

GALLERIA

ON THE PARK



**Toronto's
most Transformative *Master-*
Planned Community**

GALLERIA 01 & 02 LAUNCH

Broker Event - Fall 2019



GTA'S MOST MEDIA COVERED PROJECT

of 2019 & 2020

ELAD Canada Unveils Hariri Pontarini-Designed Galleria III

Following on the success of the initial phases—Galleria 01 & 02—of the Galleria on the Park master-planned community from ELAD Canada, the next phase has been announced in the redevelopment of the Galleria Shopping Centre at Dupont and Dufferin streets in Toronto's West End. Galleria III will form half of the northeastern gateway to the community, which is set to host several retail-fronted residential buildings lining pedestrian mews and new streets, along with a brand new eight-acre city park, and a 95,000 ft² community centre. Rising 31 storeys to a height of 111.5 metres on Dupont just west of Dufferin, Galleria III will have a total gross floor area of 36,746 m², including 31,256 m² of residential and 5,491 m² of retail space.

"Rising at the entrance of Galleria on the Park, Galleria III will become the new landmark building for not only our community but for the West End," reads a statement issued by Rafael Lazer, CEO, ELAD Canada. "This marks an exciting new chapter for Toronto's cityscape. We have always believed in this special neighbourhood, already a source for so much ingenuity and entrepreneurship and we are proud to deliver better community amenities, green spaces, and beautiful architecture to the area."



Looking west to Galleria III, image courtesy of ELAD Canada

Hariri Pontarini designs Toronto's newest flatiron building

September 23, 2020

The transformation of Toronto's West End continues with the newest addition of Galleria III, the next phase for the Galleria on the Park master-planned community.

The design-forward, mixed-use tower marks the entryway into the 8-ha (20-acre) site with a flatiron design that celebrates and pays homage to the area's industrial heritage.

ELAD Canada unveils Galleria III as the next phase of Galleria on the Park

SPONSORED Sep 24, 2020



Galleria on the Park is a master-planned community currently under construction at Dufferin Street and Dupont Street in the west end of Toronto.

The expansive development is situated on the site of the former Galleria Mall, which was an aging, but beloved shopping centre that opened in 1972. ELAD Canada purchased the property in 2015 and is now in the midst of



Elad takes lead on Galleria Mall redevelopment

SHANE DINGMAN REAL ESTATE REPORTER
TORONTO
PUBLISHED 6 HOURS AGO



The project has been reshaped now into a more standard set of rectangular towers, Architects.

ELAD CANADA
Developer Elad Canada is now in the driver's seat for the redevelopment at Dufferin and Dupont streets.

Livabl

LOPMENTS MARKET DESIGN INTERVIEWS WATER COOLER ABOUT L5 ADVERTISE WITH US

New Homes

Elad Canada announces the first phase of Galleria on the Park, set to transform the Galleria Mall site

Sponsored Sep 5, 2019

A new flatiron building is coming to Toronto's west end

Clarrie Feinstein | Sep 22 2020, 9:27 am



Galleria III (ELAD Canada)

A new flatiron building is coming to Toronto's west end.

The building is part of ELAD Canada's Galleria on the Park "master-planned" community. The multi-use tower marks its entryway into the 20-acre site at Dufferin and Dupont with a flatiron design that "pays homage to the area's unique industrial heritage."

Standing at 31-storeys, Galleria III features a deep red brick exterior at the podium, "honouring both the industrial heritage of the site as well as the neighbouring homes."



Toronto is getting a new flatiron building as part of massive Galleria Mall redevelopment

by Eric Stober for TRNTO | Posted: September 23, 2020

A third condominium has been revealed for the Galleria on the Park super-development at Dufferin and Dupont. The dramatic tower features a flatiron design in a nod to the area's unique industrial heritage.

Flatiron buildings are characterized by their distinctive triangular shape. The most prominent of the species was constructed in New York City at the corner of Fifth Avenue and Broadway Avenue in 1902.

Toronto's 1892, which other flat



NEWS Top Stories Local The National Opinion World Canada Politics Indigenous

The massive redevelopment of Galleria Mall is poised to begin

The original mall won't be completely closed for at least 5 years

Kate McGilhray | CBC News - Posted Sep 08, 2019 4:00 AM ET | Last Updated: September 1



A revamped park, a new community centre, and 8 new towers make up the massive redevelopment at Dufferin and Dupont streets. (ELAD Canada)

MASTER-PLANNED COMMUNITIES:

