

The logo for Canary District features the word "Canary" in a white, rounded, cursive-style font. A yellow silhouette of a canary is positioned inside the letter 'C'. Below "Canary", the word "DISTRICT" is written in a white, bold, uppercase, sans-serif font. The entire logo is centered on a teal background.

Canary  
DISTRICT

# CANARY DISTRICT

**Introducing Canary District**, a visionary community taking shape in the heart of Toronto's fast-growing area east of downtown. When completed, Canary District will be Toronto's biggest urban village with thousands of new homes and condominiums in a brilliantly planned neighbourhood. Rich in amenities such as the 18-acre Corktown Common park, Toronto's flagship YMCA facility, a George Brown College residence, transit routes, shopping, culture, dining and more. Canary District will be an extraordinary place to live, work, and play.

**As a visionary, sustainable, LEED Gold urban village, Canary District is designed on the principles of green living with generous public spaces, parks and trails.**

Canary District retailers are passionate about their craft and products and committed to providing a memorable experience to everyone that walks through their doors. They are dedicated to developing and nurturing meaningful relationships with community residents and creating opportunities for people to gather together.



Canary District is one of Toronto's most vibrant neighbourhoods where fostering a sense of community is effortless with the nearby shops, cafes and fitness centres. Need an added challenge to your fitness routine, or an energizing run? You can take your workout outdoors to one of the many surrounding parks, including 18-acre Corktown Common Park, which is connected to more than 1,800 km of trails. Surrounded by some of Toronto's most exciting neighbourhoods, including the historic Distillery District and St. Lawrence

Market, Canary District is focused on the principles of green living, with open courtyards and public spaces, vibrant parks and promenades and next generation communication technologies. With its beginnings as the host to the 2015 Pan Am/Parapan Am Games Athletes Village, the 35-acre master-planned Canary District in the West Don Lands, is bringing new energy to Toronto's downtown East.



### 82,000 Square Foot YMCA

Toronto's flagship 82,000 square foot YMCA features youth and community spaces, a modern gymnasium, swimming pool and multi-purpose activity rooms.

### 18 Acre Corktown Commons Park

Corktown Commons is a newly opened 18-acre public park that is immediately adjacent to the Canary District. It is an active, vibrant and inviting green space that offers a scenic gateway to the Toronto's extensive parks, ravines and trail networks throughout the Don Valley.

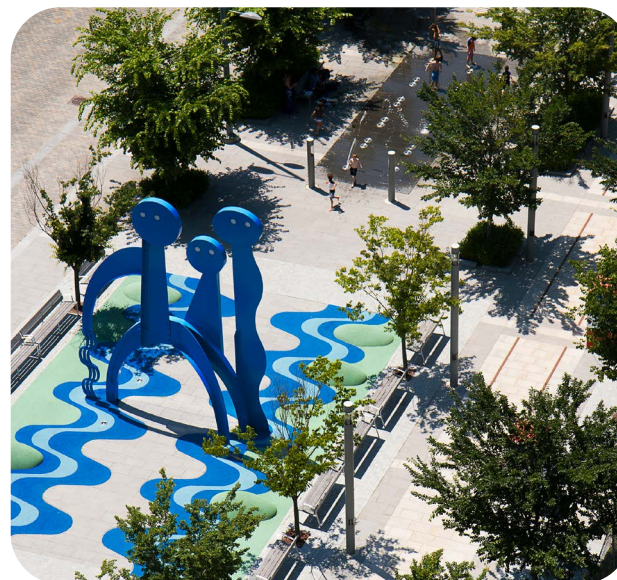
### 1000 Foot Promenade

The 1,000-foot Front Street promenade is a vibrant pedestrian-oriented boulevard lined by local cafes, unique shops and vibrant vendors. The extra wide promenade will be landscaped with parkettes, benches, public art and gathering spaces.

### The Water Guardians

By Jennifer Marman and Daniel Borins with James Khamisi

A marker for Canary District are these three bright blue figures whose eyes illuminate in the dark. The sculpture's base is made of bouncy material that encourages playful interaction.



### 500 George Brown College Residence Suites

The 500 new student residence suites were built to house students from George Brown College, integrating a long-term educational and student presence into the Canary District. The 8-storey residence was built to LEED Gold environmental standards and is used as a hotel during the summer months.



