



900

ST.CLAIR WEST

THE MOST EXCITING NEIGHBOURHOOD
IN TORONTO

ST.CLAIR

VILLAGE

IT ALL STARTS WITH



- Canderel is one of the largest & most sought after developer in Canada
- 54 million sq.ft. – the area Canderel has owned, developed and managed since founding in 1975
- We have marketed and sold over 7,500 multi-family suites across the country
- Over 1200 units by Canderel coming to the market in next few years (545 Lakeshore, 1075 Bay Street, 908 St. Clair)
- Award winning developments - i.e. Canada's tallest residential condominium **Aura at College Park** or **DNA3** King West district, Toronto's most sought after buildings.

WE BUILD,
AND OTHERS FOLLOW



TORONTO

COMING TO THE MARKET BY



1075 Bay Street



545 Lakeshore Blvd. W.



908 St. Clair Avenue



THE SUCCESS OF DNA IS LEGENDARY, FOREVER ELEVATING HOW CONDOMINIUMS ARE MARKETED IN TORONTO.

Now selling at over three times of the initial selling price, DNA retains the highest resale values of any condos in that pocket.

DNA VALUE PER SQUARE FOOT 317 SUITES & 15 STOREYS	
2002	2018
\$292/SQ.FT.*	\$888/SQ.FT.*



KING W.

DNA REMAINS ONE OF THE TOP 10 AREAS TO RENT IN TORONTO.

Priced above the market, DNA II remained higher priced than its competitors surpassing all in quality and value.

DNA VALUE PER SQUARE FOOT 231 SUITES & 9 STOREYS	
2004	2018
\$320/SQ.FT.*	\$867/SQ.FT.*



KING W.

DNA
CONDOMINIUMS
TWO

*Resale rates are subject to change without notice. Sourced from MLS. E&O.E.

RAISING THE STANDARDS OF QUALITY AND DESIGN FOR HIGH-RISE LIVING.

The Residences of College Park a 51 storey and 45 storey tower, rising at the center of the College Park neighbourhood kick started the full revitalization of the area that included Aura Condos, the Barbara Ann Scott Park, the purchase of 777 Bay Street and YC Condos, all by Canderel. Over 2,000 condominiums were built by Canderel to make this one of the most sought after neighbourhoods in the city.

AVERAGE VALUE PER SQUARE FOOT 1198 SUITES (51 FLOORS & 45 FLOORS)	
2004	2018
\$208/SQ.FT. *	\$1036/SQ.FT.*



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THE PINNACLE OF ELEGANCE ADDS TO THE CITY SKYLINE.

AURA

At 80 storeys, it is Canada's largest condominium and offers 995 suites and 180,000 sq.ft. of retail space in the podium

