

RESIDENCES AT
BLUFFER'S PARK
INVESTORS'
BROCHURE (SLIDES)

skale | DIAMANTE

RESIDENCES AT
BLUFFERS PARK

APRIL 2023 | V8-5

RESIDENCES AT
BLUFFERS PARK



EXCEPTIONAL LIVING ABOVE THE BLUFFS

The Residences at Bluffers Park make a bold statement of modern architectural style. Cutting-edge firm Turner Fleischer has incorporated natural and architectural elements of the area into the buildings, harmonized with stunning contemporary features. Inside, a mixture of suite sizes and generous amenity spaces elevate life for residents. Families can choose from larger suites designed to meet their needs.

skale | DIAMANTE

PARTNERS IN DESIGN

The Residences at Bluffers Park is a joint venture between Skale and Diamante Development. Both companies have a wealth of experience in the development industry and are delighted to be partnering on this project destined to be a landmark in the Bluffs neighbourhood.

LOCATION

2800 Kingston Rd.

EAST TOWER

23

Storeys

327

Units

WEST TOWER

13

Storeys

224

Units

27,000 SQ.FT.

of Shared Amenities

353,000 SQ.FT.

Residential gross floor area

ARCHITECT

Turner Fleischer Architects

INTERIOR DESIGN

Tact

LANDSCAPE ARCHITECT

Adesso Design Inc.

M+E

Novatrend

STRUCTURAL

Jablonsky Ast & Partners

LAWYER

Brattys LLP

THE STUDENT SCENE

POST-SECONDARY

Toronto is home to thousands of Canadian and international students attending some of Canada's top colleges and universities. For those coming from outside of Toronto, housing close to classes is always a plus.

UNIVERSITY OF TORONTO (SCARBOROUGH)



30 min

by local bus

14,547

Total enrollment
(Fall 2021-2022)

2,100

Total international
students

UNIVERSITY OF TORONTO (ST. GEORGE)

22 min

by TTC from
Victoria Park Station

65,617

Total enrollment
(Fall 2021-2022)

25,030

Total international
students

Source: U Toronto

TORONTO METROPOLITAN UNIVERSITY



30 min

by TTC from
Victoria Park Station

36,020

Total enrollment
(Fall 2021-2022)

3,404

Total international
students

Source: Toronto MU

CENTENNIAL COLLEGE



29 min

By local bus
and TTC

40,000

Total enrollment
(Annually)

7,000

Total international
students

Source: www.ontariocolleges.ca/en/colleges/centennial

INTERNATIONAL STUDENTS

In 2022, Canada welcomed a record 551,405 international students from 184 countries.

In 2023, the number of international students is expected to reach a similar level, with everyone needing accommodation.

Source: CIC News



INTERNATIONAL BACCALAUREATE

The International Baccalaureate (IB) Diploma Program is a demanding two-year pre-university course of study for secondary school students. The program is designed by the International Baccalaureate Organization (IBO), which supplies and assesses externally set, standardized final examinations.

The following three schools offer the IB program in Scarborough:

- Sir Wilfred Laurier Collegiate Institute (Scarborough)
- 11 minutes from Residences at Bluffers Park by car
- Victoria Park Collegiate Institute (North York)
- 21 minutes from Residences at Bluffers Park by Car
- Monarch Park Collegiate Institute (Toronto)
- 18 minutes from Residences at Bluffers Park by Car

Source: TDSB

A GROWING POPULATION

CANADA

In 2022, Canada welcomed a record number of new Canadians for a total of 431,645 new permanent residents. In the next few years, we will see hundreds of thousands more people put down roots here:

465,055	485,000	500,000
in 2023	in 2024	in 2025*

ONTARIO

Ontario will need to add 1 million new homes over the next decade, which is approx. 100,000 homes per year to keep up with population growth.*

TORONTO

Toronto is the 4th largest city in North America, with about 3 million residents.* It is also the #1 fastest growing city in North America. By 2030, 800,000 people will have moved to Toronto – an almost 30% increase in population.

Sources: canada.ca

POPULATION:

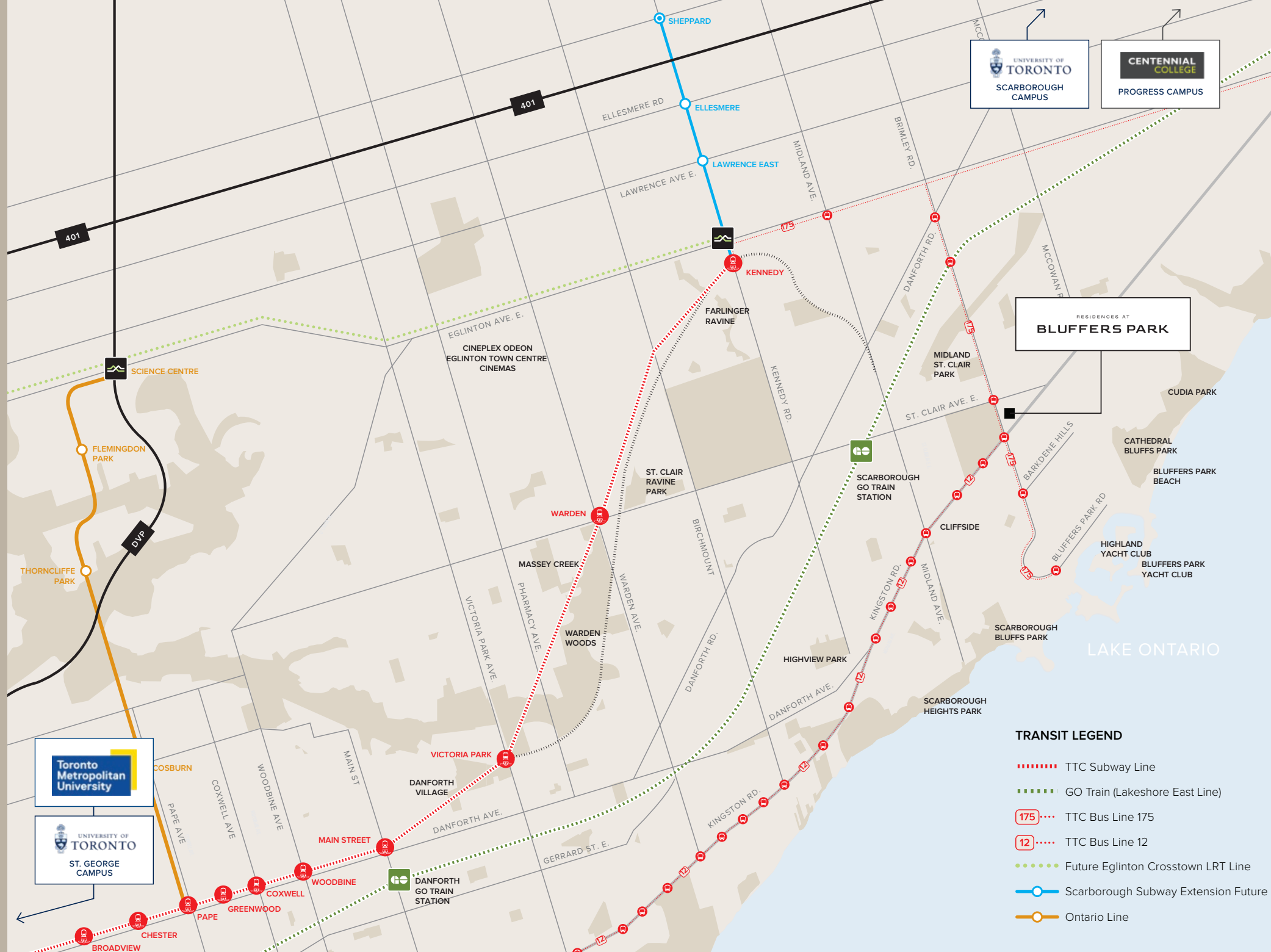
733 (NBH)	3,014,673 (City)
------------------	-------------------------

AVERAGE ANNUAL HOUSEHOLD INCOME

Bluffers Park:	Toronto:
\$138,363	\$132,394

RENT VS. OWN PERCENTAGE

19% RENT	81% OWN
-----------------	----------------



TTC BUS STOP AT BRIMLEY ROAD
AT KINGSTON RD NORTH SIDE

1 min

SCARBOROUGH GO STATION

15 min 9 min

KENNEDY GO STATION

19 min 7 min

LINE 2 (BLOOR AND DANFORTH) KENNEDY STATION

15 min 8 min

18 min to downtown Toronto

FUTURE TRANSIT CONNECTIONS

In the future, Bluffers Park will be even better connected to the entire GTA, enhanced by new transit lines and extensions.

SCARBOROUGH SUBWAY EXTENSION

8km **3 new stops**

from Kennedy Station to Sheppard Ave.

ONTARIO SUBWAY LINE

8 new stops

from Kennedy station to Ontario Line Pape Station

EGLINTON CROSSTOWN LRT

- 60% faster service from Mount Dennis to Kennedy Station
- 25 stations and stops along Eglinton Avenue