## Household Summary

(Areas shaded in yellow)

**Total Existing Residential Units** 2,301

**Total Future New Build Units** 3,847

**Total Units** 6,148

## Population Summary

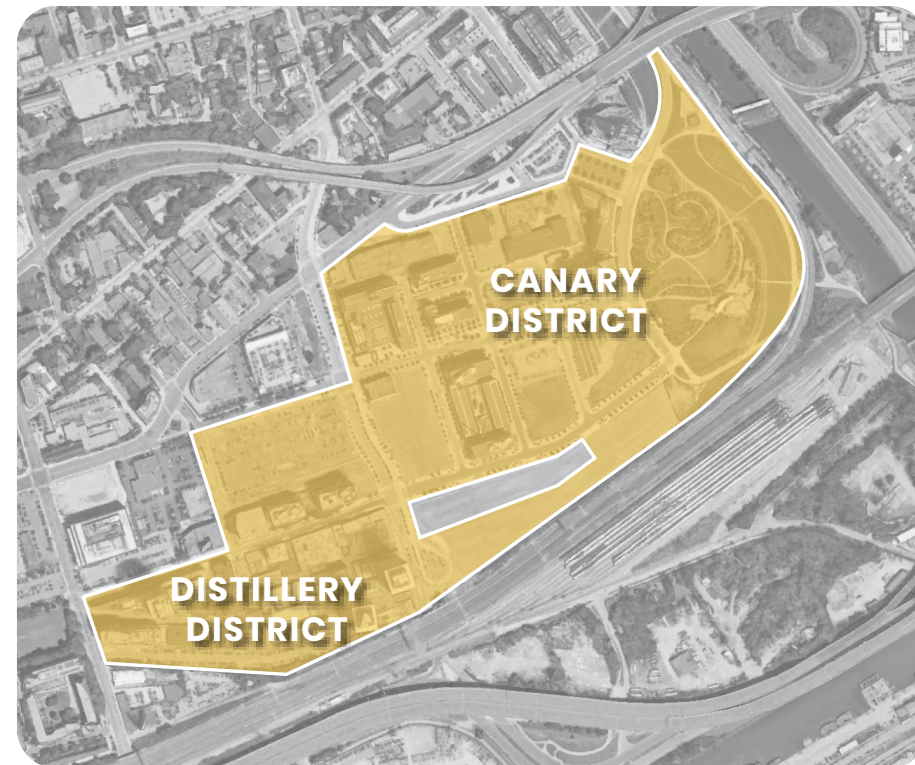
(Areas shaded in yellow)

**Total Existing Pop.** 3,475

**Projected Incremental Pop** 5,809

**Total Pop. at Completion** 9,283

\*Information based off existing buildings, approved applications, and/or latest development applications for future buildings. Subject to change.



## Streetcar Service

- Serviced by 503, 504 and 514 streetcars
- Cherry streetcar (514) directly to Cherry Station loop
- 15-20 minute ride from Union Station

