

GALLERIA

ON THE PARK

**Live As One.
A City Park Community
on the New Dupont.**



TRANSIT HUB

Located in one of the few areas of the city that's a multi-modal transit hub with a variety of transit options, Galleria brings convenience to your doorstep. The Dufferin subway station, buses, streetcars, GO Transit and the UP Express are all within reach.



Now is the time to invest in this booming area where there is **more value and potential** than in the downtown core.

A GROWING NEIGHBOURHOOD

Toronto is growing, and Toronto West is growing along with it.

2.8M

Toronto Population

3.4M

Project population increase by 2041¹

RENTAL UPSWING

9.2%

GTA Condo Rent Growth in Q4-2018²

7.7%

Per square foot increase in Q1 2019 residential rent²



NEW DEVELOPMENT - PRICE GROWTH

13,000

Estimated new residential units on the market in the next 5 to 10 years³

12.4%

Year over year price appreciation in Toronto W02, compared to 7.3% in all of Toronto⁶



4TH PLACE

TORONTO'S RANKING IN TOP 50 TECH TALENT MARKETS⁴

4.0%

DOWNTOWN TORONTO JOB GROWTH INCREASE IN 2018⁵

565,000+

PEOPLE EMPLOYED IN DOWNTOWN TORONTO OFFICE JOBS IN 2018⁵

572,415

INTERNATIONAL STUDENTS ENROLLED IN CANADIAN UNIVERSITIES IN 2018¹

1. Statistics Canada 2. Urbanation

3. Altusgroup 4. CBRE Scoring Tech Talent in North America

5. City of Toronto Employment Survey 6. TREB Home Price Index

INVESTMENT POTENTIAL

NEW CITY PARK MASTER-PLANNED, MIXED-USE COMMUNITY

A new urban district is coming to Dupont and Dufferin. Galleria on the Park leads positive change in the neighbourhood with a 20-acre site, enhancing its zest and creativity with a range of housing, leisure and retail options.

New Community Centre Built First

95,000

SQ.FT.

As the first step in Phase 1 of Galleria on the Park, a new community centre will be built and enjoyed by the first occupants of Galleria on the Park. This spacious and modern new facility — one of the largest in Toronto — will offer state-of-the-art equipment and programming.



GYM



MULTI-PURPOSE
ROOMS



COMMUNITY
KITCHEN



SWIMMING
POOLS



DANCE
STUDIO



RUNNING
TRACK



CHILD CARE
CENTRE



PLAYGROUND



GREEN
ROOF



SHOP

Vibrant Retail

LIVE

Home on the Park

PLAY

New Green Spaces

300,000 SQ.FT.
RETAIL SPACE

An exhilarating range of planned shops and services — including grocery stores and one-of-a-kind boutiques — will provide the ultimate convenience and excitement to everyone living in the area. Modern office spaces will offer inspiring places to work.



2,896
RESIDENTIAL UNITS

Offering a premium lifestyle in a friendly community setting, Galleria will attract thousands of residents from all over the GTA.

8 HIGH-RISE
RESIDENTIAL
BUILDINGS

*Planned by City for future implementation but outside scope of development commitments by developer.

8 ACRES

The new Wallace Emerson Park is a park of unprecedented size for a condo community in the city and will welcome residents and visitors to spend time in its much-needed green space.

THE COMMUNITY HEART

Winter leisure skating pad and trail
BMX/skateboard park

THE PLAY HEART*

Free-form play at centre of the park
Multi-use field and natural gathering place

THE NATURE HEART*

Natural landscape
Treed canopy
Meandering pathways

EMERALD CITY
TORONTO, ONLANSING SQUARE
TORONTO, ON

ELAD CANADA

ELAD Canada is a multi-billion dollar real estate company with a keen focus on development projects and income-producing properties. Backed by extensive international capital and benefiting from experience and in-depth knowledge of the industry, **ELAD has a proven track record for successful large scale, multi-phase development projects. Its diverse income-producing holdings include office, industrial and retail properties throughout Canada and the US.** With a best-in-class reputation for creative thinking, ELAD is skilled at seeking out and investing in untapped development opportunities with high potential, close to transit and major points of interest. **Best known for its visionary approach** at the award winning, master planned community at Emerald City in Toronto, ELAD also leads the way with innovative projects in Montreal. ELAD has recently acquired Lansing Square, a 400,000 sq.ft. office complex on approximately 15 acres slated to be redeveloped as a mixed-use community, following our launch of Galleria on the Park.



For over 25 years, Freed has been changing the face of the city with its unique brand of design-based development. **The company, with 9,100 units and \$5.48 billion in real estate assets developed,** has been the driving force behind the remarkable transformation of King Street West and beyond. A Freed property is more than just a building – it's a lifestyle hub. It's a place where people live near where they work and play, in buildings that make a true design statement. Freed's portfolio includes hospitality ventures, resort communities and commercial spaces that become home to residents and some of the city's best retail tenants alike.



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