



CIELO

300 BLOOR STREET WEST

ABOUT US

SHIPLAKE

Multi-generational family business celebrating 75-years (founded in 1963).

Rental apartment and retirement residence developer and owner operator.

Globally recognized art curators.

Introduced high-rise fly-form construction in the 1960's.

Continue to have interest in properties from the 1960's.

One of the original founding partners of Greenwin.

Built and sold the Yonge & Eglinton Centre (now known as the Riocan Centre).

Developed and built Fallsview Casino for the Ontario Government.

COLLECDEV

Collecdev is a subsidiary of Shiplake.

One of the most influential real estate development companies in Canada.

Strong relationships & partnerships with the most prominent stakeholders in Canadian real estate including developers and multiple levels of Government.

Collecdev is instrumental in advising the city on housing issues.

Achieved 32 industry nominations and awards for performance on the past three projects.

Industry leading sustainably advanced initiatives on all communities i.e. geothermal.

DISTINCTIVE ARCHITECTURE

KPMB: Architecture and Interiors

KPMB is one of Toronto's most prestigious architectural firms having worked on some of the most culturally significant projects in Toronto and across North America.

KPMB's work consists of international projects like concert halls, ivy league university campuses and museums.

Notable projects include: The Ultra-Luxury Hudson Yards in New York, Ottawa Art Gallery, Princeton University (New Jersey), Northwestern University (Illinois), Yale University (Connecticut), University of British Columbia, University of Toronto, Orchestra Hall (Minnesota), Ryerson University Master Plan, McGill University (Montreal), Gardiner Museum on Bloor, The Park Hyatt in Yorkville.

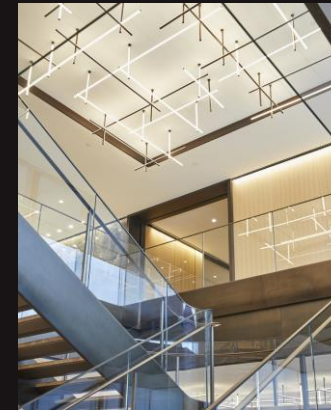
Articulation of exterior designed with different angles to the façade. The building seems to change colours based on the time of day or the angle at which the building is seen.



