



The Most Exciting Neighbourhood in Toronto

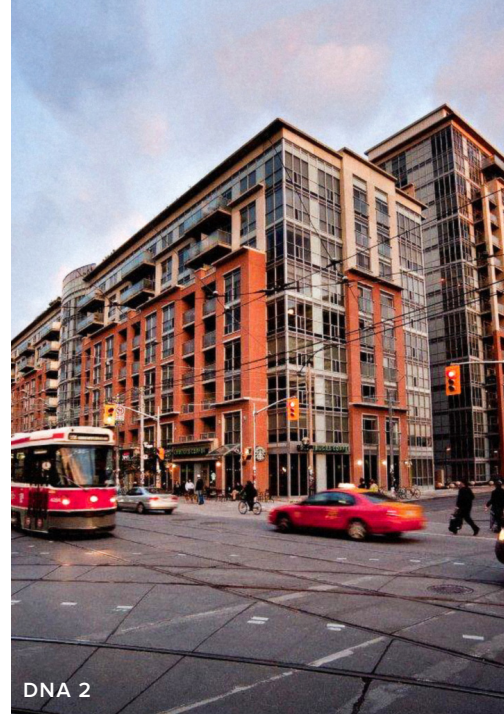


IT ALL STARTS WITH CANDEREL

## ⇌ Canderel

- Canderel is one of the largest and 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* and *DNA3* King West district, Toronto's most sought after buildings.

WE BUILD, AND OTHERS FOLLOW.

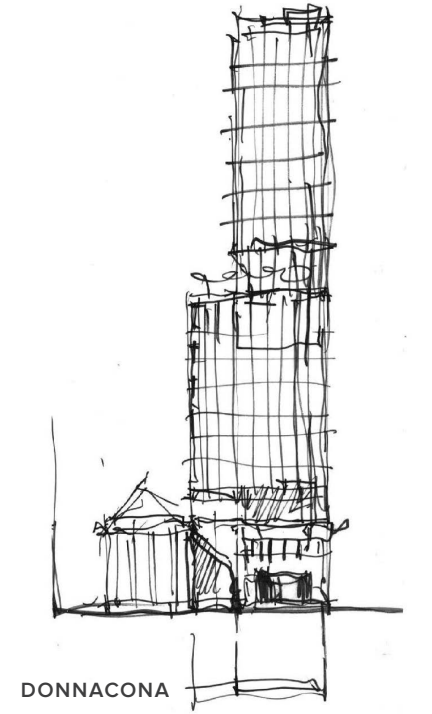
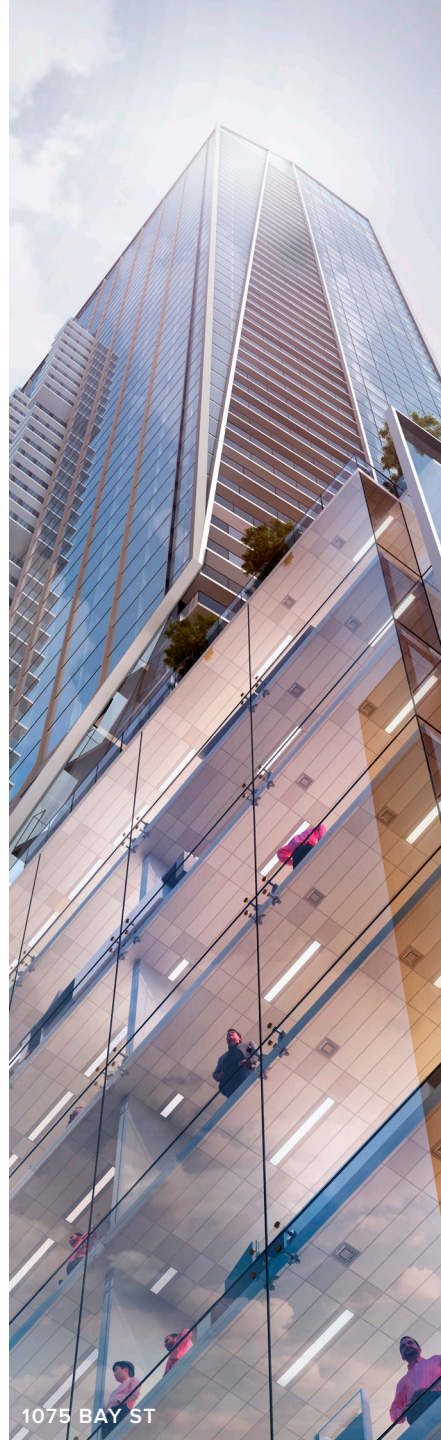


COMING TO THE MARKET BY CANDEREL

↔ Canderel

Toronto

WE BUILD, AND OTHERS FOLLOW.



