

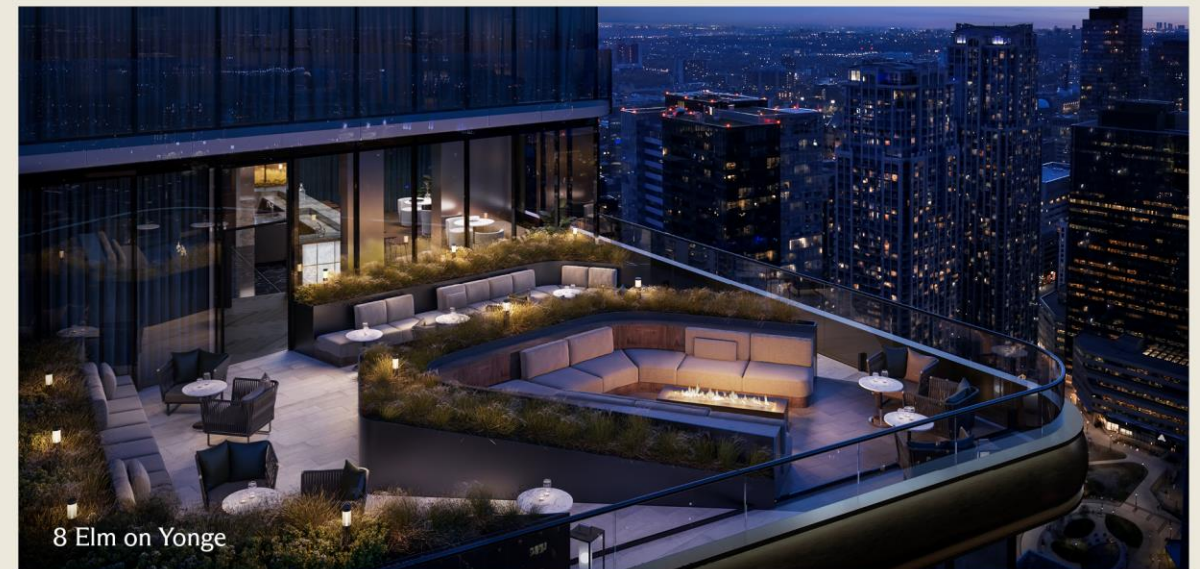
# PARK ROAD

THE YORKVILLE FLATIRON



Capital Developments is an established Toronto-based developer with a history of delivering on its promises.

Since it was founded over 15 years ago, Capital Developments has developed 2 million square feet in AAA transit-oriented locations. Currently, the developer has 1.5 million square feet under active construction. This includes a 62-storey luxury tower at 11 Yorkville and a 69-storey tower at 8 Elm.



# PARK ROAD



NUMBER OF SUITES — 302

STOREYS — 27

AMENITIES — 6,200 SQ. FT. INTERIOR, 1,300 SQ. FT. EXTERIOR

OCCUPANCY — EARLY 2027

DEVELOPER — CAPITAL DEVELOPMENTS

ARCHITECT — DIAMOND SCHMITT

INTERIOR DESIGNER — CECCONI SIMONE

LAWYER — AIRD & BERLIS LLP IN TRUST

## PARK ROAD

- Best-in-Class Location, Yorkville
- Timeless Architecture and Design
- Forever Views of Rosedale Valley
- Amenities Design and Optimal Suites

# Neighbourhood

## YORKVILLE'S FLAGSHIP DESIGNER BOUTIQUES



Cartier



PRADA

HOLT RENFREW

## YORKVILLE'S MICHELIN STAR GUIDE

Aburi Hana 🌸  
7-Minute Walk

Enigma 🌸  
9-Minute Walk

Sushi Masaki Saito 🌸🌸  
12-Minute Walk

Alobar 🌸  
10-Minute Walk

Osteria Giulia 🌸  
13-Minute Walk

Michelin Guide 2022



# Why Invest in Park Road?

Over the last five years, resale condominiums in Yorkville have grown in price by

# 47%

While condos in the City of Toronto overall have increased by just 30%

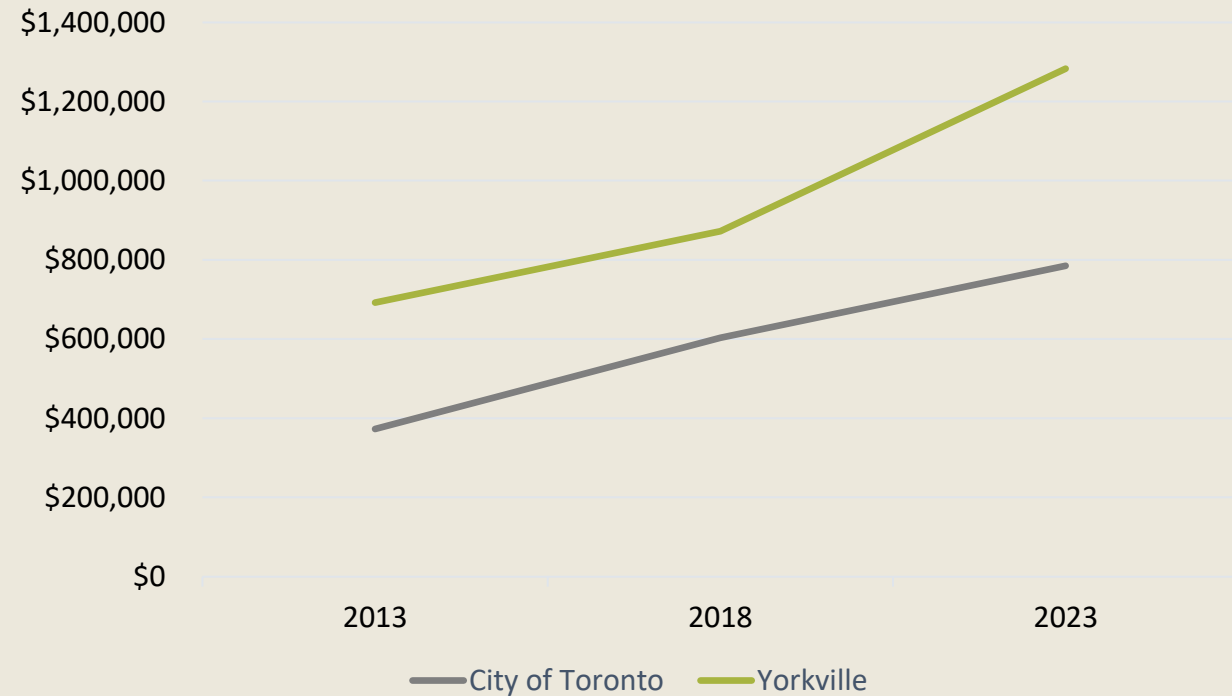
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AVERAGE \$PSF OF PRE-CONSTRUCTION  
REMAINING INVENTORY IN YORKVILLE

\$2,000+ (Yonge & Cumberland)  
\$2,200 (Yorkville & Belair)  
\$2,300 (Yonge & Charles)