Princeton University,
New Jersey



Canadian Embassy,
Berlin



NY Hudson Yards,
New York



Royal Conservatory / Koerner Hall,
Toronto

EAST AERIAL VIEW



YORKVILLE
5,500 existing units
7,600 proposed units

U of T
Heritage Protected
World Recognized

• Commerce
2 min. walk

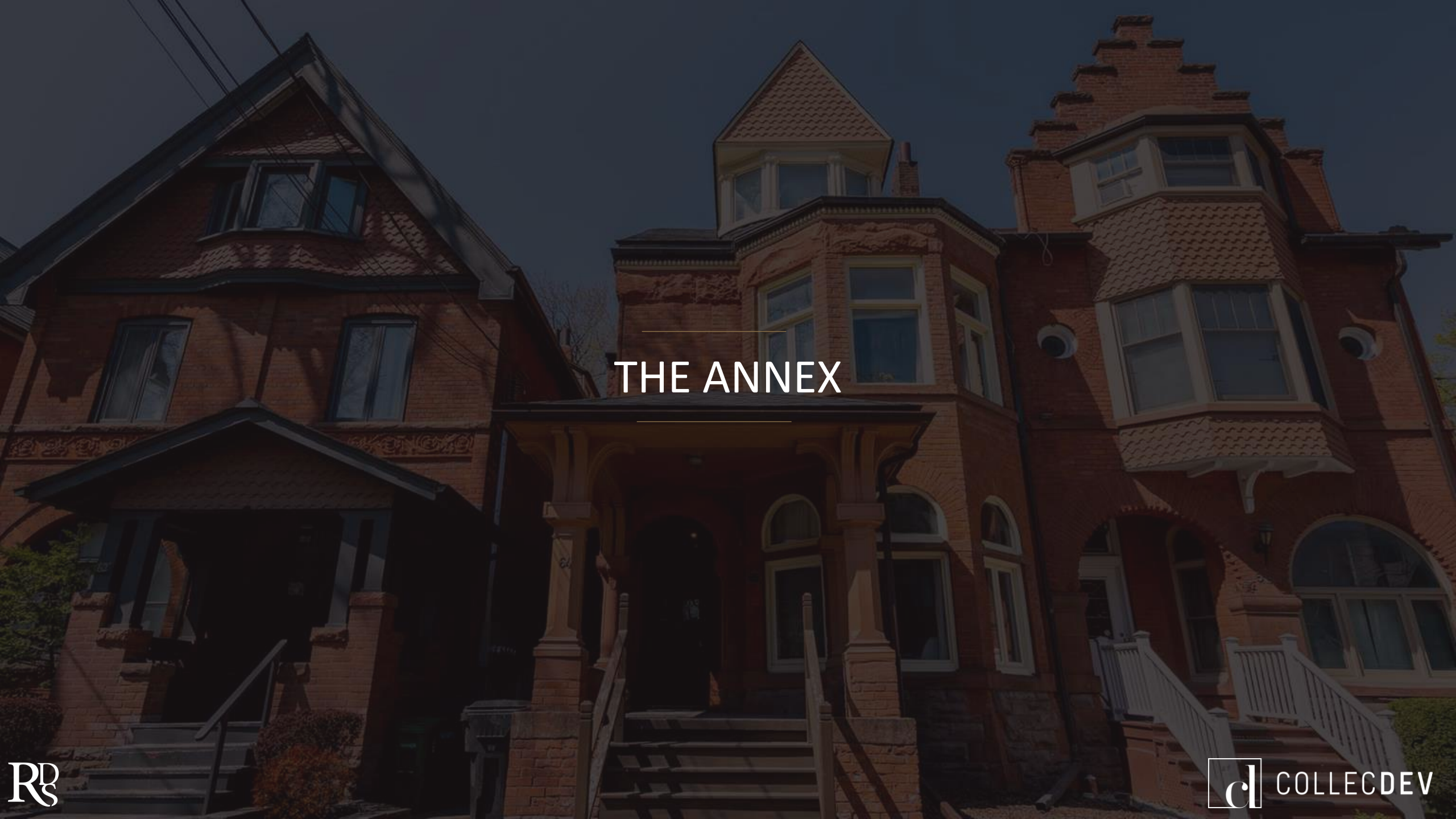
• Rotman's
3 min. walk

• Robart's Library
4 min. walk

10 min. walk

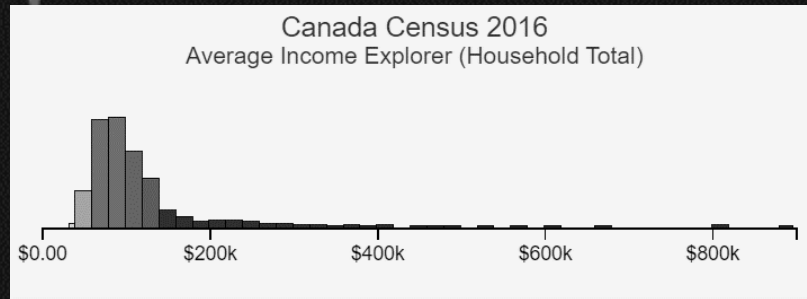
THE ANNEX
Heritage Protected
Highly Educated
Highest Household Incomes Downtown

Unobstructed Views



THE ANNEX

THE ANNEX, HIGH HOUSEHOLD INCOMES DOWNTOWN



The neighbourhood with the highest average income this far south to the downtown core!

THE ANNEX HOUSEHOLD EDUCATION

Highly Educated:

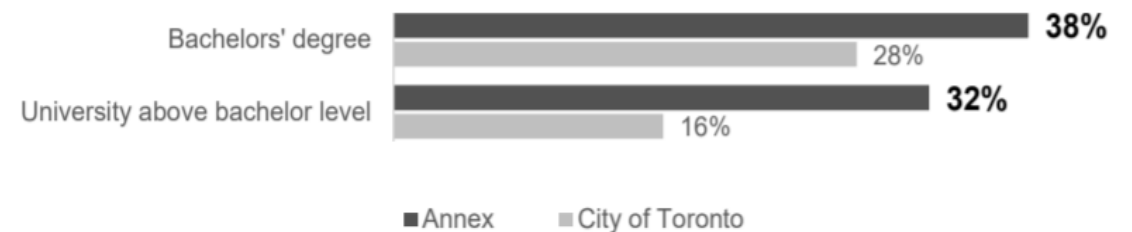
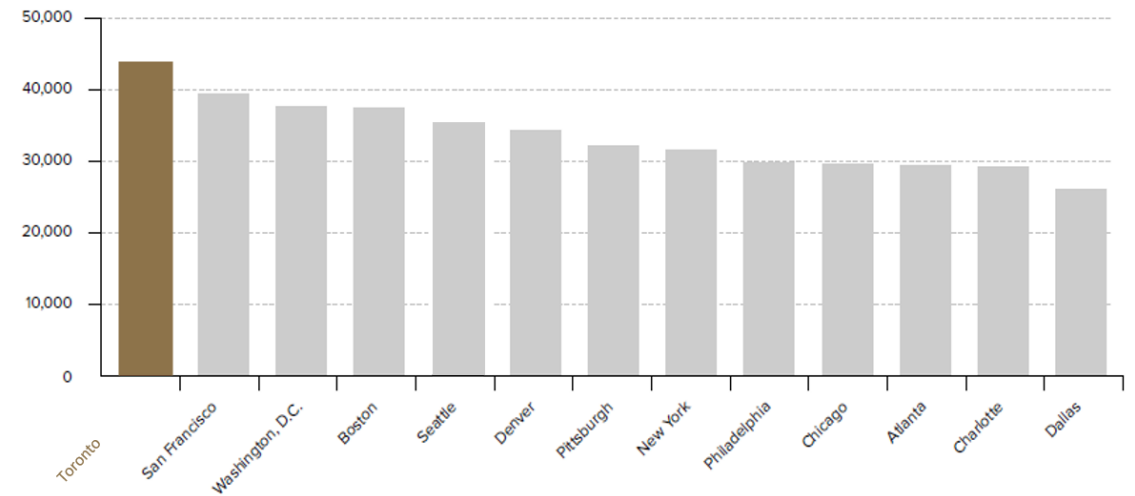
Toronto's population has one of the most highly-educated populations in the OECD.

The Annex has one of the highest levels of post-secondary education of any neighbourhood in Toronto.

HIGHER EDUCATION DEGREES PER 100,000 PEOPLE, 2016

Source: Statistics Canada 2016 Census; US Census Bureau; 2016 American Community Survey

The Toronto Region has one of the most highly-educated populations in the OECD, with more higher education degrees per 100,000 people than any of our U.S. comparator cities.



