

908 St.Clair

THE MOST EXCITING
NEIGHBOURHOOD IN TORONTO

⟷ Canderel

HOUSING PRICES IN CANADA WILL RISE HIGHER IN 2022, REAL-ESTATE REPORT SAYS



THE SPIRIT OF ST. CLAIR

Market Survey Forecast predicts condo growth to outpace single-family homes in 2022. Signaling a big year for condos in the city.

It is predicted that the average condominium price will increase by 12 percent this year.

SOURCE: PUBLICATION NAME HERE (JAN 2022)

Toronto, a city of more than 6.5 million people, has just 3,200 homes left for sale to start the year after a real-estate frenzy fueled by low interest rates drove the market to record levels.

SOURCE: BNN BLOOMBERG WEALTH (JAN 2022)

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TORONTO CONDO MARKET EXPECTED TO BOOM THIS YEAR AFTER WANING INTEREST IN 2021

Experts forecast a potential surge in condo demand that could be accompanied by skyrocketing prices.

Average price of condos in the city - \$743,000

Average price of a Semi-detached - \$1.43 Million

Average price of detached homes - \$1.8 Million

Delta between price of detached and condos have doubled.
Majority affordability issues will drive demand to condos.

SOURCE: BLOGTO.COM



CANADA'S NEXT WAVE OF IMMIGRATION SET TO ADD MORE FUEL TO OVERHEATED HOUSING MARKET

Immigration is what drives the Canadian Economy. Canada is on track to welcome more than 400,000 new immigrants this year with the majority projected to land in Toronto.

2022 will see immigration levels at 411,000 and 421,000 in 2023.

There is a major lack of supply in our province. It is projected that we will need over 1,000,000 new homes just to keep up with the demand in the next 10 years.

Stats Canada is projecting over 1,000,000 international students in 2022. 49% are at the University level and will need rental accommodation.

SOURCE: [THEGLOBEANDMAIL.COM](https://www.theglobeandmail.com)



INCLUSIONARY ZONING POLICY IN TORONTO WILL COST NEW HOMEOWNERS \$65K MORE PER UNIT

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Under this new policy, the City would require that a certain percentage of affordable housing units be built in new residential developments, creating mixed-income housing.

SOURCE: STOREYS



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IT ALL STARTS WITH CANDEREL

⟷ Canderel

- Canderel is one of the largest and most sought after developers 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 1500 units by Canderel coming to the market in next few years (545 Lakeshore, 908 St. Clair, and 490 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.



DNA 1 & 2



DNA 3



AURA



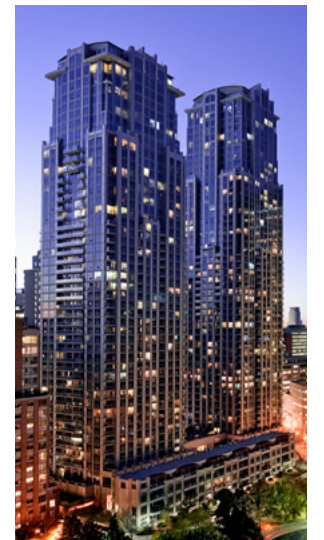
BAYVIEW
AT THE VILLAGE



YC



900 ST. CLAIR



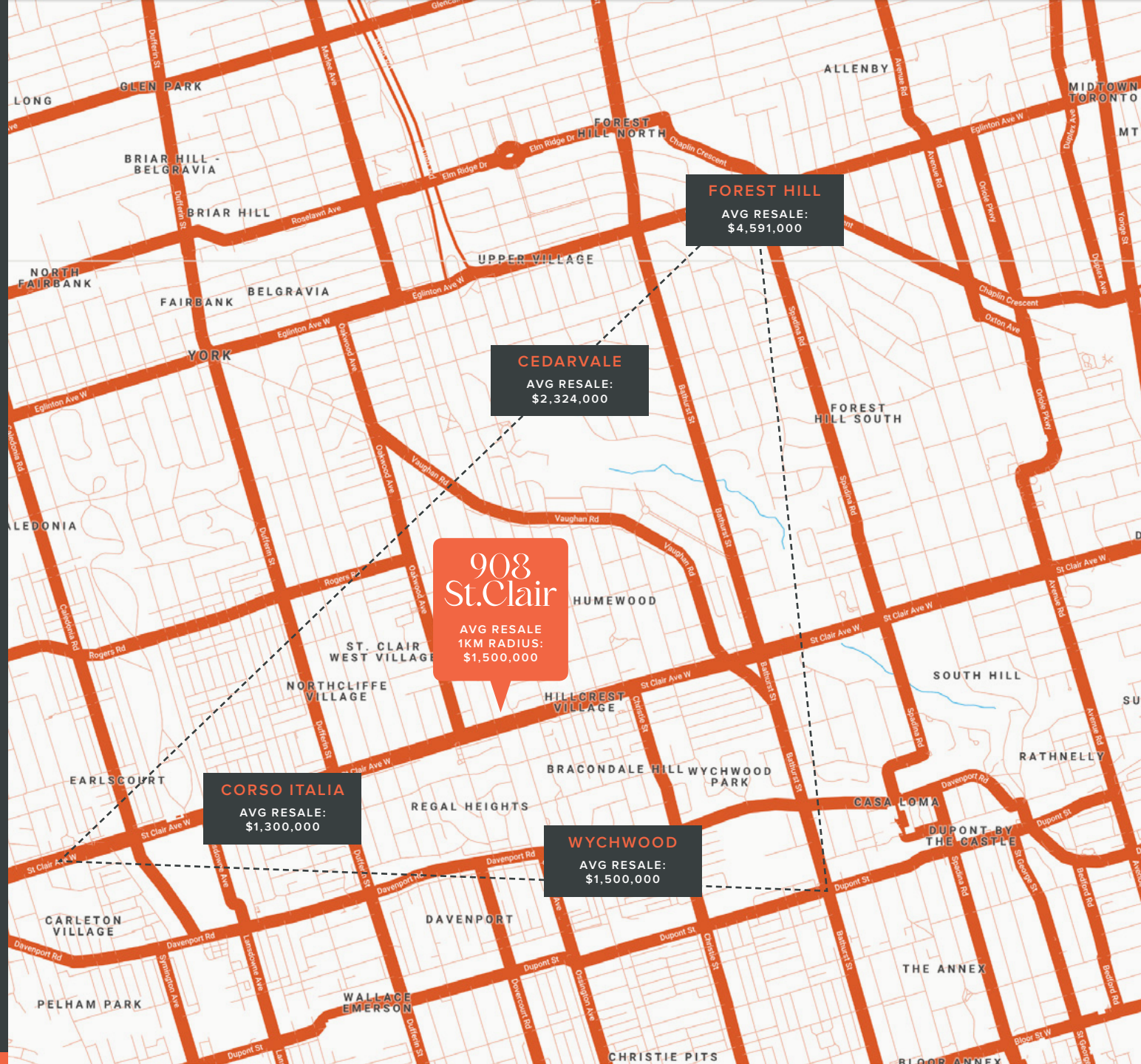
COLLEGE PARK TOWER
1 & 2

INTRODUCING

ST. CLAIR

VILLAGE

LOCATED IN
THE HEART
OF THE MOST
PRESTIGIOUS
NEIGHBOUR-
HOODS.



GO ANYWHERE.

