

EVOLVING A NEIGHBOURHOOD



2013

GRAMERCY PARK
CONDOS

1st

Mixed-Used Development
In The Wilson-Tippett
Community By Malibu



2017

SHOPS AT
WILSON STATION

1st

Shopping Mall
Developed By The
City Of Toronto



2017

\$3.18B SUBWAY
EXTENSION

1st

Subway Extension
Connecting
City of Toronto &
York Region



2021

SOUTHSIDE
CONDOS

2nd

Mixed-Used Development
In The Wilson-Tippett
Community By Malibu



2021

EXPRESS 1
CONDOS

Under Construction

EVOLVING A NEIGHBOURHOOD



WILSON STREETScape
 MASTER PLAN

2022 & ONWARD



WILSON HEIGHTS
 DEVELOPMENT

New Residential Units
 Over **45,859 SF** Of
Commercial Spaces



ALLEN
 DISTRICT

New Office Spaces
 New Retail Spaces
 New Residential Units



YORKDALE BLOCK
 MASTER PLAN

New Residential Units
 New Retail Space & Hotel
2M SF Of
Office Spaces



DOWNSVIEW LAND
 DEVELOPMENT

500 Acres
11M SF Of
Employment Spaces
 Adding
41,500+ New Jobs

\$2M
 Investment
 Urbanize Streetscape

GROWING COMMUNITY

STANLEY GREENE
• NEW RESIDENTIAL UNITS

WILLIAM BAKER
• NEW RESIDENTIAL UNITS

SHEPPARD CHESWOOD
• NEW RESIDENTIAL UNITS

DOWSVIEW LANDS DEVELOPMENT
• OVER 291 ACRES OF PARKS & OPEN SPACES
• 11 MILLION SF OF EMPLOYMENT SPACES
• ADDING OVER 41,500 NEW JOBS

ALLEN DISTRICT
• NEW OFFICE & RETAIL SPACES
• 3500 NEW RESIDENTIAL UNITS

WILSON-TIPPETT MASTER PLANNED COMMUNITY:
• NEW COMMUNITY PARK
• NEW RESIDENTIAL UNITS
• OVER 45,859 SF OF COMMERCIAL SPACES

YORKDALE BLOCK MASTER PLAN:
• NEW RESIDENTIAL UNITS
• NEW RETAIL SPACE & HOTEL
• 2 MILLION SF OF OFFICE SPACE



SHOPS AT WILSON STATION



EXPRESS²

TIPPETT RD

WILSON AVE

ALLEN RD

HWY 401

Yorkdale

A CONNECTED COMMUNITY

11 MIN
SUBWAY
YORK U

TTC BUS
TERMINAL



6 MIN
WALK



4 MIN
WALK

SHOPS AT
WILSON
STATION

2 MIN
WALK



3 MIN
SUBWAY

Yorkdale

EXPRESS²

TIPPETT RD

WILSON AVE

ALLEN RD

HWY 401

EVERYDAY CONVENIENCES

 x SHOPS AT WILSON STATION

Yorkdale

PLUS OVER 250 RETAILERS



ALLEN RD

TIPPETT RD

WILSON AVE

HWY 401

MINS TO ANYWHERE

VAUGHAN METROPOLITAN CENTRE:

