

RESIDENCES AT  
**BLUFFERS PARK**

skale | DIAMANTE

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# THE BLUFFS BECKON



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# EXCEPTIONAL LIVING ABOVE THE BLUFFS



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### PARTNERS IN DESIGN

The Residences at Bluffers Park is a joint venture between Skale and Diamante Development. Both companies have a wealth of experience in the development industry, and are delighted to be partnering on this project destined to be a landmark in the Bluffs neighbourhood.

### LOCATION

2800 Kingston Rd.

### WEST TOWER

**13** | **224**  
Storeys | Units

### EAST TOWER

**23** | **327**  
Storeys | Units

**27,000** SQ.FT.  
of Shared Amenities

**353,000** SQ.FT.  
Residential gross floor area

**ARCHITECT**  
Turner Fleischer Architects

**INTERIOR DESIGN**  
Tact

**LANDSCAPE ARCHITECT**  
Adesso Design Inc.

**M+E**  
Novatrend

**STRUCTURAL**  
Jablonsky Ast & Partners

**LAWYER**  
Brattys LLP

# SKALE DEVELOPMENTS

Skale's acclaimed past projects include The Bluffs at 2815 Kingston Rd., The Vince at 42 Edgewood Ave., and 1181 Queen Street West.



# DIAMANTE DEVELOPMENT

Diamante's esteemed past projects include The Florian at Bay St. and Davenport Rd., One City Hall at Bay and Dundas Streets, and The Phoebe on Queen St. West.



DIAMANTE

# A GROWING POPULATION



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## CANADA

In 2022, Canada welcomed a record number of new Canadians for a total of 431,645 new permanent residents. In the next few years, we will see hundreds of thousands more people put down roots here:

<b>465,055</b>	<b>485,000</b>	<b>500,000</b>
in 2023	in 2024	in 2025*

## ONTARIO

Ontario will need to add 1 million new homes over the next decade, which is approx. 100,000 homes per year to keep up with population growth.\*

## TORONTO

Toronto is the 4th largest city in North America, with about 3 million residents.\* It is also the #1 fastest growing city in North America. By 2030, 800,000 people will have moved to Toronto – an almost 30% increase in population.

Source: canada.ca

## POPULATION:

<b>733</b> (NBH)	<b>3,014,673</b> (City)
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## AVERAGE ANNUAL HOUSEHOLD INCOME

Bluffers Park:	Toronto:
<b>\$138,363</b>	<b>\$132,394</b>

## RENT VS. OWN PERCENTAGE

<b>19%</b> RENT	<b>81%</b> OWN
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skale | DIAMANTE



# OVER 12,000 PROPOSED UNITS COMING SOON TO THE AREA AROUND RESIDENCES AT BLUFFERS PARK



## AVERAGE CONDO SALE PRICES IN CLIFFCREST

5-YEAR PRICE INCREASE IN E08

**35.94%**

Average Price Increase

Source: TREB Regional Housing Market Tables (2018 – 2022)

AVERAGE RENTAL PRICE INCREASE

**16% Increase**

y/y Average Rental Condo Price Increase for a 1 Bed Unit

**20% Increase**

y/y Average Rental Condo Price Increase for a 2 Bed Unit

Source: TREB Condo Market Report Q4 2022 & Q4 2021.

# THE STUDENT SCENE

## INTERNATIONAL STUDENTS

In 2022, Canada welcomed a record 551,405 international students from 184 countries.

In 2023, the number of international students is expected to reach a similar level, with everyone needing accommodation.

Source: CIC News



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## POST-SECONDARY

Toronto is home to thousands of Canadian and international students attending some of Canada's top colleges and universities. For those coming from outside of Toronto, housing close to classes is always a plus.

### UNIVERSITY OF TORONTO (SCARBOROUGH)



**30 min**

by local bus

**14,547**

Total enrollment  
(Fall 2021-2022)

**2,100**

Total international  
students

### UNIVERSITY OF TORONTO (ST. GEORGE)

**22 min**

by TTC from  
Victoria Park Station

**65,617**

Total enrollment  
(Fall 2021-2022)

**25,030**

Total international  
students

Source: U Toronto

### TORONTO METROPOLITAN UNIVERSITY

**30 min**

by TTC from  
Victoria Park Station

**36,020**

Total enrollment  
(Fall 2021-2022)

**3,404**

Total international  
students



Source: Toronto MU

### CENTENNIAL COLLEGE



**29 min**

By local bus  
and TTC

**40,000**

Total enrollment  
(Annually)

**7,000**

Total international  
students

Source: [www.ontariocolleges.ca/en/colleges/centennial](http://www.ontariocolleges.ca/en/colleges/centennial)



## INTERNATIONAL BACCALAUREATE

The International Baccalaureate (IB) Diploma Program is a demanding two-year pre-university course of study for secondary school students. The program is designed by the International Baccalaureate Organization (IBO), which supplies and assesses externally set, standardized final examinations.

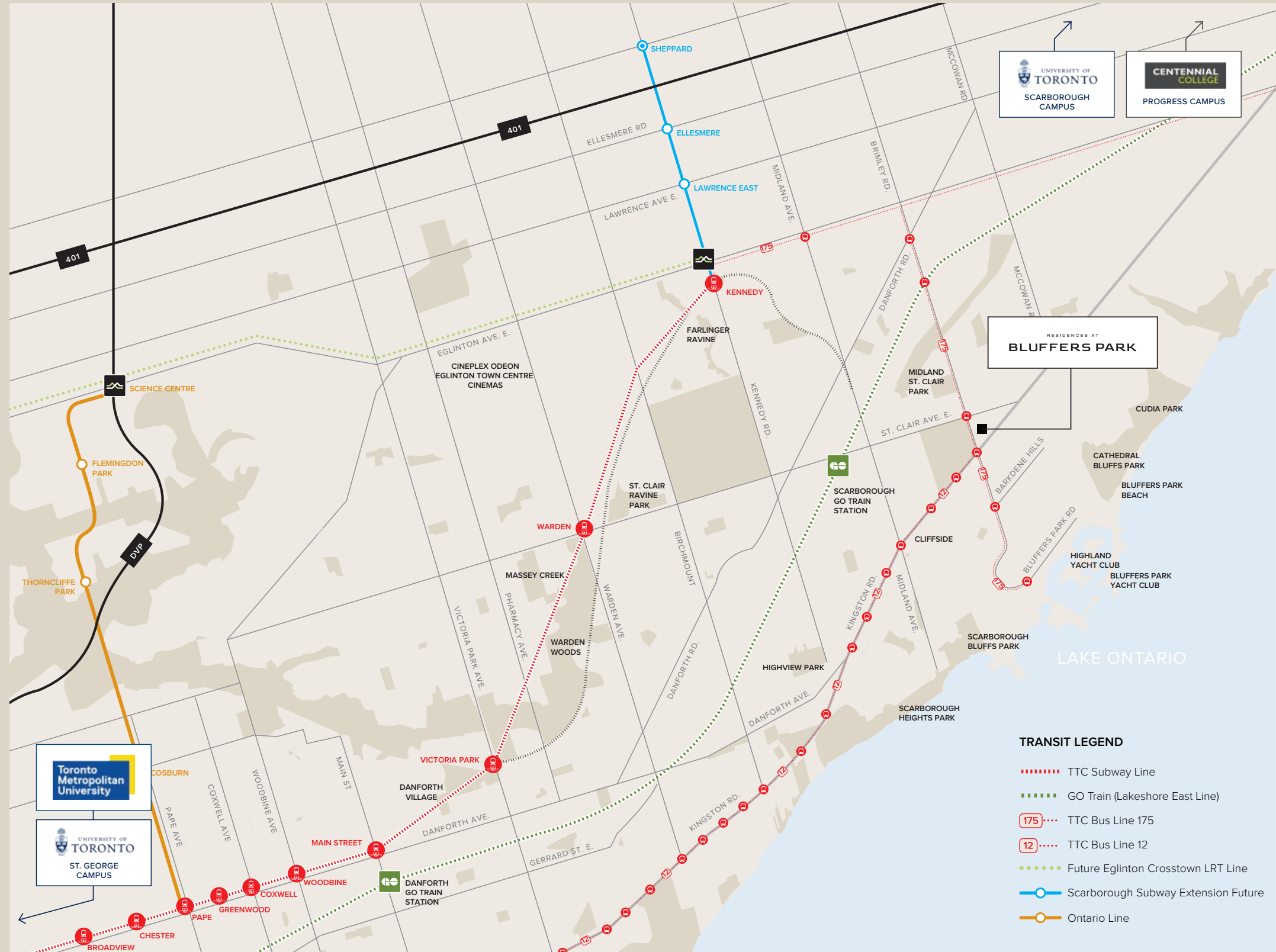
The following three schools offer the IB program in Scarborough:

- Sir Wilfred Laurier Collegiate Institute (Scarborough)
- 11 minutes from Residences at Bluffers Park by car
- Victoria Park Collegiate Institute (North York)
- 21 minutes from Residences at Bluffers Park by Car
- Monarch Park Collegiate Institute (Toronto)
- 18 minutes from Residences at Bluffers Park by Car

Source: TDSB

# CONVENIENT CONNECTIVITY AND TRANSIT

With the number 12 bus right outside on Kingston Rd. and a GO station only 19 minutes away on foot, Residences at Bluffers Park offers great transit connectivity for residents.



