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reserve
PROPERTIES

CAPITAL
DEVELOPMENTS

Baker
Real Estate Incorporated

8

ELM
ON
YONGE



THE CENTRE OF ATTENTION.



ELM
ON
YONGE



IN COLLABORATION WITH
SIMU LIU



DESIGNING WITH SIMU LIU

8 Elm, with its ultra-modern, innovative residential tower that rises above a preserved historic building at its base, has attracted the attention of mega-talented Canadian superstar Simu Liu.



A film-maker, writer and producer, Liu also has a keen interest in the visual arts, and is delighted to be collaborating with Cecconi Simone on the interior design of 8 Elm.





EARTH

8ELM.COM

8 ELM ON YONGE



WATER

8ELM.COM

8 ELM ON YONGE



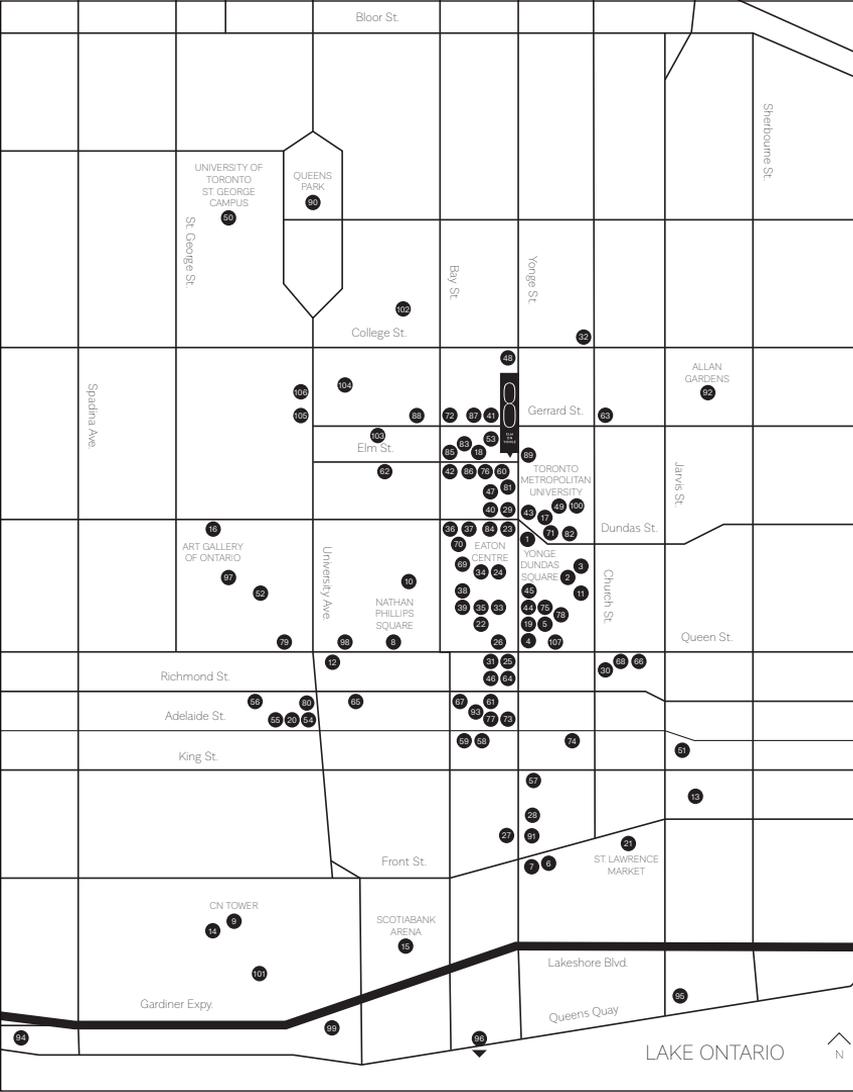
TOP REASONS WHY TO BUY AT 8 ELM



1

CENTRAL LOCATION ON DOWNTOWN'S
MOST BEAUTIFUL STREET





ENTERTAINMENT & ATTRACTIONS

1. Yonge Dundas Square
2. Ed Mirvish Theatre
3. Mackenzie House
4. The Elgin & Winter Garden Theatre
5. Massey Hall
6. St. Lawrence Centre for the Arts
7. Meridian Hall
8. Nathan Phillips Square
9. CN Tower
10. Toronto City Hall
11. St. Michael's Cathedral Basilica
12. Four Seasons Centre for the Performing Arts
13. Museum of Illusions
14. Rogers Centre
15. Scotiabank Arena
16. Art Gallery Of Ontario
17. Cineplex Cinemas And VIP

HEALTH & WELLNESS

18. Elmwood Spa
19. Sweat & Tonic
20. Miraj Hammam Spa

