

# ARCADIA DISTRICT

*Residences at* BLOOR & KIPLING

## **Fact Sheet**

### **The Developer:**

- EllisDon Developments
- Notable projects: The SkyDome, AGO, Markville Mall, Yorkdale Mall, York Schulich School of Business, Ivey Business School

### **The Location:**

- 80 Fieldway Road, Etobicoke (Bloor & Kipling)
- Located inside the designated Urban Growth Zone by the Province of Ontario, which aims to increase jobs by 205% targeting 400 people and jobs per hectare by 2031
- Only a 3 minute walk to Kipling Transit Hub and a 8 minute walk to Islington station
- Access to the Subway, Bus Terminal, GO train at Kipling Station
- Direct shuttle to Pearson Airport and Humber College at Kipling Station
- 8 minutes to Humber College
- Less than 25 minutes away from the University of Toronto, Toronto Metropolitan University, and Sheridan College
- Next to the future site of the Etobicoke Civic Centre

### **About the Development:**

- A master-planned community comprised of 4 towers ranging from 12-42 storeys, boasting over 1,300 suites
- 14,000 sq.ft. of commercial retail space
- 26,000sq.ft. of designated park space

### **About the Building:**

- Phase 1: 80 Fieldway Road, 34-storeys, 405 suites
- Studio to 3-bedroom options, ranging from 422 - 1,084sq.ft.
- Over 62,000 sq.ft. of amenity space, called 'the Arcadia Club'
- As part of an exclusive partnership, a complete collection of SMEG luxury appliances will be featured in all suites, marking the first partnership of its kind in North America
- Approx 7,000sq.ft. of on-site child care centre (up to 70 children)
- 1 acre park beside Arcadia District

### **Critical Dates:**

- First Tentative Occupancy: 2027

### **Maintenance Fees:**

- \$0.69/square foot

### **Parking:**

Available for 675 sq.ft and larger units

- \$75,000 Standard Parking (Reg: \$85,000)
- \$85,000 Electric Vehicle Parking (Reg: \$95,000)

### **Deposit Structure:**

Payable to "Owens Wright LLP in Trust"

**Signing: \$10,000.00\*\***

**30 Days: Balance of 5%**

**2025: 5%**

\*10% due on occupancy

\*\*Initial deposit must be a bank draft

\*\*\*Limited time offer, subject to change without notice.

# ARCADIA DISTRICT

*Residences at* BLOOR & KIPLING

## **Commonly Asked Questions**

**Are name changes permitted?**

No.

**Can purchasers buy under a corporation?**

Yes.

**Is the purchaser required to provide a mortgage pre-approval?**

Yes, refer to the mortgage pre-approval guidelines for more details.

**Are 'Assignments' permitted?**

Yes, with a fee subject to the Vendor's terms and conditions.

**Is 'Leasing During Occupancy' permitted?**

Yes, with a fee subject to the Vendor's terms and conditions.