TRREB

## Avg. Resale Price Condo/Apt City of Toronto vs Yorkville



# Top Tier Community

AVERAGE HOUSEHOLD INCOME

**\$520,323**

Bloor-Yorkville

**\$132,394**

City of Toronto

## Bloor-Yorkville Resale and Rental Value

RESALE VALUE

**128%**

Increase in \$PSF since 2012  
with 10% ROI per year  
In the last 10 years

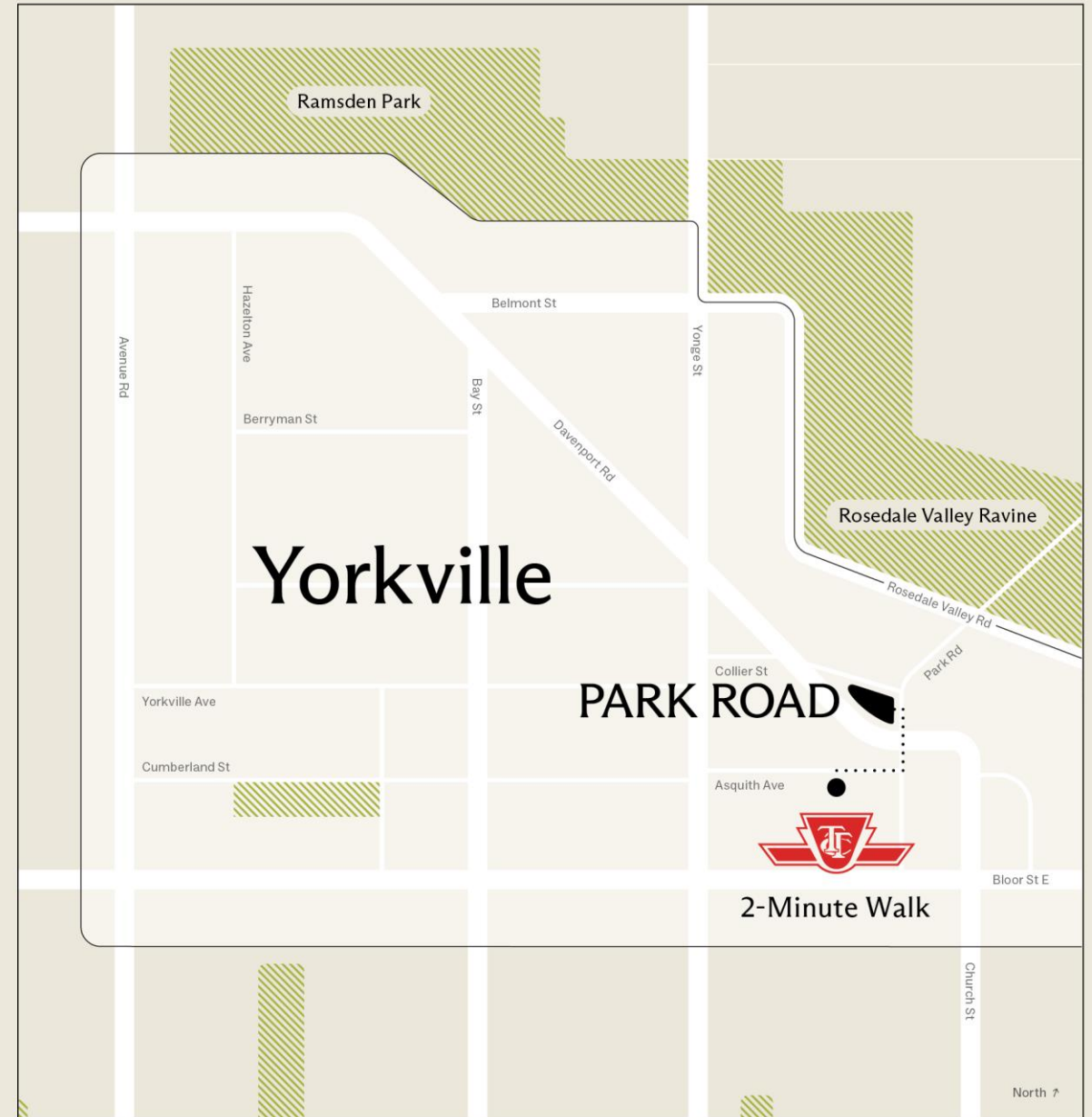
RENTAL VALUE

**50%**

\$PSF increase Y/Y



GeoWarehouse | MLS | TRREB



# Population Growth

# 1,500,000

permanent residents will settle in Canada over the next **3yrs**

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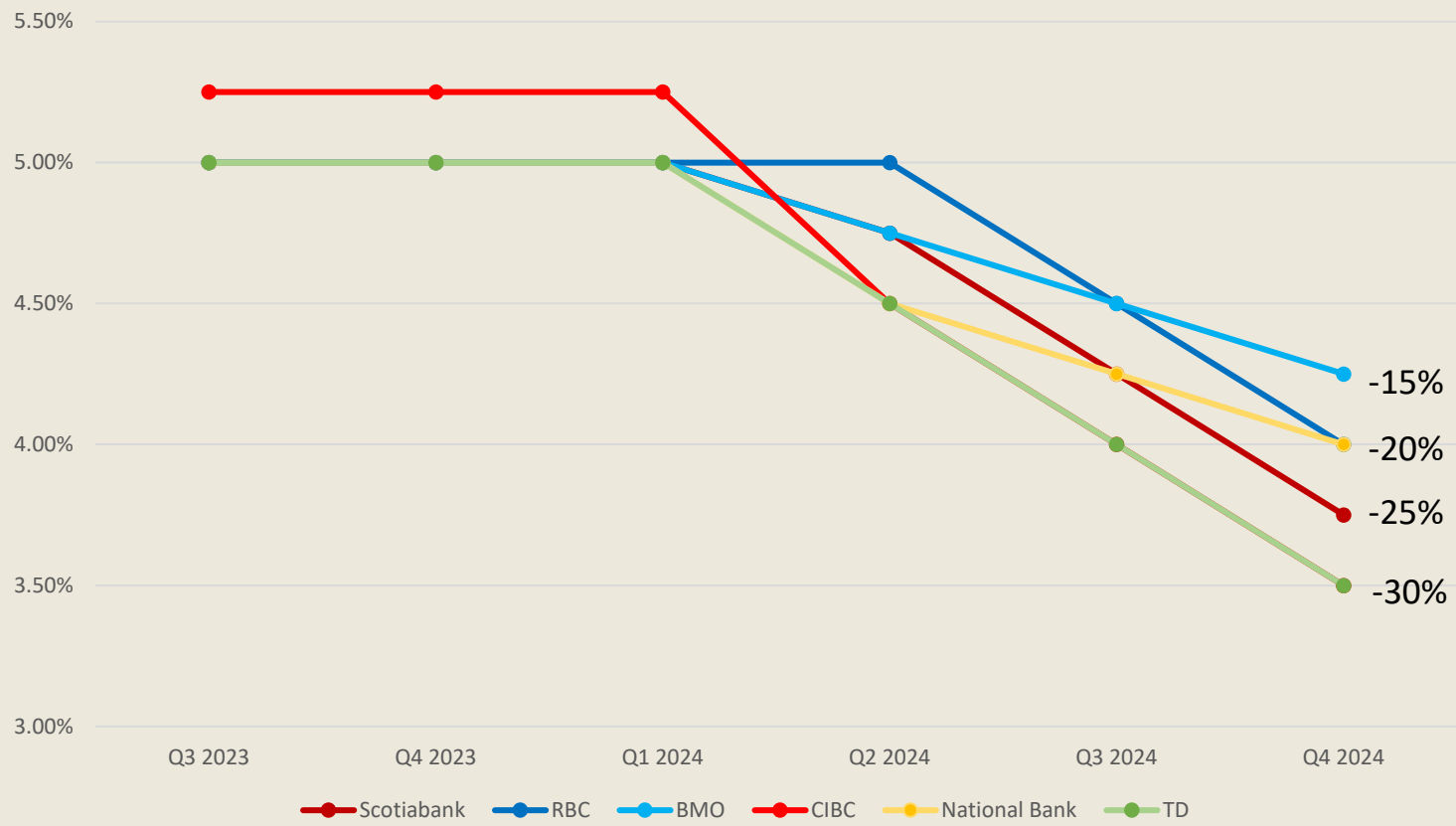
# 30%