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	2020
\$550/SQ.FT.*	\$1092/SQ.FT.*



WE BUILD, AND OTHERS FOLLOW.

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



DNA3 KING WEST

INTRODUCING

ST. CLAIR

VILLAGE

 **Canderel**

900  
ST. CLAIR WEST

Launched in June 2019,  
over 75% sold!  
Construction has begun  
as of February 2020

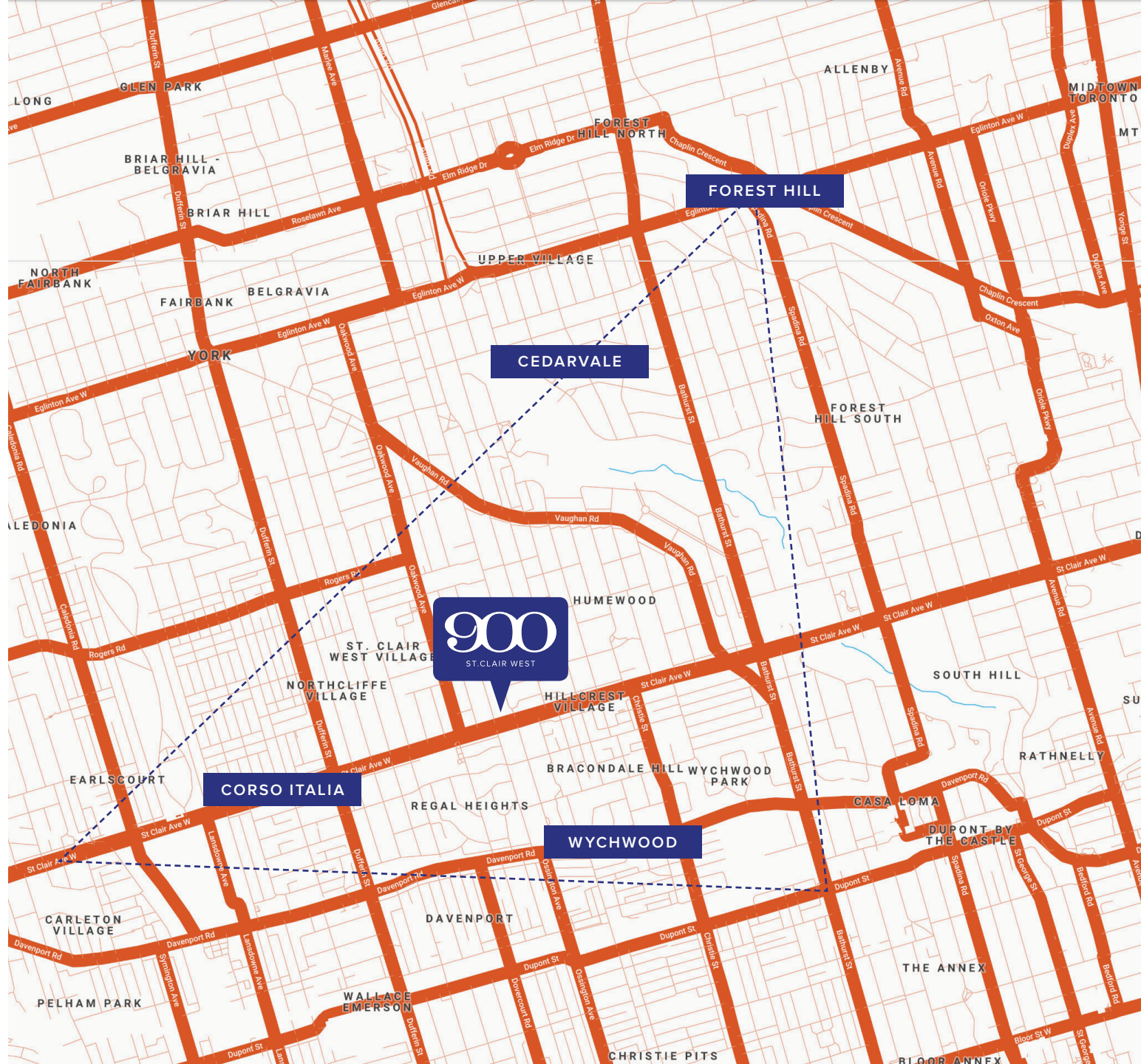
THE SPIRIT OF ST. CLAIR



Artist's Concept. E&OE



Located in the heart of the most prestigious neighbourhoods.





