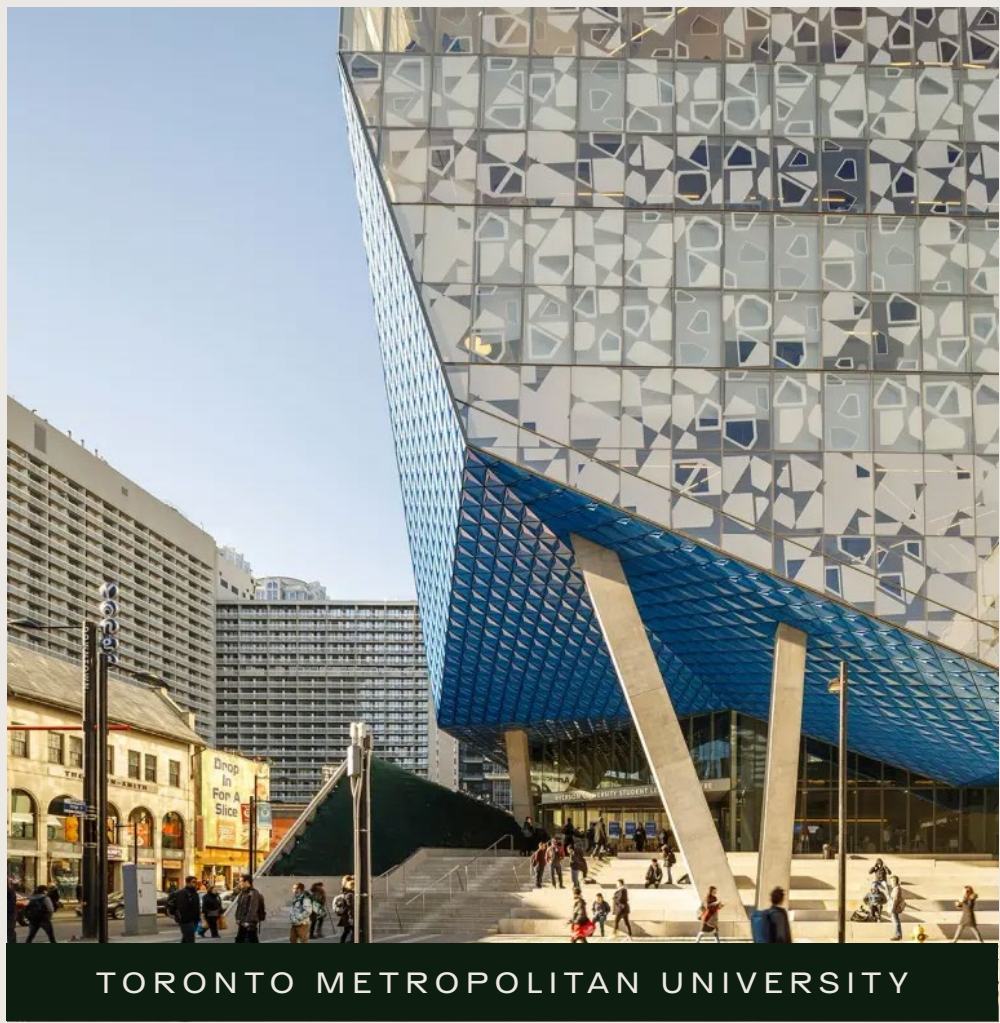
