



BLOOR YORKVILLE
RESIDENCES

INVESTMENT COMPENDIUM

In the heart of Bloor Yorkville. Toronto's most fashionable neighbourhood, 55 Charles is modern, distinct, and alluring. A symbiotic collage of design and luxury. Style and sophistication. Every detail of this development defines what's best about big city living. Thoughtfully designed suites. Fabulous amenities. Divine features. Sublime finishes. Bespoke quality.

Make it yours.

DEVELOPMENT TEAM

Developer	MOD Developments Inc.
Architects	architectsAlliance World renowned architectural firm. Creator of innovative, contextual and iconic residential and mixed-use buildings that have transformed many North American cities. Awarded Canada's highest honour for design – the Governor-General's Medal in Architecture – multiple times.
Interior Design	Cecconi Simone Internationally-acclaimed interior design practice. Designer of some of the most spectacular interior environments for the retail, corporate, hospitality, and residential sectors in Canada, USA, Europe, and Middle East.

BUILDING FACTS

Location	Bloor Yorkville
Statistics	48-Storeys
No. of Condominium Suites	551
Amenities	Over 20,000 sf of Indoor and Outdoor Space
Ground Floor	Lobby with Concierge and Fireplace Lounge Pet Spa Temperature Controlled Parcel Storage Room
8th Floor	Multiple Lounge Spaces with Kitchen, Dining and Study Areas Outdoor Lounge Spaces with BBQ Areas State-of-the-Art Fitness Centre <ul style="list-style-type: none">_ Virtual Cycling Studios_ Boxing/Heavy Bag Area_ Cardio and Endurance Zone_ Functional Strength and Olympic Lifting Area_ Movement and Yoga Studio_ Change Rooms with His and Her Steam Rooms
Rooftop	Party Room with Outdoor Landscaped Terrace and BBQ Area Zen Lounge Guest Suite

WHY INVEST?



LOCATION

Located in the heart of Toronto, at the crossroads of two major subway lines. 2 minutes to Yonge and Bloor.

DESIGN

Striking architecture. Another notable project by the world renowned architects Alliance. Dramatic pinstriped vertical façade. Clad in stone, glass and stainless steel. Interiors by the internationally-acclaimed Cecconi Simone. Chic and luxurious. Features natural woods, subtle swatches of gold, sand and stone.

DEVELOPER

MOD Developments Inc., one of Toronto's most innovative development firms, specializes in unique urban developments with a focus on architectural excellence, heritage preservation and city-building. The company has won several industry awards, including multiple BILD and OHBA Project of the Year and Best High-Rise Building Design Awards. Past projects include FIVE St. Joseph, The Massey Tower and Waterworks.

NEIGHBOURHOOD

Bloor Yorkville is Toronto's most coveted shopping, dining and cultural destination. Packed with world-class stores, including Hermès, Louis Vuitton, Chanel, Prada, Cartier, Tiffany & Co., Holt Renfrew, Gucci and more, as well as a multitude of fine dining restaurants, elegant bistros and cafés. Minutes away from global institutions of higher learning – University of Toronto and Ryerson University. The world-renowned Royal Ontario Museum (ROM), Gardiner Museum, Bata Shoe Museum, the Royal Conservatory of Music and Koerner Hall are within walking distance.

CONNECTIVITY

2-minute walk from the Bloor-Yonge Station. Close to multiple subway stations, the University of Toronto and Ryerson University.