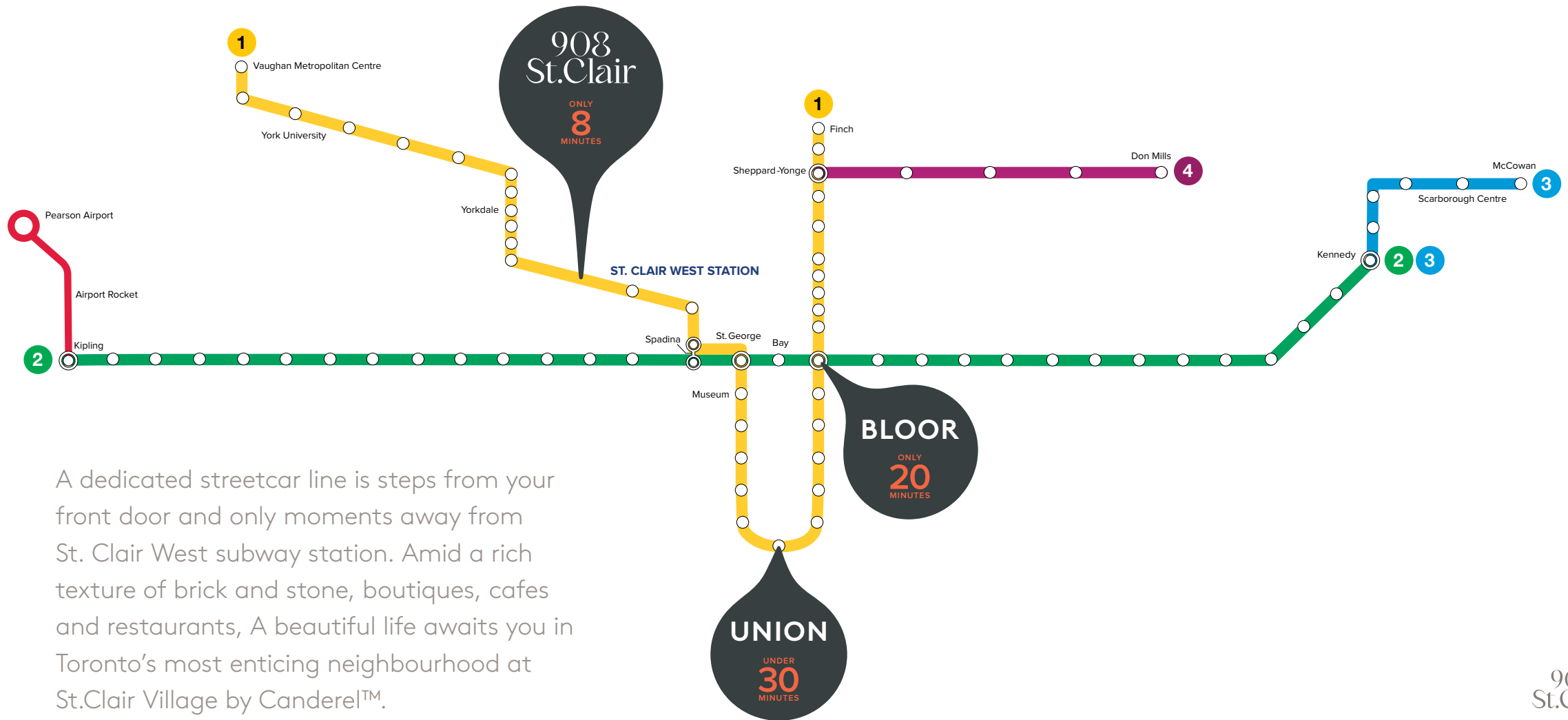
With the dedicated streetcar line, the ever-convenient 512 arrives at your doorstep every five minutes to whisk you off to the nearby St. Clair West Station. From there, you can go anywhere in Toronto in minutes. Better yet, you're near Loblaws so grabbing groceries after your commute has never been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

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THE SPIRIT OF ST. CLAIR



A dedicated streetcar line is steps from your front door and only moments away from St. Clair West subway station. Amid a rich texture of brick and stone, boutiques, cafes and restaurants, A beautiful life awaits you in Toronto's most enticing neighbourhood at St.Clair Village by Canderel™.

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DISCOVER THE MOST UP-AND-COMING VILLAGE IN THE CITY.



THE RUSHTON



BARISTA & CHEF



MERCADO NEGRO



FERRO BAR & CAFÉ

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Everything you're looking for, you'll find along the St. Clair Ave W. strip, from one-of-kind boutique and designer stores to amazing restaurants and eateries that reflect the neighbourhood's diversity and sense of originality.

AFFORDABLE LUXURY

908 St. Clair West is the only affordable luxury offering in St. Clair West. If you're buying at Yonge and St. Clair, you'll pay well over \$2,000 per square foot; Avenue Road and St. Clair – over \$2,200 per square foot. 908 St. Clair West is therefore an excellent opportunity if you cannot afford those two locations but want a similar level of luxury.

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AFFORDABLE LUXURY IN FOREST HILL

908 St. Clair a rare offering in this area. With homes in Forest Hill currently priced at \$3 million and more, 908 St. Clair is the last affordable luxury offering in this area. For anyone looking to live close to the excitement and connectivity of St. Clair West – and the luxurious enclave of Forest Hill – 908 St. Clair is an extremely attractive opportunity. Not only is the location premier but it also offers a higher level of design, features and finishes than what is normally available at condominium residences in the area.

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STOREYS: 12

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

TENTATIVE OCCUPANCY: Early Winter 2025

SUITES: 173

908

WELCOMING AMBIANCE

An impressive entryway entices residents and visitors to become immersed in the ambiance of this exclusive community.

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DRAMATICALLY ELEGANT

The dramatic lobby showcases gentle curves contrasting with opulent stone features and refined metal accents.

ENTERTAINING MADE EFFORTLESS

An evening with friends or family is bound to be a success in this ultra-comfortable, contemporary-styled social mixology lounge.

DINE IN STYLE

For intimate meals in a refined atmosphere, book the private dining room — it's designed to encourage conversation and connection, for up to 12 guests.

SIP AND SAVOUR

Created especially for wine connoisseurs and their guests, this lounge is fully equipped with everything you need to sample the season's newest vintages. It's also a co-working lounge, so you have the choice of using this private work space indoors or working outside on the chic outdoor terrace sipping wine while you work.

SUMMER STAR GAZING

Carefree summer evenings are the ideal time to escape to the 10th floor, where comfortable seating and a glowing fireplace await you.

FIRE PIT LOUNGE AND BBQ LOUNGE

Located on the 5th floor, this beautifully landscaped outdoor gathering place has all the space you need to host al fresco dinner parties featuring BBQ, followed by lively conversations around the fire pit.

WORKOUT WITH A VIEW

Full of natural light and outfitted with the latest cardio and weights equipment, the workout space also offers great views of the neighbourhood.

INTERIOR FINISHES

SUITES

- Suites range from 390 sq.ft. to over 1500 sq.ft. Combo suites available

APPLIANCES PACKAGE

- Integrated appliances

CEILING

- 9 Feet

FINISHES

- Custom designed kitchen by Designgenics
- Gas bbq on all terraces
- Quartz countertop
- Glass tile backsplash (standard) or quartz backsplash (optional upgrade)
- Kitchen islands with rounded edges that create a refined look
- Microwave cabinet with pull-out counter surface and pocket door

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STANDARD KITCHEN, DINING

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STANDARD BATHROOM

PRIVATE RETREAT

Every bathroom is custom designed, with a soft, calming colour palette that is complemented by rounded edges on the vanity, and mirror.

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3 BEDROOM SUITES FINISHES

- Engineered hardwood flooring
- Recessed under cabinet lighting
- Island with rounded corners and stone countertop
- 12' Kitchen
- Wine fridge
- 30" Miele appliances
- Microwave concealed in cabinet with pull-out counter surface and pocket door
- Matte bronze faucet and hardware in kitchen and bathroom

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3 BEDROOM SUITES, KITCHEN AND DINING

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SPECTACULAR VIEWS

North View



East View



South View



West View



Rising above the historic village is the city's most sought-after residence, 908 St.Clair. 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.

TOWNHOME COLLECTION FINISHES

- Invisacook
- 12' Kitchen
- Recessed under cabinet lighting
- Quartz countertop with Invisacook
- Wine fridge
- Microwave concealed in cabinet with pull out counter surface and pocket door
- Matte bronze faucet and hardware in bathroom and kitchen
- 30" Miele appliances
- Frameless glass with swing door on shower stalls
- Custom patio bench

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TOWNHOME , KITCHEN

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NEW LCBO MAKES COCKTAIL HOUR SO CONVENIENT

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A premium new LCBO just steps away at 900 St. Clair West will offer a huge range of beer, wine, and spirits, making it easy to drink local.