## Go Anywhere.

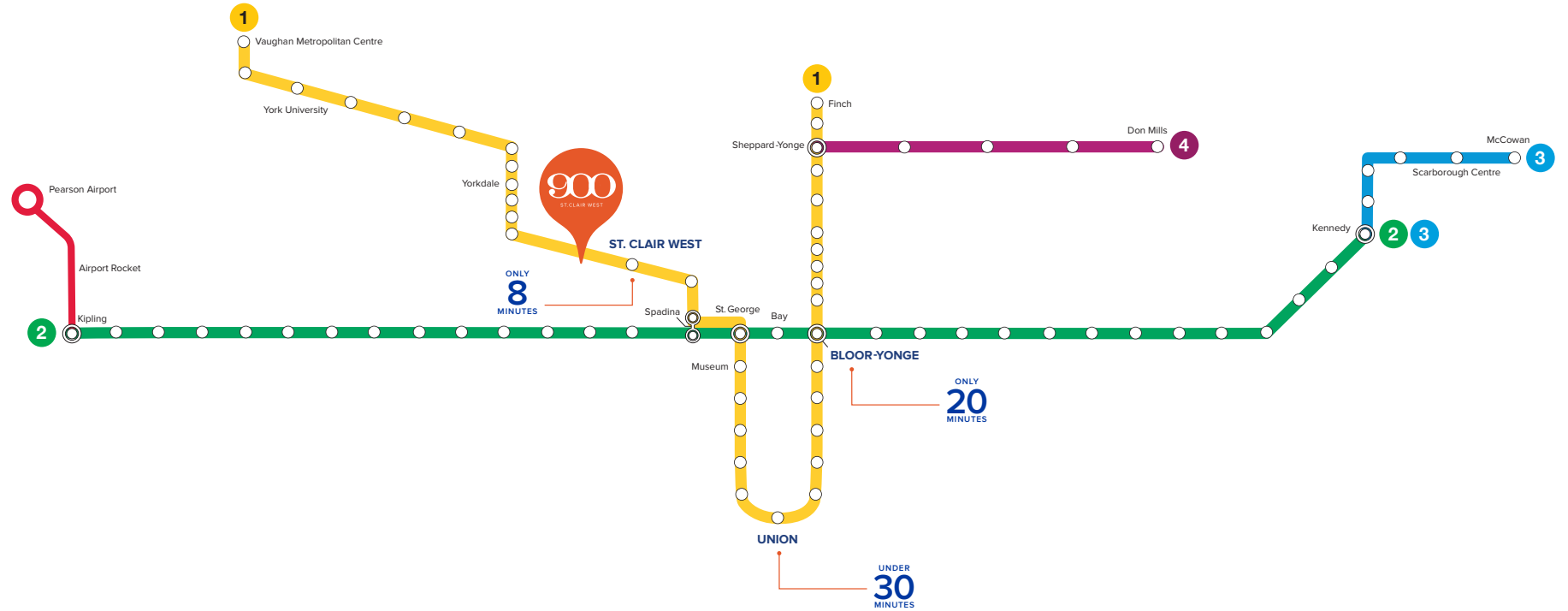
With the dedicated streetcar line, the ever-convenient 512 arrives at your doorstep every five minutes to whisk you off to the nearby St Clair West Station. From there, you can go anywhere in Toronto in minutes. Better yet, you're near Loblaws so grabbing groceries after your commute has never been easier.





## THE SPIRIT OF ST. CLAIR

Rising proudly in midtown Toronto and with the St. Clair streetcar at your doorstep, St.Clair Village by Candere!™ lets you explore the array of top Toronto local restaurants, bakeries, bistros, markets, boutiques, galleries, parks, and nearby Artscape Wychwood Barns. A true Toronto original.



900  
ST. CLAIR WEST

Connected in every way.

