



 **TRICON**
RESIDENTIAL

Toronto Mixed-Use Portfolio

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Company Snapshot

 **TRICON**
RESIDENTIAL

Toronto Mixed-
Use Portfolio

Overview

Who We Are

Founded in 1988 and headquartered in Toronto, Tricon is one of North America's preeminent developer, owner, and operators of rental housing with a growing portfolio of approximately 38,000 units / \$17.2 billion of assets under management, including both multi-family apartments and single-family rental homes. Tricon is a steward of capital for long-term investors including pension funds, insurance companies, and other institutional investors.

Tricon was one of the first movers to enter Toronto's purpose-built rental apartment sector with scale in 2016, and is today the market leader and most active developer in the marketplace with twelve projects under construction and operation. Tricon communities prioritize convenient downtown locations, design excellence, resort-quality amenities, resident experience, and vibrant resident community.

Our Mixed-Use Program

As part of the mixed-use portfolio strategy, Tricon is building a best-in-class Commercial portfolio. Our commitment to designing and creating global mixed-use projects will ensure that we procure premier retailers and office users. In addition, we view our retail partners as a key amenity and differentiator from our competitors in the Canadian marketplace. Thoughtful retail is a key part of enhancing our high quality resident experience.

Our Company

~38,000

Units owned, developed and operated
in Canada and the United States

\$13.7 BILLION

Real estate assets under management

1988

Founded

Toronto Mixed-Use Platform

~6,000

Units in development and operation

96%

Units meet or exceed LEED Gold standards

300,000+ SF

Commercial space in development

City builder and partner of choice for all
three levels of government



2

Toronto Mixed- Use Platform

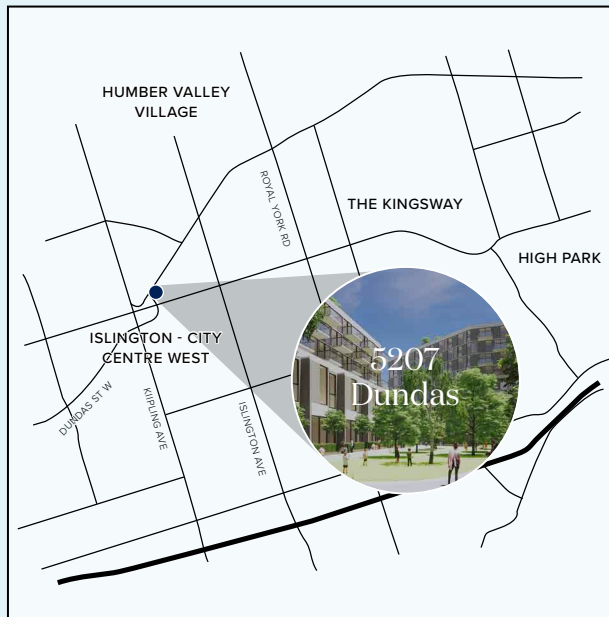


Toronto Mixed-
Use Portfolio

Project Map

Toronto
ONTARIO

ISLINGTON - CITY CENTRE WEST



High-Level Project Breakdown



Neighbourhood	Summerhill / Rosedale	St James Town	Fashion / Entertainment District	Canary District	Canary District	Downtown Toronto	Islington - City Centre West	Garden District / Corktown	Downtown Toronto
Project Completion	Q1 2026	Q4 2018	Q4 2022	Q3 2024	Q2 2026	Q3 2024	Q2 2028	Q2 2027	Q1 2029
Retail Area (SF)	12,923 SF	5,000 SF	3,115 SF	3,952 SF	30,859 SF	1,658 SF	48,700 SF	74,800 SF	22,500 SF
Office Area (SF)	14,834 SF	–	38,821 SF	–	–	–	–	–	–
Total SF	27,757 SF	5,000 SF	41,936 SF	3,952 SF	30,859 SF	1,658 SF	48,700 SF	74,800 SF	22,500 SF
Commercial On-site Parking	40 Spots	–	30 Spots	46 Spots	82 Spots	–	25 Spots	130 Spots	–

Our Retail Partners





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Project Breakdowns

 **TRICON**
RESIDENTIAL

Toronto Mixed-
Use Portfolio

The James

YONGE AND PRICE



Project Summary

Located in the heart of Rosedale, amongst charming boutique shops, restaurants, and cafes, The James is a collection of 127 rental residences. Once complete, The James will include 8,500 SF of boutique ground floor retail, a standalone 4,500 SF two-storey retail opportunity and 15,000 SF of office space on the second floor.

Neighborhood

Summerhill / Rosedale

Projected Completion Q1 2026

Retail Area (SF) 12,923 SF

Office Area (SF) 14,834 SF

Commercial On-site Parking 40 Spots

The Neighborhood

SUMMERHILL / ROSEDALE



Demographics

1KM TRADE AREA RADIUS*

ENVIRONICS
ANALYTICS

POPULATION AND HOUSEHOLDS

Population

27,382

Households

15,107

Median Age

47.9

Families

6,720

Avg. Family Size

2.51

Family Status (Largest Segment)

60.9%

COUPLES WITHOUT CHILDREN AT HOME

HOUSING AND INCOME

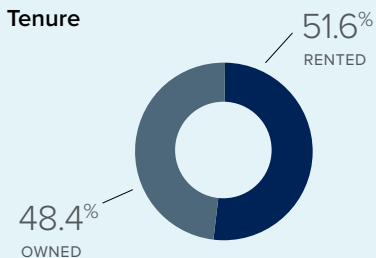
Avg. Household Income

\$330,361.28

Per Capita Income

\$182,265

Tenure



Structure Type (Top 2)

19.5%

HOUSES

80.4%

APARTMENTS

EDUCATION AND EMPLOYMENT

Education (Largest Segment)

64.56%

UNIVERSITY DEGREE

Labour Force Participation

67.2%

PARTICIPATION RATE

Method of Commute (Top 4)

