



ST. CLAIR
VILLAGE

900
ST. CLAIR WEST

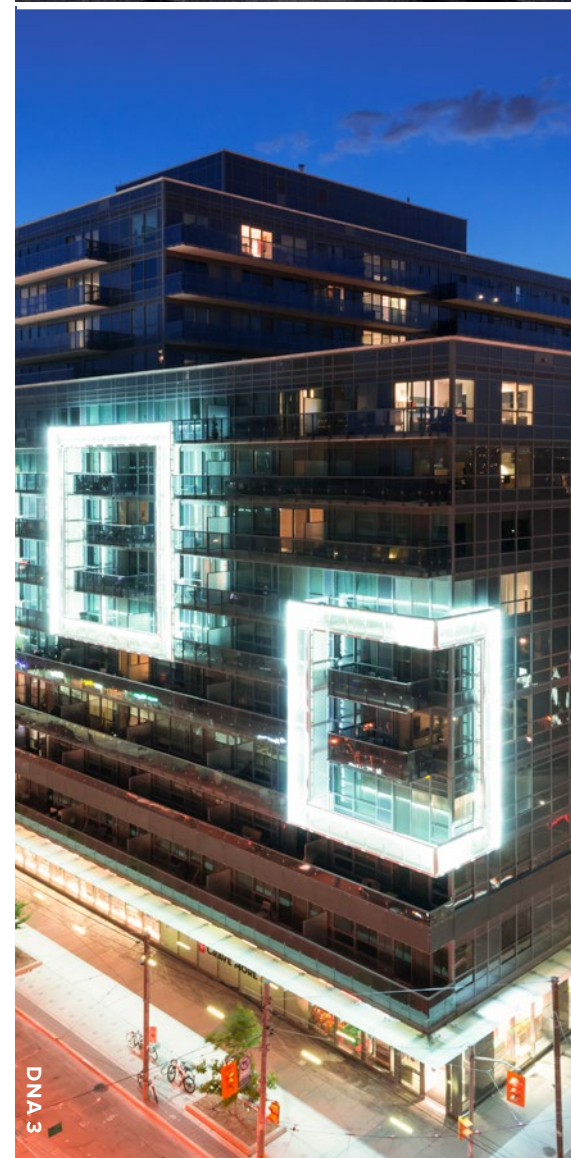
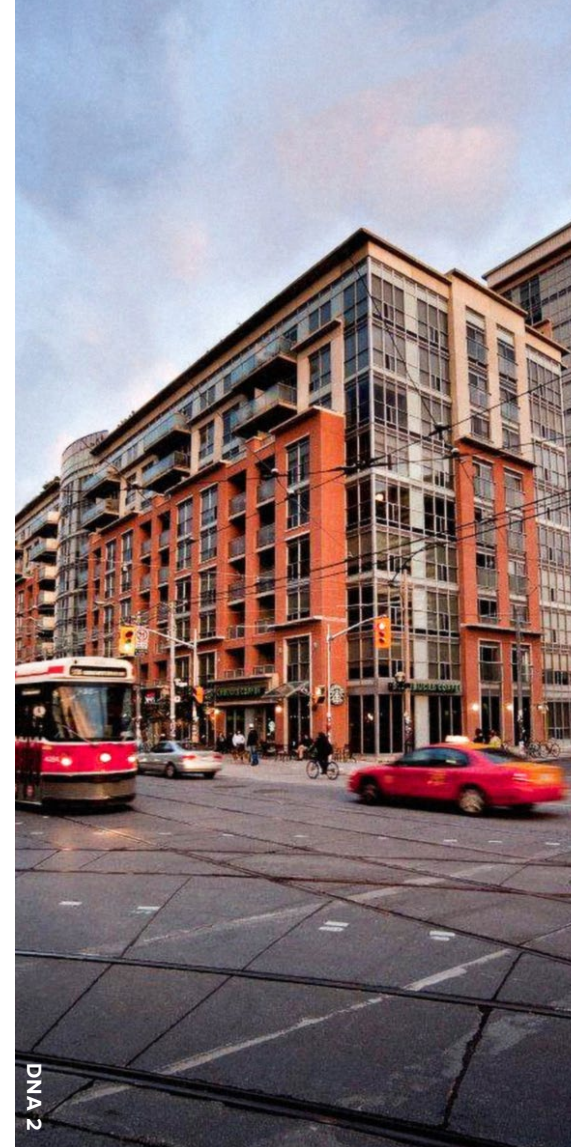
INSIDE YOUR NEW INVESTMENT

A PROUD TRADITION OF TRANSFORMING
TORONTO. A PROUD TRADITION OF TRA
ADITION OF TRANSFORMING TORONTO.