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MISSISSAUGA
SELLING: \$1,251/SQFT*
RENT: \$3.01/SQFT*

YONGE & FINCH
SELLING: \$1,422/SQFT*
RENT: \$3.03/SQFT*

ST. CLAIR WEST
SELLING: \$1,350/SQFT*
RENT: \$3.30/SQFT*

YONGE & EGLINTON
SELLING: \$1,677/SQFT*
RENT: \$3.43/SQFT*

DOWNTOWN UNIVERSITY
SELLING: \$2,243/SQFT*
RENT: \$3.71/SQFT*

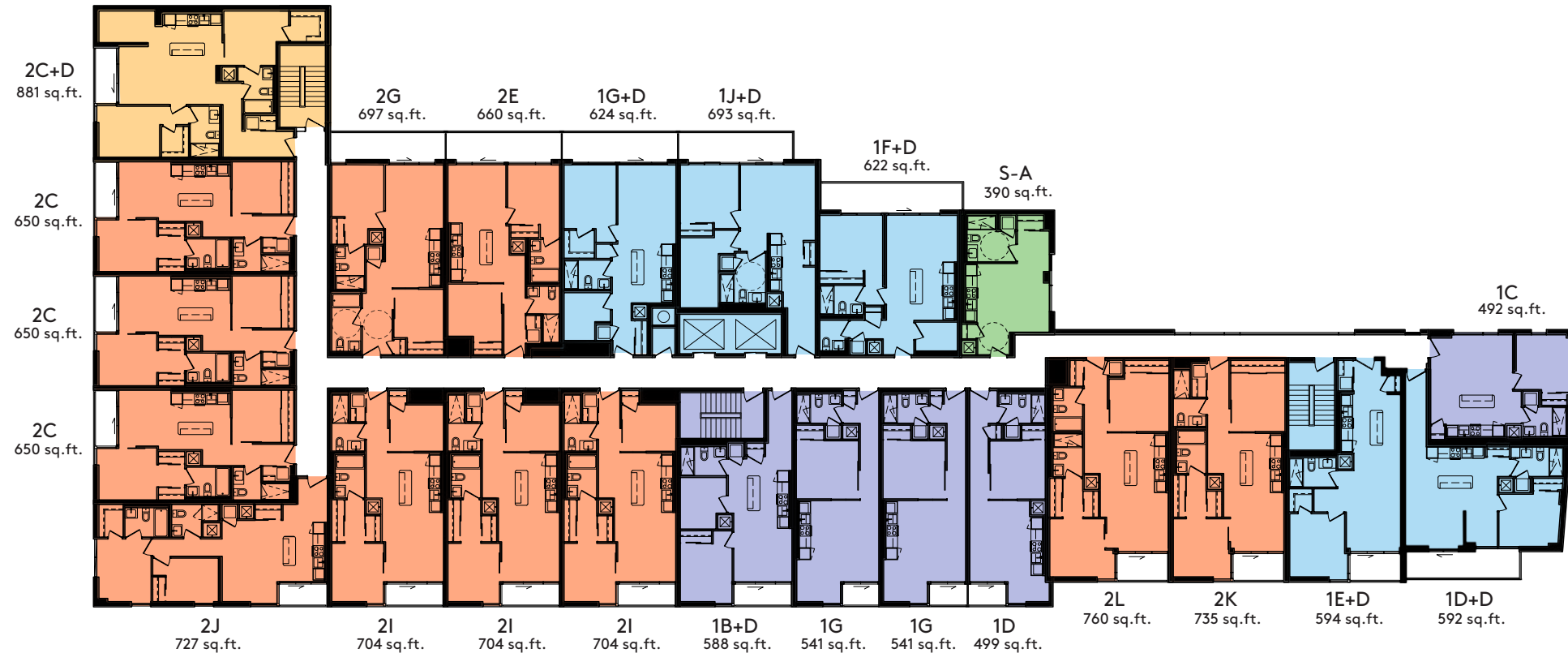
* All Rental rates shown are sourced from Bullpen Consulting utilizing Rentals.ca data from Q1-20 Toronto Condo Rental Market Update & MLS and are subject to change without notice. All selling rates are based on pre-construction rates sourced from Urbanation as of Q1-20. E&O.E.



FLOORPLANS

TYPICAL KEYPLATE 3RD FLOOR RESIDENTIAL

- Studio
- 1 Bedroom
- 1 Bedroom + Den
- 2 Bedroom
- 2 Bedroom + Den

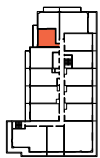
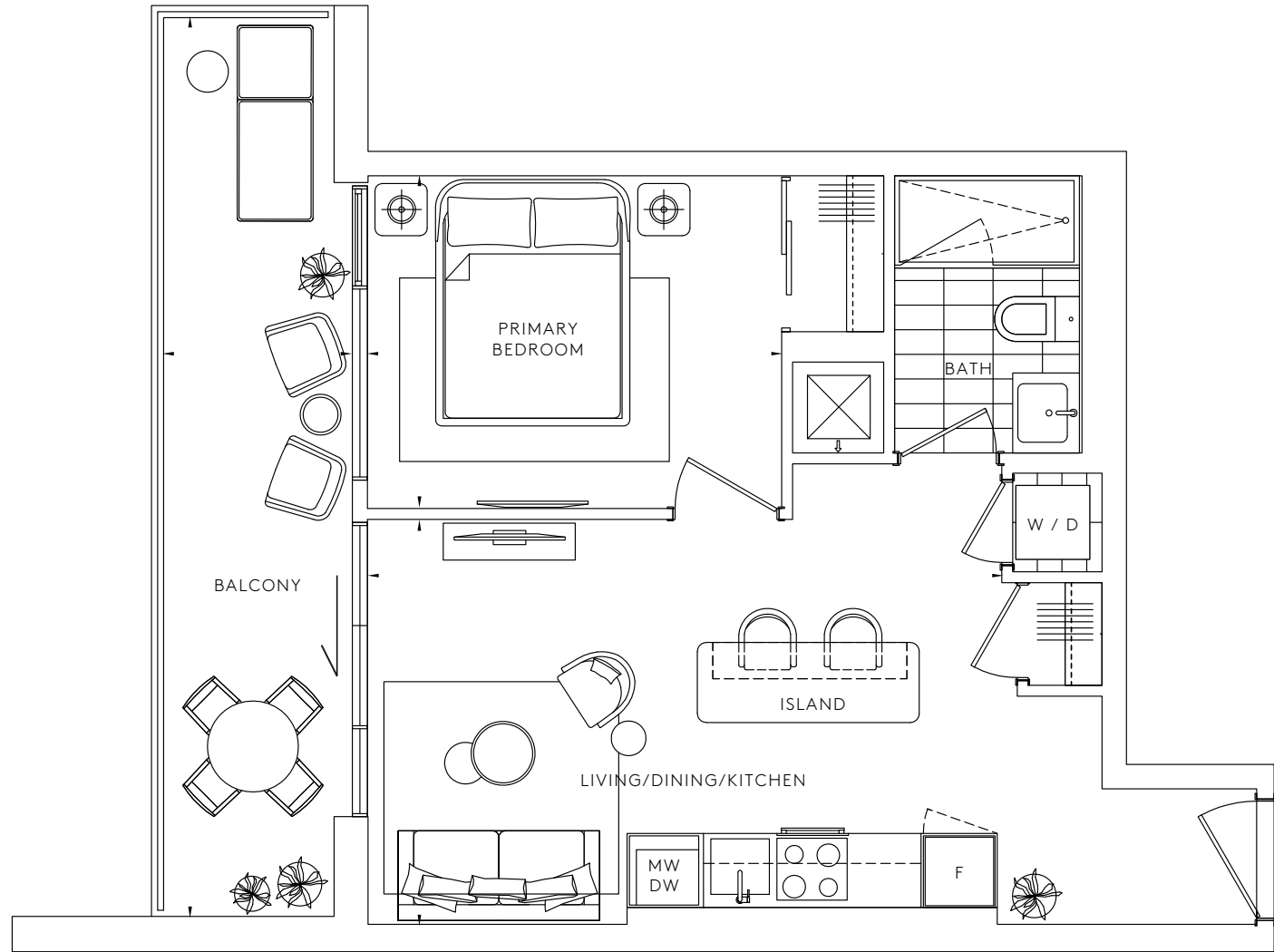


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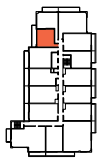
SUITE 1A

1 BEDROOM

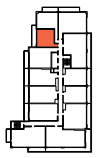
Interior Living	460 SQ.FT.
Exterior Living	122 SQ.FT.
Total Living	582 SQ.FT.
Living/Kitchen/Dining	17'-2" X 10'-11"
Primary Bedroom	11'-2" X 9'-0"



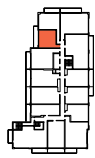
FLOOR 6



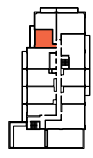
FLOOR 7



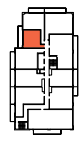
FLOOR 8



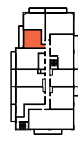
FLOOR 9



FLOOR 10



FLOOR 11



FLOOR 12

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. E. & O.E.

