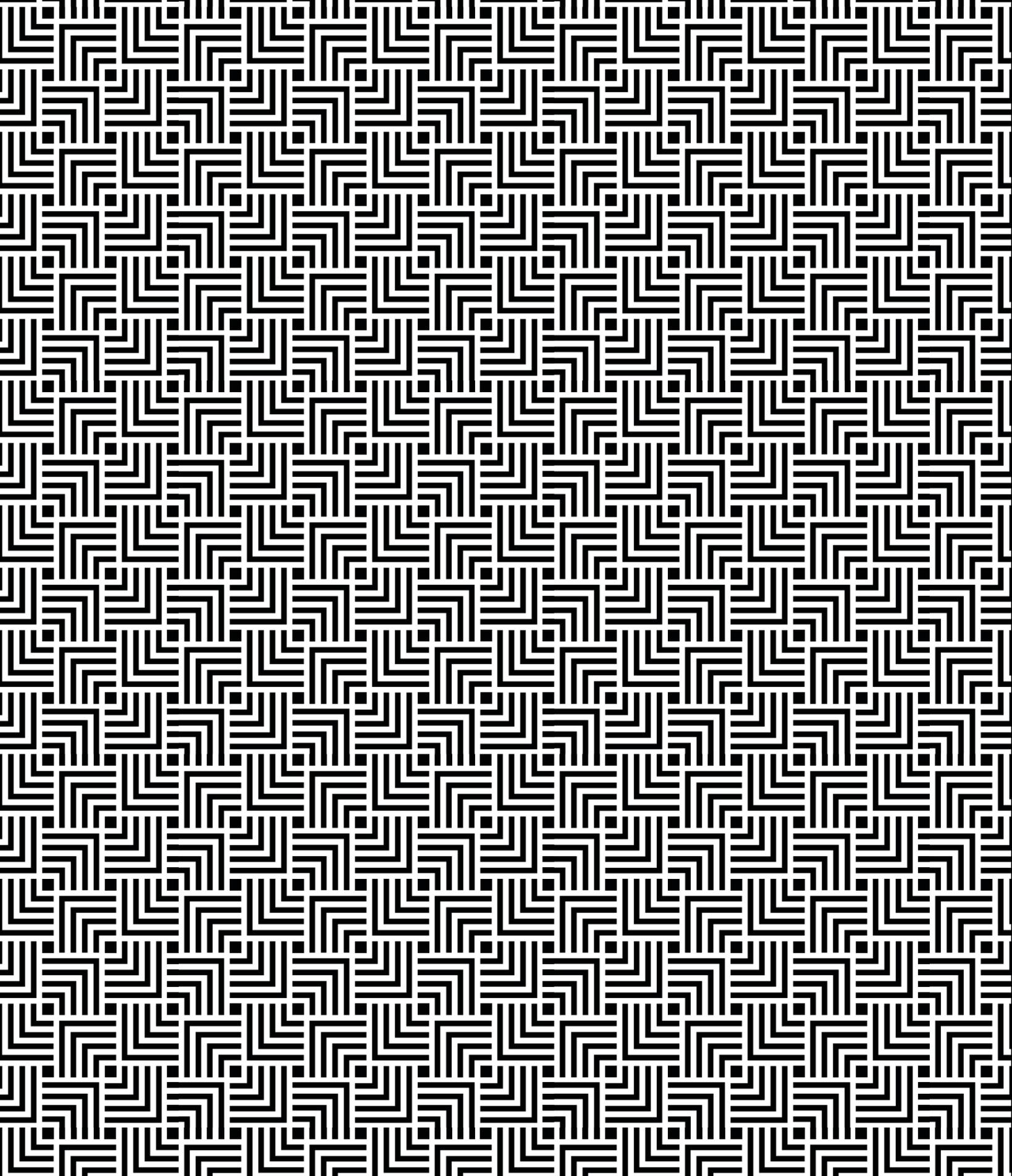


TRICON
RESIDENTIAL



Queen & Ontario



HITTING A HIGH NOTE

Your Next Act

Queen and Ontario (Q+O) is a one-of-a-kind music-inspired destination that marches to the beat of its own drum.

Not simply a best-in-class mixed-use residential, office and retail development—Q+O represents a unique opportunity to join in partnership with Tricon Residential to create a music-centred community hub unlike any other in Toronto.