projected Population Growth in Toronto by **2030**  
**800,000 new residents**

- Ontario Gov. will need 1 million new homes over the next 10yrs  
Approx. **100,000** new homes per year
- Ontario is currently at a 20yr low



September 2023 - Interest Rate Forecast



1. Scotiabank: Global Economics, <https://www.scotiabank.com/ca/en/about/economics.html>, published July 20, 2023

2. RBC Economics and Thought Leadership: Financial Markets Forecast, <https://thoughtleadership.rbc.com/wp-content/uploads/rates.pdf>, published August 2023

3. BMO Capital Markets Economic Research, [https://economics.bmo.com/media/filer\\_public/87/7f/877fa92d-04f2-4af9-ab07-8a1378f7bc3b/outlookcanada.pdf](https://economics.bmo.com/media/filer_public/87/7f/877fa92d-04f2-4af9-ab07-8a1378f7bc3b/outlookcanada.pdf), published September 1, 2023

4. CIBC Capital Markets: Economic Insights, <https://economics.cibccm.com/cds?id=48ca5167-7d5b-4998-a988-66ce21597529&flag=E>, published August 8, 2023

5. National Bank of Canada: Monthly Fixed Income Monitor, <https://www.nbc.ca/content/dam/bnc/taux-analyses/analyse-eco/mensuel/monthly-fixed-income-monitor.pdf>, published July 17, 2023

6. TD Economics: Interest Rate Outlook, <https://economics.td.com/ca-forecast-tables>, published July 2023

# Education

# 35,000+

international university students  
enroll in Toronto every year  
(UofT & TMU)

---

- On campus residences max. capacity is roughly 7,000
- Off-campus, centrally located rental accommodation is essential for approx. 30,000 international students

[utoronto.ca/about-u-of-t/quick-facts](https://utoronto.ca/about-u-of-t/quick-facts) | [torontomu.ca/university-planning/data-statistics/key-statistics/](https://torontomu.ca/university-planning/data-statistics/key-statistics/)