SHOPPING

21. St. Lawrence Market
22. Apple Store
23. Eaton Centre
24. Nordstrom
25. Saks Fifth Avenue
26. Harry Rosen
27. Brookfield Place
28. Garrison Bespoke
29. LCBO Atrium on Bay
30. Henry's
31. Hudson's Bay
32. Loblaws
33. Nike
34. Uniqlo
35. Aritzia
36. Canadian Tire
37. Best Buy
38. Indigo
39. Lululemon
40. Muji In Atrium
41. IKEA Downtown
42. Freda's
43. Adidas
44. Urban Outfitters
45. Shoppers Drug Mart
46. Sak's Food Hall By Pusateri's
47. Marche Leo's
48. Metro

UNIVERSITIES AND COLLEGES

49. Toronto Metropolitan University
50. University of Toronto
51. George Brown College
52. OCAD University

RESTAURANTS & BARS

53. Bar+ Karaoke
54. Shangri-La Hotel
55. Cake Bar + Nightclub
56. The Fifth Social Club
57. The Omni King Edward
58. The St. Regis
59. Louix Louis
60. Barberian's Steak House
61. Richmond Station
62. The Host
63. Edomae Kiyomi
64. Leña Restaurante
65. Tachi
66. George Restaurant
67. Hy's Steakhouse
68. The Carbon Bar
69. Trattoria Mercatto
70. Amaya
71. Blaze Pizza
72. La Duperie
73. Sud Forno
74. Terroni
75. Paramount
76. The Queen + Beaver Public House
77. The Chase
78. Fran's
79. Planta
80. Momofuko
81. Salad King
82. Imperial Pub
83. Bangkok Garden
84. Joey
85. Kaka
86. Donatello
87. Hailed Coffee
88. Jimmy's Coffee
89. Starbucks

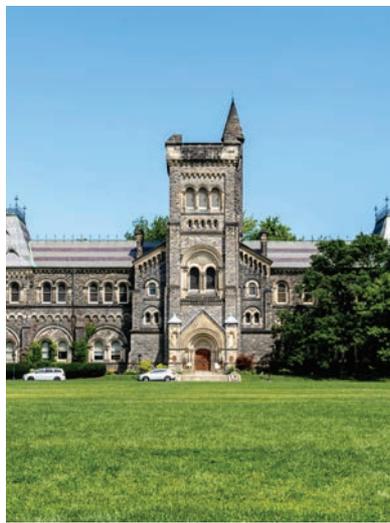
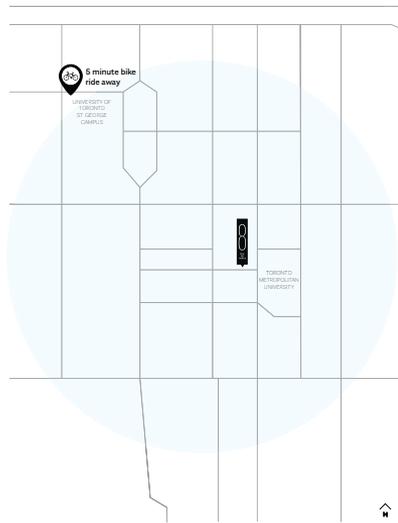
PARKS

