Toronto Mixed-Use Portfolio



tricon

Rental Living Reimagined™

Contents



1

Company Snapshot 3

Overview 4

2

Toronto Mixed-Use Platform 5

Project Map 6
High-Level Project Breakdown 7
Our Retail Partners 8

3

Project Breakdowns 9

The James 10
The Selby 17
The Taylor 22
Canary Landing - Maple House 27
Canary Landing - Cherry House 32
The Ivy 37
The Stella 42
ROQ City 48
The Coach Terminal 54

tricon

Section 1

Company Snapshot



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 64,000 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

~64,000

Units Owned, Developed and Operated in Canada and the United States

$17.2 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

300K+ SF

Commercial Space in Development

City Builder and Partner of Choice for All Three Levels of Government

Section 2

Toronto Mixed-Use Platform



Project Map

Toronto, Ontario

Islington - City Centre West



Toronto Core



High-Level Project Breakdown











	The James	The Selby	The Taylor	Canary Landing Maple House	Canary Landing Cherry House	The Ivy	The Stella	ROQ City	The Coach Terminal
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	Q4 2026	Q4 2018	Q4 2022	Q3 2024	Q1 2026	Q3 2024	Q2 2028	Q3 2026	Q1 2029
Retail Area (SF)	12,660 SF	5,000 SF	3,115 SF	3,952 SF	30,859 SF	1,658 SF	48,700 SF	71,000 SF	22,500 SF
Office Area (SF)	14,830 SF	–	–	–	–	–	–	–	–
Total SF	27,490 SF	5,000 SF	3,115 SF	3,952 SF	30,859 SF	1,658 SF	48,700 SF	71,000 SF	22,500 SF
Commercial On-site Parking	40 Spots	–	30 Spots	46 Spots	82 Spots	–	25 Spots	130 Spots	–

tricon

Our Retail Partners









































tricon

Section 3

Project Breakdowns



The James

Yonge and Price

Project Summary

Set amidst Rosedale's winding streets, mature trees, and charming boutiques, The Shops at The James is a Mayfair-inspired retail mews in one of Toronto's most affluent neighbourhoods. A whimsical fountain anchors the public square, bringing the community together for spontaneous interactions. The James is a collection of 127 luxury rental residences that features 12,660 SF of boutique ground floor retail including a standalone 4,500 SF two-storey retail opportunity with a unique outdoor patio space facing the public square, and 14,830 SF of office space on the second floor. The Shops at The James offers seamless access to Summerhill Station.

Neighborhood

Summerhill / Rosedale

Retail Area (SF)

12,660 SF

Office Area (SF)

