

# 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 2041<sup>1</sup>

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

## RENTAL UPSWING

# 9.2%

GTA Condo Rent Growth in Q4-2018<sup>2</sup>

# 7.7%

Per square foot increase in Q1 2019 residential rent<sup>2</sup>



## NEW DEVELOPMENT - PRICE GROWTH

# 13,000

Estimated new residential units on the market in the next 5 to 10 years<sup>3</sup>

# 12.4%

Year over year price appreciation in Toronto W02, compared to 7.3% in all of Toronto<sup>6</sup>



# 4<sup>TH</sup> PLACE

TORONTO'S RANKING IN TOP 50 TECH TALENT MARKETS<sup>4</sup>

# 4.0%

DOWNTOWN TORONTO JOB GROWTH INCREASE IN 2018<sup>5</sup>

# 565,000+

PEOPLE EMPLOYED IN DOWNTOWN TORONTO OFFICE JOBS IN 2018<sup>5</sup>

# 572,415

INTERNATIONAL STUDENTS ENROLLED IN CANADIAN UNIVERSITIES IN 2018<sup>1</sup>

INVESTMENT POTENTIAL

# 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



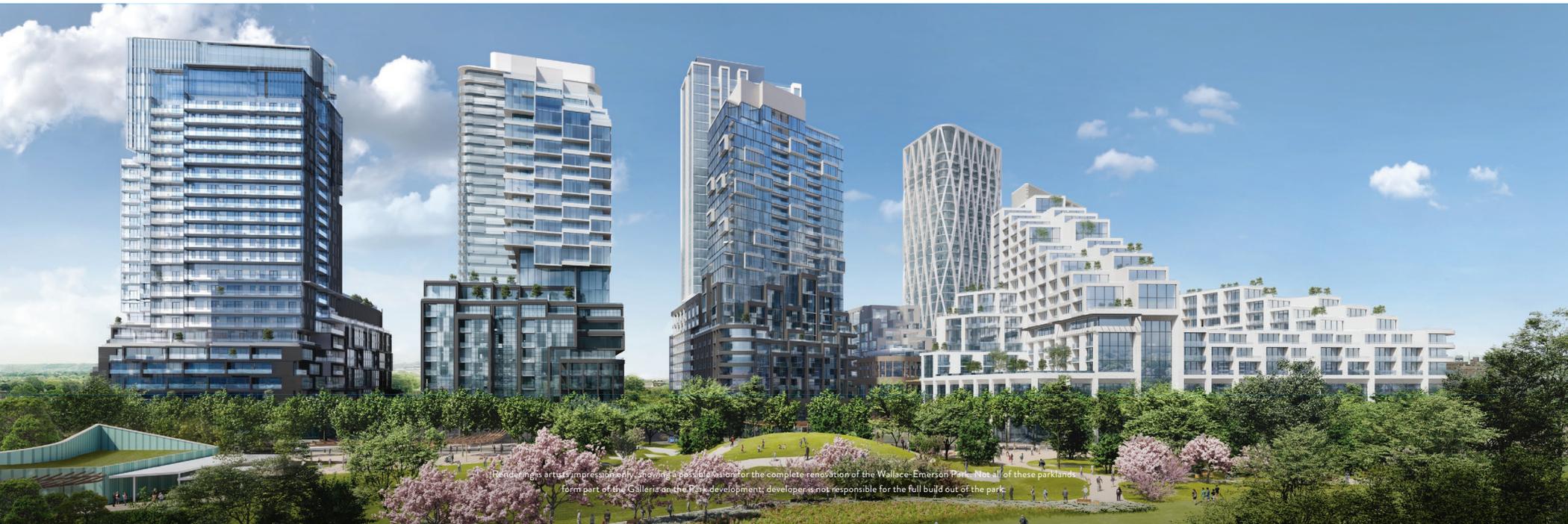
CHILD CARE  
CENTRE



PLAYGROUND



GREEN  
ROOF



Renderings artistry 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

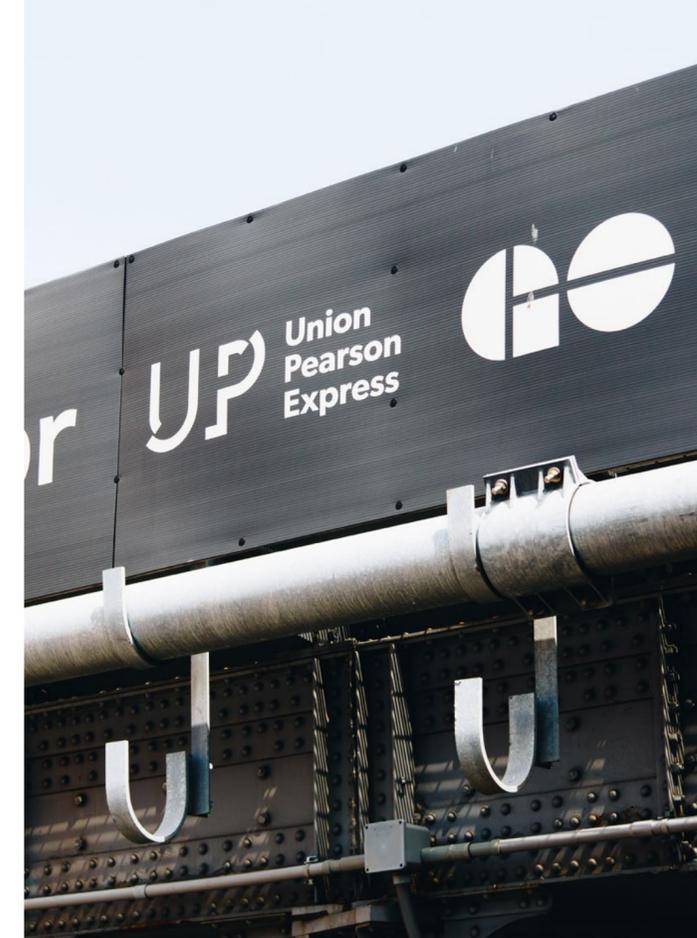




**Public Infrastructure**



**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. Earls Court 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