Together, we can hit a high note with a 1000-seat music venue, attracting up-and-coming performers and a new diverse audience of music lovers, and infusing fresh energy into an already authentic area of the city.

Together, we can raise the roof and bring down the house.



A Bespoke Music Hub— Totally Authentic, Entirely Apart

SETTING THE STAGE

Just minutes from the downtown core, Q+O is situated in one of Toronto's most approachable character-rich neighbourhoods.

Host to an arts scene and myriad cultural attractions, Queen East is emerging as a vibrant and dynamic neighbourhood on the cusp of exciting changes.



Boom Times

14 DEVELOPMENTS ARE IN CONSTRUCTION AND 46 IN PRE-CONSTRUCTION, REPRESENTING NEARLY 25,000 NEW RESIDENTIAL UNITS AND A SIGNIFICANT CAPTIVE AUDIENCE.



The Kids Are Alright

52.1% OF THE POPULATION WILL BE UNDER THE AGE OF 39 BY 2025.



The New Better Way

THE NEW ONTARIO LINE, WITH MOSS PARK STATION JUST ONE BLOCK AWAY, IS UNDER CONSTRUCTION.



City Beautiful

\$65 MILLION IS BEING INVESTED IN MOSS PARK'S REVITALIZATION, INCLUDING A NEW COMMUNITY CENTRE, TO BE COMPLETED BY 2027.



Q+O HIGHLIGHTS

1,000 Seat

MUSIC VENUE

8 Laneway
Retail Spaces

INFUSED WITH F&B AND ENTERTAINMENT
TO COMPLEMENT THE MUSIC VENUE

3 Office
Levels

WITH AN ANIMATED GROUND-FLOOR LOBBY THAT'S
PART RETAIL HUB, PART COMMUNITY SPACE

2 Parking
Levels

ABUNDANT UNDERGROUND PARKING, WITH
DESIGNATED SPACES FOR OFFICE AND RETAIL

795 Residential
Units

INCLUDING 27 LIVE/WORK UNITS FOR MUSICIANS
AND ARTISTS AND 22 AFFORDABLE UNITS

1/2 Acre
Public Park

FACING THE NEW VENUE, THIS LARGE OPEN SPACE IS
ENVISIONED TO FEATURE MUSICAL PROGRAMMING

A high-angle, wide shot of a modern nightclub. The scene is filled with people. On the left, a multi-level balcony with a metal railing is crowded with patrons. Below, a large dance floor is packed with people. In the center-right, a live band is performing on a stage. The stage is lit with warm, golden light from spotlights and large, perforated light panels that create a shimmering effect. The ceiling is dark with recessed lighting and stage fixtures. The overall atmosphere is energetic and social.

“If there is something to be changed in this world, then it can only happen through music.”

— JIMI HENDRIX

MADE FOR YOU

The opportunity at Q+O includes three unique components.

#1 A Bespoke Music Venue

#2 Office Space for High-Style Headquarters

#3 Retail Programming



#1 A Bespoke Music Venue

YOUR NEXT SET

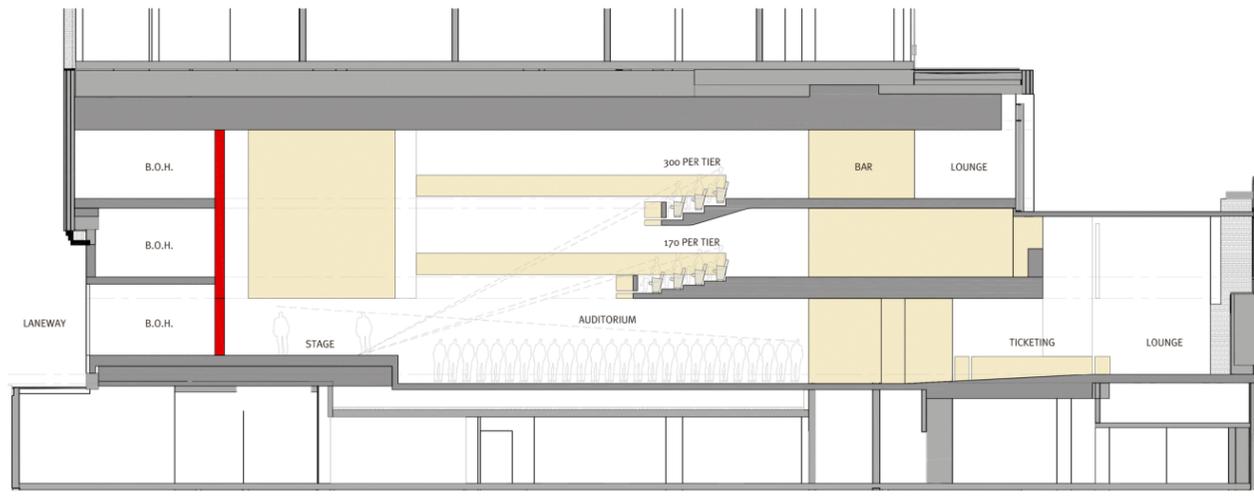
Directly off Queen Street East, entering through a newly renovated heritage building, Q+O's bespoke music venue will enliven the area, draw younger audiences from the neighbourhood and city at large, and fill an addressable gap for character music venues in the city.

