

GALLERIA

ON THE PARK

**Live As One.
A City Park Community
on the New Dupont.**



TRANSIT HUB

Located in one of the few areas of the city that's a multi-modal transit hub with a variety of transit options, Galleria brings convenience to your doorstep. The Dufferin subway station, buses, streetcars, GO Transit and the UP Express are all within reach.



Now is the time to invest in this booming area where there is **more value and potential** than in the downtown core.

A GROWING NEIGHBOURHOOD

Toronto is growing, and Toronto West is growing along with it.

2.8M

Toronto Population

3.4M

Projected population increase by 2041¹

RENTAL UPSWING

9.2%

GTA Condo Rent Growth in Q4-2018²

7.7%

Per square foot increase in Q1 2019 residential rent²



NEW DEVELOPMENT - PRICE GROWTH

13,000

Estimated new residential units on the market in the next 5 to 10 years³

12.4%

Year over year price appreciation in Toronto W02, compared to 7.3% in all of Toronto⁶



4TH PLACE

TORONTO'S RANKING IN TOP 50 TECH TALENT MARKETS⁴

4.0%

DOWNTOWN TORONTO JOB GROWTH INCREASE IN 2018⁵

565,000+

PEOPLE EMPLOYED IN DOWNTOWN TORONTO OFFICE JOBS IN 2018⁵

572,415

INTERNATIONAL STUDENTS ENROLLED IN CANADIAN UNIVERSITIES IN 2018¹

1. Statistics Canada 2. Urbanation

3. Altusgroup 4. CBRE Scoring Tech Talent in North America

5. City of Toronto Employment Survey 6. TREB Home Price Index

NEW CITY PARK MASTER-PLANNED, MIXED-USE COMMUNITY

A new urban district is coming to Dupont and Dufferin. Galleria on the Park leads positive change in the neighbourhood with a 20-acre site, enhancing its zest and creativity with a range of housing, leisure and retail options.

New Community Centre Built First

95,000^{SQ.FT.}

As the first step in Phase 1 of Galleria on the Park, a new community centre will be built and enjoyed by the first occupants of Galleria on the Park. This spacious and modern new facility — one of the largest in Toronto — will offer state-of-the-art equipment and programming.



GYM



MULTI-PURPOSE
ROOMS



COMMUNITY
KITCHEN



SWIMMING
POOLS



DANCE
STUDIO



RUNNING
TRACK



CHILD CARE
CENTRE



PLAYGROUND



GREEN
ROOF



Renderings artist's impression, showing a possible vision for the complete renovation of the Wallace Emerson Park. Not all of these parklands form part of the Galleria on the Park development; developer is not responsible for the full build out of the park.

SHOP

Vibrant Retail

LIVE

Home on the Park

PLAY

New Green Spaces

300,000 SQ.FT.
RETAIL SPACE

An exhilarating range of planned shops and services — including grocery stores and one-of-a-kind boutiques — will provide the ultimate convenience and excitement to everyone living in the area. Modern office spaces will offer inspiring places to work.



2,896
RESIDENTIAL UNITS

Offering a premium lifestyle in a friendly community setting, Galleria will attract thousands of residents from all over the GTA.

8 HIGH-RISE
RESIDENTIAL
BUILDINGS

*Planned by City for future implementation but outside scope of development commitments by developer.

8 ACRES

The new Wallace Emerson Park is a park of unprecedented size for a condo community in the city and will welcome residents and visitors to spend time in its much-needed green space.

THE COMMUNITY HEART

Winter leisure skating pad and trail
BMX/skateboard park

THE PLAY HEART*

Free-form play at centre of the park
Multi-use field and natural gathering place

THE NATURE HEART*

Natural landscape
Treed canopy
Meandering pathways



ELAD CANADA



The realization of development projects and value enhancement forms the cornerstone of ELAD Canada's multi-billion dollar operations. Backed by extensive international capital and benefiting from experience and in-depth knowledge of the industry, **ELAD has a proven track record with large scale, multi-phase projects and numerous office, industrial and retail properties** throughout Canada and the US. With a best-in-class reputation for creative thinking and investing in the execution and delivery of untapped development opportunities, ELAD is highly skilled at seeking out sites with high potential, close to transit and major points of interest. **Best known for its visionary approach** at the award winning, master planned Emerald City in Toronto, ELAD also leads the way with innovative projects in Montreal. ELAD has recently acquired Lansing Square, a 400,000 sq.ft. office complex on approximately 15 acres, slated to be redeveloped as a mixed-use community.



