

ONE DEL ISLE



Studio Gang



Key Facts

- 47-storey tower
- A collection of 1 Bedroom, 1 Bedroom + Dens, 2 Bedroom, 2 Bedroom + Dens, 3 Bedroom and Penthouse suites
- The building is divided into three enviable tranches:

City Collection	<i>Floors 5 to 29</i>
Sky Collection	<i>Floors 30 to 43</i>
Penthouse Collection	<i>Floors 45 to 47</i>

- Each residence includes custom interior design by Studio Gang, elevating the design experience in Toronto's luxury market



Iconic Architecture

Jeanne Gang

Founder and Partner of Studio Gang

- Gang is one of the greatest architects of our time. Since founding Studio Gang in her native Illinois in 1997, Gang has been dedicated to projects that marry building with critical thinking.
- Gang was the only architect named as one of TIME Magazine's 100 most influent people in 2019. She is a MacArthur Fellow and a leading advocate for general equality.
- Headquartered in Chicago, with offices in New York, San Francisco, and Paris, Studio Gang is one of the most decorated architecture firms in the world.



Outdoor spaces

- Rising from a square base at street level, One Delisle spirals to become a 16-sided circular tower with generous outdoor spaces throughout the building.
- Unlike any building in Toronto, the unique building architecture allows for both terraces and balconies.
- The design is inspired by the German Strandkorb beach chair, purposefully maximizing sunlight and protection from the elements to allow the balconies and terraces to be enjoyed well into shoulder seasons.
- Close to 80 percent of the project has outdoor spaces in each suite, some have both balconies and terraces.



Hotel like amenities

- The interior design and custom finishes will rival iconic landmark buildings in world class cities like New York, Hong Kong, and the UK. The building's retail will only add to the building's exclusivity and luxury positioning.
- One Delisle hosts a suite of amenities for the desires of its residents. The offering is focused on some of life's most coveted pleasures - like the wine and cocktail lounge (pictured) - and tailored to serve - like The Wellness Spa, that includes a Eucalyptus Room, Salt Room, Infrared Sauna, and private Japanese Terraces for moments of calm and reflection.



Eucalyptus Room



Chef's Kitchen



Amenities

- Zero edge pool with water feature
- Expansive outdoor ravine terrace tailored to host a variety of social gatherings and events
- Wellness Spa: eucalyptus room, salt room, and infrared sauna, with private terraces
- Wine and cocktail lounge
- Fitness centre
- Chef's kitchen and dining room
- Co-working spaces
- Kids' room
- 24-hour concierge services
- Porte-cochère
- Lounge areas including lobby lounge and fireplace
- Redesign and expansion of Delisle Park
- Retail at building base

Neighbourhood

- Yonge and St. Clair's Deer Park is known as one of the most luxurious and renowned neighbourhoods
- Surrounded by the most exclusive and expensive neighbourhoods in the city

Moore Park | *3 mins*

Rosedale | *5 mins*

Summerhill | *2 mins*

Forest Hill | *3 mins*

South Hill | *5 mins*

- This unique 47-storey building is located on the most recognizable street of the city if not all Canada, **Yonge Street**



