



# THE MANDERLEY

CONDOMINIUMS



Information / Guide



**THE MANDERLEY**  
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**Pulse of the city.  
Tranquility of the lake.**

Introducing The Manderley Condominiums, coming to East Toronto's beloved Birch Cliff Neighbourhood, located at Manderley Dr & Kingston Rd. Here you will have front row access to the best of the best that the area has to offer - Steps from TTC Transit, minutes from Victoria Park Station, Shopping, Entertainment, Major Highways and best of all, you will be less than 10 Minutes from numerous parks that overlook Lake Ontario!



## Project Overview

**Project Location //**



Located at the North West corner of Kingston Road and Manderley Drive

**Suite Types //**



Suite types ranging from Studios to 3 Bedrooms

**Project Statistics //**



12 storey mid-rise condominium  
198 condominium suites

**Building Amenities //**



**Over 9,100 sq.ft.** of indoor and outdoor amenities including

- Lobby with Concierge • Party/Billiards Lounge
- Fitness/Yoga Centre • Kids Play Room • Pet Wash Station
- Co-working Space • Meeting Room

**Outdoor amenities include:**

- Rooftop Terrace • Fireplace Lounge • BBQ Area
- Meditation Patio • Sundeck Lounge • Outdoor Kids Play Area



# REASONS TO PURCHASE AT BIRCHCLIFFE-CLIFFSIDE

*"Toronto maintains its place as the fastest growing city centre in the USA and Canada in 2019, and is now the fastest growing metropolitan region as well."*

## NEIGHBOURHOOD PROFILE

### Birchcliffe-Cliffside

#### WARD 20 SNAPSHOT

Ward 20 Population **110,280**  
 Population Growth (2006-2016)  
**9.9%** WARD **VS** **9.1%** TORONTO

#### POPULATION

Children 0-14 years <b>3,340 (15%)</b> City Rate: 15%	Youth 15-24 years <b>2,430 (11%)</b> City Rate: 12%	Working Age 25-54 years <b>9,055 (42%)</b> City Rate: 45%	Pre-Retirement 55-64 years <b>3,470 (16%)</b> City Rate: 12%	Seniors 65+ years <b>3,390 (16%)</b> City Rate: 16%
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## Neighbourhood at-a-glance

INCOME	Neighbourhood	Toronto
Household income	<b>\$100,807</b>	\$82,859

**COMMUTING**  
**5-6 Minutes**  
 to TTC and minutes to subway and GO Trains  
 provide convenience and accessibility

Proximity to Employment Opportunities  
**Minutes to over 1.5 Mil** Jobs in Downtown Toronto

**PLUS 15 Minutes to 50,000+**  
 upcoming jobs at East Harbour and Quayside



SOURCE: Ryerson University, Centre for Urban Research and Land Development, June 10, 2020. Toronto.ca, Statistics Canada, 2016 Census of Population. Toronto Employment Survey 2019. E. & O.E.

## By The Numbers

**APPROXIMATE AVERAGE PRICE PER SQ.FT.\***  
 Pre Construction

The Manderley	<b>\$900+</b>
Downtown Average	<b>\$1,500</b>

BIRCH CLIFF AVERAGE PRICE PER SQ.FT. **38%** LOWER THAN DOWNTOWN

At the Birch Cliff neighbourhood, your dollar goes further. With a lower PPSF than downtown, you get more square footage for your investment. Enjoy accessibility to transit, downtown Toronto, amenities, retail. Growing supply of local renters from young professionals and downsizers, with increasing rent provides great opportunity for growth in this neighbourhood.

PRE-CONSTRUCTION INVENTORY AROUND THE MANDERLEY IS... **89%** SOLD

## IT'S ALL ABOUT THE BEST VALUE

<b>The Manderley</b>		<b>Starting from \$400's</b> 1 Bedroom Condominium	
<b>Downtown Average</b>		<b>\$675,000</b> 450 sq.ft. 1 Bedroom Condominium <small>Based on approximate average pre-construction price per Sq.Ft.</small>	

**Resale Condo Sales-To-Listing Ratio**

**80% SCARBOROUGH SOUTH**

**74%** ETOBICOKE **65%** PICKERING **77%** NORTH YORK **77%** MARKHAM **61%** DOWNTOWN CORE

\*Urbanation.ca . Broker protected. Specifications are subject to change without notice. Illustrations are artist's concept. Information correct at time of press. E.&O.E.