#LiveAsOne

A New Dupont City Park Community.



Illustration is artist's concept only.

GALLERIA
ON THE PARK

Master-Planned Communities

Essential Elements





Public Infrastructure



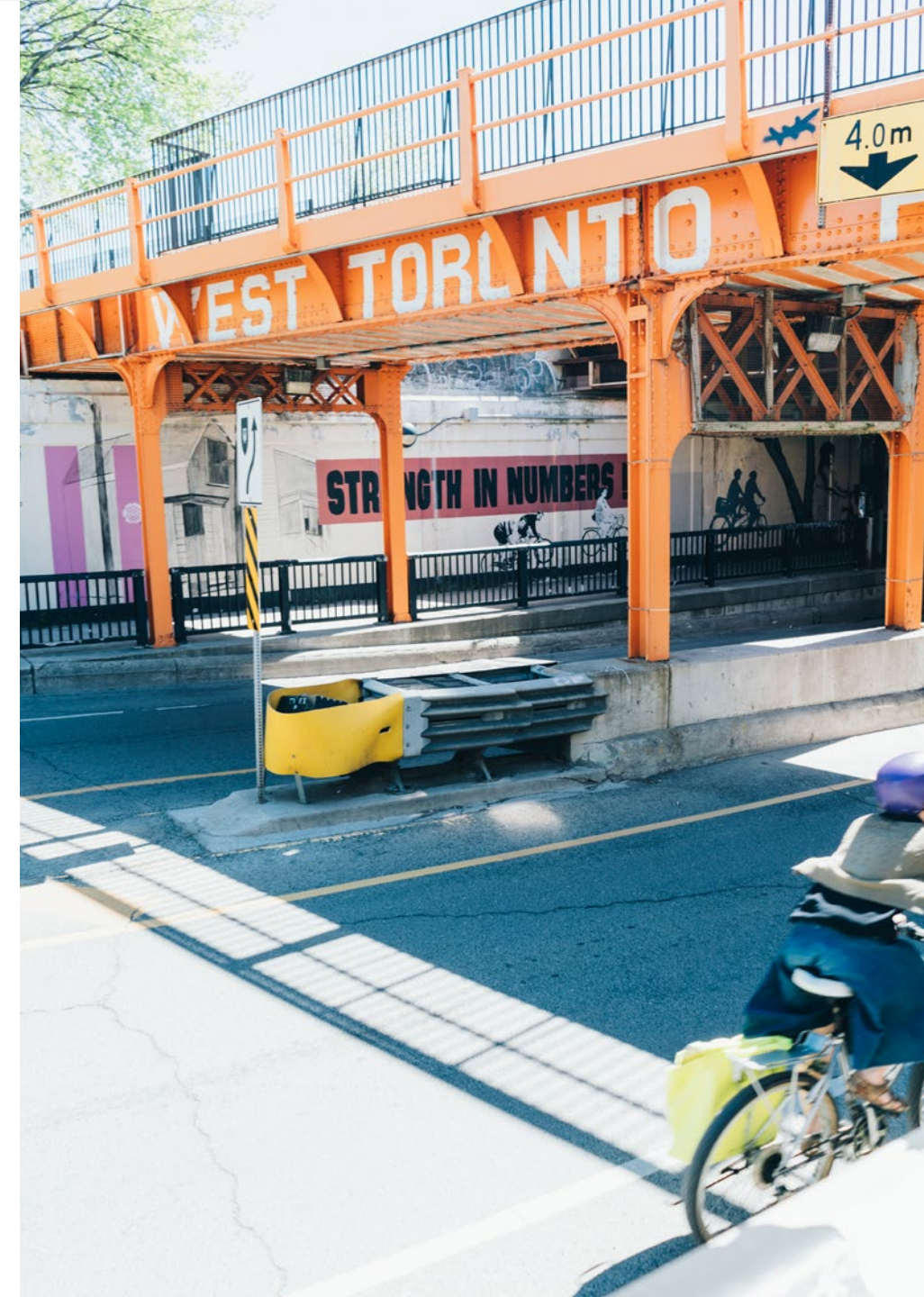
Density



Public Spaces



Retail



Transit

Master-Planned Community



Residential

Nearly 3,000 Units



Phase 1

Approx. 470 Units



Retail

Approx. 300,000 sq.ft.



Community Park

8 Acre Park



Community Centre

Approx. 95,000 sq.ft.



Neighbourhood Restaurants & Parks

PARKS