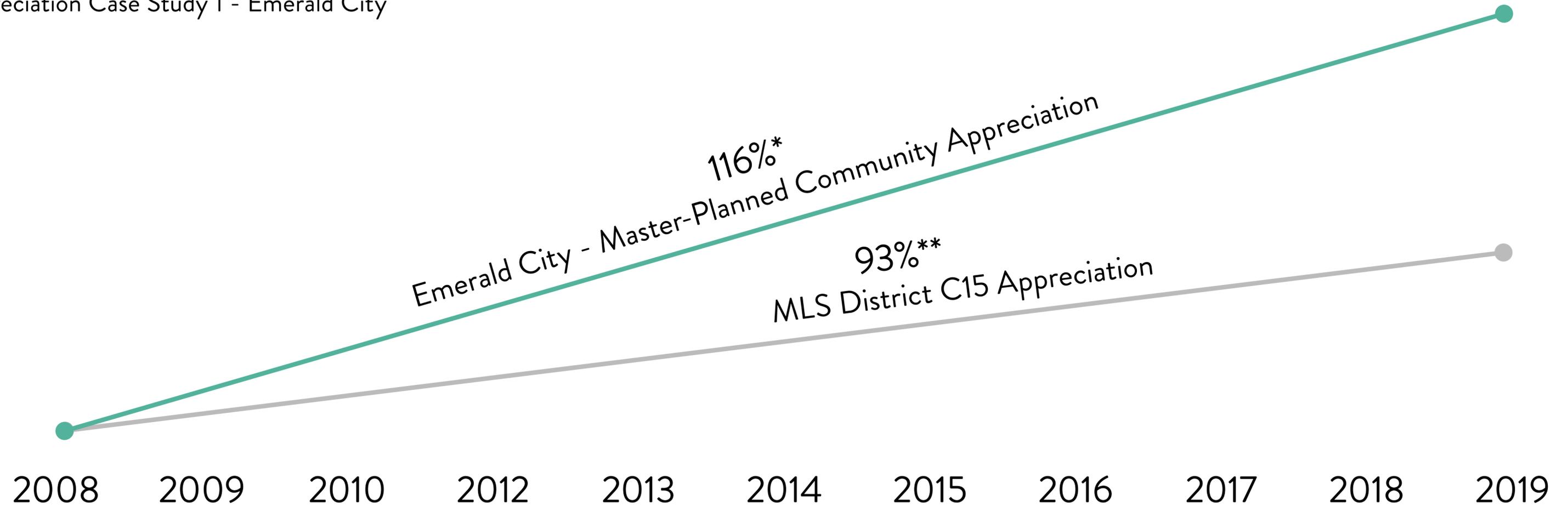
# Transit



-  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



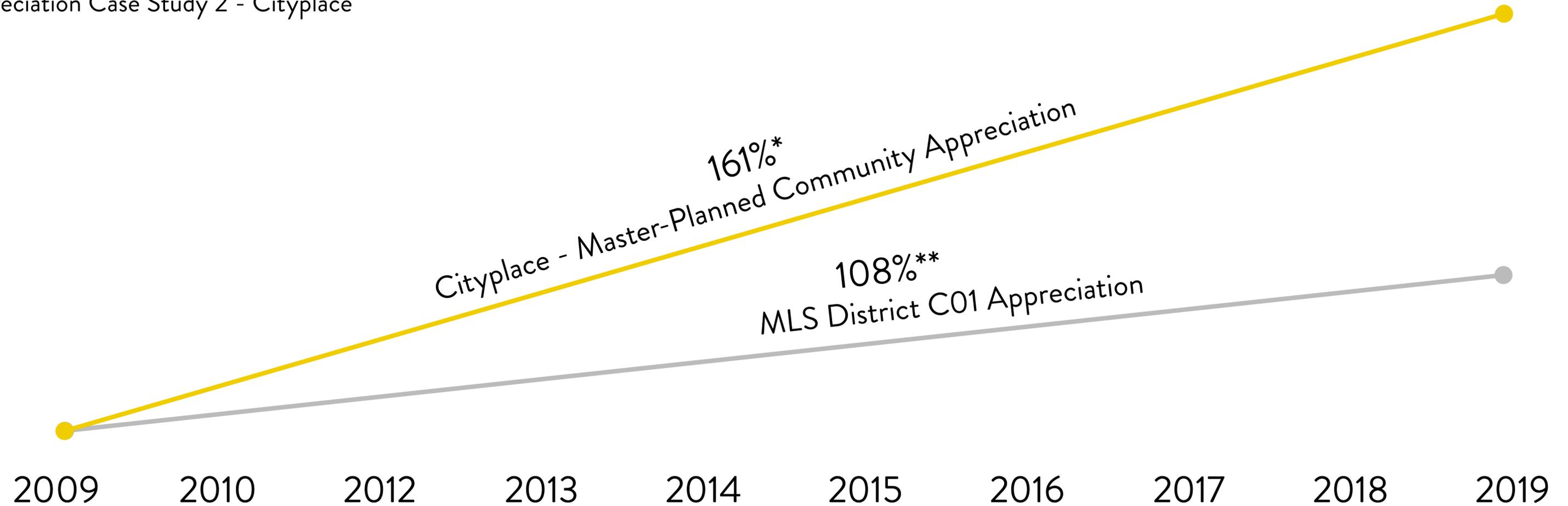
Over an eleven year period, the price per sq.ft. of the master-planned community of Emerald City has appreciated by 116%, while the price per sq.ft. for resale condos within the same MLS district has appreciated by 93%