Important Elements



Public Infrastructure



Density



Location



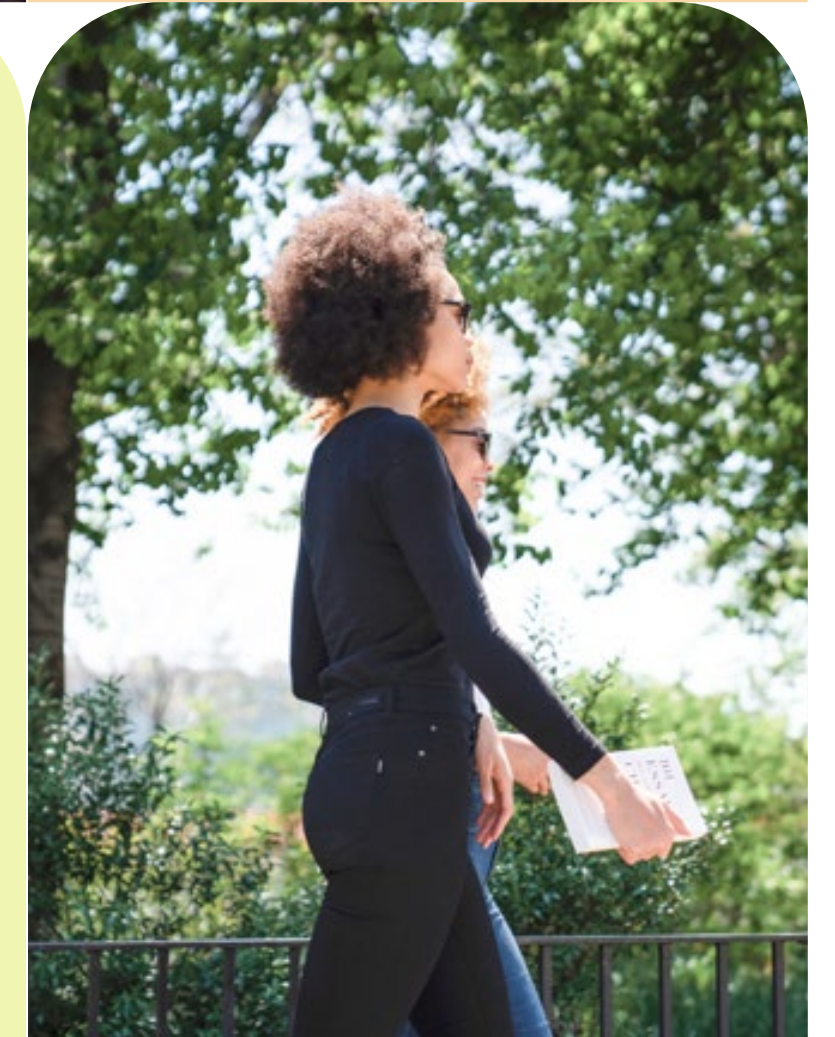
Public Spaces



Retail



Transit



RESIDENCES

Towers

8

Residential units

3,000

New residents

6,000+



EXCEPTIONAL RETAIL

300,000

APPROX. SQ. FT.

ANCHOR TENANTS INCLUDE

- NATIONAL GROCERY STORE
- TOP TIER BANKS
- FITNESS FACILITY
- PERSONAL SERVICES
- NATIONAL PHARMACY
- RESTAURANTS
- CAFES



NEW GREEN SPACES

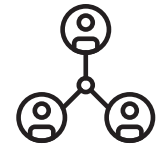
Living around major parkland has been proven to benefit in the following ways (especially in a post-Covid era):

350,000

SQ. FT.

Community Park

8 acres



Connect & Engage Community



Encourage an Active and Healthy Lifestyle



Enhance Community Identity

THE NATURE HEART*

- Natural Landscape
- Treed Canopy
- Meandering Pathways

THE PLAY HEART*

- Free-form play or play hill at centre of park
- Multi-use field and natural gathering place

THE COMMUNITY HEART

- Winter Leisure Skating Pad and Trail
- BMX/Skateboard Park

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



TRANSIT



GEORGE BROWN COLLEGE
(CASA LOMA CAMPUS)

Mins.

Mins.

U OF T (ST. GEORGE CAMPUS)

7

13

YORKVILLE

8

15

YORKDALE MALL

8

11

EATON CENTRE

11

19

FINANCIAL DISTRICT

13

19

SCOTIABANK ARENA

13

20

ENTERTAINMENT DISTRICT

14

30

UPPER CANADA COLLEGE

12

21

OCAD UNIVERSITY

10

28

CITY HALL

12

22

HIGH PARK

13

20

CNE

7

16

BILLY BISHOP AIRPORT

12

19

14

28

Bloor-Danforth Line

St. Clair Streetcar Line

Dufferin Bus Route

Go Train Line

Ossington Bus Route

TTC Subway Stations

Bathurst Bus Route

UP Express Bloor Station

Dupont Bus Route

Bloor GO



GALLERIA ON THE PARK

Bird's Eye View

"Rising at the entrance of Galleria on the Park, Galleria III will become the new landmark building for not only our community but for the entire West End"

Rafael Lazer
CEO ELAD Canada



NEW COMMUNITY CENTRE BUILT FIRST

95,000 SQ. FT.

