

Bayview

AT THE VILLAGE

← ≡ → Canderele

Bayview

AT THE VILLAGE

Transit

RIDE

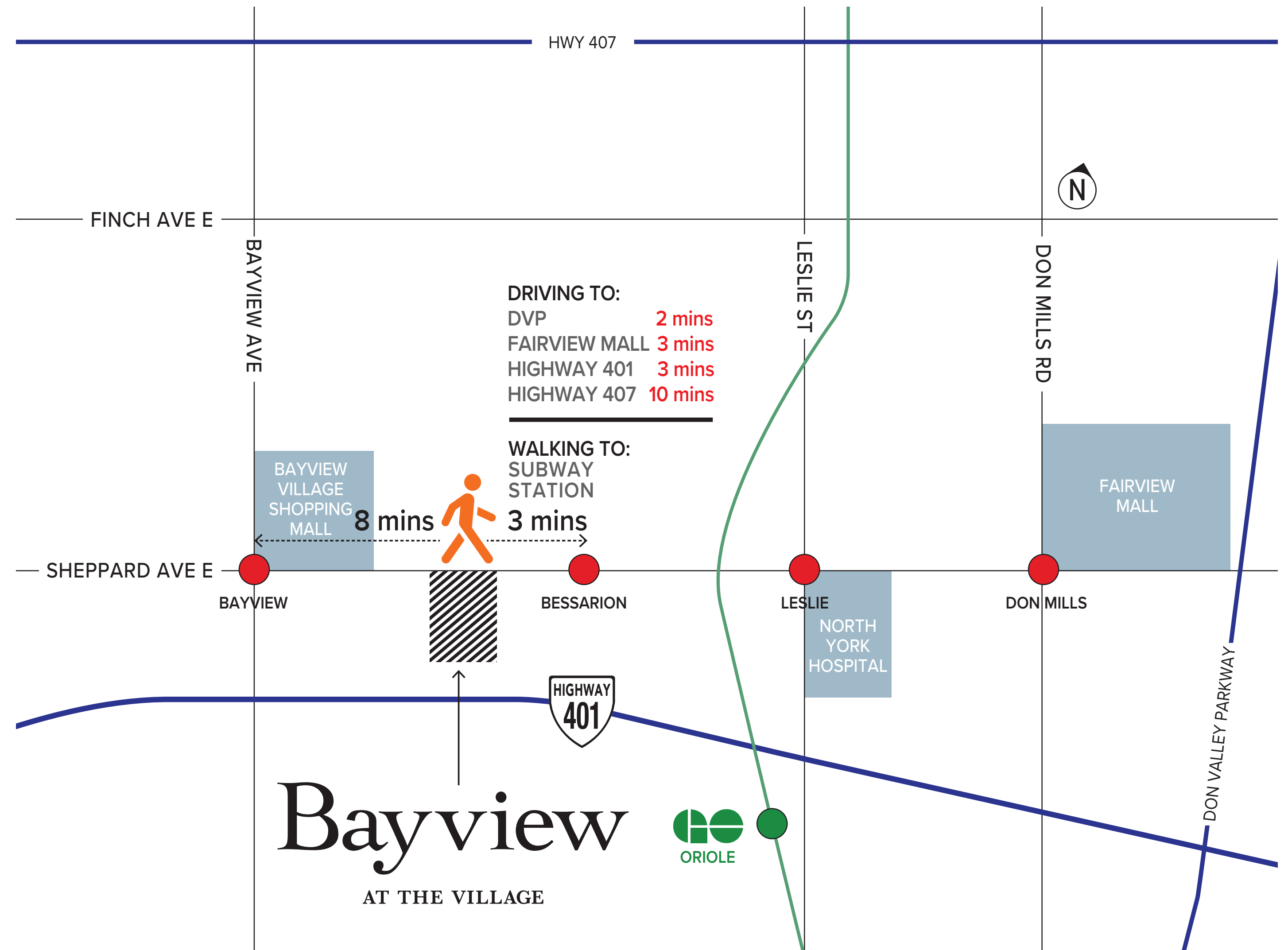
From **Bayview station** or **Bessarion station**, which is only steps from your front door, getting to **downtown** Toronto is a breeze.

WALK

Tree-lined sidewalks make for pleasant walks around the neighbourhood and the **new park** outside your door is an easy stroll.

DRIVE

Driving to the other end of the GTA, to Pearson Airport or out of town is convenient with easy access to both **highway 401** just a few blocks south.