\*Altus Realnet

\*\*TREB

# Master-Planned Community Growth

Appreciation Case Study 2 - Cityplace



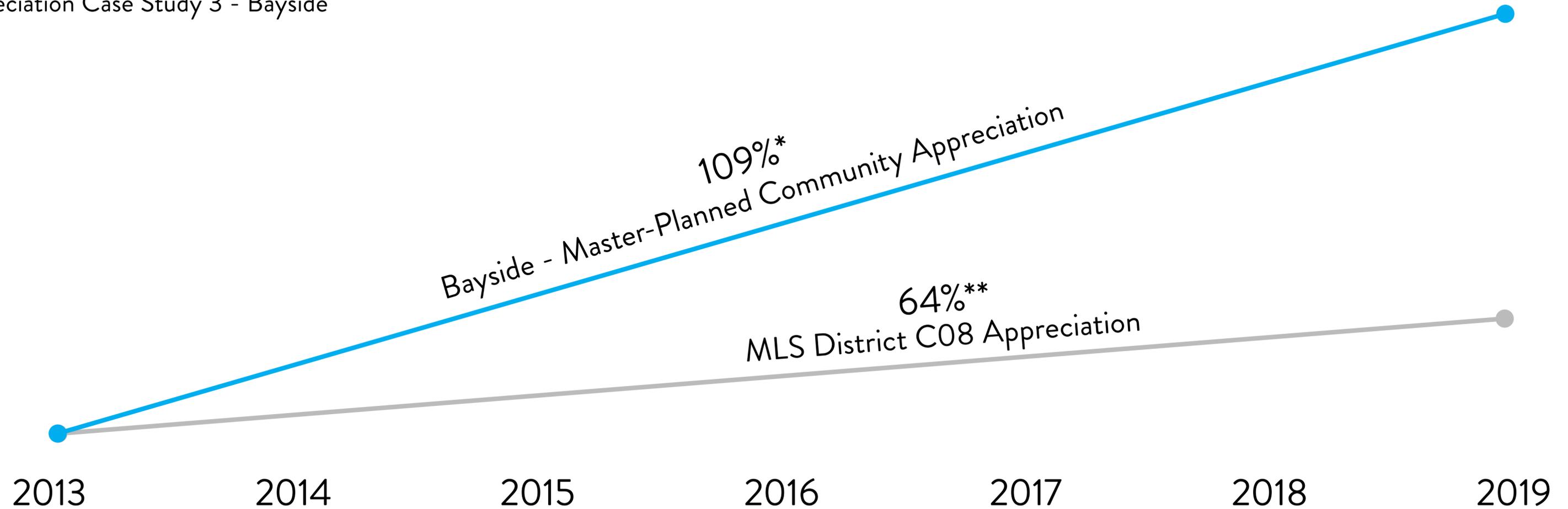
Over a ten year period, the price per sq.ft. of the master-planned community of Cityplace has appreciated by 161%, while the price per sq.ft. for resale condos within the same MLS district has appreciated by 108%