14,830 SF

Project Completion

Q4 2026

Commercial On-site Parking

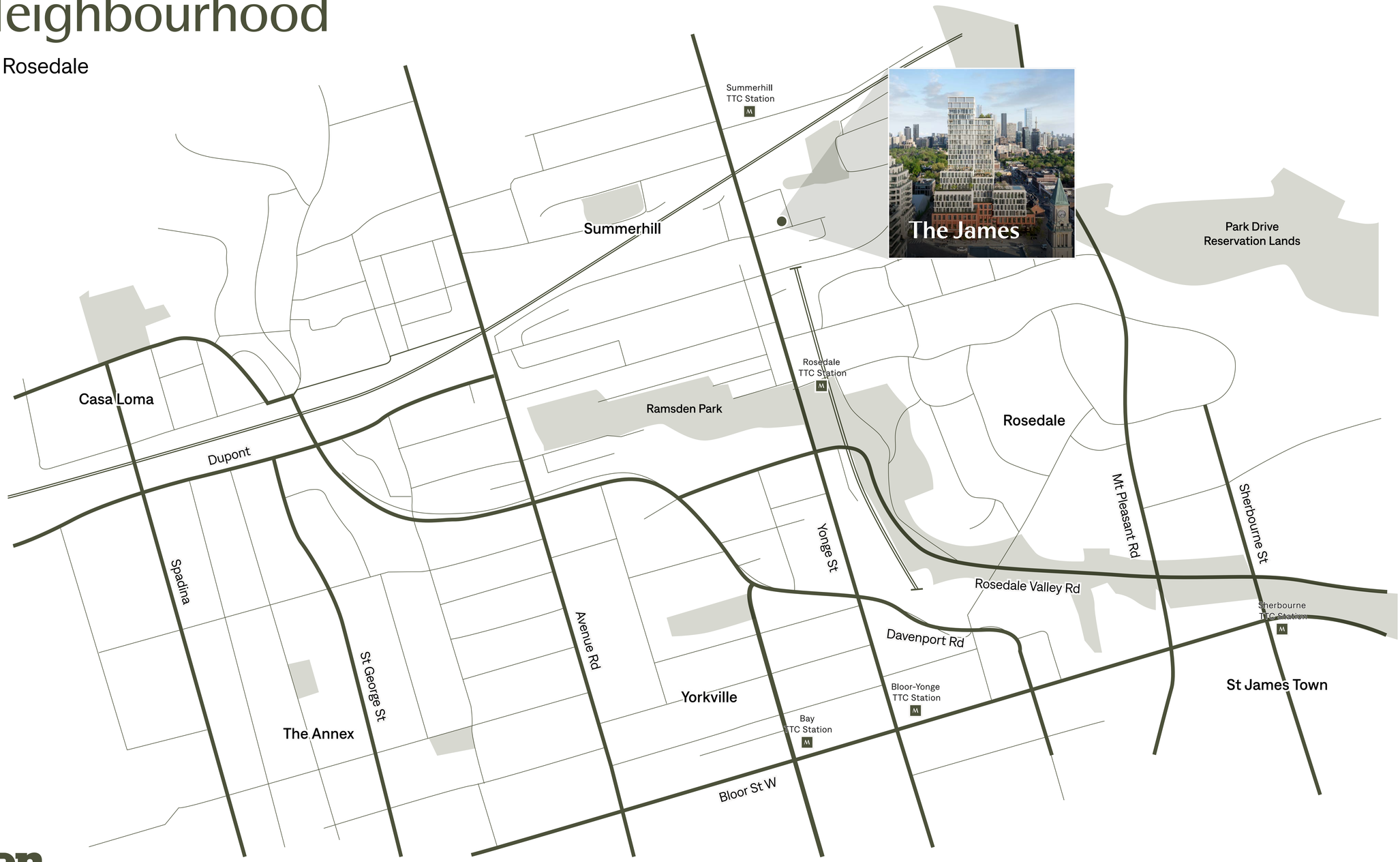
40 Spots

tricon



The Neighbourhood

Summerhill / Rosedale



Demographics

1km Trade Area Radius*

Population and Households

27,382
Population

15,107
Households

47.9
Median Age

6,720
Families

2.51
Average Family Size

60.9%
Couples Without Children at Home
(Family Status - Largest Segment)

Housing and Income

$330,361.28
Average Household Income

$182,265
Per Capita Income

Structure Type (Top 2)

Apartments
80.4%

Houses
19.5%

Tenure

Rented
51.6%

Owned
48.4%



Education and Employment

67.2%
Labour Force Participation Rate

64.56%
University Degree
(Education - Largest Segment)

Method of Commute (Top 4)