Q+O FEATURES

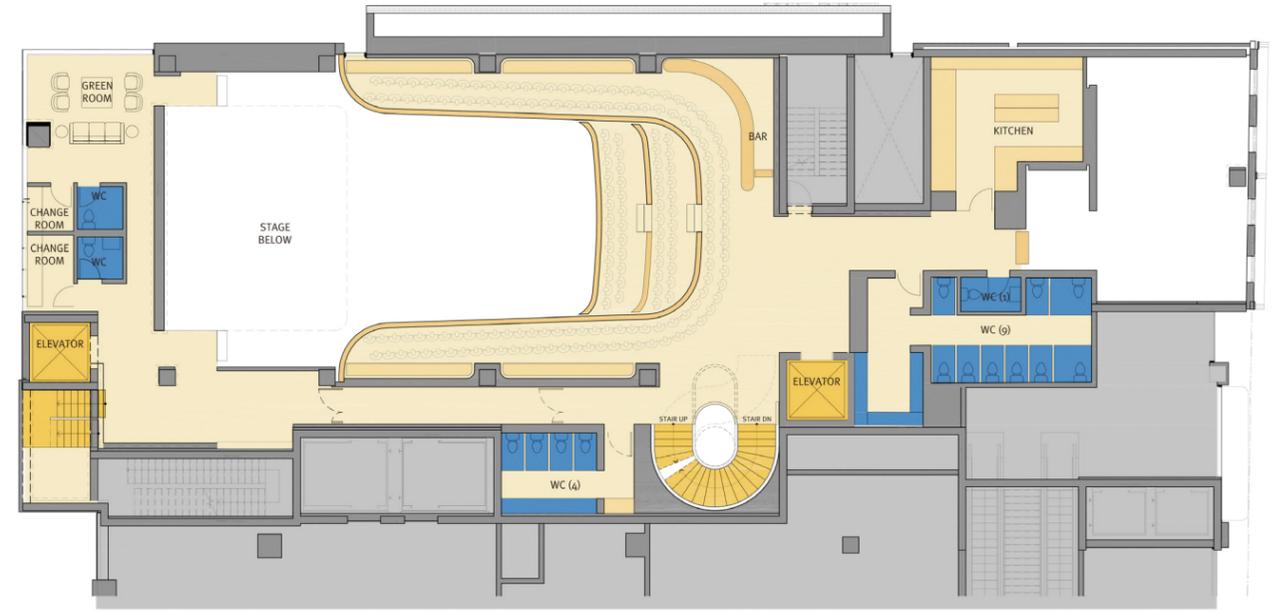
- 1,000-person capacity is sought after and a missing venue size in Toronto
- Total leasable area is 18,700 SF across two floors and a mezzanine.
- A launchpad for emerging Canadian talent; with a rehearsal space and recording studio potentially part of the retail mix



