



BLOOR YORKVILLE
RESIDENCES



In the heart of Bloor Yorkville, Toronto's most fashionable neighbourhood.

55 Charles is modern, distinct and captivating. A symbiotic collage of design and luxury. Style and sophistication.

Every detail of this development defines what's best about big city living.

Make it yours.



DEVELOPMENT TEAM

Developer

MOD Developments

Architects

architectsAlliance

Interior Design

Cecconi Simone



MOD Developments is a full-service real estate company specializing in unique urban developments with a focus on architectural excellence, heritage preservation and city-building. It is headed by Gary Switzer, CEO and Noorez Lalani, President.

Since its founding in 2009, the partnership has developed a series of successful, award-winning developments, beginning with its first project the 48-storey Five Condos at St. Joseph, which won the coveted 2011 BILD Project of the Year and Best High-Rise Building Design Awards, as well as earned praise for its restoration of almost half a block of heritage buildings on Yonge Street. This was followed by The Massey Tower, a 60-storey development near Yonge and Queen, integrating the 1905 former Bank of Commerce building into an innovative block development which included the revitalization of the landmark Massey Hall. The Massey Tower was recognized in 2013 by winning both the BILD and OHBA Project of the Year and Best High-Rise Building Design Awards.

Waterworks, the firm's most recent achievement, is the revitalization of the City of Toronto's historic waterworks building which integrates upscale condominiums, the city's newest YMCA, and a major Food Hall housed in the building's original mechanical hall.



1.
The Massey Tower
60-storeys
697 units
Architects: Hariri Pontarini Architects
Interior Designer: Cecconi Simone Inc.
Awards: 2013 BILD and OHBA Project of the Year
Award, Best High-Rise Building Design Award
Status: To be completed late 2019

2.
FIVE St. Joseph Condominiums
48-storeys
539 mixed use units
Architects: Hariri Pontarini Architects
Interior Designer: Cecconi Simone Inc.
Awards: 2011 BILD Project of the Year Award,
Best High-Rise Building Design Award
Status: Completed in 2015

3.
Waterworks
13-storeys
288 residential units
Architects: Diamond & Schmitt Architects
Interior Designer: Cecconi Simone Inc.
Awards: 2017 OHBA Most Outstanding High
or Mid-Rise Condo Suite Award
Status: Under construction

Illustration is artist's impression.

BUILDING

Bloor Yorkville

48 Storeys plus
Rooftop Terrace

551 Suites

Walk Score 99

Transit Score 97





Illustration is artist's impression.

AMENITIES

Lobby with Concierge and Fireplace Lounge

Ground floor pet spa

Refrigerated parcel storage room

20 feet ceiling on the Rooftop Party Room with outdoor landscaped terrace and barbeque area

Rooftop Zen Lounge

5,000 sf fitness centre with cardio, weight and training areas

Yoga Studio

Guest Suite on the Rooftop

Change Rooms with his and her steam rooms

Multiple lounge spaces and study areas

Additional outdoor lounge spaces with barbeque areas





Illustration is artist's impression.



DINING

Custom banquette for dining seating*

Movable kitchen table*

Built-in shelving unit*

Built-in pantry with shelving and
pull-out drawers*

**as per plan*



KITCHEN

Integrated kitchen with Panasonic appliances including:

- 24" fridge
- 24" oven
- 4 burner induction cooktop
- Microwave (includes black trim)
- Dishwasher

Also featuring:

- Composite stone countertop and backsplash
- Built-in shelving
- Under-cabinet lighting
- Single bowl undermounted sink with contemporary design faucet
- Stone composite
- Soft close cabinetry with pull out drawers





BATHROOM

Vanity with integrated storage custom-designed by Cecconi Simone

Full height built-in vanity shelving

Black plumbing fixtures

Signature bathroom as per plan

Stone composite vanity and sinks

Frameless shower with built in niche

Built-in pot lights

Frameless glass mirror with back lit lighting



WHY INVEST?



LOCATION

Located in the heart of Toronto, at the crossroads of two major subway lines. 2 minutes to Yonge and Bloor.