Public Transit
18.7%

Car
15.3%

Walk
8.0%

Bicycle
1.4%

*As of 2021

Floorplan

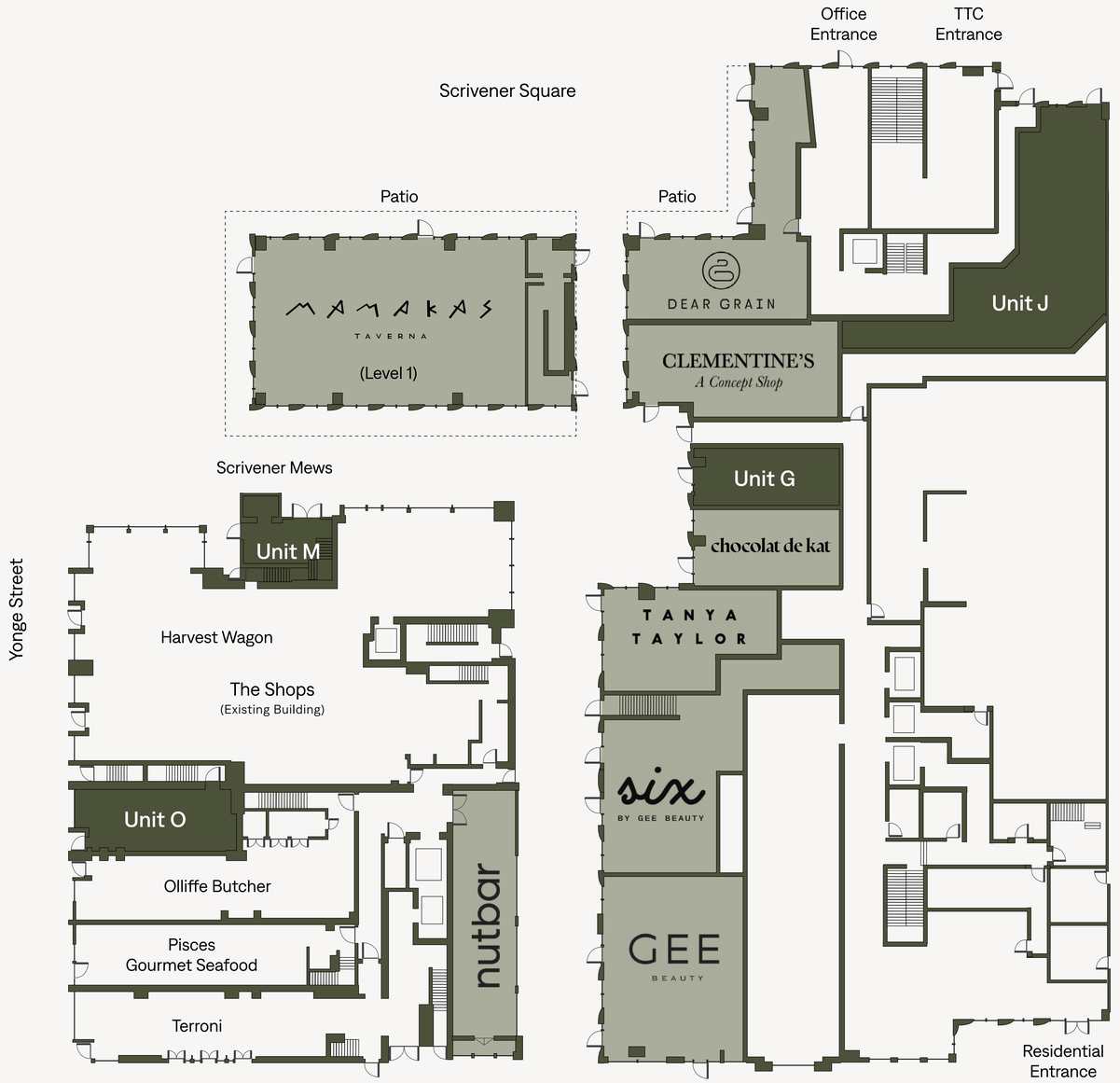
Level 1

Available Units

Unit G	420 SF
Unit J	1,510 SF
Unit M	2,300 SF 1 of 2 Floors
Unit O	1,645 SF

Leased Units

GEE BEAUTY	1,300 SF
six BY GEE BEAUTY	1,030 SF
TANYA TAYLOR	750 SF
chocolat de kat	440 SF
CLEMENTINE'S A Concept Shop	740 SF
DEAR GRAIN	1,220 SF
MAMAKAS TAVERNA	4,500 SF 1 of 2 Floors + Patio
nutbar	750 SF