AVERAGE VALUE PER SQFT
995 SUITES & 81 STOREYS

2008	2018
\$420/SQ.FT.*	\$1028/SQ.FT.*



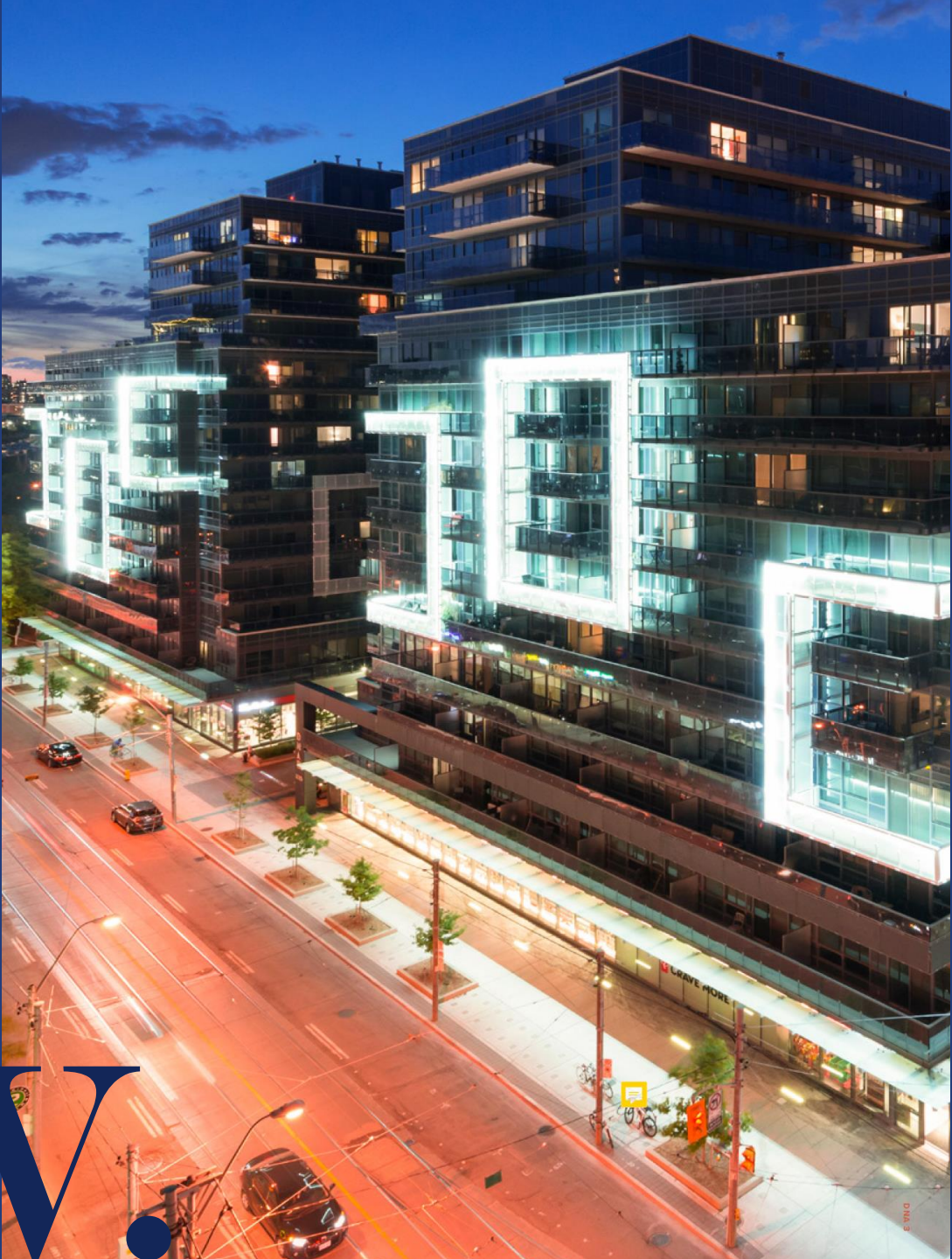
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DNA3 TOOK LIVING IN KING WEST TO A WHOLE NEW LEVEL.

Priced higher than the competition, DNA3 offered a branded condominium with one of the most innovative amenity spaces in Toronto including Toronto's first Rain Room – a spa-like inspired area for residents to unwind.



606 SUITES & 14 FLOORS TOWER A + B	
2009	2018
\$550/SQ.FT.*	\$916/SQ.FT.*



KING WEST

*Resale rates are subject to change without notice. Sourced from MLS. E&O.E.

THE LARGEST INFINITY POOL IN THE WESTERN HEMISPHERE.

The incomparable design of this 66-storey tower truly reenergizes the skyline and creates a bold new face for the Yonge & College area.