# AN INVESTMENT IN THE FUTURE

East Harbour and Quayside just a 15 minute drive from The Manderley Condominiums

## EAST HARBOUR:

East Harbour is a 60-acre master planned mixed-use development. This development will employ over 50,000 people across 12-million square feet of new office space, retail and institutional developments. East Harbour is set to be approximately 6 times larger than the Toronto Eaton Centre.

A new multi-modal transit hub will also be built onsite. This major transit hub will connect both local and regional transit connections with GO Train lines, streetcar/LRT lines, and the future Relief Line Subway all intersecting at this location.



## QUAYSIDE:

Waterfront Toronto is looking to revitalize Quayside, which is a 12-acre parcel of land, located in the midst of growing and upcoming neighbourhoods in the West Don Lands, East Bayfront, and the Port Lands. This expansive development not only has the potential to create communities, but also job opportunities which will be located approximately 15 minutes from The Manderley Condominiums.



# Revitalization of Kingston Road

**GROWING DEMAND** Kingston Road is one of Toronto's original main streets and an important avenue. There are two main factors driving growth in the Birch Cliff neighbourhood: Increasing demand, and rezoning along Kingston Road.

First-time homebuyers, families and downsizers are moving to Birch Cliff to be closer to nature and the Lake, affordability, and proximity to downtown - about 20 minutes. Furthermore, the overflow of demand from the beaches is driving increasing demand for the adjacent Birch Cliff community.

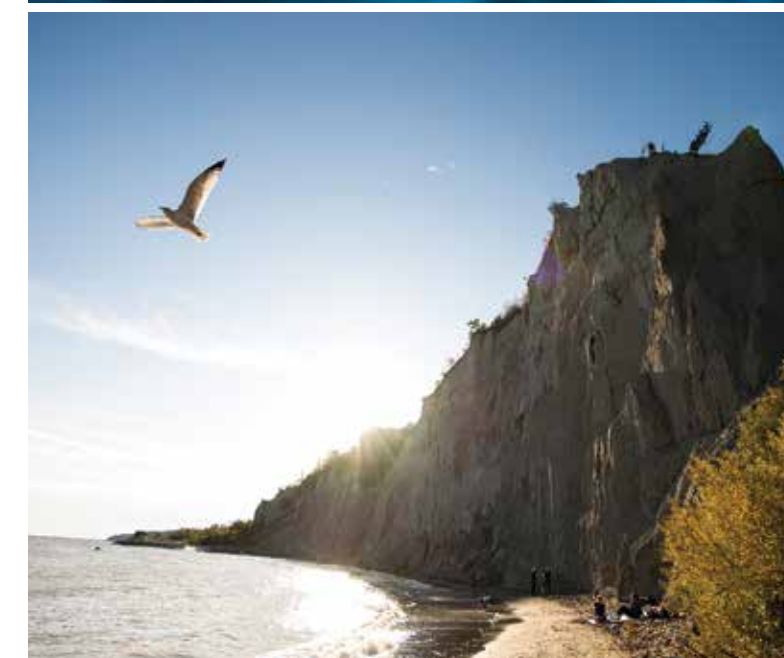
## REZONING

The City is advancing policy changes that included permissions on a wider range of land uses, density, bicycle infrastructure and Section 37 investment into community benefits. This includes open spaces that reflect the arts, cultural and heritage attributes of Birch Cliff, and supporting community facilities.

With developments underway and proposals in the pipeline, new and modern facades are being constructed along Kingston Road. This signifies gentrification in the Birch Cliff neighbourhood.



# Waterfront Revitalization



The Port Lands site is undergoing a transformation to 715-acres for revitalization that will include new parkland, wetlands, and commercial space.

By 2024 the course of the Don River will be dug through a 1-km portion of the site, which will create a river valley, and a new island "Villiers Island" that will provide housing and economic opportunities for thousands.

Other new communities in the Port Lands include Polson Quay, South River and the Film Studio District, which could accommodate commercial space for 25,000 - 30,000 jobs.