tricon

Floorplan

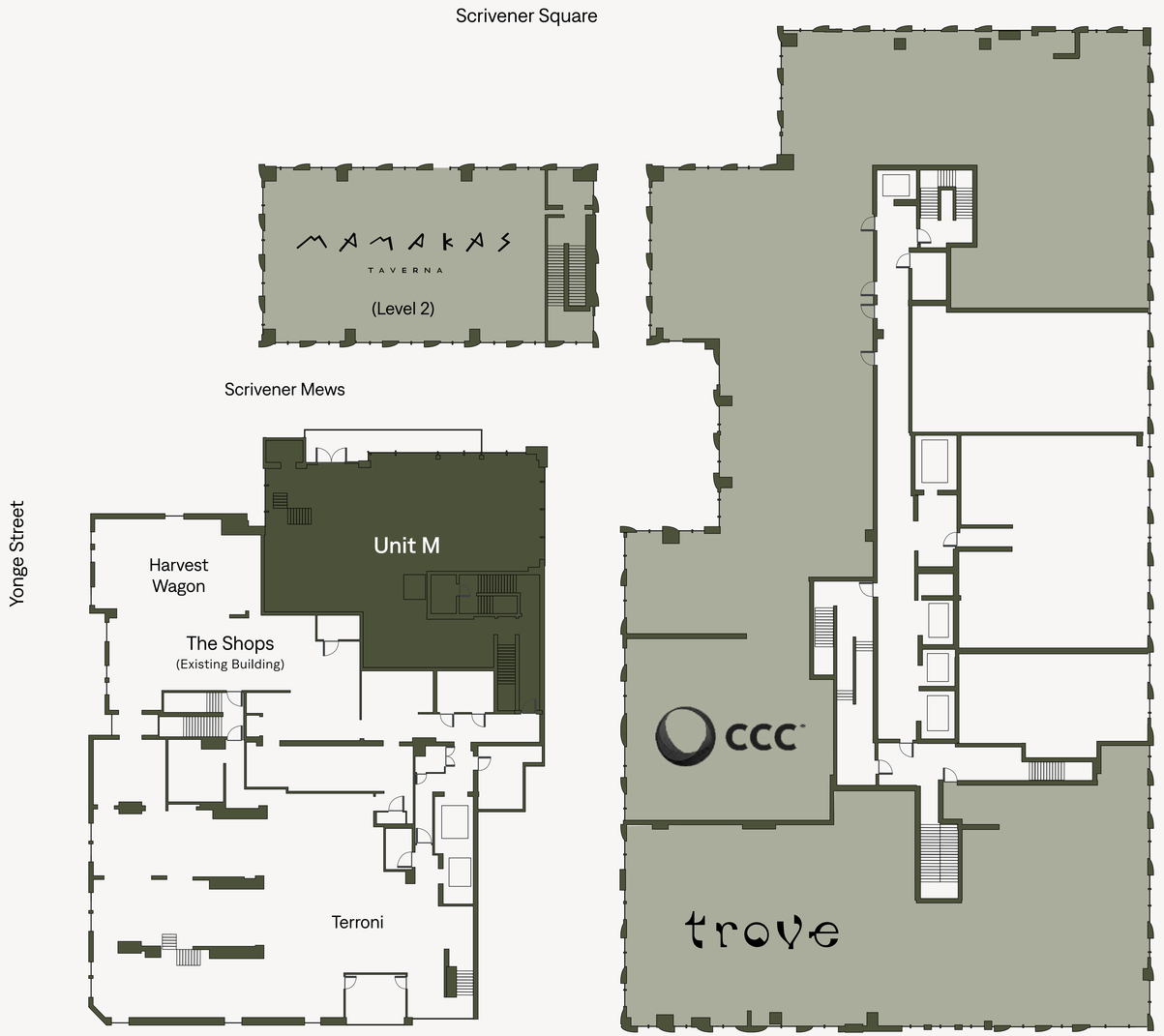
Level 2

Available Units

Unit M	2,300 SF 2 of 2 Floors

Leased Units

MAMAKAS TAVERNA	4,500 SF 2 of 2 Floors + Patio
CCC	10,300 SF
trove	6,000 SF



tricon

Retail Gallery



tricon











tricon

The Selby

Sherbourne and Bloor

Project Summary

Set at Sherbourne and Bloor, steps from Yorkville, The Selby is a 50-storey rental residence rising behind a restored Queen Anne Revival mansion. Built in the 1880s for the Gooderham family, the mansion was carefully moved, rebuilt, and restored, and it now forms the retail base of the tower. Its fireplaces, mouldings, and slate roof are preserved.

The mansion now features our flagship retailer, Maison Selby, a French bistro from Oliver & Bonacini (Canoe, Auberge du Pommier). Maison Selby serves residents and neighbours from early morning until late, with Sherbourne subway station directly across the street. Ironspot masonry cladding sets the tower apart from the surrounding glass, so heritage and modern living meet on Selby Street.

Neighborhood

St. James Town

Project Completion

Q4 2018

Retail Area (SF)