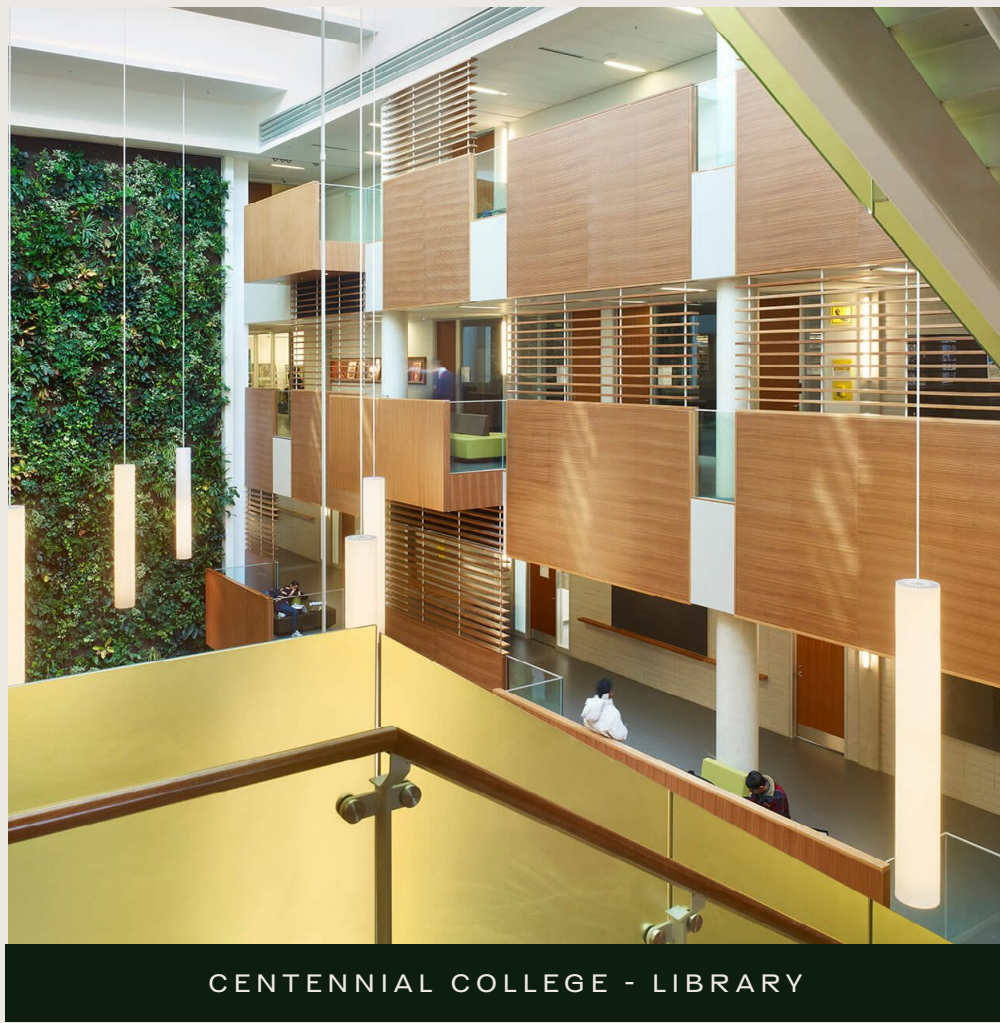