IT ALL STARTS WITH CANDEREL.

We believe in developing long-lasting relationships and offer exceptional value in all areas of property acquisition, development and management, construction, leasing, marketing, and asset management.

The communities we build are recognized for their landmark architecture and are a legacy of our social and environmental beliefs. We have marketed and sold over 7,500 condominiums to satisfied homeowners and we have made a powerful and lasting impact throughout the GTA.



WE BUILD, THEY FOLLOW.

Beyond award-winning designs, one of a kind building amenities and incredible attention to detail, we have also built a reputation for our foresight in identifying the most up-and-coming areas of Toronto. All across the GTA, from King West to Parklawn & Lakeshore, we continue to discover incredible new finds and our buyers are enjoying the highest rental, resale and retail values.



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



DNA

DNA I

In 2002, DNA was instrumental in bringing about the King West condo boom to what was once a fading industrial neighbourhood in Toronto. New guerilla strategies, bold marketing and a unique discovery centre helped generate record interest.

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

ARCHITECT - Graziani + Corazza Architects Inc.
INTERIOR DESIGN - II BY IV Design Associates

DNA VALUE PER SQUARE FOOT 317 SUITES & 15 STOREYS

2002	2020
\$292/SQ.FT.*	\$1059/SQ.FT.*

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

KING W.



DNA II

In 2004, DNA II followed swiftly to set a new precedent for demand and sold out in just a few months. Priced above the market, it remained higher priced than its competitors surpassing all in quality and value. The result has been a condominium brand that is one of the most well recognized, reselling and renting at some of the highest rates in the King West neighbourhood.

ARCHITECT - Graziani + Corazza Architects Inc.
 INTERIOR DESIGN - II BY IV Design Associates

DNA VALUE PER SQUARE FOOT 231 SUITES & 9 STOREYS	
2004	2020
\$320/SQ.FT.*	\$1010/SQ.FT.*

“DNA2 was my first amazing home away from home. I love my vibrant King West neighbourhood with all its conveniences – I can walk everywhere in no time. Turns out I’m also a savvy real estate investor – resale values at DNA2 are the highest in the downtown west end.”

J. Rose | DNA Homeowner & DNA III Investor

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

DNA III

In 2010, DNA 3 took living in King West to a whole new level, offering landmark design and even greater amenities. Priced much higher than the competition, it continues to offer more value and includes Toronto's first Rain Room – an inspired spa-like area for residents to unwind. Collaborations with Toronto Fashion Week and Toronto International Film Festival for social events helped set the stage for the bold marketing campaign that followed.

The building is now complete and offers some of the best amenity spaces in downtown Toronto. It is sought after by purchasers, with only a handful of the 606 suites coming up for sale at any given time. Another testament to Canderel's community building efforts.

ARCHITECT - Graziani + Corazza Architects Inc.
INTERIOR DESIGN - Cecconi Simone

606 SUITES & 14 FLOORS TOWER A + B	
2009	2020
\$550/SQ.FT.*	\$1092/SQ.FT.*



BILD AWARD 2011
BEST MAGAZINE AD

BILD AWARD 2003
BEST NEWSPAPER AD
BEST MAGAZINE AD
BEST MARKETING CAMPAIGN
BEST WEBSITE (DNA)

"DNA isn't just a condo, it's the ultimate lifestyle in King West. The DNA brand is easily recognizable to anyone living in Toronto and, as one of the first owners at DNA, I benefited from the quality and sustainability of the project. When I heard about DNA3, I was excited to hear the community was expanding and seized the opportunity to purchase another suite."

Kadir | DNA Homeowner & DNA III Investor

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





THE RESIDENCES OF COLLEGE PARK 1 & 2

The Residences of College Park is an important step in Toronto's evolution, raising the standards of quality and design for high-rise living. Inspired by the heritage of Art Deco buildings in the area, College Park I is a 51-storey masterpiece and the epitome of grand style. Clad in limestone and granite, with a row of gracious townhomes at its base, it never fails to impress.