DESIGN

Striking architecture. Another notable project by the world renowned architects Alliance. Dramatic pinstriped vertical façade. Clad in stone, glass and stainless steel. Interiors by the internationally-acclaimed Ceconì Simone. Chic and luxurious. Features natural woods, subtle swatches of gold, sand and stone.

DEVELOPER

MOD Developments Inc., one of Toronto's most innovative development firms, specializes in unique urban developments with a focus on architectural excellence, heritage preservation and city-building. The company has won several industry awards, including multiple BILD and OHBA Project of the Year and Best High-Rise Building Design Awards. Past projects include FIVE St. Joseph, The Massey Tower and Waterworks.

NEIGHBOURHOOD

Bloor Yorkville is Toronto's most coveted shopping, dining and cultural destination. Packed with world-class stores, including Hermès, Louis Vuitton, Chanel, Prada, Cartier, Tiffany & Co., Holt Renfrew, Gucci and more, as well as a multitude of fine dining restaurants, elegant bistros and cafés. Minutes away from global institutions of higher learning – University of Toronto and Ryerson University. The world-renowned Royal Ontario Museum (ROM), Gardiner Museum, Bata Shoe Museum, the Royal Conservatory of Music and Koerner Hall are within walking distance.

CONNECTIVITY

2-minute walk from the Bloor-Yonge Station. Close to multiple subway stations, the University of Toronto and Ryerson University.

BLOOR-YORKVILLE*

BLOOR-YORKVILLE POPULATION STATISTICS

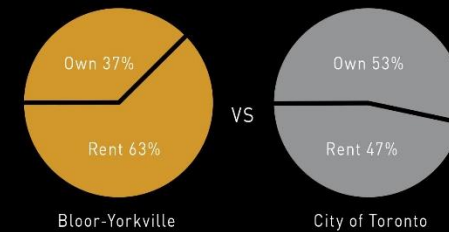
■ Bloor-Yorkville ■ Toronto

103,805**
Population

19.3%
Population Growth
2011 - 2016

35 
Average Age

RENT VS OWN



HOUSEHOLDS LIVING IN CONDOMINIUMS



AVERAGE HOUSEHOLD INCOME



*Ward Census
**2016 Yorkville Population

■ Bloor-Yorkville ■ Toronto

RESALE CONDO STATISTICS*

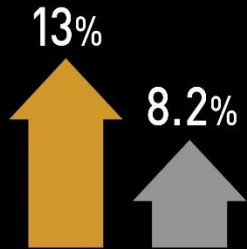
Average Price



Average Price per Square Feet (PSF)



Y/Y Price Growth



NEW CONDO STATISTICS*

Average Unsold Price per Square Feet (PSF)



Y/Y Price Growth



YORKVILLE NEW CONDO INVENTORY*



RENTAL CONDO STATISTICS*



*Urbanation Reporting for the Year of 2018 and Q1 of 2019

A HUB OF TECHNOLOGY

One of the world's most dynamic cities, Toronto's tech industry is world class. The annual Blue Book report, which looks at Canada's economy as a whole, says growth in the tech industry will help Toronto drive the Ontario economy to grow by 2% in 2019.

The Toronto Region has long been an international hunting ground for graduates as the area's post-secondary institutions turn out a steady supply of engineers, software developers and data scientists.

CBRE's Annual Scoring Tech Talent Report lists Toronto as North America's fastest growing tech sector for a second year running.

High quality and well-educated tech talent, cost efficiencies and welcoming immigration policies are competitive advantages for the Canadian tech markets.