\*Altus Realnet

\*\*TREB

# Master-Planned Community Growth

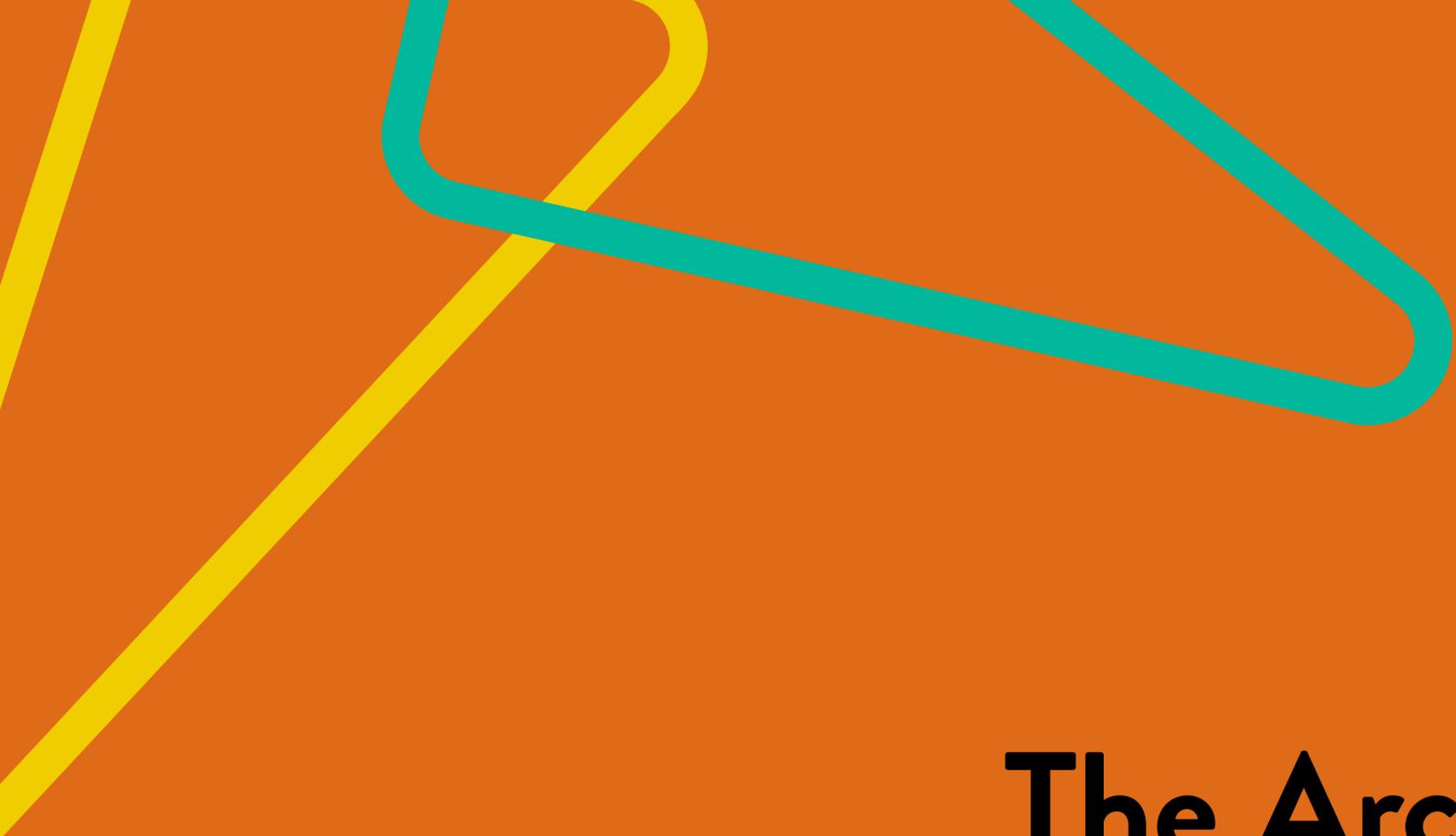
Appreciation Case Study 3 - Bayside



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

