



WESTBEND
RESIDENCES *Bloor & High Park*





Canada's Best Managed Companies



Homebuilder of the Year



Business Leader of the Year



The Mattamy Factor.

Mattamy Homes is a household name. For over four decades, it has built homes for over 100,000 families. Mattamy is now expanding its focus and increasing its urban presence by growing its high-rise multi-family business. Building responsibly, thoughtfully and innovatively, it is growing its world-class condominium portfolio.

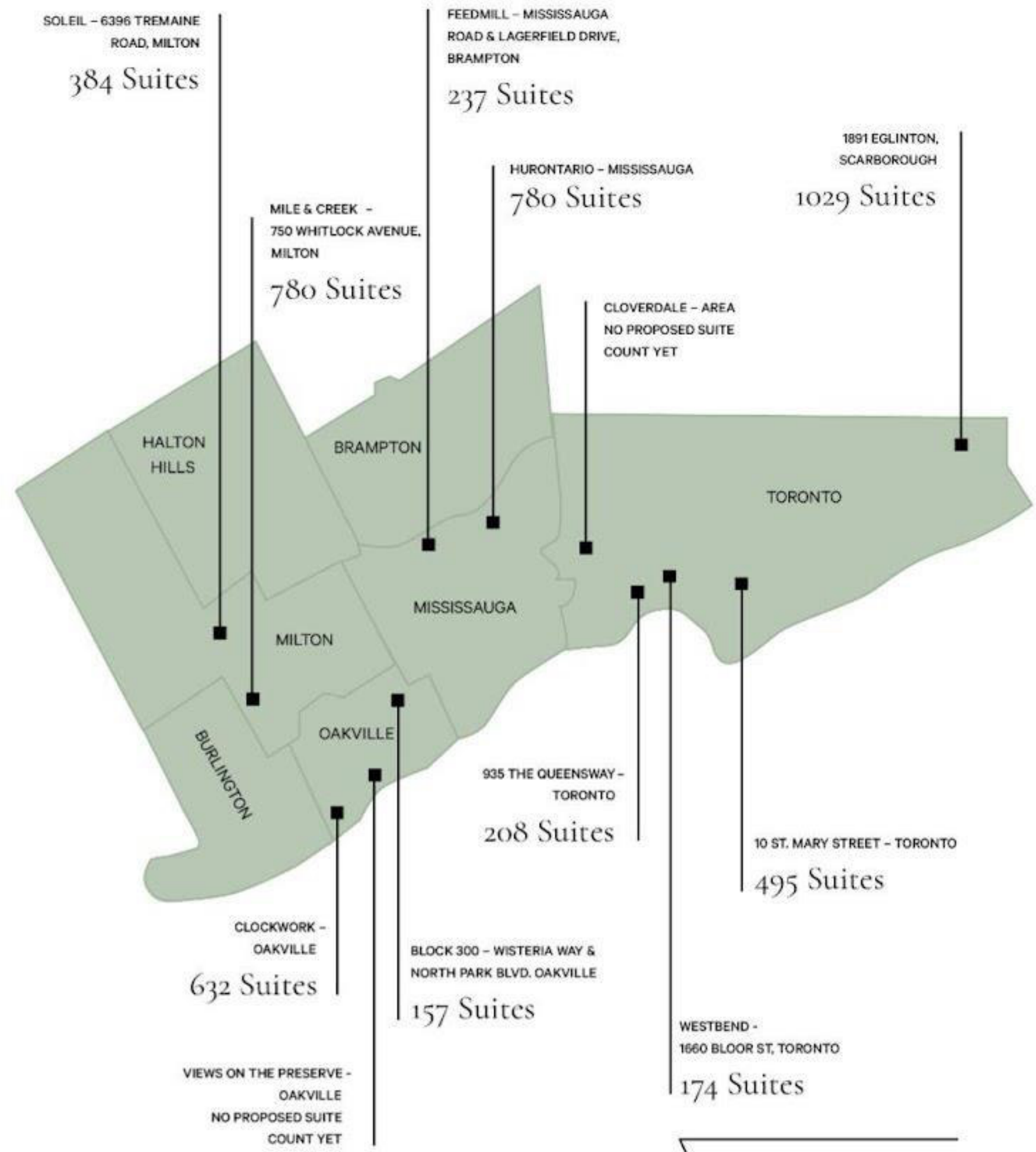
Over
40 yrs
years of experience

Largest
privately owned
homebuilder
in Canada & North America

Largest
new home
construction
and development firm

In **5** yrs
the number of Mattamy's
multi-family units will
equal the number of
single-family units

2,800
urban closings
by 2030



The Toronto Connection.