THE BEST TRANSIT CONNECTION



Bloor Street West



SUBWAY

2 min. walk



SUBWAY

2 min. walk

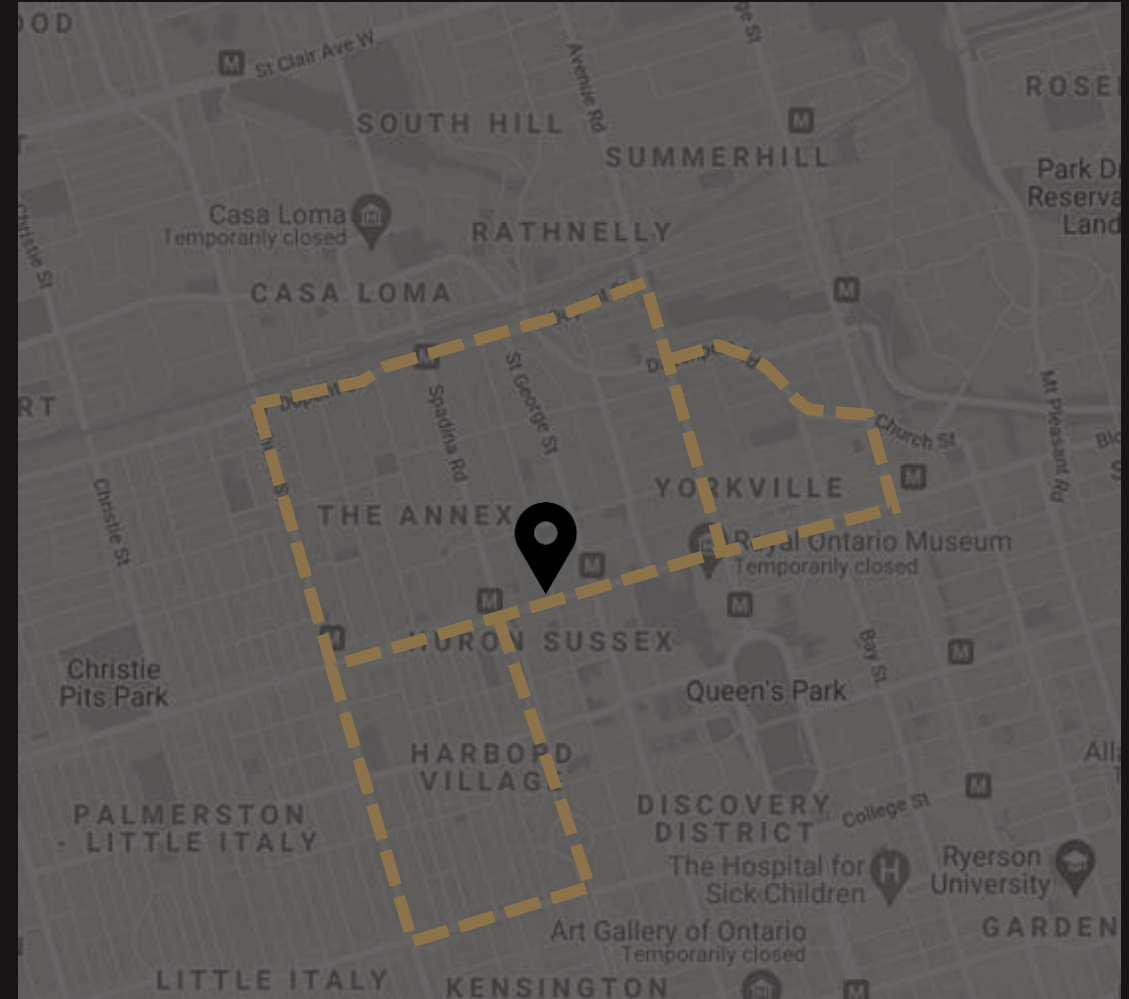
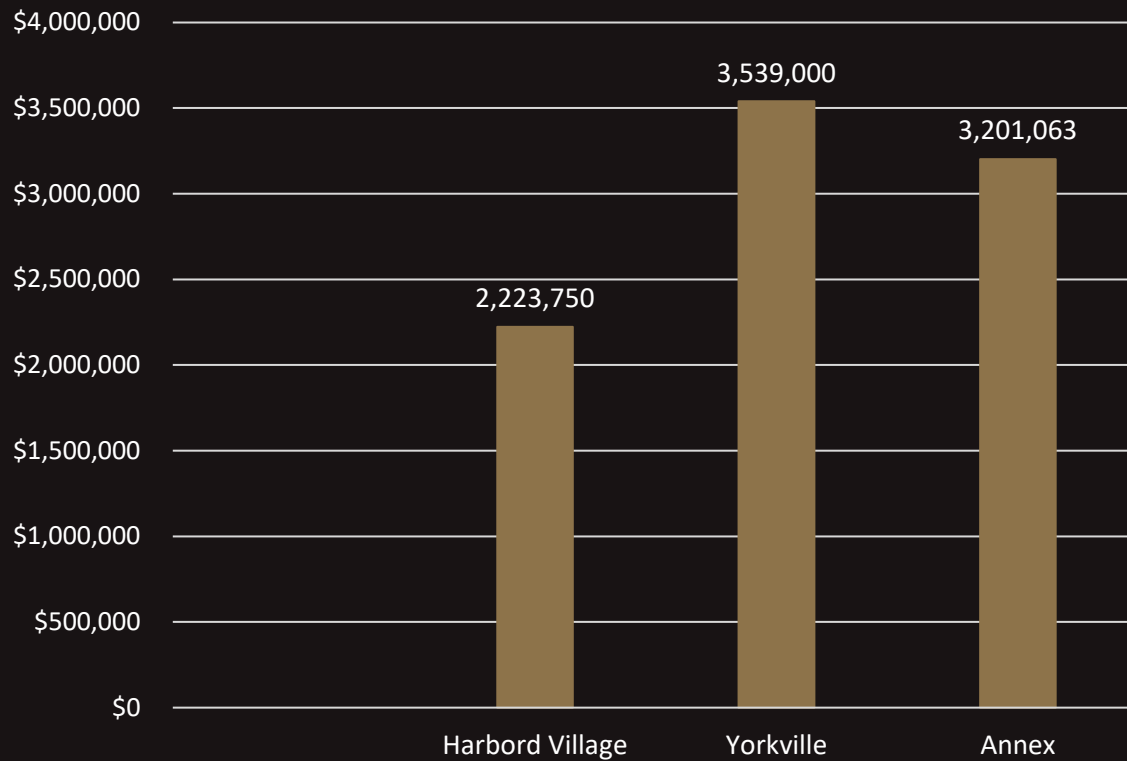
Dedicated 510 Streetcar Line
2 min. walk