18.7%

PUBLIC TRANSIT

15.3%

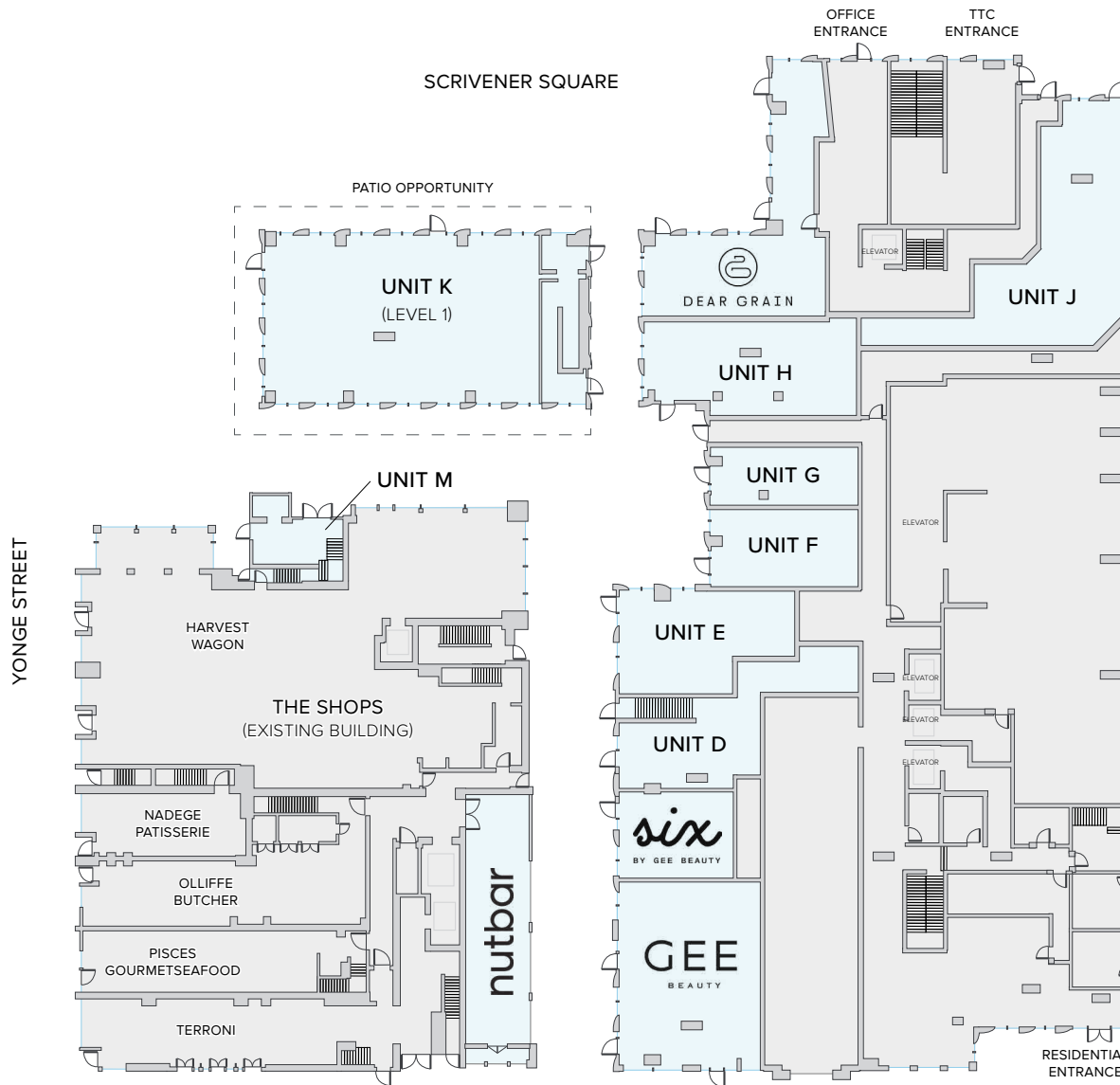
CAR

8.0%

WALK

1.4%

BICYCLE



The James LEVEL 1

GEE
BEAUTY 1,298 SF

six
BY GEE BEAUTY 493 SF

UNIT D 544 SF

UNIT E 748 SF

UNIT F 440 SF

UNIT G 424 SF

UNIT H 735 SF

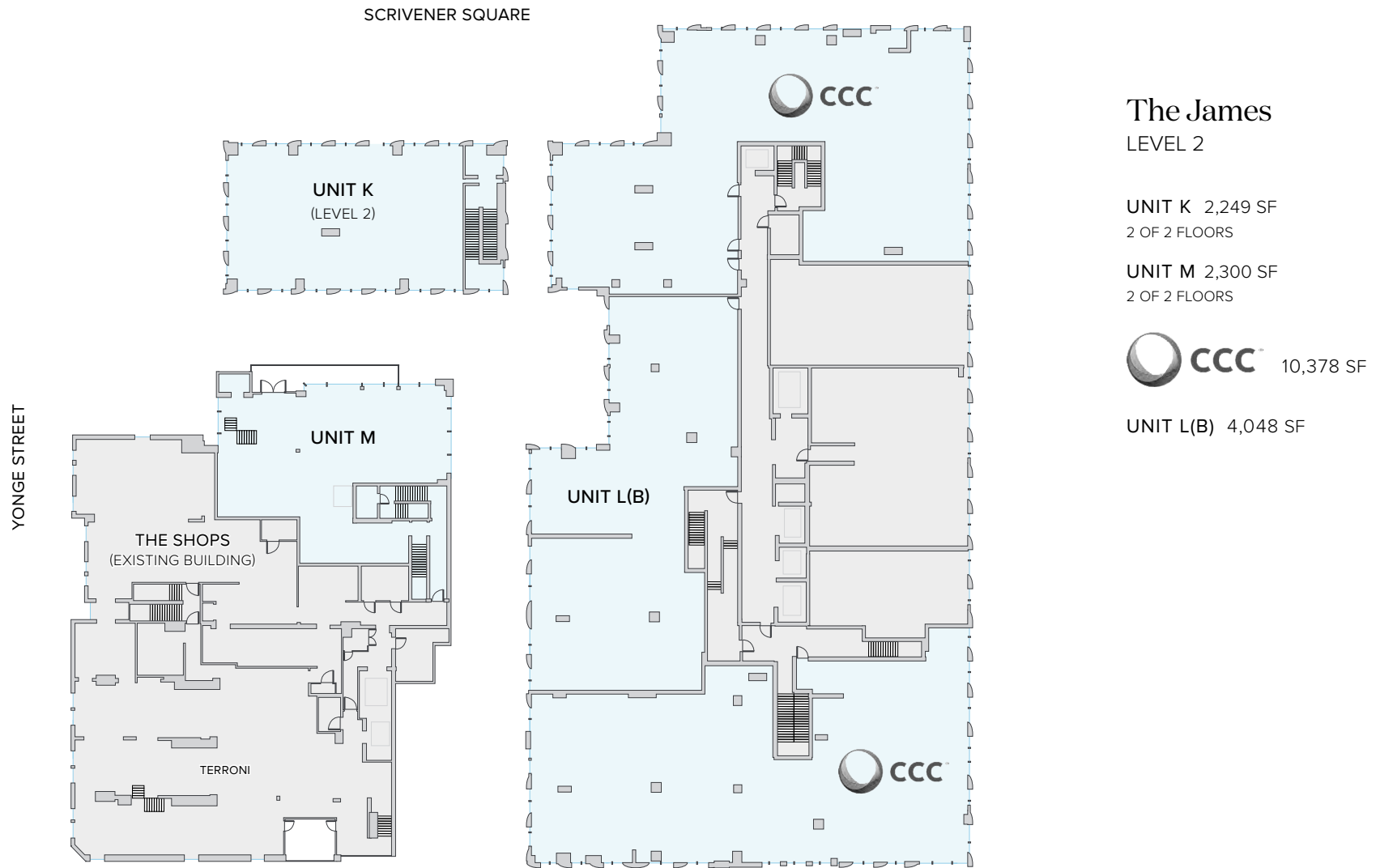
DEAR GRAIN 1,217 SF

UNIT J 1,512 SF

UNIT K 2,249 SF
1 OF 2 FLOORS + PATIO OPPORTUNITY

nutbar 750 SF

UNIT M 2,300 SF
1 OF 2 FLOORS



The Selby

SHERBOURNE AND BLOOR



Project Summary

The Selby is a 50-story, 410,000 SF residential tower sitting in the heart of downtown Toronto. Ironspot masonry cladding complements the heritage mansion forming the base of the building and distinguishes The Selby from the surrounding glass towers. The unique notching of lower-level floor plates creatively addresses the spatial constraints of an adjacent building and provides for additional tower height, altogether producing the unmistakable elevated residential building on Selby Street.

Our flagship retailer, Maison Selby is a concept from Oliver & Bonacini (Canoe, Auberge du Pommier) who serves French fare from early in the morning until late. The historic restoration of Maison Selby is juxtaposed against The Selby residences looming overhead. The residents serve as a captive audience for Maison Selby that has ensured their success since opening.

Neighborhood

St James Town

Projected Completion Q4 2018

Retail Area (SF) 5,000 SF

Office Area (SF) N/A

Commercial On-site Parking N/A

The Neighborhood

ST JAMES TOWN



Demographics

1KM TRADE AREA RADIUS*

ENVIRONICS
ANALYTICS

POPULATION AND HOUSEHOLDS

Population

68,462

Households

39,332

Median Age

37.3

Families

14,211

Avg. Family Size

2.47

Family Status (Largest Segment)

59.1%

COUPLES WITHOUT CHILDREN AT HOME

HOUSING AND INCOME

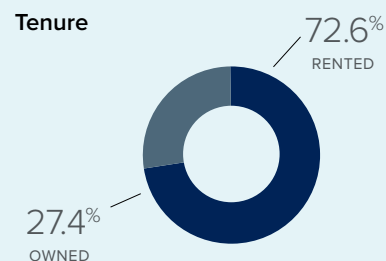
Avg. Household Income

\$119,626.53

Per Capita Income

\$68,726

Tenure



Structure Type (Top 2)

4.0%

HOUSES

95.9%

APARTMENTS

EDUCATION AND EMPLOYMENT

Education (Largest Segment)

55.96%

UNIVERSITY DEGREE

Labour Force Participation

72.3%

PARTICIPATION RATE

Method of Commute (Top 4)