- FUTURE DOWNTOWN
- NEW SUBWAY TERMINUS

17 MINUTES

YORK UNIVERSITY

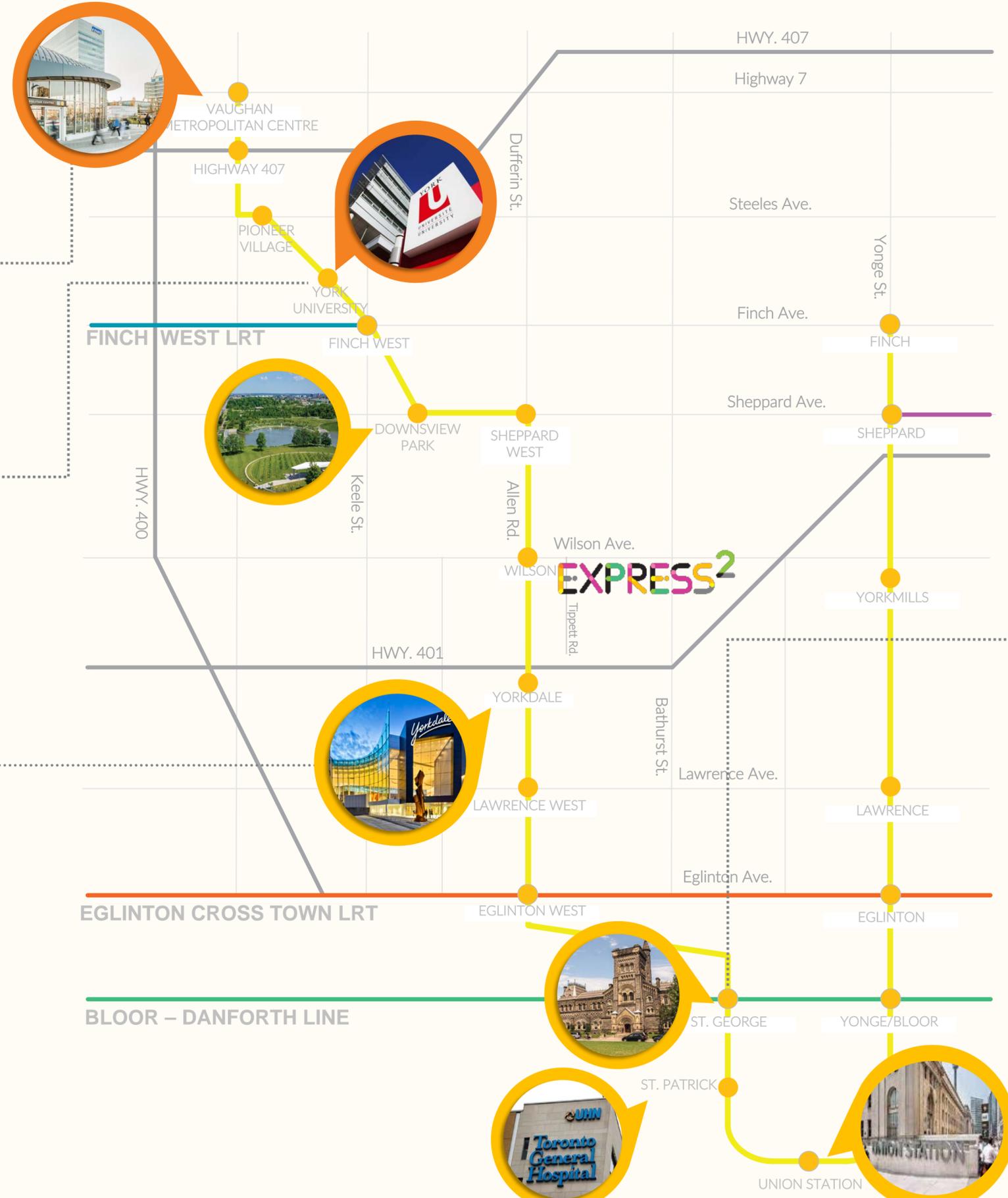
- 3RD LARGEST UNIVERSITY
- 55,000+ STUDENTS ENROLLED

11 MINUTES

YORKDALE MALL

- ANCHORED BY HUDSON'S BAY, NORDSTROM, HOLT RENFREW, RESTORATION HARDWARE & MORE
- INCOMING FLUX OF NEW RESIDENTIAL UNITS, RETAIL SPACE & HOTEL