Spadina Avenue

AVG. SOLD PRICE OF SURROUNDING HOUSING

CIELO is in the Centre of Toronto's Most Exclusive Neighborhoods:

Average Sold Price of Low-rise Housing
2021, TREB



PROXIMITY TO UoFT DRIVES PRICING

Theory Condominiums
203 College St, Toronto



Average PSF:
\$1,625*
*(Excluding
assignments)

Museum House
206 Bloor St W, Toronto



Average PSF:
\$1,790

One Bloor
1 Bloor St E, Toronto



Average PSF:
\$1,319

Minto Yorkville Park
88 Cumberland St, Toronto



Average PSF:
\$1,403

RENTAL RATES

New condos with close proximity to UofT achieve the highest rents in the city.

Rental rates for brand new condominiums across from UofT are achieving \$6.50psf rental rates without parking on College St. which is less sought-after than Bloor St.

Rental Rates at 203 College*			
Unit Type	Avg. Unit Size	Avg. Rent (\$)	Avg. Rent PSF (\$)
1B+D	530sf	\$3,200	\$6.04
2B	685sf	\$4,800	\$7.01
3B	775sf	\$5,100	\$6.58

*No parking included

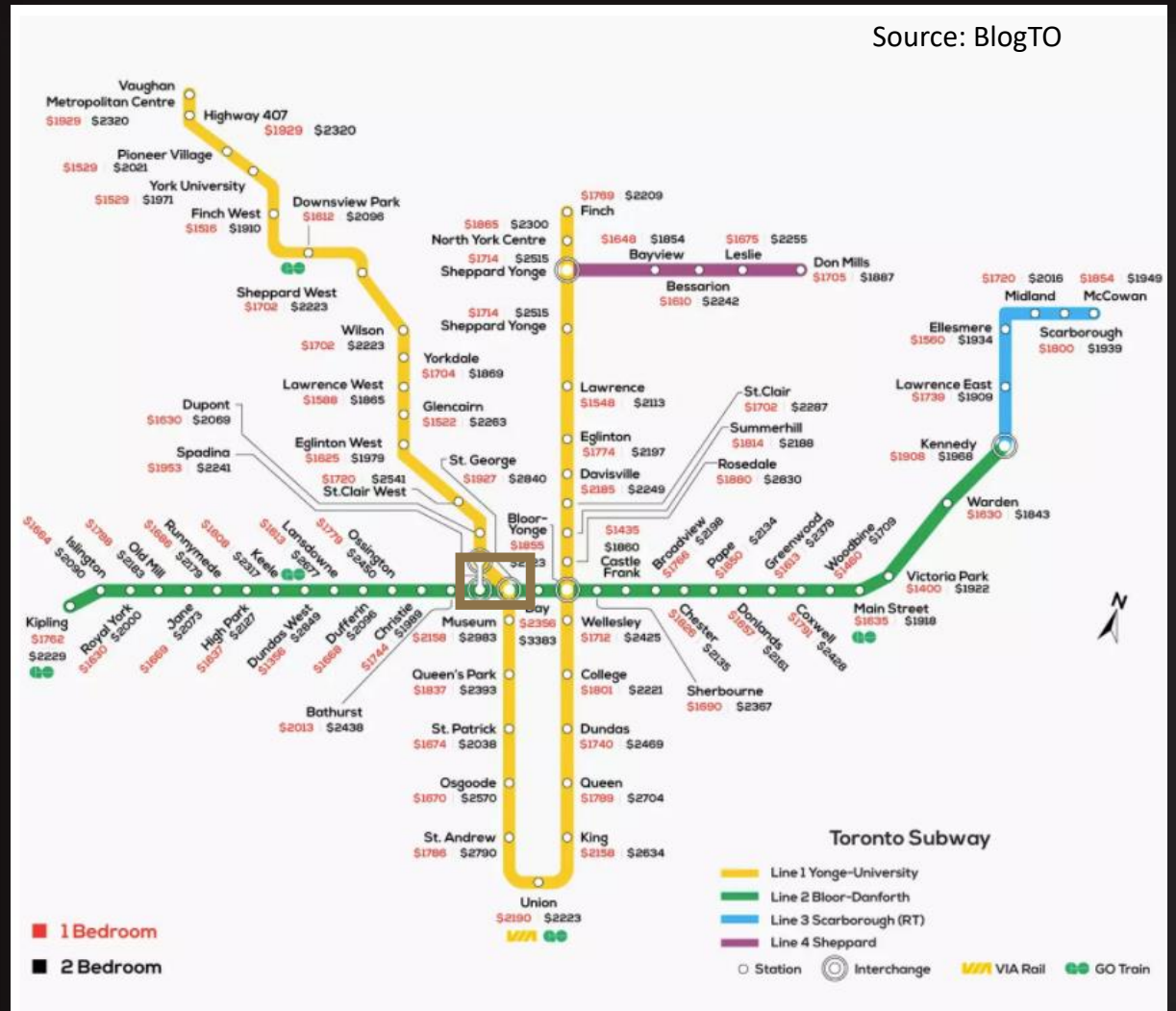
AVERAGE RENTAL RATES NEAR MAJOR SUBWAYS

Average Rental Rates Near Major Subway Locations Including Apartments (2021):

Location	1 Bedroom	2 Bedrooms
Bayview	\$1,648	\$1,854
Osgoode	\$1,670	\$2,570
Dundas	\$1,740	\$2,469
Bloor-Yonge	\$1,855	\$2,723
St. George	\$1,927	\$2,840
Spadina	\$1,953	\$2,241

Cielo's subway station location has the highest rents in the city.

Source: BlogTO



UTS PRIVATE SCHOOL IS ACROSS THE STREET

Established in 1910 by the University of Toronto, UTS is today the only university preparatory school in Canada, Grades 7- 12, based solely on merit and affiliated with a university. 2020-2021 Tuition is \$29,800/year + an initiation fee of \$7,500.

