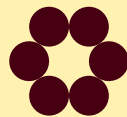


The Stella



RETAIL
PROGRAM



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THE STELLA, AT KIPLING STATION

Project Summary

The Stella is a mixed-use development project with retail at grade (2nd floor) and 725 residential rental units in front of the Kipling GO/subway station.

Located in Etobicoke's Six Points neighbourhood, the project comprises of two buildings—26 storeys and 30 storeys—including 218 affordable housing units and 507 market rental units. The Project will achieve an industry leading sustainability standard, including connecting to an Enwave District Energy Geothermal system to achieve a Zero Carbon Certification.

The Stella is the first of 7 blocks to be developed as part of the City of Toronto's "Housing Now" initiative - a program set to unlock 18 acres of City owned land in Etobicoke, providing more than 2,300 new residential units. This revitalization includes a new Etobicoke Civic Center, a large public park, and other mixed-use buildings.



HIGHLIGHTS

51,200 SF

Retail Area

725

Total Residential Units

Q1 2027
Project Completion

80 SPOTS
Commercial On-Site Parking



DEMOGRAPHICS

1KM TRADE AREA RADIUS
AS OF 2021



HOUSING AND INCOME

\$110,570.26

Avg. Household Income

\$52,904

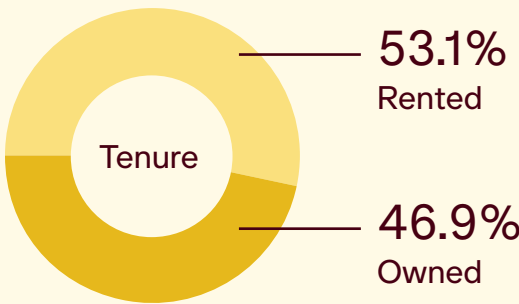
Per Capita Income

17.2%

Houses

2.8%

Apartments



METHOD OF COMMUTE (TOP 4)

24.1%

Car

24.1%

Public Transit

1.5%

Walk

0.2%

Bicycle

POPULATIONS AND HOUSEHOLDS

21,197

Population

5,571

Families

10,142

Households

2.67

Avg. Family Size

45.2%

Couples without Children at Home

37.8

Median Age

EDUCATION AND EMPLOYMENT

49.28%

University Degree

74.9%

Labour Force Participation Rate



BLOCK PLAN



DEVELOPMENT

BLOCK 1	The Stella
BLOCK 2	Public Park
BLOCK 3	Housing Now
BLOCK 4	Etobicoke Civic Centre
BLOCK 5-7	Housing Now

5,000+ units are anticipated to be delivered within 200m of our project over the next few years:

Housing Now's Bloor-Kipling Blocks 3, 5, 6 and 7 will deliver an additional 1,700 units.