90. Queens Park
91. Berczy Park
92. Allan Gardens
93. Cloud Gardens Conservatory
94. Toronto Music Garden
95. Sugar Beach
96. Toronto Island Park
97. Grange Park
98. Gardens of Osgoode Hall
99. Harbourfront
100. Toronto Metropolitan University Community Park
101. Roundhouse Park

HOSPITALS

102. Women's College Hospital
103. The Hospital for Sick Children
104. Toronto General Hospital
105. Mt. Sinai Hospital
106. Princess Margaret Cancer Centre
107. St. Michael's Hospital

8 Elm is ideally located close to universities, corporate and bank HQs and hospitals. If you work in the financial district, you're a short walk from the office, and if you're taking courses at Toronto Metropolitan University (formerly known as Ryerson University), cross the street to get there. University of Toronto is also just minutes away.



At 8 Elm, connectivity is first-rate. You're only steps from the Yonge subway line and the Dundas streetcar. From Dundas station, you can access the entire GTA, including Union Station where you can catch the streetcar to Billy Bishop Airport and the UP Express to Pearson Airport.

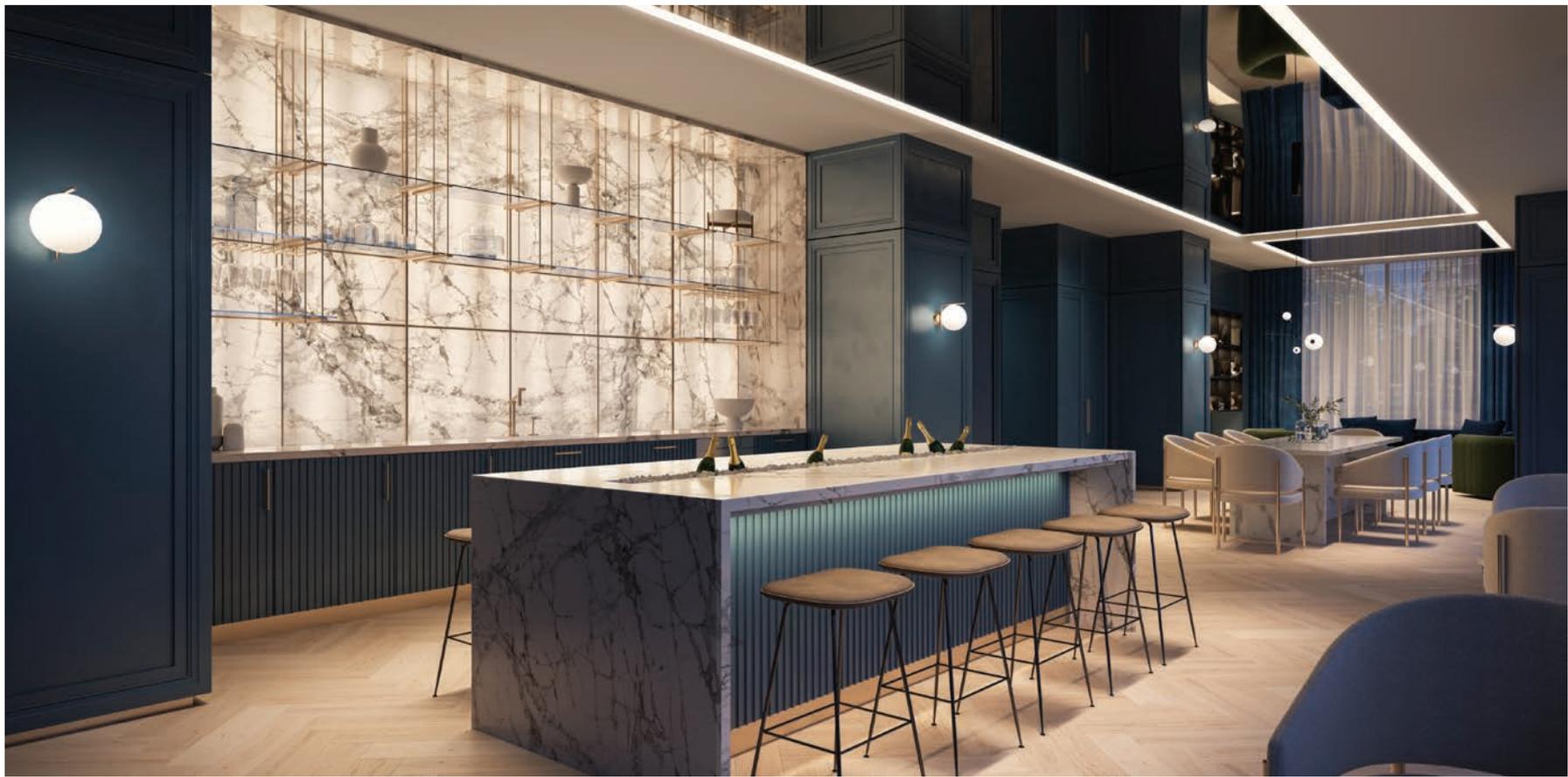


2

EXCEPTIONAL QUALITY DESIGN

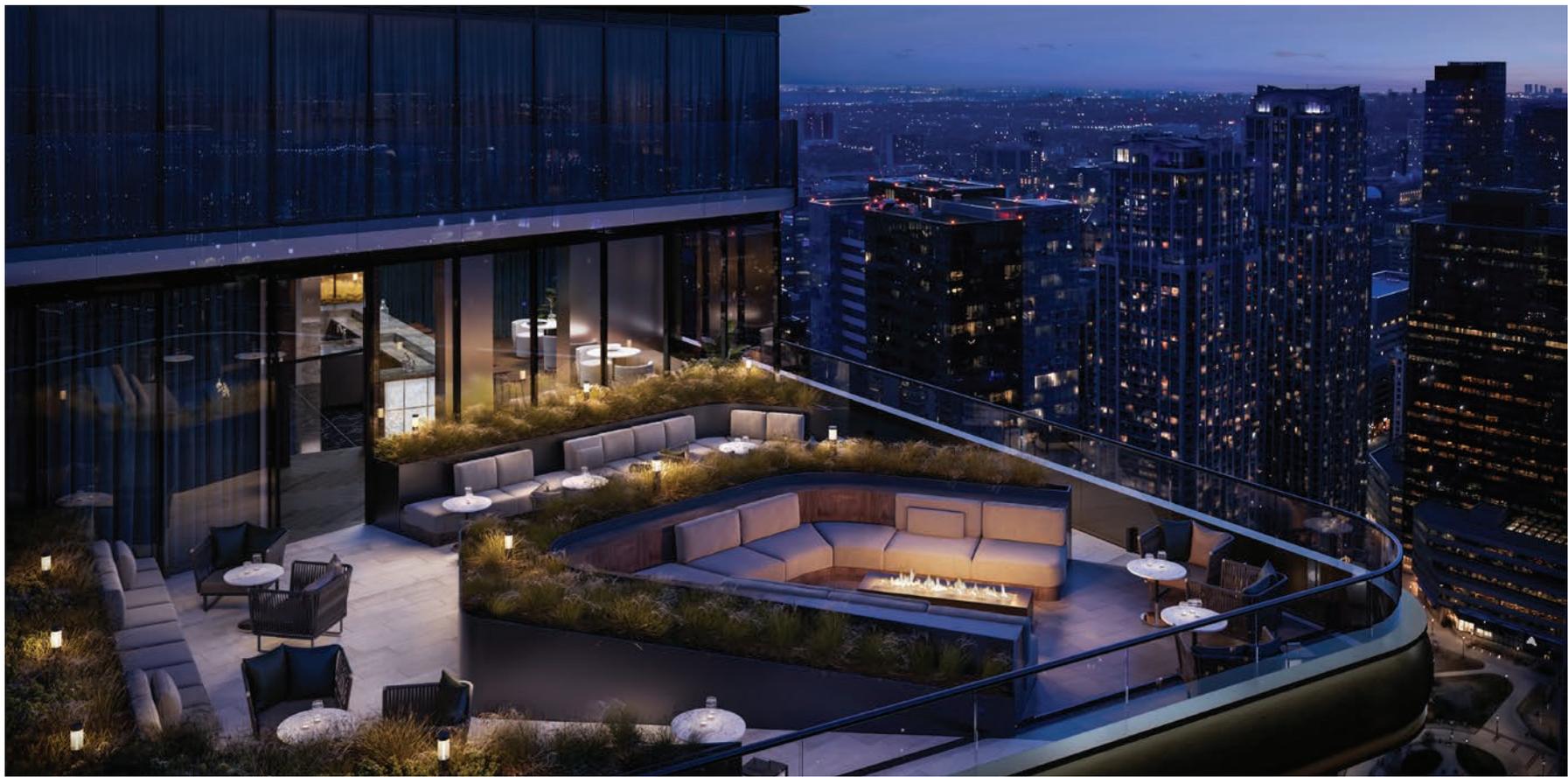


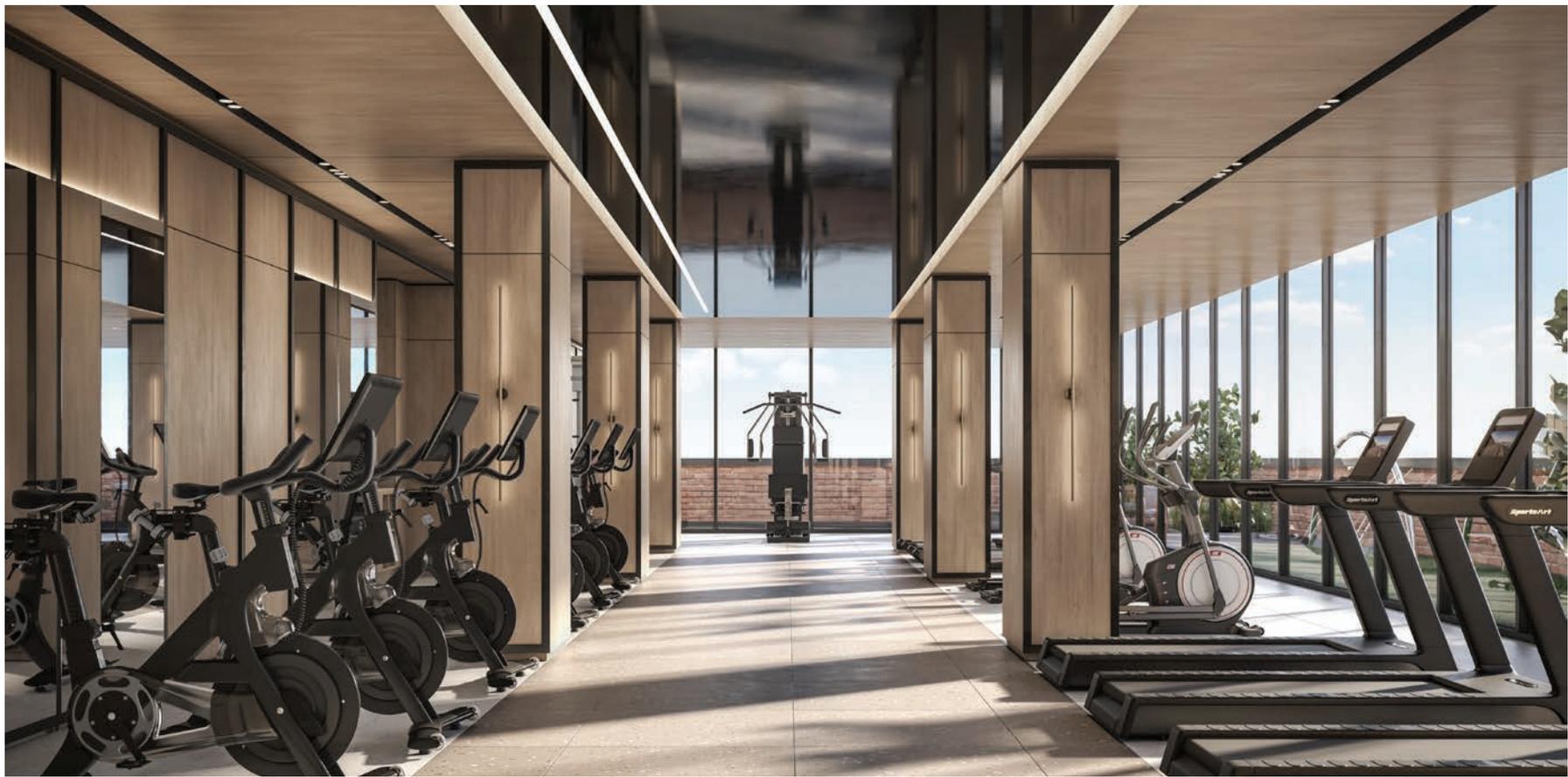












3

REPUTABLE DEVELOPERS





reserve
PROPERTIES

- Develops residential, retail and mixed-use properties.
- 40 years of experience, with 135 projects.
- 15,000 homes + more than 2 million sq.ft. of commercial and retail space across North America.
- Team spans two family generations.
- Extensive expertise in all aspects of real estate development, construction and financing.
- The best professionals and consultants help bring each venture to life.
- Steadfast commitment to the best interests of clients and customers.
- Forward-thinking, multi-residential projects: Untitled, Line 5, Rise, and Bellefair.
- High-volume retail spaces for national tenants: Starbucks, LCBO and Shoppers Drug Mart.
- Progressive approach to neighbourhood development.
- Has acquired strategic properties throughout the city.
- Commitment to inspired architecture and a sophisticated understanding of interior design and lifestyle programming.
- 8 Elm on Yonge will deliver a new vision for residential living at Yonge and Dundas.





