

ARCADIA
DISTRICT

Residences at BLOOR & KIPLING



GROWTH

AN AREA POISED
FOR GROWTH



ETOBICOKE CIVIC CENTRE

Canada's surging population presents opportunity to invest in a growing Etobicoke.

Etobicoke stands as the second-fastest-growing population hub in the Greater Toronto Area (GTA). Notably, the Etobicoke City Centre has been designated as an Urban Growth Centre (UGC). This area has seen substantial provincial investments, exemplified by the realignment of the 6-point interchange to enhance pedestrian accessibility. A noteworthy \$75 million multi-

modal transit hub has been established, indicative of the commitment to robust transportation infrastructure. Further developments include the relocation of the Etobicoke Civic Centre to the Etobicoke City Centre, contributing to an enriched landscape with increased recreational and employment prospects, courtesy of additional provincial investments.

The Etobicoke Civic Centre is a state-of-the-art community hub. This mixed-use building houses municipal offices, a community recreation centre, a public library, a non-profit childcare centre, community spaces and a new civic square for public programming and events.



ETOBICOKE CIVIC CENTRE (ECC)

3755 BLOOR STREET WEST

PODIUM 300,000 SQ. FT.

- Multi Parking Levels
- Community Centre
 - Lane and leisure pools
 - Multi-purpose rooms
 - Fitness studios
 - Gymnasium
 - Walking track
- Toronto Public Library
 - Digital innovation hubs
- Community Services including:
 - Art gallery
 - Child Care Centre
 - Civic Counter Strategy
 - Toronto Employment & Social Services
 - Toronto Public Health Clinic
 - Ceremonial Rooms
 - Public Meeting Rooms
- Constituency Offices & Council Chambers
- Bicycle parking
- Retail

OFFICE TOWERS 210,000 SQ. FT.

- Multiple City divisions, agencies and corporations
- Meeting rooms
- Collaboration & social spaces
- Multi-faith room
- Parent room
- Lunchroom
- Outdoor terrace

CIVIC SQUARE 47,000 SQ. FT.

- Event plaza
- Filter garden with a landscaped water feature and sacred fire vessel
- Bike share
- Parking lobbies
- Café terrace

FUTURE GROWTH

23,000+
units planned

60,000+
new residents

35+
active applications

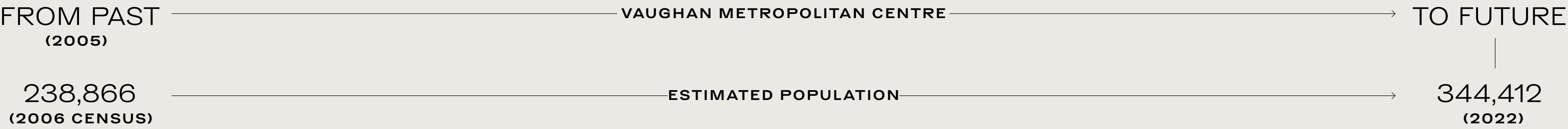
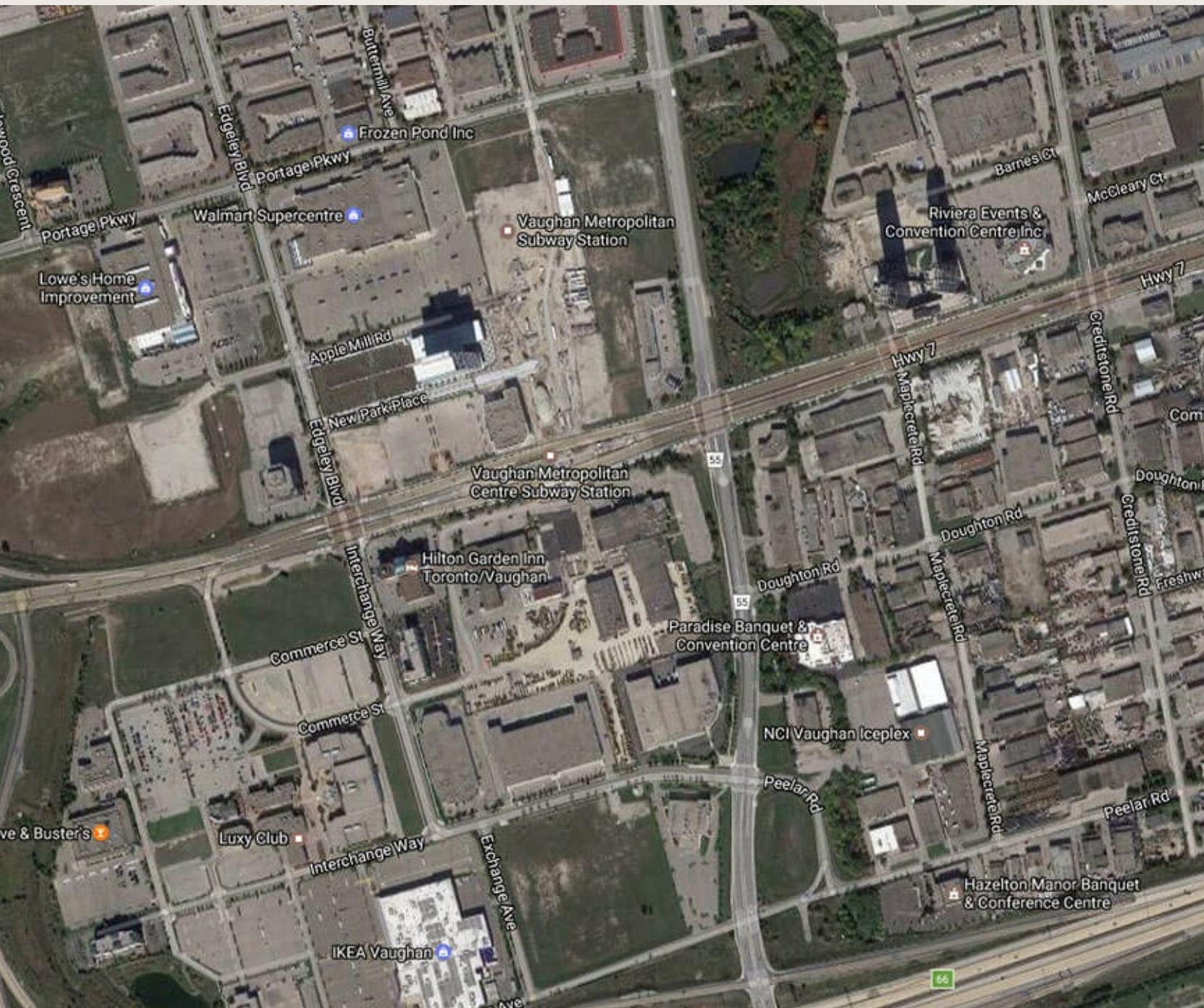