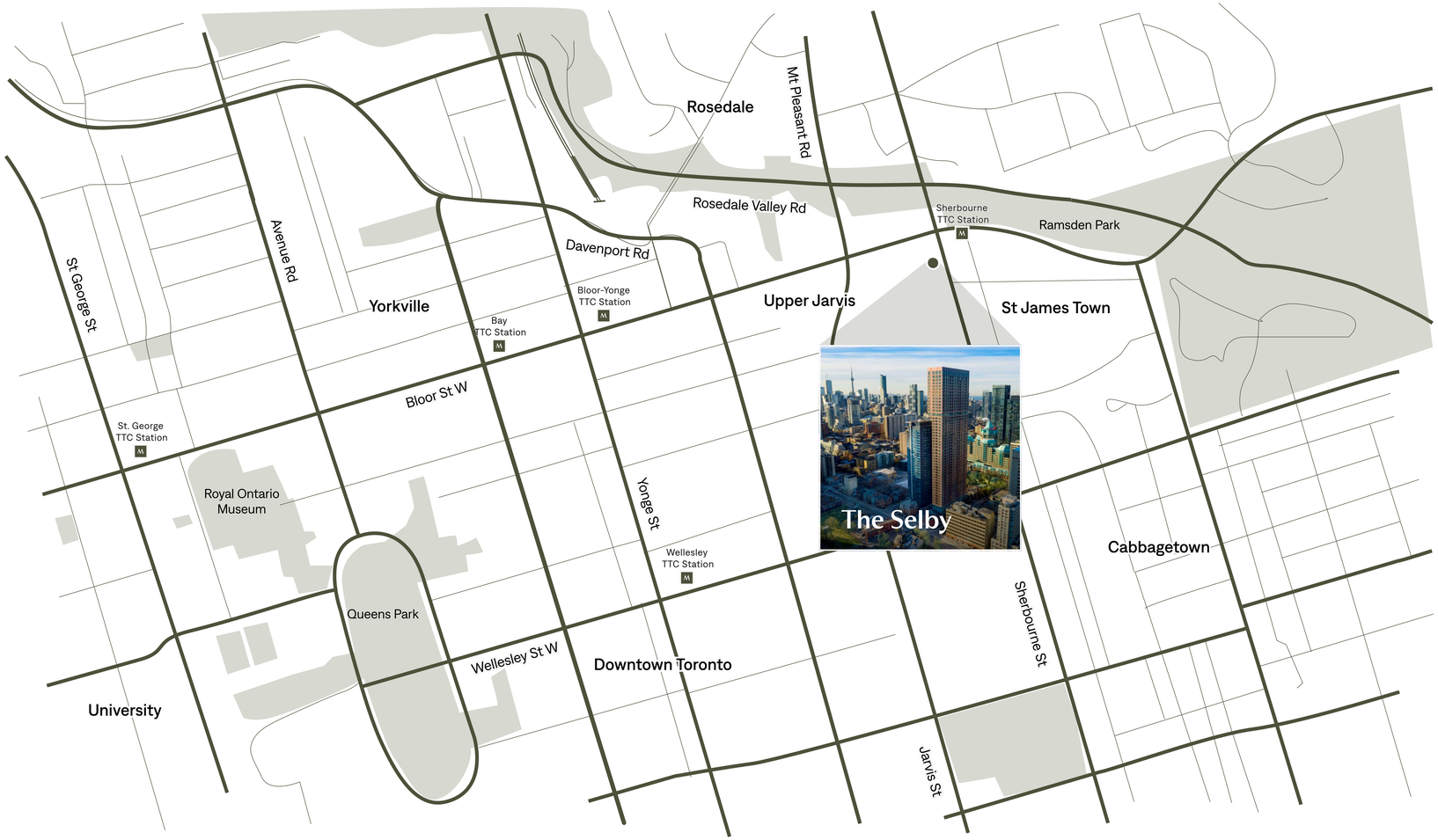
5,000 SF

tricon



The Neighbourhood

St. James Town



Demographics

1km Trade Area Radius*

Population and Households

68,462
Population

39,332
Households

37.3
Median Age

14,211
Families

2.47
Average Family Size

59.1%
Couples Without Children at Home
(Family Status - Largest Segment)

Housing and Income

$119,626.53
Average Household Income

$68,726
Per Capita Income

Structure Type (Top 2)

Apartments
95.9%

Houses
4.0%

Tenure

Rented
72.6%

Owned
27.4%



Education and Employment

72.3%
Labour Force Participation Rate

55.96%
University Degree
(Education - Largest Segment)

Method of Commute (Top 4)