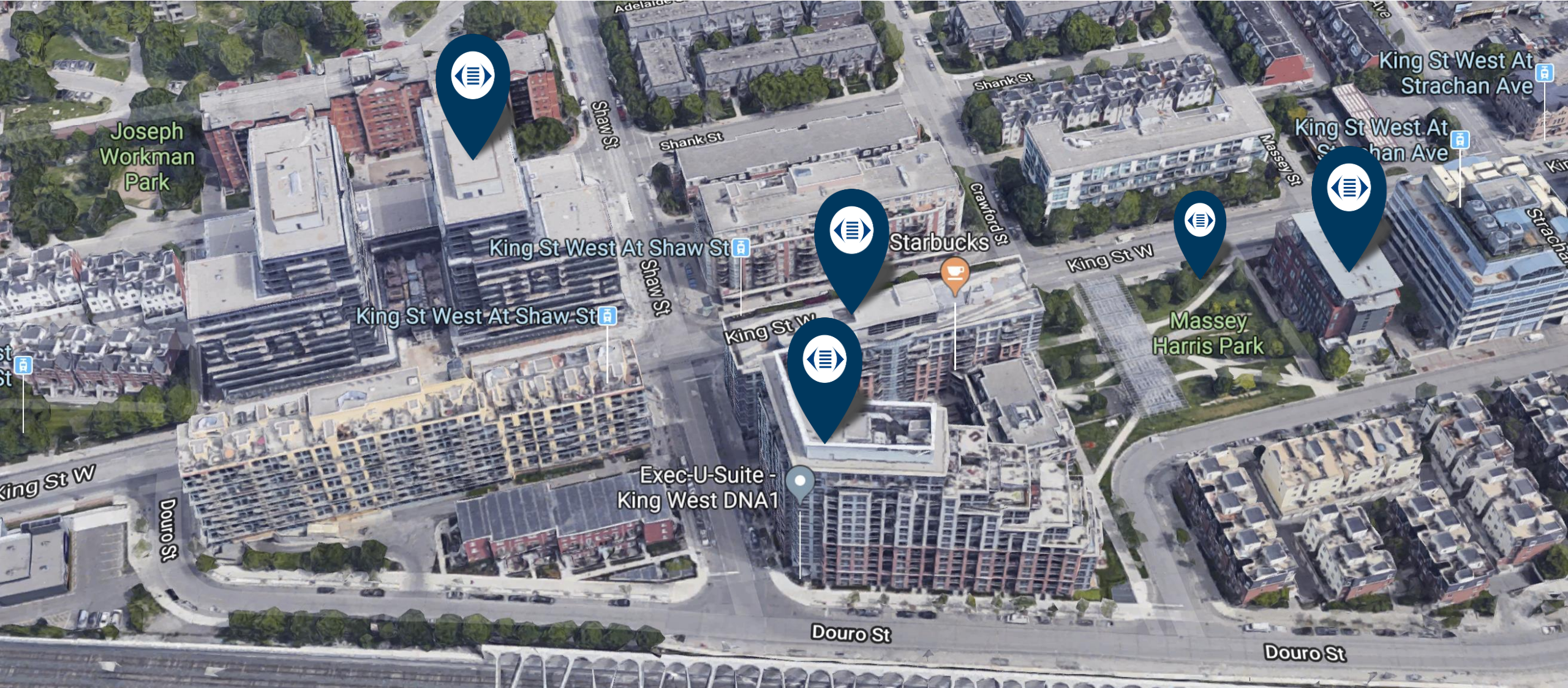
YONGE AT COLLEGE
ycondos.com

AVERAGE VALUE PER SQFT 639 SUITES & 66 FLOORS

2014	2019 (projected)
\$730/SQ.FT.*	\$1,355/SQ.FT.*

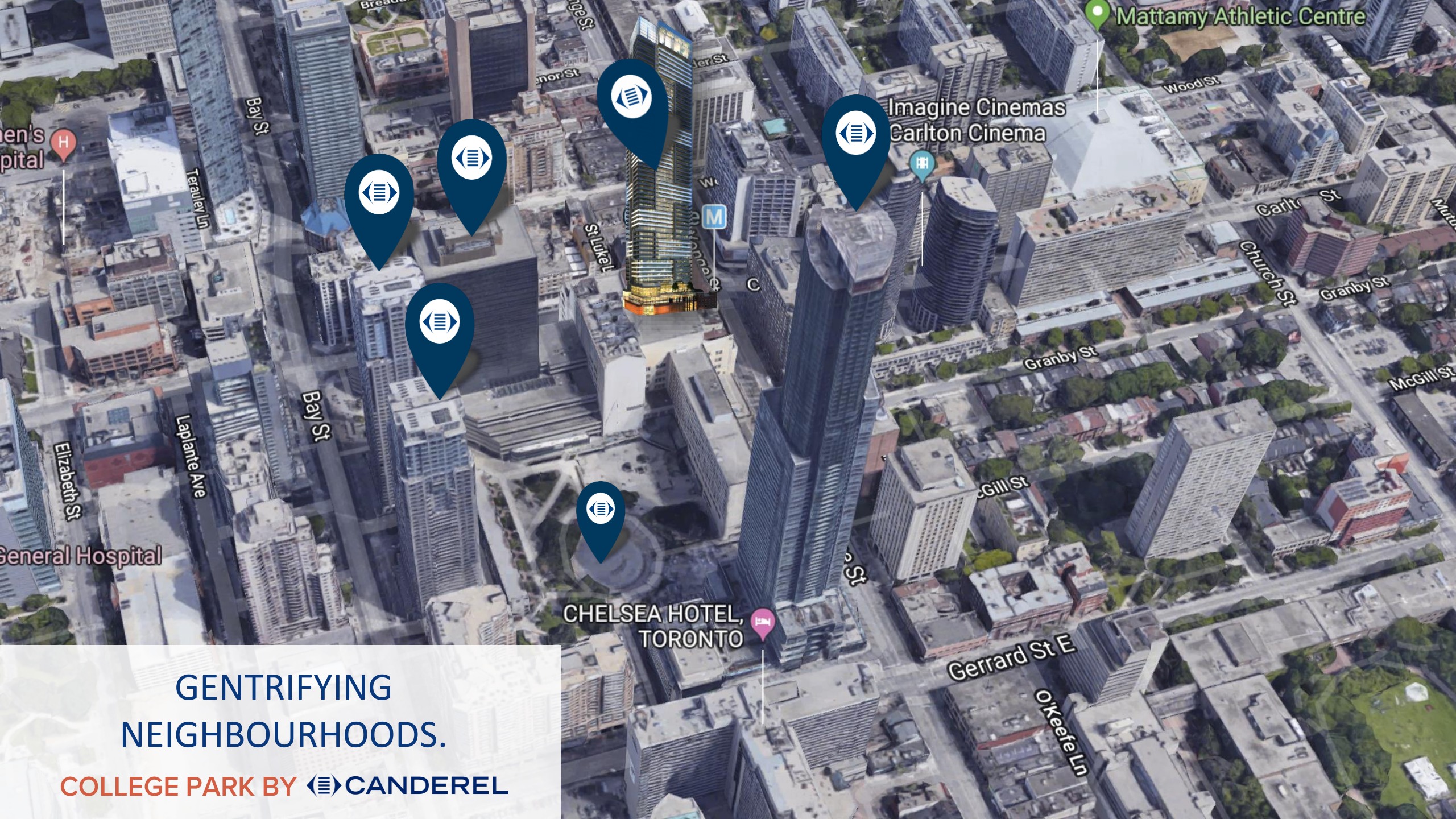


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GENTRIFYING NEIGHBOURHOODS.

KING WEST BY  CANDEREL



Mattamy Athletic Centre

Imagine Cinemas
Carlton Cinema

CHELSEA HOTEL,
TORONTO

Men's
Hospital

General Hospital

GENTRIFYING
NEIGHBOURHOODS.

COLLEGE PARK BY  CANDEREL

INTRODUCING...

ST. CLAIR

VILLAGE

BY

 CANDEREL

ST. CLAIR

VILLAGE

LEADING THE REVITALIZATION OF ST. CLAIR AVE W.

Over the last few years, there's been a surge of young families moving into the neighbourhood and new businesses opening up. We think this new community energy will continue to grow, and we wanted to be part of it.