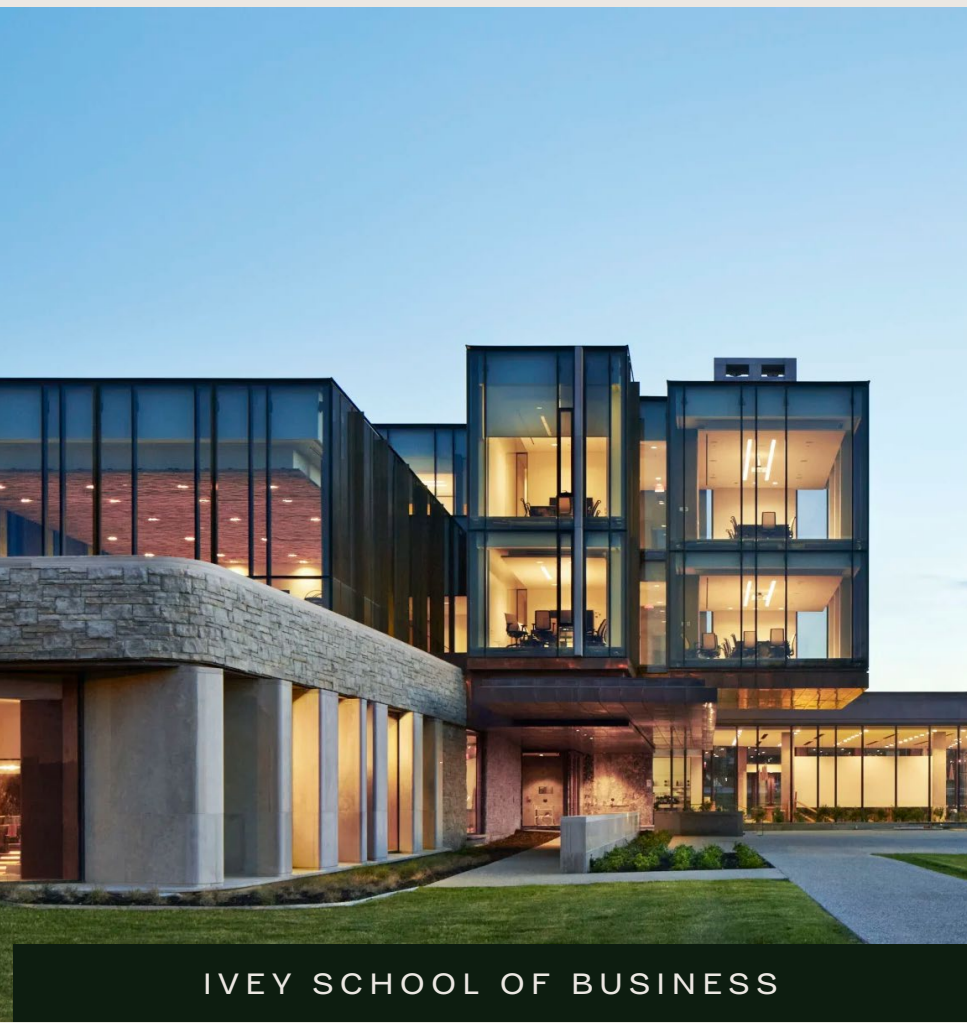
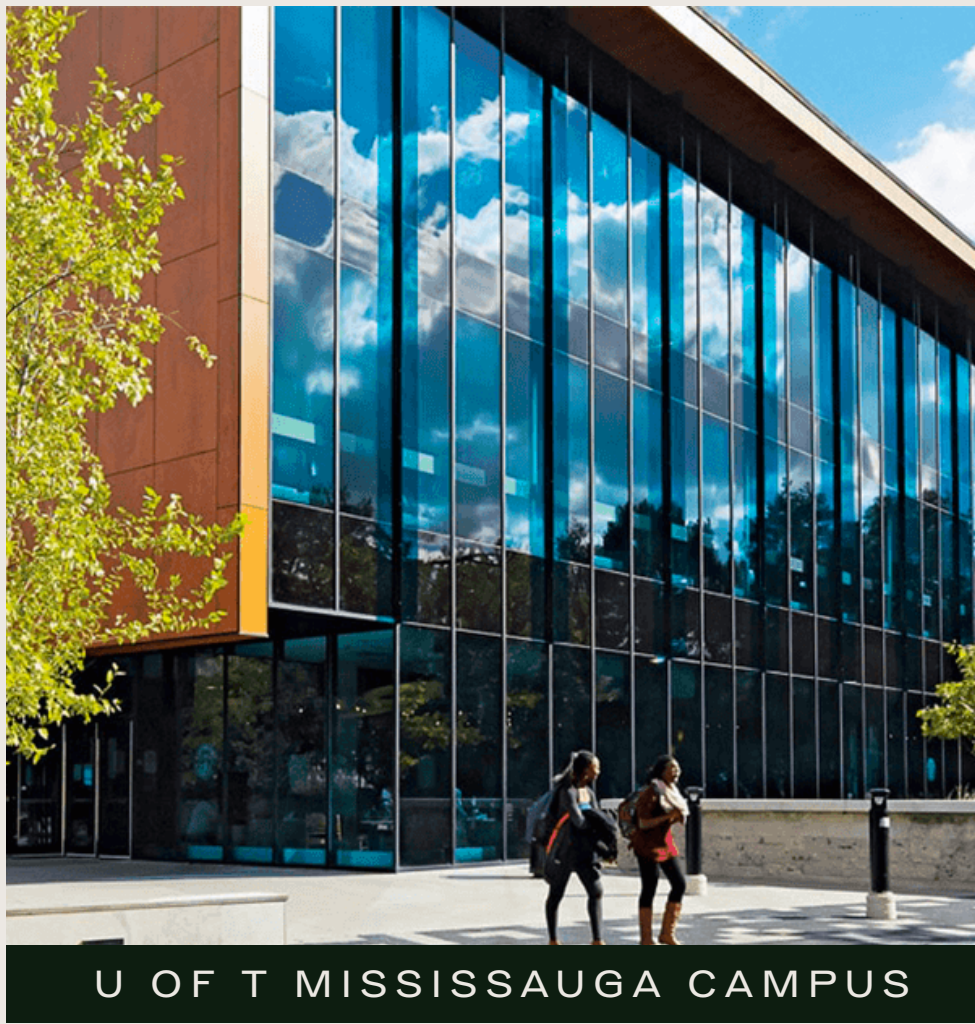