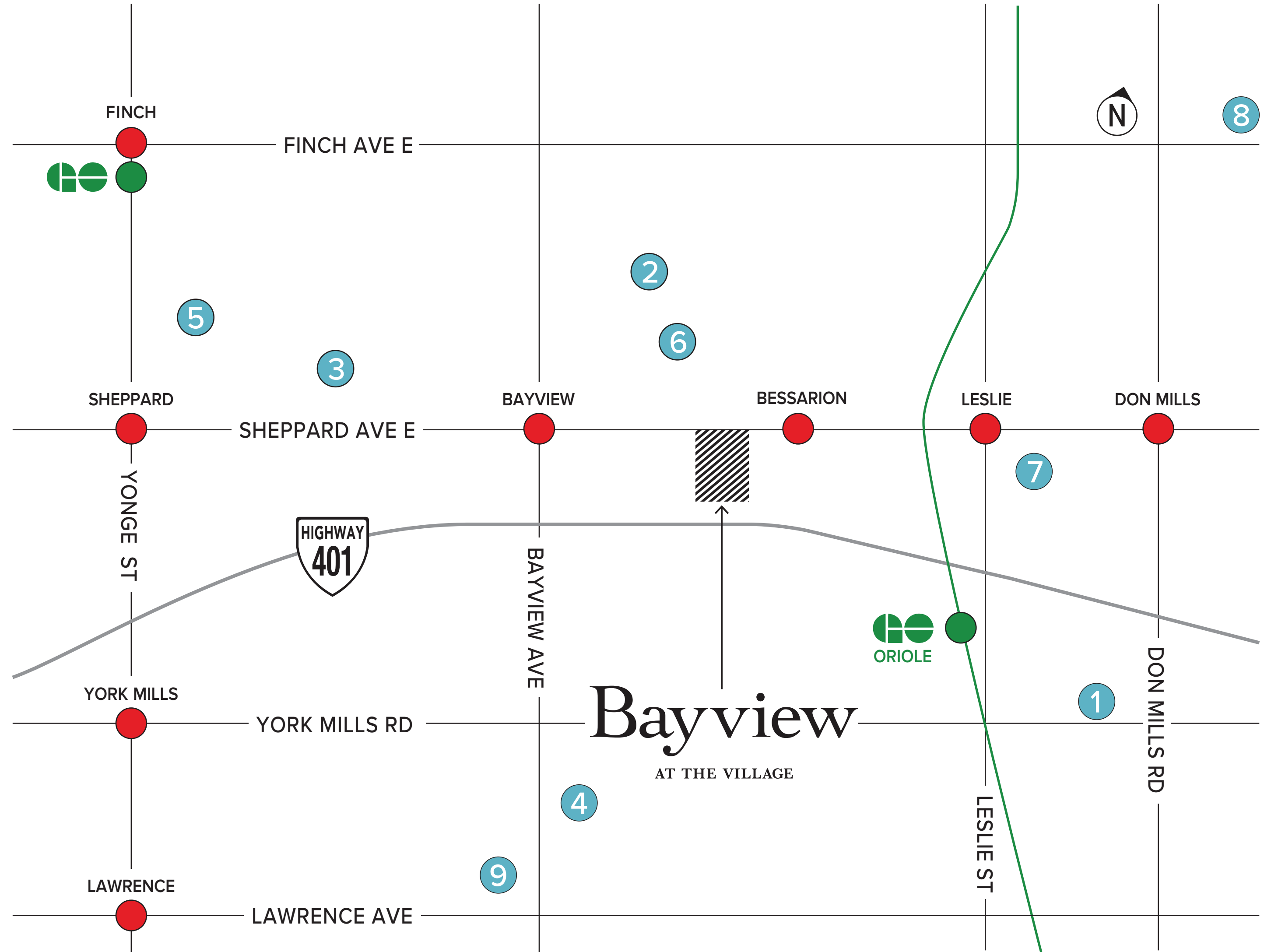


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Prestigious *Schools*

- 1 Bayview Glen School
- 2 Bayview Middle School
- 3 Central Montessori School
- 4 Crescent School (Private School)
- 5 Earl Haig Secondary School
- 6 Elkhorn Public School
- 7 North York General Teaching Hospital
- 8 Seneca College
- 9 Toronto French School



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Attractions

Since the arrival of the subway in 2002, Sheppard Ave. west of Yonge St. has become an exuberant, connected neighbourhood, offering the pleasures and amenities of 21st century living. And the future promises to be even better.



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Bessarion *Community Centre*

Minutes away from the new Bessarion Community Centre a new, multi-use neighbourhood facility which includes, childcare services, a new Toronto Public Library, recreational facilities and more is currently under construction in the Sheppard Avenue East and Bessarion Road area. Expected to open to the public in 2022.