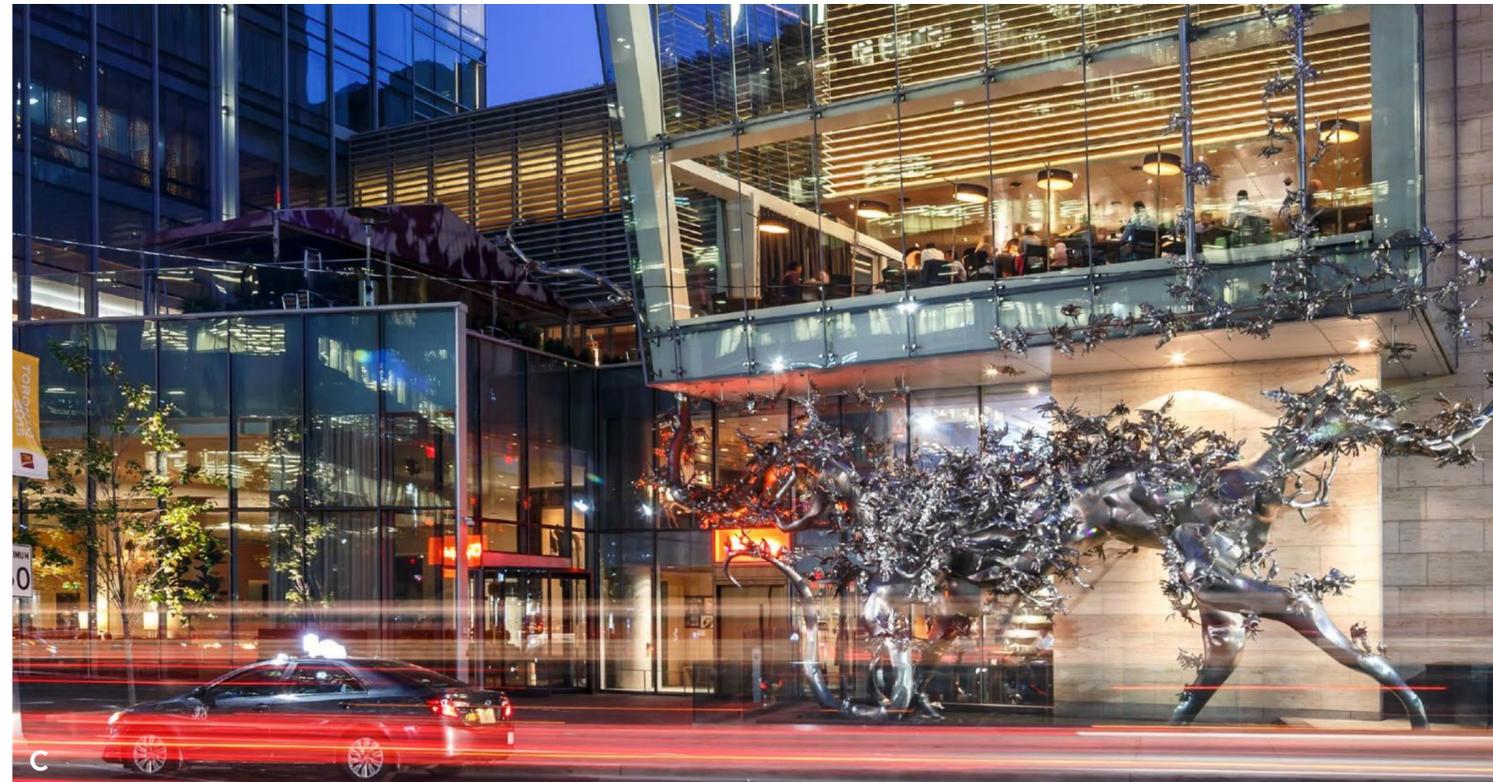
\*\*TREB



# The Architects

# HARIRI PONTARINI ARCHITECTS

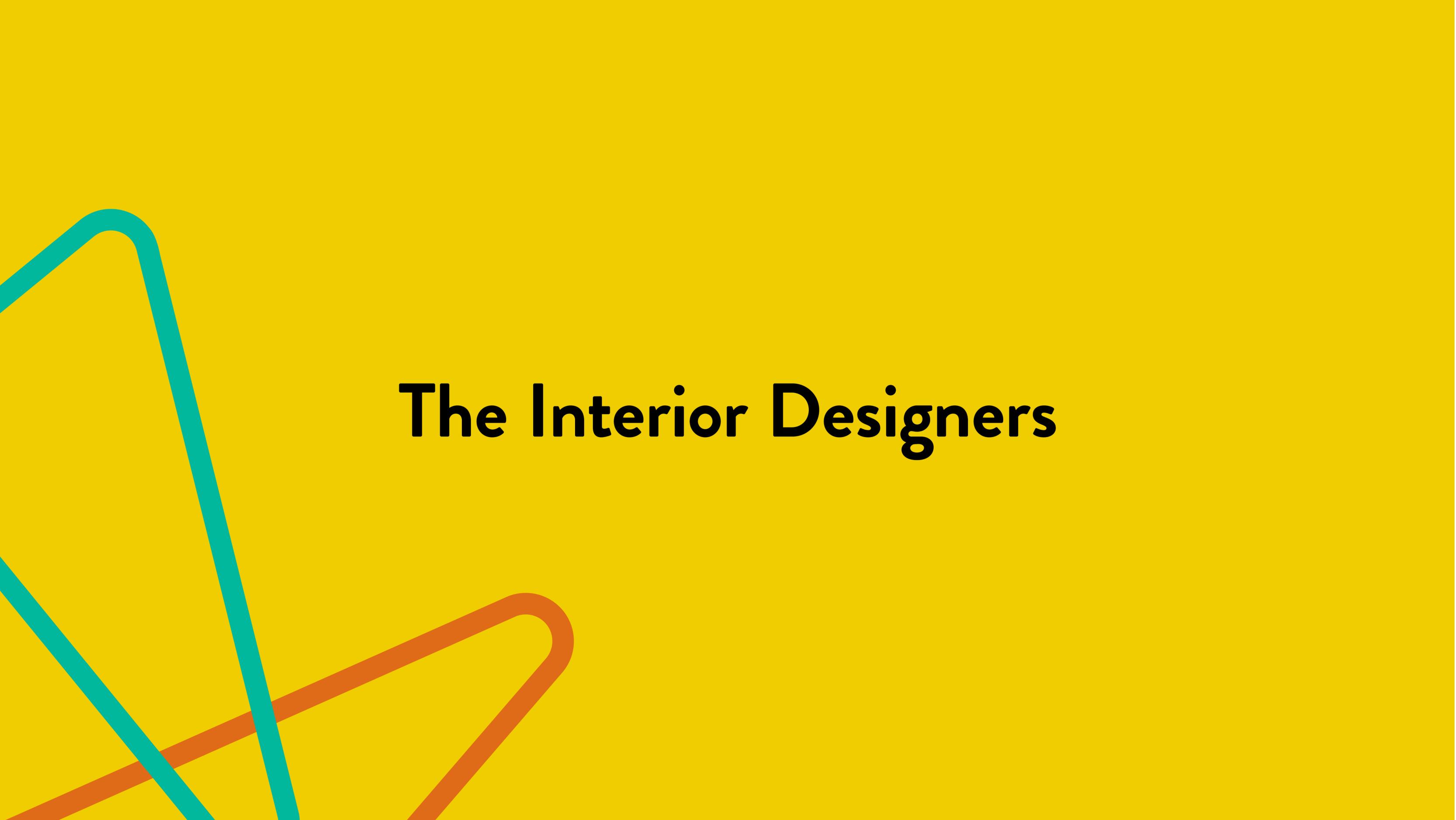
- A Schulich School of Business
- B ROM Welcome Project
- C Shangri-La
- D One Yonge



