



88 QUEEN

**S<sub>I</sub> THOMAS**  
DEVELOPMENTS INC.

MARKETVISION





Ellipse





7 St. Thomas



7 St. Thomas







37 Deep Water Bay



The Putman / Boutique Hotel



Le Rivage / Boutique Hotel



The Jervois / Boutique Hotel



The Jervois / Boutique Hotel





99 Bonham / Boutique Hotel



50 Connaught Road



50 Connaught Road

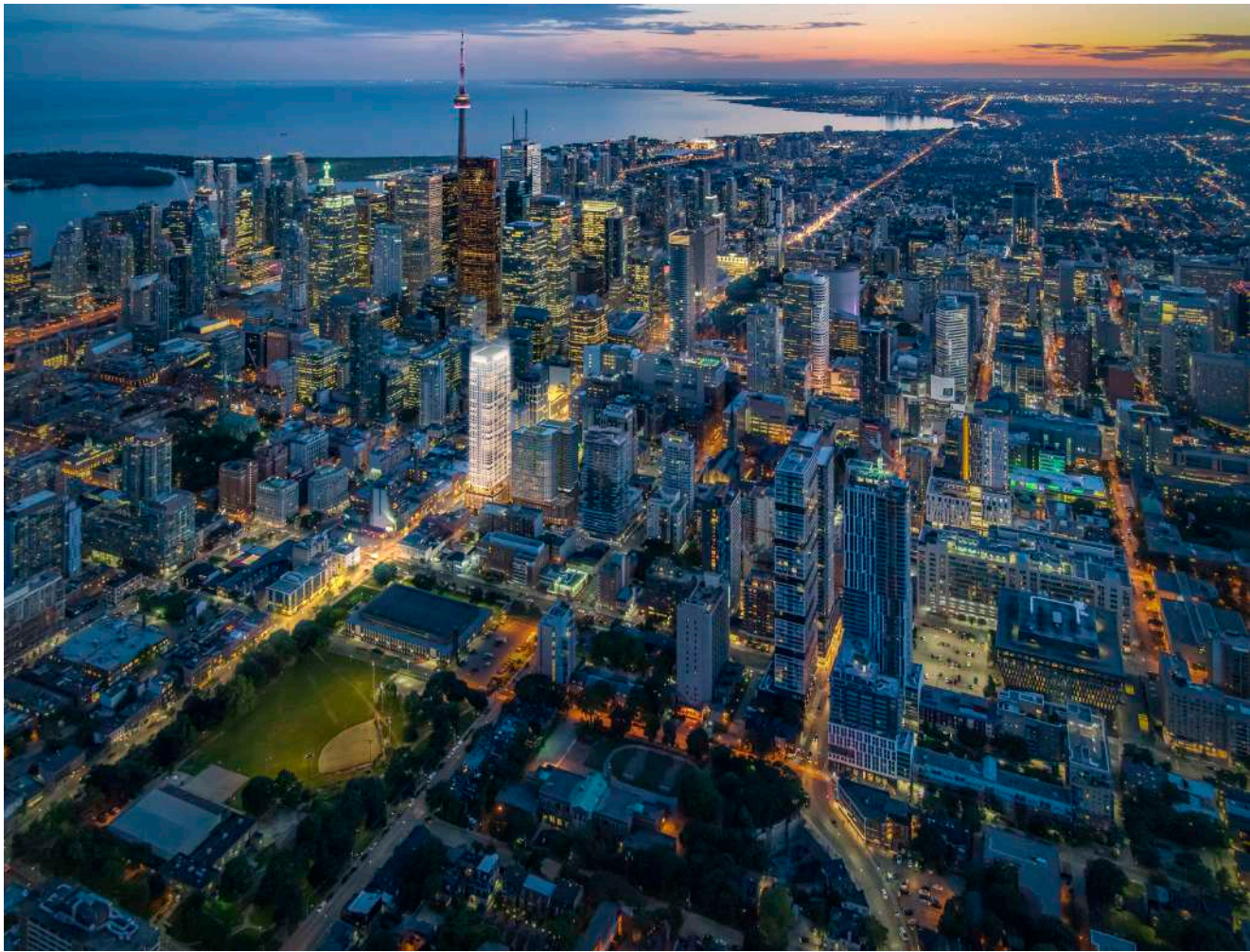


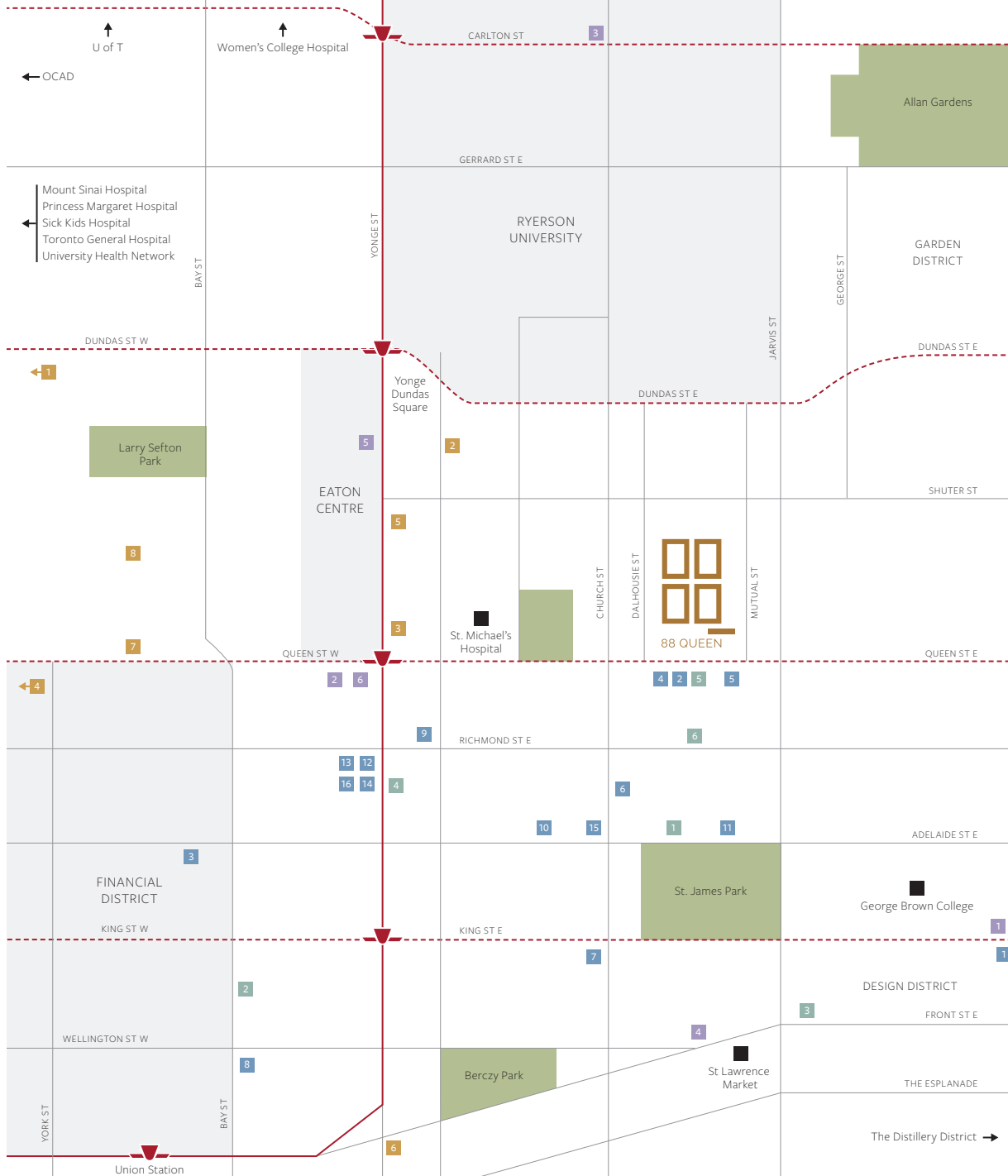
50 Connaught Road



88 North









88 Queen





Podium



Retail Mews





Suite Interior





Party Room Kitchen / Party Room



Outdoor Terrace, Infinity Pool



Outdoor Terrace, Cabanas





Outdoor Terrace, Lounge with Fireplace



Outdoor Terrace, Hammock Garden





West View / 45th Floor





## 8 REASONS TO INVEST IN 88 QUEEN

### 1.

#### APPROVED AND FULLY ZONED

The site is fully prepared for construction. 88 North, the first phase of the project, will be taking occupancy in Spring 2020.