BLOOR-YORKVILLE*

BLOOR-YORKVILLE POPULATION STATISTICS

 Bloor-Yorkville  Toronto

103,805**

Population

19.3%

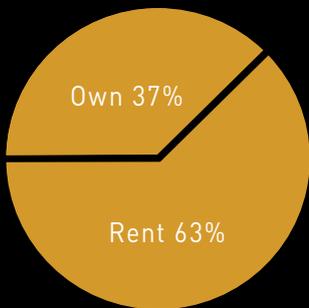
Population Growth
2011 - 2016

35

Average Age

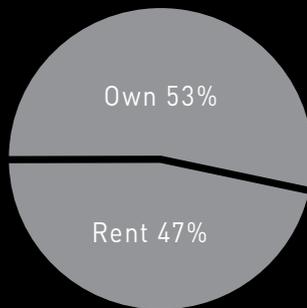


RENT VS OWN



Bloor-Yorkville

VS



City of Toronto

HOUSEHOLDS LIVING IN CONDOMINIUMS



60%

Bloor-Yorkville

AVERAGE HOUSEHOLD INCOME



\$292,697

Bloor-Yorkville

VS



\$87,775

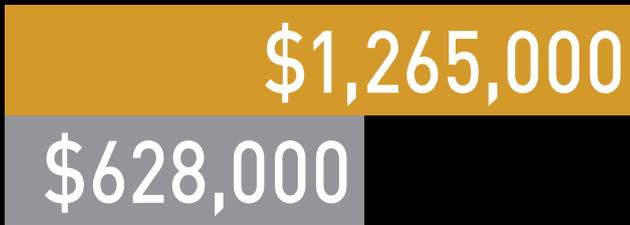
Toronto

*Ward Census

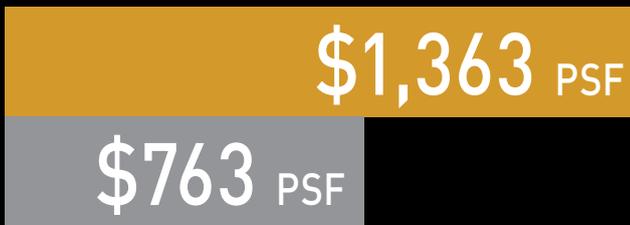
**2016 Yorkville Population

RESALE CONDO STATISTICS*

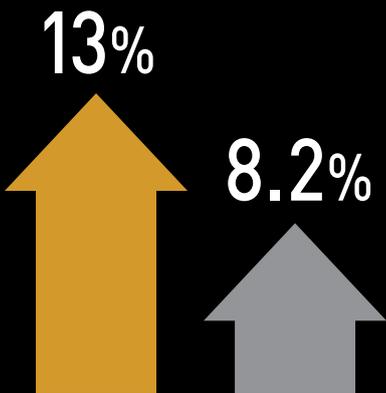
Average Price



Average Price per Square Feet (PSF)

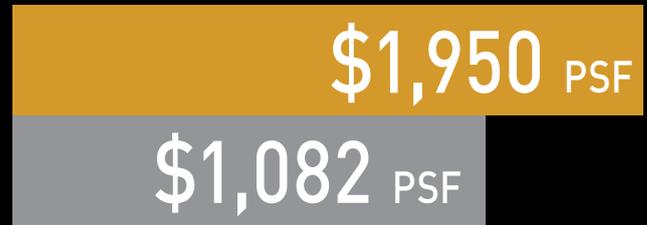


Y/Y Price Growth

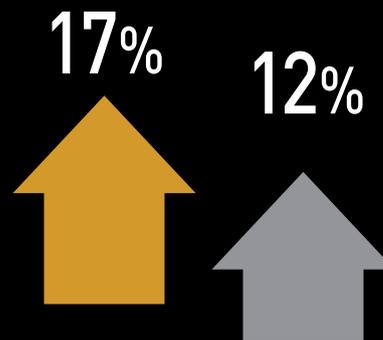


NEW CONDO STATISTICS*

Average Unsold Price per Square Feet (PSF)



Y/Y Price Growth



YORKVILLE NEW CONDO INVENTORY*



RENTAL CONDO STATISTICS*

\$3,532
(\$4.48 PSF)

\$2,381
(\$3.43 PSF)



Average Rent

17.32%

9.43%



Rent Increase

*Urbanation Reporting for the Year of 2018 and Q1 of 2019

A HUB OF TECHNOLOGY

One of the world's most dynamic cities, Toronto's tech industry is world class. The annual Blue Book report, which looks at Canada's economy as a whole, says growth in the tech industry will help Toronto drive the Ontario economy to grow by 2% in 2019.

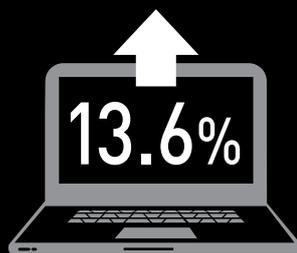
The Toronto Region has long been an international hunting ground for graduates as the area's post-secondary institutions turn out a steady supply of engineers, software developers and data scientists.

CBRE's Annual Scoring Tech Talent Report lists Toronto as North America's fastest growing tech sector for a second year running.

High quality and well-educated tech talent, cost efficiencies and welcoming immigration policies are competitive advantages for the Canadian tech markets.