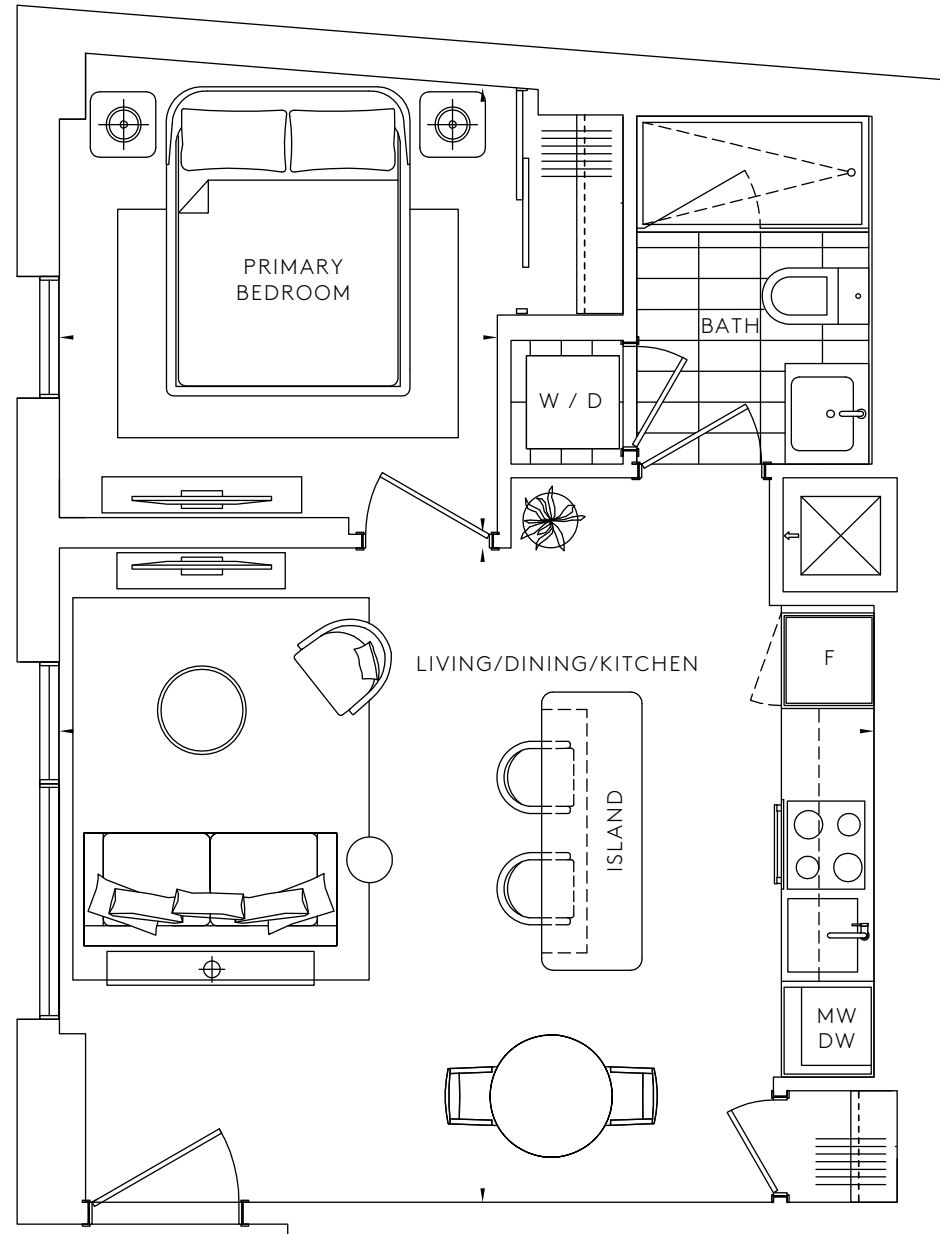
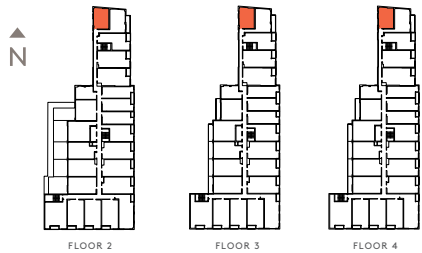
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SUITE 1C

1 BEDROOM

Interior Living 492 SQ.FT.
Exterior Living 0 SQ.FT.
Total Living 492 SQ.FT.

Living/Kitchen/Dining 17'-7" X 14'-1"
Primary Bedroom 9'-5" X 9'-7"



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SUITE 1A+D

1 BEDROOM+DEN

Interior Living 542 SQ.FT.

Exterior Living 98 SQ.FT.

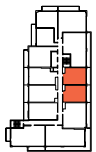
Total Living 640 SQ.FT.

Living 12'-5" X 10'-0"

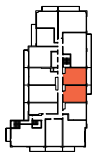
Kitchen/Dining 11'-8" X 10'-5"

Den 3'-6" X 3'-5"

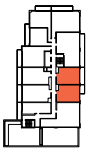
Primary Bedroom 11'-8" X 9'-0"