Expected to Grow by
30% (2030)
61% (2050)

#3 North America's
Best Places to Live

#2 Safest City in the
World

#8 out of 173 **Most Livable**
Cities in the World

*Received a Global Liveability Index score of
95.4, driven by **high marks in healthcare
and education.***





Supply Vs Demand:

RESALE CONDOS:

Resale Inventory
has Decreased by

32%

year over year

Resale price has
increased by

15%

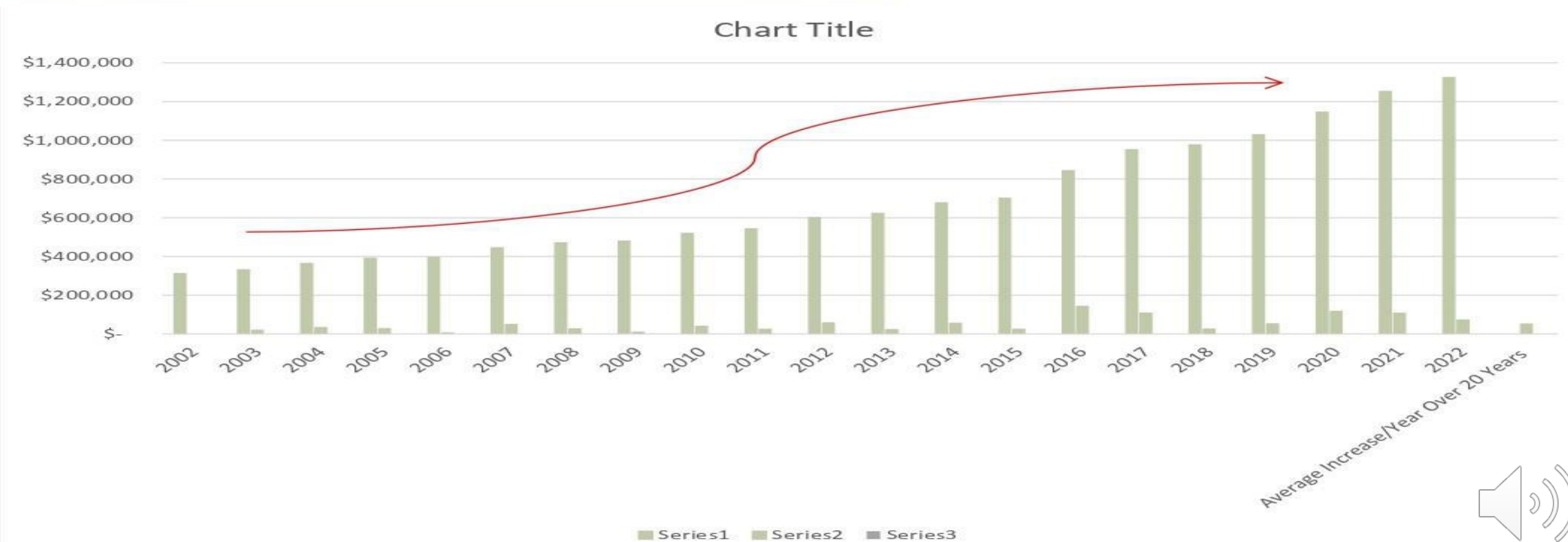
year over year

Resale price has
increased by

74%

in the last 5 years

AVERAGE CONDOMINIUM SALE PRICE:



WESTBEND

RESIDENCES *Bloor & High Park*

- Affordability

+143%

Difference*

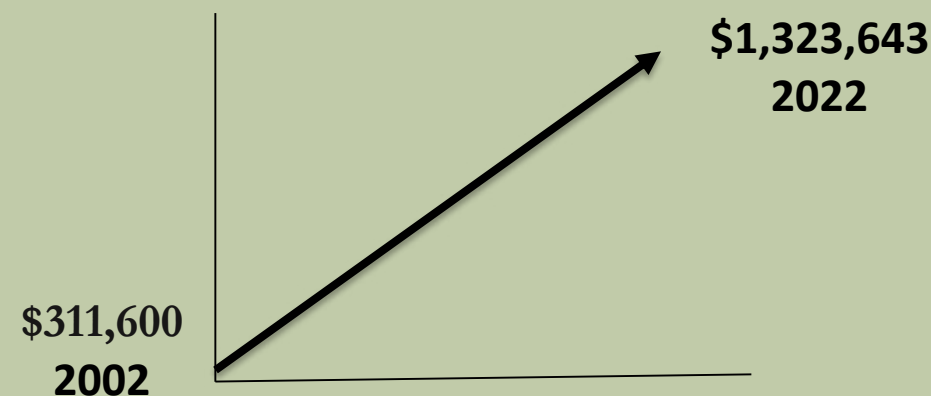
Average Price in 2022

Detached	\$1,919,926
Condo	\$789,366

The majority of property sales around High Park average close to **\$2 million+**

- Stability

High Park Homes have Proven to Be Resilient Through Market Cycles



Over the Last 20 Years Average Home Price has continued to increase on average **+8% YOY**

- Limited Existing Inventory

New Listings in High Park North Municipality

2022	259
2021	380



-32%
YOY

Access to Existing Inventory surrounding Westbend has significantly decreased in 2022

- No New Condo Inventory

Westbend is Only 250m to High Park – Less than 500 Steps

0

Precon
Projects

Have launched within the last
5 Years

500m walking distance to High Park

- Access to Transit

95
transit score

Less than
500 steps
to Keele Station



Why High Park

- **High Park/Swansea** is rated in the top 3 places to invest in Toronto
- **Bloor & High Park** is recognized as one of the most environmentally significant areas
- **Rich in culture,** history and a wealth of beautiful heritage homes

- **Surrounded by Wealth - Average Income in Surrounding Neighborhoods:**

High Park/Swansea \$125,669
Kingsway South \$294,913
High Park North \$102,853
Lambton Baby Point \$136,905
Runnymede Bloor West Village \$112,128

- **AAA+ EDUCATION**

Ursula Franklyn - score 9.2
École Charles-Sauriol - score 9.1
St Pius X Catholic School - score 8.4
Swansea Junior and Senior Public School score 8.6





Connectivity
+
Convenience



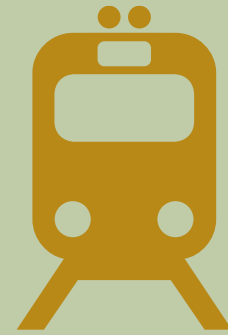
Burdock Brewery

1184 Bloor St W., Toronto,
ON, MGH1N2



GO & UP Express

1456 Bloor St W, Toronto,
ON, MGP 4A9



High Park

1873 Bloor St W, Toronto,
ON M6R 2Z3



Keele Station

21 Keele St. Toronto, ON
M6P 2J8



Conveniently located to fit your needs

Loblaws

2280 Dundas St W, Toronto,
ON M6R 1X3



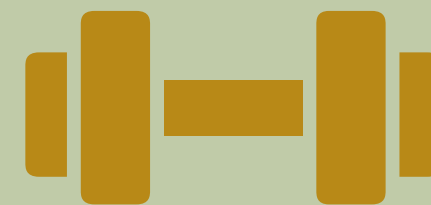
MOCA

158 Sterling Rd #100,
Toronto, ON, M6R 2B7



Soul Fuel Fitness

1605 Bloor St W, Toronto,
ON, M6P 1A6



Sugo

1281 Bloor St W, Toronto,,
ON, MGH 1N7





Parks & recreation:

- 2 mins > High Park
- 8 mins > Sunnyside Beach
- 10 mins > King's Mill Park
- 12 mins > Trinity Bellwood Park
- 8 mins > BMO Field
- 12 mins > Centre Island Ferry



Transit & Highways:

- Steps to Keele Subway Station
- 5-10 mins > Gardiner Expressway
- 12 mins > Hwy 427
- 8 - 10 mins > Downtown Toronto
- 11 mins > Union Station via UP/GO
- 15-20 mins > Pearson Airport via UP



Post-secondary institutes:

- 12 mins > University of Toronto (St. George Campus)
- 20 mins > Toronto Metropolitan University
- 12 mins > George Brown (Casa Loma Campus)
- 14 mins > Humber College (Lakeshore Campus)



**WESTBEND
NEIGHBOURHOOD GUIDE**

TRANSIT

Bloor GO Station
UP Express Bloor Station
Dundas West Station
(subway, streetcar, bus)
Keele Station
(subway, bus)