## Bus Service

- Serviced by #72 and #121 buses
- 20-25 minute ride from Union Station

## Future LRT Service

- 8 minute walk to future LRT Corktown Station

Walk Score  
**93**

Transit Score  
**88**

Bike Score  
**99**

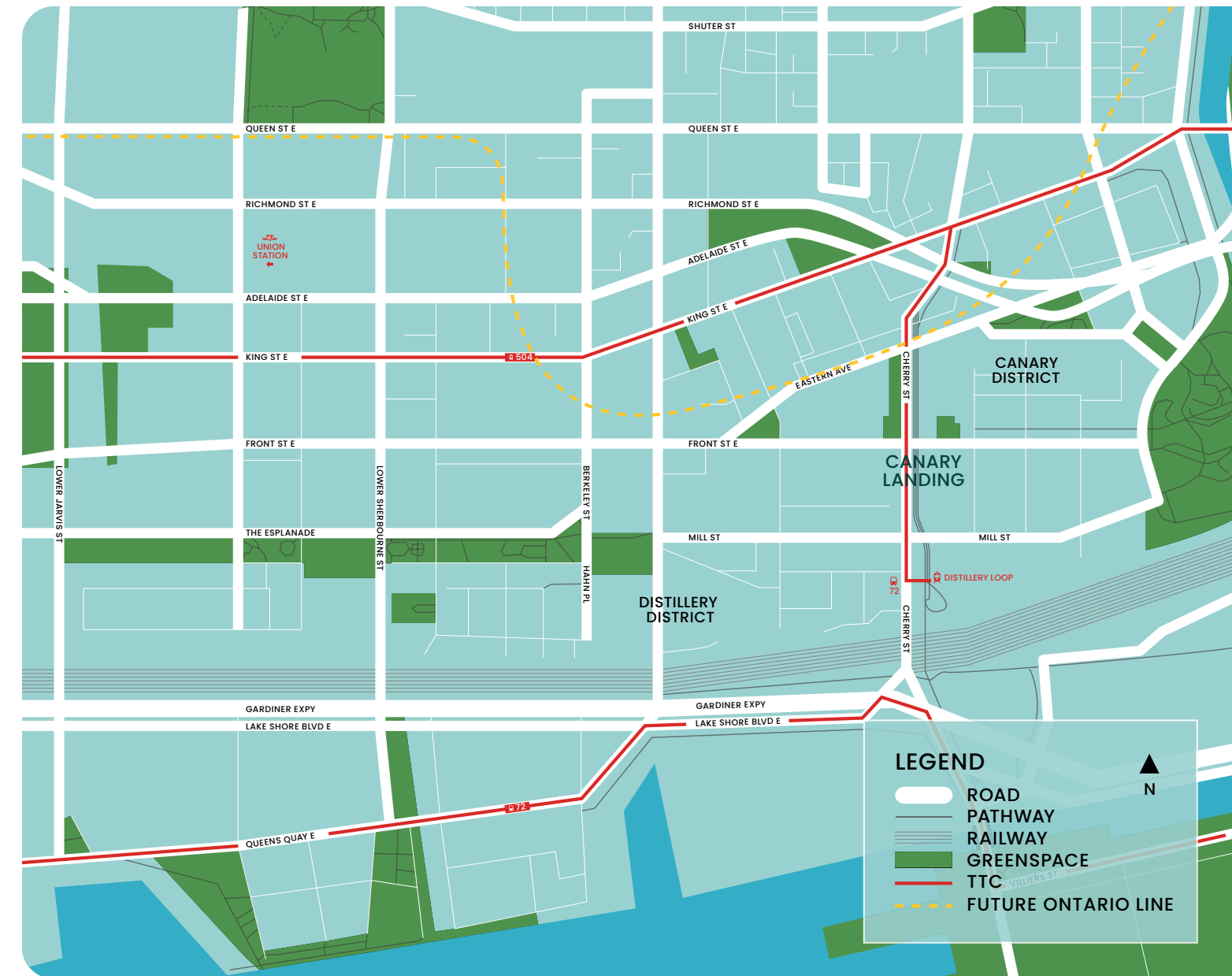
# Population

Nearly 100,000 people from all walks of life – singles, couples, families with kids, first time home buyers, empty nesters, college students – surround the Canary District. This population is projected to rise significantly with continued residential development in the downtown east side and on the waterfront.

## Canary District transit

Canary District is located within a well-planned network of arterial roads, highways, subways, streetcar and bus routes linking it to every corner of the city.

The newly commissioned Cherry Streetcar line connects directly with King Street, allowing for a seamless transition into the downtown core. The new Downtown Relief Line is scheduled to connect Pape station on the Bloor-Danforth Line with Union Station, a subway route that is expected to pass through Canary District. Plus a planned new GO Station mere minutes away at the foot of Cherry Street is expected to connect Canary District to the province-wide GO Transit Network.