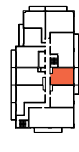
FLOOR 8



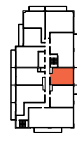
FLOOR 9



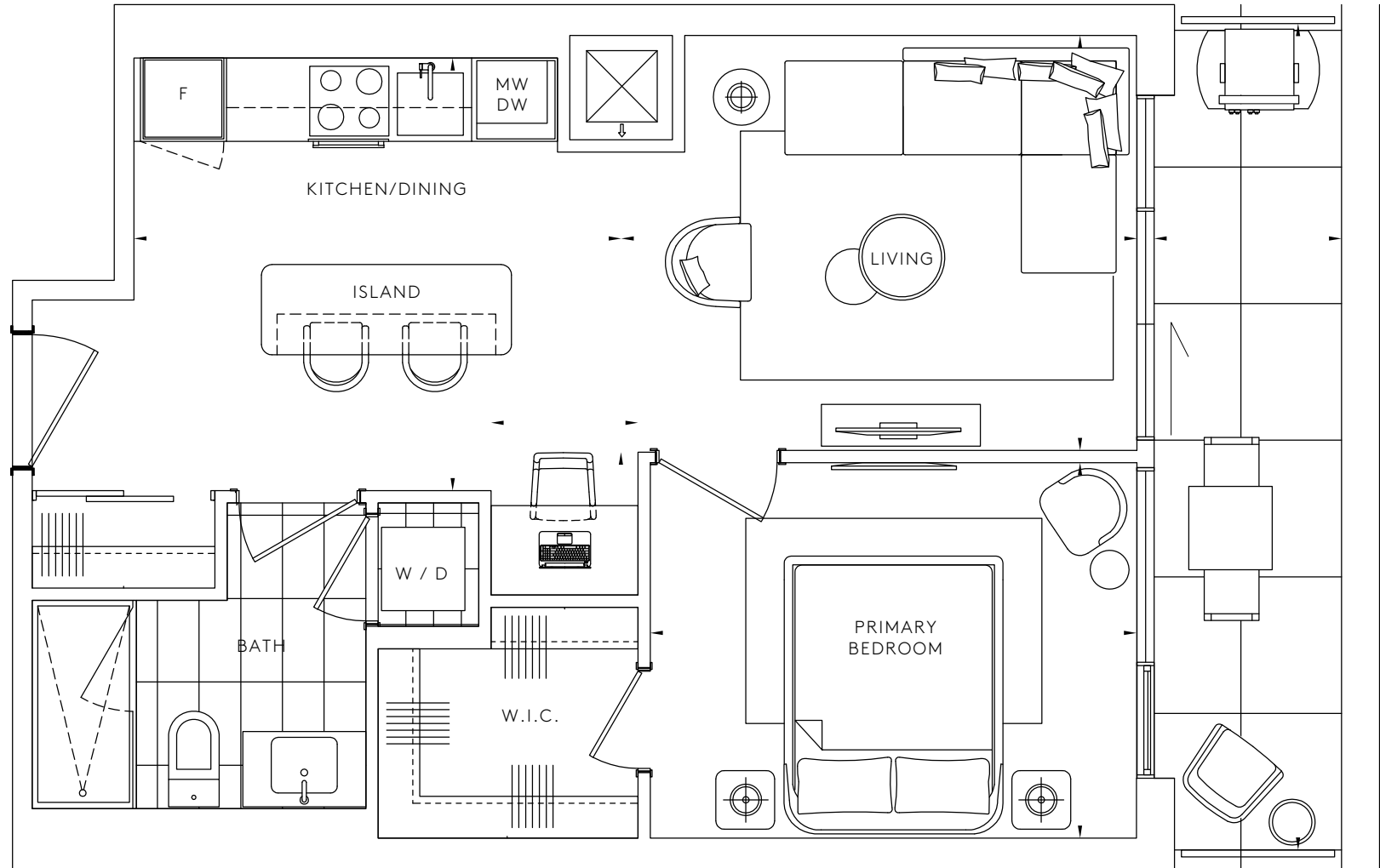
FLOOR 10



FLOOR 11



FLOOR 12



8TH FLOOR

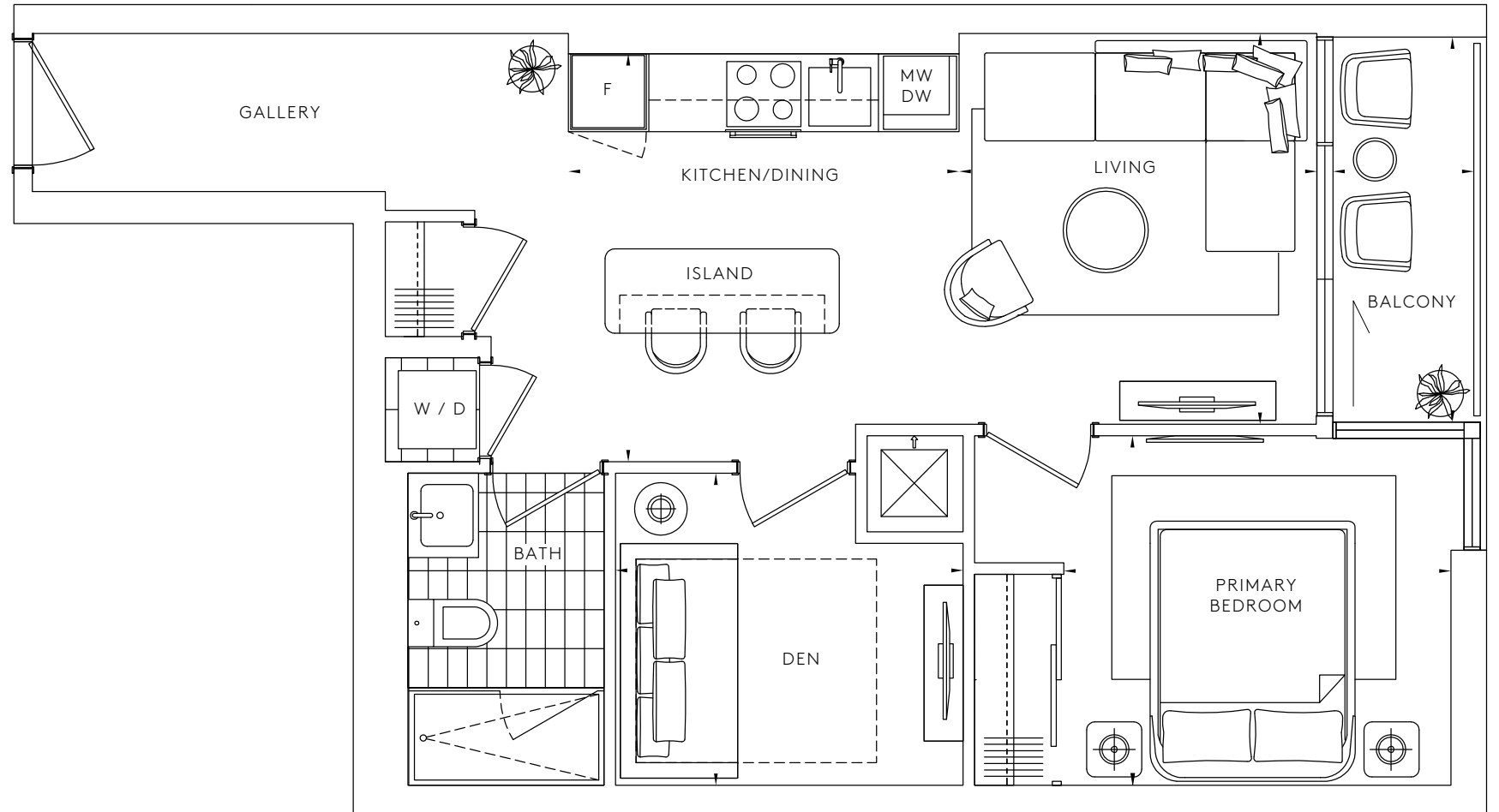
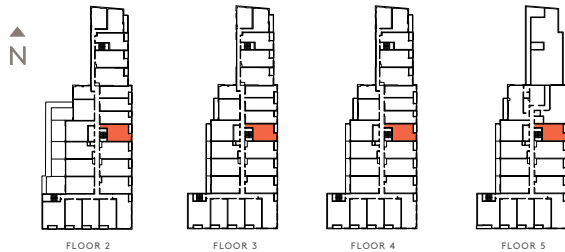
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SUITE 1B+D

1 BEDROOM+DEN

Interior Living 588 SQ.FT.
Exterior Living 33 SQ.FT.
Total Living 621 SQ.FT.

Living 9'-2" X 10'-0"
Kitchen/Dining 10'-0" X 10'-6"
Den 8'-11" X 8'-0"
Primary Bedroom 9'-11" X 9'-0"



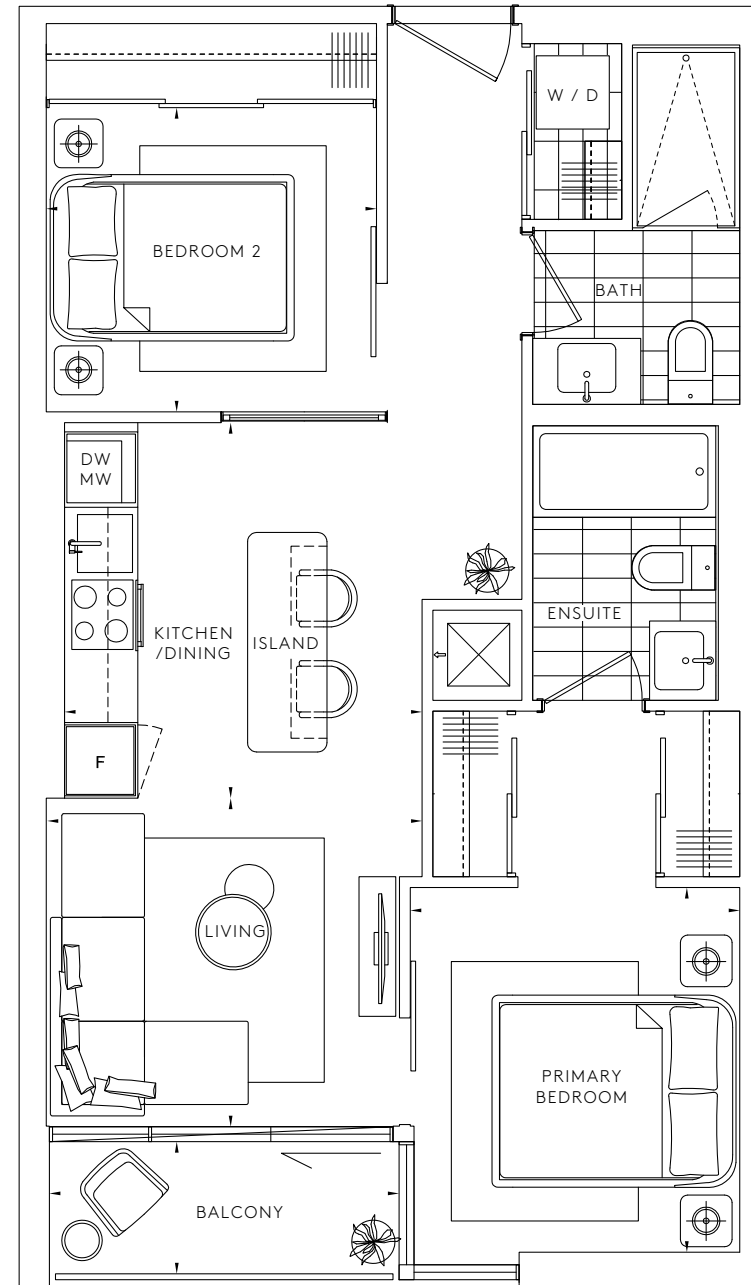
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SUITE 2C

2 BEDROOM

Interior Living	650 SQ.FT.
Exterior Living	34 SQ.FT.
Total Living	684 SQ.FT.