- GYM
- MULTI-PURPOSE ROOMS
- COMMUNITY KITCHEN
- SWIMMING POOLS
- DANCE STUDIO
- RUNNING TRACK
- CHILD-CARE CENTRE
- PLAYGROUND
- GREEN ROOF
- FULL FITNESS FACILITY
- OUTDOOR SKATING TRAIL



GALLERIA ON THE PARK MASTERFULLY PLANNED

A NEW STATE
OF WELL-BEING

GALLERIA III



GRAND LOBBY



POOLSIDE WITH LOUNGERS



PRIVATE DINING ROOM



OUTDOOR TERRACE



SOCIAL LOUNGE



CO-WORKING LOUNGE



FITNESS CENTRE



KIDS' CLUB



KITCHEN



LIVING ROOM



WELLNESS AMENITIES 3RD FLOOR

21,000 sq. ft. of beautifully appointed exclusive amenity spaces.

1. FITNESS ROOM
2. POST-WORKOUT RELAXATION
3. SEPARATE SPINNING ROOM
4. MEDITATION ROOM
5. SEPARATE YOGA ROOM
6. OUTDOOR YOGA
7. LOUNGE SEATING
8. PET'S PLACE
9. SPA CIRCUIT
10. THE WORKSHOP
11. CO-WORKING LOUNGE
12. KIDS' PLAY ZONE



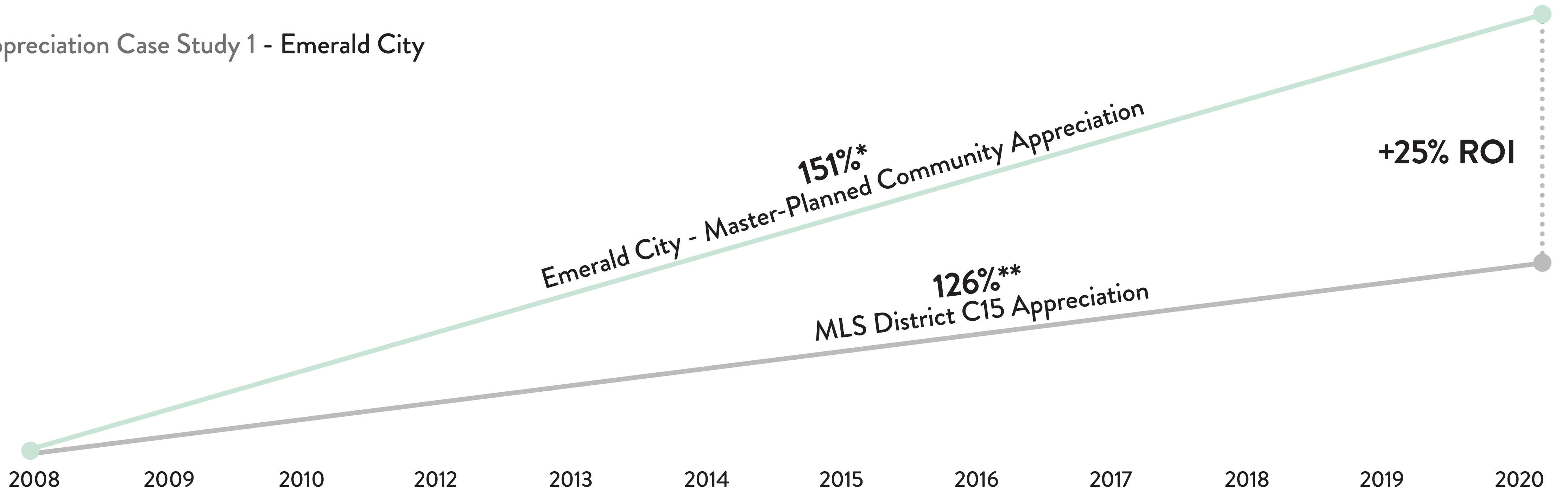
SOCIAL AMENITIES 11TH FLOOR

- 1. SWIMMING POOL
- 2. OUTDOOR TERRACE
- 3. POOLSIDE LOUNGERS
- 4. PRIVATE DINING ROOM
WITH CHEF'S KITCHEN
- 5. KIDS' CLUB
- 6. SOCIAL LOUNGE
- 7. OUTDOOR GAMES AREA
- 8. RESERVABLE OUTDOOR
DINING
- 9. OUTDOOR DINING