Public Library
13,000 Sq.Ft.

Childcare Facility
6,400 Sq.Ft.
Publicly-owned with a capacity for 52 children.

Recreation Component
38,000 Sq.Ft.
A double gymnasium, change rooms, indoor running and walking track, fitness studio, weight room, art rooms, preschool, games room, community hall with kitchen, and multi-purpose rooms.

Aquatic Centre
27,000 Sq.Ft.
A six-lane, 25-metre length pool and a leisure pool with water play features.

Vehicle Spaces
196
Commercial underground parking lot operated by the Toronto Parking Authority.



Source: <https://dailyhive.com/toronto/bessarion-community-centre-toronto-concord-park-place>

BESSARION COMMUNITY CENTRE

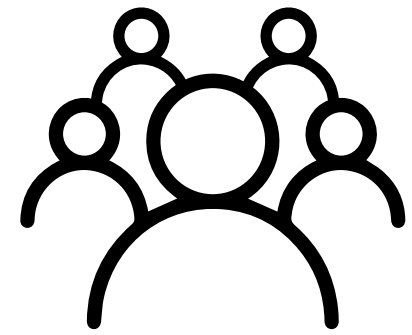
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Neighbourhood Population & *Economy*



Population *Snapshot*

Within a **1km radius of Bayview at The Village** is a neighbourhood undergoing dramatic change and enhancement, with a major increase in population and services.