Living	10'-3" X 9'-0"
Kitchen/Dining	9'-9" X 10'-3"
Primary Bedroom	9'-0" X 10'-0"
Bedroom 2	9'-0" X 8'-4"



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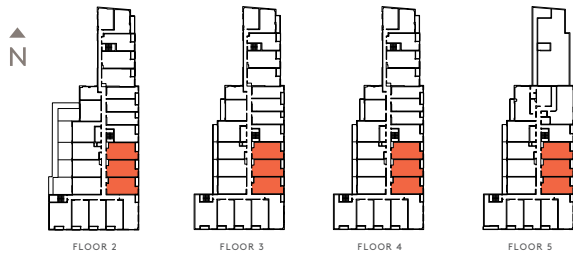
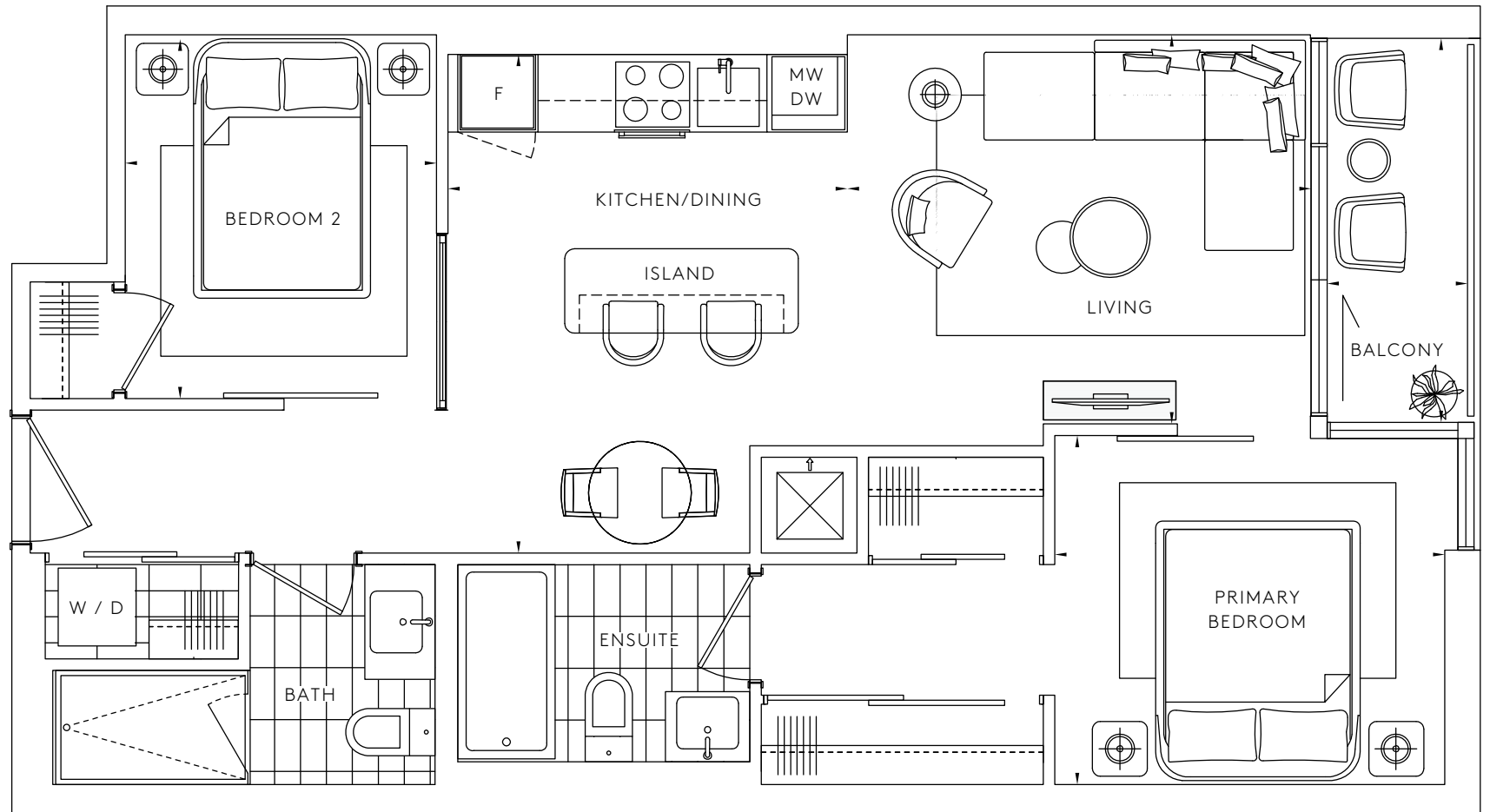
908 St.Clair

SUITE 21

2 BEDROOM

Interior Living 704 SQ.FT.
Exterior Living 33 SQ.FT.
Total Living 737 SQ.FT.

Living 11'-11" X 10'-0"
Kitchen/Dining 12'-10" X 10'-3"
Primary Bedroom 10'-0" X 9'-0"
Bedroom 2 8'-0" X 9'-3"



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SUITE 2B+D

2 BEDROOM+DEN

Interior Living 861 SQ.FT.

Exterior Living 131 SQ.FT.

Total Living 992 SQ.FT.

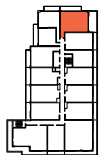
Living/Dining 10'-8" X 13'-9"

Kitchen 9'-6" X 11'-2"

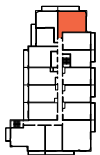
Den 4'-4" X 4'-8"

Primary Bedroom 11'-2" X 9'-0"

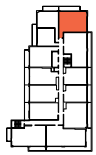
Bedroom 2 9'-2" X 9'-3"



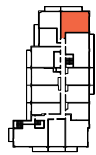
FLOOR 6



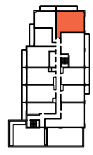
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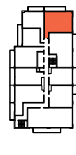
FLOOR 8



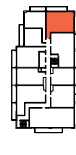
FLOOR 9



FLOOR 10



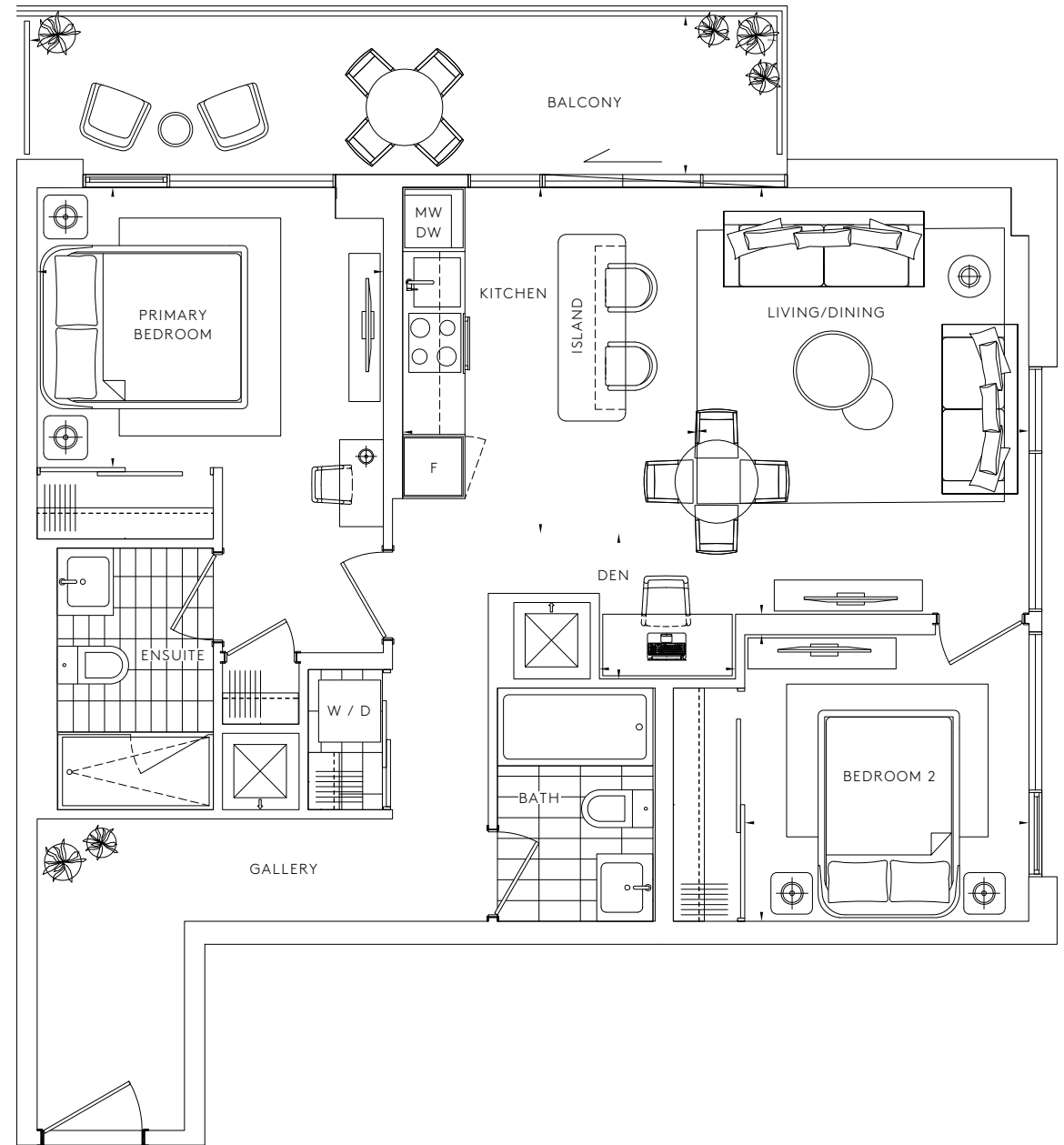
FLOOR 11



FLOOR 12

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6TH - 12TH FLOOR



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SUITE 2C+D

2 BEDROOM+DEN

Interior Living 881 SQ.FT.