College Park II launched in October 2004 and was the fastest selling project of the time. With prices higher than its nearest competitors, the exceptional level quality inside and out was undeniable and continues to climb in value. As of March 2018, the year-over-year increase was 18.5%.

College Park represents one of the most significantly revitalized neighbourhoods in downtown Toronto. With College Park 1, 2, Aura, the rebuild of the Barbara Ann Scott Park and the purchase of 777 Bay, Canderel has turned this node into one of the most sought after neighbourhoods in Toronto, where values for rents and condominiums are one of the highest in the entire downtown core.

ARCHITECT Graziani + Corazza Architects Inc.
INTERIOR DESIGN Chapman Design Group

AVERAGE VALUE PER SQUARE FOOT

2004	2020
\$208/SQ.FT.*	\$1,062/SQ.FT.*

"I studied at U of T and I now work at MaRS – College Park is well situated for both. One of the reasons I love it here is because it's connected to everyday necessities and the subway, taking me everywhere I need to go."

Henry L. | College Park Towers Homeowner

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

COLLEGE PARK

THE PINNACLE OF ELEGANCE ADDS TO THE CITY SKYLINE.



AURA AT COLLEGE PARK

Seated in the bustling and burgeoning area of College Park, Aura rises above, in both stature and sophistication. In a neighbourhood that Canderel has been responsible for revitalizing, Aura is a crowning achievement for Toronto, adding its iconic presence to the city's skyline. At 80 storeys, it is Canada's largest condominium and offers 995 suites and 180,000 Sq.Ft. of retail space in the podium.

Aura also holds the record in sales for a single tower, achieving over 700 sales in one month. Considering it was launched during the financial crises, this is testament to Aura's landmark design, quality and well-executed sales and marketing campaign.

ARCHITECT - Graziani + Corazza Architects Inc.
INTERIOR DESIGN - GCB Interiors

AVERAGE VALUE PER SQUARE FOOT 995 SUITES & 80 STOREYS

2008	2020
\$420/SQ.FT.*	\$1,079/SQ.FT.*

"A friend introduced me to Aura at College Park. It looks so impressive now that it's under construction. I have many friends who are in the market to buy a new home and who are envious of my purchase."

Joseph L. | Aura Homeowner

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



LAGUNA INFINITY POOL

YC CONDOS

YC is an architectural and design marvel, with a 5-storey podium and the largest rooftop infinity pool in the Western Hemisphere suspended over downtown Toronto. An incomparable feat of design, this 66-storey tower truly reenergizes the skyline and creates a bold new face in the Yonge & College area.

Sheer beauty is not its only feature, as YC is also the first condominium in Canada to implement Smart Home technology, allowing residents in the penthouse suites to monitor and control a wide variety of home services from their mobile device.

ARCHITECT - Graziani + Corazza Architects Inc.
 INTERIOR DESIGN - BURDIFILEK

AVERAGE VALUE PER SQUARE FOOT	
2014	2020
\$730/SQ.FT.*	\$1,206/SQ.FT.*

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



YC CONDOS



BILD AWARD 2015
 PINNACLE AWARD,
 HIGH-RISE PROJECT
 OF THE YEAR



OHBA AWARD 2008
 AWARD OF DISTINCTION,
 BEST INTERIOR DECORATING
 FOR A MODEL SUITE

THE SPIRIT OF ST. CLAIR THE
OF ST. CLAIR THE SPIRIT OF
SPIRIT OF ST. CLAIR THE S

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

Nestled between Forest Hill and Corso Italia, St. Clair West is a tight-knit community that is authentic and overflowing with charm and personality. An array of unique stores, bakeries, markets, galleries, restaurants and cafés line St. Clair Ave West. It's the kind of neighbourhood that attracts its own up-and-comers, who put down roots and start families.

This is just the beginning. Top tier restaurants, exclusive one-of-a-kind shops and high-end services are flocking here. St. Clair West is on the brink of becoming the most desirable village in the city.

Surrounded by green parks and trails, with distinct brick homes built to last, the architectural expression at St. Clair Village embodies these enduring qualities. The aesthetic of this mid-rise development is inviting and connects with the masonry heritage of the area. There simply is no other place like it.

THE VILLAGE IN A CITY.

St.Clair Village lets you escape the city without ever leaving it. The abundance of trees, parks, schools and its proximity to the most expensive neighbourhoods in Toronto make this one of the most highly sought-after communities in the city.



