

THE MANDERLEY

**A Brand New Condominium Joining Scarborough's
Beloved Birch Cliff Neighbourhood**





THE MANDERLEY

Introducing The Manderley, a brand new condominium coming soon to Scarborough's beloved Birch Cliff Neighbourhood, located at Manderley Dr & Kingston Rd. Here at The Manderley, 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!

Pricing Starting From The \$400's!



**Manderley & Kingston,
Scarborough**



**4 Minutes from
Victoria Park Station**



Condominium



**Starting From The
\$400's**



**Core Development
Group**



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 • Sundek 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	Youth 15-24 years	Working Age 25-54 years	Pre-Retirement 55-64 years	Seniors 65+ years
3,340 (15%)	2,430 (11%)	9,055 (42%)	3,470 (16%)	3,390 (16%)
City Rate: 15%	City Rate: 12%	City Rate: 45%	City Rate: 12%	City Rate: 16%



Neighbourhood at-a-glance

INCOME	Neighbourhood	Toronto
Household income	\$100,807	\$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



By The Numbers

APPROXIMATE AVERAGE PRICE PER SQ.FT.*
Pre Construction

The Manderley **\$900+**
Downtown Average **\$1,500**

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

The Manderley		Starting from \$400's 1 Bedroom Condominium	
Downtown Average		\$675,000 450 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

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.

*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

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 Bluffs' 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