Capital Developments has over 1 million square feet under construction, including some of Toronto's most impactful towers, such as 11 YV, AZURA and E2. The company is actively advancing a pipeline of some of the city's best sites, totalling over 4 million square feet.

- Canadian industry leader, founded in 2008.
- Co-CEOs founded one of Europe's largest developers, TriGranit.
- Developed 10 million sq.ft. of mixed-use space, including some of Europe's finest shopping centres, concert halls, office towers, and performing arts centres.
- Returned to Canada in 2008.
- Have delivered 1.8 million sq.ft. in Toronto and Montreal.
- Projects include 2131 Yonge Street, done in collaboration with the late Karl Lagerfeld.
- Now more than 1 million sq.ft. under construction.
- Current projects include 11 YV, Azura Condominiums, E2.
- Current pipeline includes some of the city's best sites, totalling over 4 million sq.ft.
- Belief is that architecture, location, and design all matter, as do relationships with homeowners, with employees, with capital partners and with the city.





IBI Group is a global firm of architects, engineers, designers and technology professionals who create vibrant, livable and sustainable urban environments. IBI Group Architects are recognized leaders in residential, hospitality, retail and mixed-use design. Under the leadership of Design Principal and Global Director of Buildings, Mansoor Kazerouni, IBI has designed many of Toronto's exclusive condominium developments. The firm is currently working in major cities across Canada, the United States, the UK, Middle East and India.

- Founded in 1974 by nine partners.
- Provides professional services in planning and design for urban development and transportation.
- From the initial two offices in Toronto and Vancouver, has grown to over 60 offices in North America, Europe, Asia and the Middle East.
- More than 3,000 employees.

CECCONI SIMONE

- Multi-disciplinary interior-design practice based in Toronto.
- Privately owned and operated by Elaine Cecconi and Anna Simone.
- Established in 1982.
- Creates successful, award-winning interiors for the retail, corporate, hotel-hospitality and residential sectors.