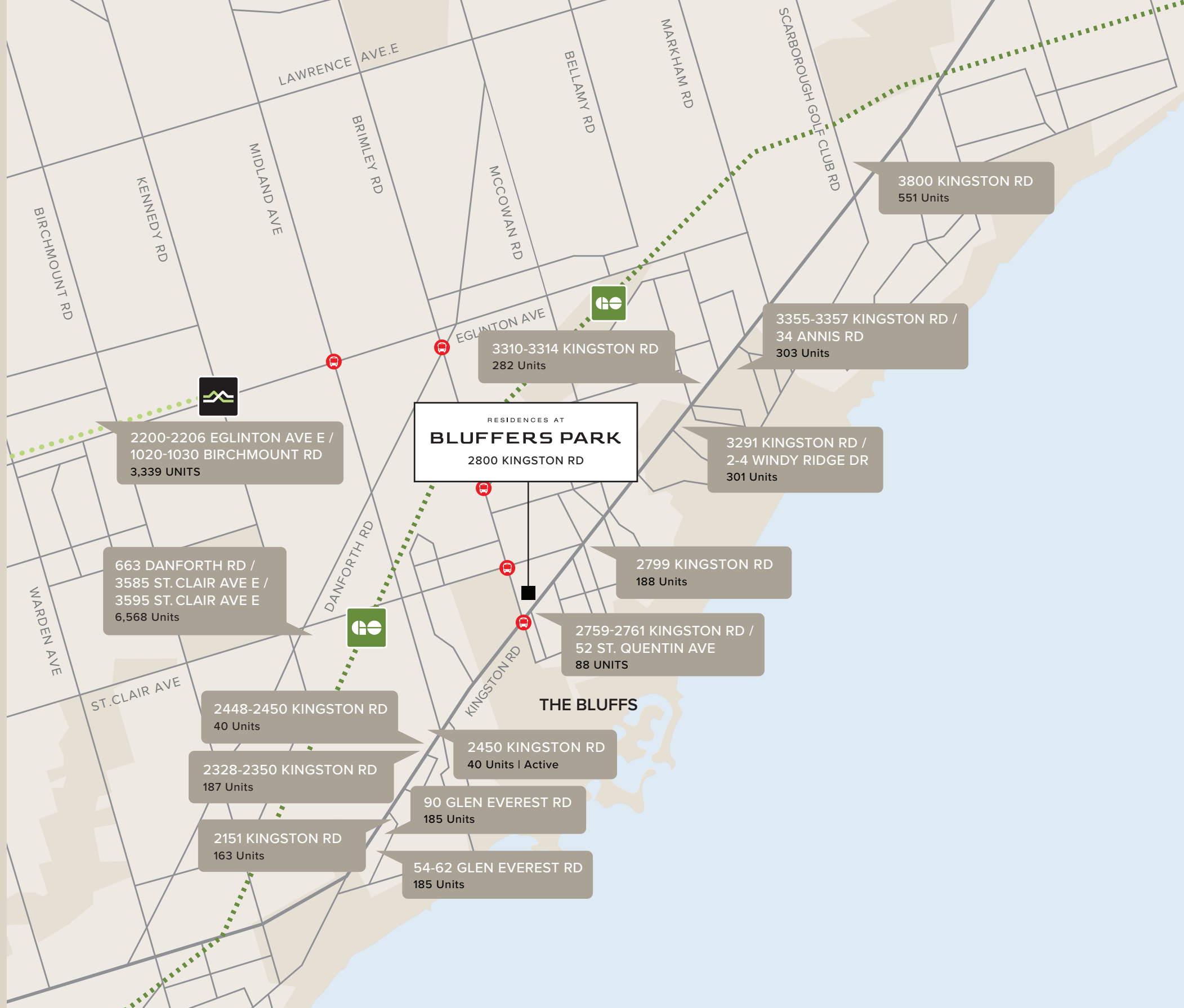
FUTURE KENNEDY STATION LRT CONNECTIONS

- GO Transit Stouffville Line
- TTC Bloor-Danforth Subway
- TTC Scarborough RT
- TTC Bus Terminal

Source: Metrolinx.

CONVENIENT CONNECTIVITY AND TRANSIT

With the number 12 bus right outside on Kingston Rd. and a GO station only 19 minutes away on foot, Residences at Bluffers Park offers great transit connectivity for residents.



AVERAGE CONDO SALE PRICES IN CLIFFCREST

5-YEAR PRICE INCREASE IN E08

35.94%

Average Price Increase

Source: TREB Regional Housing Market Tables (2018 – 2022)

AVERAGE RENTAL PRICE INCREASE

16% Increase

y/y Average Rental Condo Price Increase for a 1 Bed Unit

20% Increase

y/y Average Rental Condo Price Increase for a 2 Bed Unit

Source: TREB Condo Market Report Q4 2022 & Q4 2021.

OVER 12,000 PROPOSED UNITS COMING SOON TO THE AREA AROUND RESIDENCES AT BLUFFERS PARK



Rooftop Terrace

27,000SQ.FT.

of Shared Amenities

24HR

Concierge

LEVEL 1 AMENITIES

- Co-working space
- Kids/family room
- Kids playroom
- Games room
- Gym
- Stretching room
- Change rooms & sauna
- Kids room
- Craft workshop
- Party room
- Dining room
- Theatre room
- Outdoor terrace
- Green spaces
- Pet spa

LEVEL 8 AMENITIES

- Dining & party room
- Lounge
- Outdoor terrace

WORLD-CLASS AMENITIES

At Residences at Bluffers Park, a host of innovative amenities geared to convenience and connection with nature are designed to make you feel like you're at a carefree holiday resort.

THANK YOU