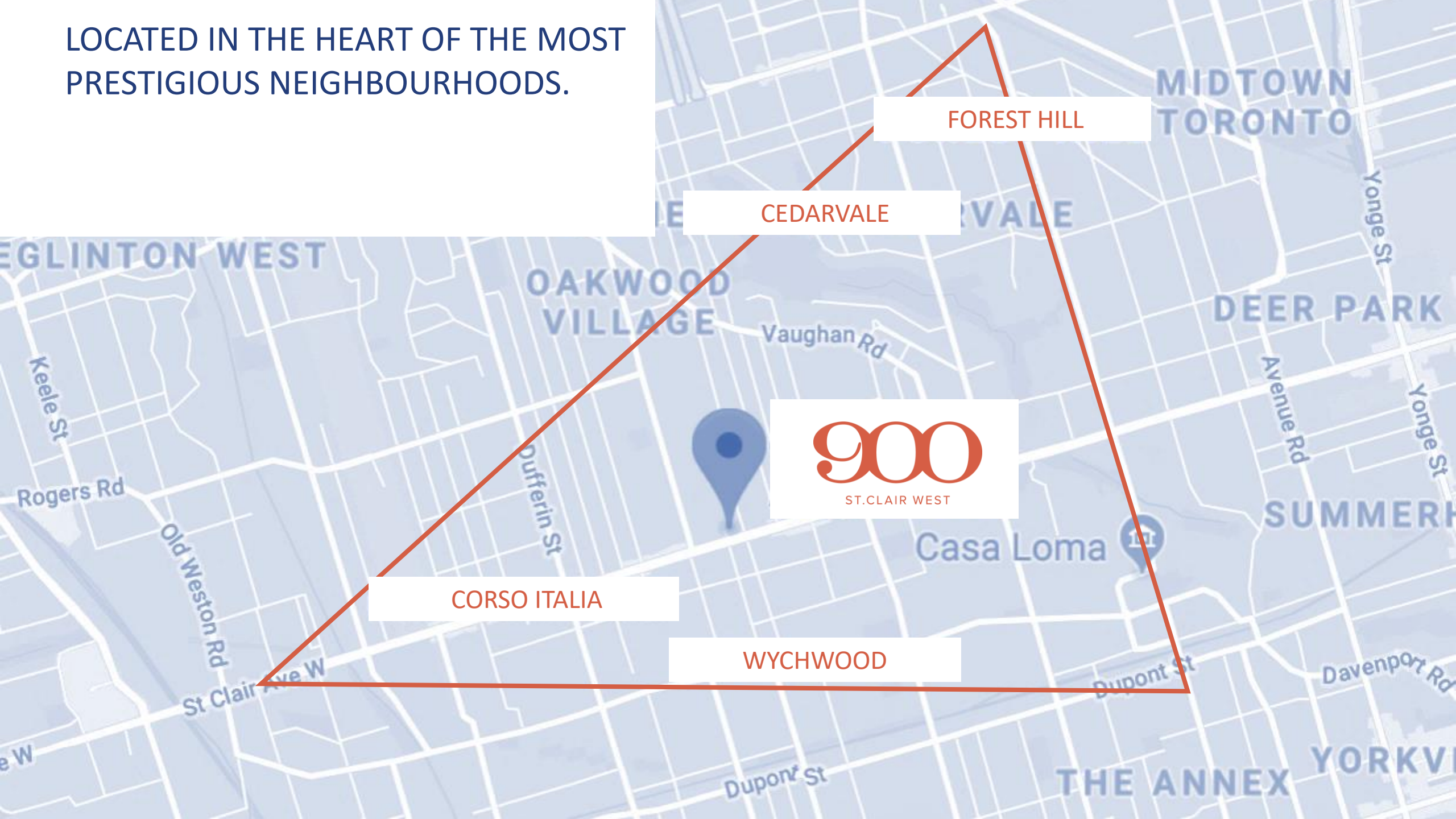


INTRODUCING
THE FIRST PHASE...

900

ST. CLAIR WEST

LOCATED IN THE HEART OF THE MOST
PRESTIGIOUS NEIGHBOURHOODS.



FOREST HILL

CEDARVALE

CORSO ITALIA

WYCHWOOD

900

ST. CLAIR WEST



GO ANYWHERE.





With the dedicated streetcar line, the ever-convenient 512 arrives at your doorstep every five minutes to whisk you off to the nearby St Clair West Station. From there, you can go anywhere in Toronto. Better yet, you're near to Loblaws, so grabbing groceries after your commute has never been easier.