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Growth is not a coincidence.
It's planned for...

Vaughan stands as a prime example of the mandated growth that Etobicoke is poised to undergo in the coming decade. This trajectory is propelled by strategic investments in infrastructure and an incoming wave of new residents. Vaughan is now one of the fastest growing cities in Canada.



ETOBICOKE POPULATION

- Etobicoke is the 3rd largest population centre in the GTA
- 2nd largest growing population in Toronto (census data)
- Growth rates will see Etobicoke population grow by 96,000 new residents by 2030





A 416 PROJECT PRICED
LIKE IT’S IN THE 905

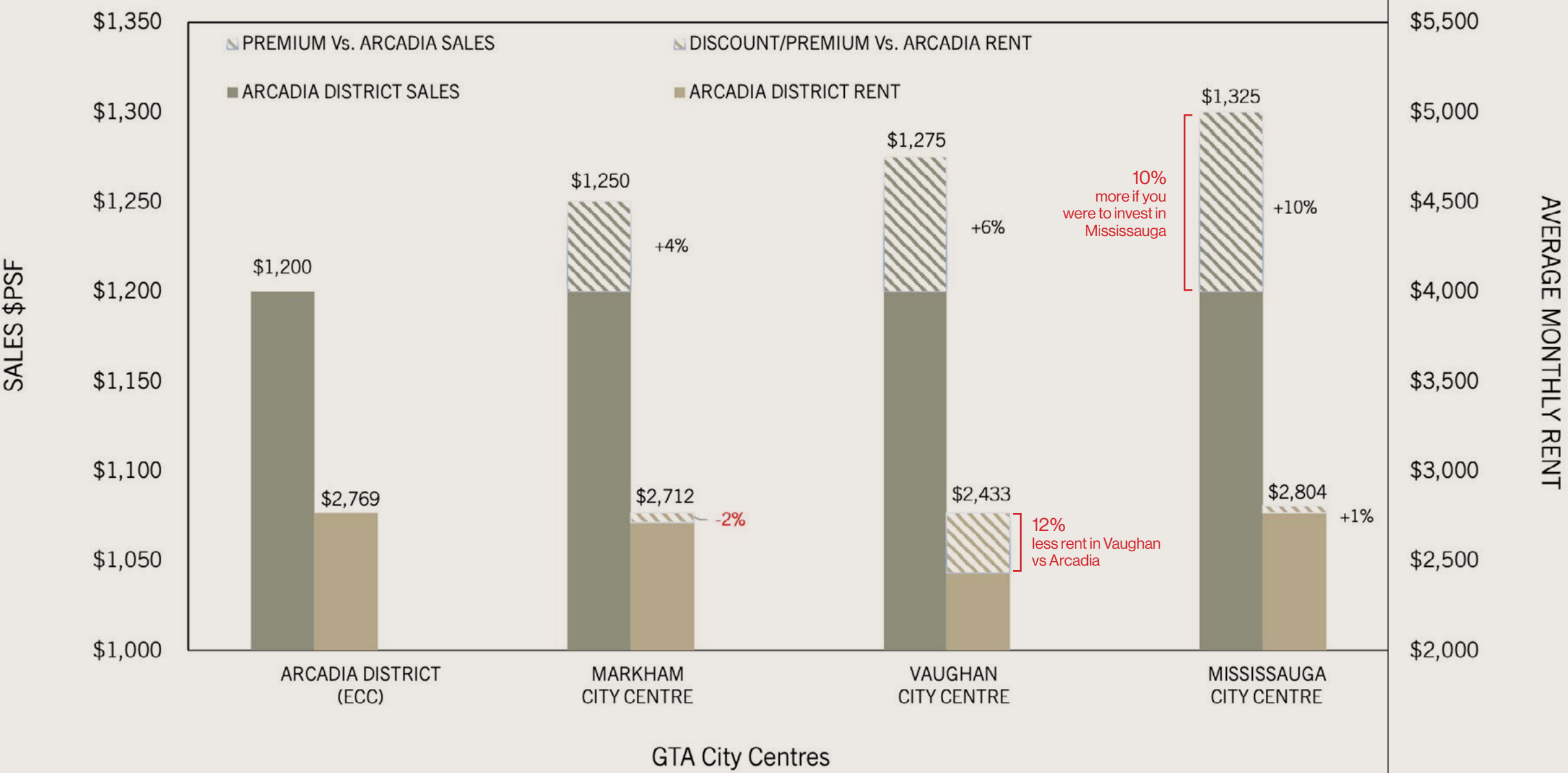
Arcadia District’s pricing, almost **21% less** than North York City Centre, **29% less** than Yonge & Eglinton, and **33% less** than downtown Toronto, offering a unique investment opportunity.

Unit Type	ARCADIA DISTRICT	NORTH YORK	YORKVILLE	DOWNTOWN CORE
1 BED + DEN/FLEX (1 BATH)	\$649,900	\$775,000	\$781,900	\$762,900
1 BED + DEN/FLEX (2 BATH)	\$744,900	\$830,000	\$950,900	\$967,900
2 BEDROOM	\$842,900	\$885,000	\$984,900	\$1,049,900
3 BEDROOM	\$984,900	\$1,535,000	\$1,238,900	\$1,399,900

PRICING & VALUE COMPARISON CHART

Arcadia District not only offers comparable or better rents, but the price per square foot is lower than all other submarkets.