Exterior Living 34 SQ.FT.

Total Living 915 SQ.FT.

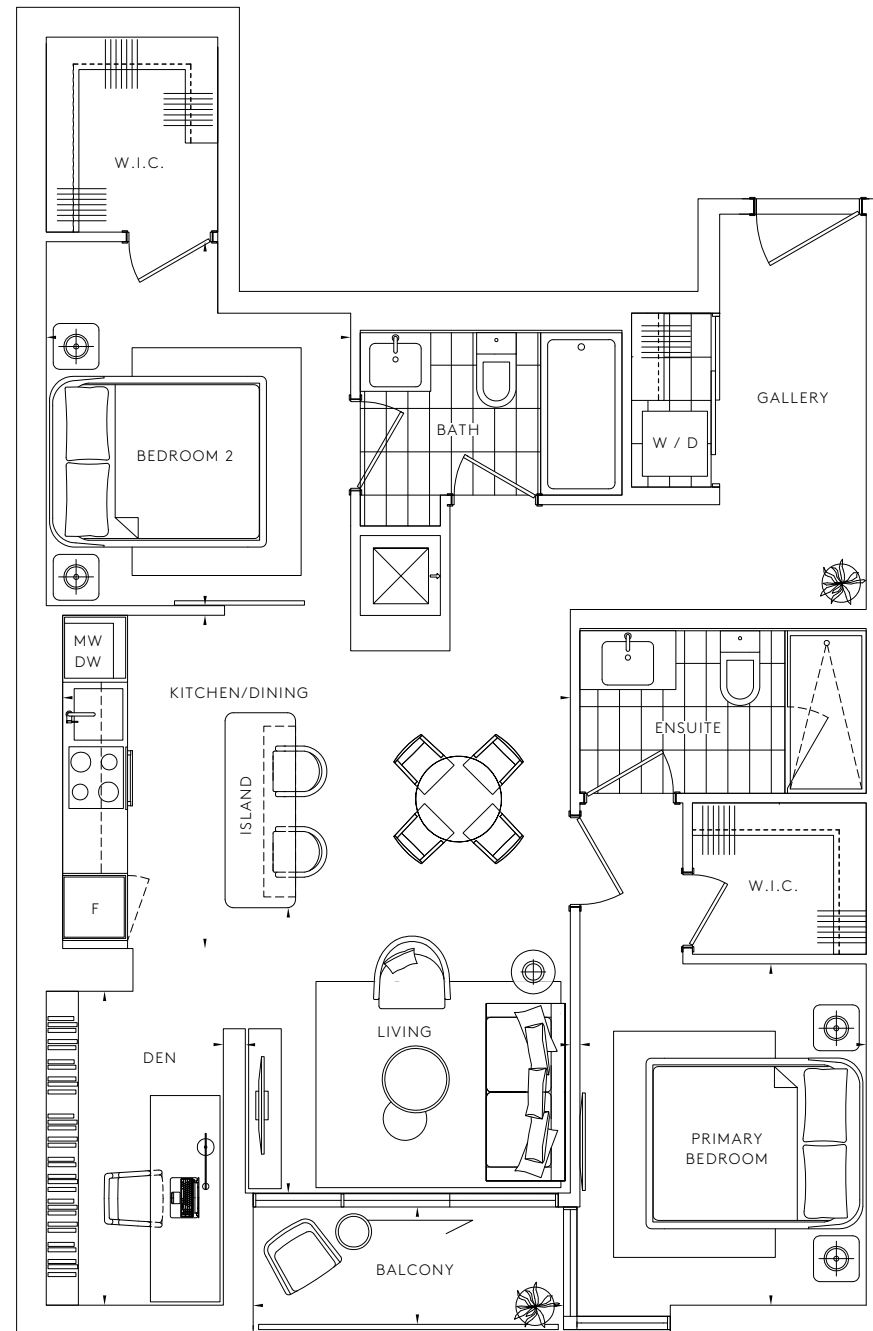
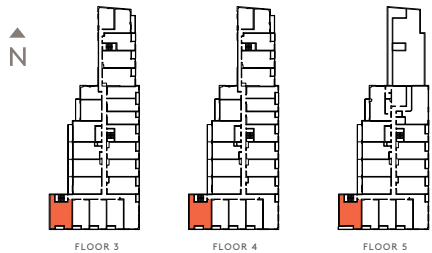
Living 10'-0" X 8'-9"

Kitchen/Dining 15'-7" X 10'-3"

Den 5'-5" X 9'-8"

Primary Bedroom 8'-10" X 10'-6"

Bedroom 2 9'-4" X 11'-2"



3RD - 4TH FLOOR

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908 St.Clair

SUITE 3C

3 BEDROOM

Interior Living 987 SQ.FT.

Exterior Living 156 SQ.FT.

Total Living 1143 SQ.FT.

Living 14'-6" X 10'-0"

Kitchen/Dining 12'-4" X 14'-10"

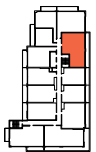
Primary Bedroom 9'-3" X 10'-6"

Bedroom 2 8'-3" X 8'-6"

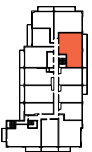
Bedroom 3 11'-8" X 9'-0"

Terrace (5th Floor) 4'-2" X 39'-1"

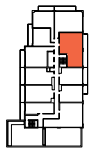
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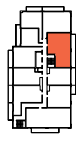
FLOOR 8