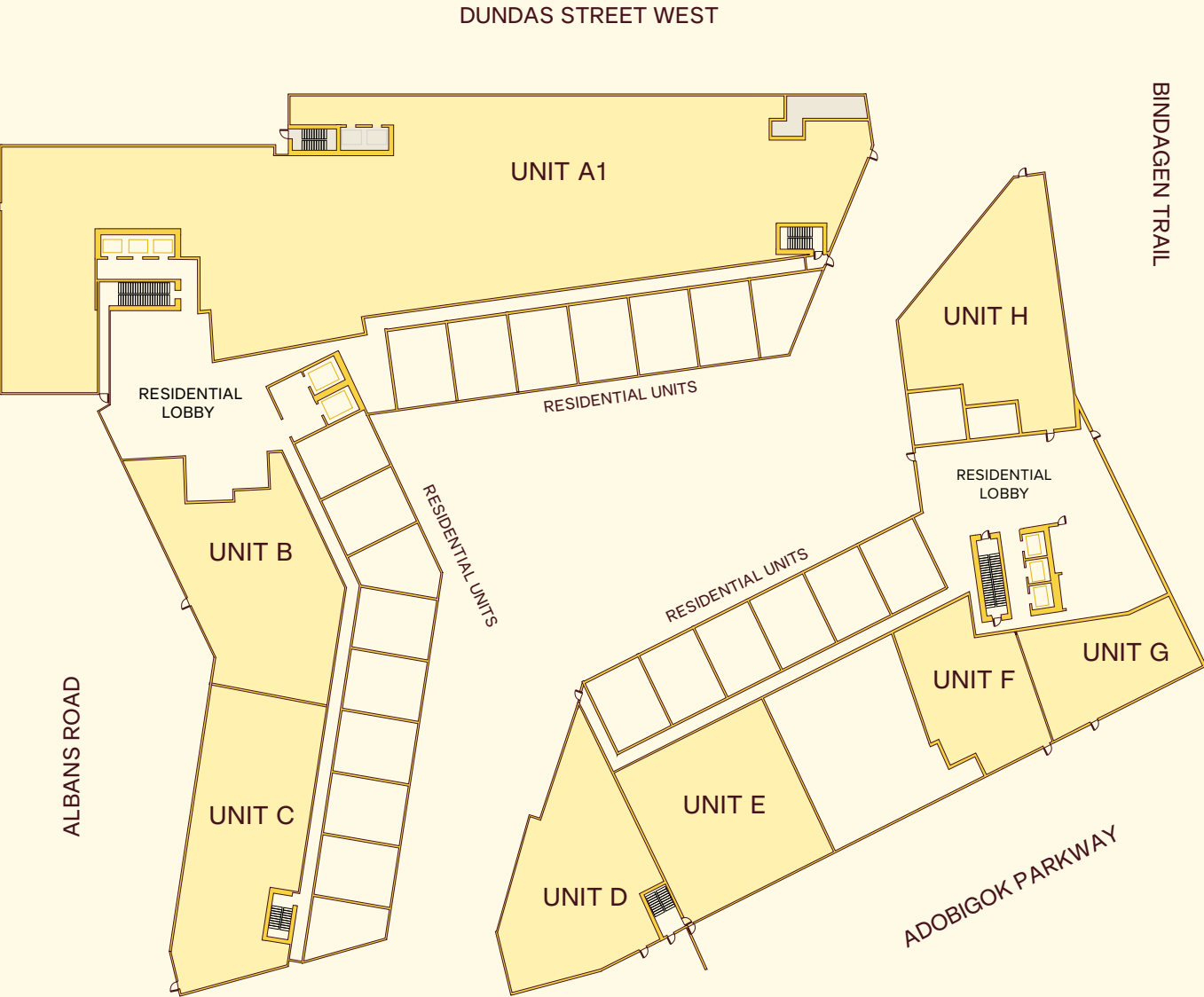
The Six Points Plaza redevelopment will deliver 2,400 units.

CentreCourt's Kipling Station Condo and 5 Jopling Ave will deliver 550 units and 400 units, respectively.

Below Render:
Etobicoke
Civic Centre



- LEASED UNIT
- AVAILABLE UNITS



GROUND FLOOR

TOWER E - LEVEL 1

UNIT A1	18,800 SF
UNIT B	4,900 SF
UNIT C	3,400 SF
UNIT D	3,200 SF
UNIT E	3,600 SF
UNIT F	1,500 SF
UNIT G	1,200 SF
UNIT H	3,300 SF

GROUND FLOOR — UNIT A1
VIEW FROM DUNDAS ST WEST




- LEASED UNIT
- AVAILABLE UNITS



SECOND FLOOR

TOWER E - LEVEL 2

 8,800 SF*

SECOND FLOOR — UNIT A2
VIEW FROM DUNDAS ST WEST

*Excluding Outdoor Terrace



NORTH VIEW FROM
DUNDAS STREET WEST



SHOPS ALONG DUNDAS STREET
WEST AND BINDAGEN TRAIL



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