FINELY TUNED SPACES

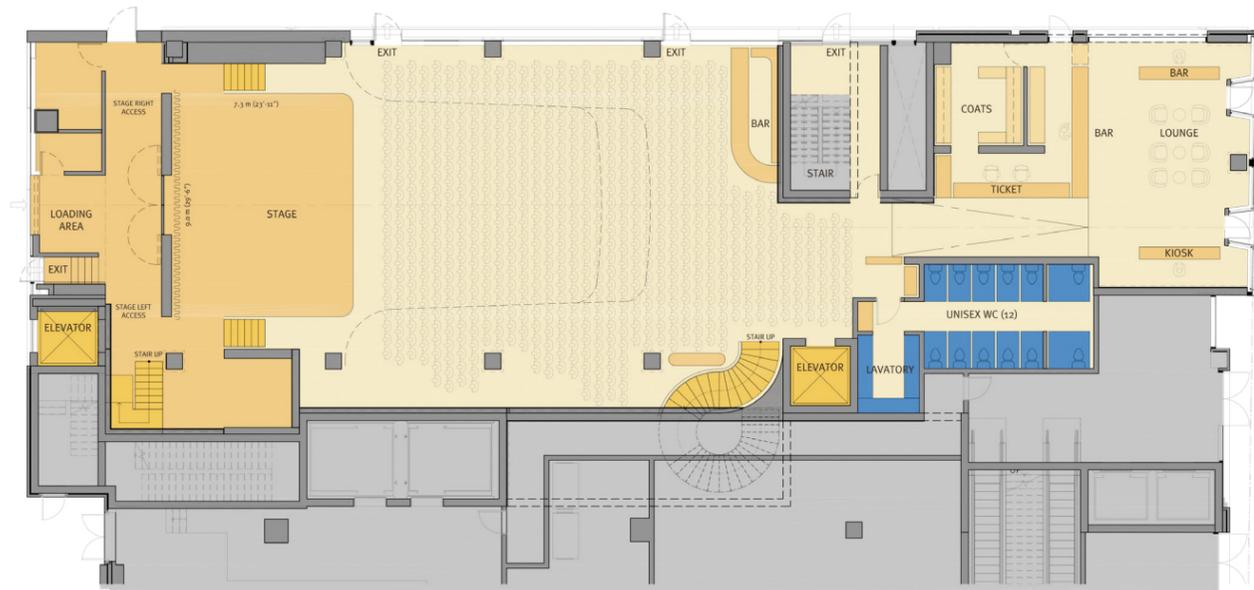


VENUE CROSS SECTION



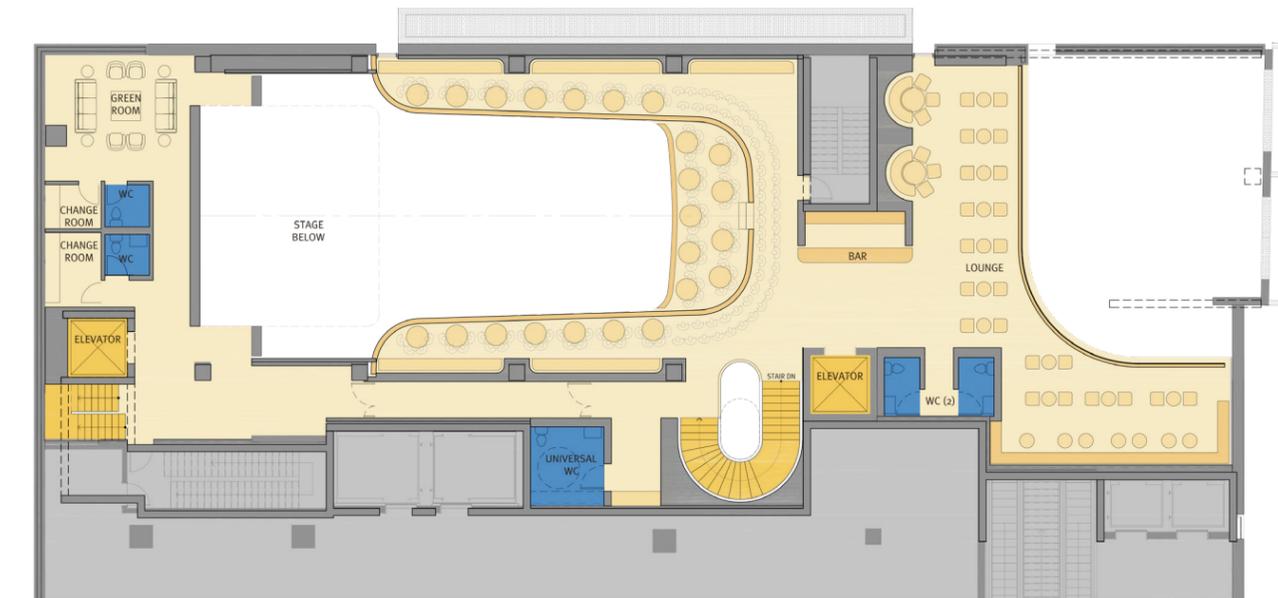
MEZZANINE LEVEL - AT A GLANCE

- Washrooms, kitchen, and green room
- Public entrance via rear stairs and elevators
- Capacity: 185



GROUND LEVEL - AT A GLANCE

- Public entrance and room to queue via mid-block connection
- Ground floor lounge, bar, coat check, washrooms, and auditorium
- Capacity: 650



SECOND LEVEL - AT A GLANCE

- Washrooms, green room, and lounge seating with a view
- Entrance via stairs and elevators
- Capacity: 200

#2 Office Space for High-Style Headquarters

YOUR NEW HQ

Q+O has dedicated office space for corporate headquarters, marrying a beautifully restored heritage façade with a modern build out, and close to where your audiences, team and talent live and play.

- Up to 80,000 SF over three floors of office space available