FLOOR 9



FLOOR 10

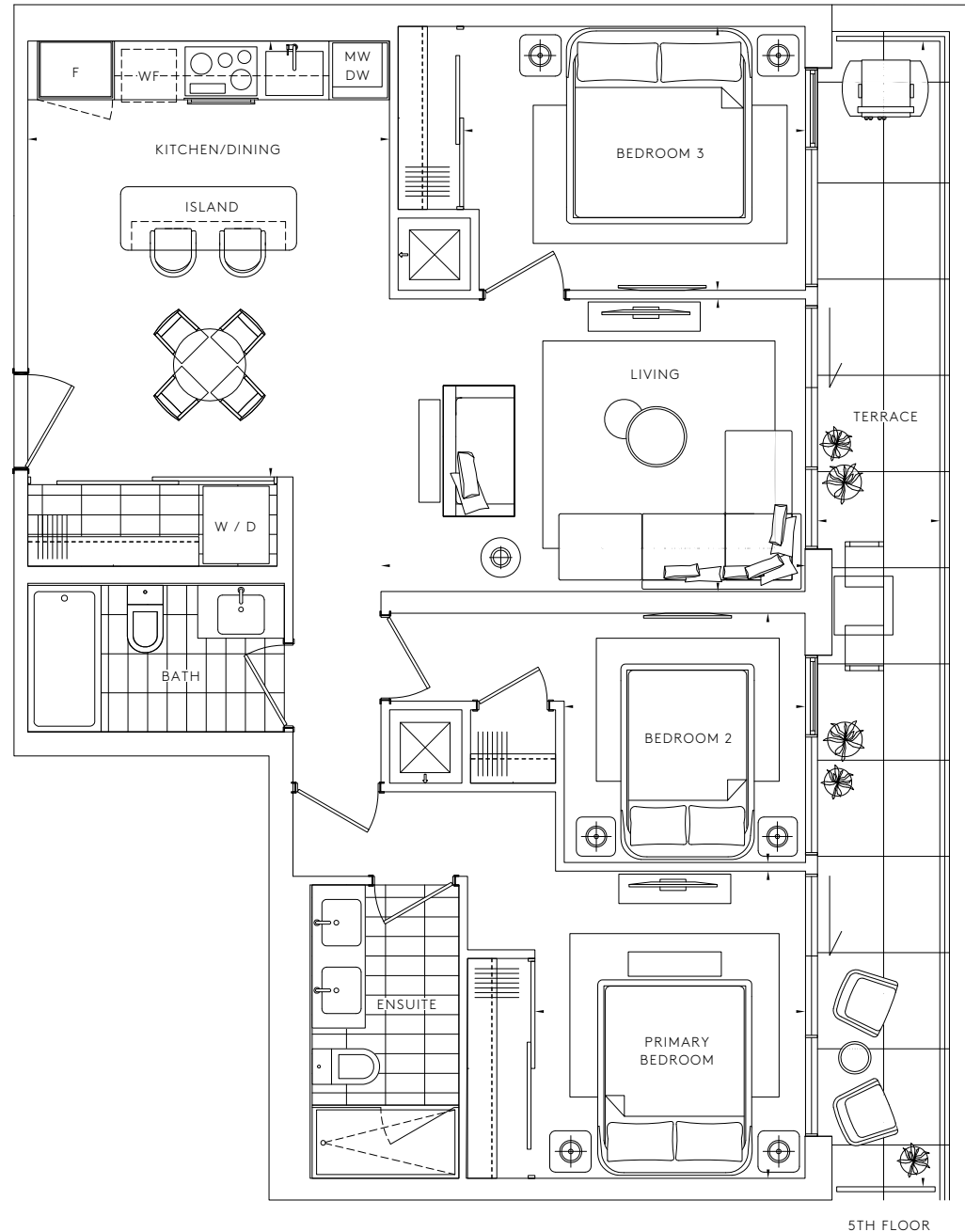


FLOOR 11



FLOOR 12

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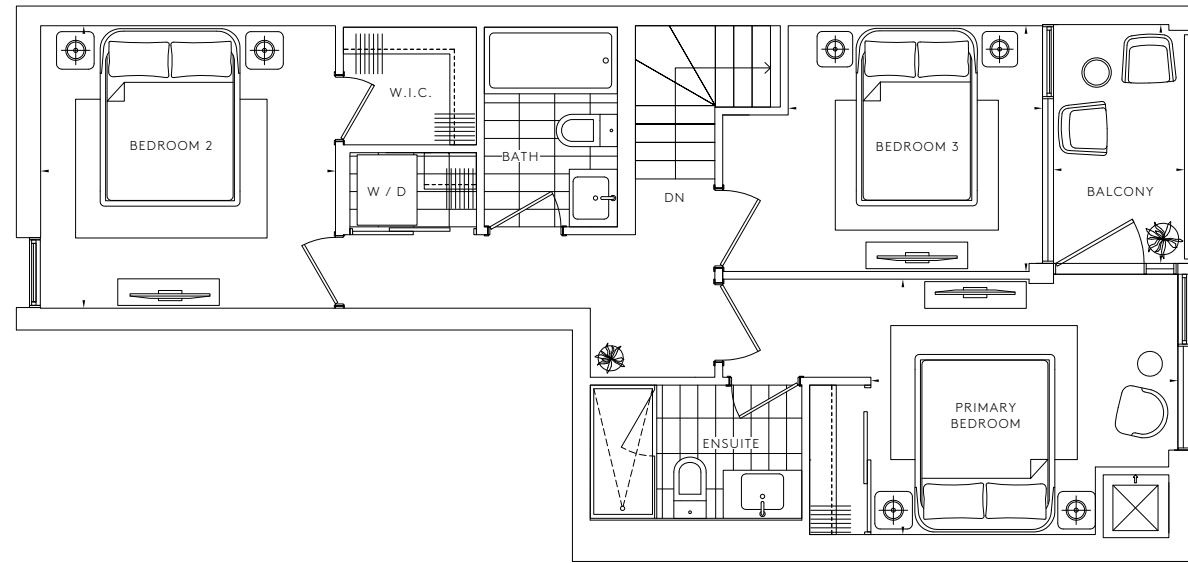
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TH1

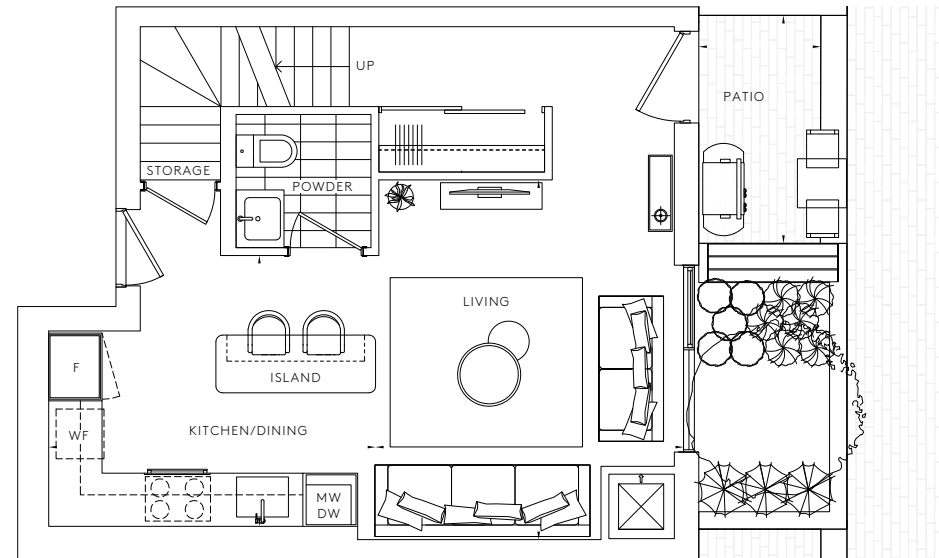
3 BEDROOM

Interior Living 1281 SQ.FT.
 Exterior Living 46 SQ.FT.
Total Living 1327 SQ.FT.

Living 11'-7" X 13'-6"
 Kitchen/Dining 12'-3" X 10'-2"
 Primary Bedroom 11'-6" X 9'-7"
 Bedroom 2 11'-1" X 10'-7"
 Bedroom 3 9'-7" X 9'-3"



UPPER FLOOR



GROUND FLOOR



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TOP 10 REASONS TO BUY AT 908 ST. CLAIR.

1

ZONED AND FULLY APPROVED

Construction starting soon! No inclusionary zoning requirement for 908 St. Clair.

2

UNBEATABLE PRICE POINT

Lots of new construction projects are launching at higher price points than at 908 St. Clair West this year. With 78% of suites priced under \$1,000,000, demand will be high here.

3

A NEIGHBOURHOOD TRANSFORMATION

St. Clair Village is undergoing a transformation that will see real estate prices escalate due to high demand.

4

TRAVEL WITH EASE

Frequent Streetcar with stops right at the doorstep of 908 St. Clair West and only 8 mins to the subway.

5

AFFORDABLE LUXURY

Yonge and St. Clair is now \$2,000+ per sq.ft. and Avenue Rd. and St. Clair is \$2,200+ per sq.ft. 908 is a similar level of luxury at hundreds of dollars less per sq.ft.

6

LAST PRIME NEIGHBOURHOOD

St. Clair Village is nestled next to some of the wealthiest neighborhoods including Cedarvale, Wychwood and Forest Hill.

7

REPUTABLE BUILDER & PARTNER

Developer with a track record of tens of thousands of condos built in the GTA.

8

BOUTIQUE BUILDING

Smaller boutique buildings have higher appreciation rates, especially with great retail and great finishes.

9

SHORTAGE OF RENTALS IN ST. CLAIR WEST

Especially high-end rentals at which we believe will be \$4+ per sqft. at 908 St. Clair.

10

OUTDOOR SPACE

96% of the suites in the building have outdoor space, especially important post-covid. Higher demand for outdoor space.

DEPOSIT STRUCTURE

Deposit structure

- \$10,000 WITH OFFER
- BALANCE TO 5% IN 30 DAYS
- 5% 2.5% IN 90 DAYS
- 5% 2.5% IN 120 DAYS
- 5% IN 370 DAYS
- 5% ON OCCUPANCY

International Deposit structure

- \$10,000 WITH OFFER
- BALANCE OF 5% IN 30 DAYS
- 5% IN 90 DAYS
- 10% IN 180 DAYS
- 10% IN 540 DAYS
- 5% ON OCCUPANCY

Limited time only sales program. Limited time Extended 15% Deposit Structure with only 10% in the first year.

Suites starting from Mid. \$600s. Townhomes starting from \$1.4M.

THE SPIRIT OF ST. CLAIR



*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. January 2022.

LIMITED TIME INCENTIVES FOR YOU

DISCOUNTED PARKING*

Reg. ~~\$80,000~~
Now \$75,000 (SUITES 700 SQ.FT. +)

RIGHT TO LEASE DURING OCCUPANCY*

Reg. ~~\$5,000~~
Now \$0

FREE ASSIGNMENT*

Reg. ~~\$10,000~~
Now \$0

CAPPED DEVELOPMENT CHARGE (HARD CAP)*

1B & 1B+D

2B & LARGER

Reg. ~~\$12,000~~ Reg. ~~\$15,000~~
Now \$15,000 Now \$17,000

ISLAND INCLUDED AT NO CHARGE

~~\$7,500~~ VALUE \$0

OUTDOOR BBQ OUTLET IN ALL TERRACES

Reg. ~~\$5,000~~
Now \$0