# COREARCHITECTS

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

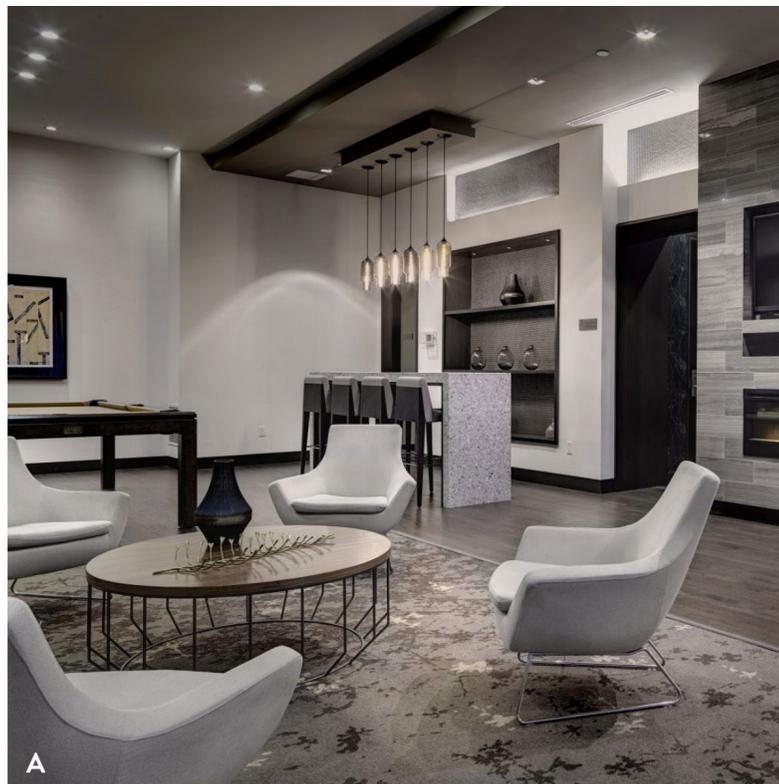
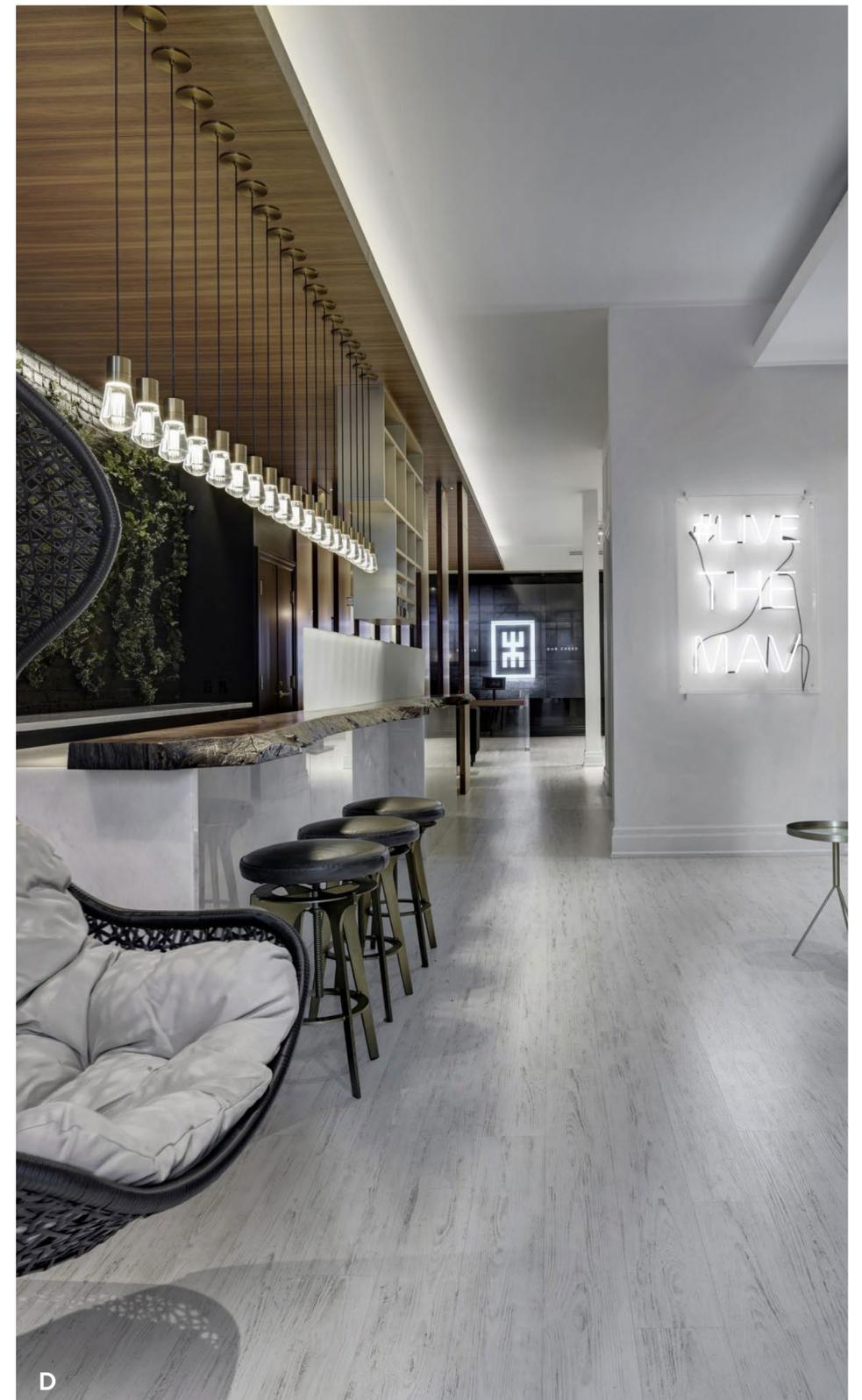
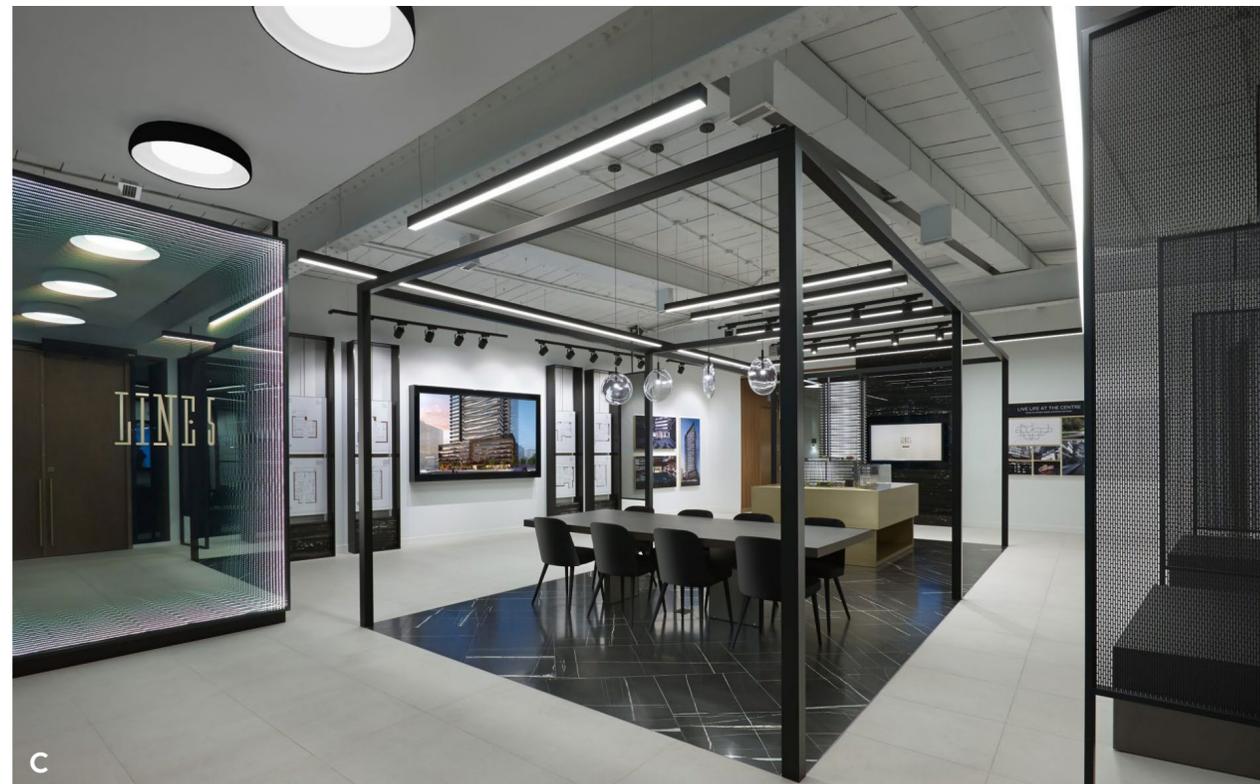


The background is a solid, bright yellow. On the left side, there are two thick, curved lines. One is teal and the other is orange. They overlap and curve across the left half of the image. The teal line starts at the top left, curves down and right, then down and left. The orange line starts lower, curves right, then down and left, crossing the teal line.

