



ARCADIA
DISTRICT
Residences at
BLOOR & KIPLING

**A master-planned
community by
EllisDon Developments**



THE TOP 5 REASONS

TO PURCHASE AT THIS MASTER-PLANNED COMMUNITY BY



1.

A Community built by one of **Canada's largest construction firms**

2.

Etobicoke: An area poised for **growth**

3.

A **transit hub** at your doorstep

4.

The **Arcadia Club**

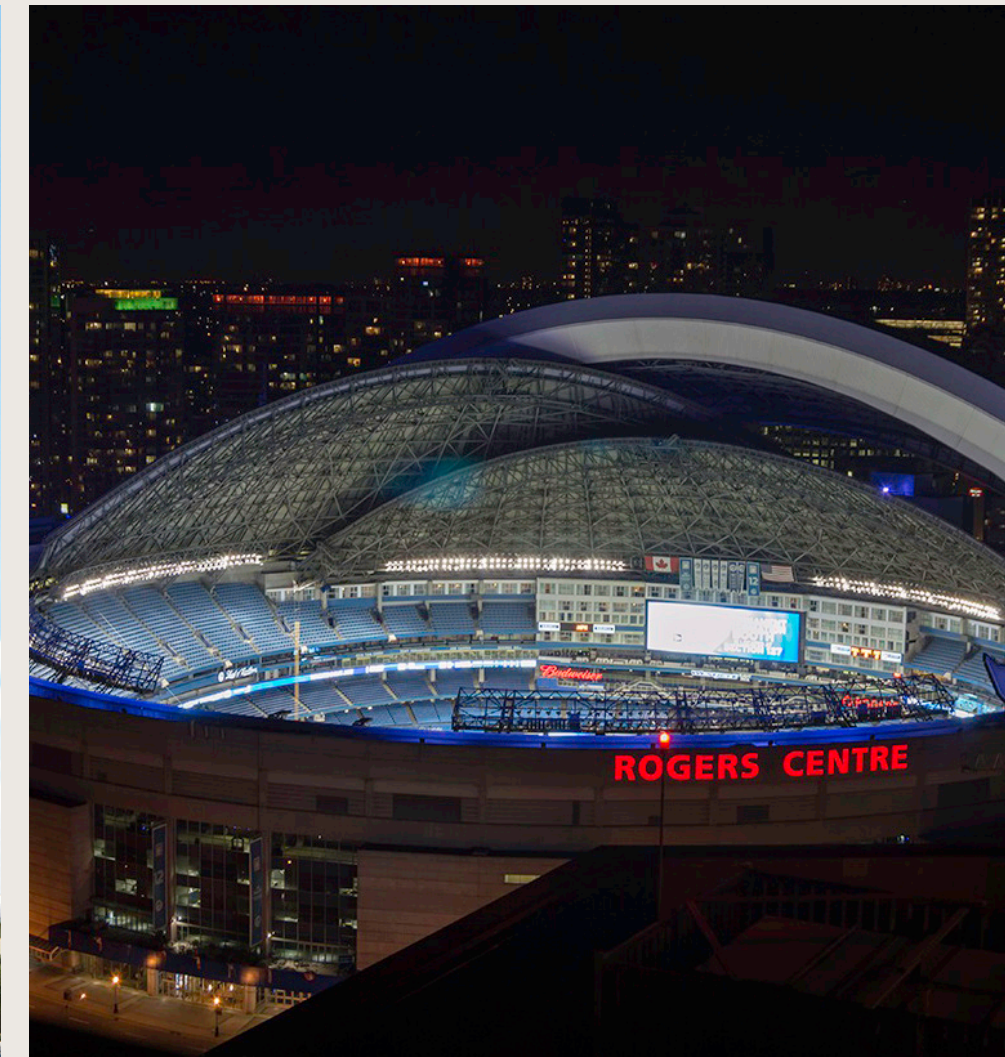
5.

Higher education institutions





A COMMUNITY BUILT BY ONE OF
**CANADA'S LARGEST
CONSTRUCTION FIRMS**



EllisDon's **commitment to excellence** continues to redefine construction standards worldwide

- Over **70 years** of experience
- **\$10+ Billion** current residential construction
- **23,200 residential units** under/starting construction
- **30.7 Million** residential sq.ft under/starting construction
- **1,000+ Commercial & office projects** completed/under construction



DEVELOPER

DEVELOPER & BUILDER

A UNIQUE STREAMLINED APPROACH

The most complex part of any project is construction. The vast majority of developers hire 3rd party firms to handle this aspect. EllisDon Developments is one of the few to merge these two capabilities - we are already one of the most sought-out teams for our expertise in multi-unit residential construction in the world, and with our in-house development team, we are able to plan and execute projects more efficiently than the competition.