- A unique heritage building in a character-rich neighbourhood
- A ground floor lobby with synergistic retail, F&B and events programming
- Opportunity for an onsite music incubator, recording studios and rehearsal space for emergent Canadian talent
- Digital screens throughout the hub to activate spaces with art or community-related content.
- Immediate access to a large, new public park
- A 15-min walk to the downtown core



#3 Retail-Music Programming

A MIXED-USE DESTINATION

Q+O features a large number of character laneway retail spaces that Tricon intends to program with music and food and beverage uses. We are looking for the perfect partner to assist with booking, programming, and related services across the master plan.

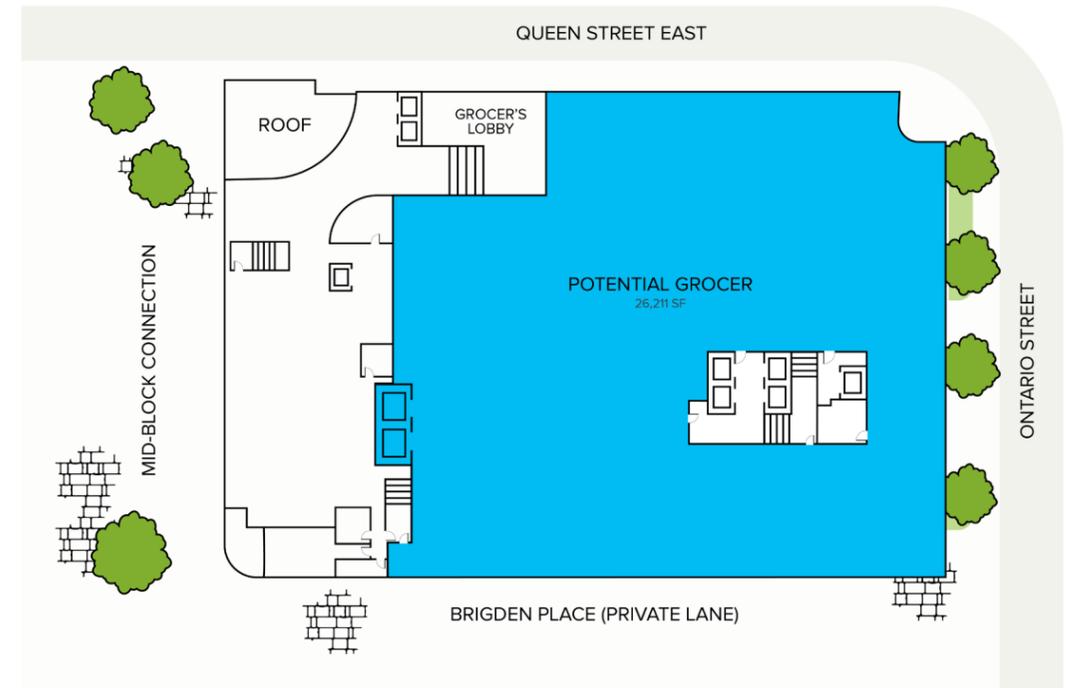
Consulting scope could include project event programming, music booking, food & beverage consulting, and special events.