20.9%

PUBLIC TRANSIT

12.0%

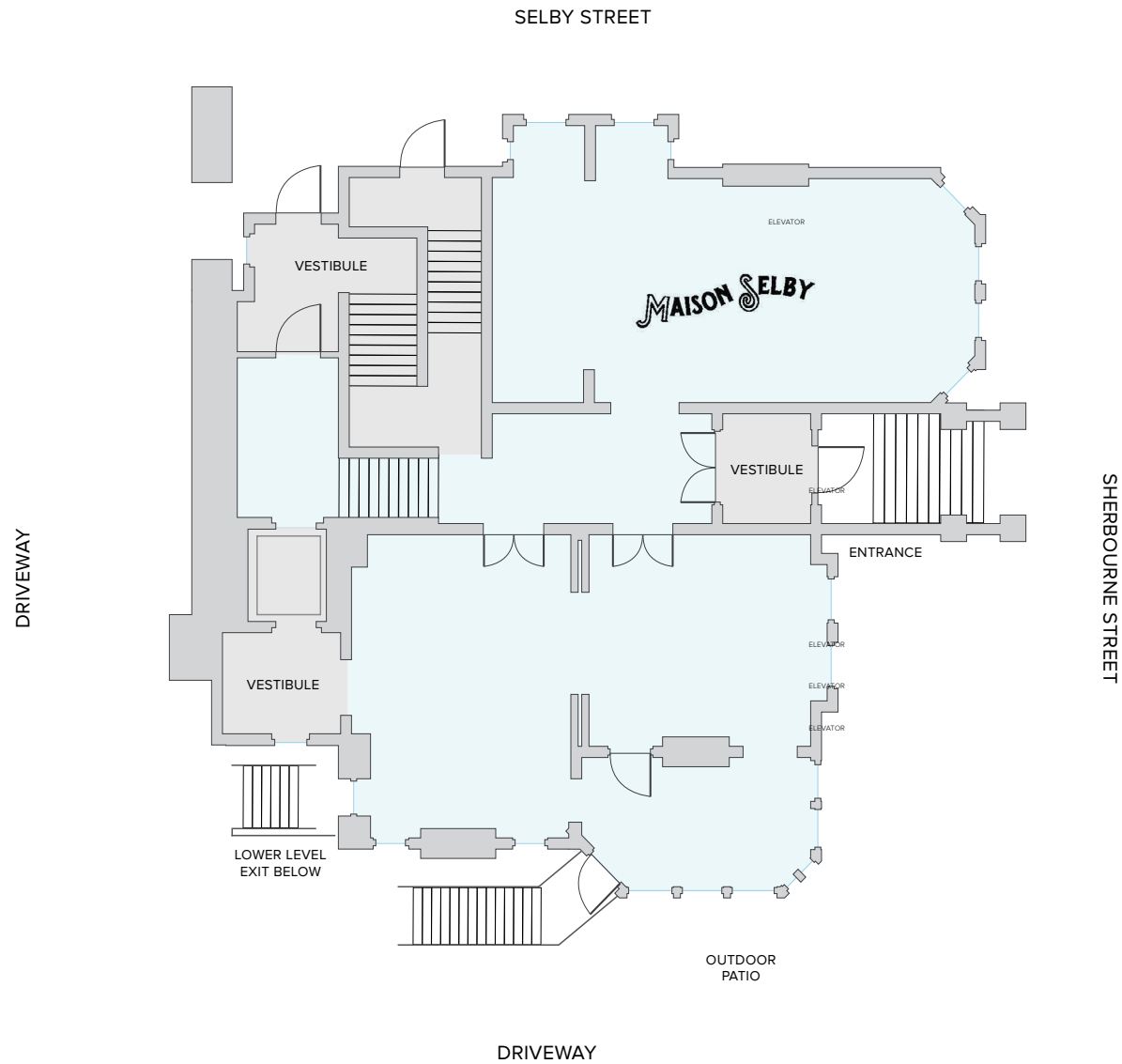
WALK

9.2%

CAR

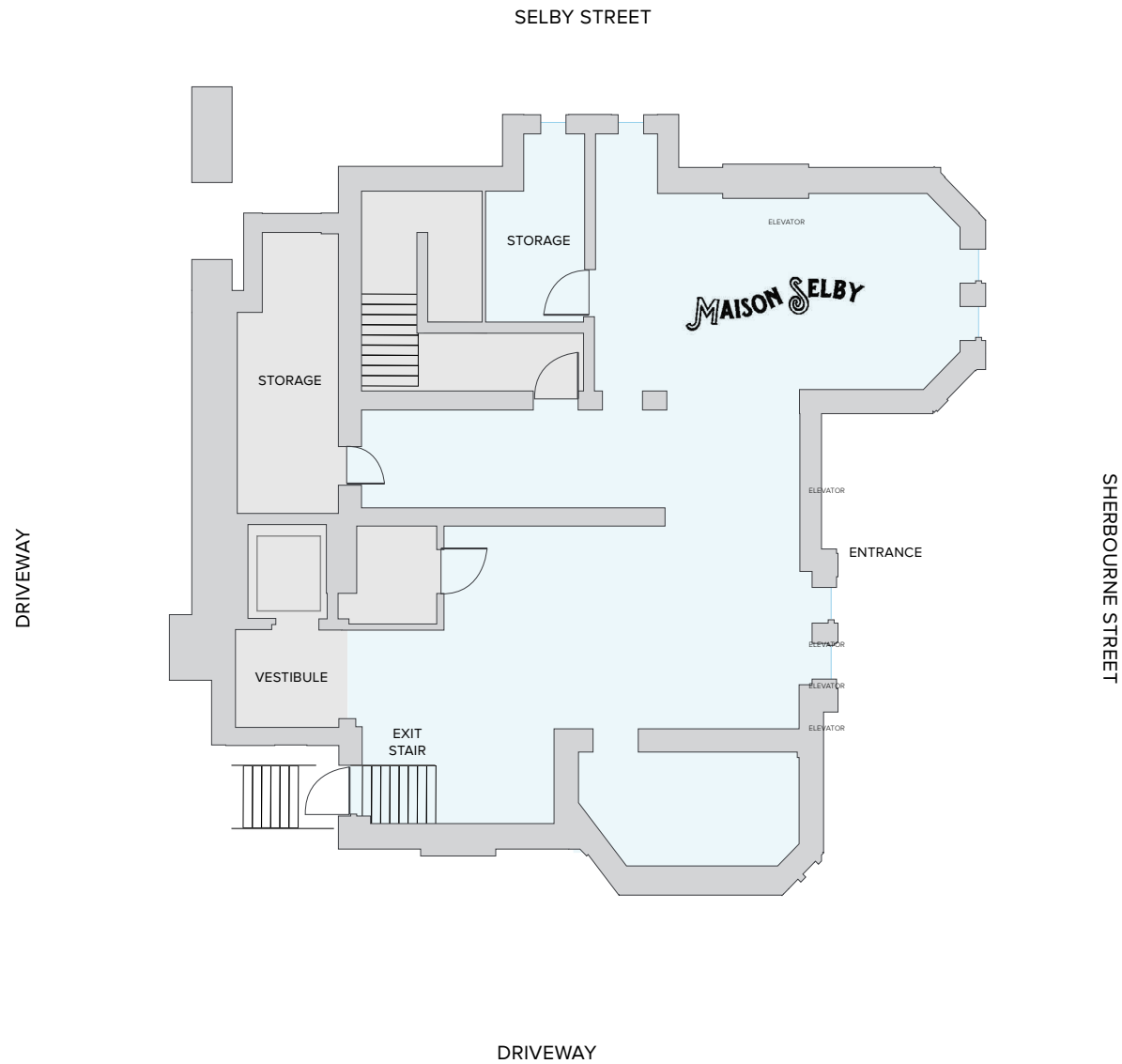
2.6%

BICYCLE



The Selby
UPPER LEVEL

MAISON SELBY
5,000 SF
1 OF 2 FLOORS



The Selby
LOWER LEVEL

MAISON SELBY
5,000 SF
2 OF 2 FLOORS

The Taylor

KING AND SPADINA



Project Summary

The Taylor is a 36-storey luxury rental tower that will include 286 suites and four floors of commercial space. Located just south of King Street in Downtown Toronto, The Taylor is situated between the Fashion and Entertainment district, walking distance to an expanse of restaurants, bars, cafes, and shopping. The Taylor will include 3,115 SF of ground floor retail as well as 38,821 SF of office space across three floors.

Neighborhood

Fashion / Entertainment District

Projected Completion Q4 2022

Retail Area (SF)

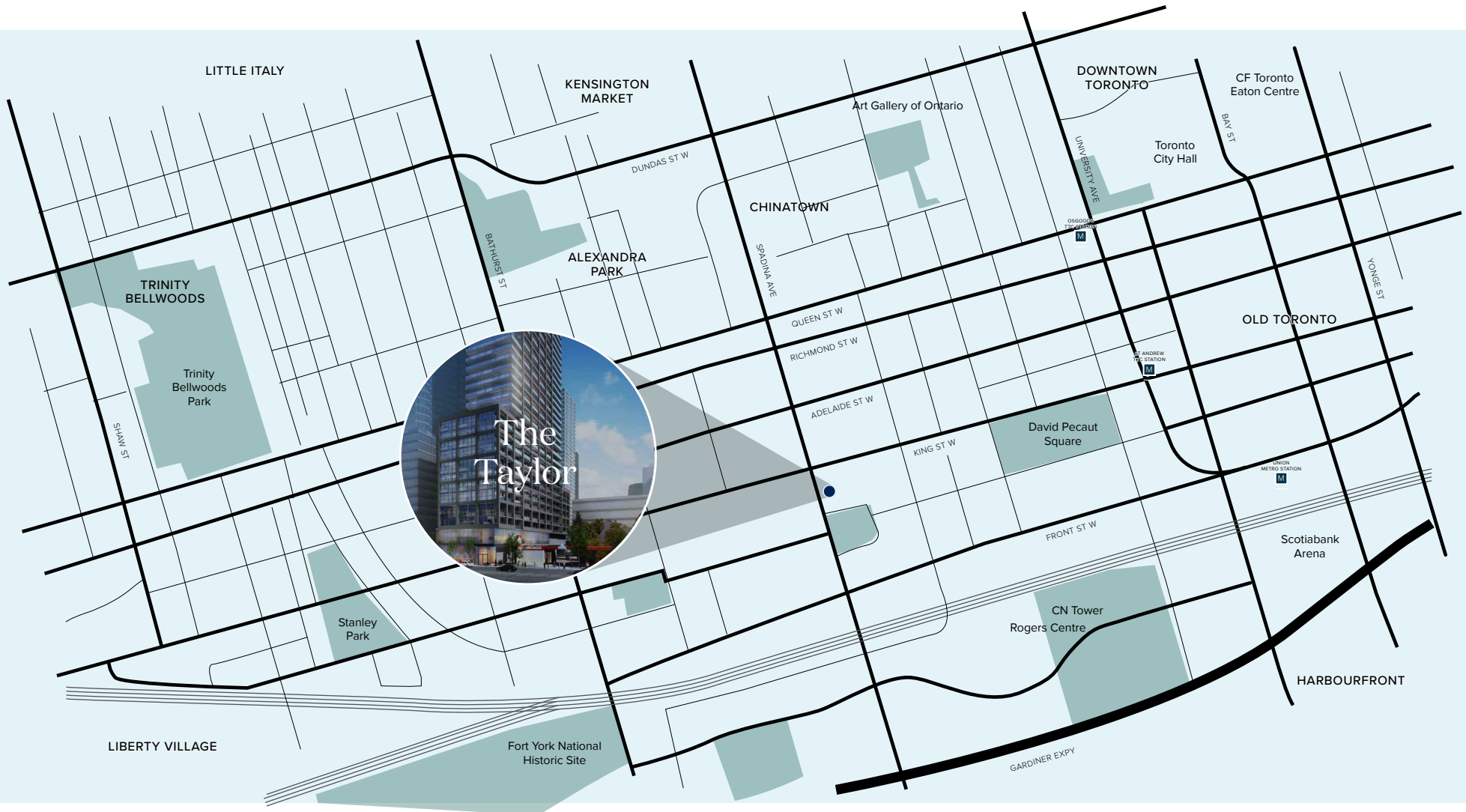
Ground Floor: 3,115 SF

Office Area (SF) 38,821 SF

Commercial On-site Parking 30 Spots

The Neighborhood

FASHION / ENTERTAINMENT DISTRICT



Demographics

1KM TRADE AREA RADIUS*

ENVIRONICS
ANALYTICS

POPULATION AND HOUSEHOLDS

Population

70,369

Households

42,040

Median Age

32.8

Families

Avg. Family Size

14,370 2.36

Family Status (Largest Segment)

67.45%

COUPLES WITHOUT CHILDREN AT HOME

HOUSING AND INCOME

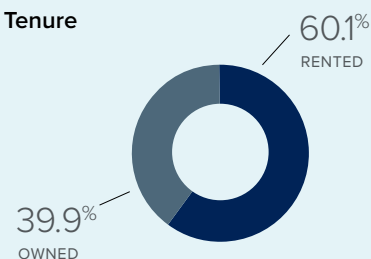
Avg. Household Income

\$129,020.52

Per Capita Income

\$77,080

Tenure



Structure Type (Top 2)

HOUSES	2.3%	APARTMENTS	97.6%
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EDUCATION AND EMPLOYMENT

Education (Largest Segment)

67.32%

UNIVERSITY DEGREE

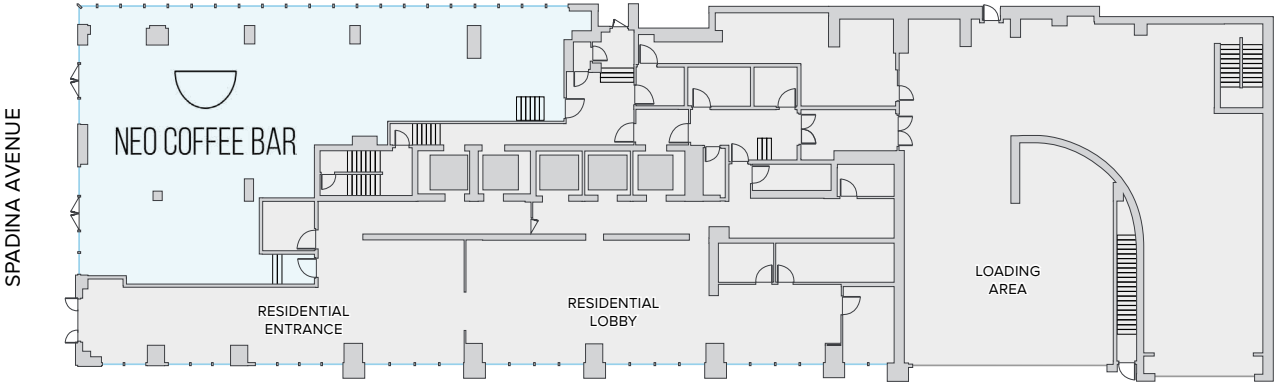
Labour Force Participation

84.8%

PARTICIPATION RATE

Method of Commute (Top 4)

WALK	26.1%	PUBLIC TRANSIT	14.1%
CAR	12.8%	BICYCLE	2.6%



The Taylor
LEVEL 1

NEO COFFEE BAR 3,115 SF



The Taylor
LEVELS 2, 3 AND 4

OFFICE UNIT A 12,160 SF
LEVEL 2

OFFICE UNIT B 12,633 SF
LEVEL 3

OFFICE UNIT C 14,028 SF
LEVEL 4

Canary Landing

MAPLE HOUSE



Project Summary

Located in the rapidly developing Canary Landing, Maple House is part of an 80 acre urban master plan in the midst of a transformation from former industrial lands into a sustainable, mixed-use, pedestrian friendly community. The project is adjacent to the Distillery District, one of Toronto's most significant and eclectic neighborhoods, which hosts several independent coffee shops, restaurants and boutique stores.