PARKS

1. Campbell Park
2. Dufferin Grove Park
3. High Park
4. Lithuania Park
5. Ravina Gardens
6. Sorauren Avenue Park
7. West Toronto Railpath

FOOD & DRINK

8. Bandit Brewery
9. Burdock Brewery
10. Cherry Bomb Coffee
11. Cosette Coffee
12. Defina Wood Fired
13. Henderson Brewing Co.
14. La Cubana
15. Propeller Coffee
16. Sugo
17. Sushi On Roncy
18. The Gaslight

RECREATION & LEISURE

19. Alison Milne Co.
20. Clint Roenisch Gallery
21. High Park Athletic Club
22. High Park Zoo
23. Museum of Contemporary Art Toronto (MOCA)
24. Paradise Theatre
25. Soul Fuel Fitness

SHOPPING & SERVICES

26. 313 Design Market
27. Dufferin Mall
28. LCBO
29. Loblaws
30. Mike's No Frills
31. Rabba Fine Foods
32. RBC Royal Bank
33. Scout
34. Willem & Jools Flowers
35. Likely General
36. Garden Foods
37. Sobeys
38. Village Market



Westbend Residences

Conveniently located between The Junction and Roncy, steps from High Park, Westbend is a boutique condominium in an eclectic urban neighborhood. Its Bloor Street location, various transit connections, proximity to nature, and enviously unique community setting create a very sought-after living experience. Offering a great mix of suites and inspired amenities, it answers all the needs and wants of city dwellers.

Suite types:

Studios to

3 Bed and Den.
(427-1118 Sq. Ft.)

Exterior Amenities:

Rooftop Terrace with lounge,
dining space and BBQs
Community Games Area
+ Meditation Deck

Interior Amenities:

Lobby with 24-hr concierge
Co-working Lounge
Social Lounge
Fitness Centre with Yoga Studio
Rooftop Social Lounge
Rooftop Entertainment Lounge
Media Room
Pet Spa



Ground Level Amenities



- 1. Fitness Center
- 2. Yoga Studio
- 3. Social Lounge
- 4. Mailroom
- 5. Automated Parcel Storage
- 6. Concierge
- 7. Pet Spa
- 8. Private Media Lounge
- 9. Community Co-Working Space
- 10. Bike Share Toronto

Rooftop Amenities



Illustration is artist's impression.

- 1. Community Games Area
- 2. Shaded Lounge Space
- 3. Dining/Social Lounge
- 4. Entertainment Lounge
- 5. Meditation Desk
- 6. BBQ/Dining Area
- 7. Co-Working Space
- 8. Fireside Lounge