The University of Toronto Schools has a long standing reputation as one of the most exclusive private schools in Toronto accepting only around 100 students per grade.

To the right is a rendering of the completed renovation that is currently underway. The project includes the restoration of heritage facades, interior renovation of the historical East Wing, and a new addition representing a 33% increase in usable space from 90,000 sq. ft. to 120,000 sq. ft.

57	21	18	3	2	1
Orders of Canada	Rhodes Scholars	Olympians	Ambassadors	Nobel Laureates	Amazing School



A wide-angle photograph of the University of Toronto campus. The scene is dominated by historic stone buildings with Gothic-style architecture, including a prominent tower with a pointed roof and a large building with a complex, multi-gabled roof. In the foreground, a green lawn is visible with several people walking and a soccer goal. A modern glass building is partially visible in the background. The sky is overcast and grey. The text 'UNIVERSITY OF TORONTO' is centered in white, sans-serif font, with thin horizontal lines above and below it.

UNIVERSITY OF TORONTO

NORTH AERIAL OVER CAMPUS



Commerce
2 min. walk

Robart's
4 min. walk

Rotman's
3 min. walk

UNIVERSITY OF TORONTO: ONLY A MINUTE AWAY

UofT is #1

- Canada's Best Overall University in Canada 2021 - McLean's Magazine for the sixth consecutive year
- UofT ranks #1 in the world for industry, innovation and infrastructure by Times Higher Education.