In Partnership With

dream 

KILMER GROUP

Neighborhood

Canary District

Projected Completion Q3 2024

Retail Area (SF)

Ground Floor: 3,952 SF

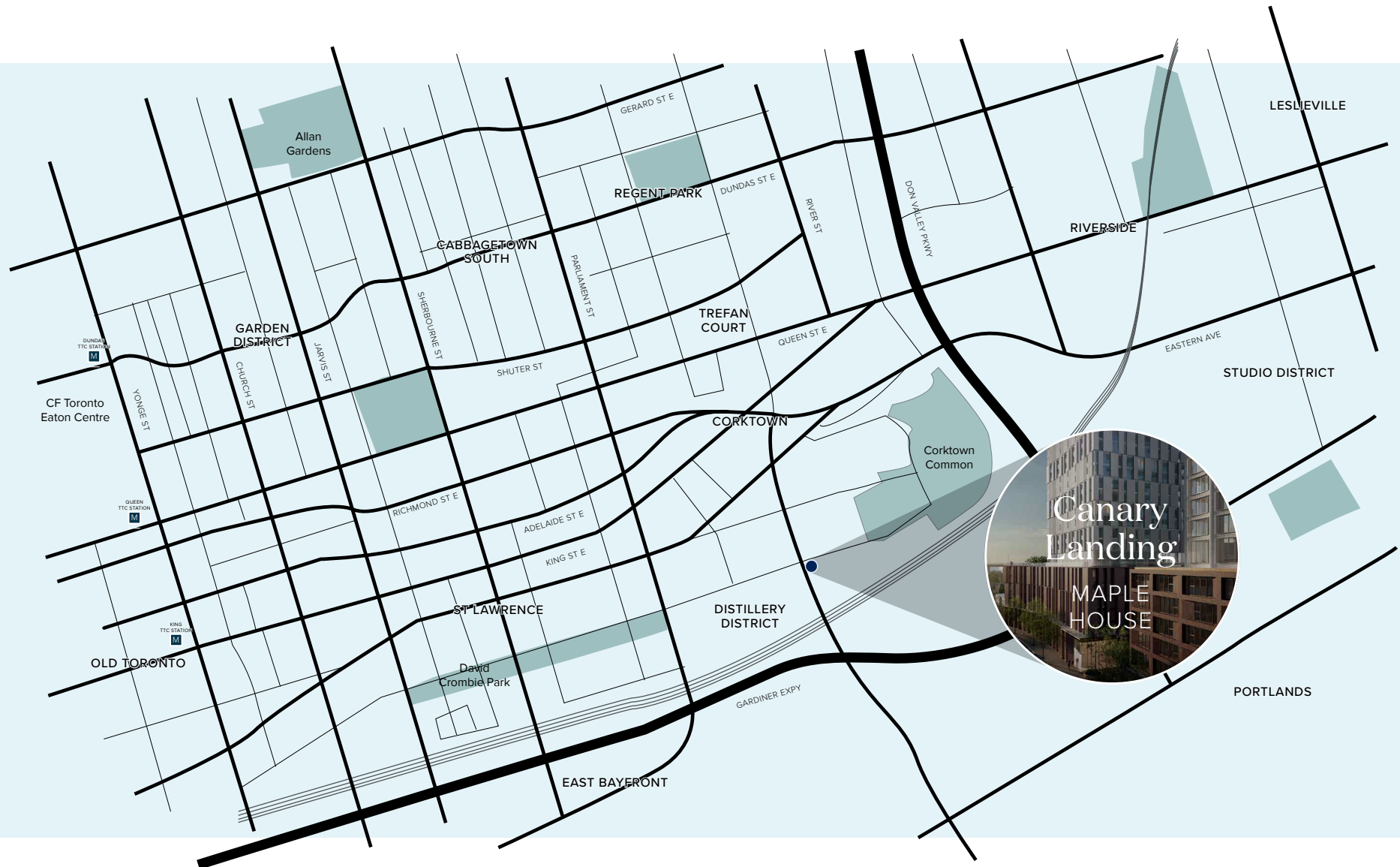
Office Area (SF)

N/A

Commercial On-site Parking 46 Spots

The Neighborhood

CANARY DISTRICT



Demographics

1KM TRADE AREA RADIUS*

ENVIRONICS
ANALYTICS

POPULATION AND HOUSEHOLDS

Population

20,163

Households

11,698

Median Age

36.9

Families

Avg. Family Size

4,596 2.46

Family Status (Largest Segment)

59.5%

COUPLES WITHOUT CHILDREN AT HOME

HOUSING AND INCOME

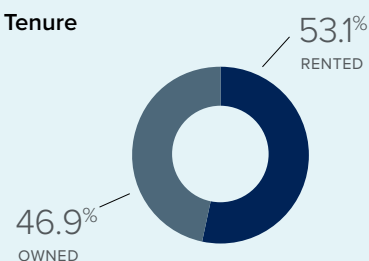
Avg. Household Income

\$123,719.51

Per Capita Income

\$71,779

Tenure



Structure Type (Top 2)

10.4%	89.2%
HOUSES	APARTMENTS

EDUCATION AND EMPLOYMENT

Education (Largest Segment)

56.86%

UNIVERSITY DEGREE

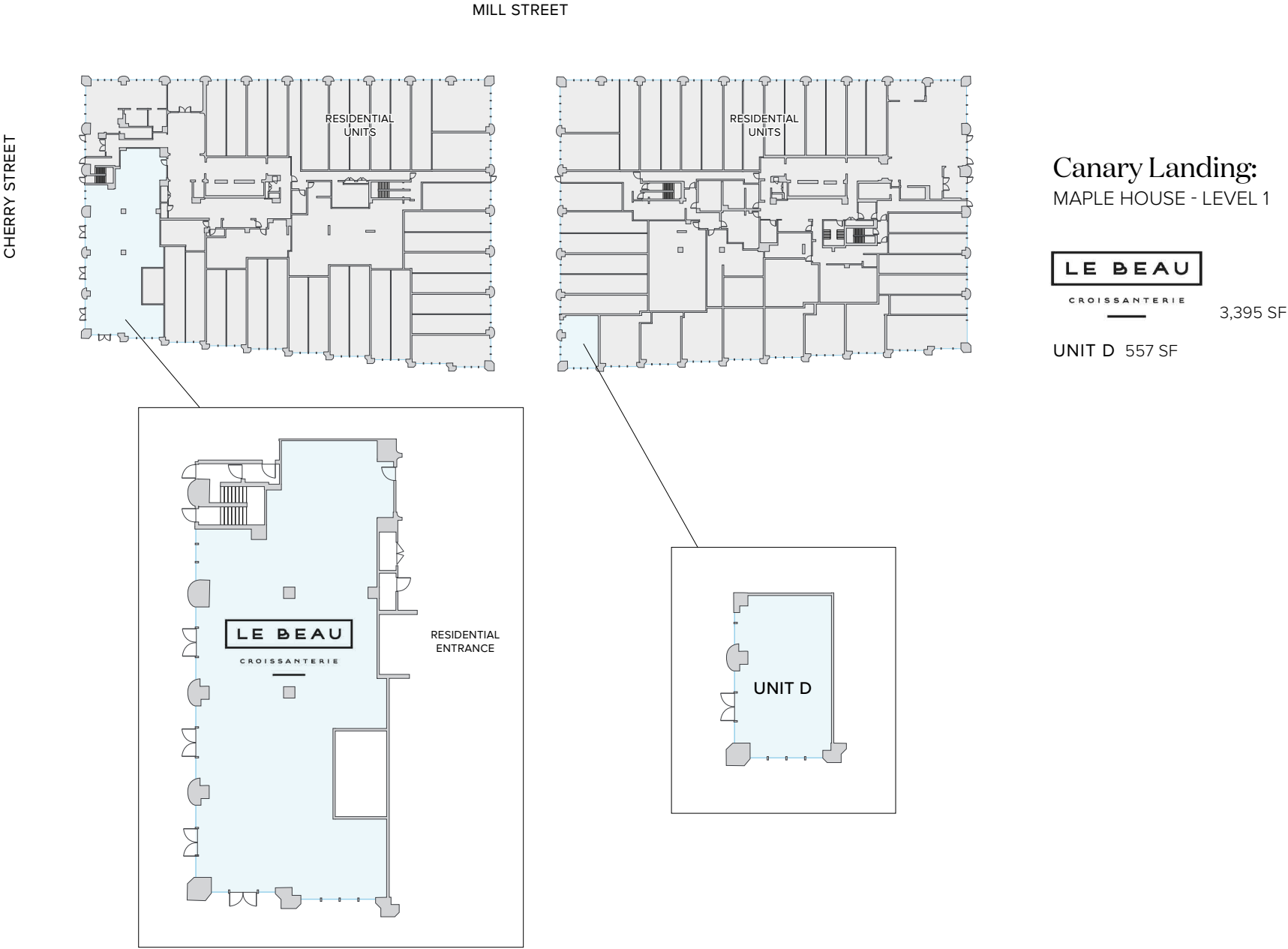
Labour Force Participation

78.9%

PARTICIPATION RATE

Method of Commute (Top 4)

16.4%	13.0%
PUBLIC TRANSIT	WALK
8.8%	4.6%
CAR	BICYCLE



Canary Landing

CHERRY HOUSE



Project Summary

Located in the rapidly developing Canary Landing, Cherry House is part of an 80 acre urban master plan in the midst of a transformation from former industrial lands into a sustainable, mixed-use, pedestrian friendly community. The project is north of the Distillery District, one of Toronto's most significant and eclectic neighborhoods, which hosts several independent coffee shops, restaurants and boutique stores.