ITS AUTHENTIC QUALITIES REMAIN
TREASURED IN THE BEAUTIFUL
REINVENTION OF ST.CLAIR VILLAGE.

ST. CLAIR VILLAGE RETAINS HERITAGE IN
THE WARM TONES OF MASONRY AND ITS
SENSE OF BELONGING.



CONNECTED IN EVERY WAY.

St. Clair Village offers ideal commute times. The dedicated St. Clair streetcar line is just outside your door and connects east to west, with a subway stop minutes away. This midtown locale puts you less than 30 minutes from Union station.

MAIN ENTRANCE
OF 900 ST. CLAIR

STREETCAR
STOPS EVERY

05

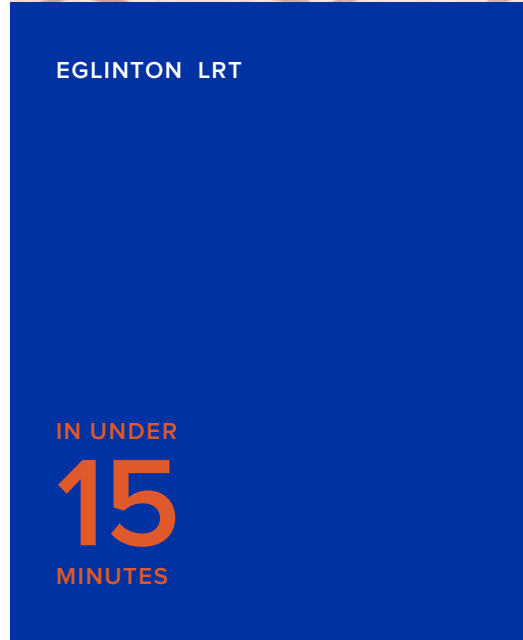
MINUTES





ST. CLAIR WEST
SUBWAY STATION

IN UNDER
8
MINUTES



EGLINTON LRT

IN UNDER
15
MINUTES



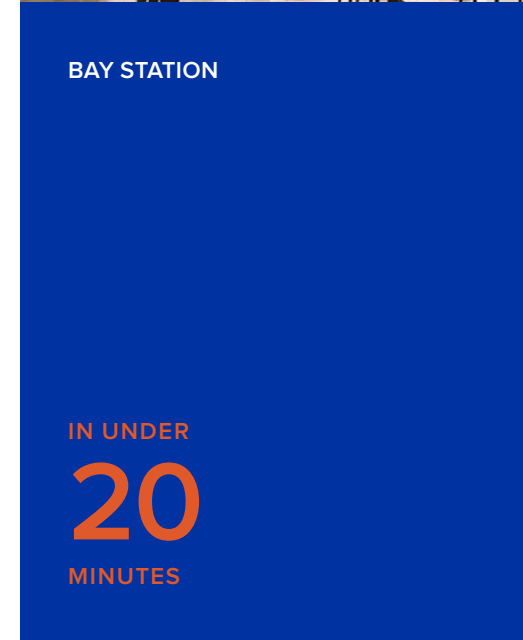
EATON CENTRE
SHOPPING CENTRE

IN UNDER
25
MINUTES



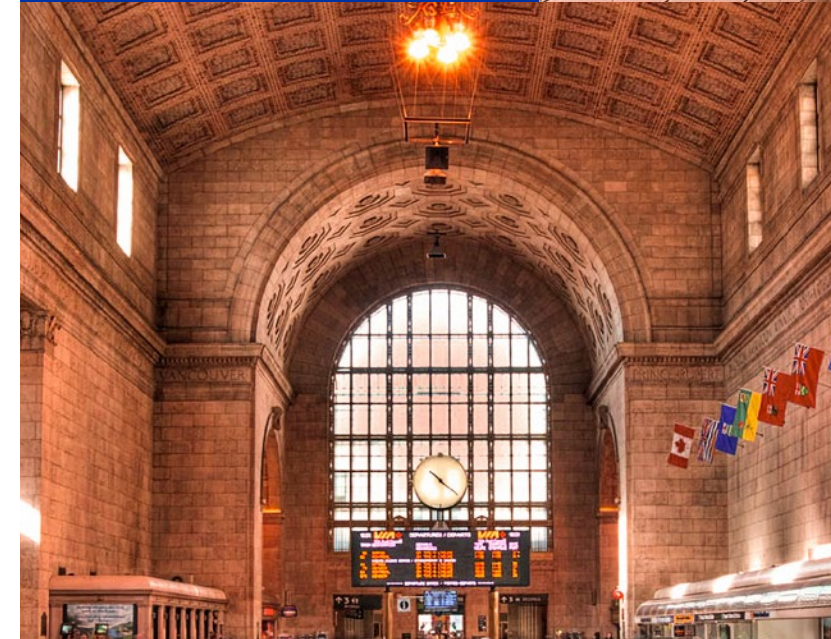
PEARSON AIRPORT
VIA UP EXPRESS

IN UNDER
50
MINUTES



BAY STATION

IN UNDER
20
MINUTES



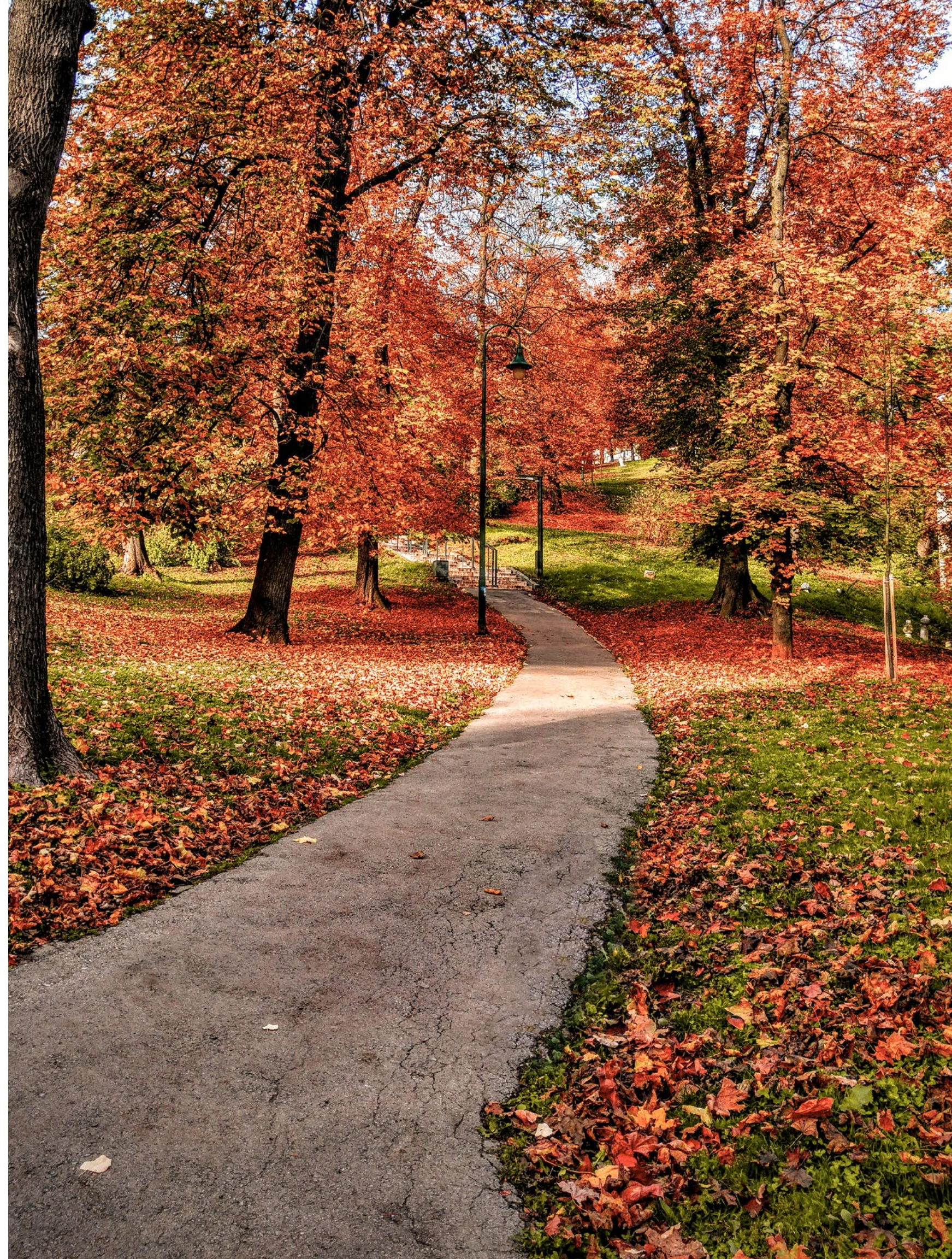
UNION STATION

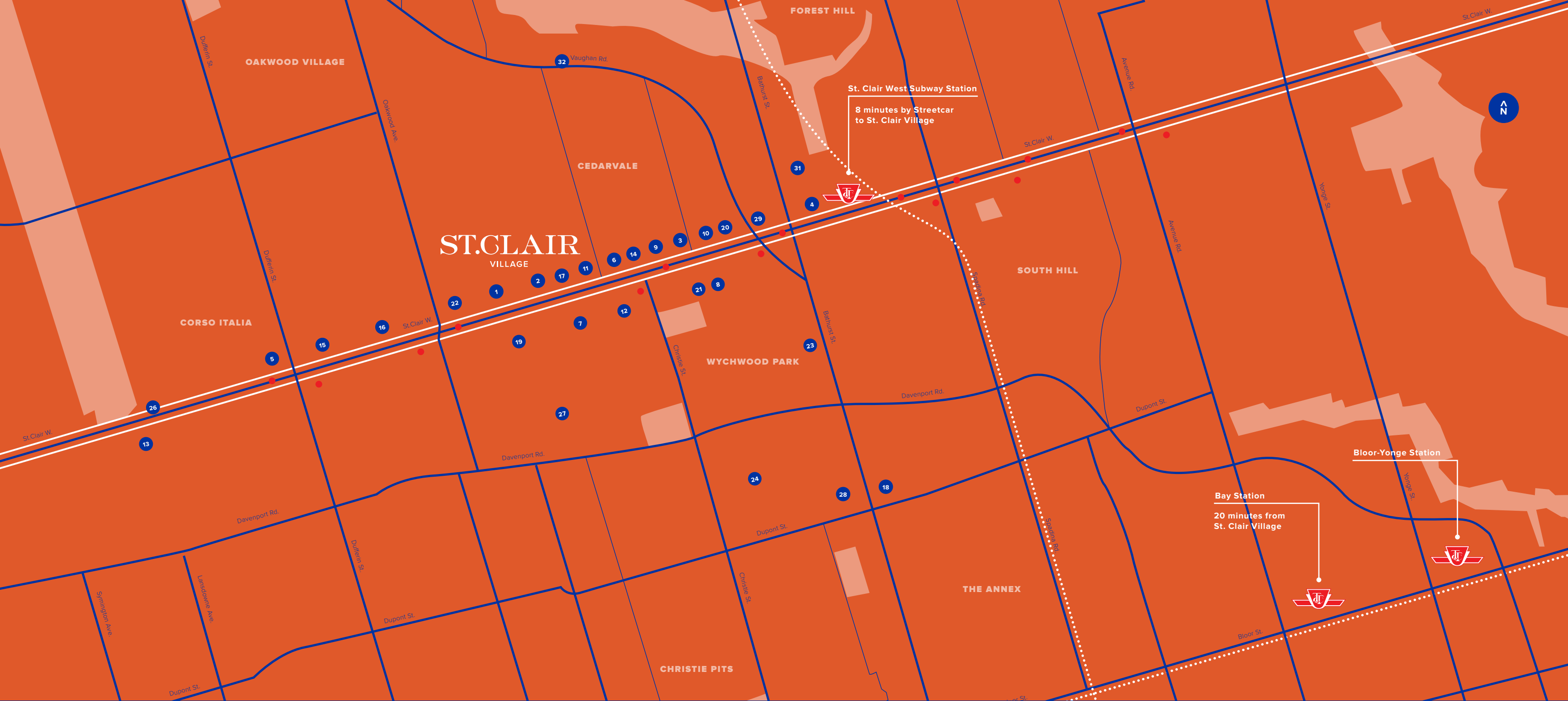
IN UNDER
30
MINUTES

THE HEART OF THREE VILLAGES.

Nestled between Northcliffe and Hillcrest villages, there's a lot of exploring to be done. With trails connecting to Forest Hill, Bracondale Hill, Wychwood, Humewood and even the Casa Loma Gardens nearby, there's no wonder it scores a perfect 100.

There are also parks of every kind to be found in every direction. Bike trails lead downtown past Christie Pits Park, Seaton Village and The Annex. This central location puts you in the middle of tall trees and green spaces, where every direction leads to beautiful midtown scenery.





GO ANYWHERE.