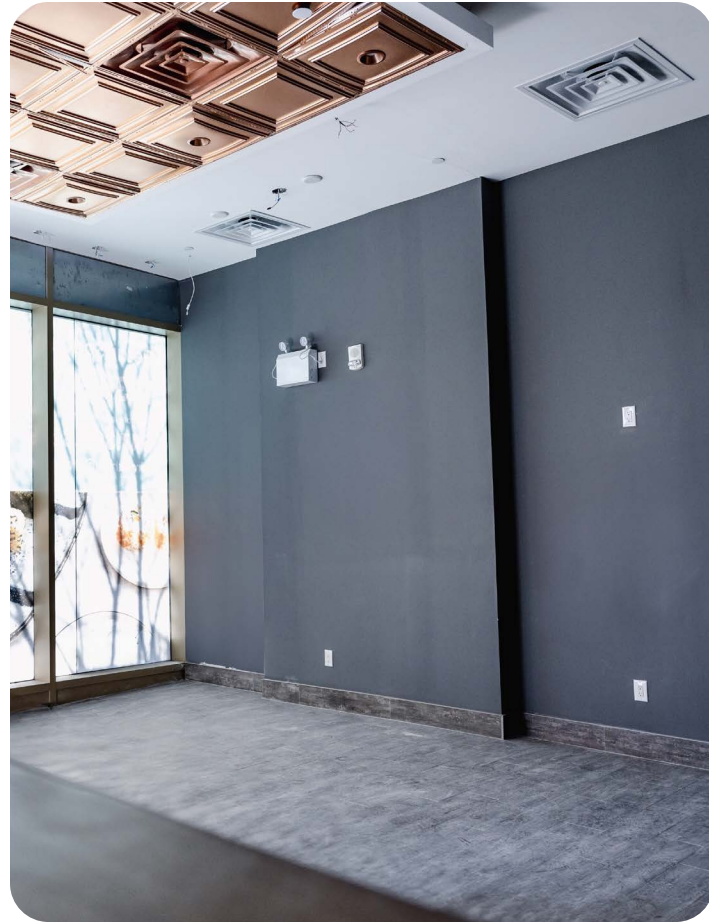


| Population Statistics    |                      | Toronto Benchmark | West Don Lands 10 min. walk time |
|--------------------------|----------------------|-------------------|----------------------------------|
|                          | Population           | 6,240,420         | 25,285                           |
|                          | Households           | 2,281,170         | 14,272                           |
|                          | Average Age          | 40.6              | 39                               |
|                          | 25 - 34 years of age | 100.0             | 194                              |
|                          | 1 person households  | 100.0             | 225                              |
| Average household income | \$108,959            | \$88,795          |                                  |





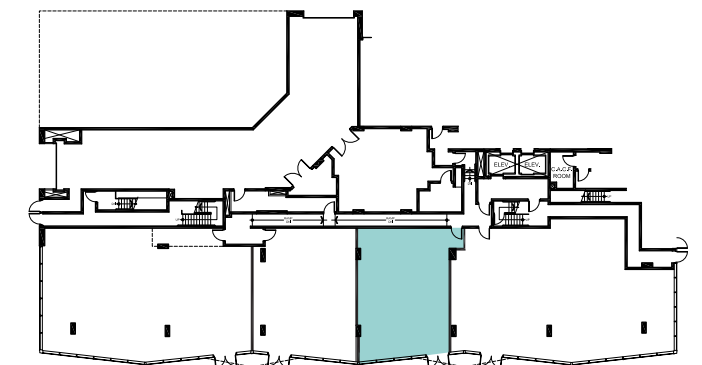
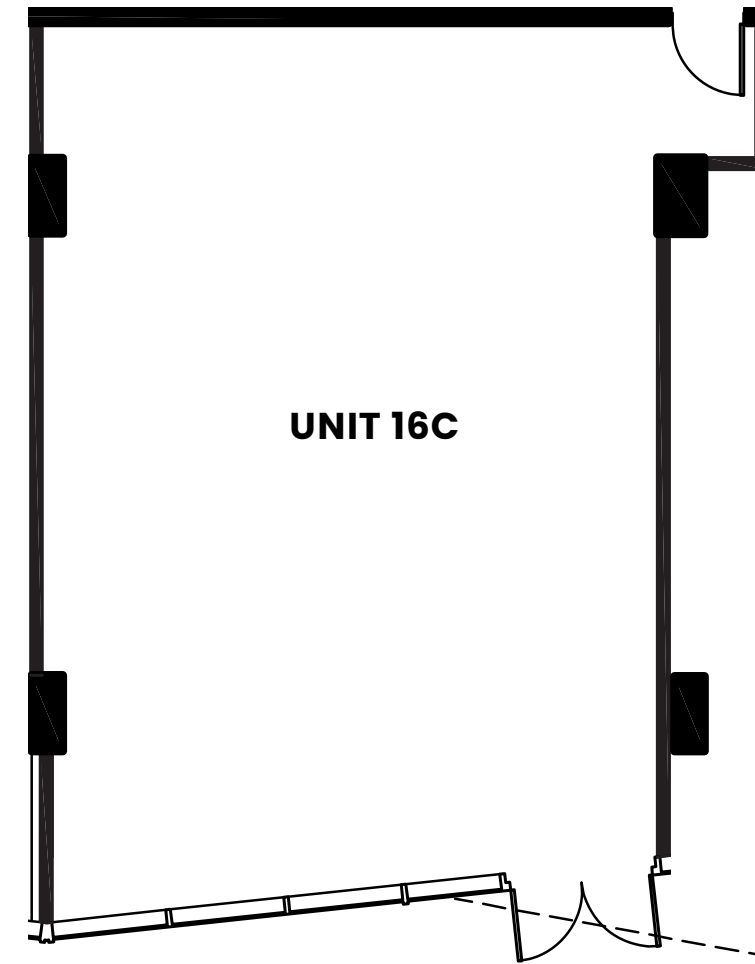
## Canary District – Retail Opportunities