In Partnership With

dream 

KILMER GROUP

Neighborhood

Canary District

Projected Completion Q2 2026

Retail Area (SF)

Ground Floor: 30,859 SF

Office Area (SF) N/A

Commercial On-site Parking 82 Spots

The Neighborhood

CANARY DISTRICT



Demographics

1KM TRADE AREA RADIUS*

ENVIRONICS
ANALYTICS

POPULATION AND HOUSEHOLDS

Population

20,163

Households

11,698

Median Age

36.9

Families

Avg. Family Size

4,596 2.46

Family Status (Largest Segment)

59.5%

COUPLES WITHOUT CHILDREN AT HOME

HOUSING AND INCOME

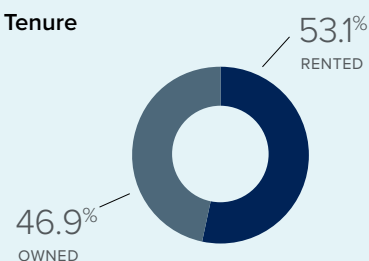
Avg. Household Income

\$123,719.51

Per Capita Income

\$71,779

Tenure



Structure Type (Top 2)

10.4%	89.2%
HOUSES	APARTMENTS

EDUCATION AND EMPLOYMENT

Education (Largest Segment)

56.86%

UNIVERSITY DEGREE

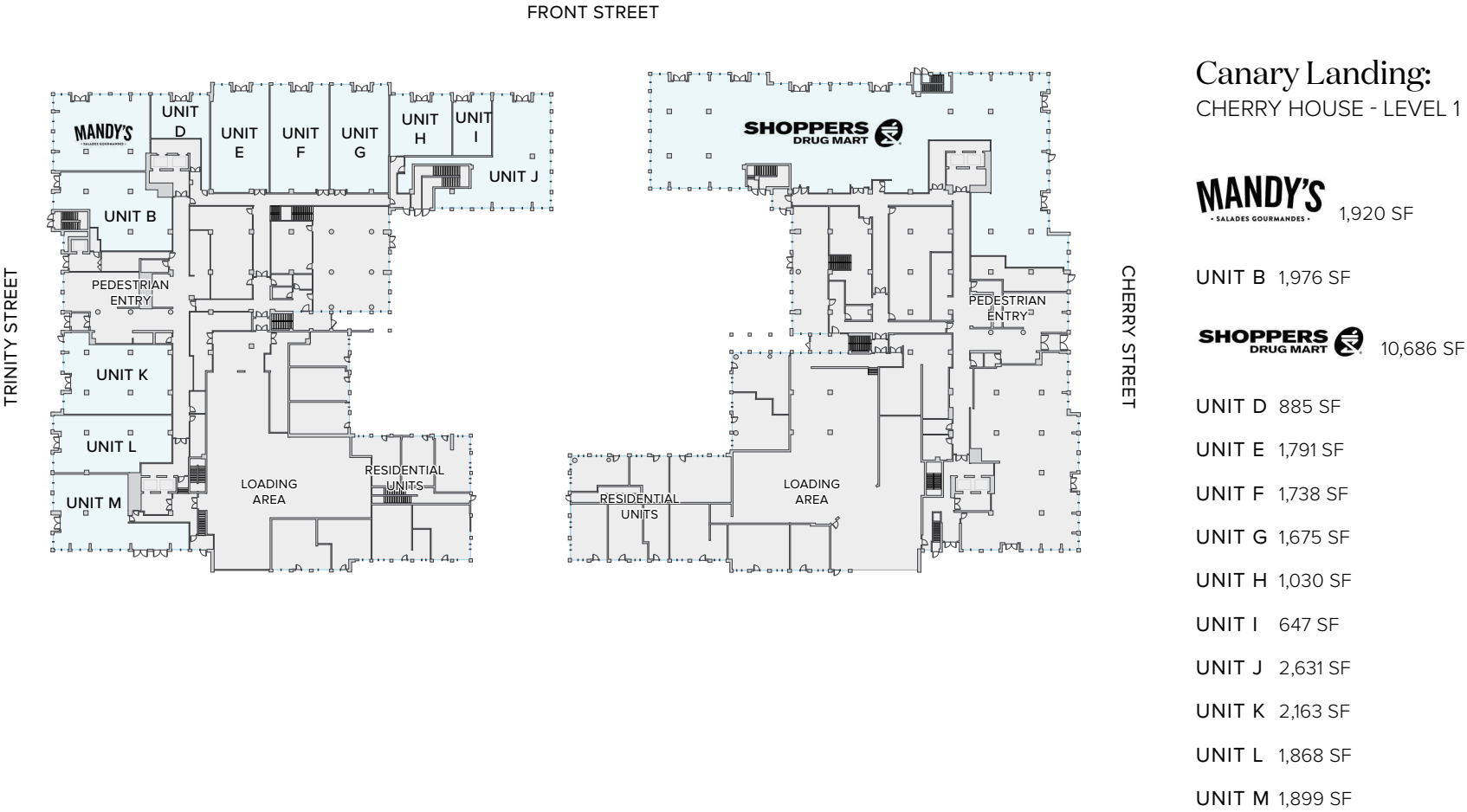
Labour Force Participation

78.9%

PARTICIPATION RATE

Method of Commute (Top 4)

16.4%	13.0%
PUBLIC TRANSIT	WALK
8.8%	4.6%
CAR	BICYCLE



The Ivy

YONGE AND GLOUCESTER



Project Summary

Located on Gloucester Street just south of the Yonge-Bloor corridor, The Ivy will include 231 rental suites. Surrounded by the historic Masonic Temple and Eaton house, The Ivy is situated within walking distance from the TTC as well as the iconic Yorkville Neighbourhood and the “Mink Mile”. Once complete, The Ivy will include a 1,658 SF ground floor retail opportunity.

Neighborhood

Downtown Toronto

Projected Completion Q3 2024

Retail Area (SF)

Ground Floor: 1,658 SF

Office Area (SF) N/A

Commercial On-site Parking N/A

The Neighborhood

DOWNTOWN TORONTO



Demographics

1KM TRADE AREA RADIUS*

ENVIRONICS
ANALYTICS

POPULATION AND HOUSEHOLDS

Population

86,885

Households

50,902

Median Age

34.6

Families

17,016

Avg. Family Size

2.39

Family Status (Largest Segment)

63.5%

COUPLES WITHOUT CHILDREN AT HOME

HOUSING AND INCOME

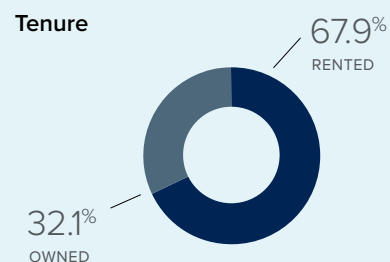
Avg. Household Income

\$123,671.50

Per Capita Income

\$72,454

Tenure



Structure Type (Top 2)

1.9%

HOUSES

98.1%

APARTMENTS

EDUCATION AND EMPLOYMENT

Education (Largest Segment)

60.44%

UNIVERSITY DEGREE

Labour Force Participation

71.7%

PARTICIPATION RATE

Method of Commute (Top 4)

19.5%

PUBLIC TRANSIT

14.6%

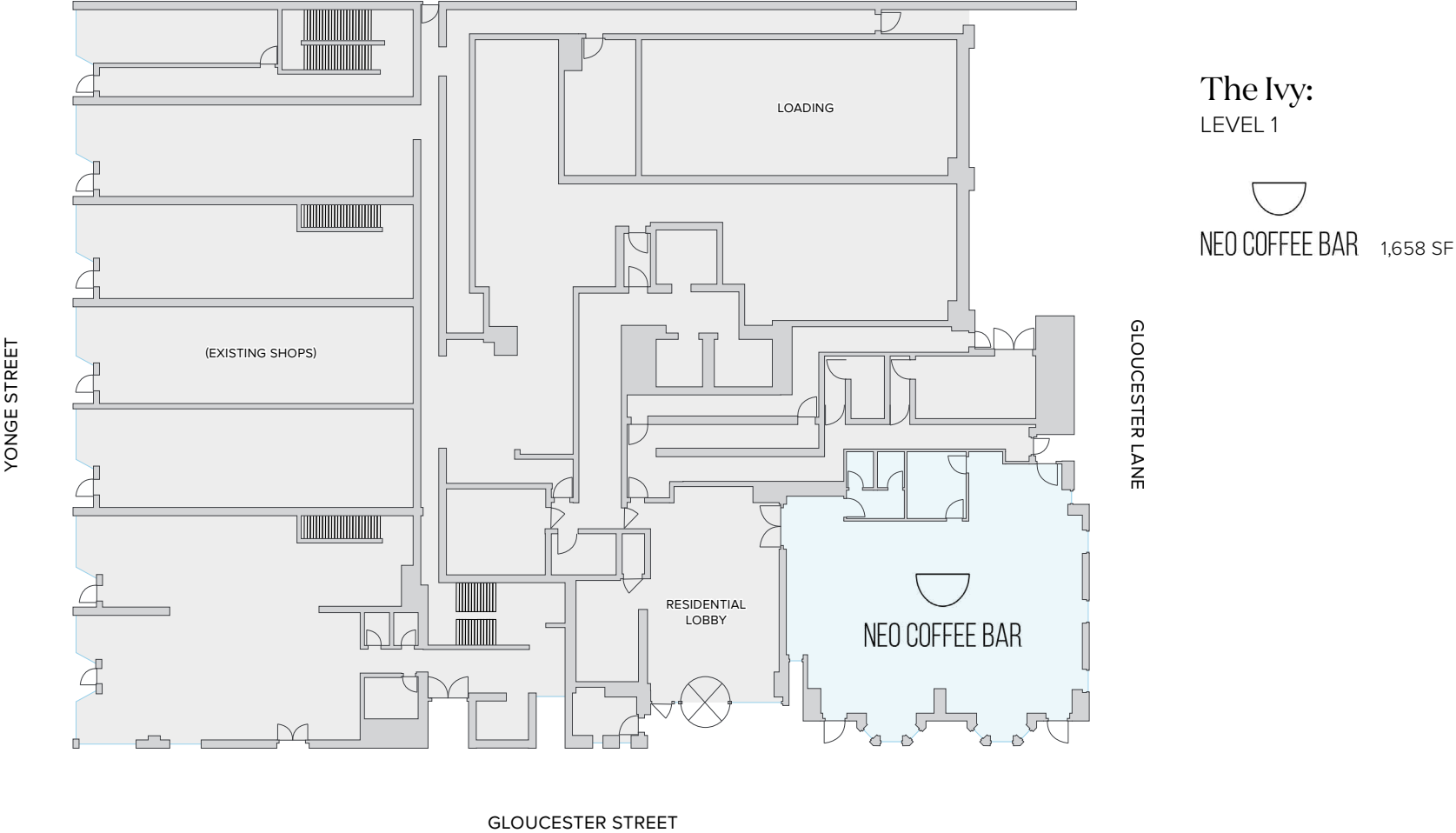
WALK

8.8%

CAR

1.9%

BICYCLE



5207 Dundas

BLOOR AND KIPLING



Project Summary

The Project is located in Etobicoke in the Six-Points Area. Tricon Residential, was selected as the preferred proponent to work with the City of Toronto and develop the Housing Now Site into a purpose-built rental project. This 26-storey building will have 206 affordable housing units. The Project will look to achieve the highest tier of the City of Toronto's Toronto Green Standard while also incorporating a geothermal system to work towards achieving a zero carbon building.