WESTBEND
RESIDENCES *Manor & High Park*











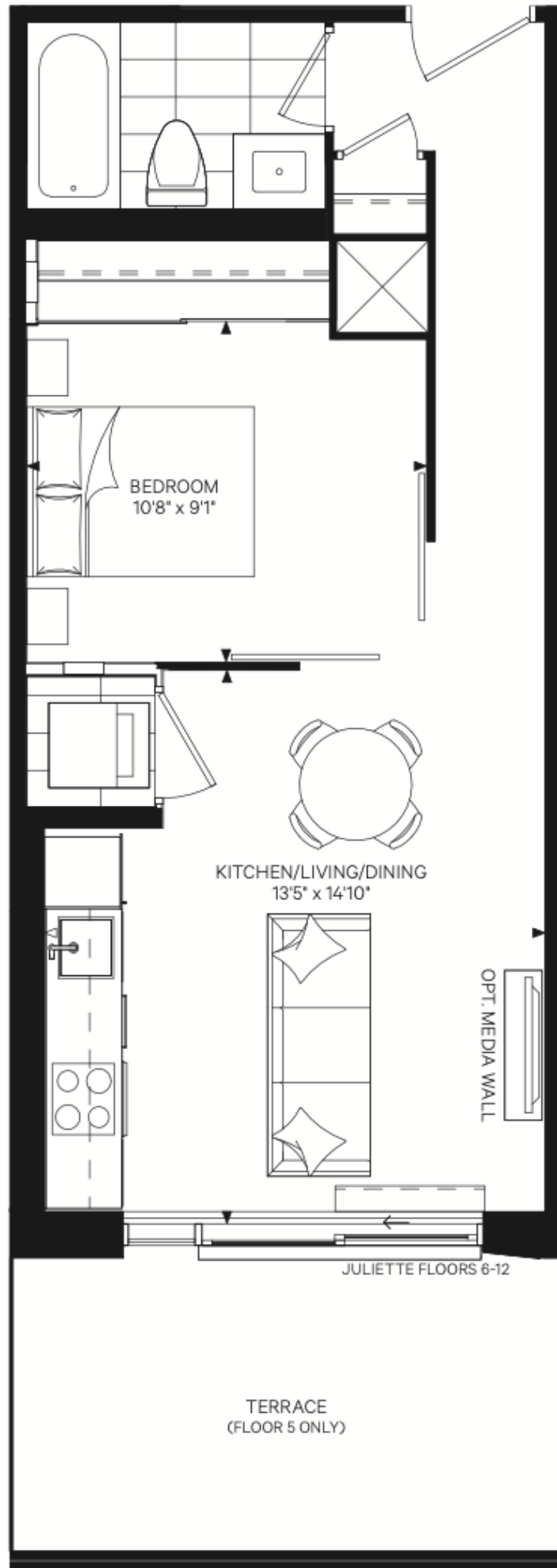
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