TTC BUS STOP AT BRIMLEY ROAD AT KINGSTON RD NORTH SIDE

1 min

SCARBOROUGH GO STATION

15 min 9 min

KENNEDY GO STATION

19 min 7 min

LINE 2 (BLOOR AND DANFORTH) KENNEDY STATION

15 min 8 min

18 min

## FUTURE TRANSIT CONNECTIONS

In the future, Bluffers Park will be even better connected to the entire GTA, enhanced by new transit lines and extensions.

## SCARBOROUGH SUBWAY EXTENSION

**8km** **3 new stops**  
from Kennedy Station to Sheppard Avenue

## ONTARIO LINE

**8 new stops**  
from Kennedy Station to Ontario Line Pape Station

## EGLINTON CROSSTOWN LRT

- 60% faster service from Mount Dennis to Kennedy Station
- 25 stations and stops along Eglinton Avenue

## FUTURE KENNEDY STATION LRT CONNECTIONS

- GO Transit Stouffville
- TTC Bloor-Danforth Subway
- TTC Scarborough RT
- TTC Bus Terminal

Source: Metrolinx.

# AREA AMENITIES

## RESTAURANTS/CAFES/BARS

1. Gus Tacos
2. The No.1 Jerk
3. Super Choy Restaurant
4. Bluffers Restaurant
5. Double Double Pizza & Chicken
6. Wild Wing
7. Big Boy's Burgers
8. Jatujak
9. Vindaloo Indian Cuisine
10. La Scogliera Italian Cuisine
11. BarBurrito
12. D Spot Desserts
13. Mac N' Wings
14. Dairy Queen
15. Tim Hortons
16. Starbucks
17. The Birchcliff
18. Kelly's Korner Pub & Grill
19. Working Dog Saloon
20. Tara Inn

## EDUCATION

21. Anson Park Public School
22. R. H. King Academy
23. St. Theresa Shrine Catholic School
24. St. John Henry Newman Catholic High School
25. St. Joan of Arc Catholic Academy
26. Neil McNeil Catholic High School
27. University of Toronto Scarborough

## PARKS

28. Bluffers Park Beach
29. Cathedral Bluffs Park
30. Anson Park
31. Jeanette Park
32. Cudia Park
33. East Point Park
34. Grey Abbey Park
35. Guild Park Gardens
36. Rosetta McClain Gardens
37. Scarboro Crescent Park
38. Scarborough Heights Park
39. South Marine Drive Park
40. Sylvan Park

## GROCERIES



41. Caruso's Fruit Market
42. LCBO
43. Rod & Joe's No Frills
44. Dollarama
45. Shoppers Drug Mart
46. Walmart Supercentre
47. Loblaws Musgrave

## SHOPPING & ENTERTAINMENT

48. Activate - Scarborough
49. Cineplex Odeon Cinemas
50. Eglinton Town Centre
51. Epic Planet Fun - Indoor Playground and Birthday Party Centre
52. Scarborough Historical Museum
53. Danforth Village

## TRANSIT

54. TTC Kennedy Subway Station
55. Scarborough GO Station
56. Warden Station
57. Kennedy GO Station
58. Eglinton GO Station

-  Future Metrolinx Eglinton Crosstown LRT
-  GO Transit

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LAKE ONTARIO

# WORLD-CLASS AMENITIES

**27,000**SQ.FT.

of Shared Amenities

**24**HR

Concierge

## LEVEL 1 AMENITIES

- Co-working space
- Kids/family room
- Kids playroom
- Games room
- Gym
- Stretching room
- Change rooms & sauna
- Kids room
- Crafts workshop
- Party room
- Dining room
- Theatre room
- Outdoor terrace
- Green spaces
- Pet spa

## LEVEL 8 AMENITIES

- Dining & party room
- Lounge
- Outdoor terrace



# CRAFTS WORKSHOP



# GAMES ROOM



# ROOFTOP TERRACE





# SIZE RANGE

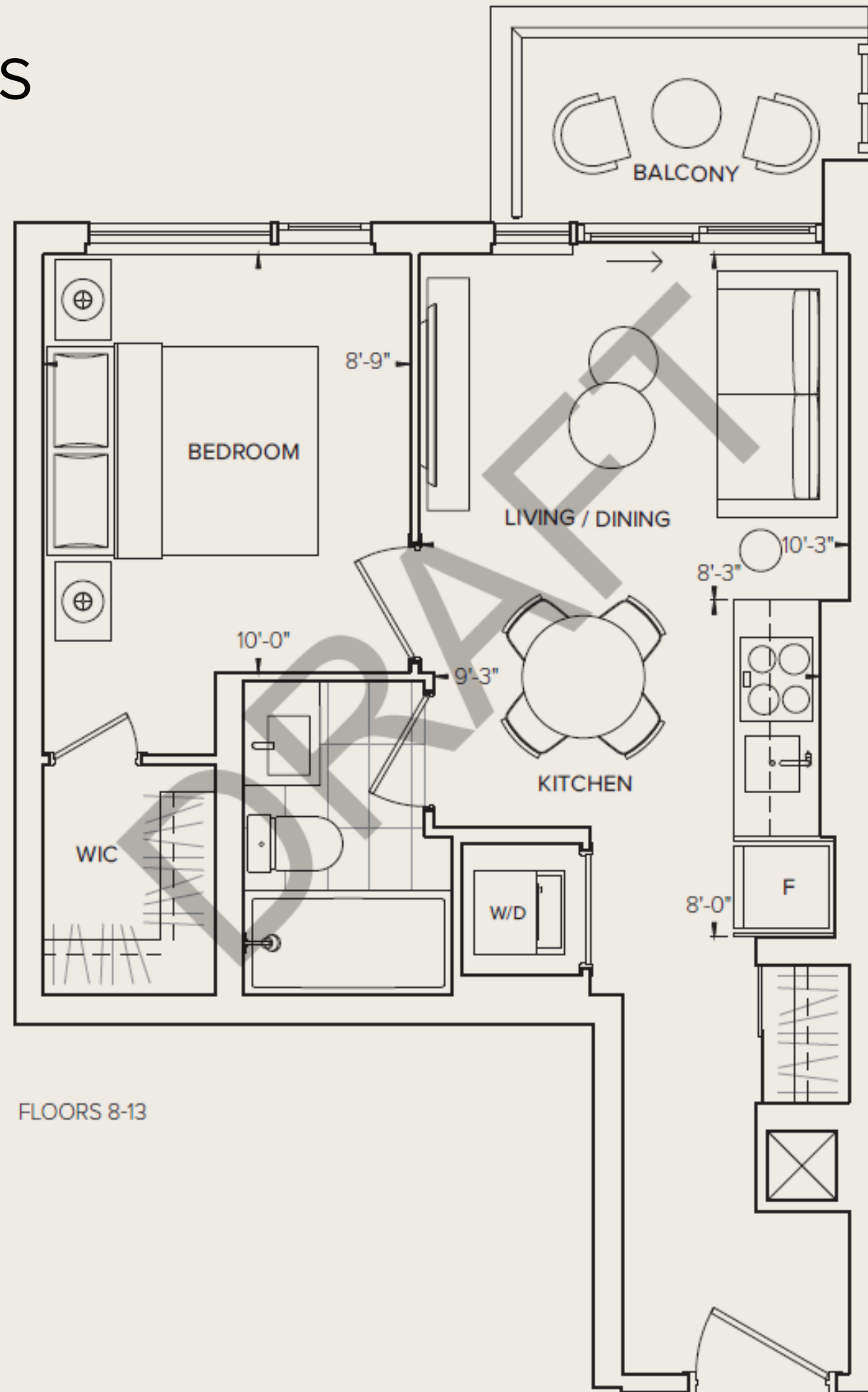
SUITE TYPE	APPROX. SIZE (SQFT)
1 BED	440 – 484
1 BED + DEN	484 – 564
2 BED	555 – 810
2 BED + DEN	723
3 BED	844 – 952
3 BED + DEN	1084

# SAMPLE FLOORPLANS

## 1 BEDROOM 1 BATH

Interior Living 440 SQ. FT.  
Exterior Living 35 SQ. FT.  
Total Living 475 SQ. FT.