## SCARBOROUGH WATERFRONT PROJECT

The Bluffs is one of Toronto's natural heritage landmarks, and a recognizable feature of the Lake Ontario shoreline. The waterfront project will stretch 11-km, from East Point Park to west of Bluffer's Park. The project will revitalize the waterfront, create greenspaces along the Lake Ontario shoreline, enhance terrestrial and aquatic habitat, and increase public access to natural heritage by providing a safe and enjoyable waterfront experience.



# THE MANDERLEY

CONDOMINIUMS

## SHOPPING

- 1 The Beer Store
- 2 Coles
- 3 PetSmart
- 4 Foodland
- 5 Shoppers Drug Mart
- 6 LCBO
- 7 Home Hardware
- 8 **Eglinton Town Centre**
- Canadian Tire
- Healthy Planet
- Old Navy
- Roots
- The Shoe Company
- Lowe's
- Michaels
- Marshalls
- Rona
- 9 **Eglinton Corners**
- The Brick
- Adonis
- Sport Chek
- International Clothiers
- 10 **Scarborough SmartCentres**
- Winners
- Gap
- Reitmans
- Mark's
- Moore's Clothing for Men
- Hakim Optical
- M&M Food Market
- 11 No Frills
- 12 Loblaws
- 13 Metro
- 14 Staples
- 15 FreshCo
- 16 Manke Fruit & Vegetable

## DINING

- 1 Lotus Garden
- 2 Swiss Chalet
- 3 Premium Sweets
- 4 Ume Fashion Sushi
- 5 Buster's by the Bluffs
- 6 Big Boy's Burrito
- 7 Jatujak
- 8 The Kingston Social House
- 9 The Quarry Café
- 10 Reginos Pizza
- 11 Tim Hortons
- 12 The Feathers Pub
- 13 Vivetha Bistro
- 14 Ed's Real Scoop
- 15 Delhi Bistro
- 16 Life is Sweet
- 17 Veloute Bistro & Catering
- 18 The Beacher Café
- 19 Castro's Lounge
- 20 Green Eggplant
- 21 Nando's
- 22 The Stone Lion
- 23 Breakwall BBQ & Smokehouse
- 24 COBS Bread Bakery
- 25 Hogtown Smoke
- 26 Beaches & Cream
- 27 Traditional Fine Foods
- 28 Zam Zam Tikka & Kabab
- 29 Mama's Boys Burgers
- 30 Papa John's Pizza
- 31 Tara Inn Pub
- 32 Kelseys Original Roadhouse
- 33 Mandarin
- 34 Hakka Legend Asian Cuisine
- 35 The Corner Bank Sports Bar & Grill
- 36 Local 1794
- 37 Lucy Etheopia
- 38 Kabasa Mandi
- 39 The Wren
- 40 Borrel
- 41 Lalibela Cuisine
- 42 Rails & Ales
- 43 The Only Café
- 44 Efes Kebab House
- 45 Square Boy
- 46 Pappa John's Pizza
- 47 Bowl of Karma
- 48 The Green Dragon Pub
- 49 The Real Jerk Restaurant
- 50 The Porch Light Bistro
- 51 Tropical Thai Cuisine
- 52 Lighthouse 971
- 53 Sandy's Cuisine & Café
- 54 The Beech Tree
- 55 King's Diner
- 56 Fearless Meat
- 57 No Bull Burgers
- 58 Jennifer's Original Bakery
- 59 Starbucks
- 60 Gabby's

## RECREATION & ENTERTAINMENT

- 1 Fox Theatre
- 2 Blantyre Outdoor Pool
- 3 iPaddle Adventures
- 4 Nursewood Dog Park
- 5 Kew Gardens
- 6 Kew Gardens Tennis Club
- 7 Thrive Fit
- 8 Scarborough Gardens Arena
- 9 Birchmount Stadium
- 10 Warden Woods Community Centre
- 11 Warden Hilltop Community Centre
- 12 Oakridge Community Recreation Centre
- 13 Variety Village
- 14 Scarborough Bluff's Tennis Club