4

MASSIVE AMENITY PROGRAM

SITE PLAN

1. LOBBY ENTRANCE
2. OUTDOOR FITNESS
3. OUTDOOR SOCIAL
4. OUTDOOR SKY CLUB
5. OUTDOOR KIDS & PET ZONE



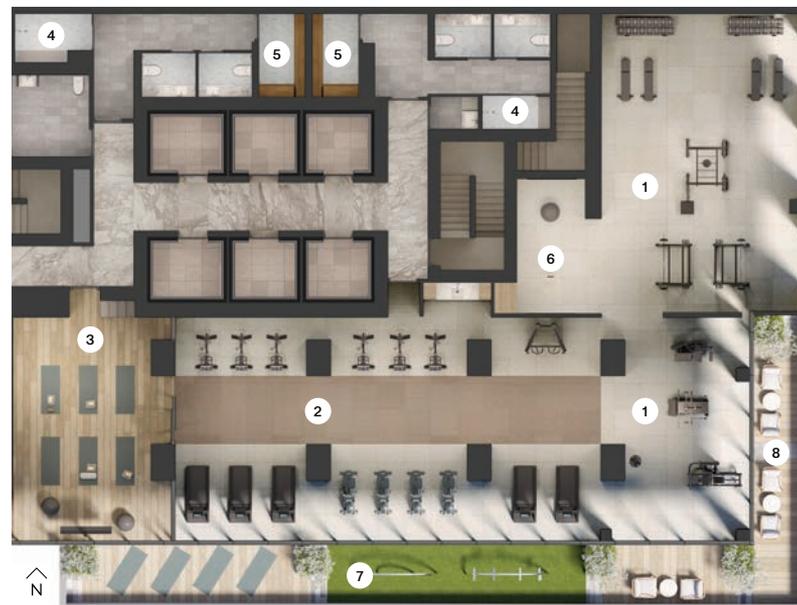


LOBBY

1. RECEPTION
2. LOUNGE
3. RETAIL
4. PARCEL ROOM
5. MAIL ROOM
6. ELEVATOR LOBBY

FITNESS

1. WEIGHTS
2. CARDIO
3. YOGA STUDIO
4. CHANGE ROOMS
5. INFRARED SAUNA
6. PERSONAL TRAINING & TRX
7. OUTDOOR STRETCH
8. OUTDOOR LOUNGE





SOCIAL & CO-WORKING

1. OUTDOOR / CO-WORKING LOUNGE
2. SOCIAL LOUNGE
3. PARTY ROOM & PRIVATE DINING
4. WORK PODS
5. CO-WORKING LOUNGE & MEETING ROOM
6. OUTDOOR LOUNGE, DINING, BBQ & PIZZA OVENS

THEATRE

1. SCREENING ROOM 1
2. SCREENING ROOM 2
3. LOUNGE



PRIVATE DINING ROOMS

1. PRIVATE DINING 1
2. PRIVATE DINING 2
3. OUTDOOR LOUNGE





GAMES ROOM

1. ARCADE
2. BILLIARDS / FOOSBALL / PING PONG
3. BOARD GAME & CARD LOUNGE
4. VIDEO GAMES
5. OUTDOOR LOUNGE



KIDS & PET ZONE

1. PET PLAY AREA
2. OUTDOOR KIDS' PLAYGROUND
3. PET WASH
4. KIDS' PLAY ROOM



56TH FLOOR SKY CLUB

1. OUTDOOR SKY CLUB TERRACE
2. SKY CLUB

5

UNBEATABLE FLOOR PLANS



6

FOREVER VIEWS



7

RENTAL MARKET
IS ON FIRE AND
WILL CONTINUE
AS TORONTO
CONTINUES TO
GROW



8

5 YEAR DELIVERY
DATE WHICH IS
APPROXIMATELY
AN ADDITIONAL
YEAR OF ASSET
GROWTH



THANK YOU