**NORTH**



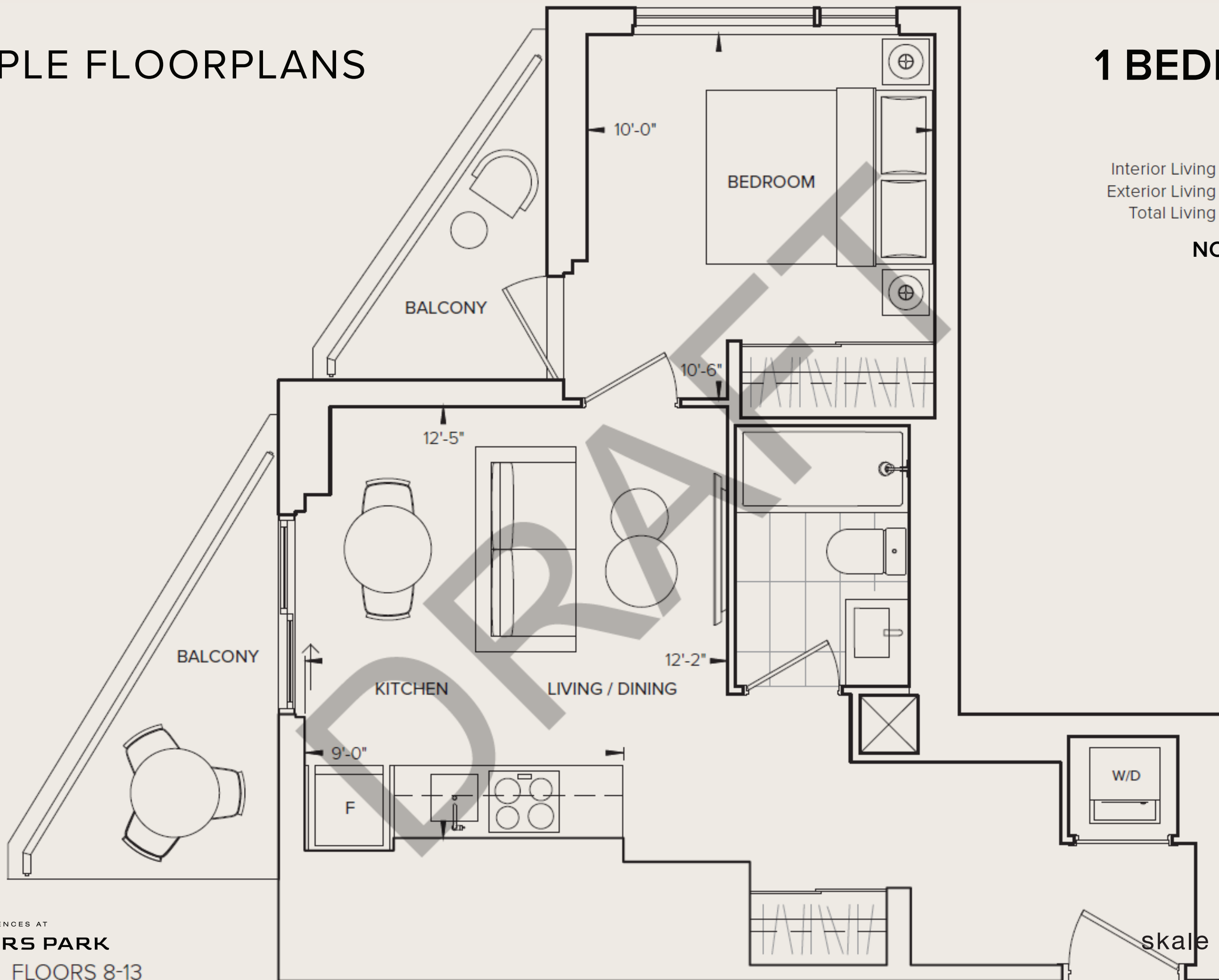
FLOORS 8-13

# SAMPLE FLOORPLANS

## 1 BEDROOM 1 BATH

Interior Living 470 SQ. FT.  
Exterior Living 75 SQ. FT.  
Total Living 545 SQ. FT.

**NORTH WEST**

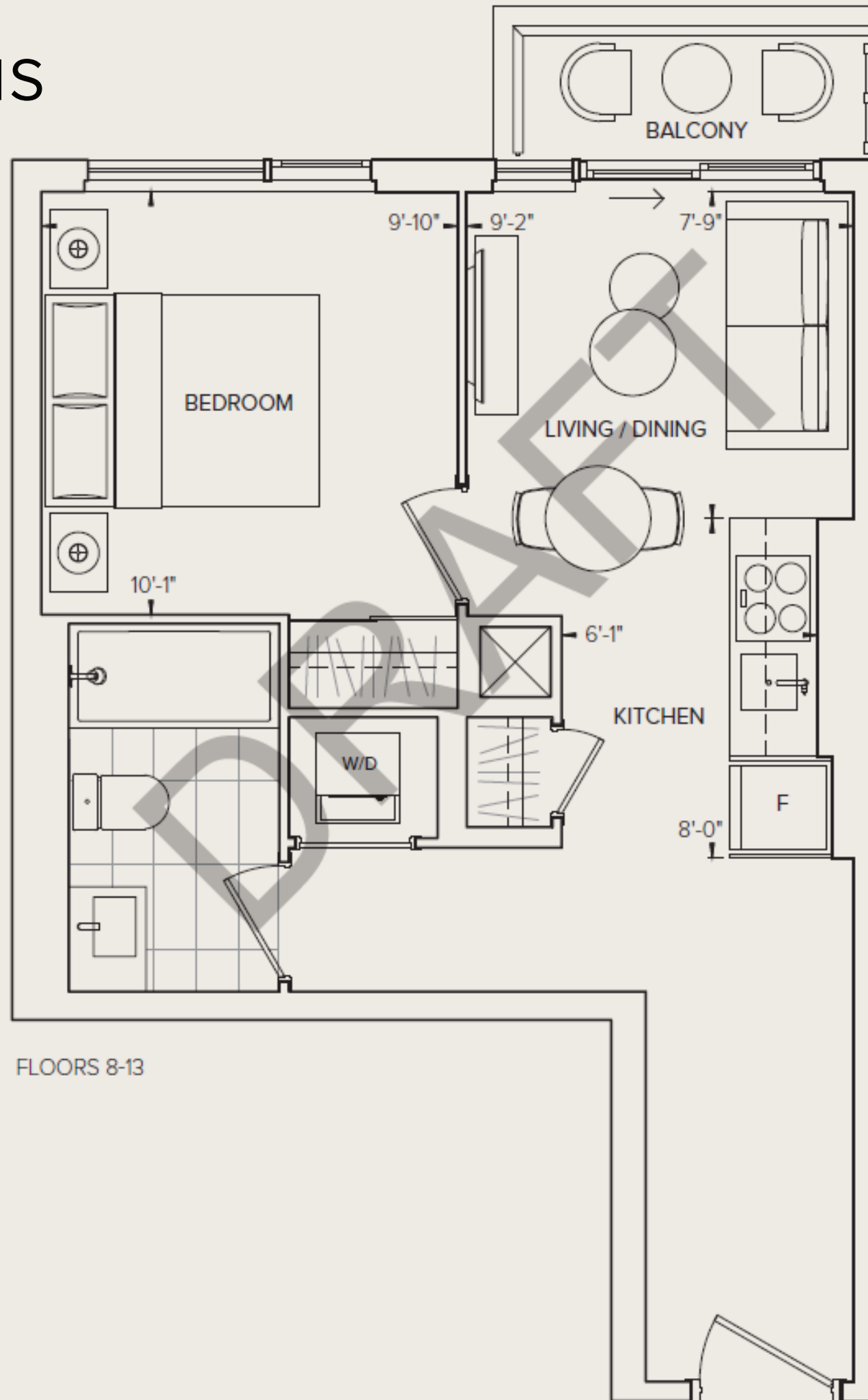


# SAMPLE FLOORPLANS

## 1 BEDROOM 1 BATH

Interior Living 475 SQ. FT.  
Exterior Living 24 SQ. FT.  
Total Living 499 SQ. FT.