Neighborhood

Islington - City Centre West

Projected Completion Q2 2028

Retail Area (SF) 48,700 SF

Office Area (SF) N/A

Commercial On-site Parking 25 Spots

The Neighborhood

ISLINGTON - CITY CENTRE WEST



Demographics

1KM TRADE AREA RADIUS*

ENVIRONICS
ANALYTICS

POPULATION AND HOUSEHOLDS

Population

21,197

Households

10,142

Median Age

37.8

Families

5,571

Avg. Family Size

2.67

Family Status (Largest Segment)

45.2%

COUPLES WITHOUT CHILDREN AT HOME

HOUSING AND INCOME

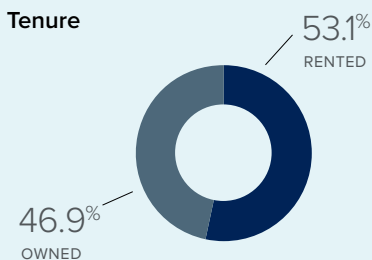
Avg. Household Income

\$110,570.26

Per Capita Income

\$52,904

Tenure



Structure Type (Top 2)

17.2%

HOUSES

82.8%

APARTMENTS

EDUCATION AND EMPLOYMENT

Education (Largest Segment)

49.28%

UNIVERSITY DEGREE

Labour Force Participation

74.9%

PARTICIPATION RATE

Method of Commute (Top 4)

24.1%

CAR

24.1%

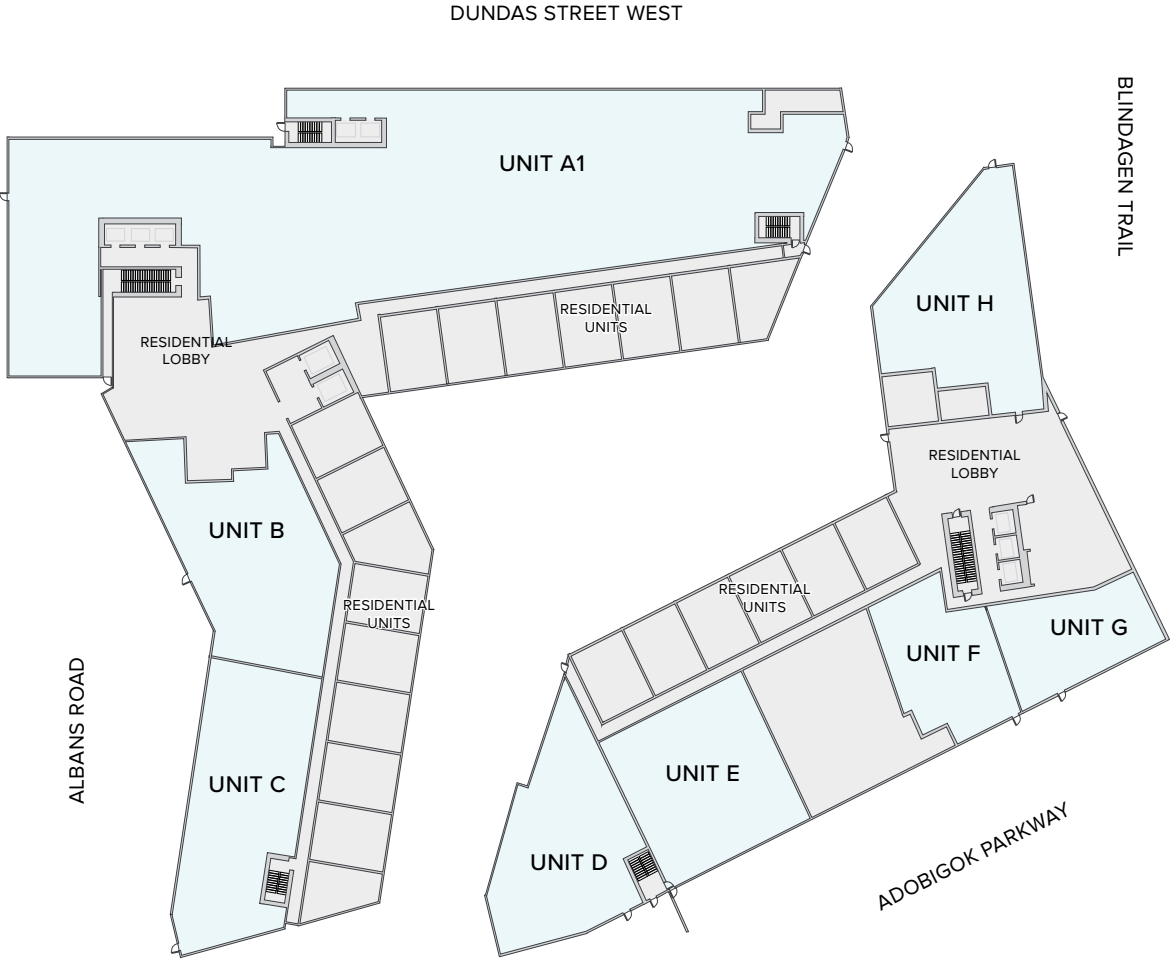
PUBLIC TRANSIT

1.5%

WALK

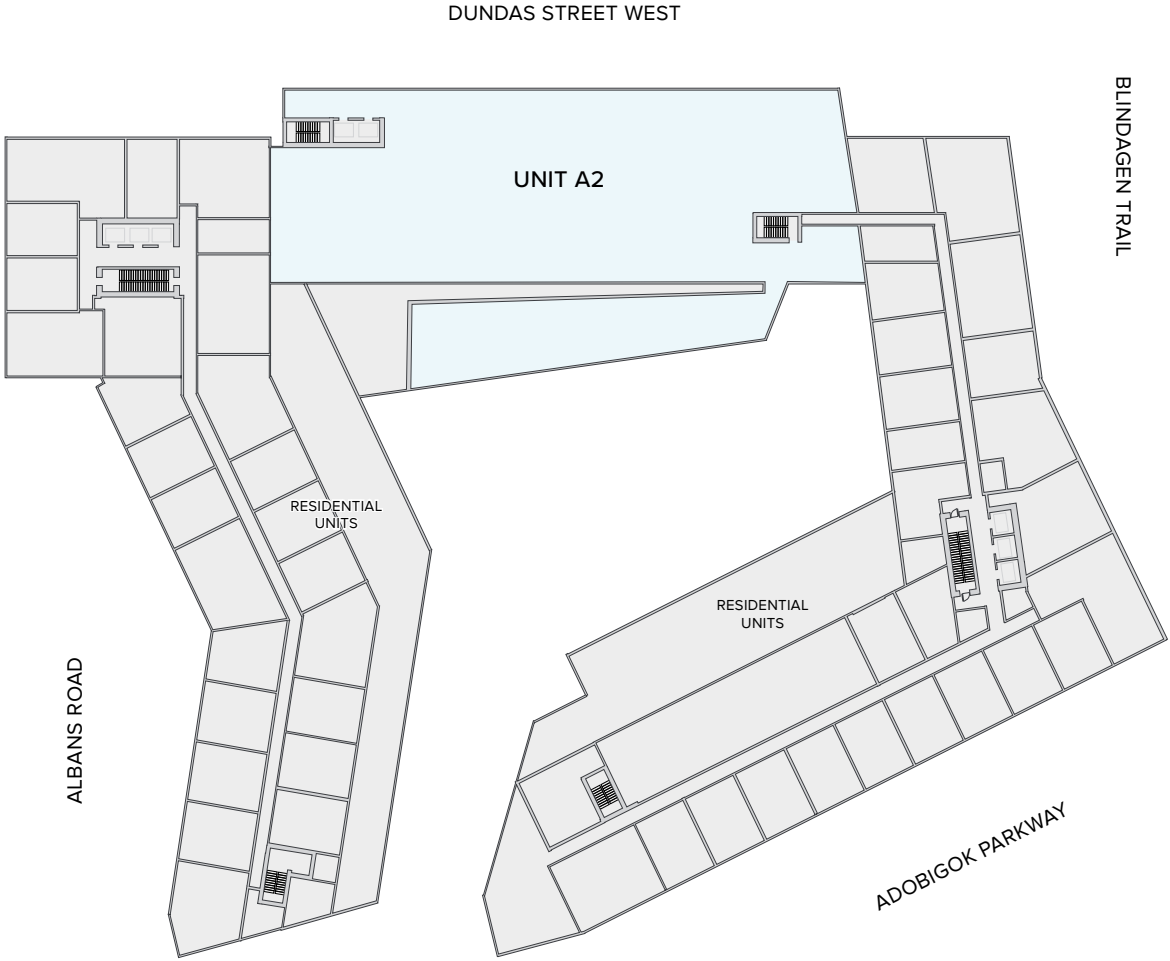
0.2%

BICYCLE



5207 Dundas:
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



5207 Dundas:
TOWER E - LEVEL 2

UNIT A2 8,800 SF

ROQ City

QUEEN, RICHMOND AND ONTARIO



Project Summary

The project is part of a larger three tower development located in the rapidly gentrifying Downtown East submarket. The submarket has benefitted from a surge in new office developments, including the Globe and Mail Center, Coca-Cola Canada Headquarters, 65 King (fully leased to Google), and The Shift (First Gulf). The Project also benefits from direct access to the Queen streetcar and charming boutique retail shops along Queen Street.

Neighborhood

Garden District / Corktown

Projected Completion Q2 2027

Retail Area (SF) 74,800 SF

Office Area (SF) N/A

Commercial On-site Parking 130 Spots

The Neighborhood

GARDEN DISTRICT / CORKTOWN



Demographics

1KM TRADE AREA RADIUS*

ENVIRONICS
ANALYTICS

POPULATION AND HOUSEHOLDS

Population

55,053

Households

30,273

Median Age

37.2

Families

11,394

Avg. Family Size

2.53

Family Status (Largest Segment)

56.6%

COUPLES WITHOUT CHILDREN AT HOME

HOUSING AND INCOME

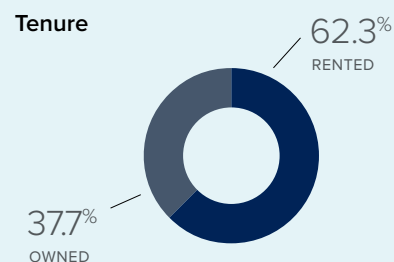
Avg. Household Income

\$108,173.76

Per Capita Income

\$59,483

Tenure



Structure Type (Top 2)

6.6%

HOUSES

93.5%

APARTMENTS

EDUCATION AND EMPLOYMENT

Education (Largest Segment)

54.4%

UNIVERSITY DEGREE

Labour Force Participation

73.7%

PARTICIPATION RATE

Method of Commute (Top 4)