Public Transit
20.9%

Car
9.2%

Walk
12.0%

Bicycle
2.6%

tricon

*As of 2021

Floorplan

Lower & Upper Levels

Leased Units

MAISON SELBY — 5,000 SF
1 of 2 Floors

Lower Level

Leased Units

MAISON SELBY — 5,000 SF
1 of 2 Floors

Upper Level



Lower Level



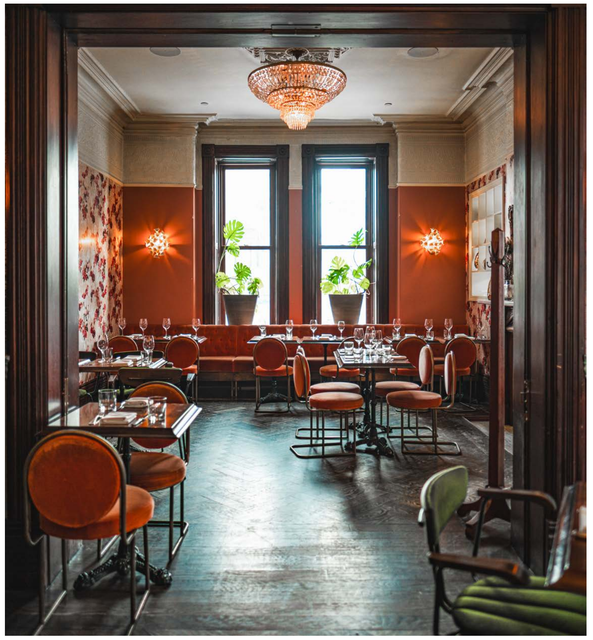
tricon

Retail Gallery









tricon

The Taylor

King and Spadina

Project Summary

Steps from King and Spadina, between the Fashion and Entertainment Districts, The Taylor is a 36-storey rental residence of 335 suites. The 504 King and 510 Spadina streetcars stop at its door. Below it, a 3,115 SF ground-floor retail space is home to Neo Coffee Bar, a Japanese-inspired café and bakery. By day it serves coffee, tea, and house-made pastry. By evening it turns into a tapas room and jazz venue with cocktails, whisky, and sake. Its Dialogue 38 interior, in maple, concrete, and granite, earned Gold at the Grands Prix du Design. Residents upstairs make a built-in, loyal clientele, and the restaurants, bars, and shops of King West are a short walk away.

Neighborhood

Fashion / Entertainment District

Retail Area (SF)