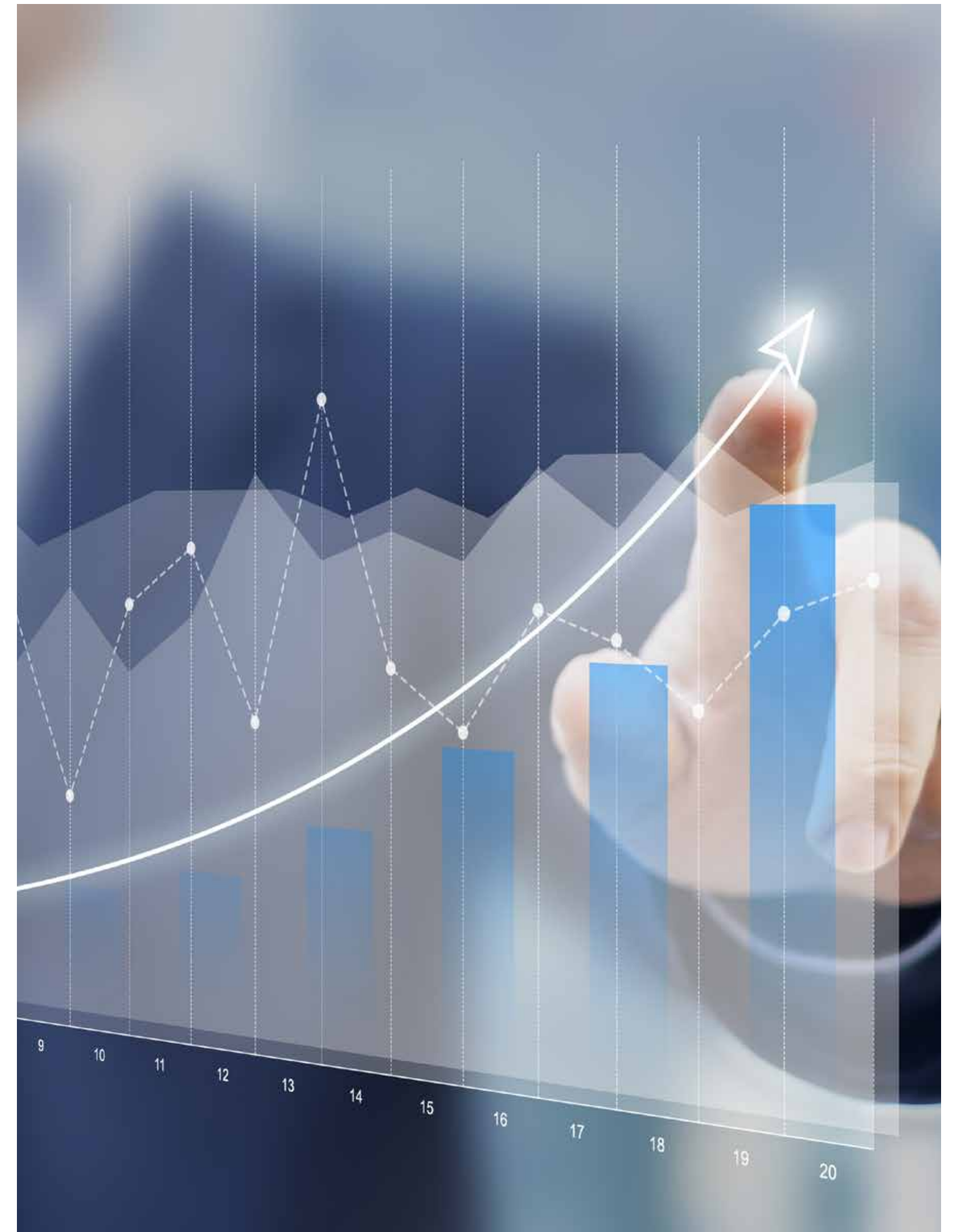


21,396*
Population

+21.1%
Population Change
2011 – 2016

This increase in population will translate into increased demand for housing.

*<https://www.toronto.ca/ext/sdfa/Neighbourhood%20Profiles/pdf/2016/pdf1/cpa52.pdf>



Demographics

The demographic makeup of the Bayview neighbourhood reflects what is happening in Toronto, with a **higher ratio of working-age residents in the Bayview Village area.**



Median household income is higher in Bayview Village than in Toronto overall.

\$128,000* | **\$65,829**
Bayview Surrounding Area | Toronto
As per TREB.

Children
0-14 years
2,410 11%
City Rate: 15%

Youth
15-24 years
2,505 12%
City Rate: 12%

Working Age
25-54 years
10,370 49%
City Rate: 45%

Pre-Retirement
55-64 years
2,465 12%
City Rate: 12%

Seniors
65+ years
3,385 16%
City Rate: 16%

*<https://www.toronto.ca/ext/sdfa/Neighbourhood%20Profiles/pdf/2016/pdf1/cpa52.pdf>

Housing Prices in *North York*

North York Surpasses Toronto Proper as Priciest City in Canada to Rent 1-Bed Condo. Renters pay almost the same rent for a 2 bedroom in North York as in downtown Toronto. A shortage of supply and increased **population growth in the Bayview Village corridor** is driving rent and housing prices. There have been **no new condominium projects in this corridor since 2015.**

RANK*	CITY / AREA	1 BED	M/M	Y/Y	2 BED	M/M	Y/Y
①	North York, ON	\$1,945	+ 7.0%	- 0.4%	\$2,459	+ 12.40%	- 0.5%
②	Toronto, ON	\$1,922	- 2.3%	- 17.3%	\$2,531	- 1.5%	- 14.0%
③	Mississauga, ON	\$1,877	- 2.8%	- 5.6%	\$2,150	- 0.1%	- 10.2%
④	Etobicoke, ON	\$1,861	- 1.5%	- 9.1%	\$2,306	- 2.0%	- 8.9%
⑤	York, ON	\$1,753	- 1.1%	- 6.6%	\$2,272	- 4.6%	- 8.5%
⑥	Vaughan, ON	\$1,638	- 5.3%	- 13.1%	\$2,051	- 3.7%	- 17.5%

Housing Stats

Resale within 1km radius of site.
Past 90 days of resale freehold and townhomes.

FREEHOLD DETACHED

AVG SALE PRICE \$2,155,000

FREEHOLD TOWNHOUSE

AVG SALE PRICE \$1,442,000

Average DOM – 31 days

Based on **Available Listings** as of January 17, 2021

SCARCITY OF SUPPLY

The Bayview Village area **has not seen a new pre-construction launch since 2015**. With the Bayview Village Mall revitalization approval, there will be even more demand in the neighbourhood for upscale residences. **Bayview at The Village** is spearheading the beginning of this **new wave of luxury condominiums**.



Condominium *Analysis*

Comparing 2019 to 2020, resale prices for condos in C15 area have increased by 10% even during the pandemic.

Transaction levels remained stable from 909 to 857- very little impact by COVID.

Average DOM have also decreased from 24 to 19.

No new pre-construction condominium projects in the corridor since 2015.

Detached *Analysis*

Comparing 2019 to 2020, prices have increased from \$1,505,126 to \$1,631,602 in the C15 area (8% increase!).