PROJECT MANAGEMENT FROM TOP DOWN



BUILDER

Retained by developer and responsible for the management, execution, and bear responsibility for the construction and ultimate delivery of the physical project.

EXECUTION FROM THE BOTTOM UP



- ARCADIA DISTRICT
- IN DEVELOPMENT
- UNDER CONSTRUCTION
- KIPLING TRANSIT HUB
- ETOBICOKE CIVIC CENTRE

ARCADIA DISTRICT

Residences at BLOOR & KIPLING



ETOBICOKE

AN AREA POISED FOR GROWTH

Canada's surging population presents opportunity to **invest in a growing part of Toronto**

- Etobicoke is the **3rd largest** population centre in the GTA
- **2nd fastest** growing population in Toronto (census data)
- **23,000+ units** planned
- **60,000+** new residents
- **35+** active applications - **Over 1.4 million** jobs within a **15 min** drive
- **4th highest** rental rates in the country
- Arcadia District is located in **1 of 5 urban growth centres** in Toronto. (The new Etobicoke downtown)
- Arcadia District's pricing is **21% less** than North York City Centre, **29% less** than Yonge & Eglinton, and **33% less** than downtown Toronto
- **15.3% average annual** appreciation rate past 10 years

THE NEW ETOBICOKE CIVIC CENTRE

3755 BLOOR STREET WEST



State of the Art, **Community-Oriented Space**, Close to Home

Construction is scheduled to commence in **Q2 2024**.

PODIUM 300,000 SQ. FT.

- 2 Parking Levels
- Multipurpose Rooms
- Full Fitness Facilities incl. Swimming Pools
- Digital Innovation Hubs
- Toronto Public Library Branch
- Child Care Centre w. Parent's Lounge
- Toronto Employment & Social Services
- Toronto Public Health Clinic
- Ceremonial Rooms
- Art Gallery
- Bicycle Parking

OFFICE TOWERS 210,000 SQ. FT.

- Meeting Rooms
- Multi-Faith Room

CIVIC SQUARE 47,000 SQ. FT.

- Cafe
- Café Terrace
- Outdoor Event Plaza
- Water Garden with Sacred Fire
- Bike Share



Access the TTC, GO Transit, and MiWay - all in one place

- 5 MIN DRIVE TO 427
- 7 MIN DRIVE TO QEW
- 9 MIN DRIVE TO 401

- Kipling is a multimodal transit hub (second in size only after Union Station), with its newest expansion built by EllisDon, a **\$75 million** infrastructure investment. Live just **3 minutes** from the Kipling Transit Hub - close enough that you'll love taking the subway, but far enough away that you'll avoid the noise and chaos of this major transit terminal. It's the best of both worlds.
- Proximity to well-connected transit options makes real estate properties more attractive as it appeals to individuals seeking everyday convenience and leads to increased economic activity in the local area.
- Residents have access to **TTC, GO Train**, more than **20 bus routes**, and **direct shuttles to Humber College & Pearson Airport**.
- Direct access to the **two biggest employment hubs** in the country: **Downtown Toronto** and the **Pearson Economic Zone**.
- Studies demonstrate that **tenant turnover is lower in locations around major transit**.



3

A COMPLETE TRANSIT HUB

AT YOUR DOORSTEP

MAJOR GTA MOBILITY HUBS

With the exception of Downtown Toronto, Arcadia District in Etobicoke is the only major project in a mobility hub that includes all three modes of transit.

Downtown Toronto trades at a 33% premium compared to Arcadia District.

CENTRE	SUBWAY	BUS TERMINAL	GO TRAIN
Etobicoke City Centre			
Downtown Toronto			
North York City Centre			
Yonge & Eglinton			
Pickering City Centre			
Vaughan City Centre			
Markham City Centre			
Mississauga City Centre			
Scarborough City Centre			