THE SPIRIT OF ST. CLAIR



ST. CLAIR WEST SUBWAY STATION

IN UNDER  
8 minutes

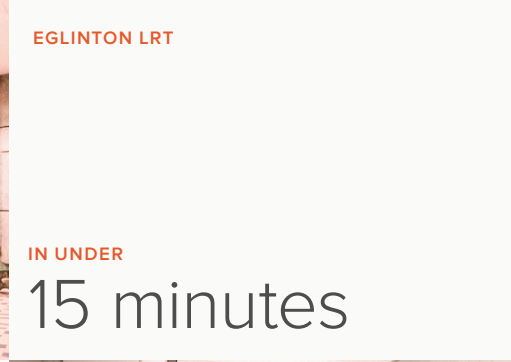


BAY STATION

IN UNDER  
20 minutes

PEARSON AIRPORT VIA UP EXPRESS

IN UNDER  
50 minutes



EGLINTON LRT

IN UNDER  
15 minutes



EATON CENTRE SHOPPING CENTRE

IN UNDER  
25 minutes



UNION STATION

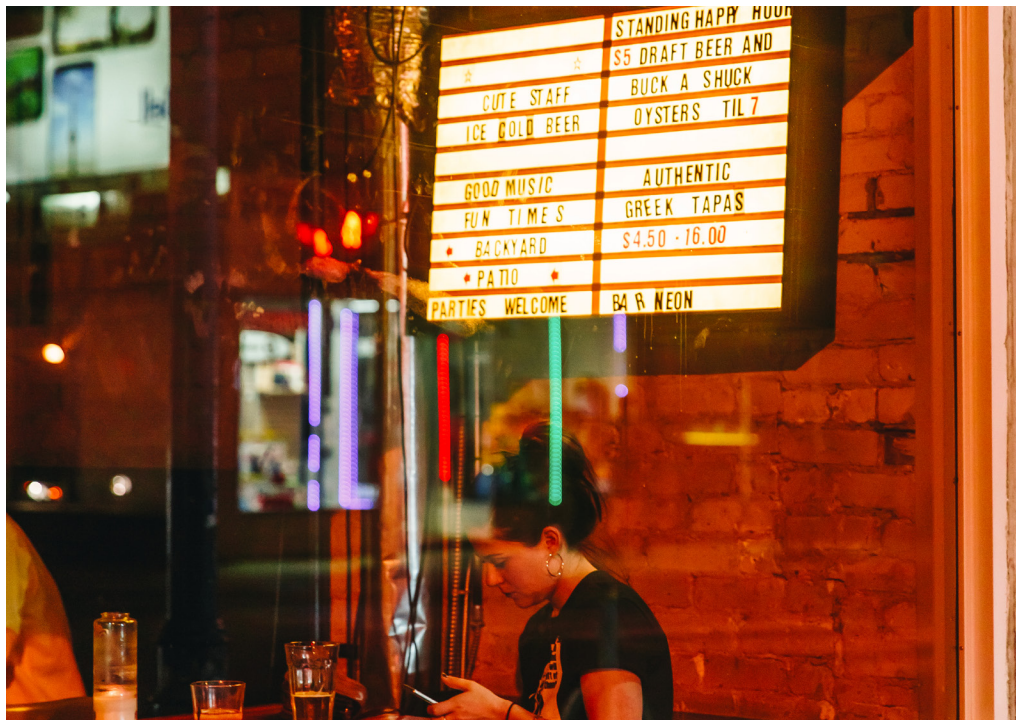
IN UNDER  
30 minutes



BAY  
YORKVILLE

## Discover the most up-and-coming village in the city.

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





## Building Highlights.

STOREYS	TENTATIVE OCCUPANCY	SUITES
12	Fall 2021	122

### AMENITIES

Lobby

Fitness Centre

Wine & Co-working Lounge  
featuring temperature controlled wine storage

Club 900

Club 900 Terrace

Rooftop Terrace

Retail on Ground Floor - 10,000 sq.ft.

THE SPIRIT OF ST. CLAIR



Artist's Concept. E.&O.E.

## Lobby

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



## Fitness Centre

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.



900  
ST. CLAIR WEST

## Club 900

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.

THE SPIRIT OF ST. CLAIR



Artist's Concept. E.&O.E.

## Club 900 Terrace

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





## Wine & Co-working Lounge

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

## Rooftop Terrace

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



900  
ST. CLAIR WEST

# Introducing The Penthouse Collection



The Penthouse Collection

**900**  
ST. CLAIR WEST

## Penthouse Interior Finishes

### STOREYS

- Suites range from 445 sq.ft. to 1,298 sq.ft.  
Combo units available.