Transaction levels increased from 245 to 251

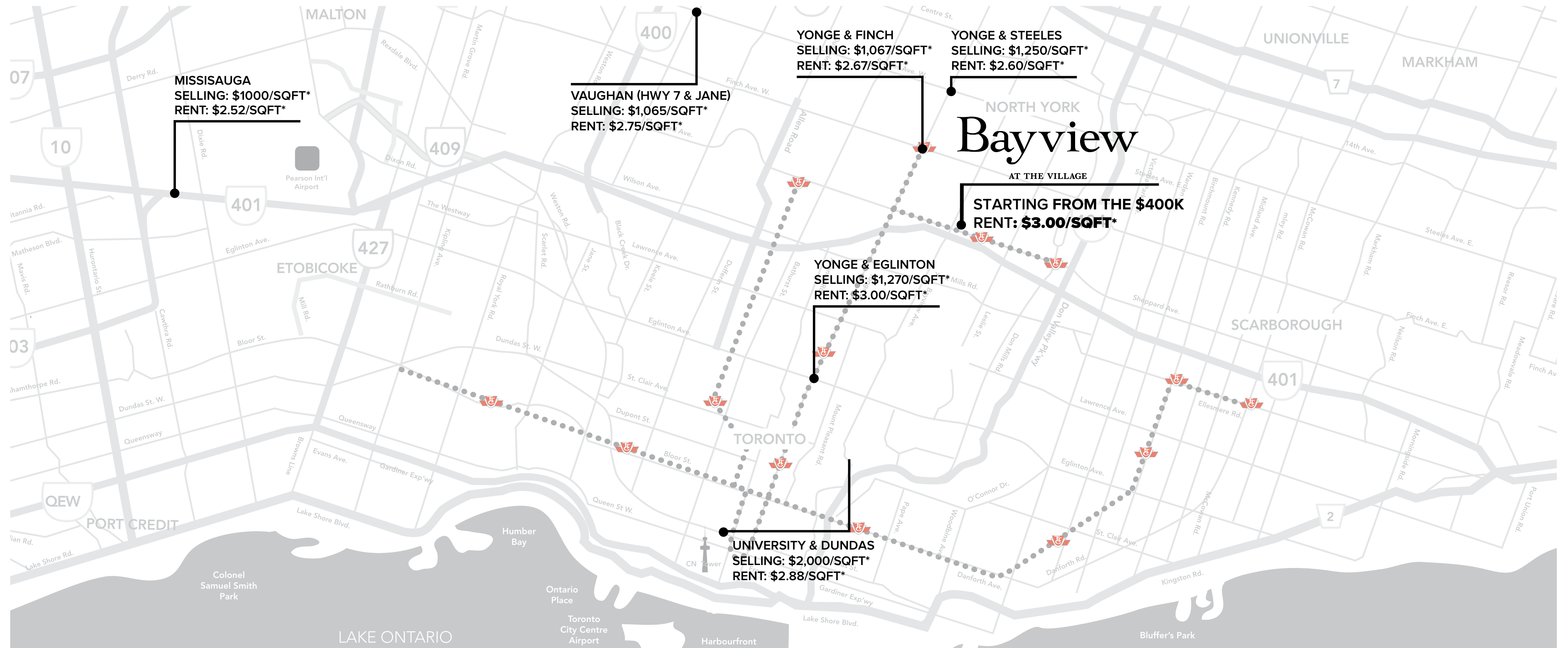
DOM dropped from 33 to 28

C15 is the place to buy. Even through the pandemic, prices increased and transaction numbers have remained stable. Days on market have gone down. C15 is a hot market. Even through the worst of the pandemic, the real estate market in this area was resilient and saw healthy increases on average prices and demand continues to be high.

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Investment Opportunity



Rental Stats: from the past 90 days from TREB.
Pre-Construction stats: Urbanation

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Illustration is artist's concept only. E&O.E.

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Building *Specifications*

10 Storeys

Summer 2023
Tentative Occupancy

239 Suites

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Suite Ranges

Studios	348 – 418 SQ.FT.
1 Bedroom	473 – 526 SQ.FT.
1 Bedroom + Dens	542 – 631 SQ.FT.
2 Bedrooms	639 – 1,061 SQ.FT.
2 Bedroom + Dens	727 – 884 SQ.FT.
3 Bedrooms	866 – 1,201 SQ.FT.
Urban Towns	1,094 – 1,344 SQ.FT.

Retail

Approximately 3,500 sq.ft. of street level retail at the base of the building.

Features

- Minimum 10 ft. kitchens
- BBQ gas lines on terraces
- Large terrace suites available
- Extra deep balconies
- 9 ft smooth ceilings throughout
- 94% of suites have outdoor space

Amenities

- Private dining room
- Social lounge
- Co-working lounge
- Fitness centre
- Concierge
- Parcel storage lockers
- Curated outdoor landscape terrace with lounge, bbq area and social dining
- Dog wash station
- New park on site

Introducing *Smarthome Services by Canderel*

Digital Building Access

Use your phone to unlock your suite & building doors.