3,115 SF

Project Completion

Q4 2022

Commercial On-site Parking

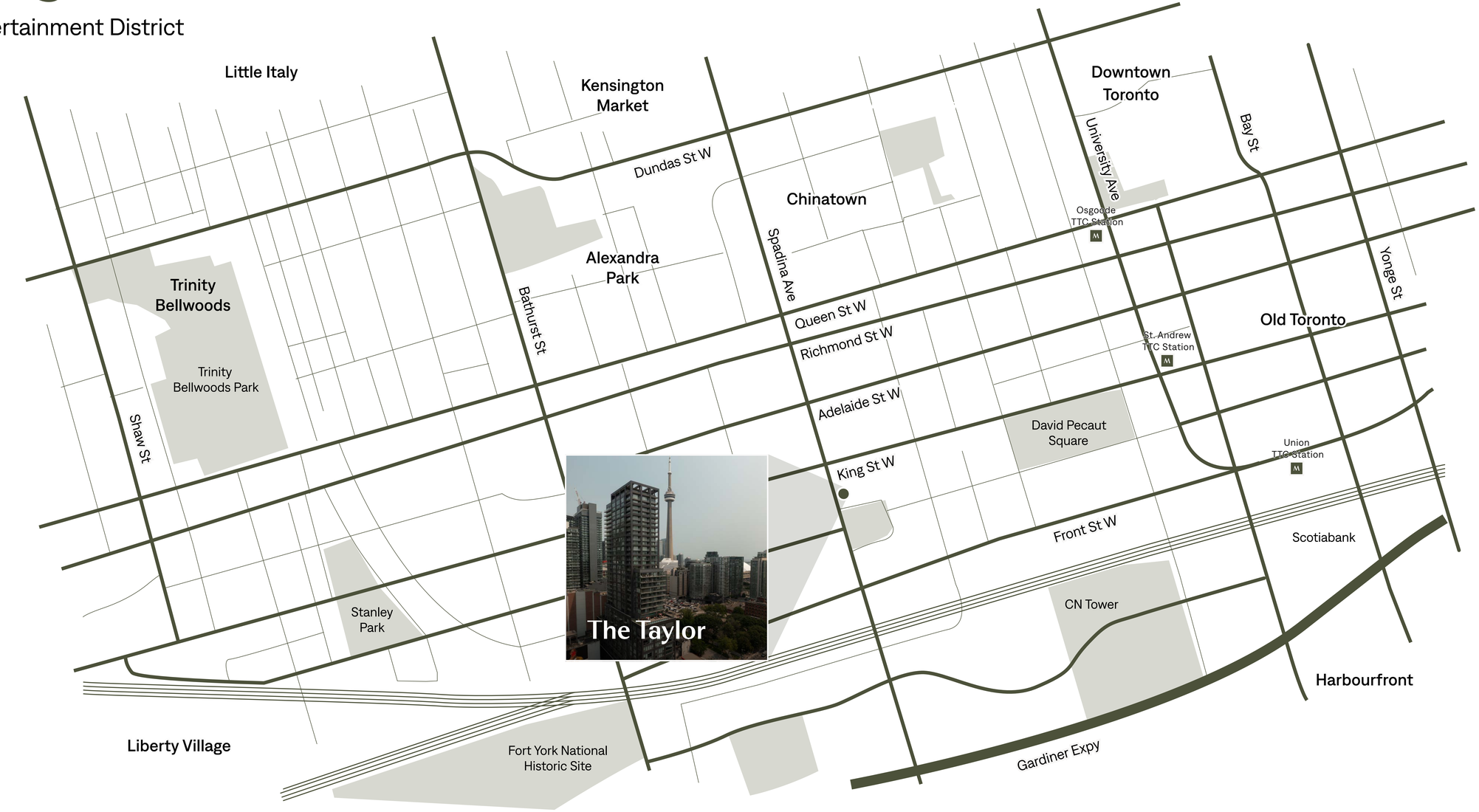
30 Spots

tricon



The Neighbourhood

Fashion / Entertainment District



Demographics

1km Trade Area Radius*

Population and Households

70,369
Population

42,040
Households

32.8
Median Age

14,370
Families

2.36
Average Family Size

67.45%
Couples Without Children at Home
(Family Status - Largest Segment)

Housing and Income

$129,020.52
Average Household Income

$77,080
Per Capita Income

Structure Type (Top 2)

Apartments
97.6%

Houses
2.3%

Tenure

Rented
60.1%

Owned
39.9%



Education and Employment

84.8%
Labour Force Participation Rate

67.32%
University Degree
(Education - Largest Segment)

Method of Commute (Top 4)