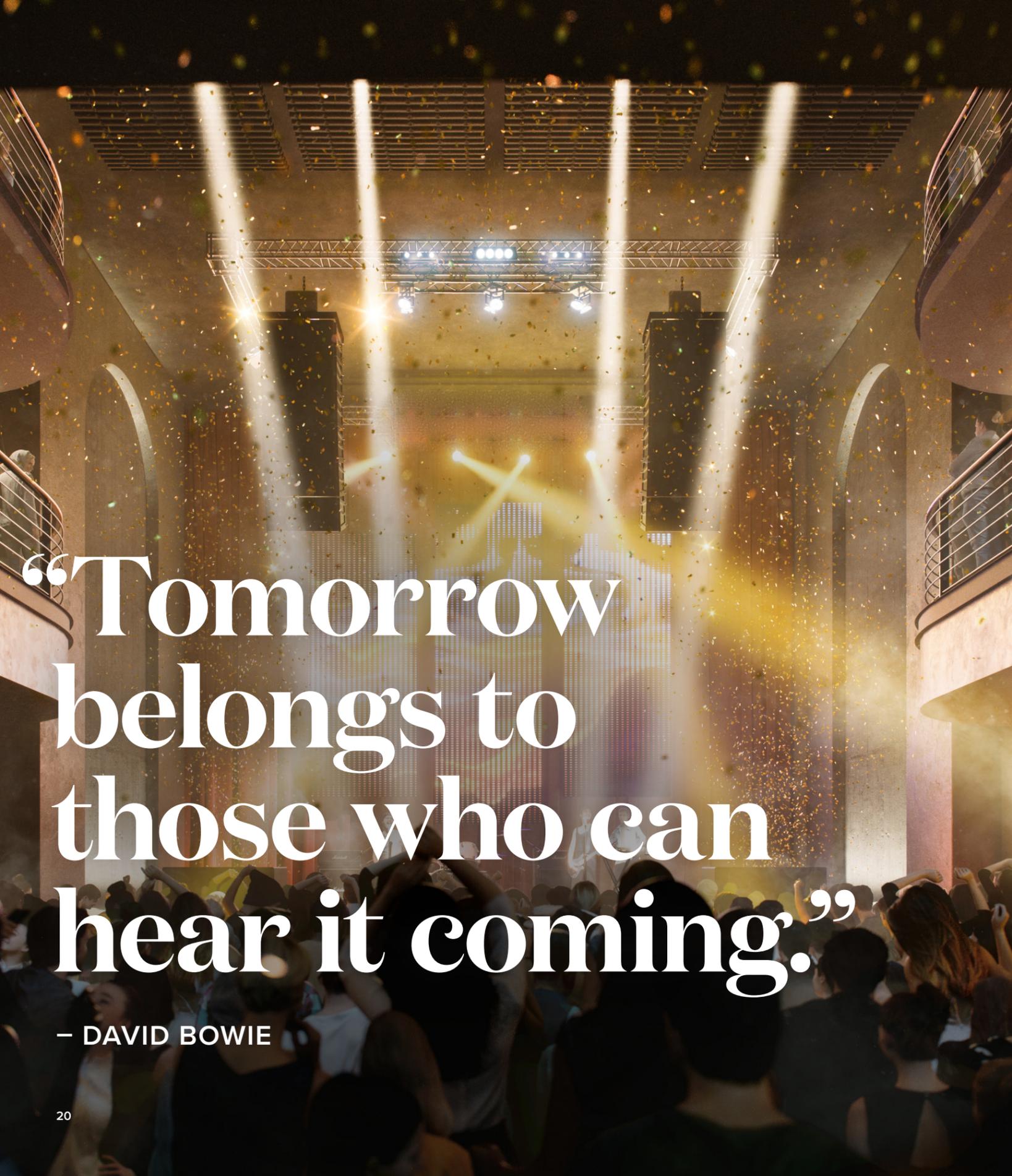


TOWER B - LEVEL 1



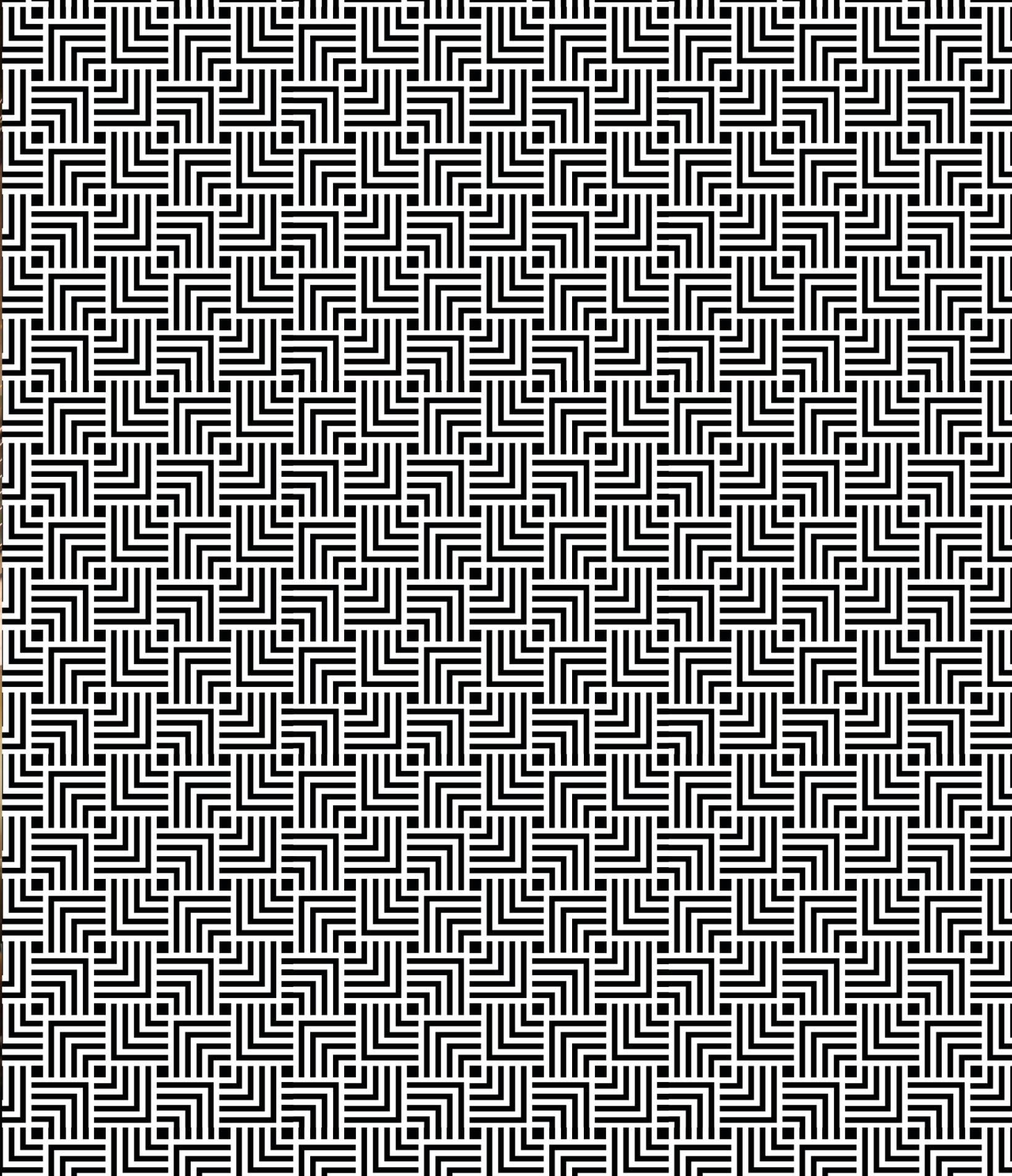
TOWER B - LEVEL 2



A photograph of a concert stage. Several bright spotlights illuminate the stage from above, creating a hazy atmosphere. Golden confetti is falling from the ceiling. In the foreground, the silhouettes of a crowd of people are visible, some with their arms raised. The overall scene is vibrant and celebratory.

“Tomorrow
belongs to
those who can
hear it coming.”

— DAVID BOWIE



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