NORTH

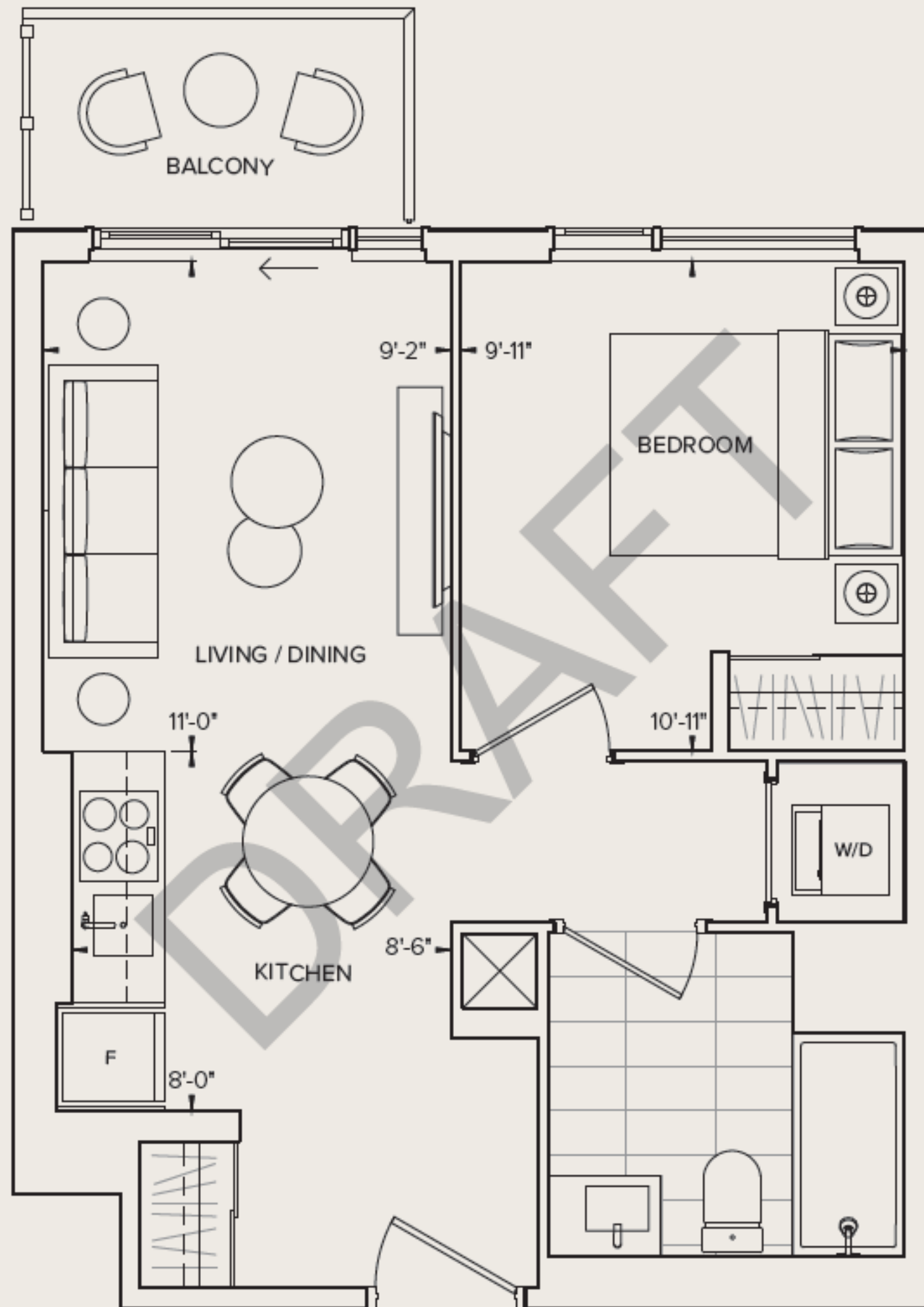


# SAMPLE FLOORPLANS

## 1 BEDROOM 1 BATH

Interior Living 479 SQ. FT.  
Exterior Living 39 SQ. FT.  
Total Living 592 SQ. FT.