**Toronto  
Metropolitan  
University**



THE **YORK** SCHOOL

# Parks and Recreation



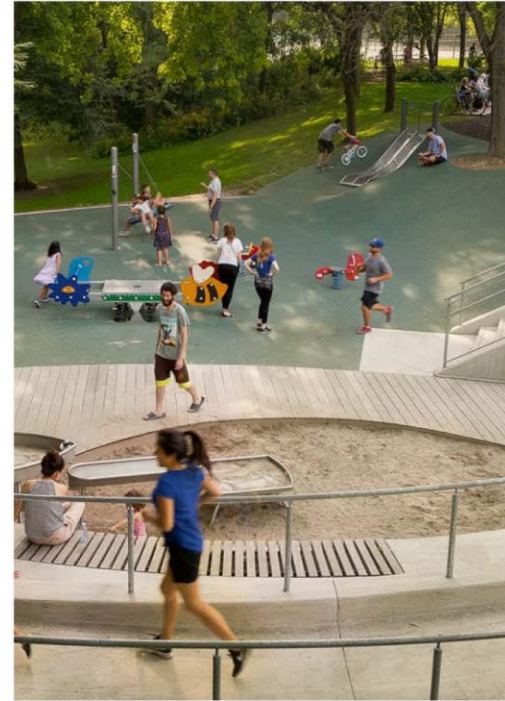
Toronto Reference  
Library

2-Minute Walk



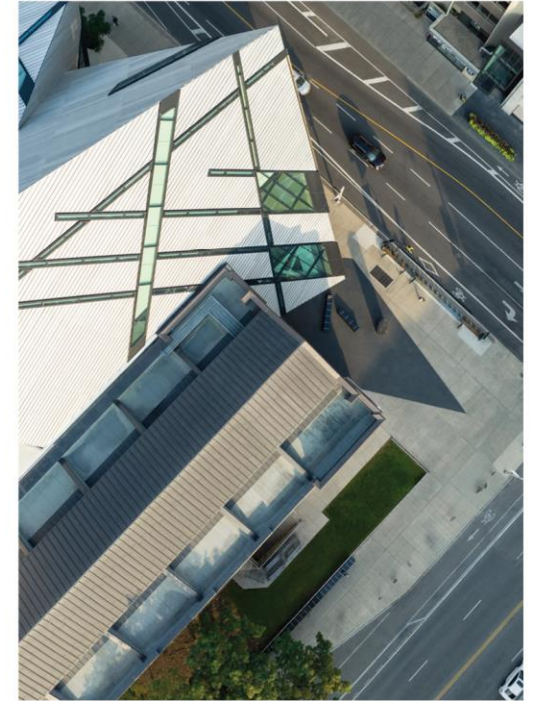
The Village  
of Yorkville Park

10-Minute Walk



Ramsden Park

12-Minute Walk



Royal Ontario Museum

13-Minute Walk

# Seamlessly Connected

## 2-Minute

walk from Park Road, the Bloor-Yonge Subway entrance is just steps away

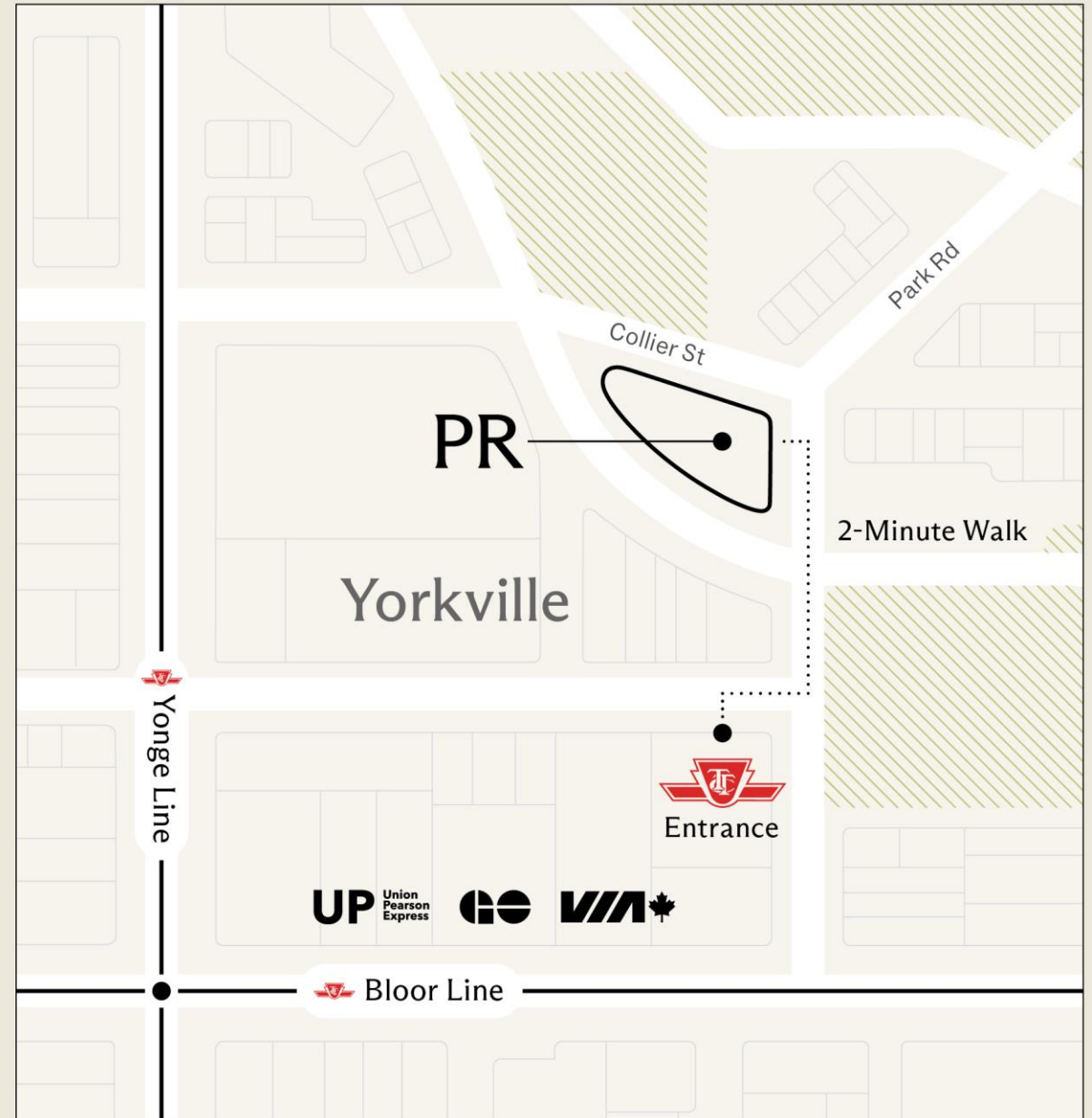
Six stops from Union station, which provides connections to regional GO Transit, VIA Rail, and the UP Express to Pearson Airport.



## \$1.5 Billion

capacity improvements project  
underway at Bloor-Yonge Subway Station

[ttc.ca/en/about-the-ttc/projects-and-plans/Major-Projects/Bloor-Yonge-Station-Capacity-Improvements](https://www.ttc.ca/en/about-the-ttc/projects-and-plans/Major-Projects/Bloor-Yonge-Station-Capacity-Improvements)



# Flatiron Buildings



Park Road  
Building

Toronto, 2023  
Diamond Schmitt



The Gooderham  
Building

Toronto, 1892  
David Roberts Jr.



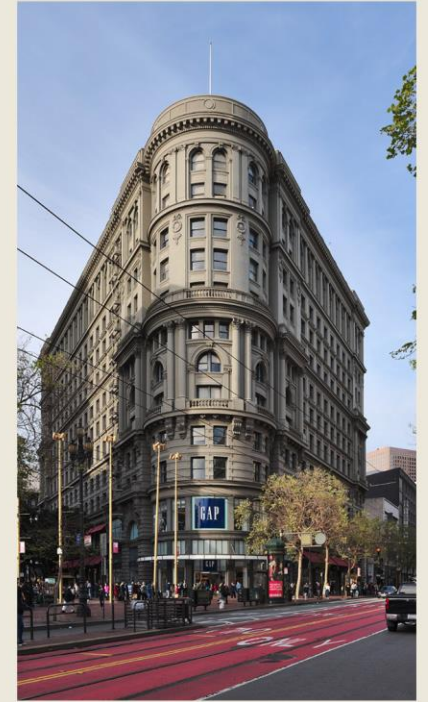
The Flatiron  
Building

New York, 1902  
Daniel Burnham and  
Frederick P. Dinkelberg



The Vesteda  
Tower

Netherlands, 2006  
Jo Coenen & Co Architekten



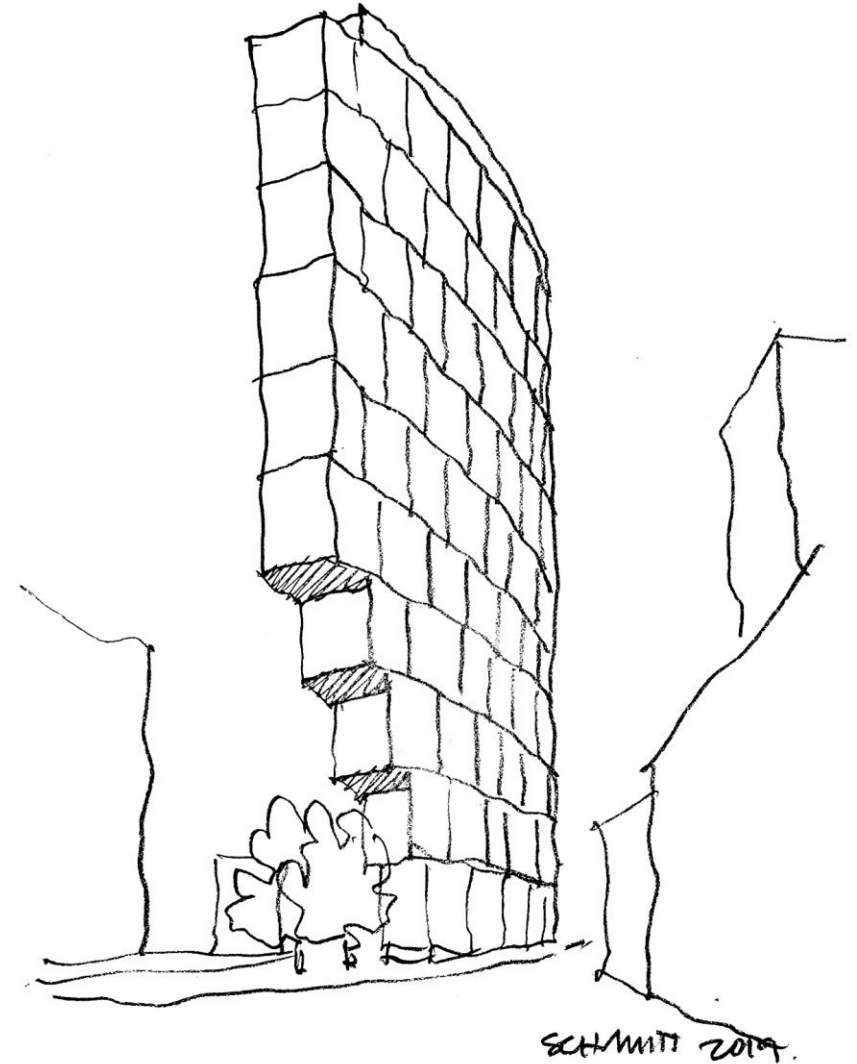
James Flood  
Building

San Francisco, 1904  
Albert Pissis

# Timeless Architecture

A progressive take on the flatiron building, Park Road joins acclaimed Yorkville as its newest architectural triumph.