### APPLIANCES PACKAGE

- Built-in Appliances

### CEILINGS

- 9 Feet

### FINISHES

- Modern wide plank luxury vinyl flooring
- Contemporary vanity in main or ensuite bathroom
- Designer kitchen cabinetry with contemporary panel doors.
- Porcelain slab backsplash

THE SPIRIT OF ST. CLAIR



Artist's Concept. E.&O.E.

The Penthouse Collection



## Spectacular Views

Rising above the historic village is the city's most sought-after residence, St.Clair Village. The Penthouse Collection is the crowning achievement of St.Clair Village with picturesque views that flood the suites with brilliant natural light. These private sanctuaries are meticulously crafted with thoughtful design as they elevate the standard for urban living.

THE SPIRIT OF ST. CLAIR

South View



## Top 10 Reasons to Buy at 900 St.Clair.

1

### ZONED AND FULLY APPROVED

Construction starting soon!

2

### UNBEATABLE PRICE POINT

Lots of new construction projects are launching higher than 900 St.Clair West this fall. Buy here starting from \$991/Sq.Ft.

3

### RETAIL

Canderel responsible for:

DNA: STARBUCKS, LOBLAWS, TD BANK

AURA: BED BATH & BEYOND, MARSHALLS, RBC, BMO, TOP RESTAURANTS



BED BATH & BEYOND



Loblaws



Marshalls



New well known retailers to be announced in September. Will transform the neighbourhood.

Big retail announcement shortly!

4

### TRAVEL WITH EASE

Frequent Streetcar with stops right at the doorstep of 900 St.Clair West and only 8 mins to the subway.

5

### SUPERIOR INTERIOR & FINISHES

Master craftsmanship meets warm, inviting and luxurious interiors.

6

### LAST PRIME NEIGHBOURHOOD

St.Clair Village is nestled next to two of the wealthiest neighbourhoods.

7

### REPUTABLE BUILDER & FUND

Kingsett & Canderel

8

### GREAT INVESTMENT

Buy pre-construction under resale value – not possible today at Bathurst & St. Clair.

9

### SHORTAGE OF RENTALS IN TORONTO

Especially high-end rentals at \$4+/Sq.Ft. currently at St. Clair.

10

### TIMING

Next phase will be priced higher.