SOUTH

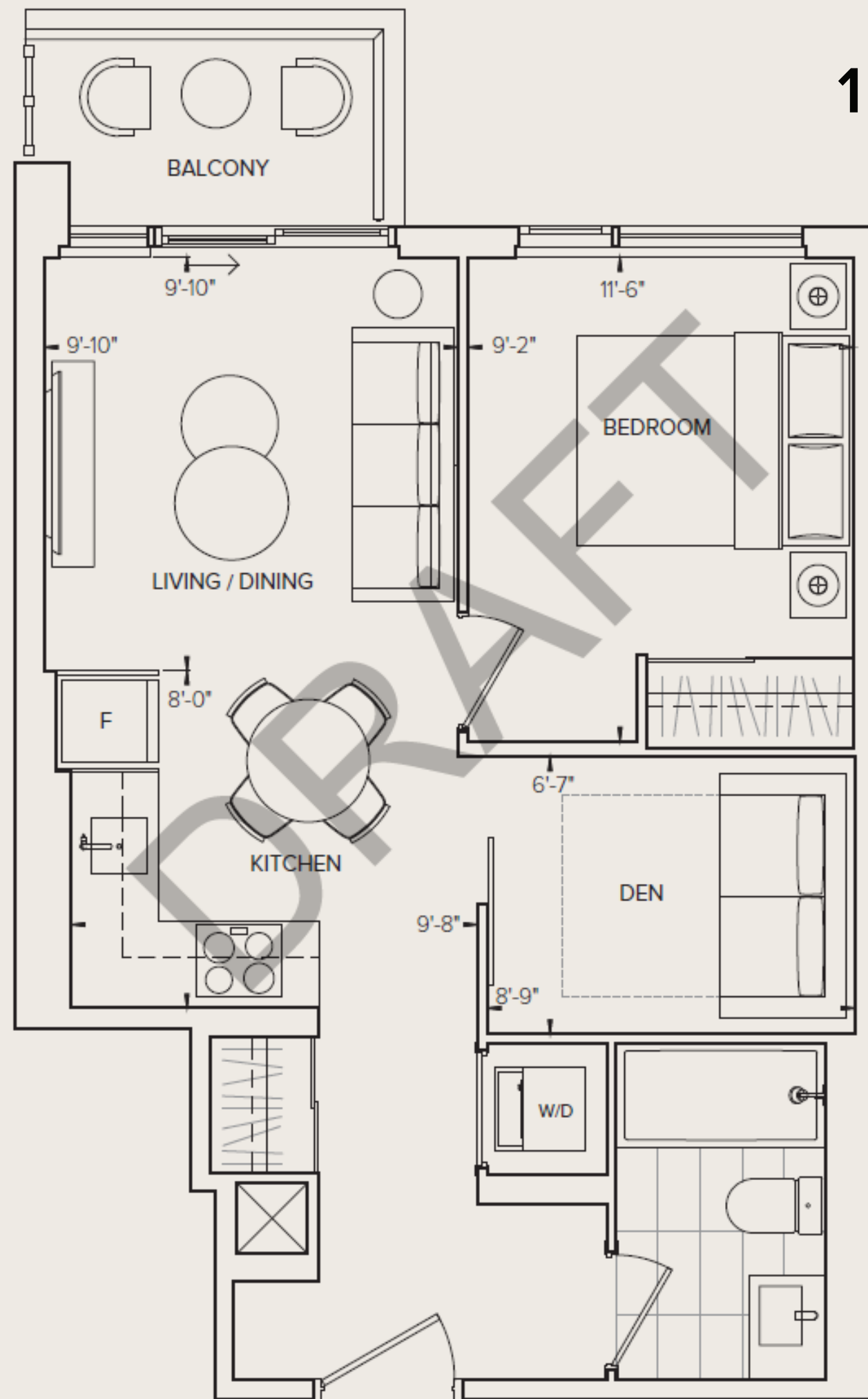


# SAMPLE FLOORPLANS

## 1 BEDROOM + DEN 1 BATH

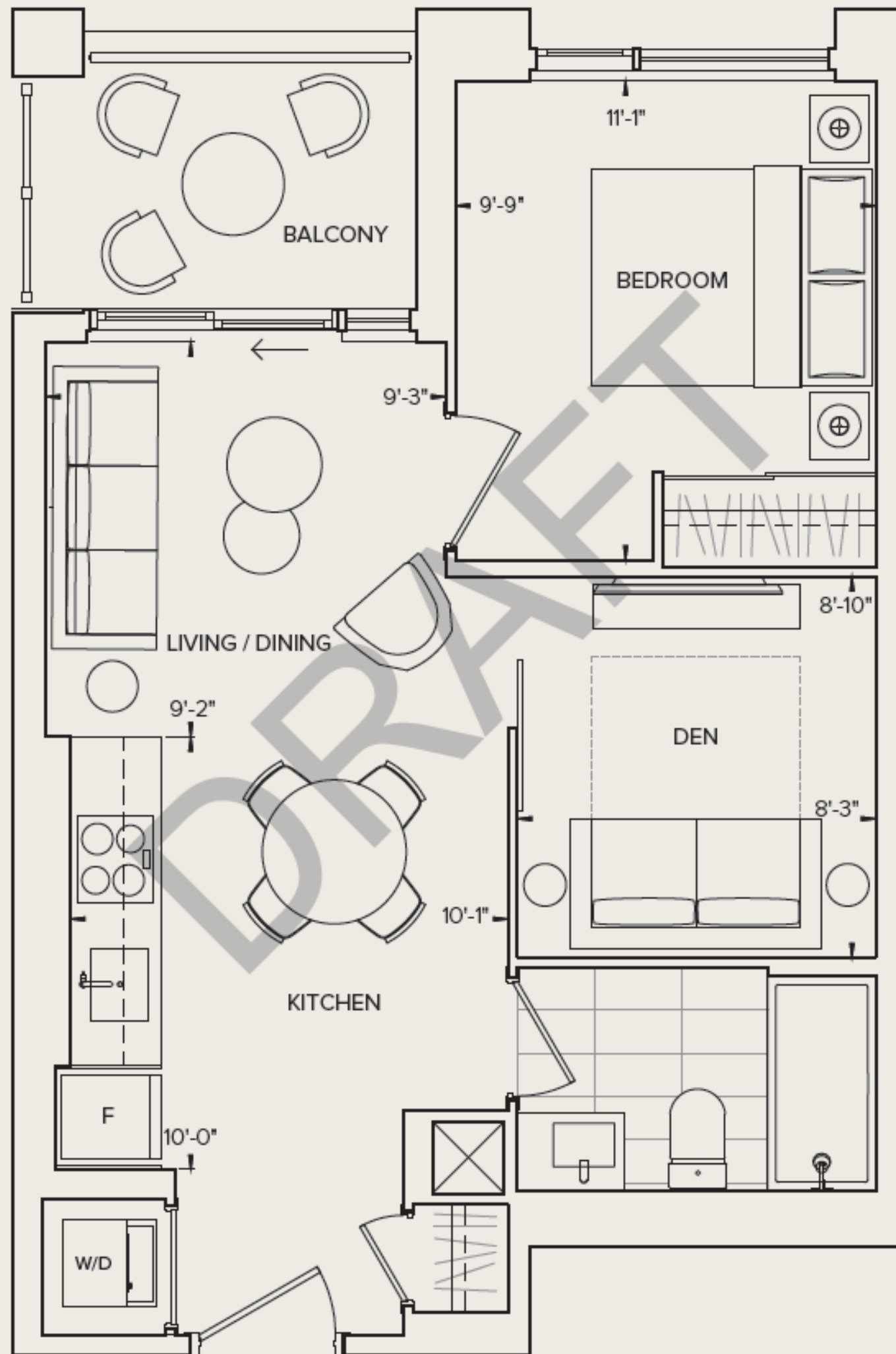
Interior Living 523 SQ. FT.  
Exterior Living 35 SQ. FT.  
Total Living 558 SQ. FT.

NORTH



FLOORS 8-11

# SAMPLE FLOORPLANS



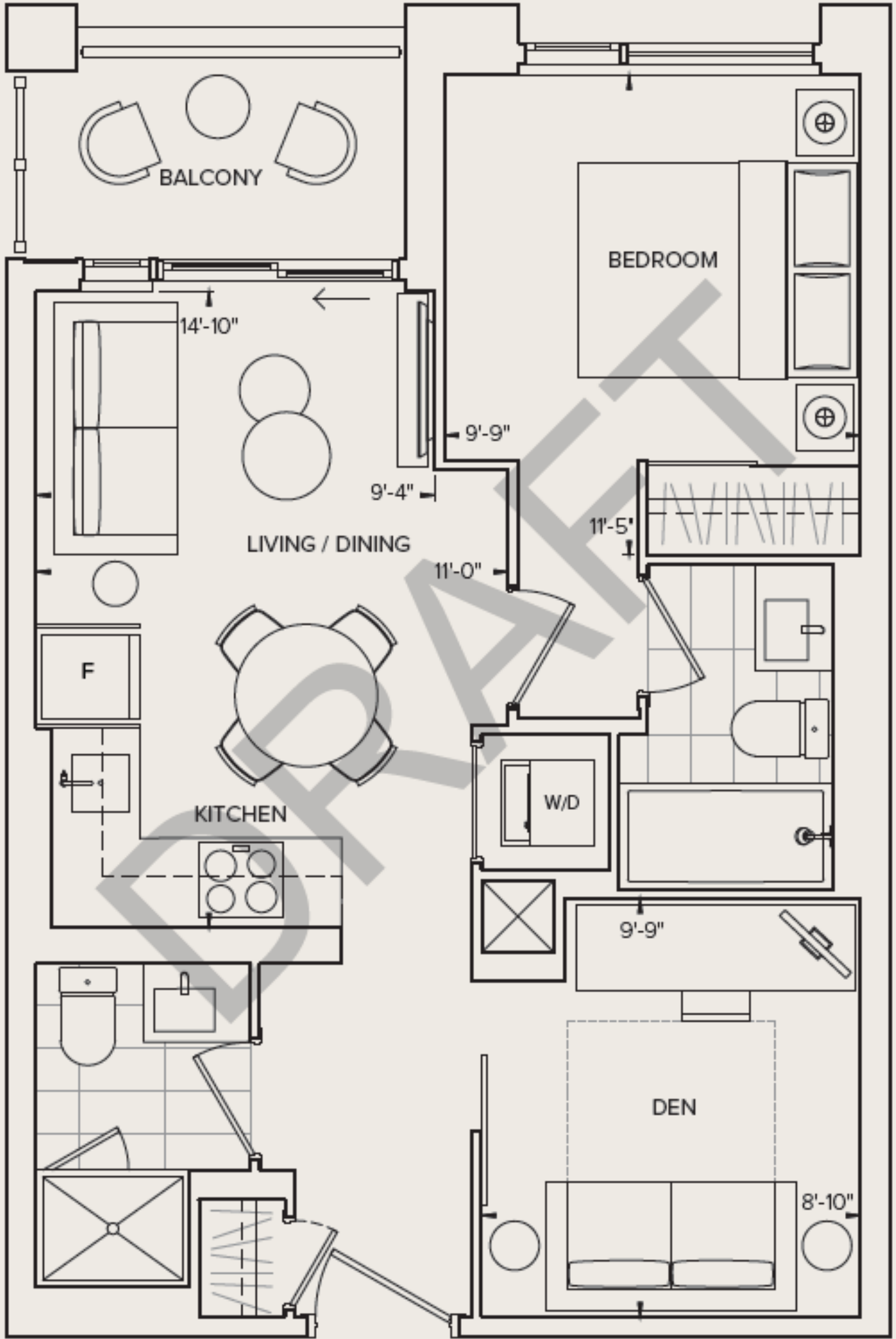
## 1 BEDROOM + DEN 1 BATH

Interior Living	533 SQ. FT.
Exterior Living	49 SQ. FT.
Total Living	582 SQ. FT.

SOUTH

# SAMPLE FLOORPLANS

# 1 BEDROOM + DEN 2 BATH



Interior Living	564 SQ. FT.
Exterior Living	42 SQ. FT.
Total Living	606 SQ. FT.

