

# ARCADIA DISTRICT

*Residences at* BLOOR & KIPLING

## **Arcadia District FAQ Sheet**

### **Who is the Developer:**

- EllisDon Developments
- Notable projects: SkyDome, AGO, Markville Mall, Yorkdale Mall, York Schulich School of Business, Ivey Business School

### **Where is the Location:**

- 80 Fieldway Road Bloor & Kipling - Etobicoke City Center
- Located inside the designated Urban Growth Zone by the Province of Ontario, which aims to increase jobs by 205% targeting 400 people and jobs per hectare by 2031
- Transit-oriented, only a 5 min walk to Kipling Transit Hub and an 8 min walk to Islington station
- 3 modes of transport offered at Kipling Station: Subway, Bus Terminal, and GO train; the only other city that offers these 3 is Toronto
- Kipling transit hub has Direct shuttle to Pearson Airport and Humber College
- Next to the future site of the Etobicoke Civic Centre
- Current growth rates will see Etobicoke's population grow by over 96,000 new residents by 2023
- Etobicoke City Centre is surrounded by employment – over 1.4 million jobs with a 15min driving radius from Arcadia District
- Less than 20 mins away from University of Toronto, Toronto Metropolitan University, Sheridan, and Humber College

### **About the Development**

- A master-planned community comprised of 4 towers ranging from 12 - 42 storeys, boasting over 1,300 suites
- 14,000sf of commercial retail space
- 26,000sf of designated park space
- 62,000+sf of shared amenities space, called 'the Arcadia Club,'

### **About the Building**

- Phase 1, 80 Fieldway Rd - 34-storeys, 405 Suites
- Studio to 3-bedroom options, ranging from 390sf - 972sf
- As part of an exclusive partnership, a complete collection of SMEG luxury appliances will be featured in all suites, marking the first partnership of its kind in North America
- 62,000+sf of amenity space
- Approx 7,000sf of On Site Child-Care (up to 70 children)
- Approx 14,000sf of Retail Space
- 1 acre park beside Arcadia District

### **Critical Dates**

- First Tentative Occupancy: May 2027

### **Maintenance Fees**

- \$0.69/ square foot
- \$74.95/ month for Parking maintenance

### **Parking**

- **Available on units 675sf+:**
  - \$75,000 Standard Parking (reg. \$85,000)
  - \$85,000 Electric Vehicle Parking (reg. \$95,000)

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**Deposit Structure:**

- Who is the payee for the deposits?
  - o Owens Wright LLP in Trust

UNITS UNDER 750SF		UNITS OVER 750SF	
Signing	\$10,000	Signing	\$10,000
30 days	Balance to 5%	30 days	Balance to 5%
270 days	2.5%	-	-
365 days	2.5%	365 days	5%
540 days	2.5%	-	-
720 days	2.5%	720 days	5%

\*5% due on occupancy  
\*\*Limited time offer, subject to change without notice.

**Procedures:**

**Are name changes permitted?**

No.

**Can purchasers buy under a corporation?**

Yes.

**Is the purchaser required to provide a mortgage pre-approval?**

Yes, purchasers need to provide a valid mortgage pre-approval. Refer to mortgage pre-approval requirement information sheet for more details.

**Are Assignments permitted?**

Yes, with a fee subject to the Vendor’s terms and conditions. Please see a Sales Representative for more details.

**Is Leasing During Occupancy permitted?**

Yes, with a fee subject to the Vendor’s terms and conditions. Please see a Sales Representative for more details.