Smartphone Video Calling

See who's at the lobby, before letting them in.

Facial Recognition Entry

Enter your building with only a smile.

Guest Access

Remotely provide guest access to your building & suite.

Community Messaging

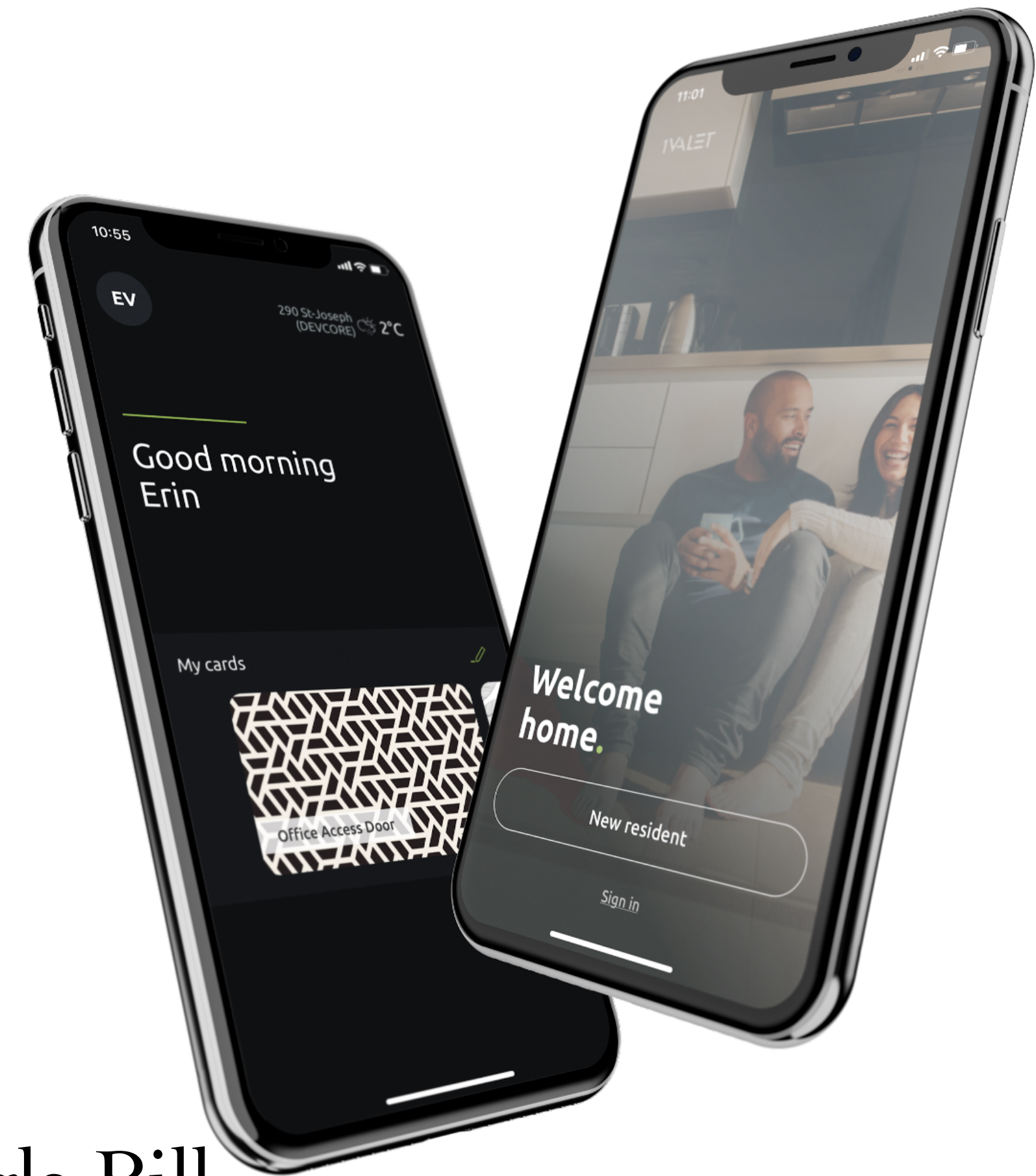
Receive building messages & news directly to your phone.

Remote Temperature Control

Set your thermostat remotely from anywhere.