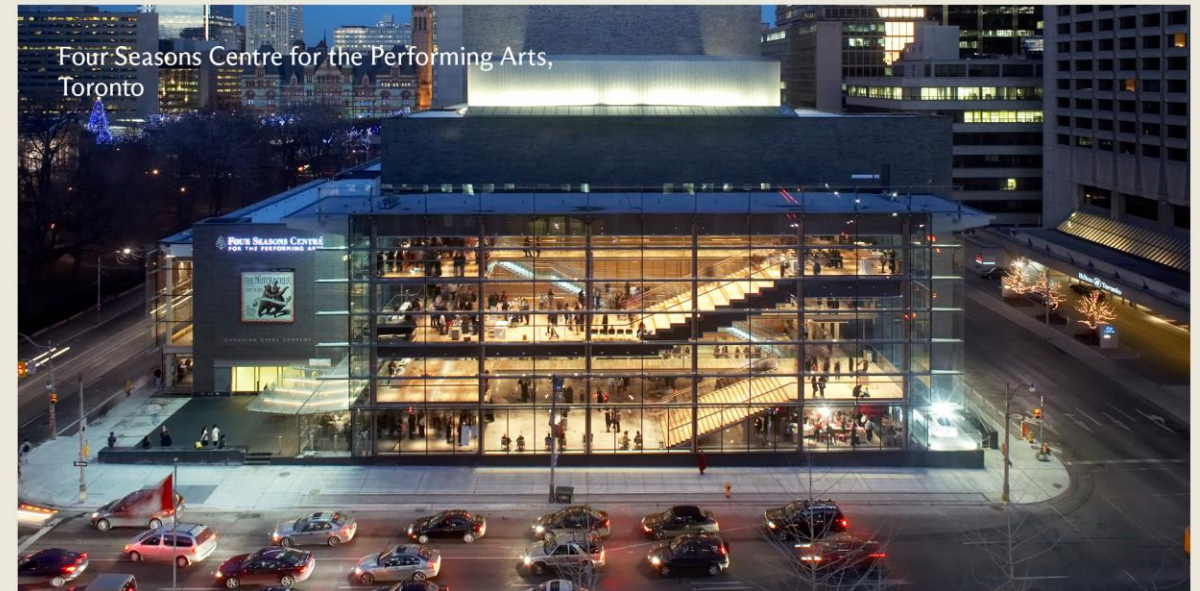
Notable firm Diamond Schmitt has designed a 27-storey residential tower to naturally complement the surrounding streets' geometries with a slim silhouette that evokes a sculptural presence.



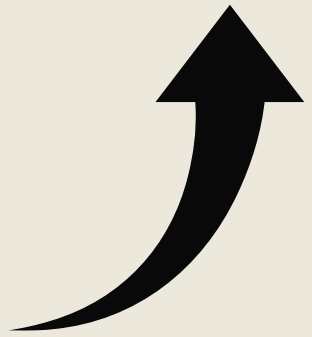
# diamond schmitt

Park Road presented the opportunity to introduce a building with a pure and simple sculptural expression that takes advantage of its exceptional location in the city. In addition to creating a unique and connected living experience for residents, Park Road will also animate the neighbourhood and create a distinctive presence along Toronto's skyline.