With dedicated streetcar line outside your door, 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 be in the heart of downtown Toronto in a quick 20 minutes. Better yet, you're near to Loblaws, so grabbing groceries after your commute has never been easier.

- | | | | |
|----------------------|-----------------------------------|---------------------------|--|
| 1 Krave Coffee | 10 Stockyards Smokehouse & Larder | 19 Emma's Country Kitchen | 28 EarlsCourt Park |
| 2 Philosophy Fitness | 11 The Rushton | 20 BlueBlood Steakhouse | 29 Winona Drive Senior Public School |
| 3 De La Mer | 12 Sea Witch Fish and Chips | 21 F45 | 30 George Brown College Casa Loma Campus |
| 4 Loblaws | 13 Roast Fine Foods | 22 Rocket Cycle | 31 St. Michael's College School |
| 5 Manila Food | 14 Ferro Bar & Café | 23 The Pilates Group | 32 Davisville Junior Public School |
| 6 Shell | 15 Shunoko | 24 Modo Yoga | |
| 7 Starving Artist | 16 FK | 25 Wychwood Barns Park | |
| 8 Pukka | 17 Lox + Schmear | 26 Hillcrest Park | |
| 9 Savera | 18 Pho Lang Van | 27 Cedarvale Park | |

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

TRUST IN NUMBERS.



This research is based on public information obtained from sources that are deemed to be reliable. St.Clair Village, 900 St.Clair and any of its affiliate companies in no way guarantees that the information is complete or accurate. The research is provided solely for information purposes and does not constitute any offer or solicitation for purchase or sale. The research may under no circumstances be construed as a commitment by St.Clair Village, 900 St.Clair and any of its affiliate companies, which take no responsibility for the consequences of any decision made based on the information herein.

The prices and rates shown are for information purposes only as they may change at any time based on market conditions. Past returns are no guarantee of future performance. St.Clair Village, 900 St.Clair and any of its affiliate companies does not hereby purport to provide any investment advice.

The opinions and forecasts contained herein are, unless otherwise indicated, those of the research's authors and do not represent the official position of St.Clair Village, 900 St.Clair and any of its affiliate companies.