## Planned Development Applications.

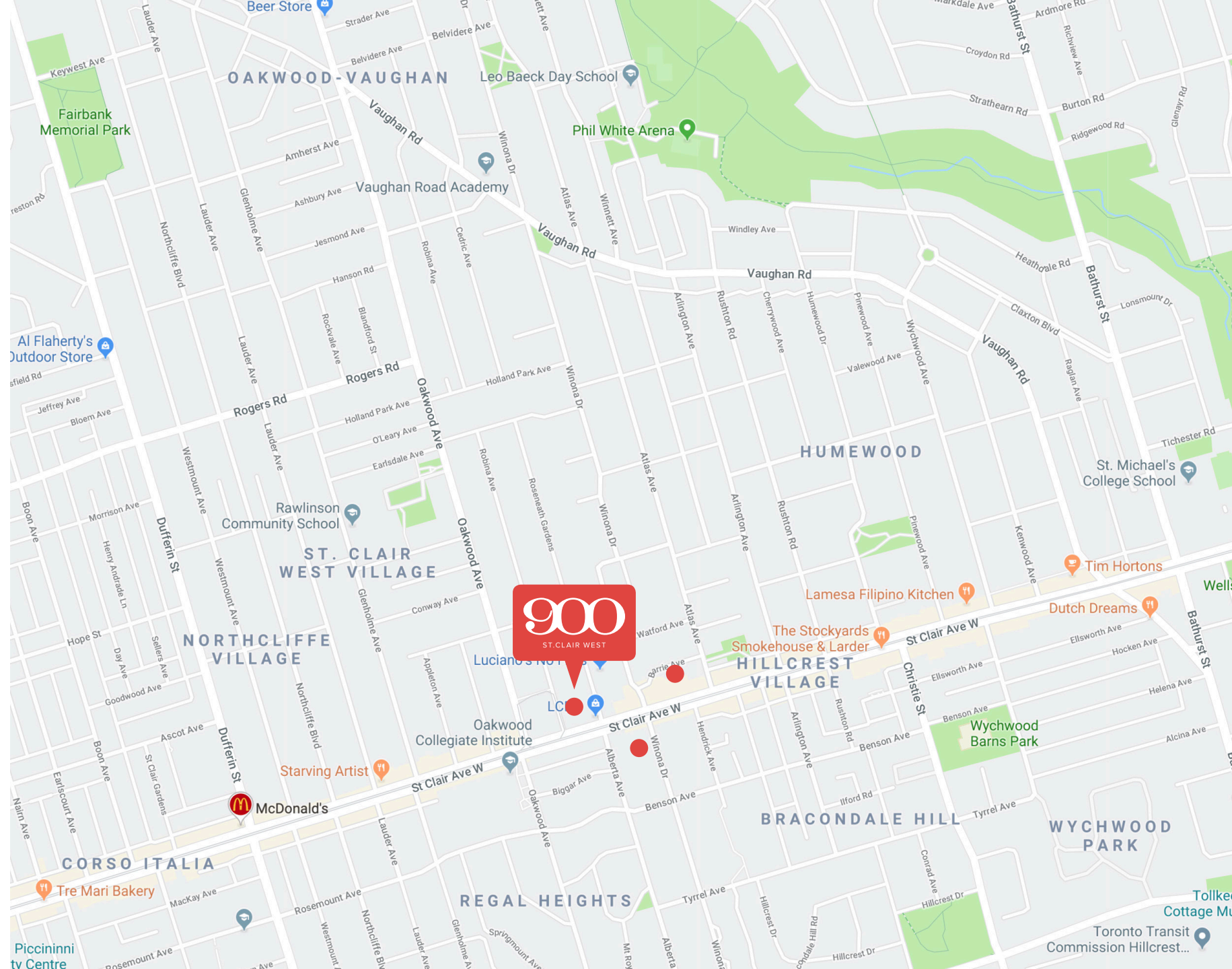
These are the current locations of residential development applications along St. Clair West.

APPROX. 500 UNITS

Coming to the market at higher prices than 900 St.Clair West.

\*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. September 2019.