Toronto enjoyed the fastest growing tech jobs market in 2017

30,000



Toronto tech jobs increased 13.6% in 2017, outpacing major cities San Francisco, Seattle and Washington DC combined

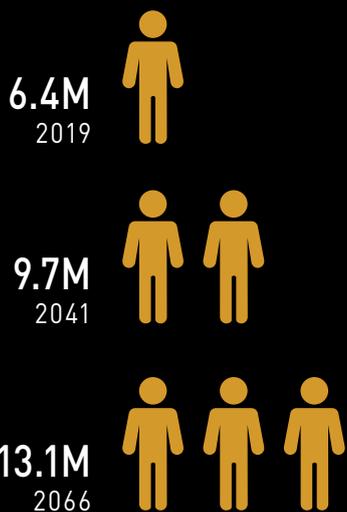
In 2017, Toronto had
1,518,560
jobs

An increase of
57,550
from 2016

Of the 57,550 increase,
33,280
were in the downtown core*

Toronto is the
4TH
largest city
in North America

THE GTA
is the fastest growing region
in the province

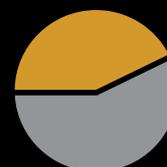


100,000
new residents come to
Toronto annually

vs

Only
35,978
residences being
completed annually

18.5%
of Canada's total GDP
is generated in the
Toronto Region



40%
Tech HQs like Amazon,
Microsoft, Google,
and Uber in Canada are
based in Toronto

Last year the city drew over
\$1.4 BILLION
in investment from U.S.
and Canadian companies, ranging from
global tech giants to local startups

A CENTRE OF LEARNING

World class. Future forward. Toronto sits at the intersection of mind and action. It is home to global institutions of higher learning, leaders in research and innovation, and is favoured by Canadian and International students. Toronto offers career-driven education, focused on contemporary society.

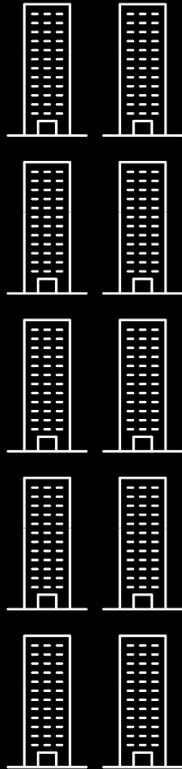
9,721

new first-year undergraduate students in 2017-2018

enough to fill

10

55C Towers Per Year



UNIVERSITY OF TORONTO

#1

ranked university in Canada*

* By University Magazine

90,077

students

19,197

international students

6,616

on-campus residence beds

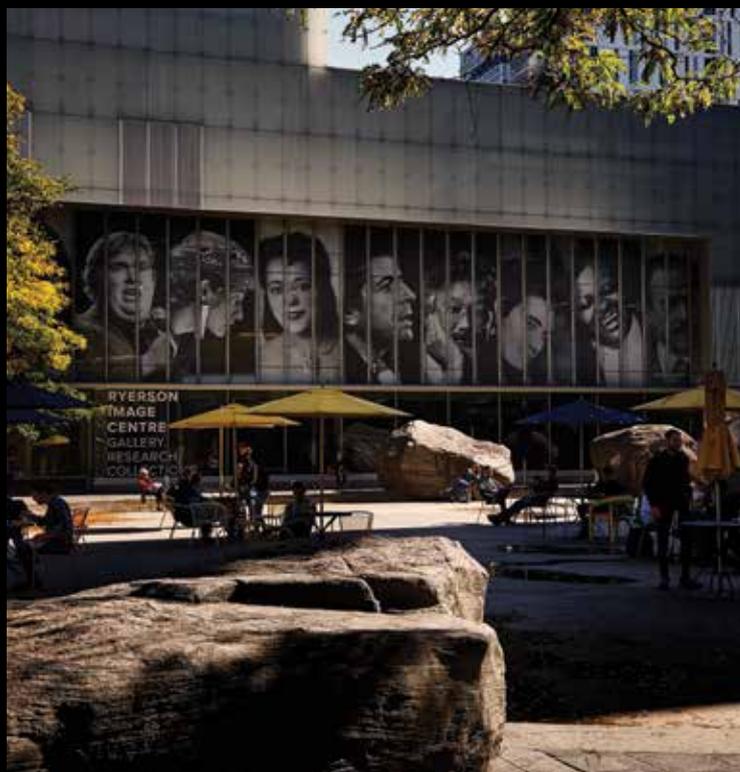
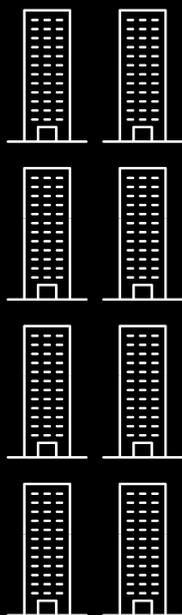
7,867