Information sourced from: Stats Canada

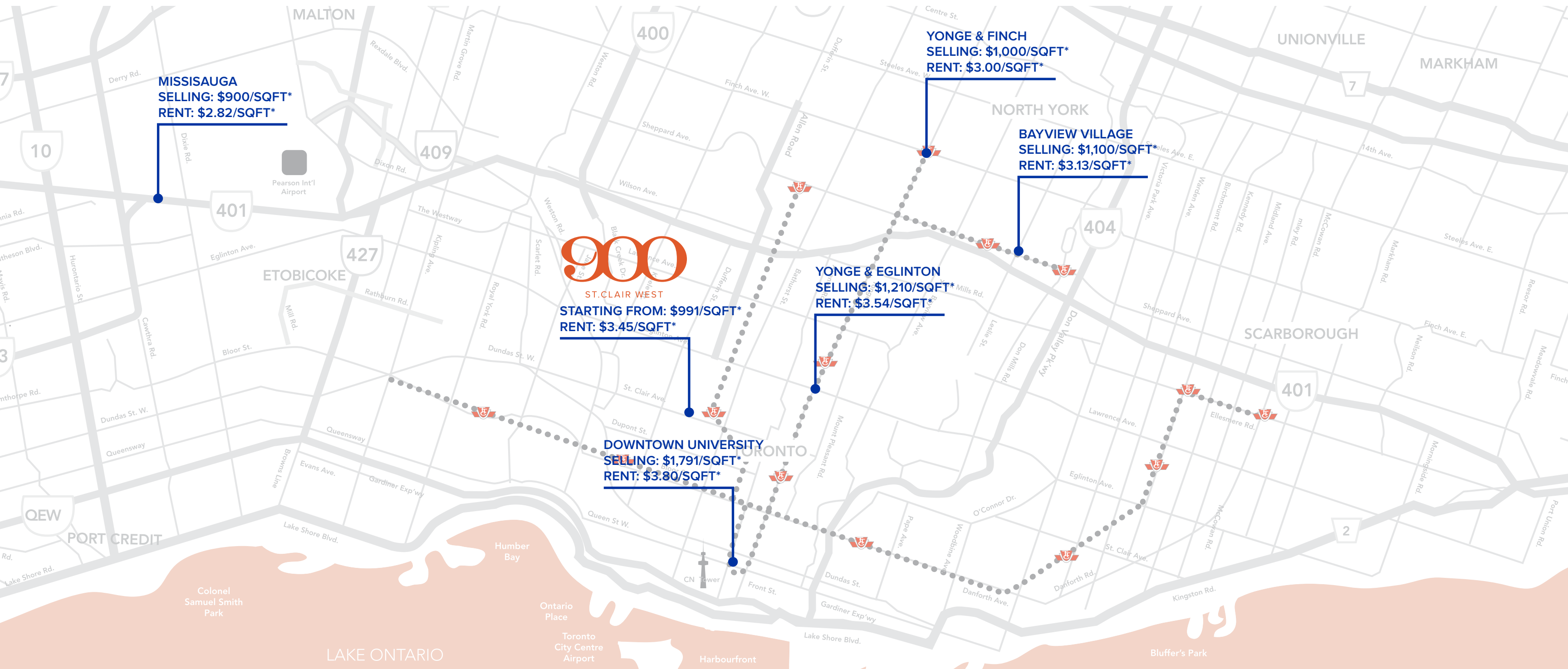


CURRENT RESALE MARKET (SOLD) 501 ST. CLAIRE AVENUE WEST

Suite Number	Sold Date	DOM	Suite Type	Sold Price w/o Parking	Size	\$ / Sq.Ft.
209	30-Dec-19	39	1 Bed	\$560,000	600	\$933.33
314	29-Nov-19	42	1+ Den	\$530,000	550	\$963.63
308	31-Jul-19	50	1+ Den	\$507,000	550	\$921.81
PH4	23-Jul-19	81	1+ Den	\$719,900	743	\$968.90
1904	15-Jul-19	38	1 Bed	\$578,400	540	\$1,071.11
609	19-Jun-19	12	1+ Den	\$545,000	572	\$952.79
418	18-Jun-19	21	1 Bed	\$500,000	551	\$907.44
515	17-Jun-19	17	1+ Den	\$569,000	645	\$882.17
202	14-Jun-19	16	2 Bed	\$601,000	650	\$924.61
906	05-Jun-19	19	1+ Den	\$595,000	650	\$915.38
TOTAL AVERAGE:						\$944.12

*Rental rates are subject to change without notice. Source: Bullpen Consulting utilizing Rental.ca data for Q1-19 Toronto Condo Rental Market Update, Urbanation & MLS. E. & O.E. February 2020

900 ST. CLAIR THE INVESTMENT OPPORUNITY.



* All Rental rates shown are sourced from Bullpen Consulting utilizing Rentals.ca data from Q1-20 Toronto Condo Rental Market Update & MLS and are subject to change without notice. * all selling rates are based on pre-construction rates sourced from Urbanation as of Q1-20. E&O.E.

HIGHER LEARNING.

AREA SCHOOLS & EDUCATION

All levels of schooling are within reach. From local daycares, public and private schools to universities and colleges, St. Clair West is centrally located within easy transit to every campus imaginable. The University of Toronto is within cycling distance, and George Brown College is a short walk away.

ELEMENTARY

Humewood Community School
15 Cherrywood Ave
(416) 394-2383

Cedarvale Community School
145 Ava Rd
(416) 394-2244

J R Wilcox Community School
231 Ava Rd, York
(416) 394-2388

St. Clair Catholic ES
124 Northcliffe Blvd
(416) 393-5214

SECONDARY

Oakwood Collegiate
991 St Clair Ave W
416) 393-1780

PRIVATE

St. Michael's College
All Boys – Grades 7–12
1515 Bathurst St, York
(416) 653-3180

Hudson College
JK – Grade 12
21 Ascot Ave
(416) 631-0082

Branksome Hall
All Girls JK – Grade 12
10 Elm Ave
(416) 920-9741

The Mabin School
JK – Grade 6
50 Poplar Plains Rd
(416) 964-9594

Toronto Prep School
Grades 7–12
250 Davisville Ave
(416) 545-1020

Upper Canada College
All Boys – SK – Grade 12
220 Lonsdale Rd, Toronto, ON M4V 2X8
(416) 488-1125

POST SECONDARY

George Brown College
Casa Loma Campus
160 Kendal Ave
(416) 415-2000

University of Toronto
St. George Campus
27 King's College Circle
(416) 978-2011

Ryerson University
350 Victoria Street
(416) 979-5000



ST. CLAIR
VILLAGE