**SOUTH**

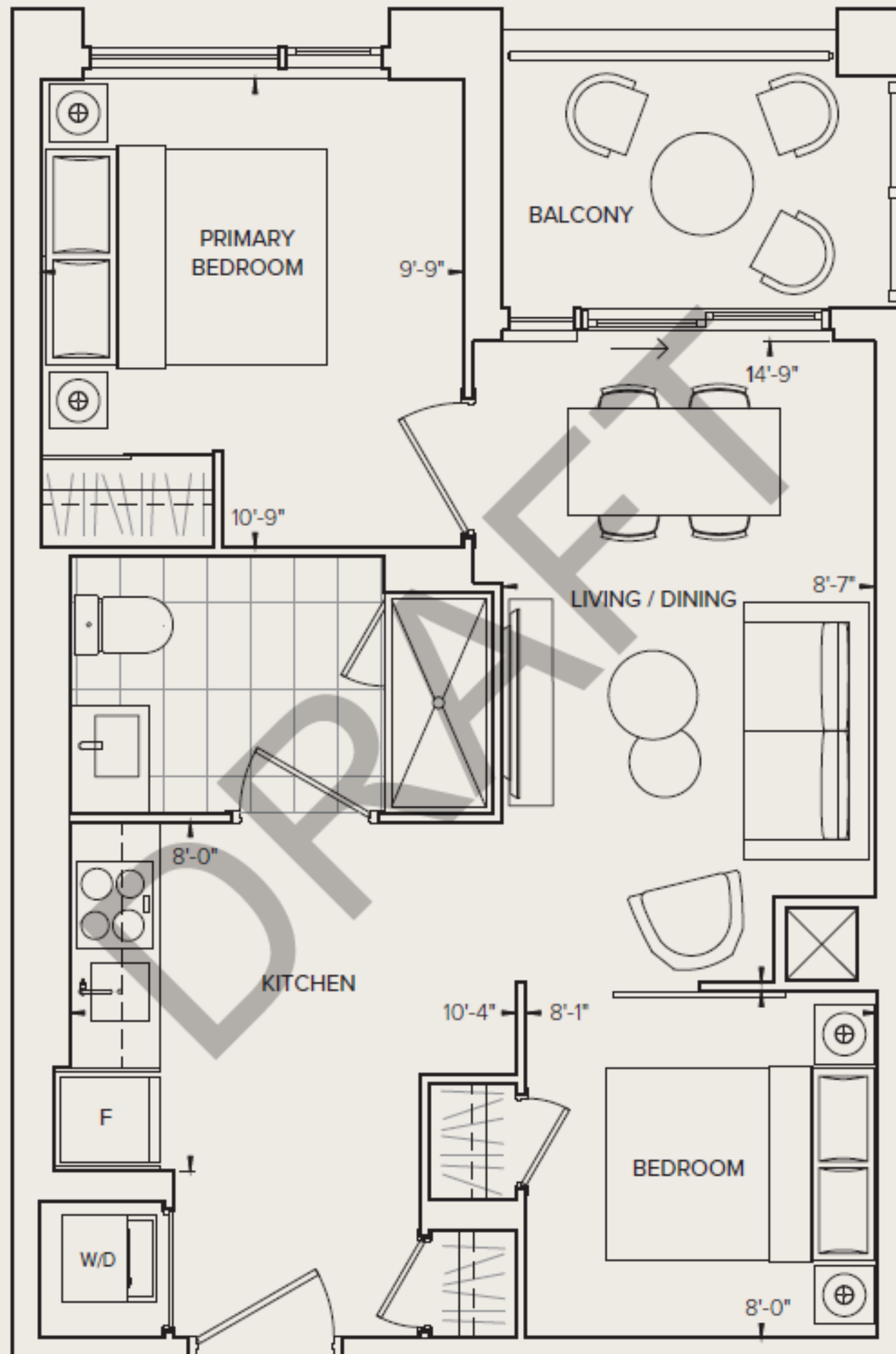


# SAMPLE FLOORPLANS

## 2 BEDROOM 1 BATH

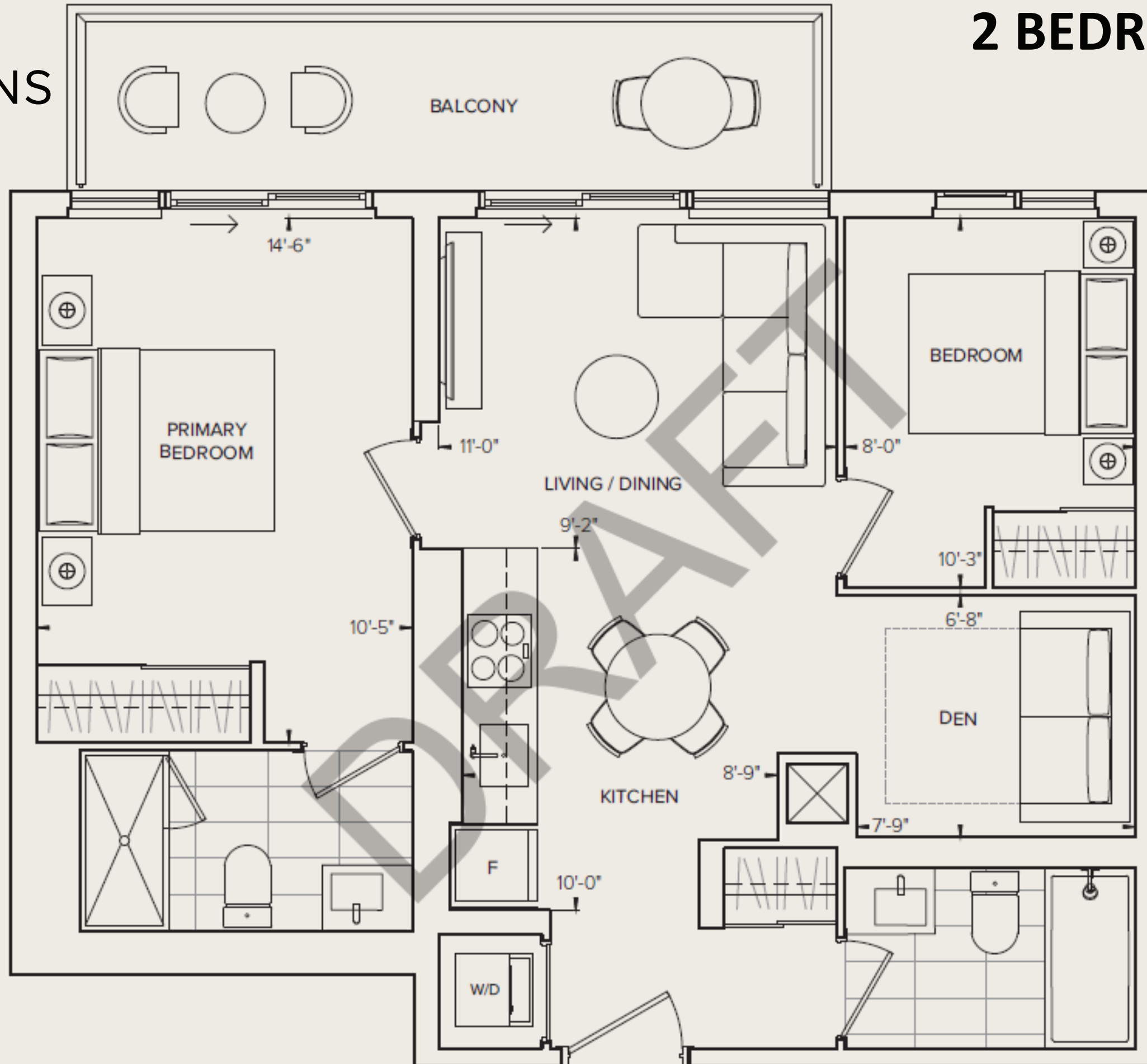
Interior Living 555 SQ. FT.  
Exterior Living 51 SQ. FT.  
Total Living 606 SQ. FT.

SOUTH



# SAMPLE FLOORPLANS

## 2 BEDROOM + DEN 2 BATH



Interior Living) 723 SQ. FT.  
Exterior Living 94 SQ. FT.  
Total Living 817 SQ. FT.