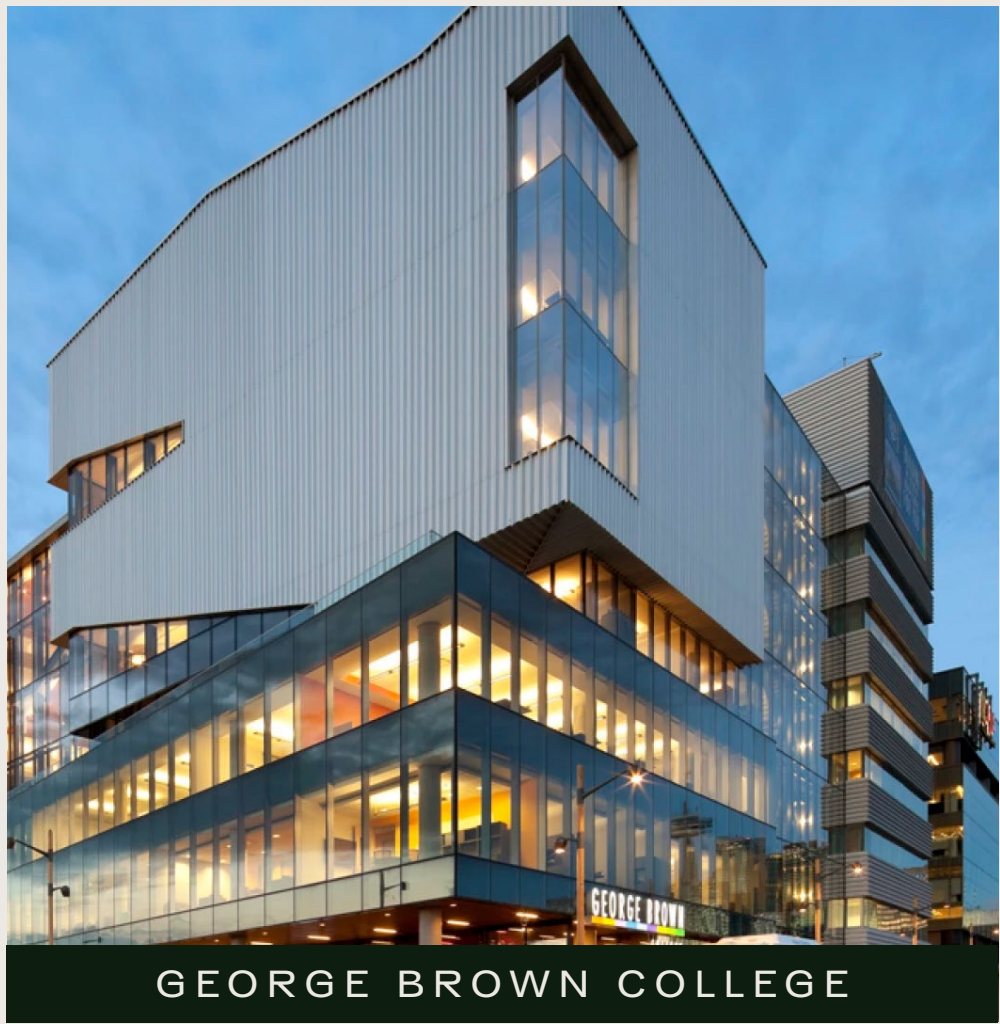