Donald Schmitt  
Principal, Diamond Schmitt



# Architecturally Significant Condos



54%

vs

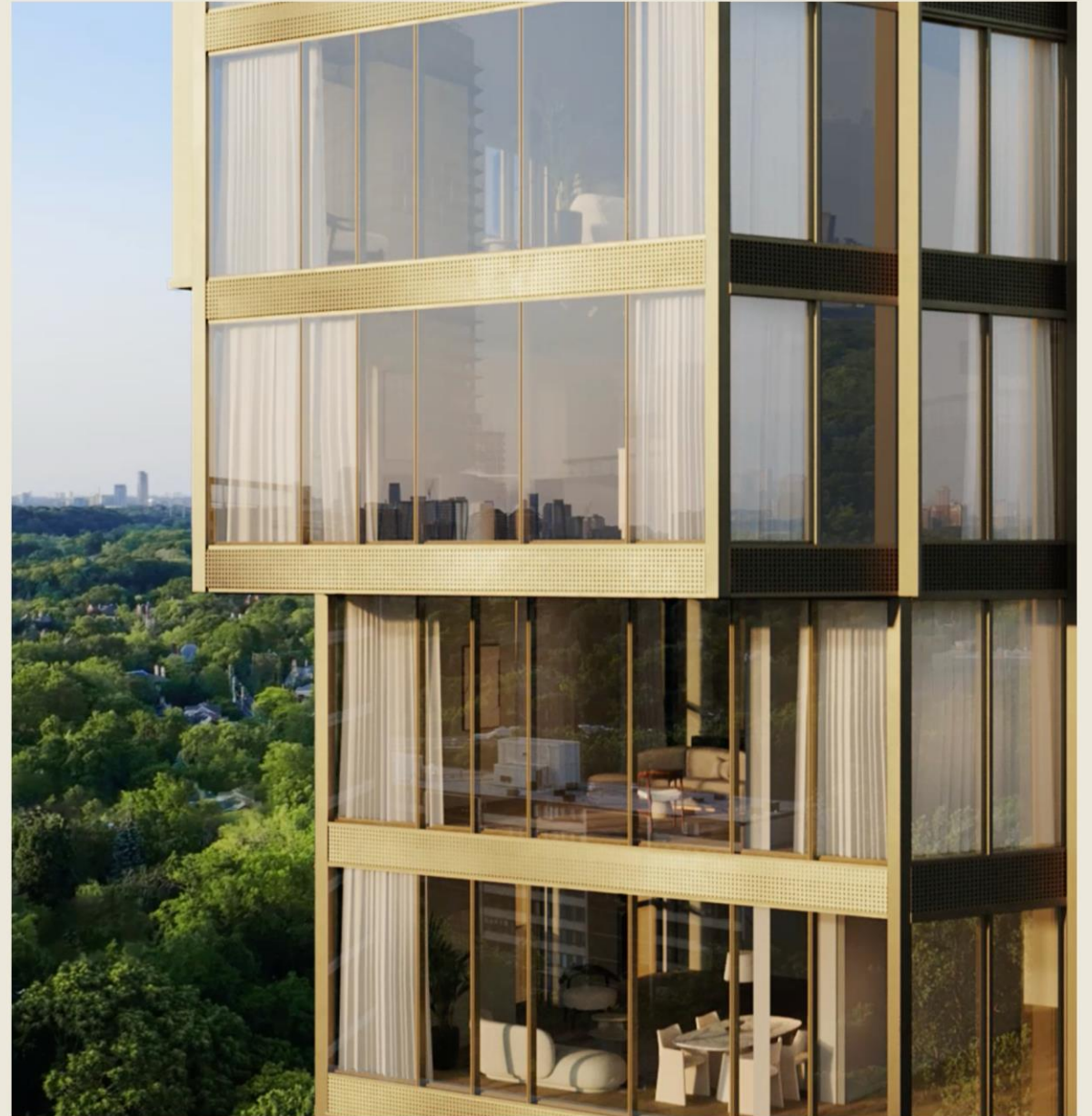


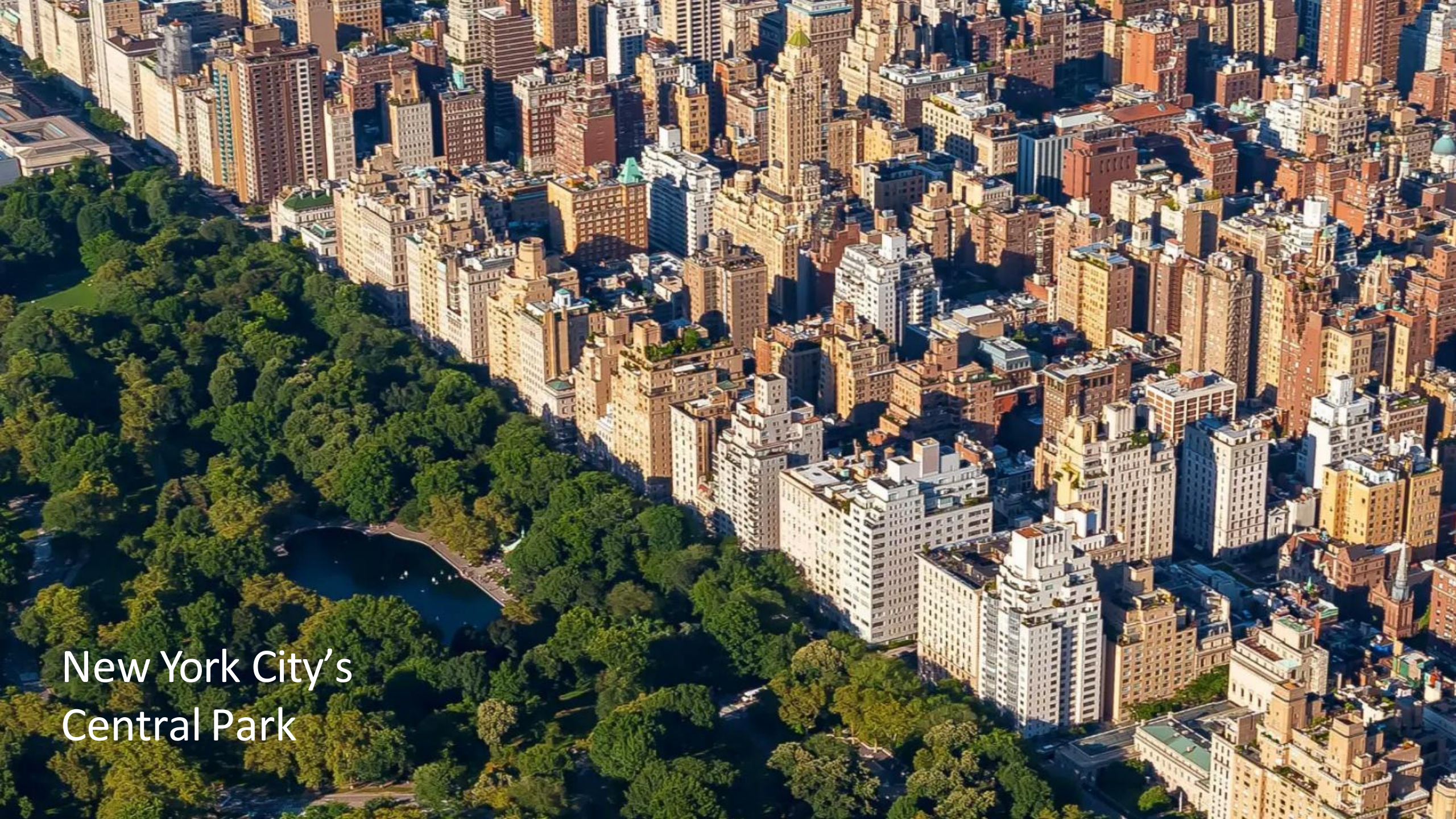
39%

increase in \$PSF  
for architecturally  
significant condos

increase in \$PSF  
for non-architecturally  
significant condos

Over the past 5 years | Bullpen Research and Consulting Inc.  
FORMA, THE ONE, KING TORONTO, 50 SCOLLARD