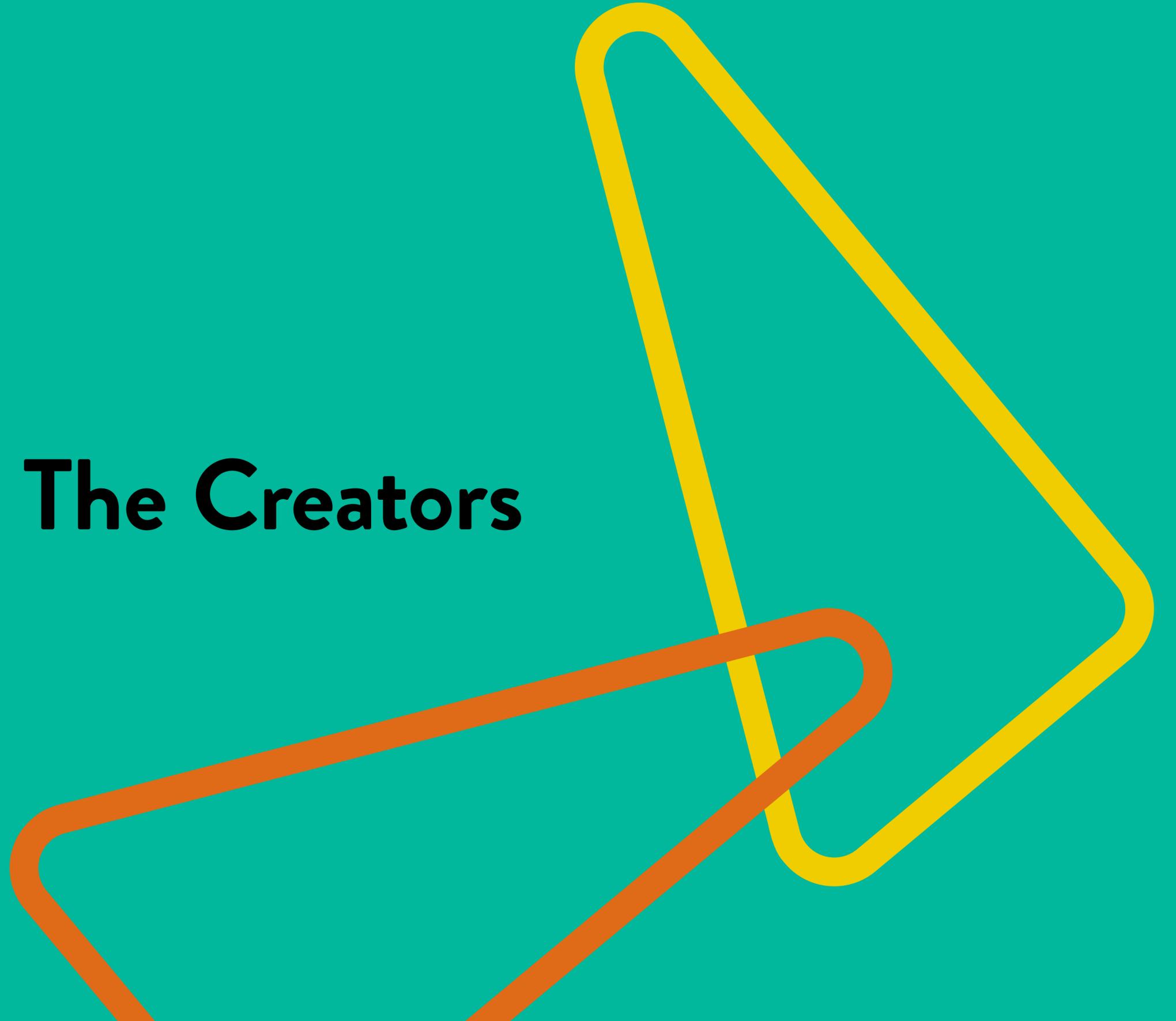
# The Interior Designers

# U/31

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



# The Creators



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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