### 2.

#### PROXIMITY TO TRANSIT

With the TTC Streetcar at its doorstep and a 4 minute walk to Queen Subway Station, 88 Queen offers easy accessibility to everything that Toronto has to offer.

### 3.

#### POTENTIAL FUTURE GROWTH

A projected +15,000 condominium units are proposed for the 88 Queen neighbourhood. 5.2% of upcoming condominium units in the GTA are located here versus Bloor Yorkville at 1.1%, the Entertainment District at 2.0%, and Liberty Village at 0.1%.

### 4.

#### DEVELOPER

St. Thomas Developments has a history of unsurpassed quality & unparalleled design. This can be seen in their numerous completed developments, most notably, One St. Thomas, 7 St. Thomas & 37 Deep Water Bay Road.

### 5.

#### EMPLOYMENT

Toronto is one of the fastest growing cities in North America. Downtown Toronto is home to many dynamic employment sectors including the Financial District, Tech District, major hospitals & renowned post educational institutions.

### 6.

#### SHOPPING

The Eaton Centre and the expansive PATH network of shops, services & dining are just steps away.

### 7.

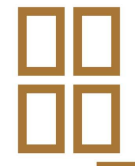
#### SCHOOLS

88 Queen is walking distance from Ryerson University and George Brown College. The University of Toronto is 17 minutes by transit.

### 8.

#### COMMUNITY

88 Queen will be a Community Hub spanning an entire city block that includes green space, retail shops and art installations.



88 QUEEN







TORONTO:  
A GROWTH CENTRE

IMMIGRATION

Approximately 250,000 to 270,000 people immigrate to Canada each year. Almost 50% of the people that immigrate to Canada settled in the GTA.

Demand

**100,000**

new residents  
come to Toronto  
annually

Supply

**27,410**

residences  
completed  
in 2019

ECONOMY

GDP

**18.5%**

of Canada's total GDP is generated  
in the Toronto region

EMPLOYMENT

Downtown Toronto

**565,350**

jobs accounting for  
37.1% of Toronto's  
employment

Downtown Toronto

**21,820**

jobs added  
in 2018

Office Employment

**66%**

of jobs located  
in downtown  
Toronto

TECH

**3rd largest**

Tech market  
behind San Francisco  
and Seattle

**80,100**

Tech jobs added  
in the last 5 years  
(a 54% increase)

**8.3%**

of Toronto's  
job force  
is in Tech

**40%**

of major tech headquarters  
such as Amazon, Google,  
Microsoft, & Uber are  
located in Toronto

POPULATION

The GTA is the fastest growing region in Ontario. Currently, there are 6.4 million residents and its population is projected to approximately double by 2066.



**6.4m**

2019



**9.7m**

2041



**13.1m**

2066



EDUCATION

There are a number of internationally recognized universities and colleges within Toronto that attract both international and domestic students. For example, in addition to the approx. 38,000 students that attend the University of Toronto, there are over 20,000 full time and part-time employees.

University of Toronto



**9,721**

new first-year undergraduate students  
in 2017-2018

Ryerson University



**7,867**

new first-year undergraduate students  
in 2016-2017

Sources: Urbanation, CBRE, CMHC, Statistics Canada, Toronto.ca



A WELL-CONNECTED DEVELOPMENT



WALK SCORE:  
**97**



TRANSIT SCORE:  
**100**



BIKE SCORE:  
**98**

88 QUEEN is minutes away from the city's most popular urban destinations, including the high-energy Financial District, the historic St. Lawrence Market and Hospital Row. It is also close to post secondary educational institutions such as Ryerson University and George Brown College.

WALKING TIMES

Queen Subway Station .....	4 minutes
The PATH .....	4 minutes
St. Michael's Hospital .....	2 minutes
Eaton Centre .....	5 minutes
Financial Core .....	7 minutes
St. Lawrence Market .....	9 minutes
Ryerson University .....	9 minutes
George Brown College .....	6 minutes
City Hall .....	6 minutes
Osgoode Hall .....	11 minutes

TRANSIT TIMES BY PUBLIC TRANSIT

Union Station .....	10 minutes
University of Toronto .....	17 minutes
Toronto General Hospital .....	17 minutes
Queens Park .....	22 minutes