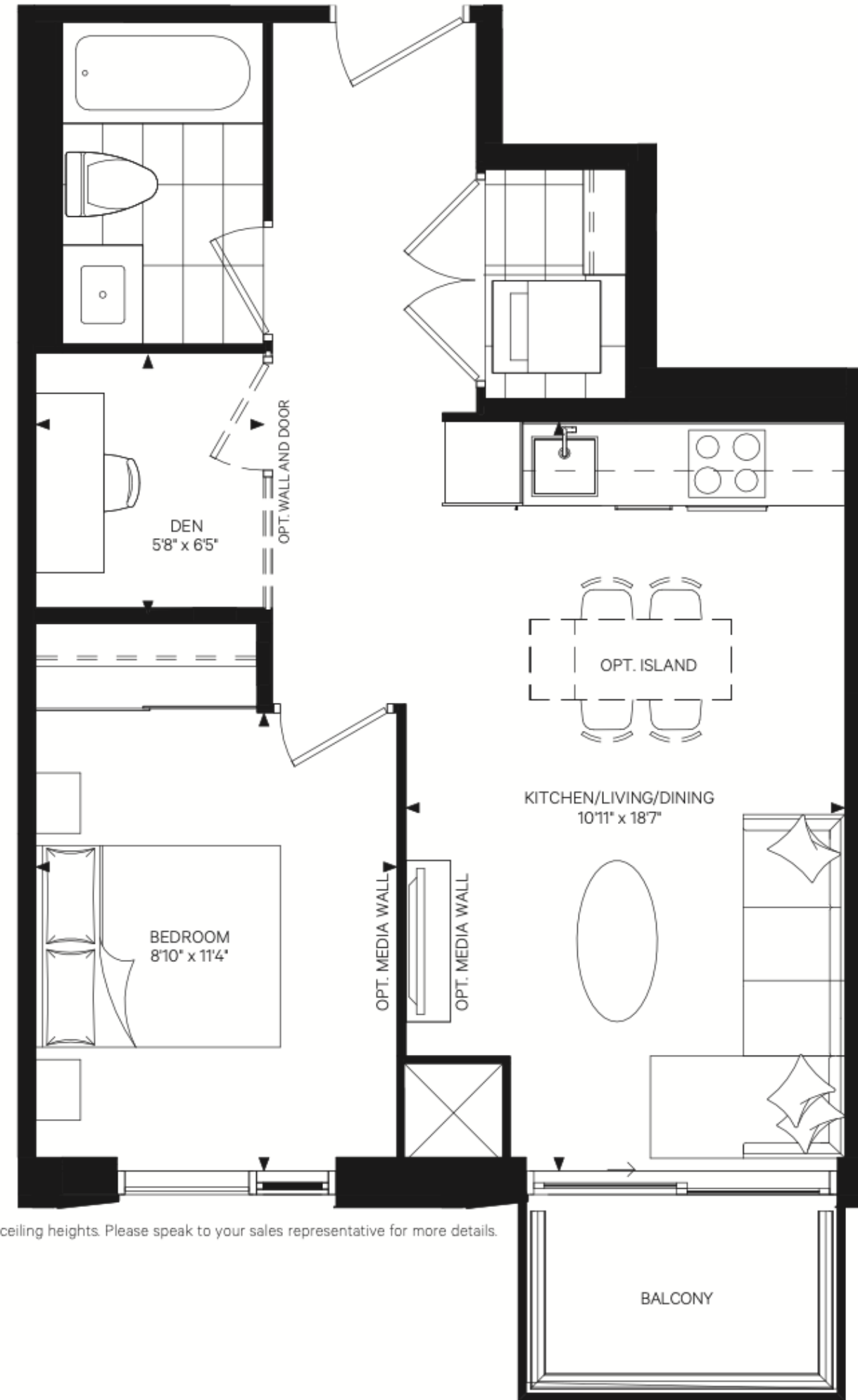
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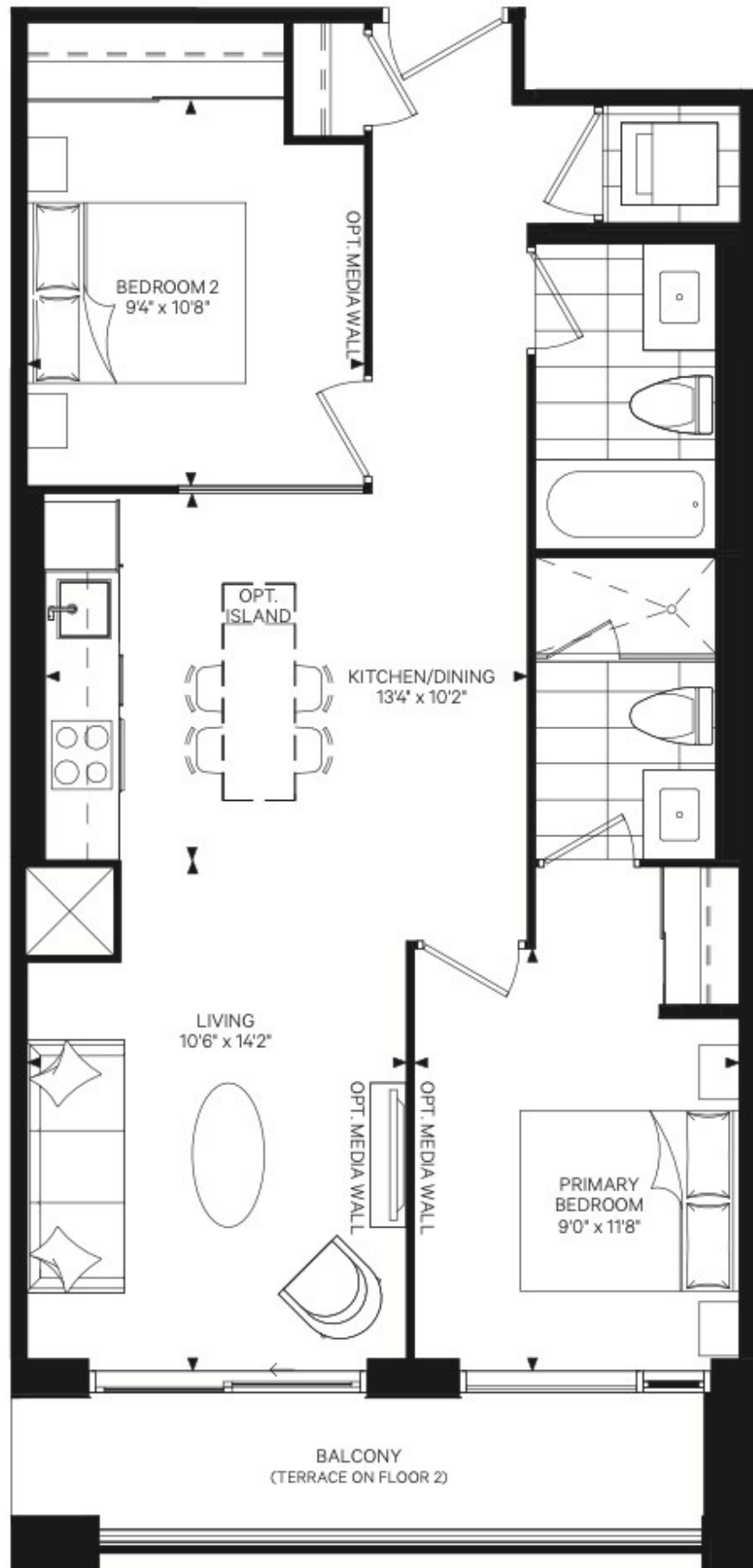