MASTER-PLANNED COMMUNITY GROWTH

Appreciation Case Study 1 - Emerald City

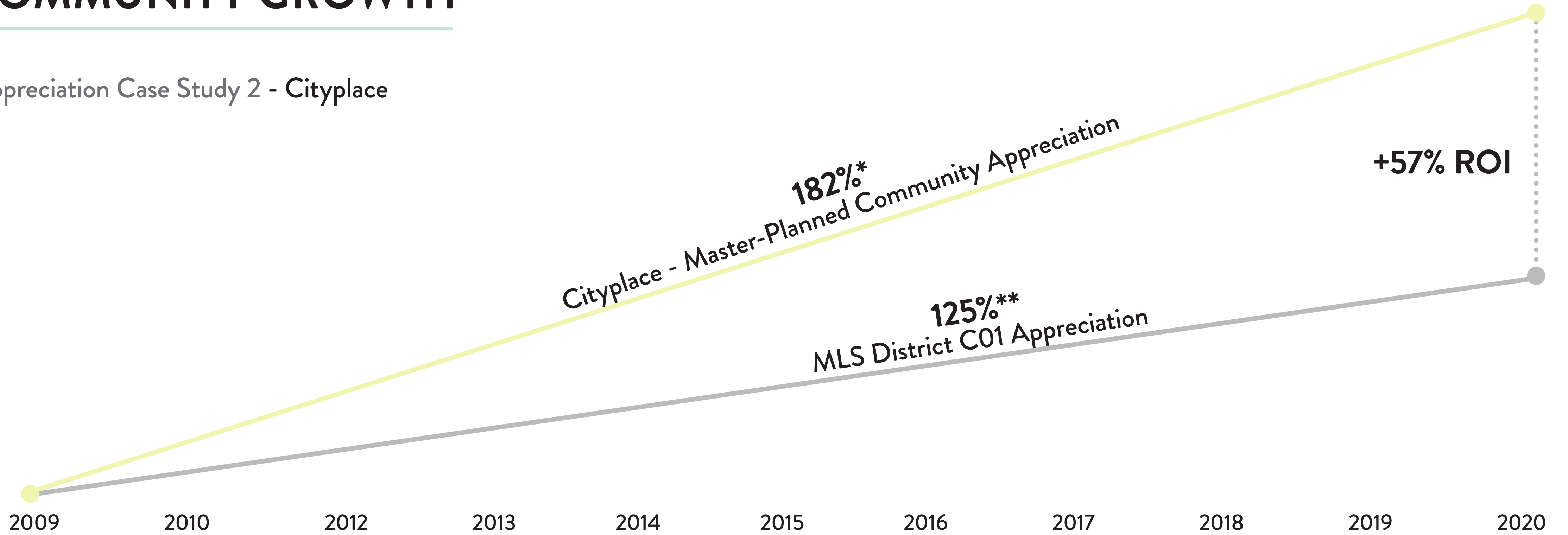


Over 12-year period the Master-Planned community has outperformed the growth of the entire MLS district by 25%.

*Altus Realnet **TREB

MASTER-PLANNED COMMUNITY GROWTH

Appreciation Case Study 2 - Cityplace

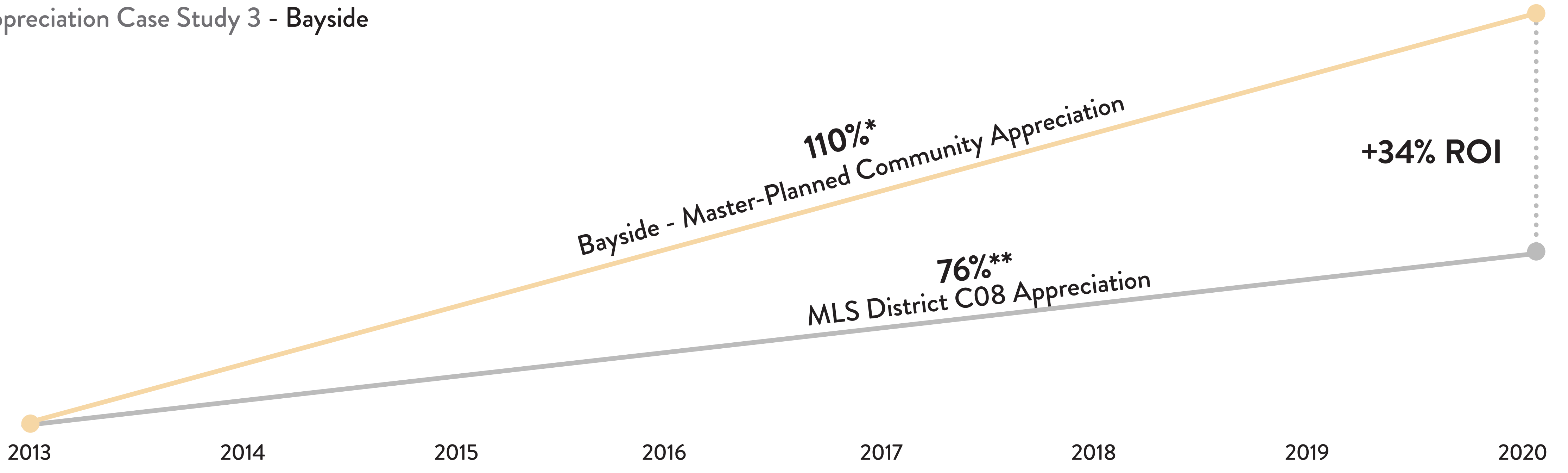


Over an 11-year period the Master-Planned community has outperformed the growth of the entire MLS district by 57%

*Altus Realnet **TREB

MASTER-PLANNED COMMUNITY GROWTH

Appreciation Case Study 3 - Bayside



Over 7-year period the Master-Planned community has outperformed the growth of the entire MLS district by 34%

*Altus Realnet **TREB

SUB-MARKET INVESTMENT STRENGTH

1KM Radius from Galleria on the Park

27% ↑
RENTAL TRANSACTIONS
(June 1 - Oct. 1, 2020 VS. 2019)