17.5%

WALK

15.6%

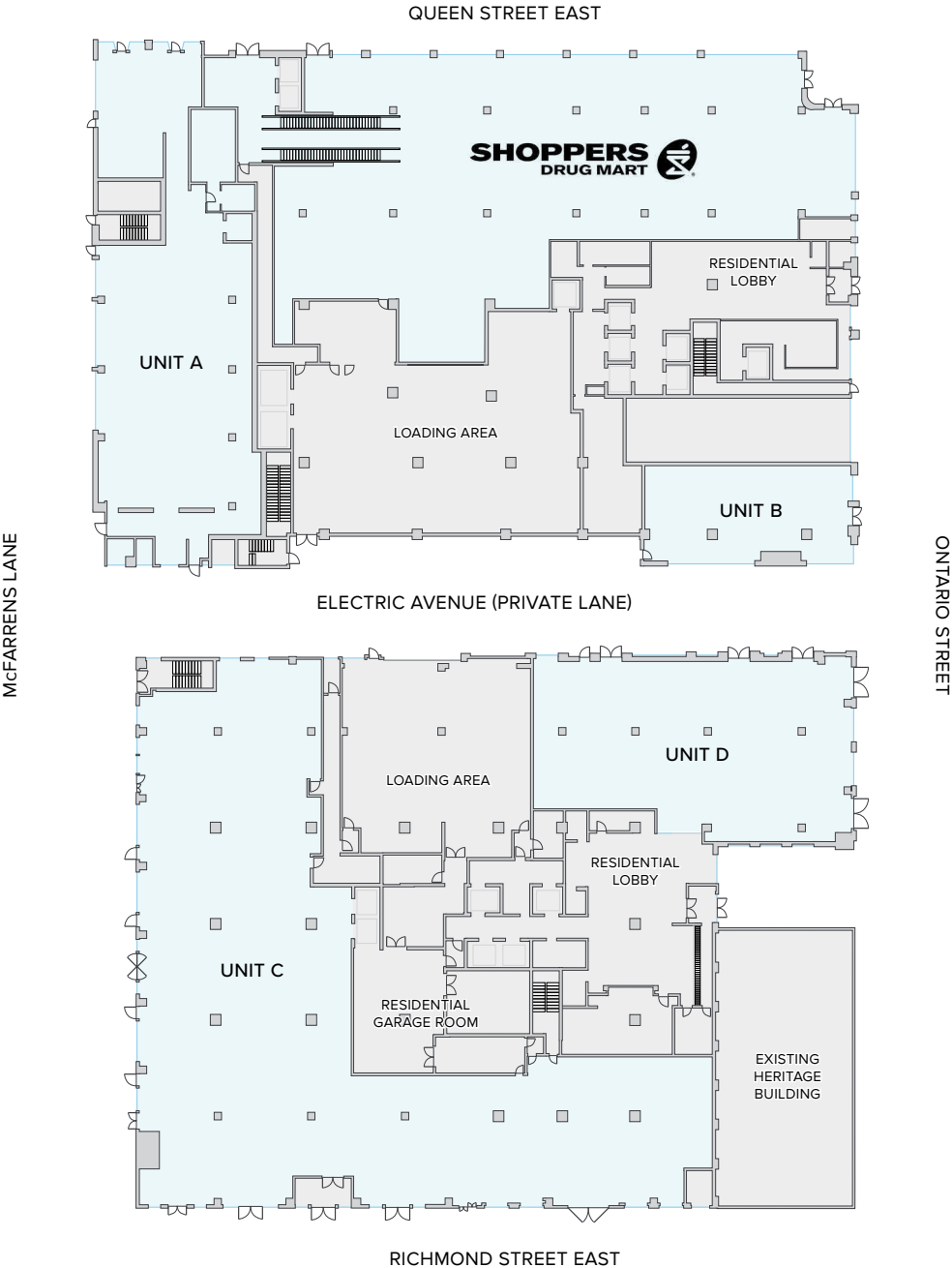
PUBLIC TRANSIT

11.1%

CAR

3.0%

BICYCLE



ROQ City -
Retail:

TOWER B - LEVEL 1

UNIT A 7,911 SF

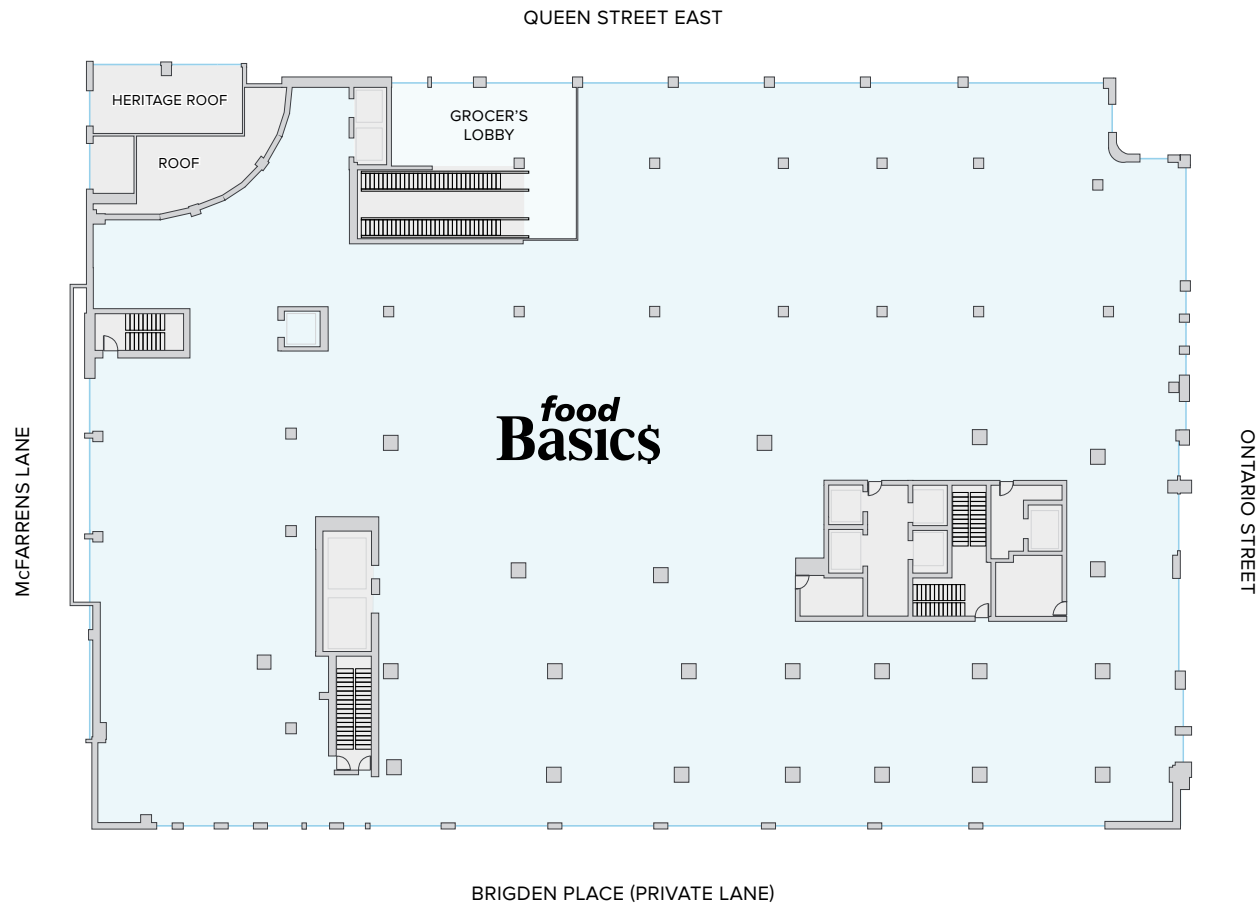
**SHOPPERS
DRUG MART** 11,094 SF

UNIT B 1,723 SF

TOWER C - LEVEL 1

UNIT C 12,601 SF

UNIT D 4,686 SF



Queen & Ontario - Retail:

TOWER B - LEVEL 2

**food
Basics** 33,185 SF

610 Bay & 130 Elizabeth

DUNDAS AND BAY



Project Summary

610 Bay and 130 Elizabeth are mixed-use developments that reimagine Toronto's Coach Terminal, the project is composed of 41 and 16-storey towers featuring 873 residential rental units, and retail and community elements connected by a new public plaza designed by CCxA. Tricon-Kilmer was awarded the project through the City of Toronto's ModernTO program.

Neighborhood

Downtown Toronto

Projected Completion Q1 2029

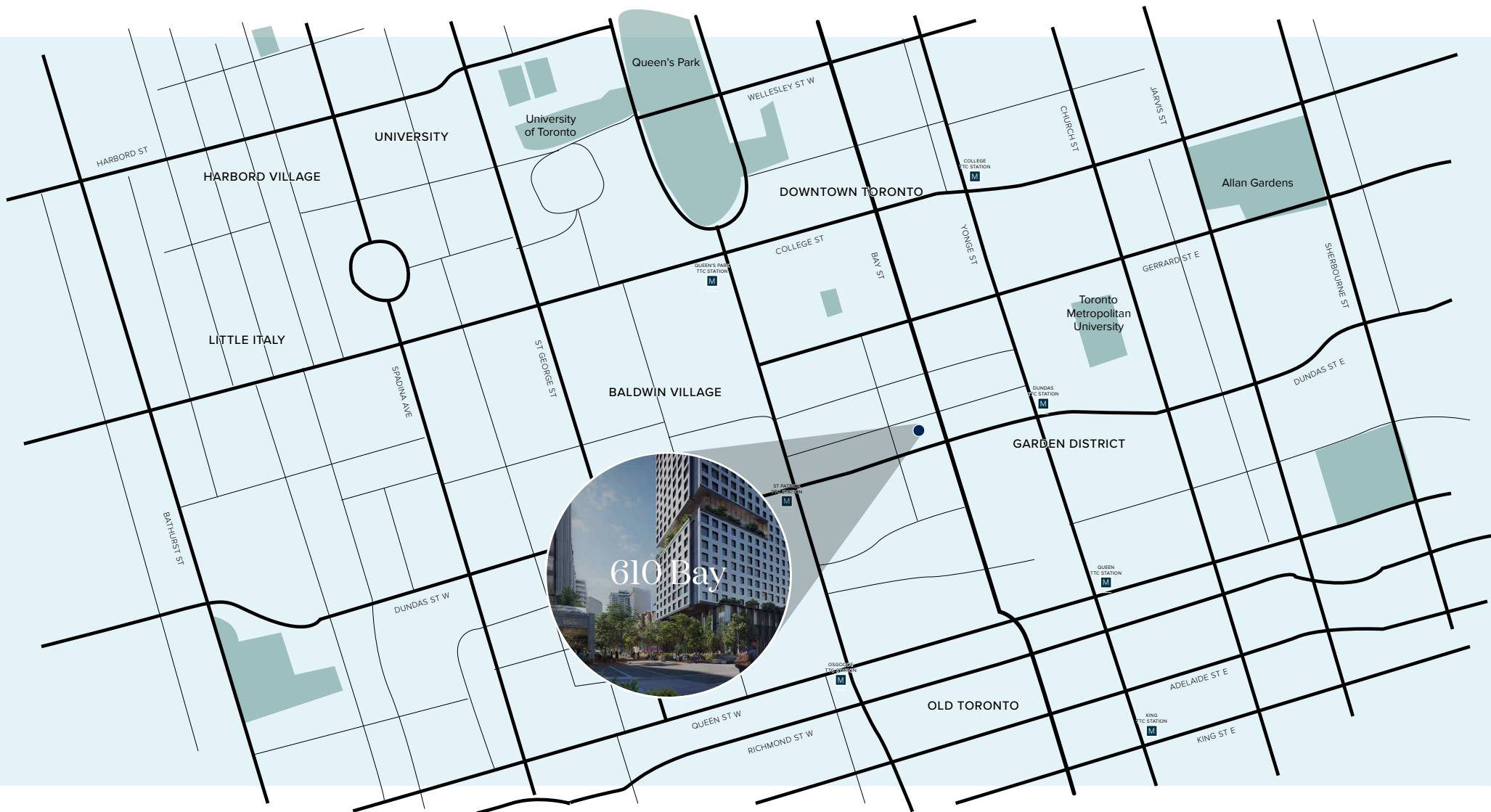
Retail Area (SF): 22,500 SF

Office Area (SF) N/A

Commercial On-site Parking N/A

The Neighborhood

DOWNTOWN TORONTO



Demographics

1KM TRADE AREA RADIUS*

ENVIRONICS
ANALYTICS

POPULATION AND HOUSEHOLDS

Population

75,273

Households

43,433

Median Age

33

Families

Avg. Family Size

10,436 2.39

Family Status (Largest Segment)