Discounted Internet on a Single Bill

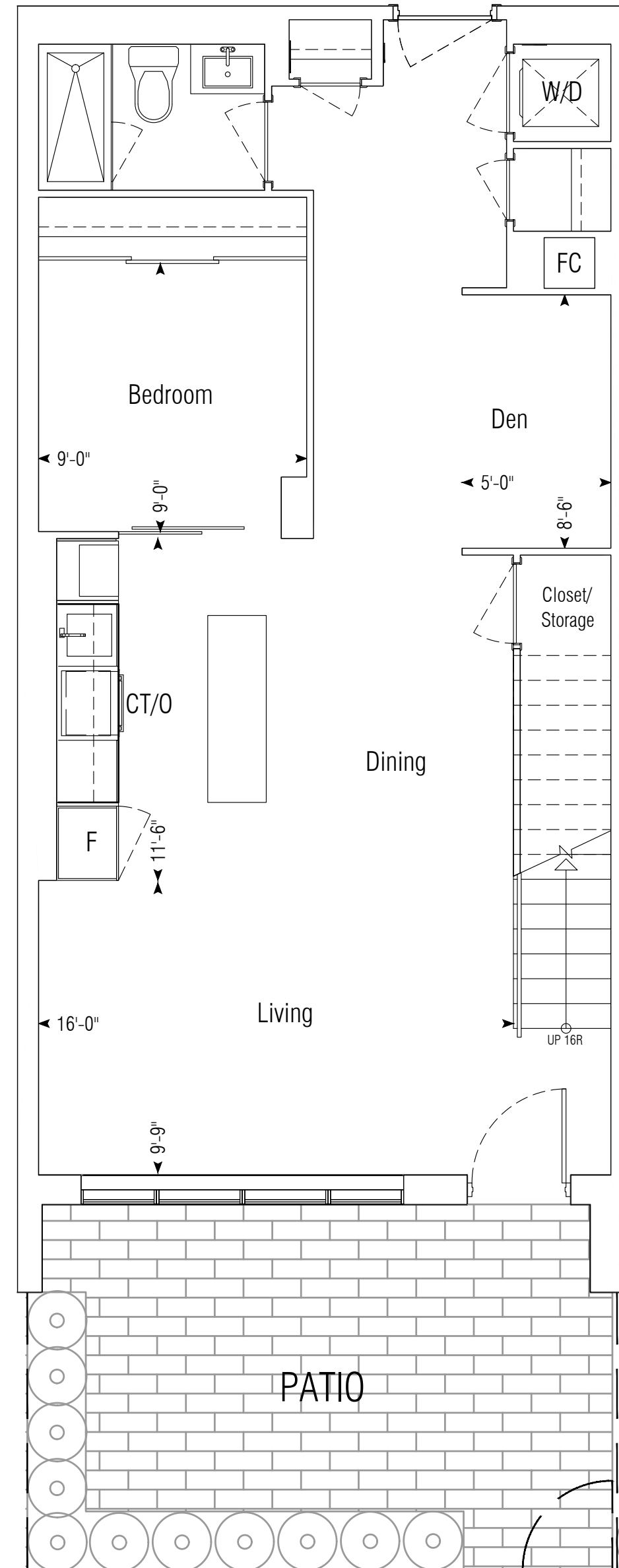
Reduced resident pricing on Rogers Internet