70% ↑
AVG PRICE GAP
BETWEEN HOMES AND
GALLERIA III

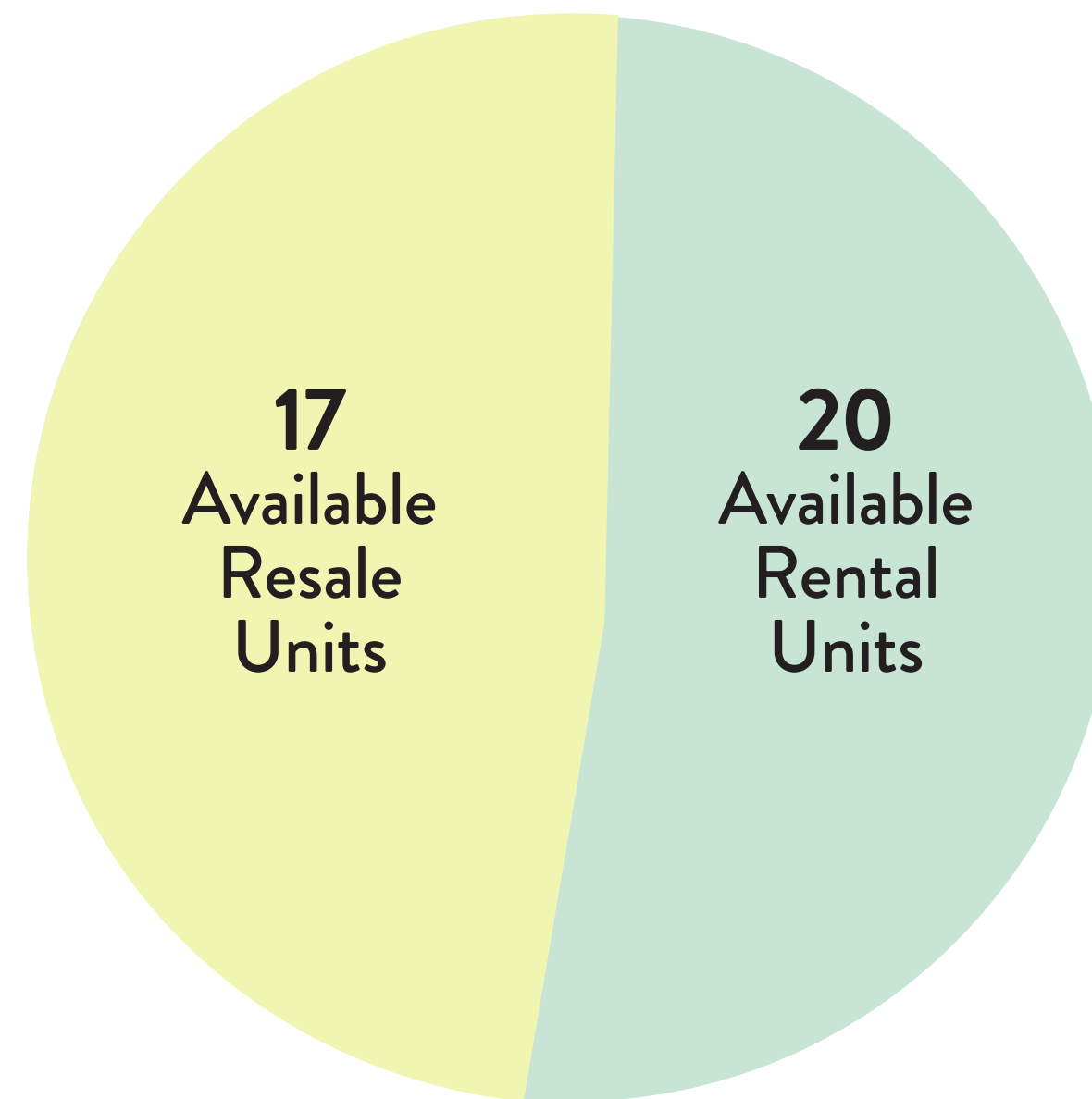
23% ↑
RESALE PRICE AVG.
(June 1 - Oct. 1, 2020 VS. 2019)