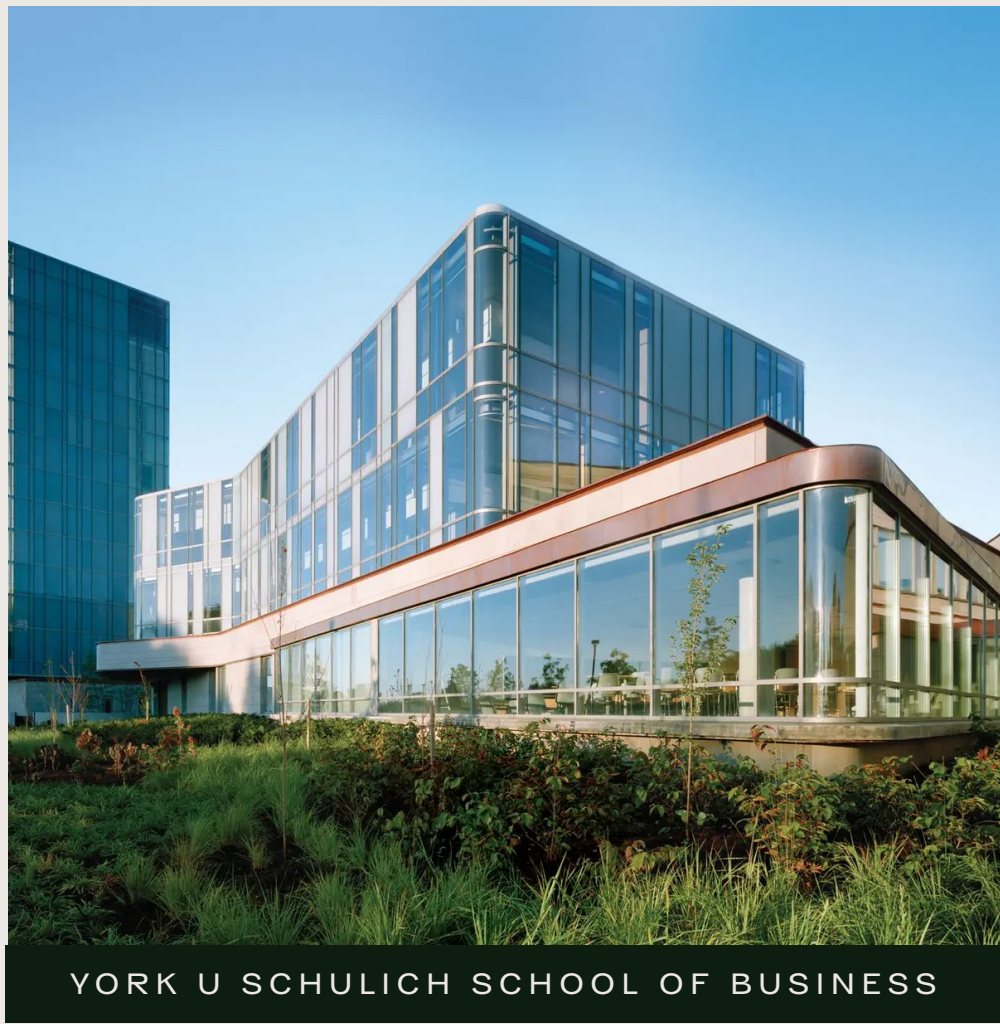