1. Christie Pits Park
2. Dovercourt Park
3. Earlscourt Park
4. Hillcrest Park
5. Dufferin Grove Park
6. Campbell Park
7. Wychwood Barns Park

RESTAURANTS





1. Parallel
2. North of Brooklyn Pizzeria
3. Famiglia Baldassarre
4. Sugo
5. Blood Brothers Brewing
6. Forno Cultura
7. Drake Commissary
8. Hendersons Brewery
9. Burdock
10. Mattachioni



Transit

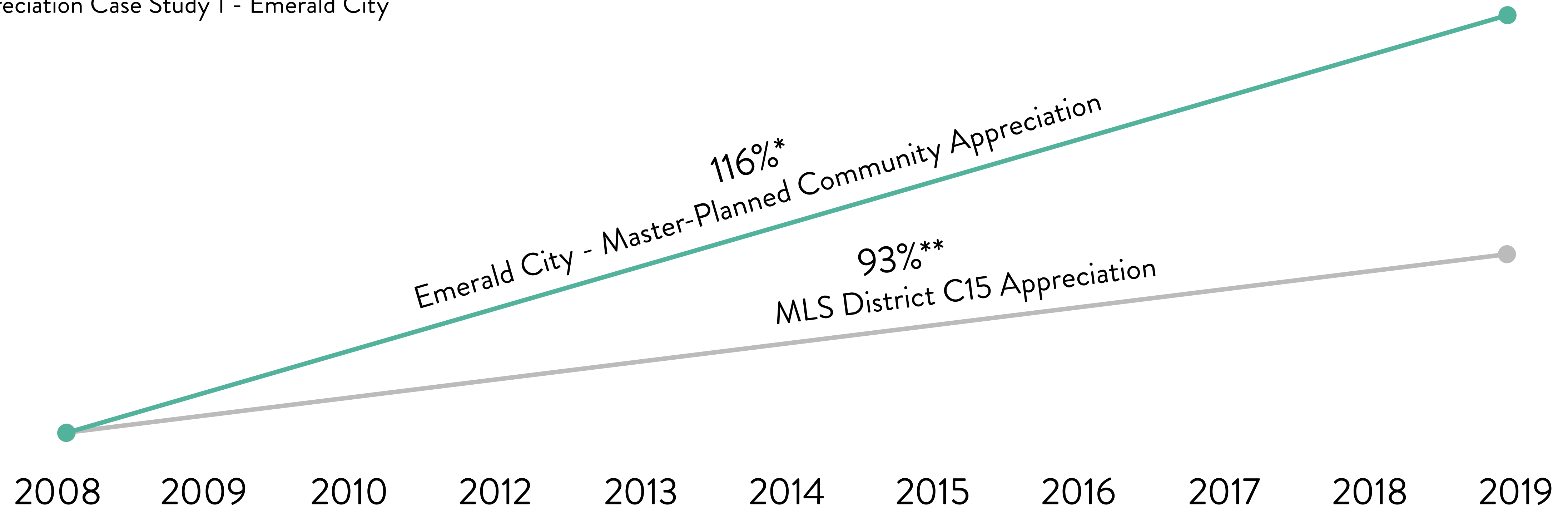


-  Bloor-Danforth Line
-  Dufferin Bus Route
-  Ossington Bus Route
-  Bathurst Bus Route
-  Dupont Bus Route
-  St. Clair Streetcar Line