New York City's  
Central Park

# Forever Views

North View

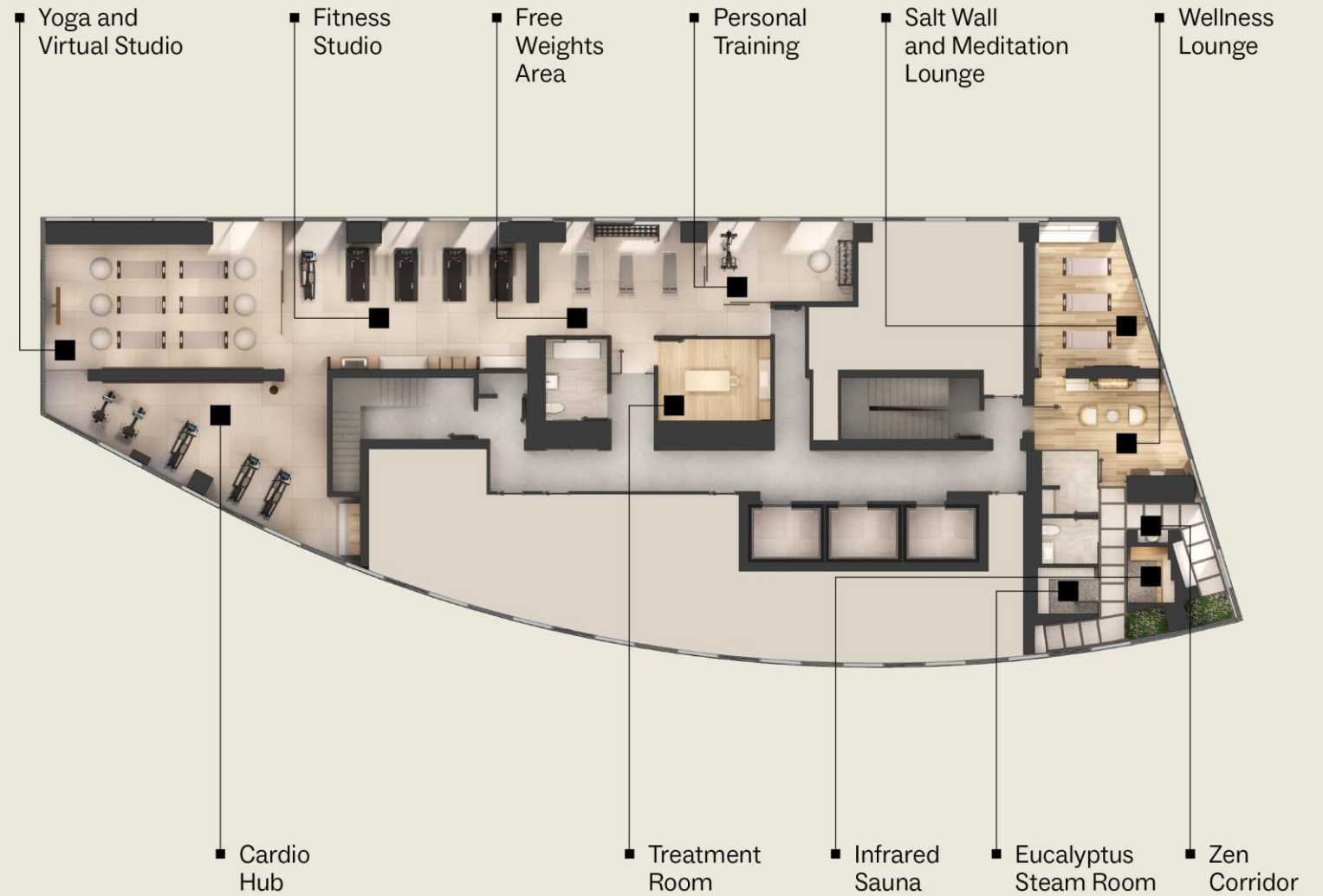


# Forever Views

East View

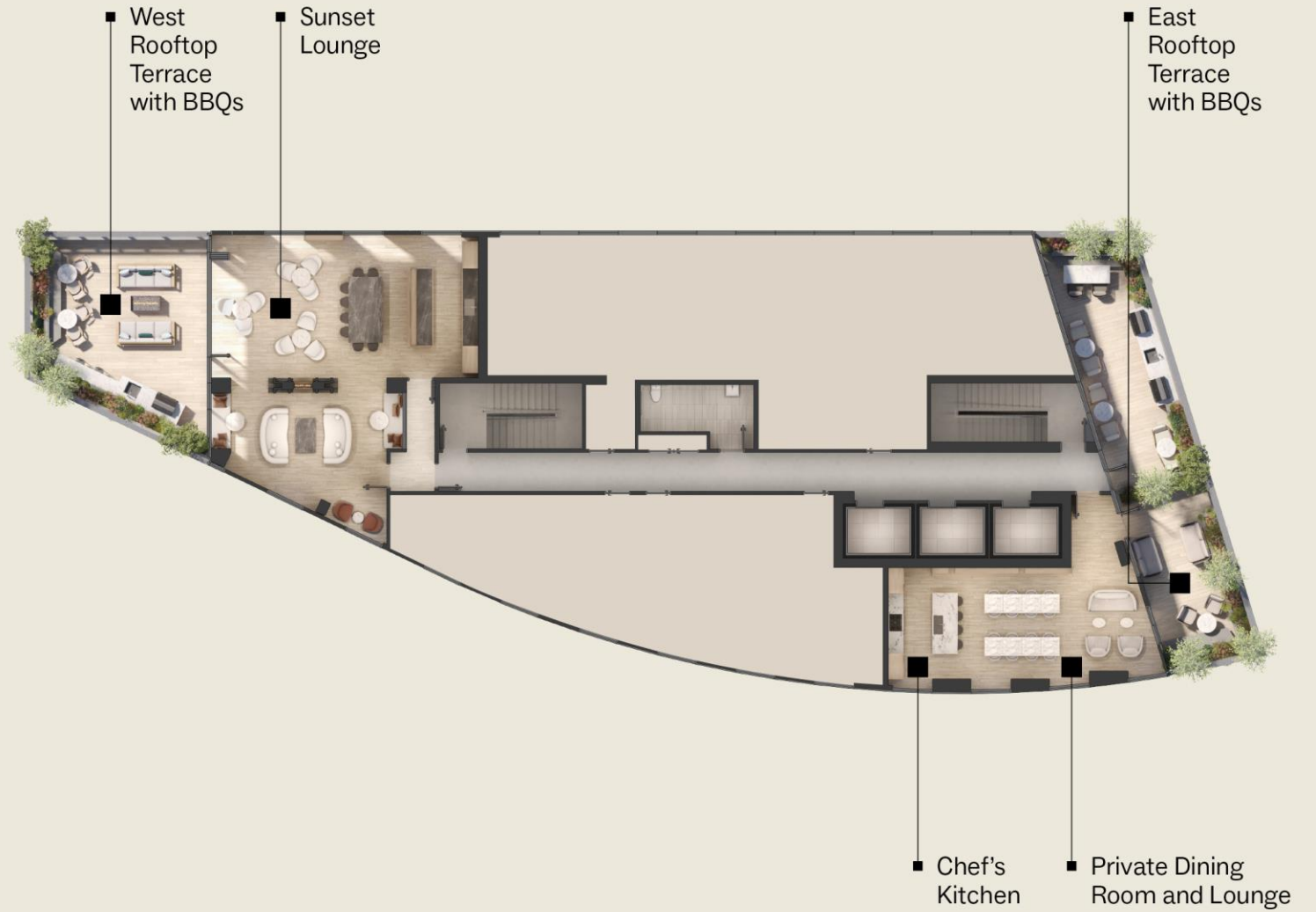


# Second-Floor Amenities



# Rooftop Amenities

(Penthouse)