new first-year undergraduate students in 2016-2017

enough to fill

8

55C Towers Per Year



Ryerson University

42,941

students

1,417

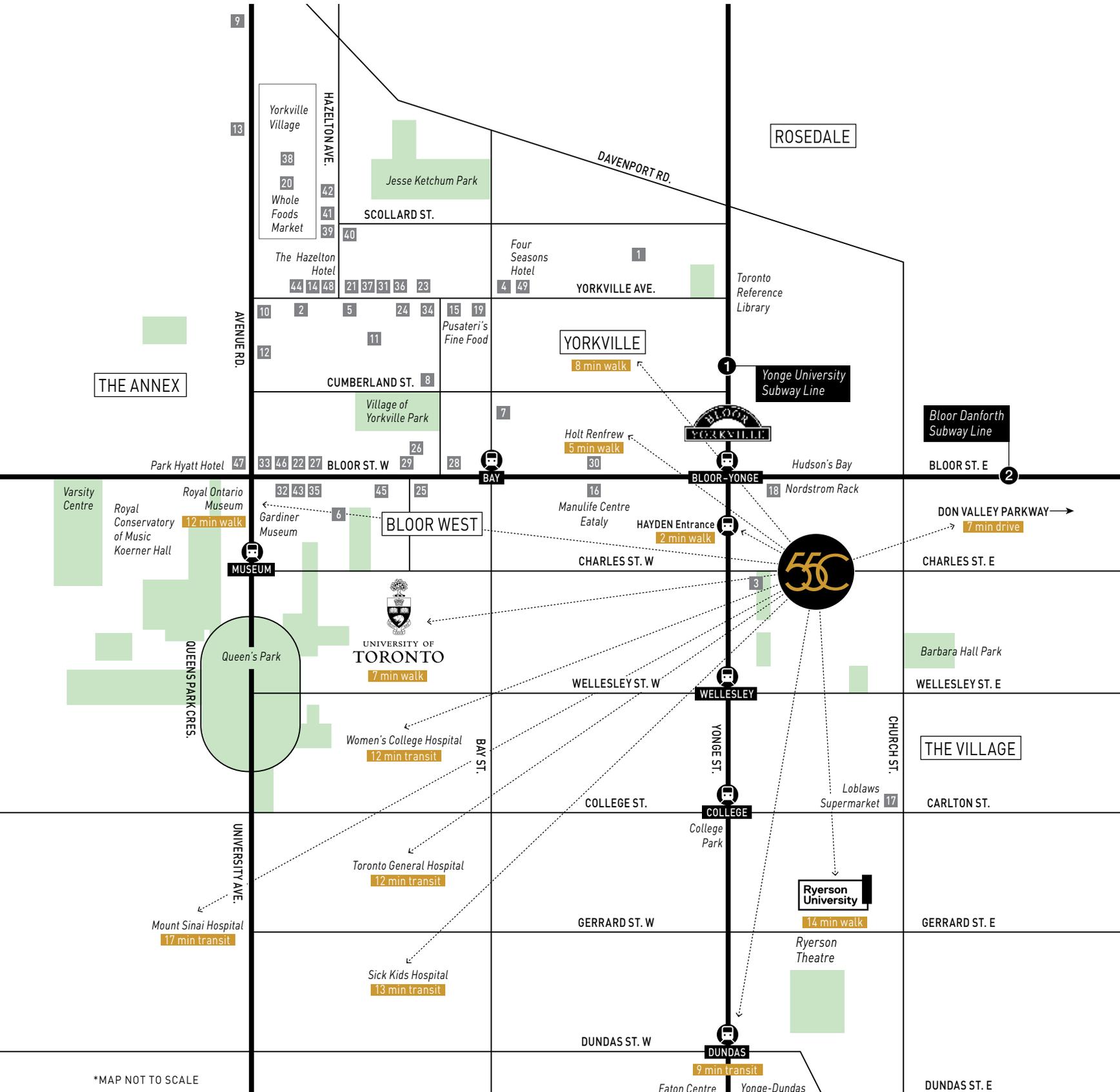
on-campus residence beds

30%

growth in international students from 2017 to 2018

A WELL-CONNECTED DEVELOPMENT

55C is minutes from all things important. Whether it's the financial district, hospitals, or universities, everything that matters is a subway ride away. In fact, the building is just steps from both Line 1 and Line 2 subways. Its unbeatable Bloor Yorkville location offers residents a variety of choices. It's a short walk from internationally renowned designer stores like Gucci, Tiffany and Co., Prada, Holt Renfrew, Hermes and other world class shops. 55C is also close to a wealth of fine dining restaurants, cafes, museums, galleries and everyday necessary amenities.