Library system - #4 in North America

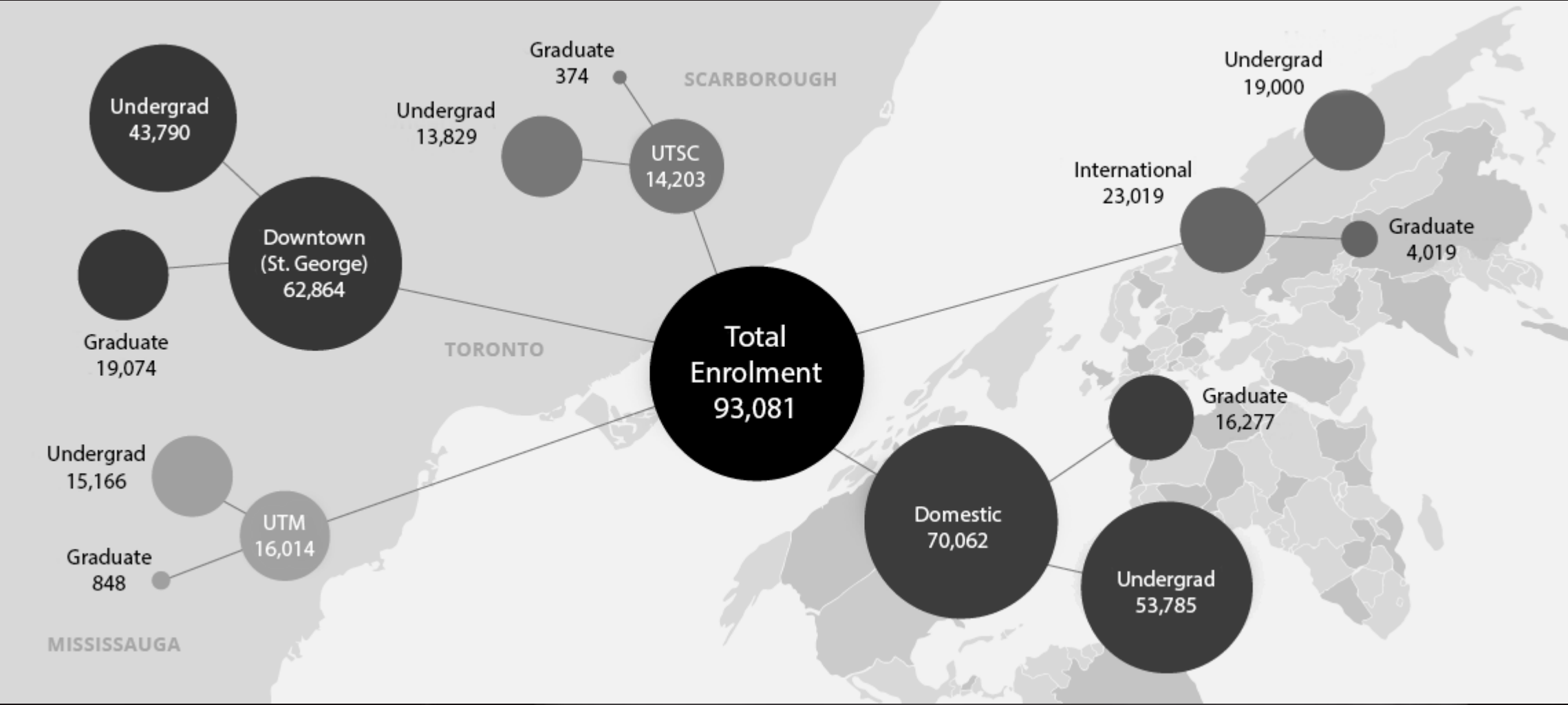
- The University of Toronto has 44 libraries. The University of Toronto library system has more than 11.1 million physical holdings and more than 7.3 million electronic holdings.
- The University of Toronto library system is the fourth largest in North America.

Research - #3 in the world

- The school receives more than \$1.2 billion in research funding every year, and out of all the schools in North America, only Harvard University publishes more academic papers than U of T.
- The Center for World University Rankings named U of T third in the world for research performance.



INTERNATIONALLY RECOGNIZED





COLLECDEV

RS