91

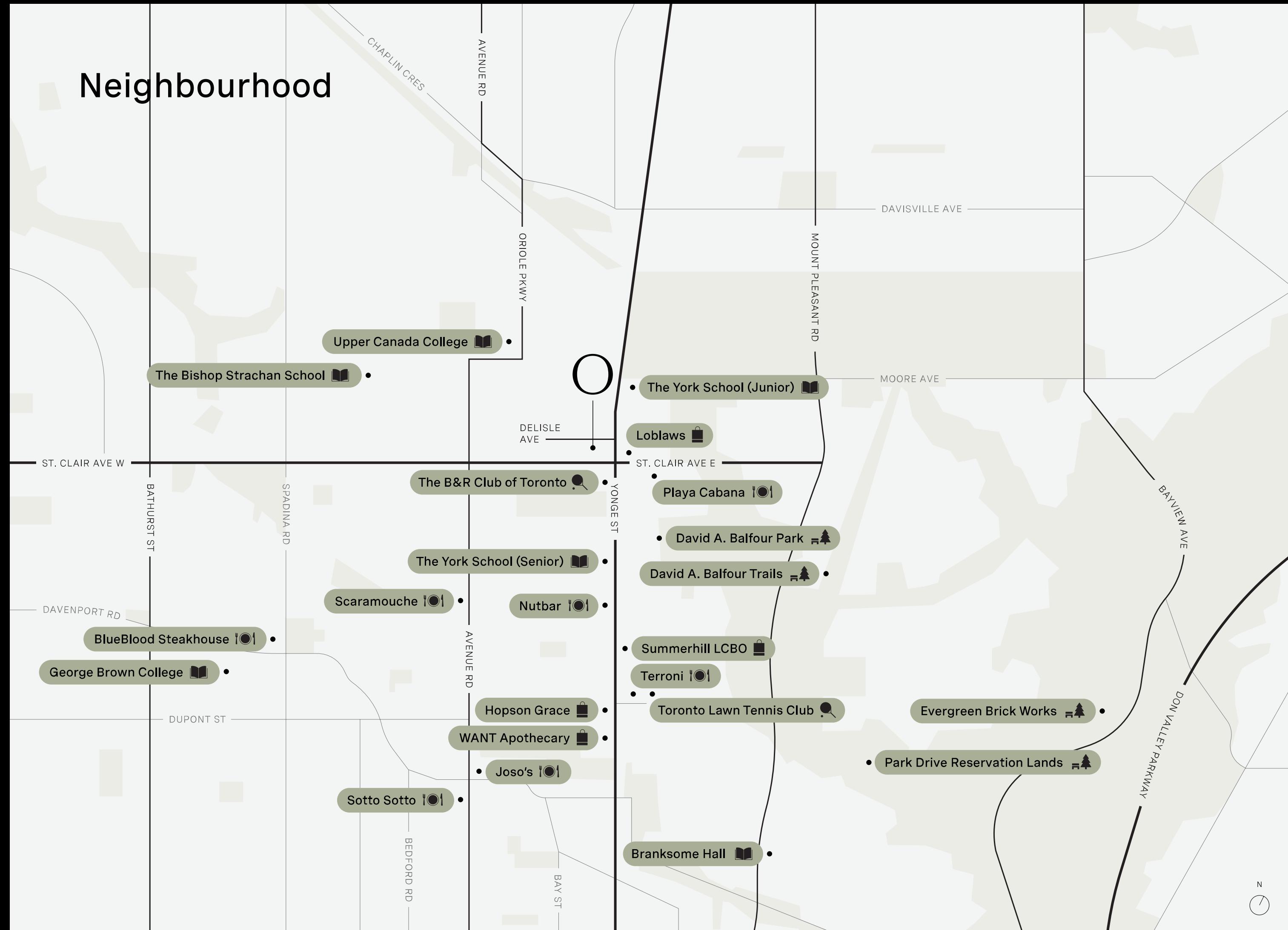
Walk Score

83

Transit Score

77

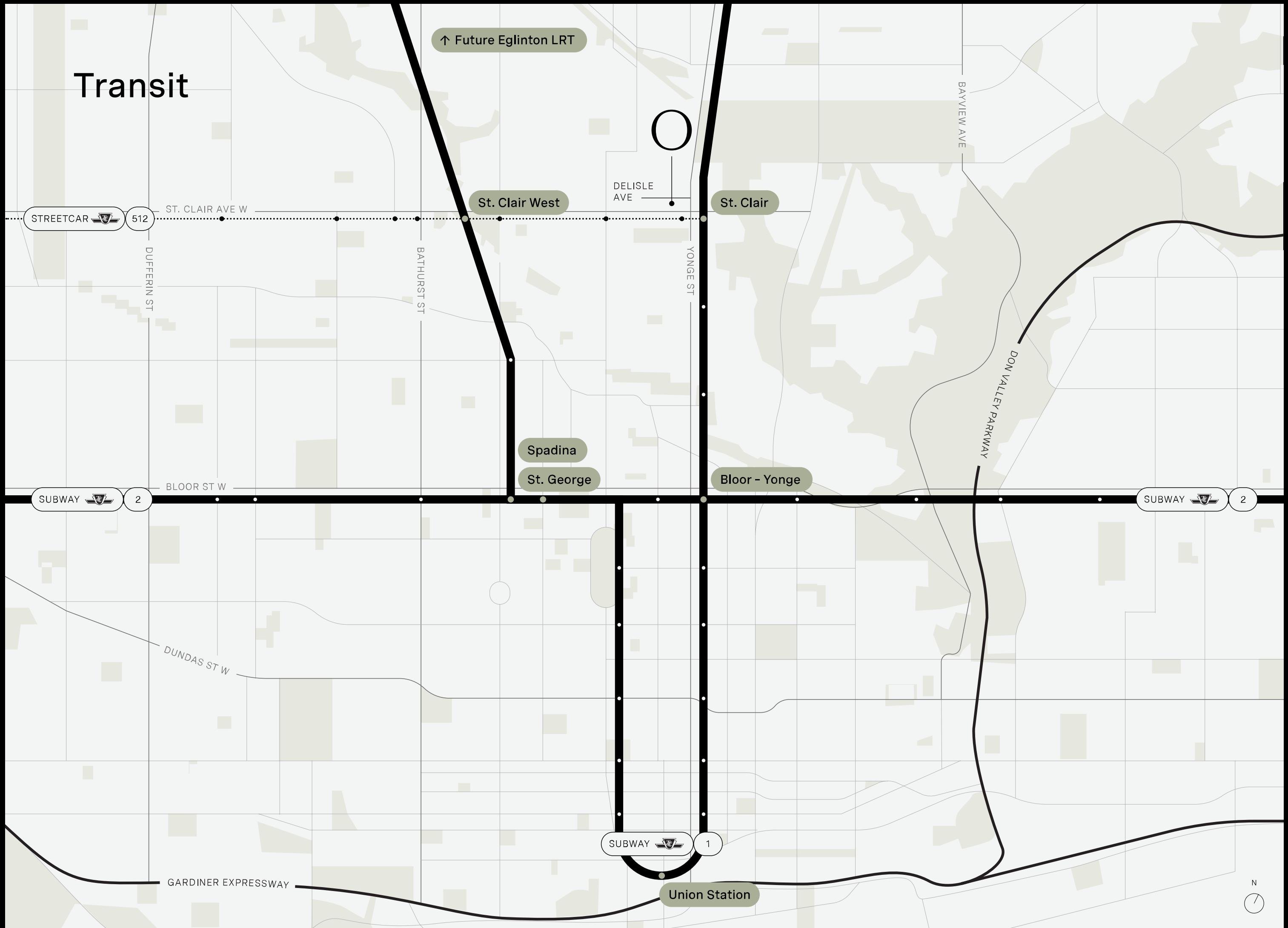
Bike Score



Source: walkscore.com

Transit

- TTC Subway station located directly across the street
15 minutes to Union Station
- TTC Streetcar at the block's corner
15 minutes to Bathurst St.
- Access to highway 410
10-minute drive



Source: walkscore.com

Average Price

Yonge and St. Clair Neighbourhood

Average price of detached home
(March 2021)

\$3,617,750

Average price of condos
(March 2021)

\$1,089,962

(Only 2 active condo listings on MLS less
than 10 years old, As of April 6, 2021)

Source: Toronto Real Estate Board, March 2021



ONE DELISLE

Immigration to Canada and Toronto Population Growth

Canada expects a growth of
1,200,000

newcomers by 2023

- Close to 40 % of the 1.2 M expected immigrants are expected in the Greater Toronto Area, further contributing to housing demand - in turn putting pressure on our already limited supply.
- Toronto ranks second in the world on the Global Cities Outlook rankings, which determines cities on the rise.



Toronto's Tech Hub

The fastest growing tech hub in North America

- Since 2013, the number of tech jobs have skyrocketed from about 148,000 to 228,000.
- Between the US and Canada, Toronto ranks fourth as the city with the greatest tech talent, following San Francisco Bay area, Washington, and Seattle.
- Costs for tech companies to operate in Toronto are considerably lower compared to American counterparts; a lower cost of living for employees and proximity to major research universities make Toronto, and Canada, an attractive place to do business.
- Most recently, Reddit has announced a new Canadian office in Toronto, as U.S. tech firms expand in Canada including, Pinterest Inc., Twitter Inc., and Uber Technologies.



Source: <http://cbre.vo.llnwd.net/grgservices/secure/US%202020%20Tech%20Talent%20July.pdf?e=1612369382&h=8408ed52cbfe979ac45a99b76d0a3381>