### 470 Front Street East

- Second generation kitchen space with existing infrastructure
- Ideal for quick service restaurant and food & beverage concepts
- Steps from 504 streetcar stop and Distillery Loop
- Walking distance from Distillery District

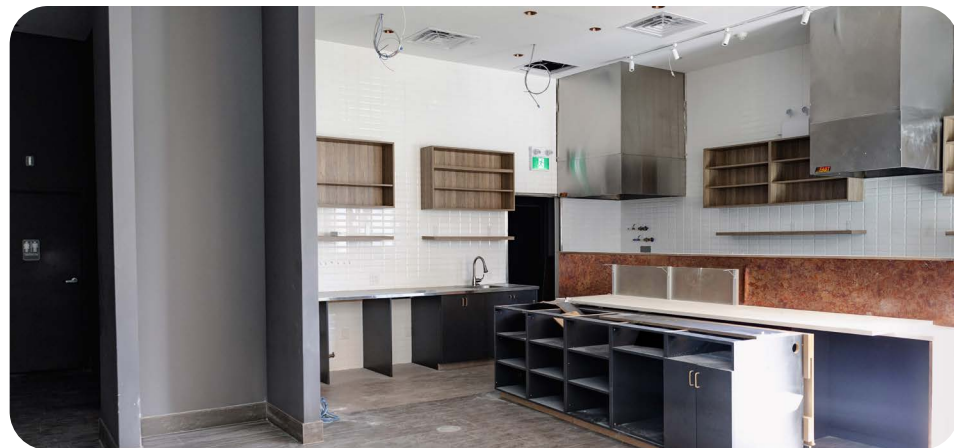
|                 |                      |
|-----------------|----------------------|
| Retail Area     | 1,136 SF             |
| Possession      | Immediate            |
| Additional Rent | \$23.24 per SF       |
| Storefront      | 21 FT on Front St. E |



## Canary Block

This building is easily accessible off The Don Valley Parkway/ Hwy 404 and Gardiner Expressway. Just a short walk, street-car, or taxi ride to the city's best destinations and most unique neighborhoods like Corktown Common Park and The Distillery Historic District.

|            |      |
|------------|------|
| # of Units | 187  |
| Year Built | 2019 |
| Floors     | 12   |