## EDUCATION

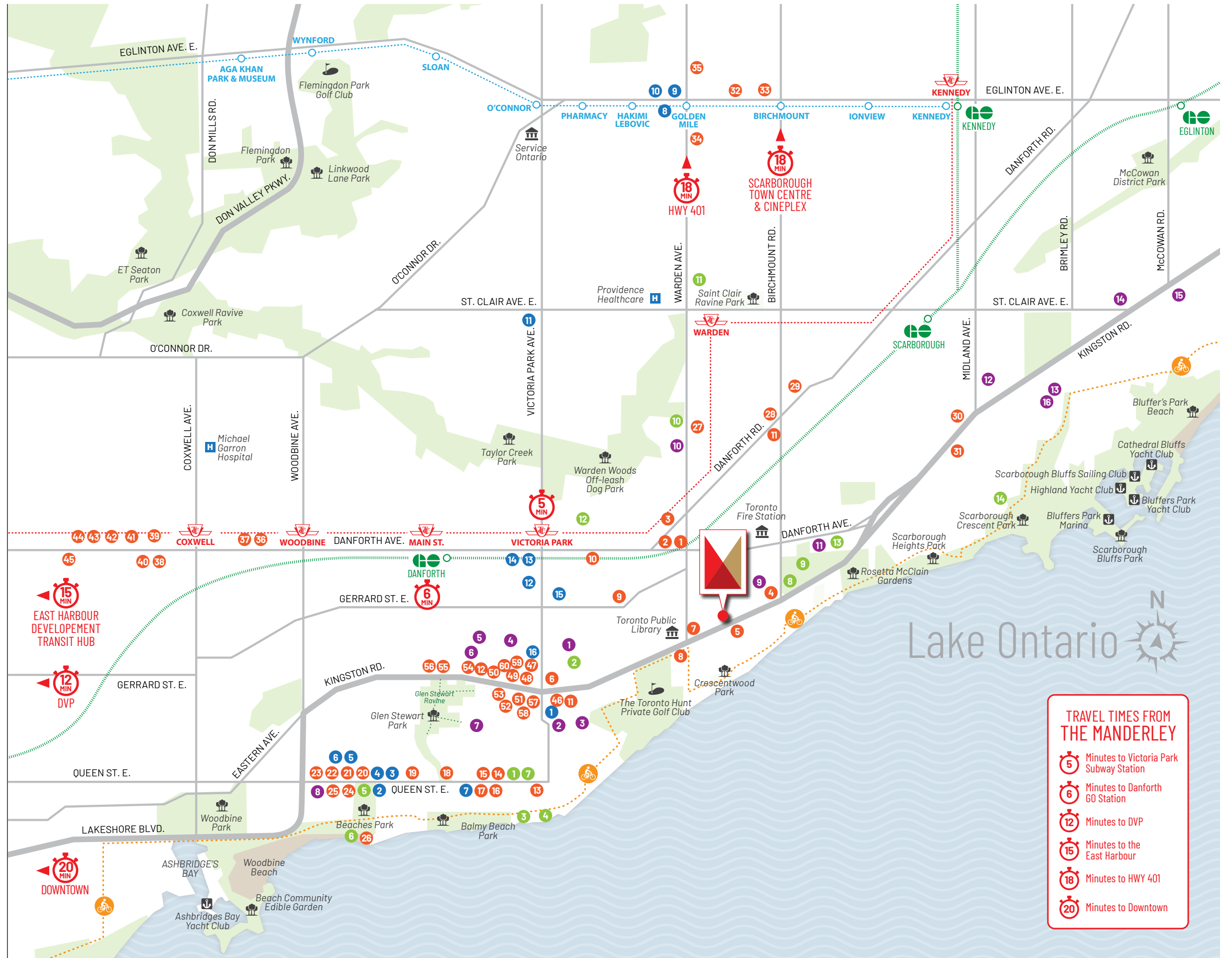
- 1 Blantyre Public School
- 2 Neil McNeil High School
- 3 Courcellette Public School
- 4 Adam Beck Jr. Public School
- 5 Malvern Collegiate
- 6 Notre Dame High School
- 7 Balmy Beach Community School
- 8 Kew Beach Jr. Public School
- 9 Birch Cliff Public School
- 10 Taylor Creek Public School
- 11 Birchmount Park Collegiate Institute
- 12 John A. Leslie
- 13 St. John Henry Newman Catholic High School
- 14 RH King Academy
- 15 St. Agatha Catholic School
- 16 St. Augustine's Seminary of Toronto