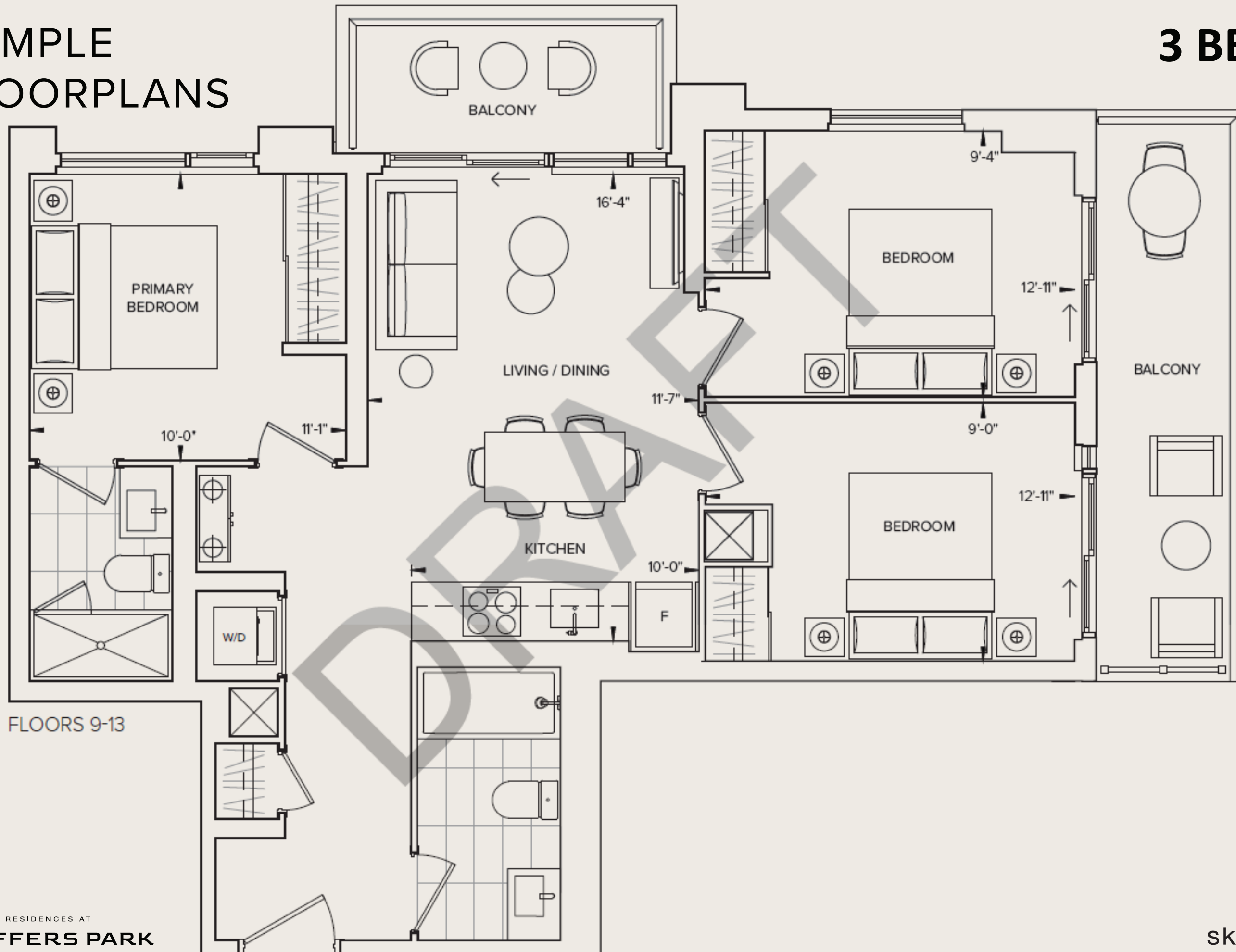
SOUTH

# SAMPLE FLOORPLANS

# 3 BEDROOM 2 BATH

Interior Living 844 SQ. FT.  
Exterior Living 137 SQ. FT.  
Total Living 981 SQ. FT.

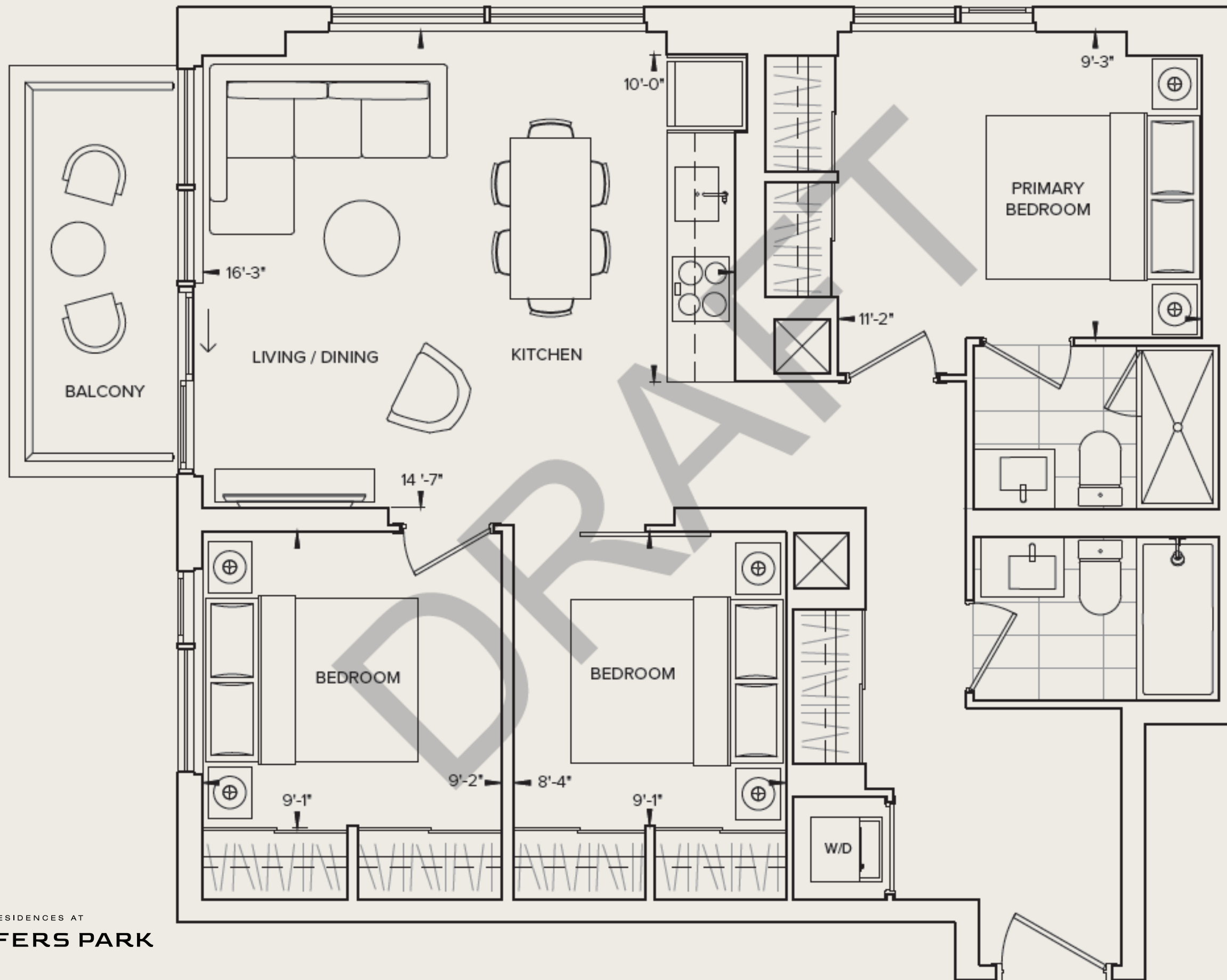
NORTH EAST



FLOORS 9-13

# SAMPLE FLOORPLANS

## 3 BEDROOM 2 BATH



Interior Living 881 SQ. FT.  
Exterior Living 49 SQ. FT.  
Total Living 930 SQ. FT.