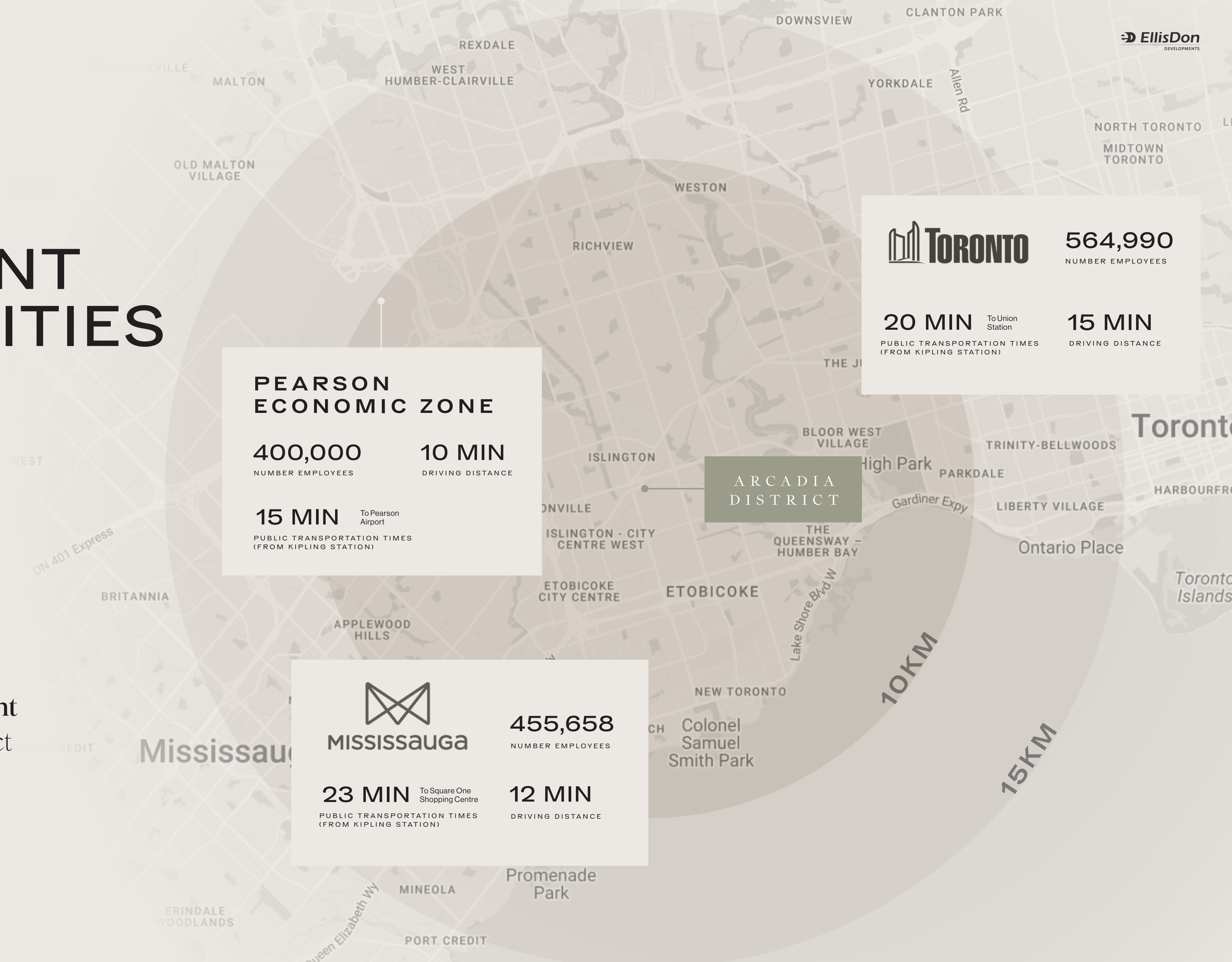
EMPLOYMENT OPPORTUNITIES

1.4M jobs within a 20 minute drive from Arcadia District

3rd largest population centre in the GTA

3 of Canada's largest employment centres adjacent to Arcadia District

- Pearson Economic Zone
- Downtown Toronto
- Mississauga City Centre



PEARSON ECONOMIC ZONE

400,000
NUMBER EMPLOYEES

10 MIN
DRIVING DISTANCE

15 MIN To Pearson Airport
PUBLIC TRANSPORTATION TIMES (FROM KIPLING STATION)

TORONTO **564,990**
NUMBER EMPLOYEES

20 MIN To Union Station
PUBLIC TRANSPORTATION TIMES (FROM KIPLING STATION)

15 MIN
DRIVING DISTANCE

ARCADIA DISTRICT

MISSISSAUGA **455,658**
NUMBER EMPLOYEES

23 MIN To Square One Shopping Centre
PUBLIC TRANSPORTATION TIMES (FROM KIPLING STATION)

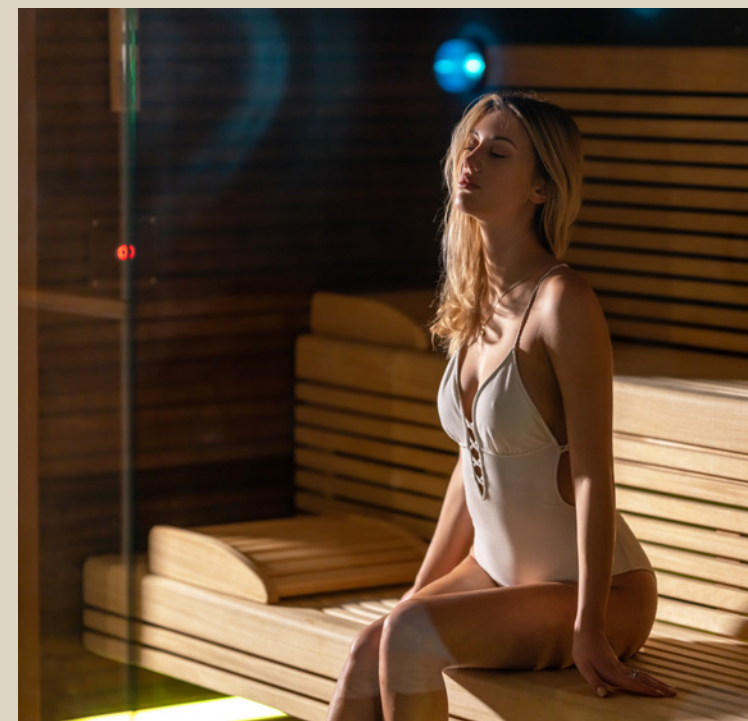
12 MIN
DRIVING DISTANCE

10KM

15KM

THE ARCADIA CLUB

When you invest in Arcadia District, you're not just purchasing a home - **you're gaining access to the Arcadia Amenity Club, a sprawling 62,000 square foot space shared among all four buildings.** This means that regardless of which building you buy in, you'll enjoy full access to all of the amenities available across the entire masterplanned community.



PHASE 1 AMENITIES:



THE DINING ROOM is the venue for a nice meal or an important occasion with family.



THE PARTY ROOM is a great place to expand your hosting and entertaining to accommodate large gatherings or special private events.



THE CATERING KITCHEN has the space and equipment for when you are playing host to a large group.



THE OUTDOOR TERRACE is perfect for the spring, summer, and fall nights that beg for you to take the party outside.

PHASE 2 AMENITIES:



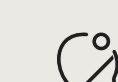
THE FITNESS CENTRE's robust 3,000+ sq. ft. allows for continuing healthy habits and beginning new routines to get your game on and find your inner zen, any time you want.



THE OUTDOOR LOUNGE/DINING AREA is the place to have a relaxing dinner in the summer.



THE OUTDOOR HOT TUB AND INDOOR SAUNA & COLD PLUNGE POOL invite relaxation and wellness to your every day.



THE ALL ACCESS SPORTS LOUNGE is available for all residents to watch live games or put their skills to the test on the golf and multi-sport simulator.



THE OUTDOOR INFINITY POOL is available for outdoor fitness and fun for all ages.