-  Go Train Line
-  TTC Subway Stations
-  UP Express Bloor Station
-  Bloor GO

Master-Planned Community Growth

Appreciation Case Study 1 - Emerald City



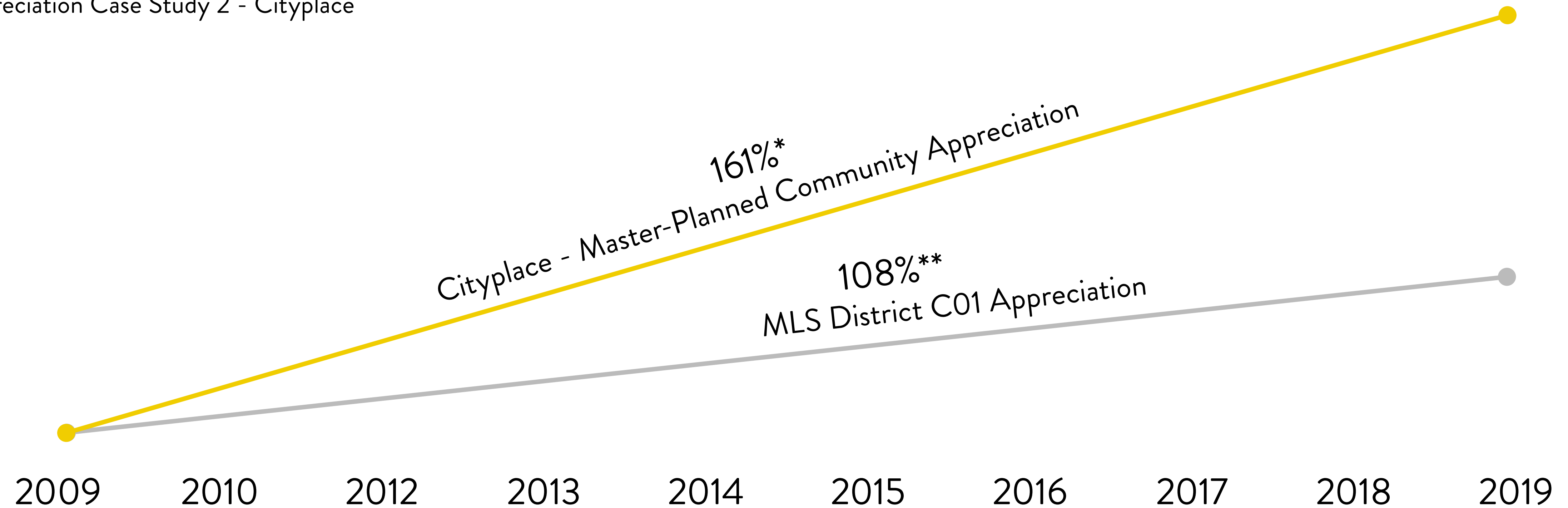
Over an eleven year period, the price per sq.ft. of the master-planned community of Emerald City has appreciated by 116%, while the price per sq.ft. for resale condos within the same MLS district has appreciated by 93%