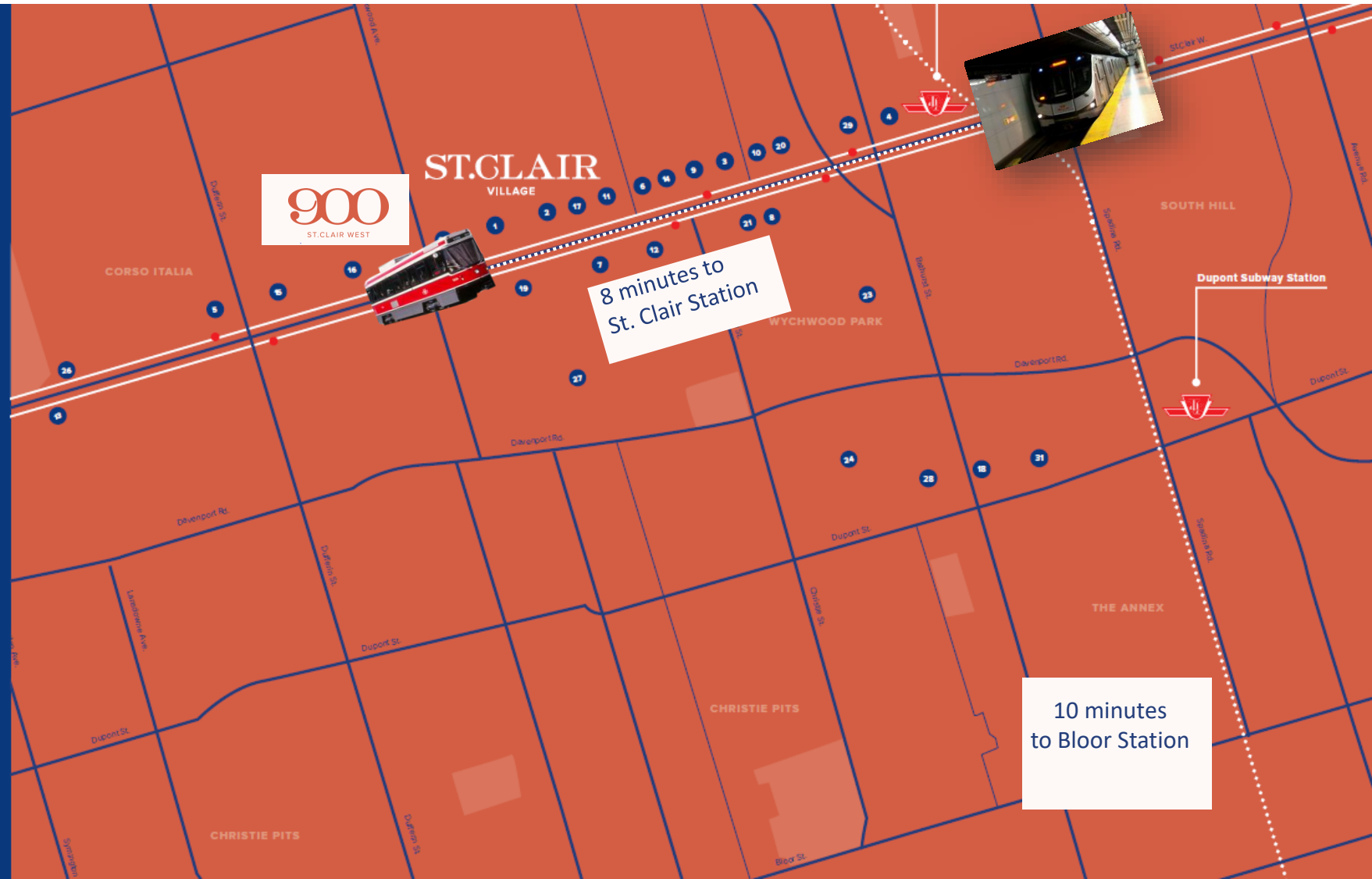




PROXIMITY
IS EVERYTHING.