OUTDOOR PICKLEBALL COURT to let residents have fun and be social at the same time.

PHASE 3 AMENITIES:



THE OUTDOOR PLAY AREA is perfect for running around, climbing, sliding, and being a kid (or kid at heart).



ON-SITE RETAIL provides convenient options for picking up a few last minute items.



THE LANDSCAPED PROMENADE that runs along Fieldway Road is 14m wide and leads to a new public park with a play centre and jungle gym to please even the most energetic of residents and their guests.



THE GAMES ROOM AND THEATRE ROOM offer a hub for competition, trivia, and entertainment, and a place for residents of all ages to connect and gather.



THE CO-WORKING SPACE brings the 9 to 5 out of the living room and into a purpose-built area that will enable creativity, collaboration, and productive routines. There is a space for all kinds of work, including individual breakout rooms, meeting rooms for 6-8 people, and a podcast studio.



THE FAMILY LOUNGE AND CHILDREN'S ROOM both provide a fun place for Arcadia District residents and their guests, with spaces to play and explore, and comfortable seating for parents and caregivers to supervise.

ETOBICOKE'S

ENVIABLE EDUCATION



Arcadia District provides convenient access to a range of top performing educational schools as well as Etobicoke Collegiate Institute, Humber College, U of T Mississauga and Sheridan College.

8 MIN to Humber College Lakeshore Campus*

16 MIN to Humber College North Campus*

18 MIN to U of T Mississauga*

18 MIN to Sheridan College Mississauga*

*Direct shuttle via Kipling Station

Local Schools Exceed Raising The Average



ETOBICOKE SCHOOL STUDY COMPARISON

EQAO Rating	GRADE 3 OR 9			GRADE 6		
SUBJECT	Math	Reading	Writing	Math	Reading	Writing
ETOBICOKE (MEDIAN)	65%	84%	68%	58%	91%	94%
MISSISSAUGA COOKSVILLE PEEL REGION (MEDIAN)	66%	74%	69%	50%	81%	87%
YORKDALE (MEDIAN)	55%	65%	53%	43%	76%	79%
EAST YORK (MEDIAN)	54%	78%	62%	37%	89%	89%



*It takes a village to
build a community.*



EllisDon is creating something special in Etobicoke. Their commitment to excellence is the driving force behind every decision made at Arcadia District.

From design to construction, location and world-class appliances. **This is a once-in-a-lifetime opportunity to invest in a home in growing, inviting Etobicoke.** Don't wait—your new home is calling.

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