*Altus Realnet

**TREB

Master-Planned Community Growth

Appreciation Case Study 2 - Cityplace



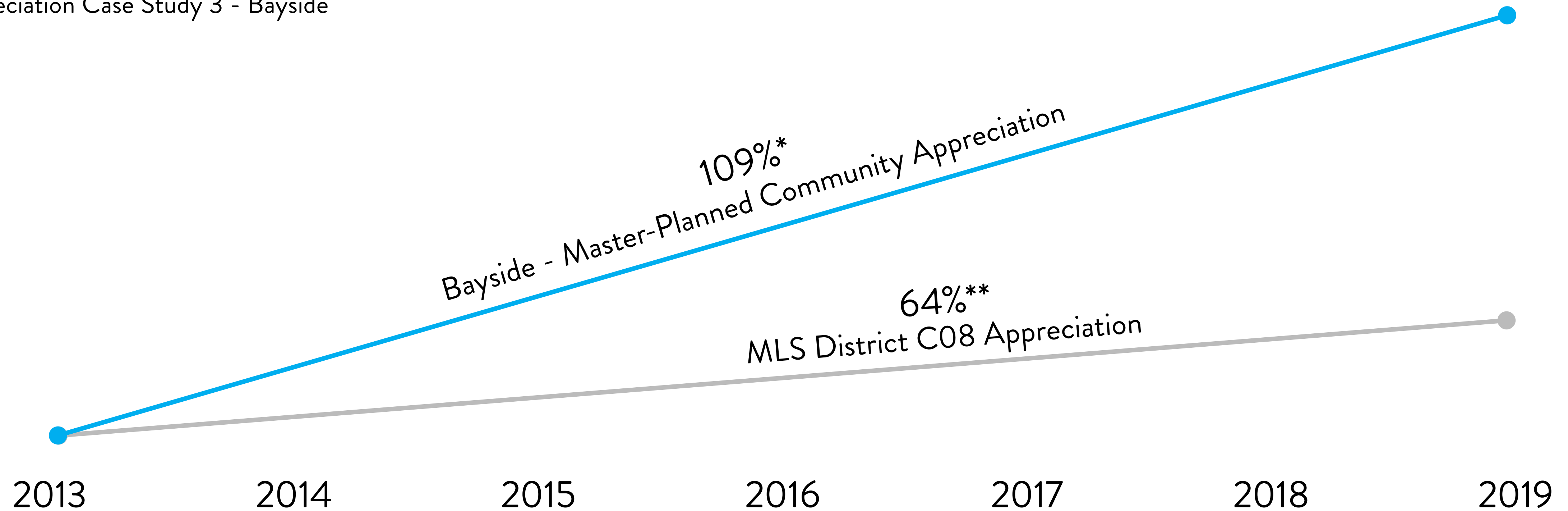
Over a ten year period, the price per sq.ft. of the master-planned community of Cityplace has appreciated by 161%, while the price per sq.ft. for resale condos within the same MLS district has appreciated by 108%

*Altus Realnet

**TREB

Master-Planned Community Growth

Appreciation Case Study 3 - Bayside



Over a six year period, the price per sq.ft. of the master-planned community of Tridel Bayside has appreciated by 109%, while the price per sq.ft. for resale condos within the same MLS district has appreciated by 64%