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

WATERFRONT TRAIL



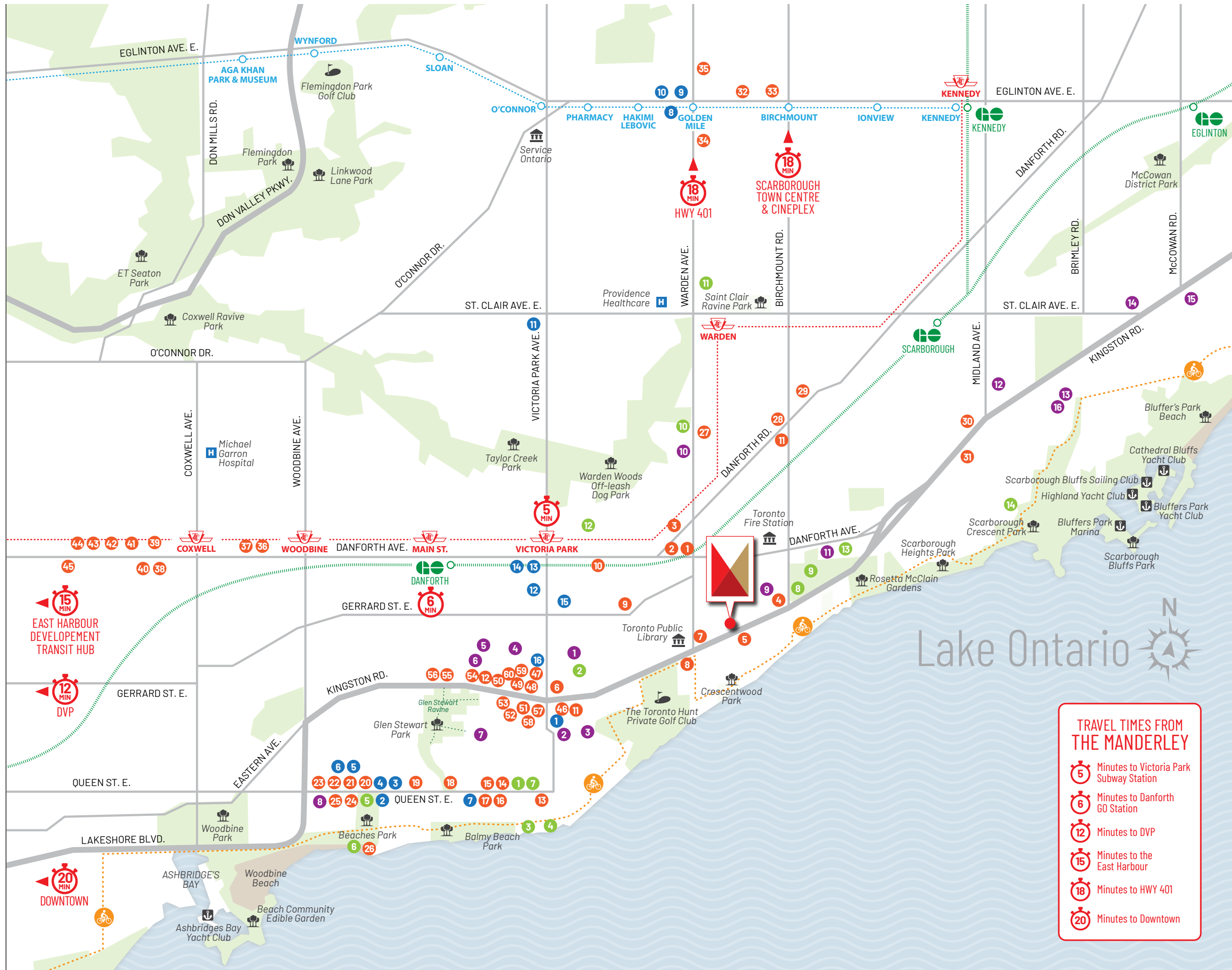
GO TRAIN LINE



DANFORTH SUBWAY LINE



CROSSTOWN



MINUTES TO TIME TO FROM THE MANDERLEY





- 15 MINS AWAY



- 10 MINS AWAY

FROM



Woodbine Beach Park

Bluffers Park & Beach

Toronto Ontario



- 15 MINS AWAY

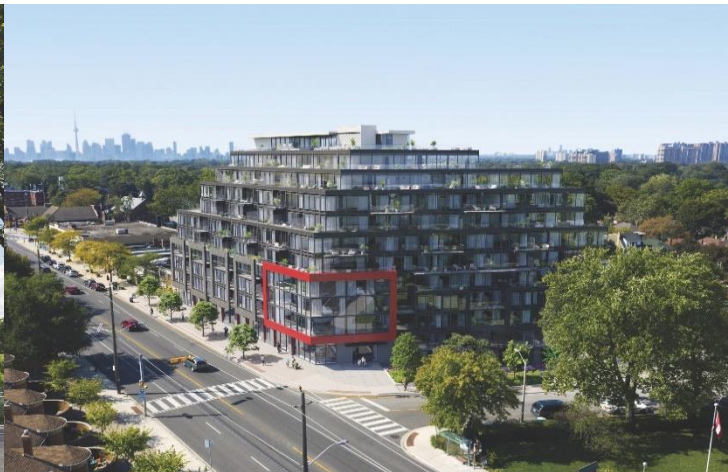


- 10 MINS AWAY



MANDERLEY CONDOS QUICK FACTS

- **Building Location:** North-west corner of Manderley Drive and Kingston Road
- **Height:** 12 Storeys
- **Penthouses:** Top 2 floors
- **Residential Units:** 198
- **Suite Types:** Studio – 3 Bedrooms
- **Suite Sizes:** 364 – 1105 sf
- **Parking Levels:** 3



AMENITIES

GROUND LEVEL

- Concierge
- 2 Lobbies (Residential & dog entrance)
- Pet Wash Station
- Mail Room
- Parcel Storage (separate mail room)
- Management office
- Retail at grade

2nd LEVEL

- Guest Room
- Fitness centre

8th FLOOR

- 2 Meditation patios with a choice of spectacular Lake or City View

12th FLOOR

- **Indoor amenities:** Party room, dining, kitchen, billiards lounge, lounge area
- **Outdoor amenities** with spectacular panoramic views: Barbecue area, fireplace lounge, outdoor dining area; sundeck lounging area

DRAFT



nova ridge



nova ridge



nova ridge



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LOCATION

With incredible views and breathtaking green spaces like the various parks and ravines in the area, **Birch Cliff** is the perfect neighbourhood for a number of different demographics. From families looking for a suburban lifestyle to mature couples or professionals looking for a quiet, soothing community to set down roots, just about anyone would find the area hard to resist.



TRANSIT

Scarborough is directly connected to the rest of Toronto by the world-class **TTC transit system**. Along with extensive bus line grids, Scarborough is at the eastern terminus of Line 2 Bloor-Danforth, with stations Victoria Park, Warden, and Kennedy.

Further, Line 3 Scarborough continues on throughout the borough, running north and east towards Scarborough City Centre.

INVESTMENT

The average selling price for pre-construction condos in Scarborough sits affordably within the low \$300K range, and new listings maintain a \$523 price per square foot. Considered one of the best neighbourhoods in the city for price appreciation, homes in Scarborough are a solid investment.



nova ridge

development partners inc.

Nova Ridge Development Partners is a full-service development company that focuses on acquiring, constructing and managing real estate while creating sustainable value and enhancing asset growth. Their vision is to build high quality homes and communities with a unique architectural design for an affordable price. They have years of experience building condominiums throughout the GTA and continue to use a high standard of professionalism and customer service throughout every development project.