Toronto enjoyed the fastest growing tech jobs market in 2017

30,000



Toronto tech jobs increased 13.6% in 2017, outpacing major cities San Francisco, Seattle and Washington DC combined

In 2017, Toronto had

1,518,560

jobs

An increase of

57,550

from 2016

Of the 57,550 increase,

33,280

were in the downtown core*

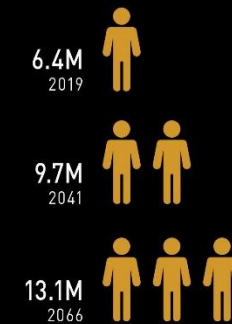
Toronto is the

4TH

largest city in North America

THE GTA

is the fastest growing region in the province



100,000

new residents come to Toronto annually

Only

35,978

residences being completed annually

18.5%

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

Last year the city drew over

\$1.4 BILLION

in investment from U.S. and Canadian companies, ranging from global tech giants to local startups



40%

Tech HQs like Amazon, Microsoft, Google, and Uber in Canada are based in Toronto

*Toronto.ca

IT'S ALL HERE.



Walker's Paradise
Daily errands do not require a car.



Rider's Paradise
World-class public transportation.

WALKING TIMES

Yonge and Bloor Subway	2 mins
University of Toronto	7 mins
Royal Ontario Museum	12 mins
Ryerson University	14 mins

TRAVEL TIMES BY PUBLIC TRANSIT

Eaton Centre	9 mins
St. Michael's Hospital	10 mins
Toronto General Hospital	12 mins
Women's College Hospital	12 mins
Sick Kids Hospital	13 mins
Mount Sinai Hospital	17 mins
Financial District	10 mins
Scotiabank Arena	14 mins
Rogers Centre	20 mins

GOURMET RESTAURANTS

- 1 Buca Yorkville
- 2 Cibo Wine Bar
- 3 Constantine
- 4 Café Boulud & D Bar
- at Four Seasons Hotel
- 5 Kasa Moto
- 6 La Société
- 7 Planta Yorkville
- 8 Sassafras
- 9 Sotto Sotto Ristorante
- 10 STK
- 11 Sofia Restaurant & Bar
- 12 Sorelle and Co.
- 13 Sushi Masaki Saito
- 14 The One
- 15 Trattoria Nervosa

GROCERY STORES

- 16 Eatly
- 17 Loblaws (Church & College)
- 18 McEwan (One Bloor East)
- 19 Pusateri's Fine Foods
- 20 Whole Foods (Yorkville Village)

SHOPPING & HIGH END FASHION

- 21 Brunello Cucinelli
- 22 Burberry
- 23 Chanel
- 24 Christian Louboutin
- 25 Dolce and Gabbana
- 26 Ermenegildo Zegna
- 27 Gucci
- 28 Harry Rosen
- 29 Hermès
- 30 Holt Renfrew
- 31 Jimmy Choo
- 32 Max Mara
- 33 Louis Vuitton
- 34 Pink Tartan
- 35 Prada
- 36 Stone Island
- 37 Versace

ART GALLERIES

- 38 Galerie De Bellefeuille
- 39 Hazelton Fine Art Galleries
- 40 Heffel Fine Art Auction House
- 41 Ingram Gallery
- 42 Mira Godard Gallery