*Altus Realnet

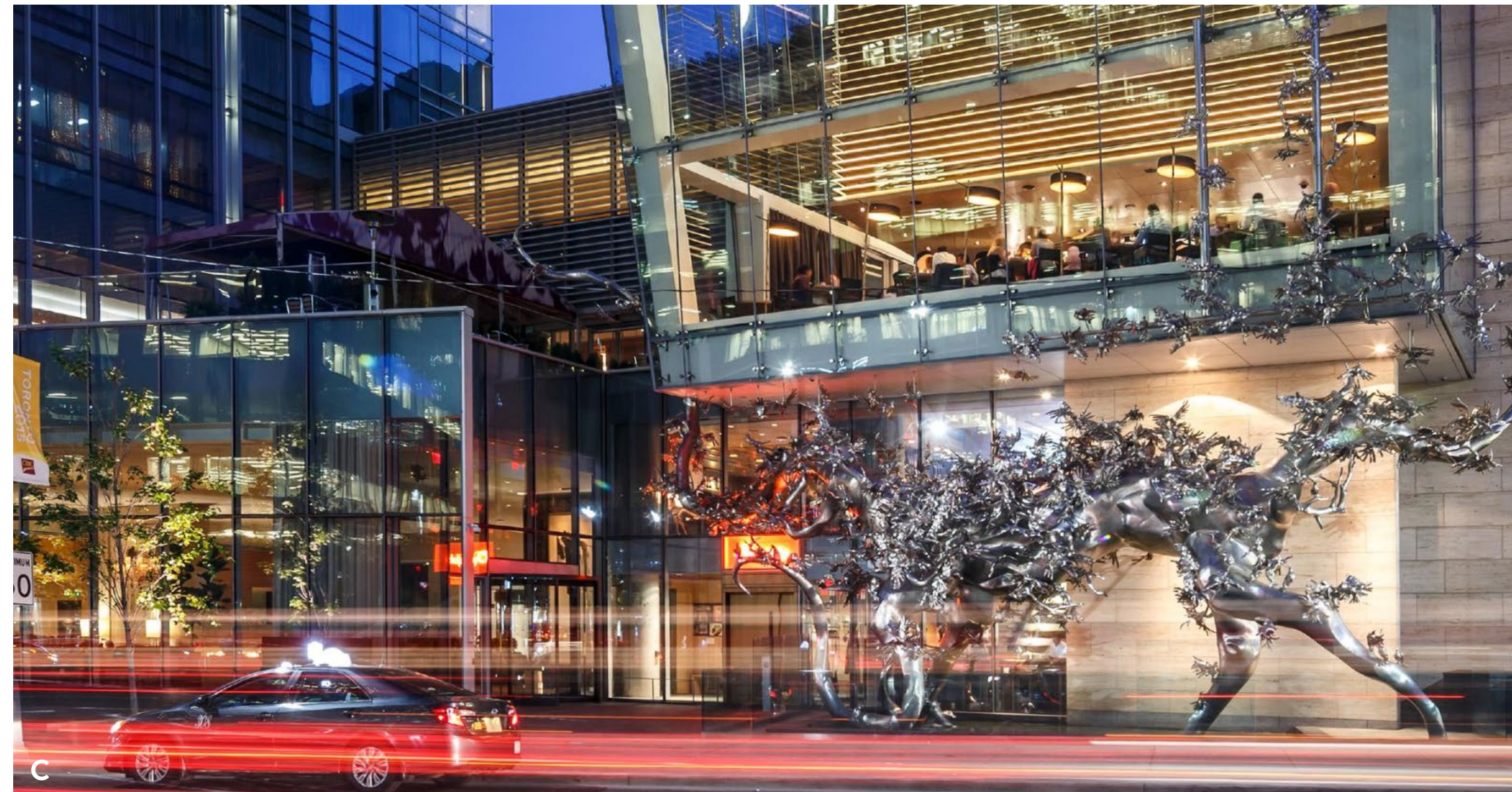
**TREB



The Architects

HARIRI PONTARINI ARCHITECTS

- A Schulich School of Business
- B ROM Welcome Project
- C Shangri-La
- D One Yonge