- | | |
|-----------------------------------|--|
| 1 Krave Coffee | 18 Pho Lang Van |
| 2 Philosophy Fitness | 19 Emma's Country Kitchen |
| 3 De La Mer | 20 BlueBlood Steakhouse |
| 4 Loblaws | 21 F45 |
| 5 Manila Food | 22 Rocket Cycle |
| 6 Shell | 23 The Pilates Group |
| 7 Starving Artist | 24 Modo Yoga |
| 8 Pukka | 25 Wychwood Barns Park |
| 9 Savera | 26 Hillcrest Park |
| 10 Stockyards Smokehouse & Larder | 27 Cedarvale Park |
| 11 The Rushton | 28 EarlsCourt Park |
| 12 Sea Witch Fish and Chips | 29 Winona Drive Senior Public School |
| 13 Roast Fine Foods | 30 George Brown College Casa Loma Campus |
| 14 Ferro Bar & Café | 31 St. Michael's College School |
| 15 Shunoko | 31 Davisville Junior Public School |
| 16 FK | 31 University of Toronto |
| 17 Lox + Schmeear | |

-  Subway Station
-  Yonge/University/Spadina Subway Line
-  512 St. Clair Streetcar Line
-  512 St. Clair Streetcar Stops





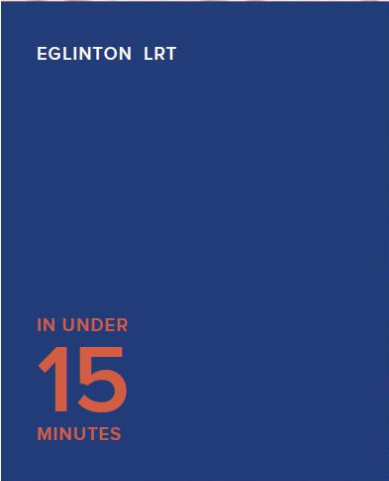
ST. CLAIR WEST
SUBWAY STATION

IN UNDER
8
MINUTES



PEARSON AIRPORT
VIA UP EXPRESS

IN UNDER
50
MINUTES

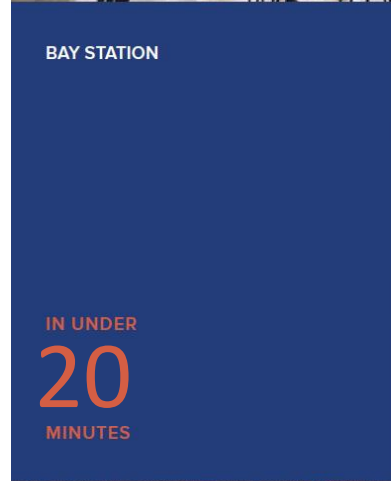


EGLINTON LRT

IN UNDER
15
MINUTES



CONNECTED IN EVERY WAY.



BAY STATION

IN UNDER
20
MINUTES



EATON CENTRE
SHOPPING CENTRE

IN UNDER
25
MINUTES



UNION STATION

IN UNDER
30
MINUTES



DISCOVER THE MOST UP-AND-COMING VILLAGE IN THE CITY.

An array of unique stores, bakeries, markets, galleries, restaurants and cafés line St. Clair Street. It's the kind of neighbourhood that attracts its own up-and-comers, who put down roots and start families



Noah Hillcrest

Photo: [unreadable]

Photo: [unreadable]



BUILDING HIGHLIGHTS.

BUILDING

Storeys
12

Tentative Occupancy
Fall 2021

Suites
122

AMENITIES

Lobby
Fitness Centre
Wine and Co-working Lounge -
featuring temperature-controlled wine
storage.
Club 900
Club 900 Terrace
Rooftop terrace
Retail on ground floor – 10,000 sq. ft.



900

ST. CLAIR WEST

With a warm fire glowing against the cool sleekness of the stone backdrop, you won't believe a village can be this elegant.

LOBBY

ARTIST'S CONCEPT. E. & O.E.

900
ST. CLAIR WEST

Contemporary fitness equipment meets the classic ethos that with hard work comes great reward. Focus on your core while still getting a great view of the city.



ARTIST'S CONCEPT. E. & O.E.

FITNESS CENTRE

Get the party started in the lovely opulence of CLUB 900, where striking style meets modern amenities. As the evening truly hits its stride, feel free to spread out onto the connecting outdoor terrace.

900
ST. CLAIR WEST

ARTIST'S CONCEPT. E. & O.E.

CLUB 900



900

ST. CLAIR WEST

The Club 900 terrace is the place to be during the sunny days of summer. The outdoor area will make you the epitome of the perfect host, whether you're throwing a party or just having a few good friends over for the evening.