WATERFRONT TRAIL

GO TRAIN LINE

DANFORTH SUBWAY LINE

CROSSTOWN

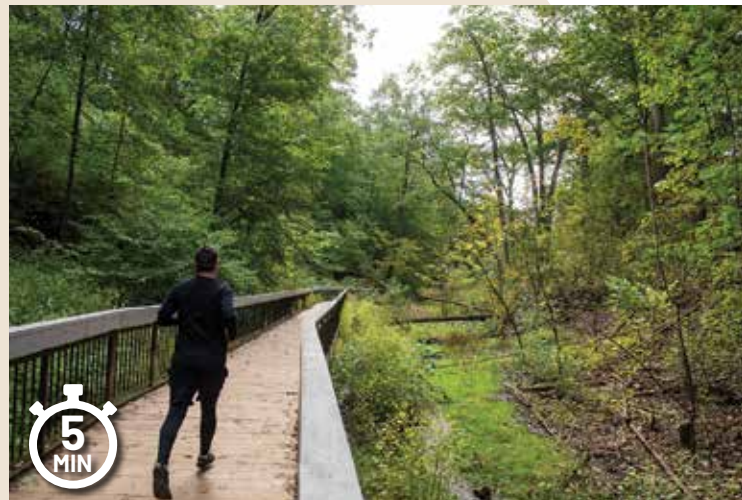


**TRAVEL TIMES FROM THE MANDERLEY**

- 5 Minutes to Victoria Park Subway Station
- 6 Minutes to Danforth GO Station
- 12 Minutes to DVP
- 15 Minutes to the East Harbour
- 18 Minutes to HWY 401
- 20 Minutes to Downtown



# TIME TO FROM THE MANDERLEY



# The Team



Developer //

**Nova Ridge Development Partners Inc.**

Nova Ridge is an experienced developer of condominiums in the Greater Toronto Area, bringing quality product to end users of real estate. The team is committed to ensuring a high standard of professionalism and customer care throughout the development process.

Nova Ridge is a design-oriented developer, focused on delivering sustainable quality product with unique architecture at affordable prices. Project teams are assembled with a focus on experience and innovation. High standards are set to make each development a landmark of its community.

Our experienced management team is familiar with all aspects of condominium projects. Every member of the team has an equal commitment to ensure that each project delivers the highest levels of quality to purchasers and end users.

Architect //

**IBI Group**

IBI Group is a global firm of architects, engineers, designers and technology professionals who create vibrant, livable and sustainable urban environments. IBI Group Architects are recognized leaders in residential, hospitality, retail and mixed-use design. Under the leadership of Design Principal and Global Director of Buildings, Mansoor Kazerouni, the firm has recently completed award winning projects as the Delta flagship hotel in downtown Toronto and L'Avenue, a 50 storey mixed use project in Montreal, and 411 Church in Toronto, all recognized as landmark buildings. IBI has designed many of Toronto's exclusive high-end developments such as the Hazelton Hotel and Residences, Museum House and numerous other condominium developments across the GTA. The firm is currently working in major cities across Canada, the United States, the UK, Middle East and India.

Project Manager //

**Wilkinson Construction**

Founded in 1977 in Edmonton Alberta, Wilkinson Construction Services has been a trusted builder of residential, commercial, industrial and institutional projects in Central and Western Canada for over 40 years, working in Central Canada, Western Canada and the Canadian Arctic. Our vision is to serve our clients in a professional manner, applying our development and construction knowledge and skills to the building program so that projects are planned and constructed efficiently, performance of work is orderly, and quality of workmanship is uncompromised.

Legal //

**Harris Sheaffer LLP**

Recognized as one of Canada's top 5 boutique commercial real estate firms by Canadian Lawyer Magazine, Harris Sheaffer LLP specializes in structuring and completing complex real estate and land development transactions on behalf of many of Canada's leading condominium developers.

Planning //

**Bousfields Inc**

Shoring Engineering //

**Tarra Engineering**

Civil Engineering //

**Lithos Group**

Interior Design //

**Michael London Design**

Environmental //

**Fisher Environmental**

Landscape Design //

**Sandra Neal Associates**

Geothermal //

**Subterra Renewable**

Sales //

**Milborne Real Estate Inc.**

Mechanical & Electrical //

**Trace Engineering**

Marketing //

**Drive Agency Inc.**

Engineering

**nova ridge**  
development partners inc.

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