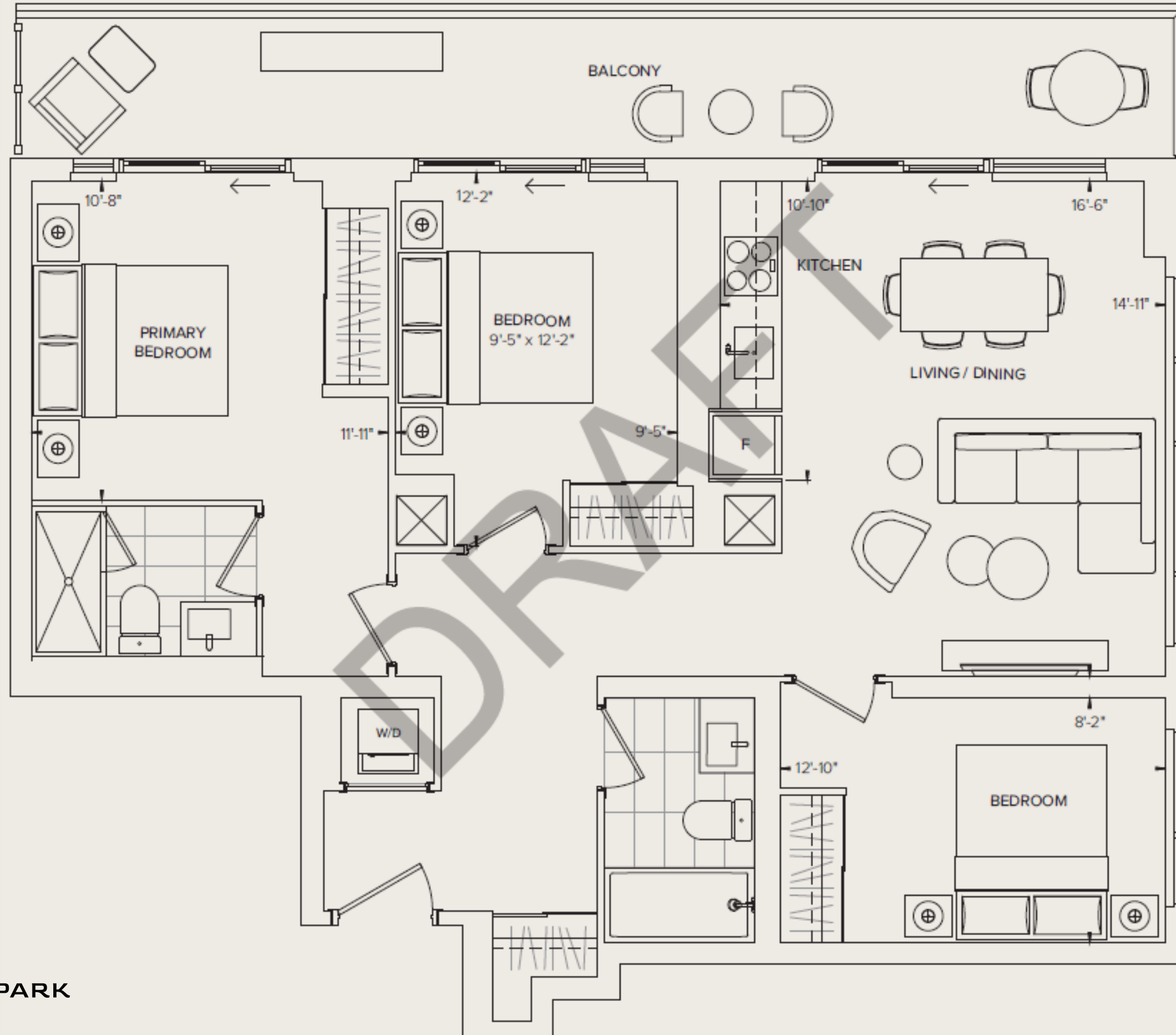
SOUTH WEST

# SAMPLE FLOORPLANS

## 3 BEDROOM 2 BATH

Interior Living 952 SQ. FT.  
Exterior Living 180 SQ. FT.  
Total Living 1,132 SQ. FT.

SOUTH EAST

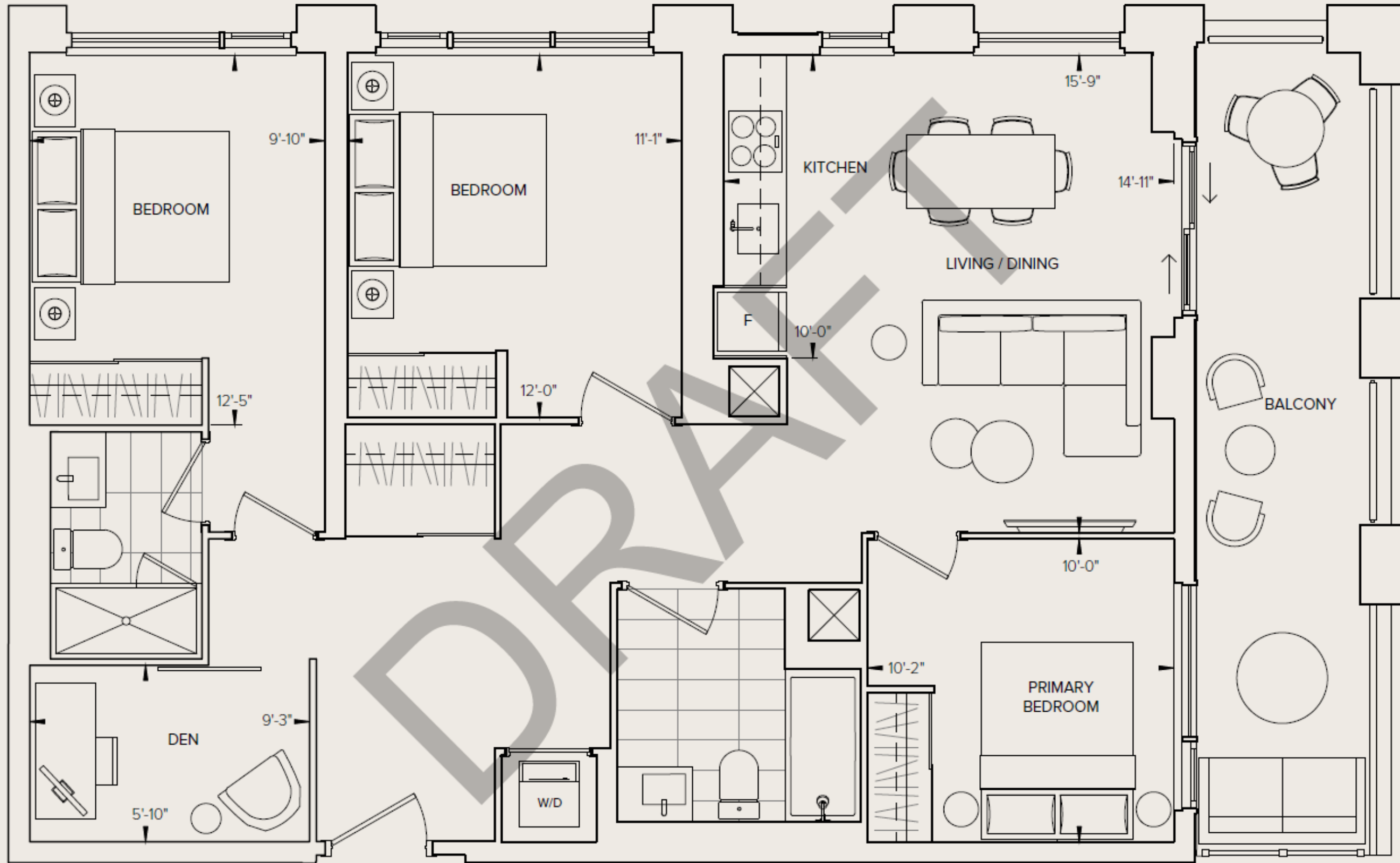


# SAMPLE FLOORPLANS

## 3 BEDROOM + DEN 2 BATH

Interior Living 1,084 SQ. FT.  
Exterior Living 144 SQ. FT.  
Total Living 1,228 SQ. FT.

SOUTH EAST



6th Floor South View



6th Floor South East View





6th Floor South West View



9th Floor South View



9th Floor South East View



9th Floor South West View



12th Floor South View



12th Floor South East View



12th Floor South West View



BROKER  
PORTAL INFO

<https://mybaker.baker-re.com/projects/ResidencesAtBluffersPark>

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# MEET THE TEAM

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# THE OFFICIAL LAUNCH

## MAY 24, 2023

Be among the first to experience a brand-new community coming soon to The Bluffs. Discover the luxury of living in thoughtfully-crafted suites, immersed in nature, and connected to downtown Toronto.

### EVENT DETAILS

MAY 24, 2023

2pm - 4pm

Guild Inn Estate

201 Guildwood Pkwy

Scarborough, ON M1E 1P5

Parking Available

Remarks to Begin at 2:30pm

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