ARTIST'S CONCEPT. E. & O.E.

CLUB 900 TERRACE

The wine lounge is the perfect place to get together and open a bottle of wine in your temperature controlled wine storage area or use the co-working table and seating making it your office or use it for a group strategy session during the day.

900
ST. CLAIR WEST

ARTIST'S CONCEPT. E. & O.E.

WINE AND CO-WORKING LOUNGE

900
ST. CLAIR WEST

Hold one of the best get togethers in Toronto on the 2,526 square foot rooftop, with spectacular views of the CN Tower and the downtown core.

ARTIST'S CONCEPT. E. & O.E.

ROOFTOP TERRACE



INTERIOR FINISHES.

SUITES

Sizes

Suites range from 450 SF
to 1301 SF – combo units available

Appliance Packages

Built-in appliances.

Ceilings

Approx. 9 Feet

Kitchen

Kitchen islands included as per plan (limited time only)

Finishes

Modern wide plank luxury vinyl flooring, contemporary vanity in main or ensuite bathroom, designer kitchen cabinetry with contemporary panel doors.



ARTIST'S CONCEPT. E. & O.E.

BATHROOM

900

ST. CLAIR WEST



ARTIST'S CONCEPT. E. & O.E.

LIVING/ DINING

SPECTACULAR SOUTH VIEWS

With a spectacular panoramic view to the south, you'll be able to see the heart of downtown Toronto, with its statuesque skyscrapers populating the horizon. To the east, you can see the valley and Forest Hill. To the north, you'll be able to spot Cedarvale with its fine homes and winding roads.





ST.CLAIR WEST

ST.CLAIR COLLECTION - FINISHES

3 bedroom family suites starting \$ 969,900**

KITCHEN

- 12' designer kitchen*
- Integrated 30" Miele refrigerator, cooktop and oven
- Integrated 30" hood fan & wine fridge
- Built in Microwave
- Modern stone backsplash and countertops on kitchen & island.

MASTER BATHROOM

- Contemporary vanity with stone countertop.

LAUNDRY

- Full-size front loading stacked washer and dryer

FLOORING

- Engineered wide plank wood flooring



*Approximate size of kitchen in the 3 bedroom family units

**Prices and specifications are subject to change without notice. E&O.E.



ST.CLAIR WEST

HIGHLIGHTS

- ✓ Zoned
- ✓ Construction starting **within 6 months**
- ✓ **Great delivery time** for end users looking to move in.
 - Shortage of well priced, family units close to Wychwood and Forest Hill
- ✓ Retail – 10,000 sq.ft.
 - Canderel responsible for:
 - DNA: Starbucks, Loblaws, TD Bank
 - Aura: Bed Bath and Beyond, Marshalls, RBC, BMO, Top Restaurants



BED BATH &
BEYOND



 **Loblaws**



Marshalls



- ✓ **Superior finishes** to anything in the neighbourhood
- ✓ **Last prime neighbourhood** – boutique shops, mid-rise next to the wealthiest neighbourhoods - left in Toronto.
- ✓ Prices are going to be increasing and fast!
- ✓ Next phases will be priced higher – built in appreciation

INVESTMENT OPPORTUNITY

Rental rates are subject to change without notice.
Sourced from Bullpen Consulting utilizing Rentals.ca data for Q1-19 Toronto Condo Rental Market Update, Urbanation & MLS. E&O.E.

**YONGE & FINCH
SELLING AT
\$1,000/SQFT*
RENT: \$3.00/SQ.FT.***

**BAYVIEW VILLAGE
SELLING AT:
\$1,100/SQFT*
RENT: \$3.13/SQ.FT.***

**YONGE & EGLINTON
SELLING: \$1,100/SQFT*
RENT: \$3.29/SQ.FT.***

900
ST. CLAIR WEST
Starting from **\$828 /SQFT***
RENT: \$3.29/SQFT*

**MISSISSAUGA
SELLING: \$900/SQFT*
RENT: \$2.82/SQFT***

**DOWNTOWN UNIVERSITY
SELLING: \$1,700 /SQFT*
RENT: \$4.00/SQFT***