61.7%

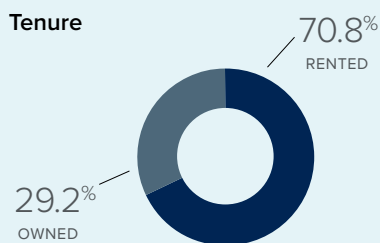
COUPLES WITHOUT CHILDREN AT HOME

HOUSING AND INCOME

Avg. Household Income

\$99,651

Tenure



Structure Type (Top 2)

1.7%
HOUSES

98.2%
APARTMENTS

EDUCATION AND EMPLOYMENT

Education (Largest Segment)

64.3%
UNIVERSITY DEGREE

Labour Force Participation

70.5%
PARTICIPATION RATE

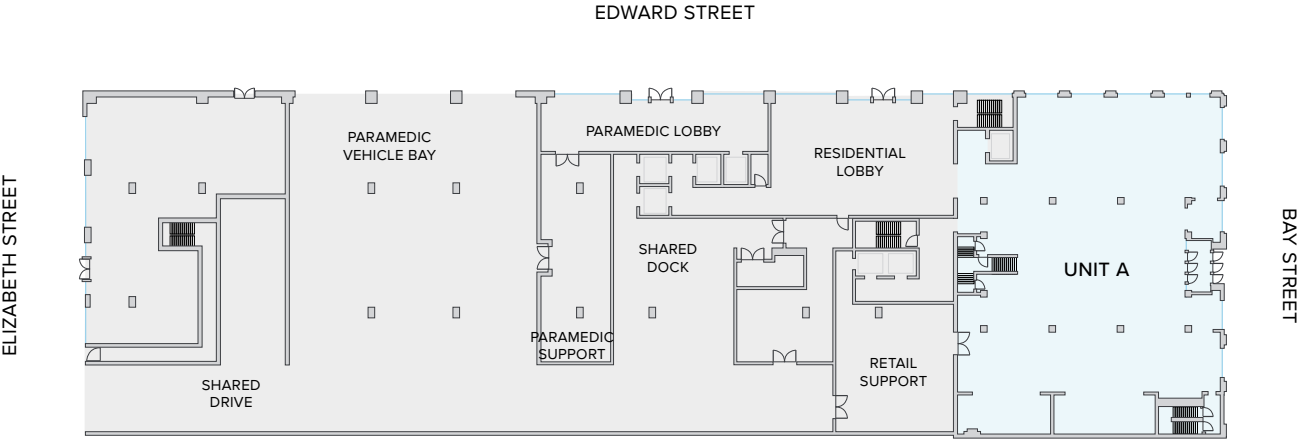
Method of Commute (Top 4)

19.4%
WALK

11.5%
PUBLIC TRANSIT

9.8%
CAR

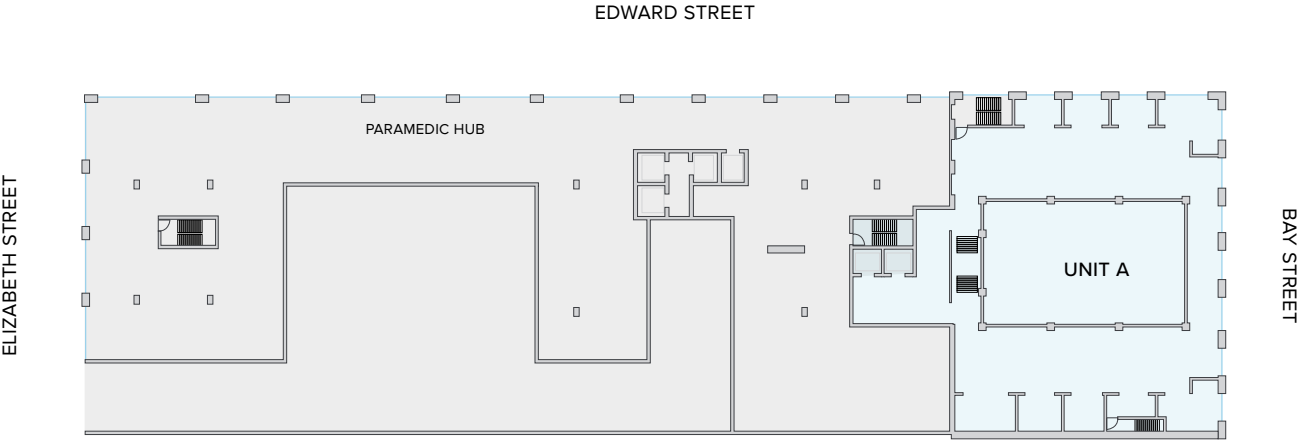
2.0%
BICYCLE



610 Bay -
Retail:

610 BAY - LEVEL 1

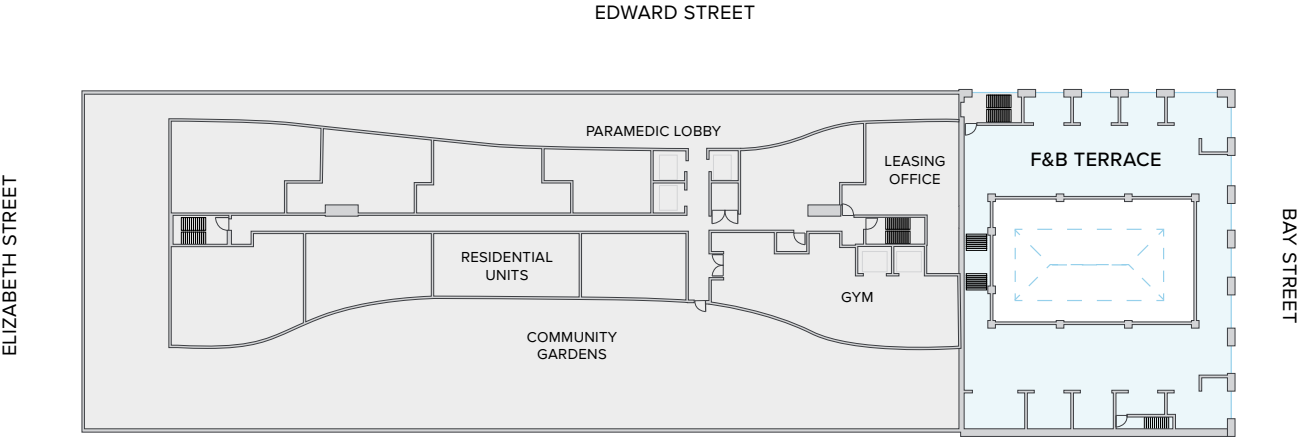
UNIT A 13,700 SF
1 OF 2 FLOORS



610 Bay -
Retail:

610 BAY - LEVEL 2

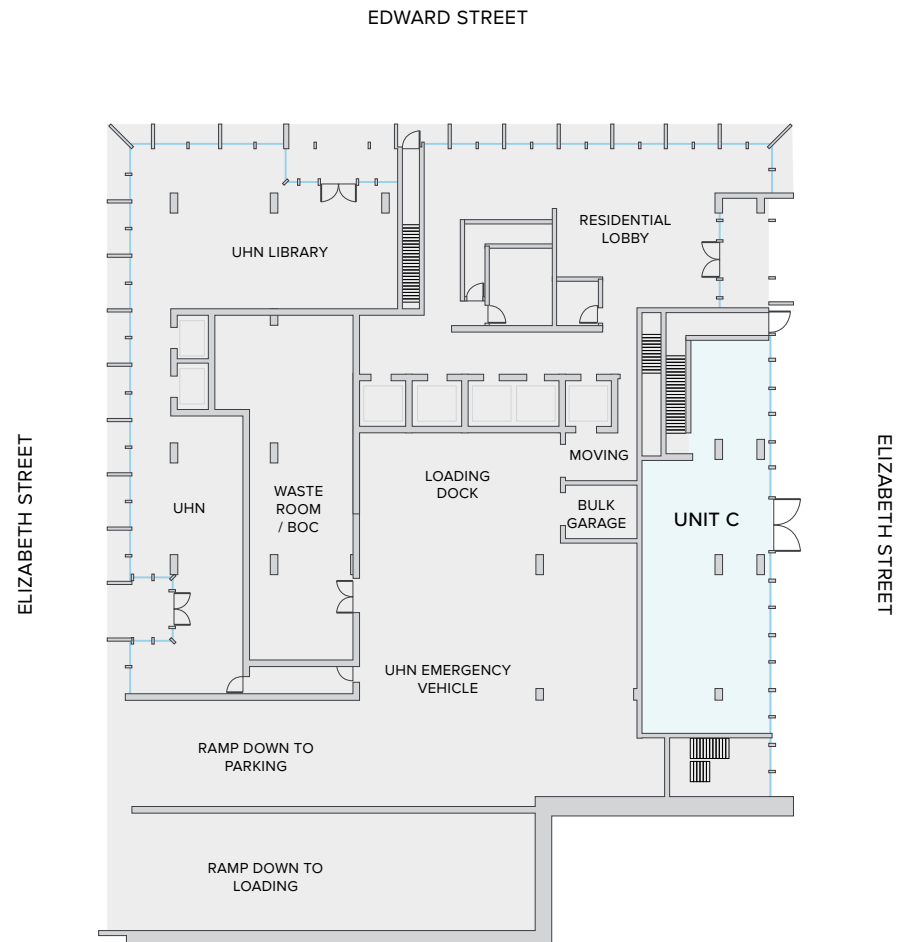
UNIT A 13,700 SF
2 OF 2 FLOORS



610 Bay -
Retail:

610 BAY - LEVEL 3

F&B Terrace 7,000 SF



610 Bay -
Retail:

130 ELIZABETH - LEVEL 1

UNIT C 1,800 SF



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