ONE DELISLE

Super prime real estate

- One Delisle will put Toronto on the map, offering residential real estate that is comparable to world class cities such as London, New York, Paris, Shanghai, Hong Kong, and Singapore.
- A desirable location to live and do business, Toronto has emerged as an irreplaceable location, attracting world-famous architects and interior designers.
- Continued and expected economic growth will contribute to Toronto's established wealth.

Toronto is a best in class destination.



ONE DELISLE

Slate's Portfolio

With over \$6 Billion assets under management, Slate is a global investment and asset manager, with a bold vision to reimagine the potential of properties, markets, or opportunities that other overlook.

Acquired in 2013, Slate has a portfolio of 10 high-quality assets in the Yonge and St. Clair area, most notably all four corners of the intersection. This is 1.25 M SF of office space, representing 60 percent of office inventory in the node. With the development of One Delisle, Delisle Park will be expanded and further improvements to the public realm will be made.



ONE DELISLE

Unique Features

City Suites

- Custom, Studio Gang- designed kitchens throughout
- Compact or full-size Miele Appliances as per plan
- Engineered stone or quartz kitchen countertop & backsplash
- Engineered oak hardwood flooring (wide plank)

Sky Suites

- Glass and laquer European designed kitchen
- Pill shaped Studio Gang custom island as per plan
- Full-size Miele Appliances including speed oven; electric or induction cooking appliances as per plan
- Glue down engineered oak hardwood floors (wide plank or herringbone pattern).



ONE DELISLE

Balcony & Terrace

- BBQ gas line connection on balcony/terrace as per plan
- Hose bib connection on terraces only
- Pavers on all terraces
- Exterior light fixture on terraces throughout
- Outdoor receptacles on balconies & terraces





ONE DELISLE AVENUE