# Sunset Lounge



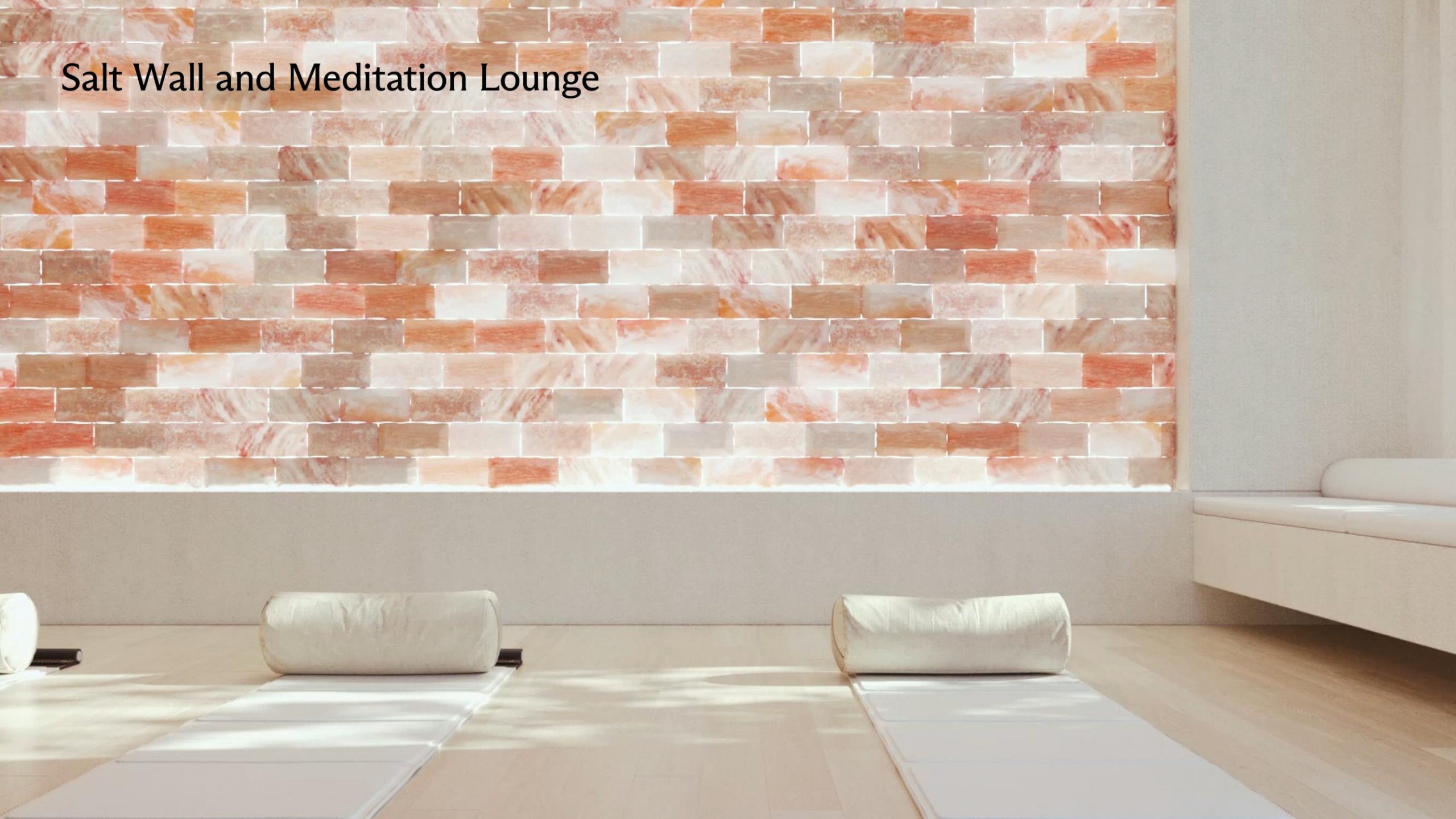


Private Dining Room and  
Lounge with Chef's Kitchen

# Infrared Sauna



# Salt Wall and Meditation Lounge



# Fitness Studio



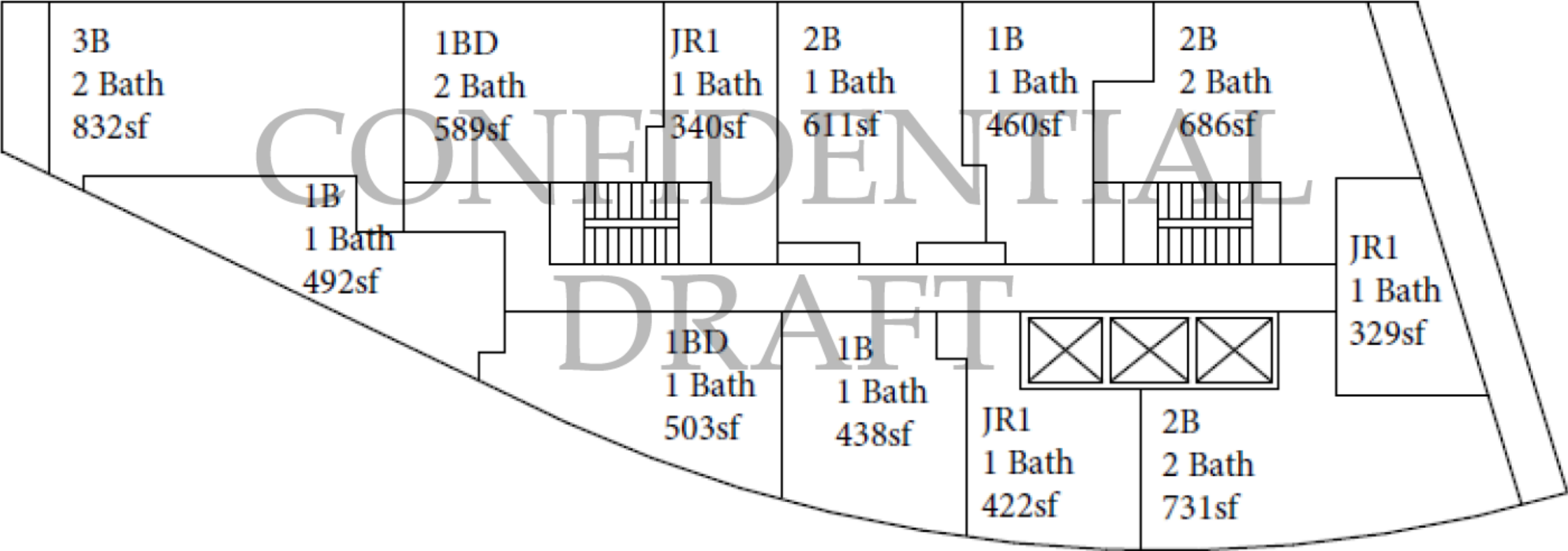
# West Rooftop Terrace







# Keyplate



# Featured Suite Programming

**Miele**

With Miele's impeccable range of outstanding home appliances, each meal you create becomes unforgettable.



**KOHLER**

A leader in innovative design that considers aesthetic, Kohler's premier fixtures enhance Park Road residences.



Smart**ONE**

Transform the way you interact with your home. Integrated SmartOne solutions include a single interface wall pad, a dedicated lobby phone, and a keyless digital door lock for enhanced security.



# Features & Finishes

- Approximately 9' smooth finish ceilings in principal rooms excluding bulkheads\*
- 24hr concierge controlling building access and surveillance of the building
- Fully integrated premium Miele refrigerator, electric cooktop, dishwasher and speed oven with microwave functions, select units have 18" dishwasher
- Choice of premium quartz countertop with matching backsplash\*\*
- Choice of Kohler's premier fixtures

## Smart Features

Touch-enabled digital wall pad with integrated energy control

Home security Alarm

Digital door lock

Security door contact

Individually controlled, on-demand heating and air conditioning system

# Incentives

## EXTENDED DEPOSIT PROGRAM

- \$10,000 **Bank Draft** with offer
- Balance to 5% in 30 days
- 5% in ~~120~~ **180** days
- 2.5% in ~~250~~ **410** days
- 2.5% in 600 days
- 5% on Occupancy

Payable to **Aird & Berlis LLP In Trust**

## 3 BEDROOM SPECIAL DEPOSIT PROGRAM

- \$10,000 **Bank Draft** with offer
- Balance to 5% in 30 days
- 5% in ~~120~~ **180** days
- 10% on Occupancy

# Incentives

## CAPPED DEVELOPMENT CHARGE

- Bachelor to 1B+D – ~~\$16,000~~ \$15,000
- 2 Beds – ~~\$18,500~~ \$18,000
- 3 Beds - ~~\$20,500~~ \$18,000

## ADDITIONAL PURCHASER INCENTIVES

- Free Right to Lease during Occupancy
- Free Assignment Fees\* (plus legal fees)

# PARK ROAD

Thank You



**diamond  
schmitt**

**Baker**  
Real Estate Incorporated