THE SPIRIT OF ST. CLAIR





## Yonge & Finch

*Selling At: \$1,000/sqft.\**

*Rent: \$3.00/sqft.\**

## Bayview Village

*Selling At: \$1,100/sqft.\**

*Rent: \$3.13/sqft.\**

## Yonge & Eglinton

*Selling: \$1,210/sqft.\**

*Rent: \$3.54/sqft.\**

## Downtown University

*Selling: \$1,791/sqft.\**

*Rent: \$3.80/sqft.\**

## Mississauga

*Selling: \$900/sqft.\**

*Rent: \$2.82/sqft.\**

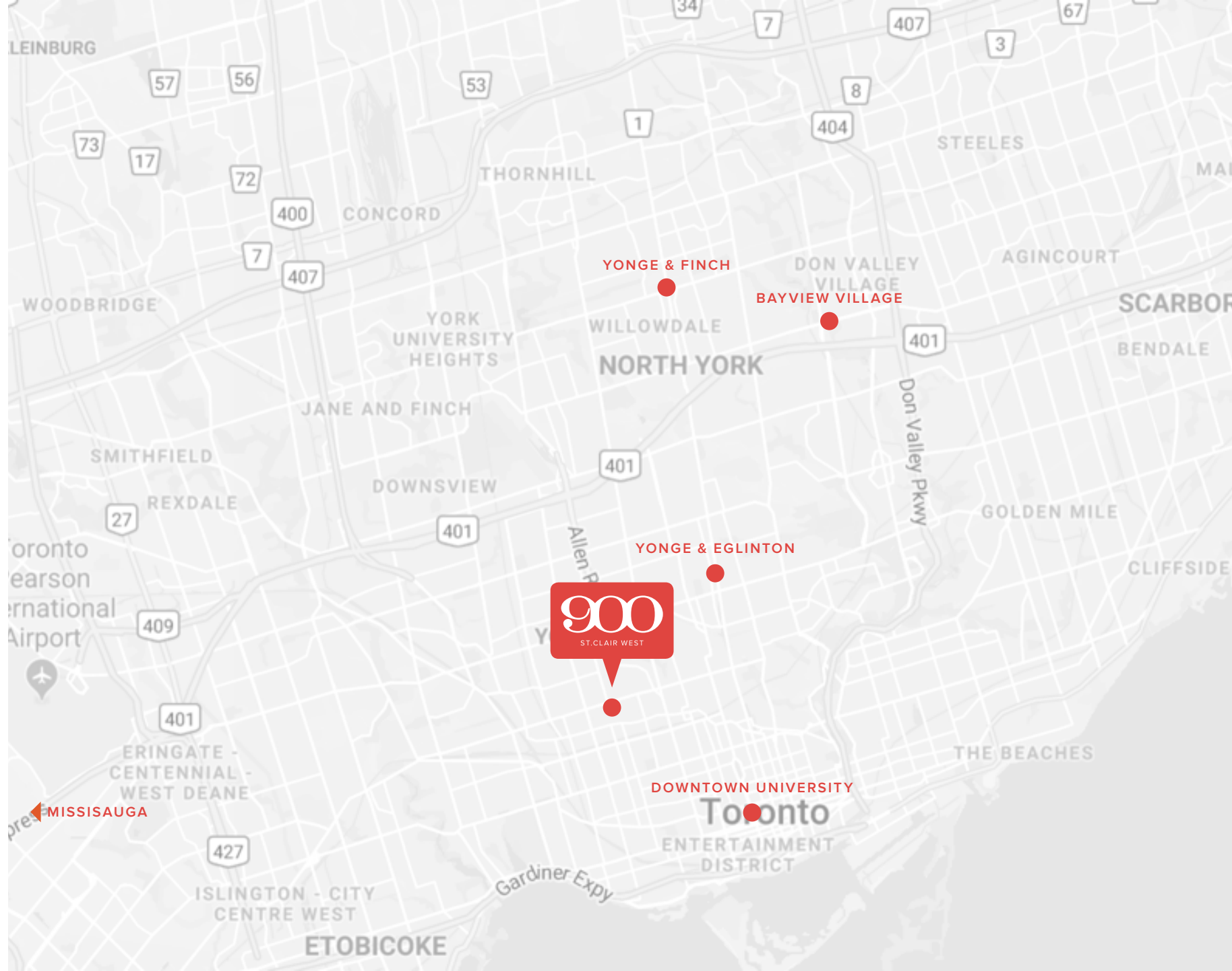
## 900 St.Clair West

*Starting: \$991/sqft.\**

*Rent: \$3.45/sqft.\**

\*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. September 2019.

THE SPIRIT OF ST. CLAIR







**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	1071.11
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
<b>TOTAL AVERAGE:</b>						<b>944.12</b>

\*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. September 2019.

THE SPIRIT OF ST. CLAIR



## Some Toronto homes and condos double in price in 5 years.

According to this CTV News article that came out Thursday, August 22nd **Oakwood Village, where 900 St.Clair West is located**, is one of the only two locations in the city where housing prices have increased over 100% within the last 5 years according to TREB.

It has become unaffordable to buy a single family or semi-detached home in this neighbourhood and as prices rise, condos are the only affordable alternative.



### Some Toronto homes and condos double in price in 5 years



**Cost of homes and condos jumped over 5 years**  
According to a new survey, the average cost of a home in Toronto has increased about 42 per cent.

50 shares (Facebook, Twitter, Reddit, etc.)

Pat Foran, Consumer Reporter, CTV News  
@PatForanCTVNews

Published Thursday, August 22, 2019 8:23PM EDT

If you already own a home or condominium in Toronto, it continues to be a great investment.

A new survey found that homes in two neighbourhoods and in eight condos have increased by more than 100 per cent in five years.

The survey by real estate website Zoocasa used data from the Toronto Real Estate Board to check how much prices have gone up between July 2014 and July 2019. Toronto house prices in 2014 were on average just over \$821,198, and now the average price is \$1,167,968. That's an increase of 42 per cent.

As detached and semi-detached homes become out of reach for many home buyers, the condo market continues to be a hot spot for Toronto real estate. Condo prices five years ago were on average were \$379,002.

