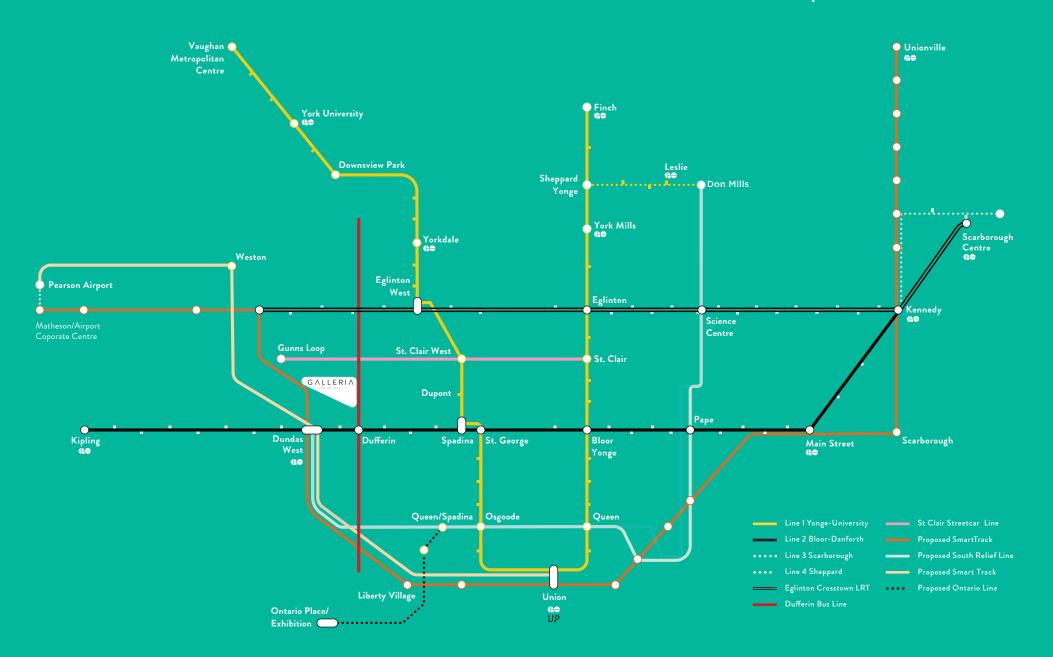
# $G \land L L E R I \land$

## 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>



**4**<sup>TH</sup><sub>PLACE</sub>

**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 20181** 

## **NEW DEVELOPMENT** - PRICE GROWTH

13.000

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

12.4%

Year over year price appreciation in Toronto WO2, compared to 7.3% in all of Toronto<sup>6</sup>

## 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.







**300,000** 

An exhilarating range of planned shops and services — including grocery stores and oneof-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.





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



HIGH-RISE RESIDENTIAL BUILDINGS

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



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





## ELADCANADA

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.

## GALLERIAONTHEPARK.COM