JEWELRY STORES

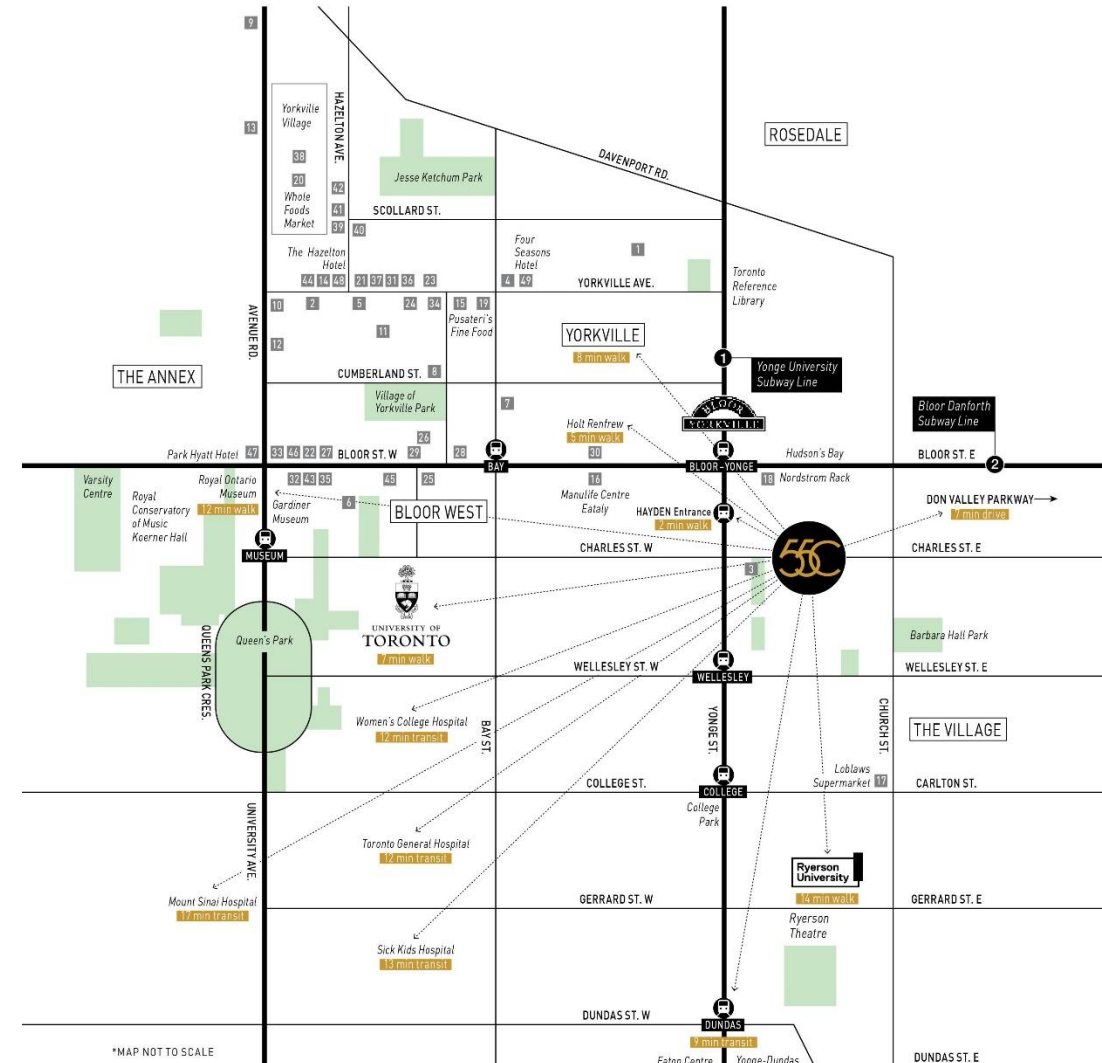
- 43 Cartier
- 44 Richard Mille
- 45 Royal De Versailles
- 46 Tiffany & Co.

LUXURY HOTELS

- 47 Park Hyatt Toronto
- 48 The Hazelton Hotel
- 49 Four Seasons Hotel

A WELL-CONNECTED DEVELOPMENT

55C is minutes from all things important. Whether it's the financial district, hospitals, or universities, everything that matters is a subway ride away. In fact, the building is just steps from both Line 1 and Line 2 subways. Its unbeatable Bloor Yorkville location offers residents a variety of choices. It's a short walk from internationally renowned designer stores like Gucci, Tiffany and Co., Prada, Holt Renfrew, Hermes and other world class shops. 55C is also close to a wealth of fine dining restaurants, cafes, museums, galleries and everyday necessary amenities.



FAQ'S

CRITICAL DATES	Anticipated Construction Start Date: Spring 2020 Tentative Occupancy Date: Fall 2023
GENERAL INFORMATION	Property Management Company: FirstService Residential
ABOUT FEATURES AND FINISHES	When Does The Purchaser Choose Colours And Finishes?: Approximately one year prior to occupancy Can Purchasers Make Changes To The Floor Plan? No
STRUCTURE/BUILDING INFORMATION	What Are The Ceiling Heights? 9' smooth finish What Is The Heating And Cooling System? Four pipe mechanical system allowing individual heating and cooling year-round

THANK YOU