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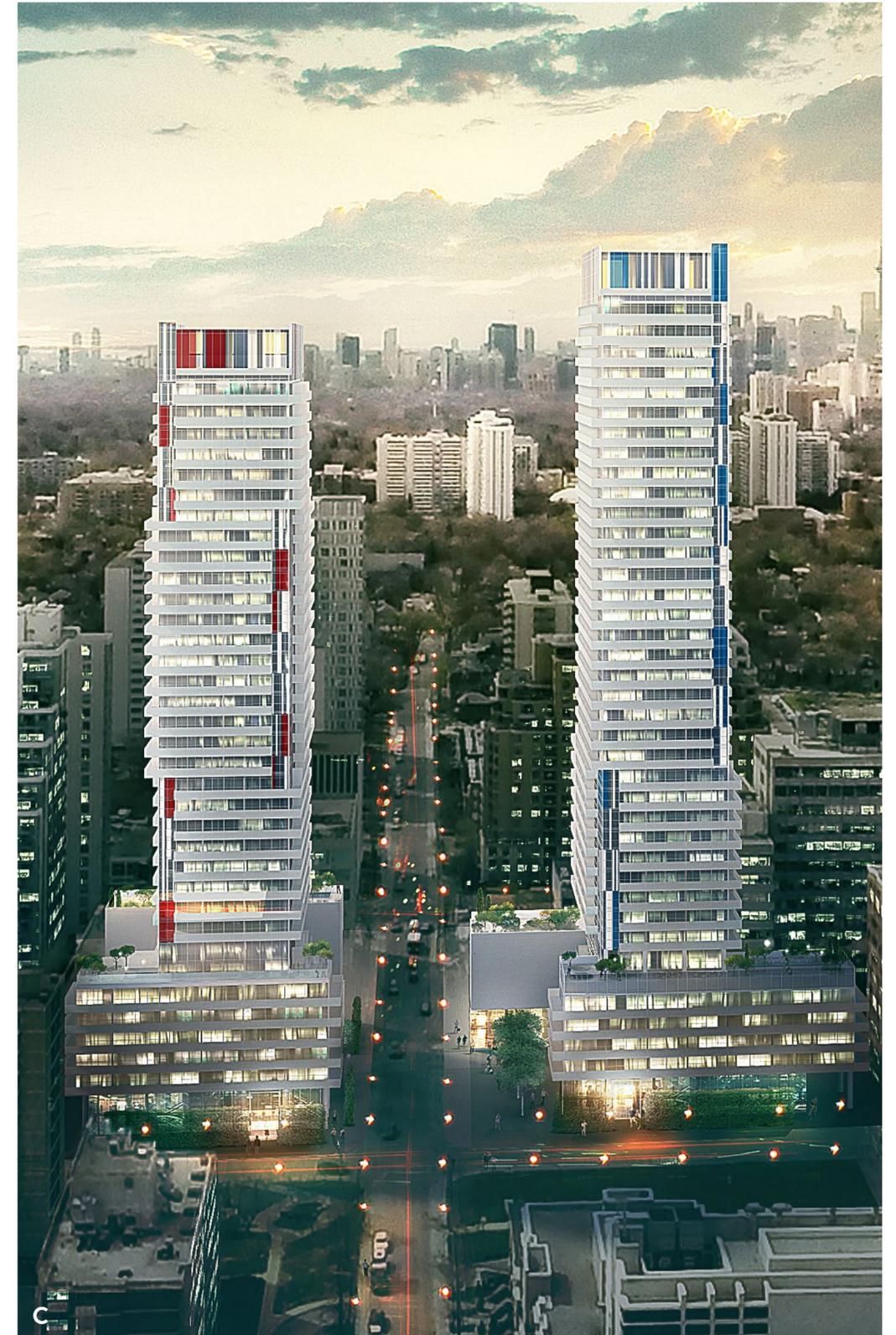
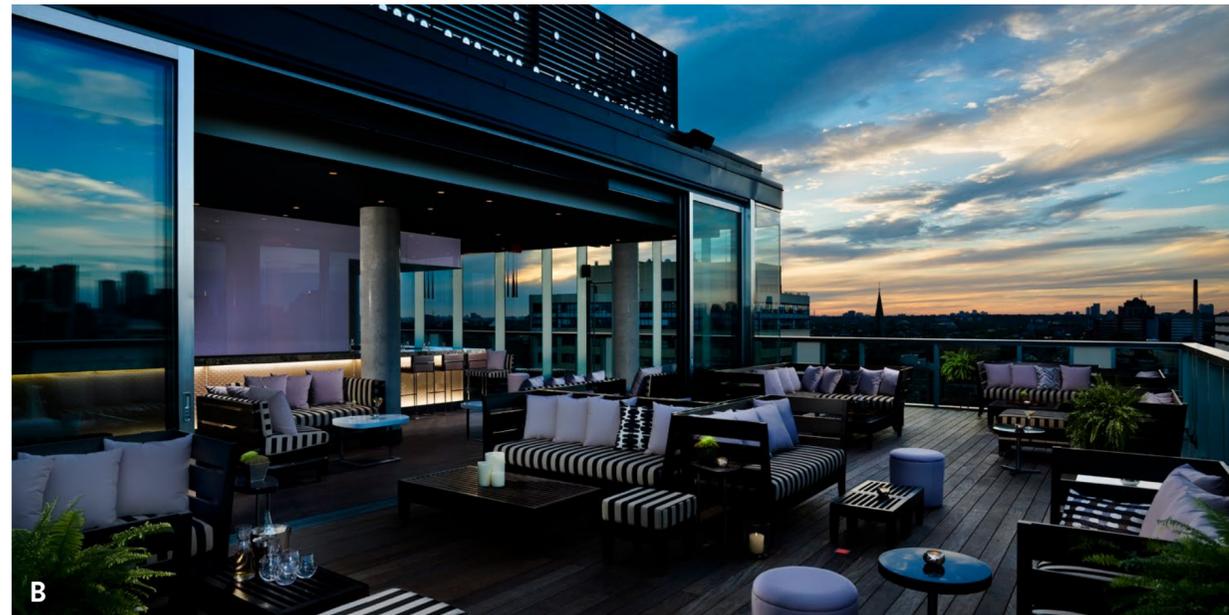
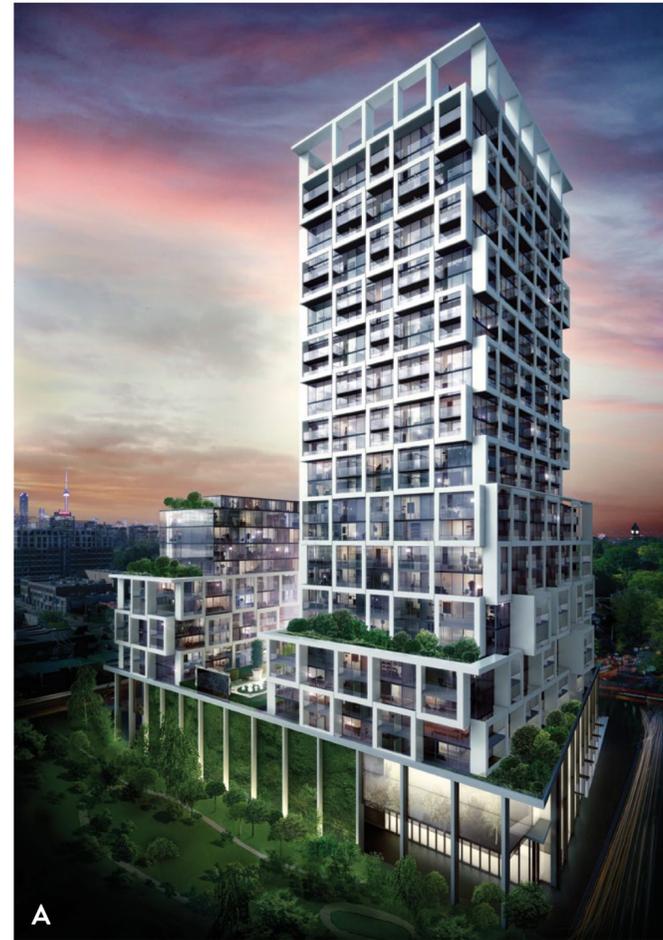
Coming Soon

Lansing Square Toronto, ON



freed

- 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](http://GALLERIAONTHEPARK.COM)