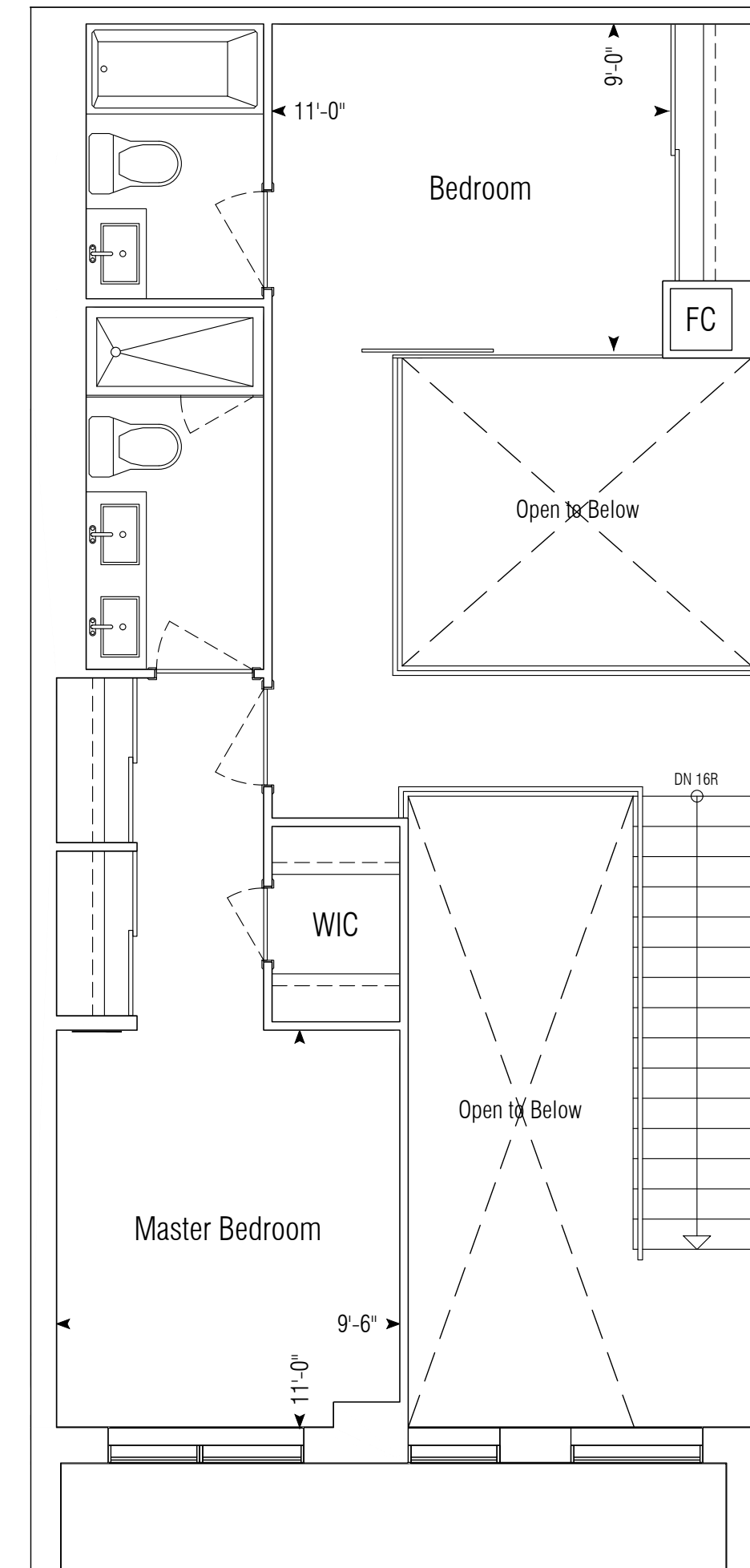
TH-101

Urban Towns *Collection*

3 BEDROOM + DEN
INTERIOR: 1345 SQ.FT.
EXTERIOR: 240 SQ.FT.
TOTAL: 1,585 SQ.FT



MAIN FLOOR



SECOND FLOOR



ALL DIMENSIONS AND SPECIFICATIONS ARE APPROXIMATE. CERTAIN PLANS ARE REVERSE OR MIRROR IMAGE. BALCONY SQUARE FOOTAGES ARE ESTIMATED AND MAY VARY FROM THAT STATED. PLEASE SEE SALES REPRESENTATIVE FOR DETAILS. FURNITURE NOT INCLUDED. REFER TO KEY PLAN FOR UNIT LOCATION AND ORIENTATION. PREPARED FEB 8, 2021

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Why Buy at *Bayview at the Village*

- High in demand area
- Rental rates in North York are **highest in GTA**
- Steps to **Bayview Village Mall Revitalization**
- Minutes away to work/live/play
- Conveniently located close to Highway 407, 401 and 404 are 2 and 3 minutes away respectively
- Steps away from the new **Bessarion Community Centre**
- Steps away from TTC Subway Station

1 Fully zoned

2 Construction

starting within 6 months.*

3 Outdoor Spaces

Bayview at the Village has 94% units with balconies – many of which are 6 feet deep. It's rare to find any other projects in Toronto offering balconies and large outdoor spaces.

4 Scarcity

The Bayview Village area has not seen a new pre-construction launch since 2015. With the Bayview Village Mall revitalization approval, there will be even more demand in the neighbourhood for upscale residences.

5 Retail

3,500 square feet at the base of the building.

6 Proven Developer

Canderel is responsible for:

DNA | Starbucks, Loblaws, TD Bank
Aura | Bed Bath & Beyond, Marshalls,
RBC, BMO, top restaurants
900 St.Clair | LCBO
YC Condos | 1.9-acre park

7 Finishes

Finishes superior to anything in the neighbourhood. Designed by renowned interior design firm, **IlbyIV**

8 Neighbourhood

Last prime neighbourhood - boutique shops, mid-rise located in one of the wealthiest neighbourhoods in Toronto where average home prices sell for \$2,155,000.

9 Subway

3 minute walk to TTC Subway Access

10 Prices

Suites starting from \$400s
Urban Towns from \$1M

BAYVIEW IN THE VILLAGE

* construction timing is estimated and subject to change.