43% ↑
AVG PRICE GAP
BETWEEN GALLERIA III
AND DOWNTOWN CORE
PRE-CON PROJECTS

Source: MLS

Current Available Inventory

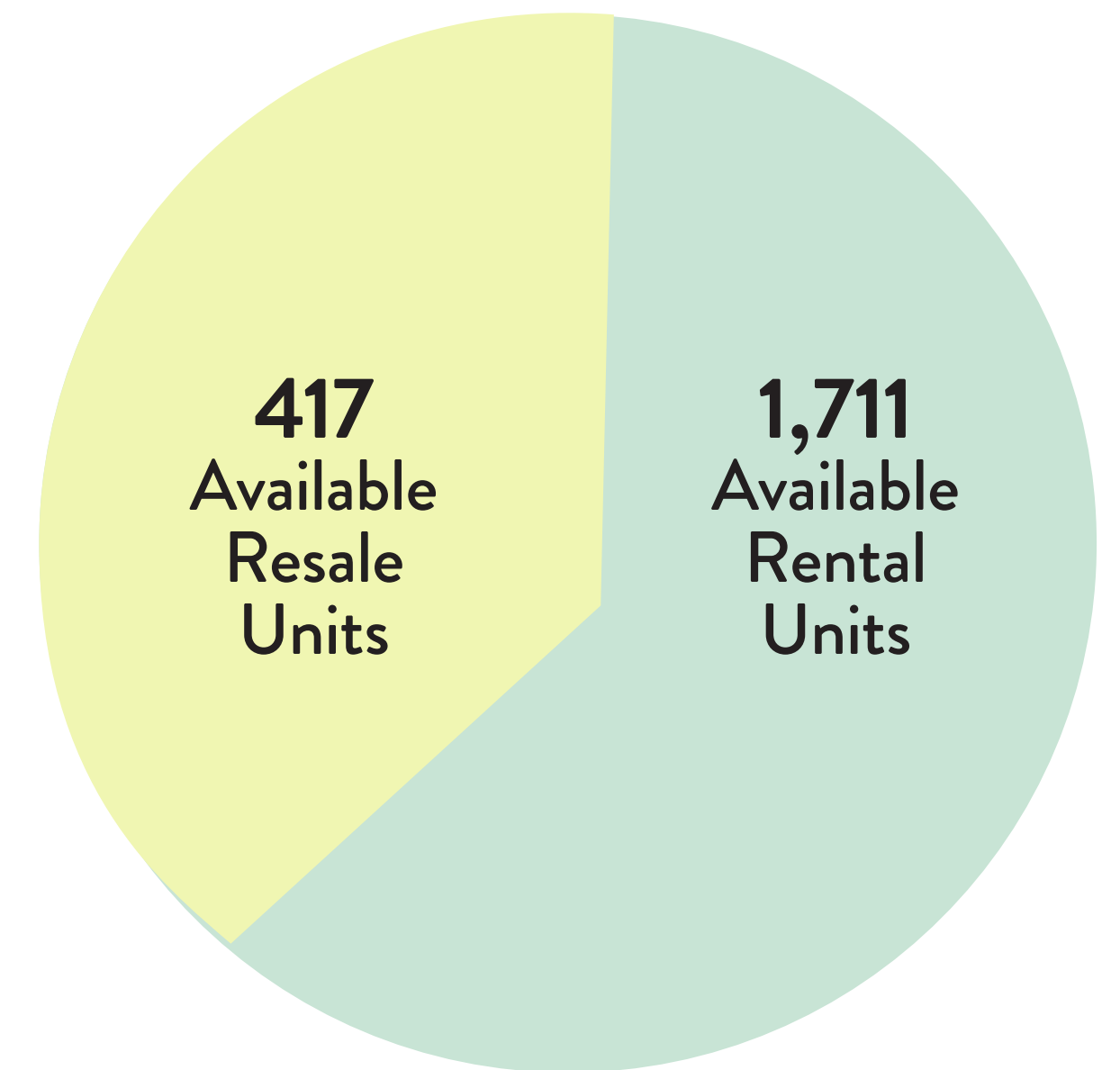
Galleria On The Park



Total Available Units: 37

VS

Church & Jarvis



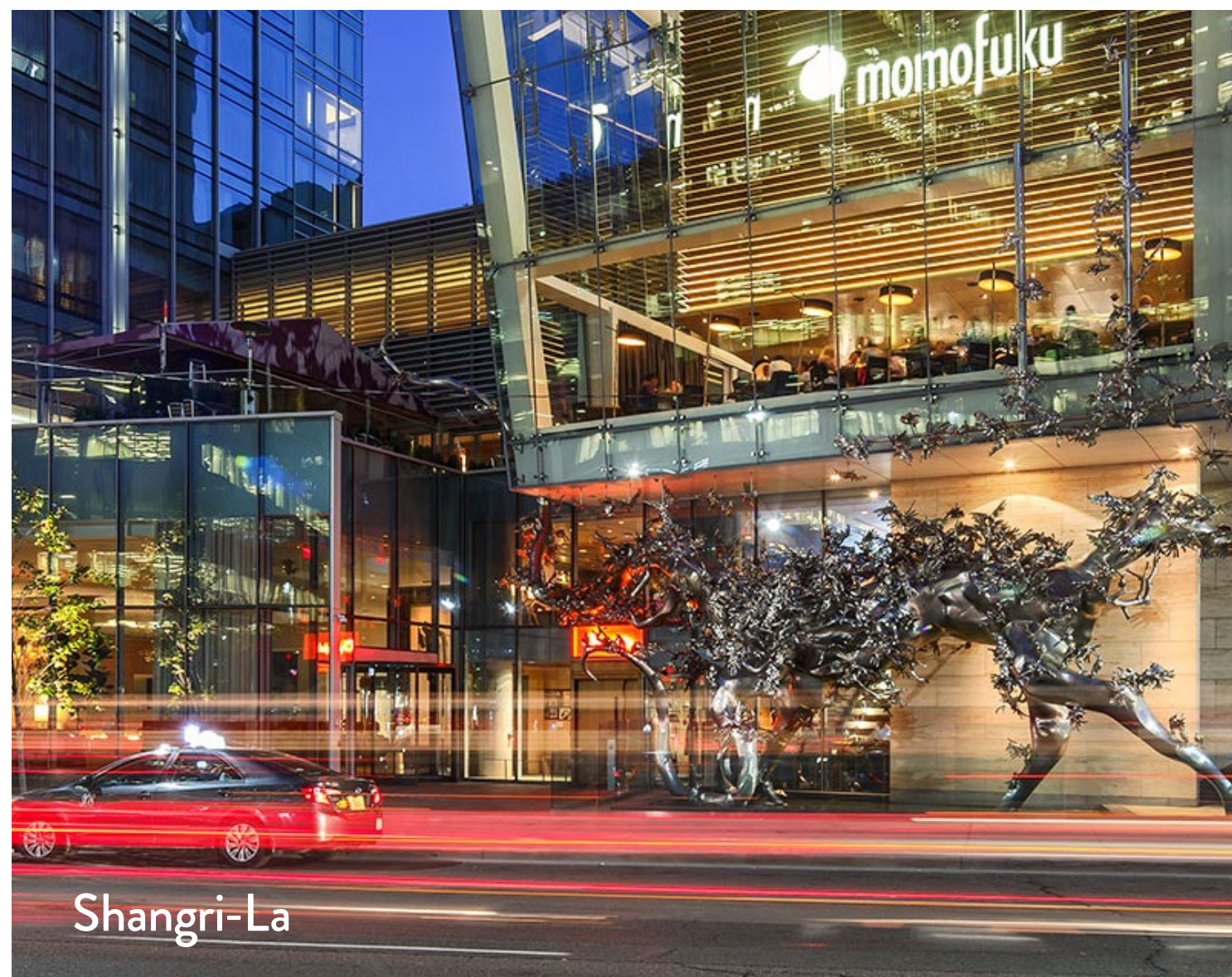
Total Available Units: 2,128

Project Team

HPA HARIRI PONTARINI
ARCHITECTS



Hariri Pontarini Architects is a full-service Canadian firm dedicated to producing work of lasting value. Siamak Hariri and David Pontarini founded the Toronto office in 1994, motivated by a shared commitment to design quality. Today their 150-person practice offers its clients in-depth partner involvement through all stages of design and the breadth of building experience and technical expertise to rigorously oversee construction.