3 MINUTES



UNIVERSITY OF TORONTO

- 64,000+ STUDENTS ENROLLED
- GLOBAL LEADER IN RESEARCH & TEACHING
- \$1.37B IN RESEARCH FUNDS

19 MINUTES

UNION STATION

- DOWNTOWN FINANCIAL DISTRICT
- EMPLOYMENT OPPORTUNITIES
- SEAMLESS CONNECTION WITH MULTIPLE TRANSIT OPTIONS

28 MINUTES


100
TRANSIT
SCORE


2 MIN
WILSON
SUBWAY
STATION


1 SUBWAY
STOP
YORKDALE
TERMINAL

EMPLOYMENT



VAUGHAN METROPOLITAN CENTRE
36,000
 JOBS

FINCH WEST
42,000*
 JOBS
 * PROJECTED 2023

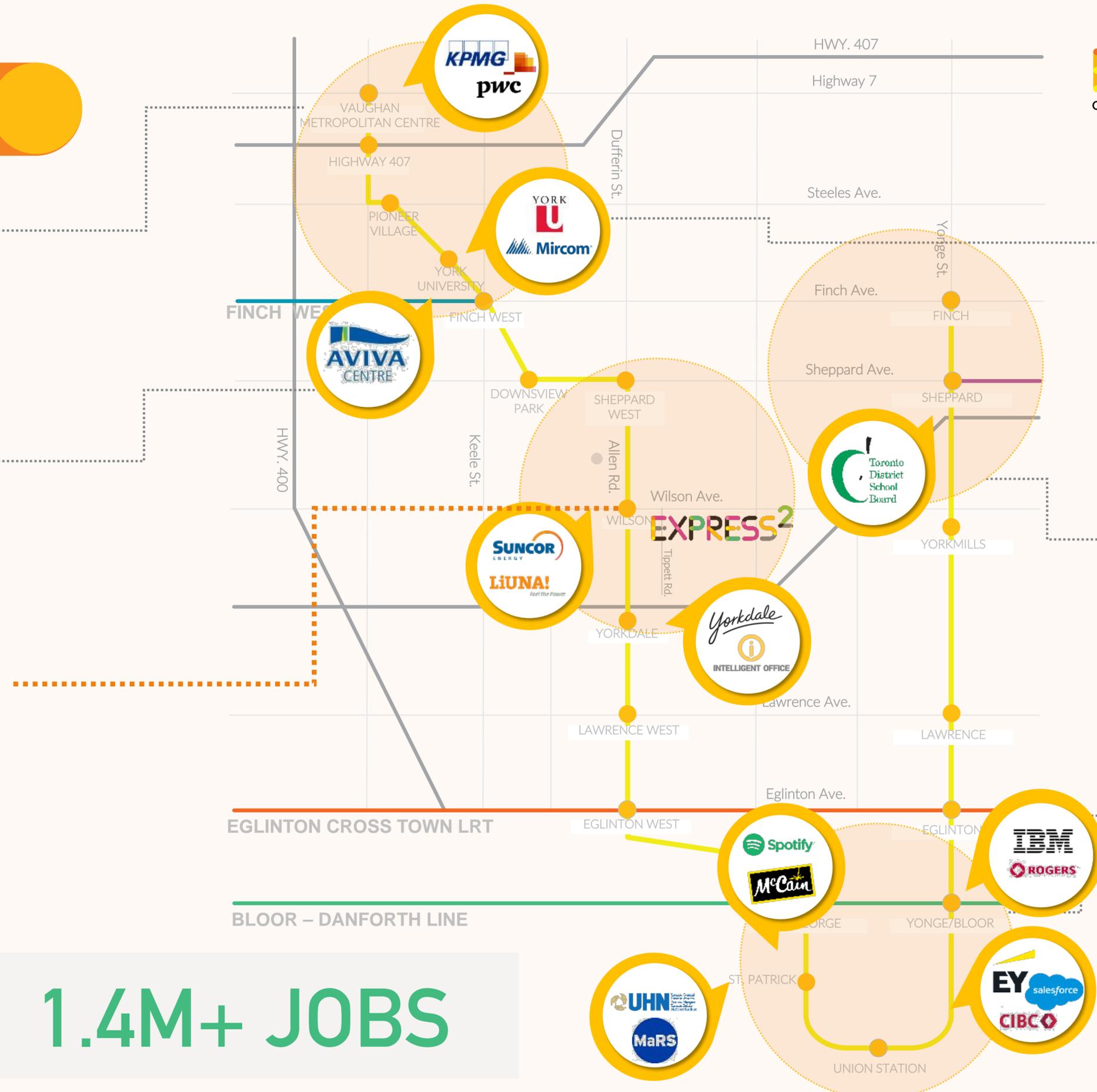
YORK UNIVERSITY DISTRICT / DUKE HEIGHTS
30,000
 JOBS

NORTH YORK CENTRE
34,920
 JOBS

MAJOR EMPLOYERS NEAR WILSON & TIPPETT:



1.4M+ JOBS



DOWNTOWN CORE
537,310
 JOBS

HIGHER LEARNING



#1 IN ONTARIO

Global Collaborative
Research Publications

Schulich School of
Business is among
the leading business
schools in the world

#1 IN CANADA



Osgoode Law School
Ranked
#6 IN CANADA



3rd LARGEST
CANADIAN
UNIVERSITY



55,000+
STUDENTS
ENROLLED



10,000+
INTERNATIONAL
STUDENTS



7,000+
STAFF & FACULTY

BUILDING DETAILS



ADDRESS: 10 Tippett Rd

BUILDING HEIGHT: 13 & 16 Storeys

UNITS: Approx. 383 Units

SUITE TYPES: JR 1B, 1B, 1B+D, 2B & 3B

OCCUPANCY: Late 2025



KEY SELLING POINTS

BUYING FROM A REPUTABLE DEVELOPER

STEPS TO WILSON SUBWAY

MASSIVE GROWTH POTENTIAL

ACCESS TO YORKDALE & BIG BOX RETAIL

11 MIN TO YORK UNIVERSITY

STEPS WILSON SUBWAY STATION

LIMITED TIME DEPOSIT STRUCTURE:

\$10,000 ON SIGNING (BANK DRAFT)

BALANCE TO 5% IN 30 DAYS

5% IN 120 DAYS

2.5% IN 300 DAYS

2.5% IN 400 DAYS

2.5% IN 600 DAYS

2.5% IN 730 DAYS

} 2024

CHEQUES MADE PAYABLE TO
HARRIS, SHEAFFER LLP IN TRUST

FREE ASSIGNMENT (VALUED AT \$10,000)

+

FREE RIGHT TO LEASE DURING OCCUPANCY

+

CAPPED DEVELOPMENT CHARGES

1 BEDROOM + DEN & SMALLER: ~~\$12,500~~ **\$7,500**

2 BEDROOM & LARGER: ~~\$16,000~~ **\$9,500**

+

FREE KITCHEN ISLAND* (VALUED AT \$6,000)

*As Per Plan