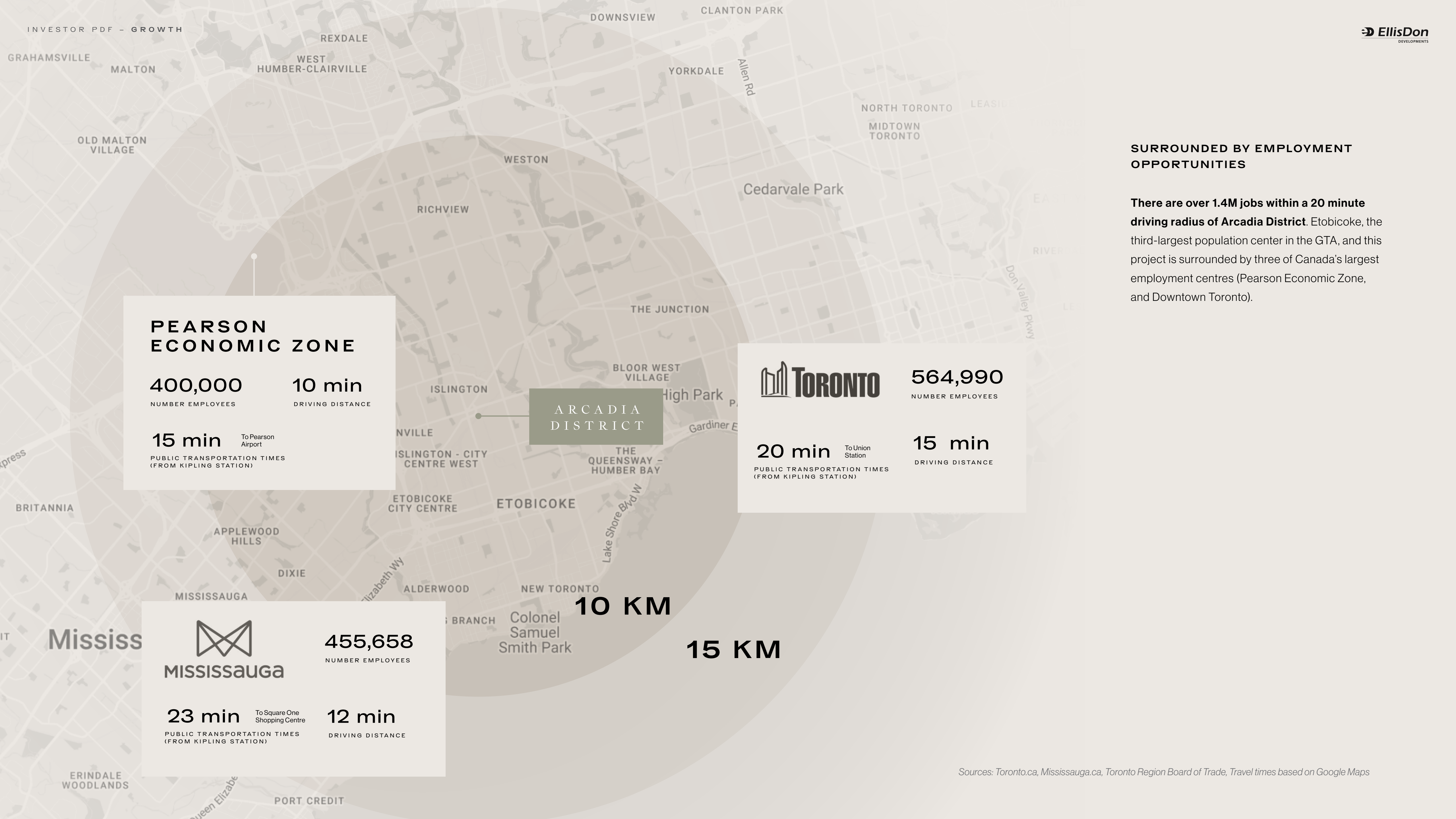
Comparing GTA City Centres - Condo Sales Price & Monthly Rent
416 Project, 905 Pricing



Arcadia District rents as well or better than major GTA Growth Centres and **can be purchased for 10% less**

*Source: MLS





PEARSON ECONOMIC ZONE

400,000

NUMBER EMPLOYEES

10 min

DRIVING DISTANCE

15 min

PUBLIC TRANSPORTATION TIMES
(FROM KIPLING STATION)

To Pearson
Airport



564,990

NUMBER EMPLOYEES

20 min

PUBLIC TRANSPORTATION TIMES
(FROM KIPLING STATION)

To Union
Station

15 min

DRIVING DISTANCE

ARCADIA
DISTRICT

10 KM

15 KM



MISSISSAUGA

455,658

NUMBER EMPLOYEES

23 min

PUBLIC TRANSPORTATION TIMES
(FROM KIPLING STATION)

To Square One
Shopping Centre

12 min

DRIVING DISTANCE

SURROUNDED BY EMPLOYMENT OPPORTUNITIES

There are over 1.4M jobs within a 20 minute driving radius of Arcadia District. Etobicoke, the third-largest population center in the GTA, and this project is surrounded by three of Canada's largest employment centres (Pearson Economic Zone, and Downtown Toronto).

Urban Growth Centers in the City of Toronto, as outlined by the provincial plan, are strategic hubs designed to accommodate and intensify population and employment growth. the goal is to achieve a target of 400 residents and jobs combined per hectare by 2031. The Etobicoke City Centre is approximately 169 hectares. Meaning that the total expected residents and jobs will be 67,600 by 2031. In anticipation for this growth the city has developed a crucial plan that includes 5 major drivers to help with the growth.

- 1) INVESTING IN INFRASTRUCTURE
- 2) CREATING SOCIAL BENEFITS IN THE COMMUNITY
- 3) TRANSITIONING TO HIGH DENSITY EMPLOYMENT CENTRE
- 4) CREATING A MAJOR TRANSPORTATION HUB
- 5) ACCOMMODATING FOR POPULATION GROWTH

Limited inventory adds to the exclusivity of this opportunity. Appreciating at a faster rate for rent in the last 5 years than other key areas, Arcadia District and Etobicoke City Centre stand as prime investment choices.





Investing in Arcadia District in Etobicoke City Centre offers a prime opportunity to enter at the onset of an investment cycle within a master-planned community situated in a burgeoning Urban Growth Centre in the GTA. Over the next decade, this area is set to undergo transformative changes driven by continued infrastructure enhancements and a growing demand for new residential developments. With substantial investments from both the city and the province, the trajectory of this location is evident. Don't miss out — seize the opportunity now!

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