COREARCHITECTS

- A Dubai Marina
- B Cosmopolitan Toronto Hotel
- C M City Phase 2

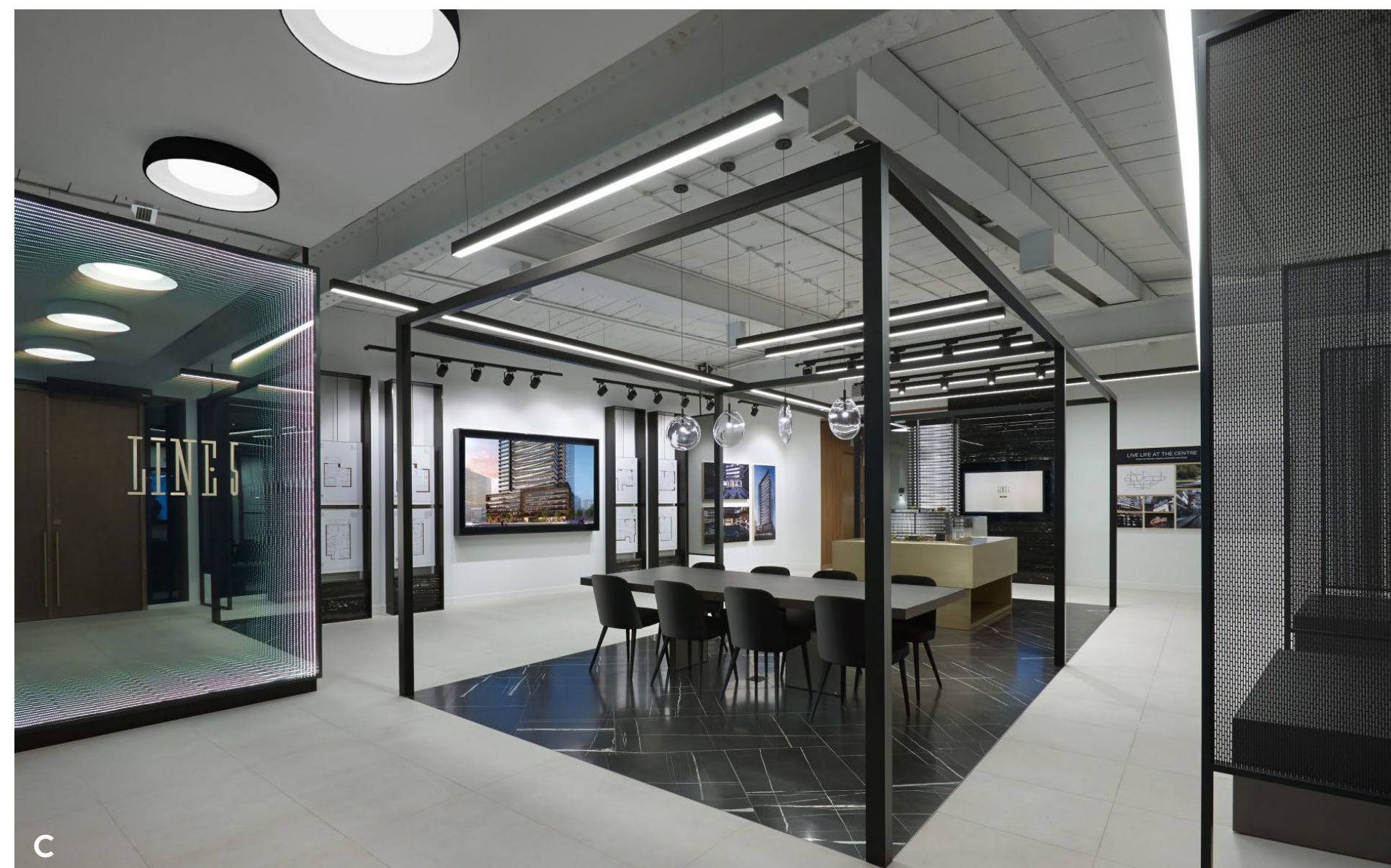




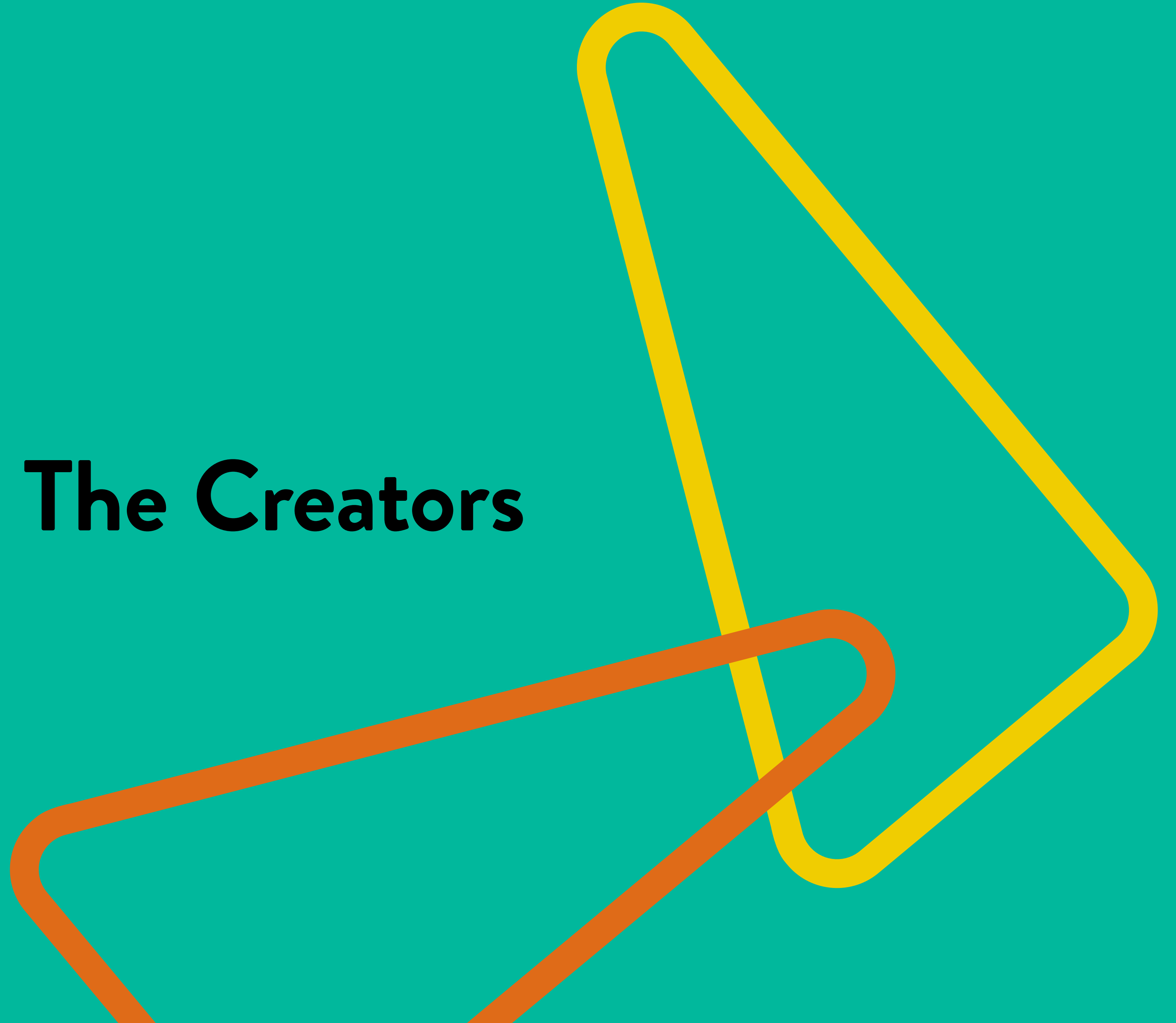
The Interior Designers

U/31

- A** Berczy
- B** Scala
- C** Line 5
- D** Maverick



The Creators



ELAD CANADA

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freed

For over 25 years, Freed has been changing the face of Toronto with its unique brand of design-based development. The company, with 9,100 units and \$5.48 billion dollars in real estate assets developed, has been the driving force behind the remarkable transformation of King Street West and beyond. A Freed property is more than just a building - it's a lifestyle hub. It's a place where people live near where they work and play, in buildings that make a true design statement. Freed's portfolio includes residential developments, hospitality ventures, resort communities and commercial spaces that become home to residents and some of Toronto's best retail tenants alike.

ELAD CANADA

- A** Emerald City Toronto, ON
- B** Cité - Nature Montreal, QC
- C** Nordelec Montreal, QC



ELAD CANADA

Coming Soon

Lansing Square Toronto, ON





- A Art Shoppe Lofts & Condos**
Toronto, ON
- B Thompson Hotel and Residences**
Toronto, ON
- C 150 & 155 Redpath** Toronto, ON



freed

Coming Soon

ANX & Grand Park Village



GALLERIAONTHEPARK.COM