IT'S ALL HERE.

WALK
SCORE
99

Walker's Paradise
Daily errands do not
require a car.

TRANSIT
SCORE
97

Rider's Paradise
World-class public
transportation.

WALKING TIMES

Yonge and Bloor Subway	2 mins
University of Toronto	7 mins
Royal Ontario Museum	12 mins
Ryerson University	14 mins

TRAVEL TIMES BY PUBLIC TRANSIT

Eaton Centre	9 mins
St. Michael's Hospital	10 mins
Toronto General Hospital	12 mins
Women's College Hospital	12 mins
Sick Kids Hospital	13 mins
Mount Sinai Hospital	17 mins
Financial District	10 mins
Scotiabank Arena	14 mins
Rogers Centre	20 mins

SHOPPING & HIGH END FASHION

21	Brunello Cucinelli
22	Burberry
23	Chanel
24	Christian Louboutin
25	Dolce and Gabbana
26	Ermenegildo Zegna
27	Gucci
28	Harry Rosen
29	Hermès
30	Holt Renfrew
31	Jimmy Choo
32	Max Mara
33	Louis Vuitton
34	Pink Tartan
35	Prada
36	Stone Island
37	Versace

GOURMET RESTAURANTS

- 1 Buca Yorkville
- 2 Cibo Wine Bar
- 3 Constantine
- 4 Café Boulud & D Bar
– at Four Seasons Hotel
- 5 Kasa Moto
- 6 La Société
- 7 Planta Yorkville
- 8 Sassafras
- 9 Sotto Sotto Ristorante
- 10 STK
- 11 Sofia Restaurant & Bar
- 12 Sorelle and Co.
- 13 Sushi Masaki Saito
- 14 The One
- 15 Trattoria Nervosa

GROCERY STORES

- 16 Eataly
- 17 Loblaws (Church & College)
- 18 McEwan (One Bloor East)
- 19 Pusateri's Fine Foods
- 20 Whole Foods (Yorkville Village)

ART GALLERIES

- 38 Galerie De Bellefeuille
- 39 Hazelton Fine Art Galleries
- 40 Heffel Fine Art Auction House
- 41 Ingram Gallery
- 42 Mira Godard Gallery

JEWELRY STORES

- 43 Cartier
- 44 Richard Mille
- 45 Royal De Versailles
- 46 Tiffany & Co.

LUXURY HOTELS

- 47 Park Hyatt Toronto
- 48 The Hazelton Hotel
- 49 Four Seasons Hotel



MOD Developments is a full-service real estate company specializing in unique urban developments with a focus on architectural excellence, heritage preservation and city-building. It is headed by Gary Switzer, CEO and Noorez Lalani, President.

Since its founding in 2009, the partnership has developed a series of successful, award-winning developments, beginning with its first project the 48-storey Five Condos at St. Joseph, which won the coveted 2011 BILD Project of the Year and Best High-Rise Building Design Awards, as well as earned praise for its restoration of almost half a block of heritage buildings on Yonge Street. This was followed by The Massey Tower, a 60-storey development near Yonge and Queen, integrating the 1905 former Bank of Commerce building into an innovative block development which included the revitalization of the landmark Massey Hall. The Massey Tower was recognized in 2013 by winning both the BILD and OHBA Project of the Year and Best High-Rise Building Design Awards.

Waterworks, the firm's most recent achievement, is the revitalization of the City of Toronto's historic waterworks building which integrates upscale condominiums, the city's newest YMCA, and a major Food Hall housed in the building's original mechanical hall.



1



2



3

- 1.
The Massey Tower
60-storeys
697 units
Architects: Hariri Pontarini Architects
Interior Designer: Cecconi Simone Inc.
Awards: 2013 BILD and OHBA Project of the Year Award, Best High-Rise Building Design Award
Status: To be completed late 2019

- 2.
FIVE St. Joseph Condominiums
48-storeys
539 mixed use units
Architects: Hariri Pontarini Architects
Interior Designer: Cecconi Simone Inc.
Awards: 2011 BILD Project of the Year Award, Best High-Rise Building Design Award
Status: Completed in 2015

- 3.
Waterworks
13-storeys
288 residential units
Architects: Diamond & Schmitt Architects
Interior Designer: Cecconi Simone Inc.
Awards: 2017 OHBA Most Outstanding High or Mid-Rise Condo Suite Award
Status: Under construction



55charlesresidences.com