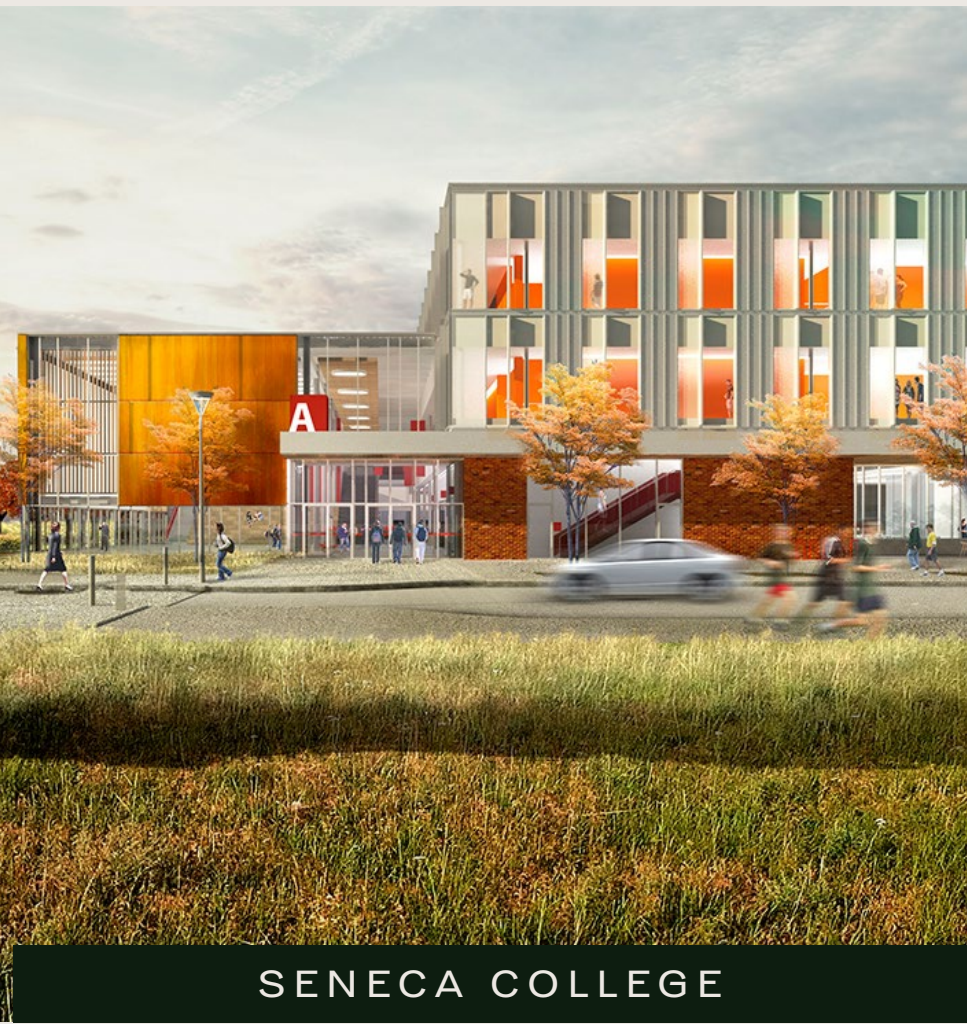