*Plan has variations in ceiling heights. Please speak to your sales representative for more details.



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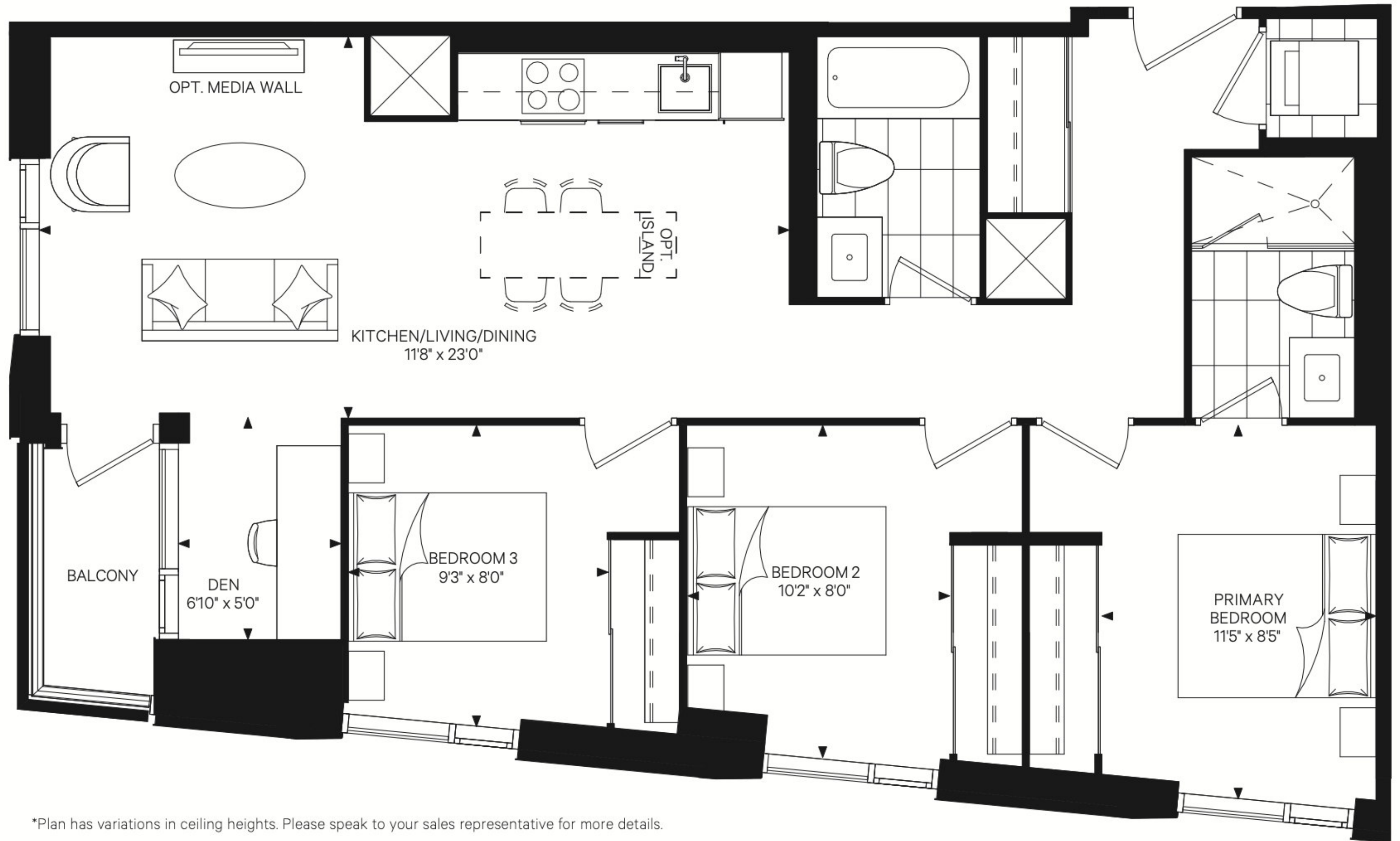


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BALCONY



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The Top 5 Reasons

that make Westbend Residences a great investment:

1 Trusted confidence in Mattamy Homes

2 Increased investment opportunity for a great value

3 Proximity to Downtown, High Park and AAA Schools

4 Proximity to numerous modes of transit

5 Intimate building in a beloved neighbourhood with Highly sought after amenities.

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