TORONTO WEATHER  
21 Partly Cloudy  
View Full Forecast >>

**Banner Buzz**  
— make it visible —

CITY OF TORONTO NEIGHBOURHOOD (ORGANIZED BY 5-YEAR INCREASE IN AVG PRICE)	AVERAGE PRICE, DETACHED & SEMI		5-YEAR INCREASE IN AVG PRICE
	JUL 2019	JUL 2014	
<b>PRICE INCREASE OVER 100%</b>			
<b>CO3</b> Forest Hill, Oakwood Village	\$2,031,545	\$920,204	<b>121%</b>

## Penthouse Incentives!

Up to \$25,000 in incentives included in the purchase of any Penthouse Suite\*

OUTDOOR BALCONY FLOORING\*

Value \$6,500

PORCELAIN SLAB BACKSPLASH\*

Value \$2,000

ISLAND UPGRADE\*

Value \$7,500



DISCOUNTED PARKING\*

Reg. \$ 65,000  
Now \$60,000

LEASE OCCUPANCY\*

Value \$2,000

FREE ASSIGNMENT\*

Value \$2,000

CAPPED DEVELOPMENT CHARGE (HARD CAP)\*

1B & 1B+D

\$12,000

2B & LARGER

\$15,000





\*Terms and conditions apply. Incentives applied after post-dated cheques and mortgage commitment received, and 5% deposit cashed and cleared in vendors account. Please speak to a Sales Representative for details. Offer may be withdrawn at any time. Prices & specifications subject to change without notice. Illustrations are artist's concept only. E&O.E. Sept 2019.

# St. Clair Collection

3 BEDROOM SUITES

**\$50,000 in Upgraded Finishes  
Included On All 3 Bedroom Suites\***

- Extended 12ft Kitchen with Wine Fridge
  - Upgraded Stone Waterfall Counter-Top on Island and Stone Backsplash
  - Upgraded Miele Appliances
  - Upgraded Wide Plank Engineered Harwood Flooring
  - Extended Deposit Structure
    - \$5,000 ON SIGNING
    - BALANCE TO 5% IN 30 DAYS
    - 5% IN 90 DAYS
    - 5% IN 370 DAYS
    - 5% IN 720 DAYS
- For any 2 bedroom + den & 3 bedroom suites:
- 5,000 ON SIGNING
  - BALANCE TO 5% IN 30 DAYS
  - 5% IN 120 DAYS
  - 5% ON OCCUPANCY

900  
ST. CLAIR WEST



THE SPIRIT OF ST. CLAIR

ST. CLAIR  
VILLAGE

900  
ST. CLAIR WEST

BUILDING & FLOORPLANS

NEIGHBOURHOOD

AMENITIES

BUILDER STORY

MARKETING MATERIALS



900 ST. CLAIR WEST PROVIDES YOUR CLIENTS WITH THE BEST LUXURY VALUE IN TORONTO COMPARED TO OUR CLOSEST COMPETITOR.

WE OFFER A TON OF AMENITIES FOR A MID-RISE DEVELOPMENT:

- ▶ CO-WORKING AND WINE LOUNGE
- ▶ FITNESS CENTRE
- ▶ PARTY ROOM
- ▶ OUTDOOR TERRACES (4<sup>TH</sup> AND 12<sup>TH</sup> FLOORS)
- ▶ 16 HOUR CONCIERGE SERVICE (VERSUS OUR COMPETITION'S 8 HOURS)

SUPERIOR FEATURES & LUXURY FINISHES

***STARTING AT \$991/SQFT.***

# THE COMPETITION

**AVERAGE PRICE \$1,340/SQFT.**



# The Penthouse Collection

**STARTING AT \$1050/SQFT.**

### FEATURES:

- ▶ PORCELAIN SLAB BACKSPLASH
- ▶ PORCELAIN OR QUARTZ ISLAND
- ▶ OUTDOOR BALCONY FLOORING
- ▶ CAPPED CEILING OUTLETS IN BEDROOMS LIVING/DINING AND/OR DEN

## St.Clair Collection - 3 Bedroom Suites

**STARTING AT \$991/SQFT.**

- ▶ 12FT KITCHEN
- ▶ INTEGRATED MIELE REFRIGERATOR, COOKTOP AND OVEN
- ▶ WINE FRIDGE
- ▶ STONE BACKSPLASH AND COUNTERTOPS ON KITCHEN AND ISLAND
- ▶ WIDE PLANK ENGINEERED HARDWOOD FLOORING

# THE COMPETITION

## The Penthouse 2-Storey Collection

### The Penthouse 2-Storey Collection

Interior Size (Sq. Ft)	Prices From	Price Per SQFT
1,041	\$1,400,000	\$1,344.86
1,136	\$1,550,000	\$1,362.04

**AVERAGE PRICE AT \$1,353/SQFT.**