MOUNT SINAI



OUR PORTFOLIO OF PROJECTS:

# EDUCATION INSTITUTIONS





OUR PORTFOLIO OF PROJECTS:

# GO RAIL EXPANSIONS



LAKESHORE WEST



STOUFFVILLE CORRIDOR



RUTHERFORD STATION



HWY 401 RAIL TUNNEL



COOKSVILLE GO

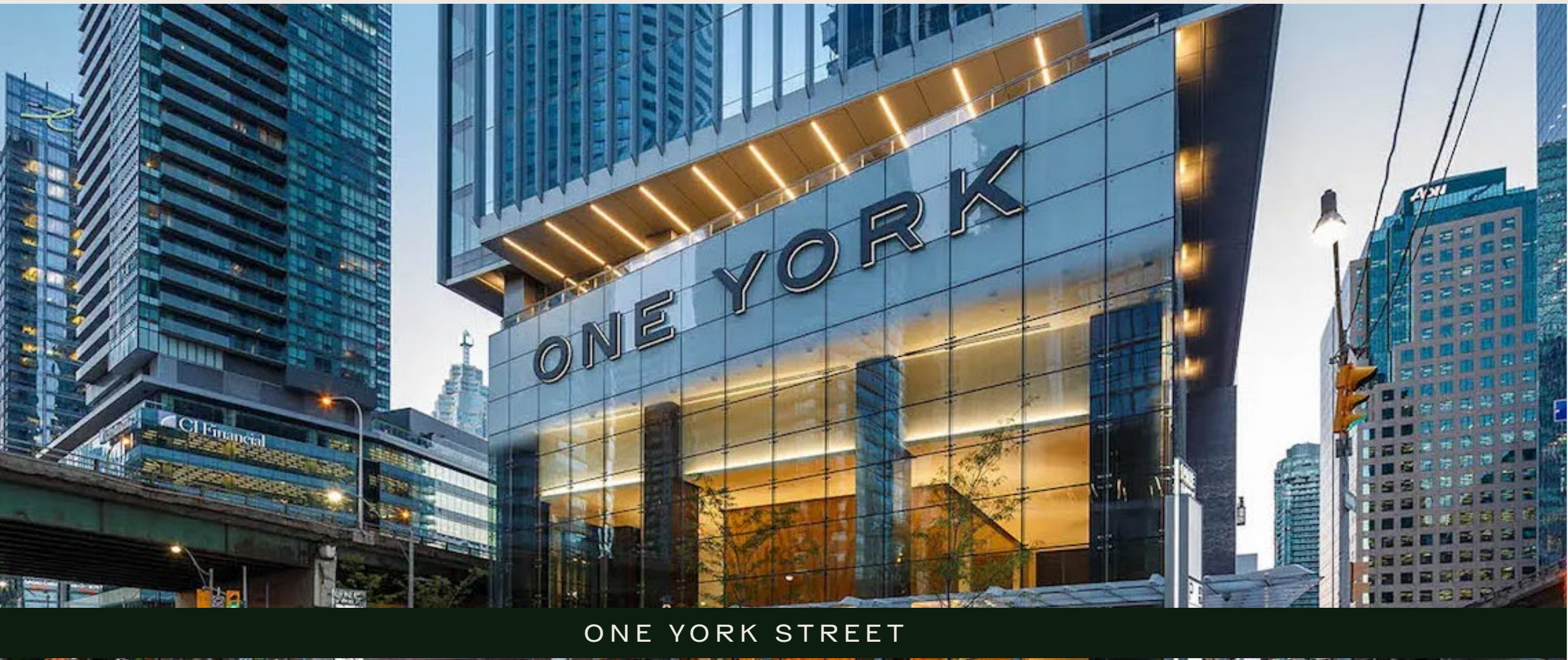


KIPLING STATION BUS TERMINAL



OUR PORTFOLIO OF PROJECTS:

OFFICE





OUR PORTFOLIO OF PROJECTS:

# MAJOR RETAIL





WE LOOK FORWARD TO  
WELCOMING  
YOU HOME  
*for all of  
life's moments.*

**A LETTER FROM CHRISTOPHER SMITH,  
VICE PRESIDENT AT ELLISDON DEVELOPMENTS**

*You've watched games in stadiums, boarded trains in stations, explored art in galleries, and sought care in hospitals, all constructed by EllisDon. Whether or not you know us by name, you're familiar with our work. Since 1951, EllisDon's reputation of quality and professionalism has marked the map of North America's most successful construction projects, from private buildings to distinguished public institutions. Now we are building your future home, the most important place in a person's life.*

*As we continue to better refine how we can serve you, EllisDon Developments has combined its rich experience in construction and operations to launch its first solo residential project, Arcadia District - Residences at Bloor & Kipling. Born from a vision of building a one-of-a-kind master-planned community, Etobicoke's Arcadia District will shine with intricate and timeless architecture and design for generations to come. As the housing industry opens its doors to new companies with varying experience, it is EllisDon's proud history that sets us apart - with dependable results, an experienced team, and professionally-crafted projects from start to finish. Whether it is development, construction, or the day-to-day management, we will be there. Arcadia District includes the architects at BDP Quadrangle, the design team at Figure3, and the incredible creators at SMEG, the world-renowned and Italian-made luxury appliance manufacturer that will be included in every suite. These distinguished companies join us in this monumental project, showcasing their profound expertise in their fields that will be evident in every rounded archway, marble stone landing, and detailed craftsmanship.*

*We are transforming the neighbourhood with this master plan that includes four residential towers that are designed for every phase of life, whether you're single, coupled, retired, or have a family. Beyond the individual residences, you will enjoy an extensive public promenade, retail at ground level, and one of the most expansive amenity programs in the city. Totalling 62,000 sq. ft. of curated lifestyle spaces, the amenity program will make turnkey living more convenient and enhance your everyday life. Come see what the future of condominium living looks like in one of Toronto's fastest growing neighbourhoods. Feel assured that your new future is being built by the same people who have built some of our city's most recognizable projects.*



Christopher Smith

VICE PRESIDENT, ELLISDON DEVELOPMENTS

A HOME FOR



ALL OF LIFE'S MOMENTS



ARCADIA  
DISTRICT

*Residences at* BLOOR & KIPLING