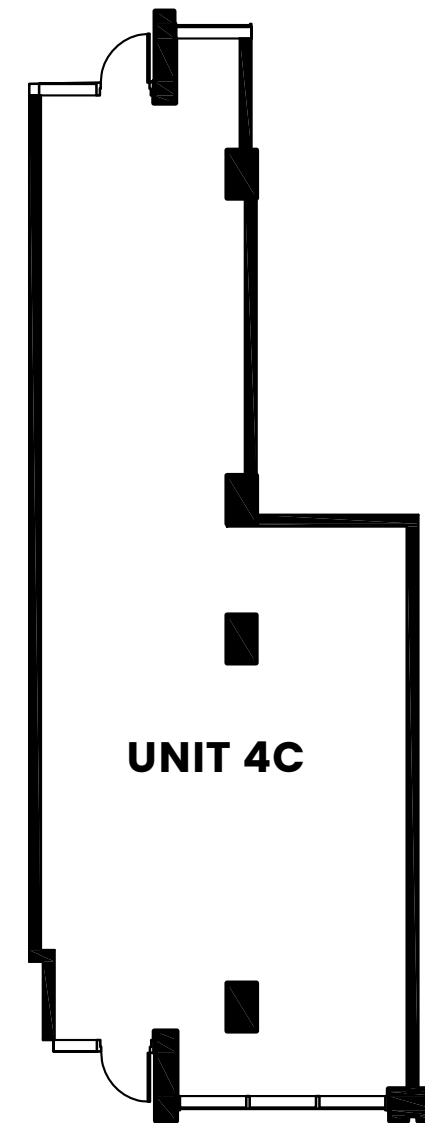




### 490 Front Street East

- Second generation kitchen space with existing infrastructure
- Ideal for full service restaurant
- Steps from 504 streetcar stop and Distillery Loop
- Walking distance from Distillery District

|                 |                      |
|-----------------|----------------------|
| Retail Area     | 1,394 SF             |
| Possession      | Immediate            |
| Additional Rent | \$23.24 per SF       |
| Storefront      | 21 FT on Front St. E |

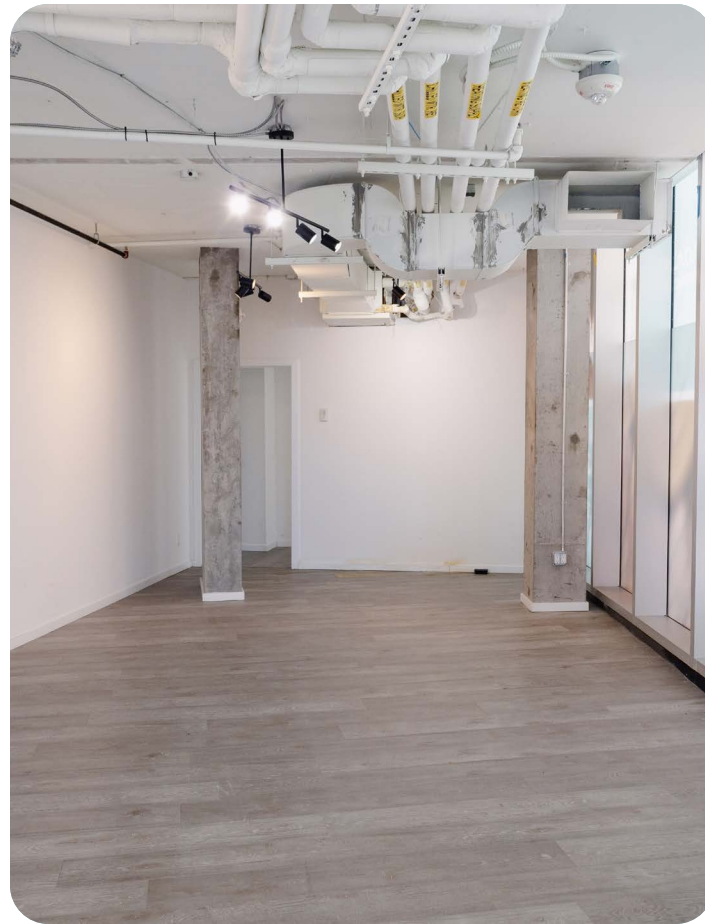


## Canary Park Condos

This building is easily accessible off The Don Valley Parkway/ Hwy 404 and Gardiner Expressway. Just a short walk, streetcar, or taxi ride to the city's best destinations and most unique neighborhoods like Corktown Common Park and The Distillery Historic District.

|            |                                   |
|------------|-----------------------------------|
| # of Units | 441                               |
| Year Built | 2016                              |
| Floors     | 15 South Tower,<br>11 North Tower |





## 500 Front Street East

- Retail unit at the corner of Front St. East and Bayview Street. Expansive ceiling heights with ample natural light.
- Ideal for full service restaurant
- Steps from 504 streetcar stop and Distillery Loop
- Walking distance from Distillery District

|                        |   |
|------------------------|---|
| <b>Retail Area</b>     | 3,430 SF                                      |
| <b>Possession</b>      | Immediate                                     |
| <b>Additional Rent</b> | \$23.24 per SF                                |
| <b>Storefront</b>      | 80 FT on Front St. E<br>68 FT on Bayview Ave. |

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