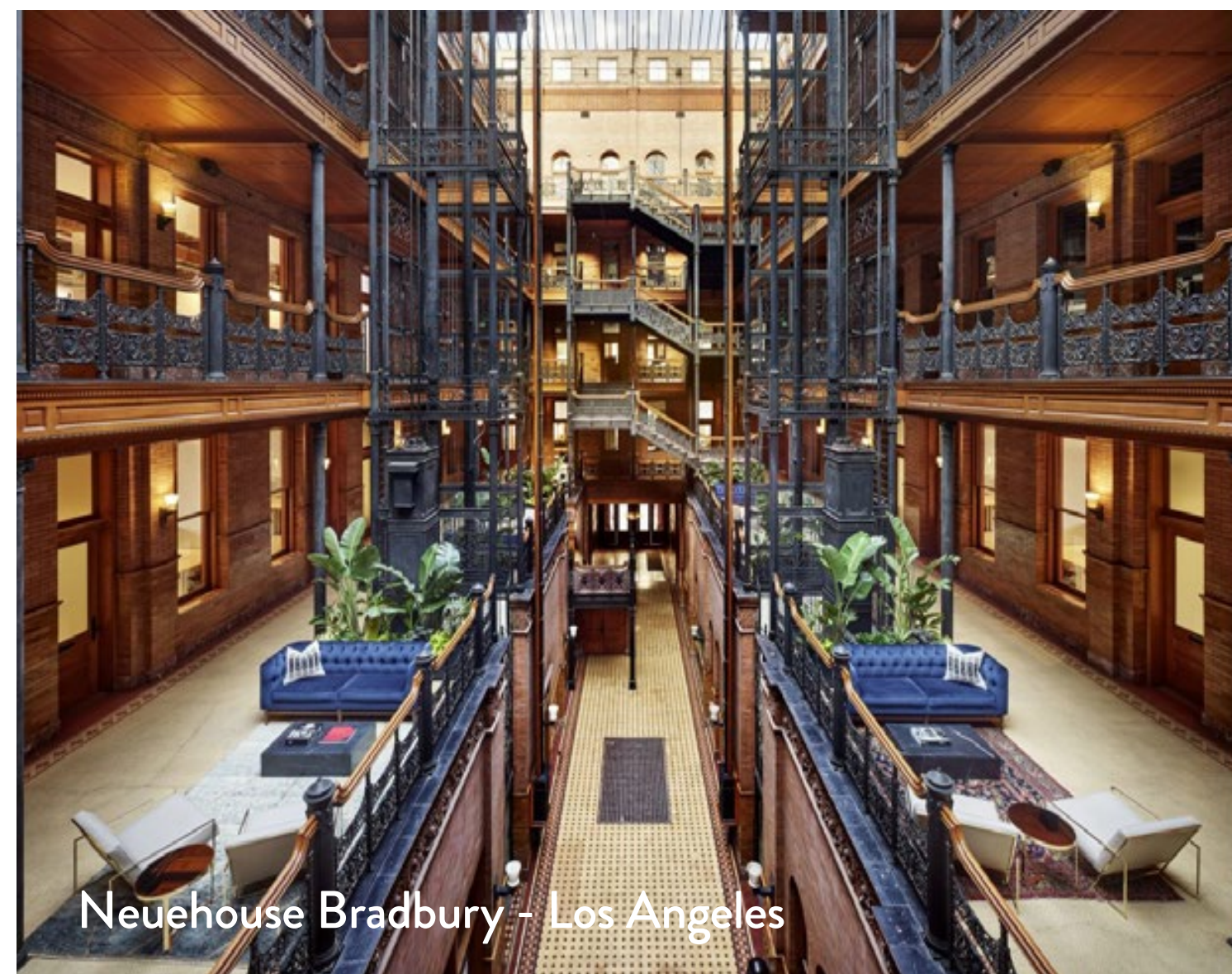




St. Regis - Toronto



Momofuku - Las Vegas



Neuehouse Bradbury - Los Angeles



Mama Rabbit - Las Vegas

DesignAgency is an award-winning international design studio. Founded in 1998 by partners and long-time friends Allen Chan, Matt Davis, and Anwar Mekhayech, the Studio unites interior design, architectural concept, strategic branding, and visual communication in a unique and innovative way. DesignAgency is one of the most distinguished design studios in Canada and our services are widely sought after.

Janet Rosenberg & Studio



Thunder Bay Art Gallery



The Pinnacle on Adelaide



Mississauga Celebration Square



Richmond-Adelaide Centre Courtyard & Plaza

Janet Rosenberg & Studio Inc. is one of Canada's most distinguished landscape architecture and urban design studios. The Studio is recognized for its extensive and award-winning portfolio of work that includes public, commercial, and institutional spaces as well as private residential gardens, green roofs, and condominium towers.

ELAD CANADA

ELAD Canada is a multi-billion dollar real estate development, investment and asset management company with best-in-class mixed-use developments and properties across Canada and the US. ELAD has a proven track record with creating large scale, multi-phase development projects and along with Agellan a wholly owned subsidiary, owns 7 million square feet of industrial, office and retail properties. For over 20 years, ELAD has shaped communities through leadership and collaboration and has focused on creating value to maximize returns on its income producing properties. ELAD is made up of seasoned strategic thinkers who foster long-term relationships, listening to their communities and tenants, collaborating with all stakeholders and engaging experts who share their passion for creating environments that make our lives better. Best known for its visionary approach at the award winning, master-planned Emerald City in Toronto, ELAD is currently selling Galleria on the Park – its newest master planned community – 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 and has launched Harmonia Condos at Cite Nature in Montreal. We foster relationships, we build communities and we invest in tomorrow; we transform our cities.



PLATINUM LAUNCH INCENTIVES

Extended Platinum Deposit Structure

- Only 5% Down Per Year
- Total of 15% Down Until Occupancy
- \$5,000 Upon Signing
- Balance to 5% in 30 days
- 5% in 90 210 Days
- 5% in 180 460 Days
- 5% in 365 Occupancy

Limited time offer only

Extended Platinum Deposit Structure - Total Purchase Price of \$875k & Higher

- \$5,000 Upon Signing
 - Balance to 5% in 30 Days
 - 5% in 90 240 Days
 - 5% in 180 700 Days
 - 5% in 365 Occupancy
- Occupancy: December 2025
- Parking: **\$60,000** Available on all Units
 - Locker: **\$6,500**
 - Maintenance Fees: **\$0.61/Sq. Ft.** Including High Speed Internet, Elad Link

Additional Incentives

- Potential Increases On Development & Education Charges Capped:
 - Studio/1BR/1BR + Flex/Den: **\$8,500**
 - 2 BR and larger **\$10,500**
- Free Assignment
- Right to lease during occupancy
- Free Island on all 3 Bedroom Units (valued at **\$7,500**)

THANK YOU

ELAD CANADA

GALLERIA
ON THE PARK

PSR
BROKERAGE

All renderings are artist's impression only. Do not represent any condition at present, or in the future, which may obstruct or impede the views, including current or future construction plans by the developer or others. Certain design elements are subject to change. Some descriptions and renderings in the brochure include details or images of a planned building or feature within the development or associated with the development (such as the community park), which are still in the development stage and subject to further approvals. The inclusion of these descriptions and renderings demonstrates our current vision for the community but does not represent a guarantee that the final build-out will be the same as described or as shown. (*) This is the planned size of the new community centre. Certain parts of the park will be developed by the City of Toronto. The Community Heart is part of the Galleria development but the Play Heart and the Nature Heart are areas planned by the City for future implementation.