Public Transit
14.1%

Car
12.8%

Walk
26.1%

Bicycle
2.6%

tricon

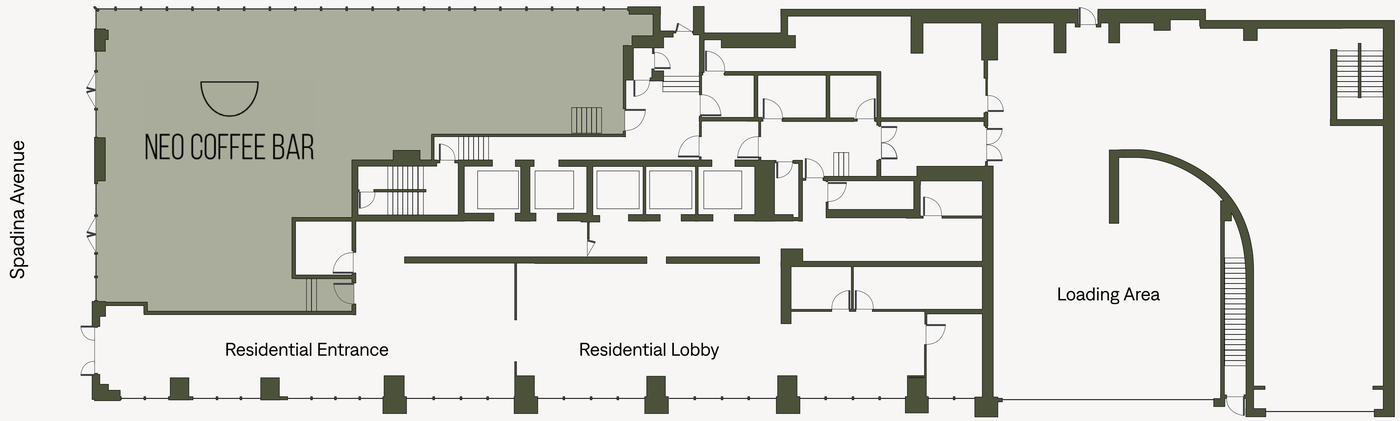
*As of 2021

Floorplan

Level 1

Leased Units

NEO COFFEE BAR	3,115 SF

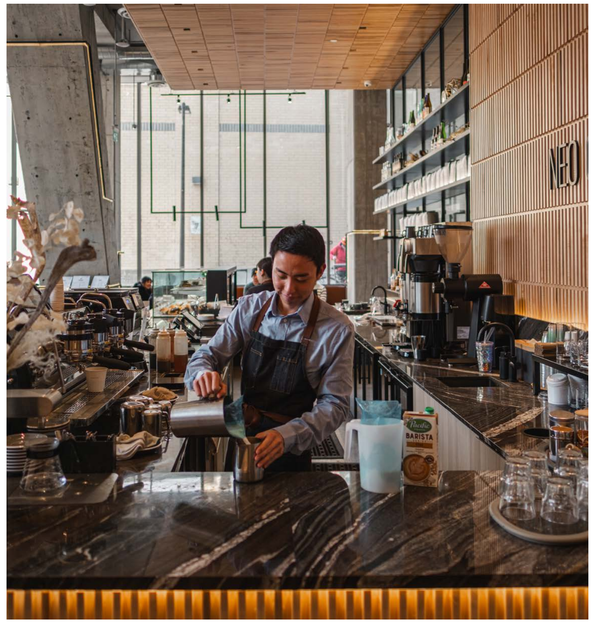


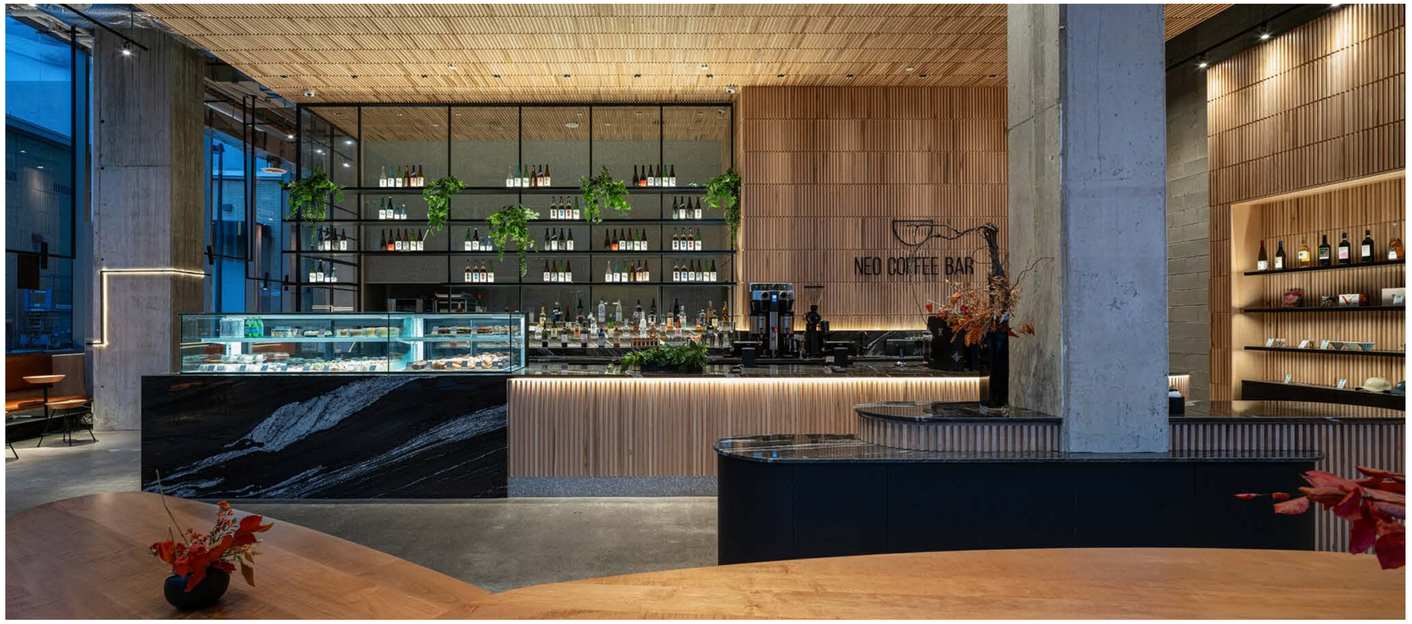
tricon

Retail Gallery









tricon

Maple House

Canary Landing

Project Summary

At the corner of Cherry and Mill Streets, Maple House is the first phase of Canary Landing, a mixed-use community in the award-winning Canary District. Its three residential towers features 770 rental suites, and sits beside open plazas and pedestrian-friendly promenades. The Globe and Mail called it “the finest apartment buildings the city has seen in a generation.” The Distillery District, Corktown, and Riverside are all a short walk away, with their independent cafés, restaurants, distilleries, and boutiques. Le Beau anchors the ground floor in a 3,395 SF space. A 557 SF unit alongside it is available, a boutique footprint for a concept that wants to be part of a growing community. The 504A streetcar reaches King Station in under 20 minutes.

In Partnership With dream KILMER GROUP

Neighborhood
Canary District

Project Completion
Q3 2024

Retail Area (SF)
3,952 SF

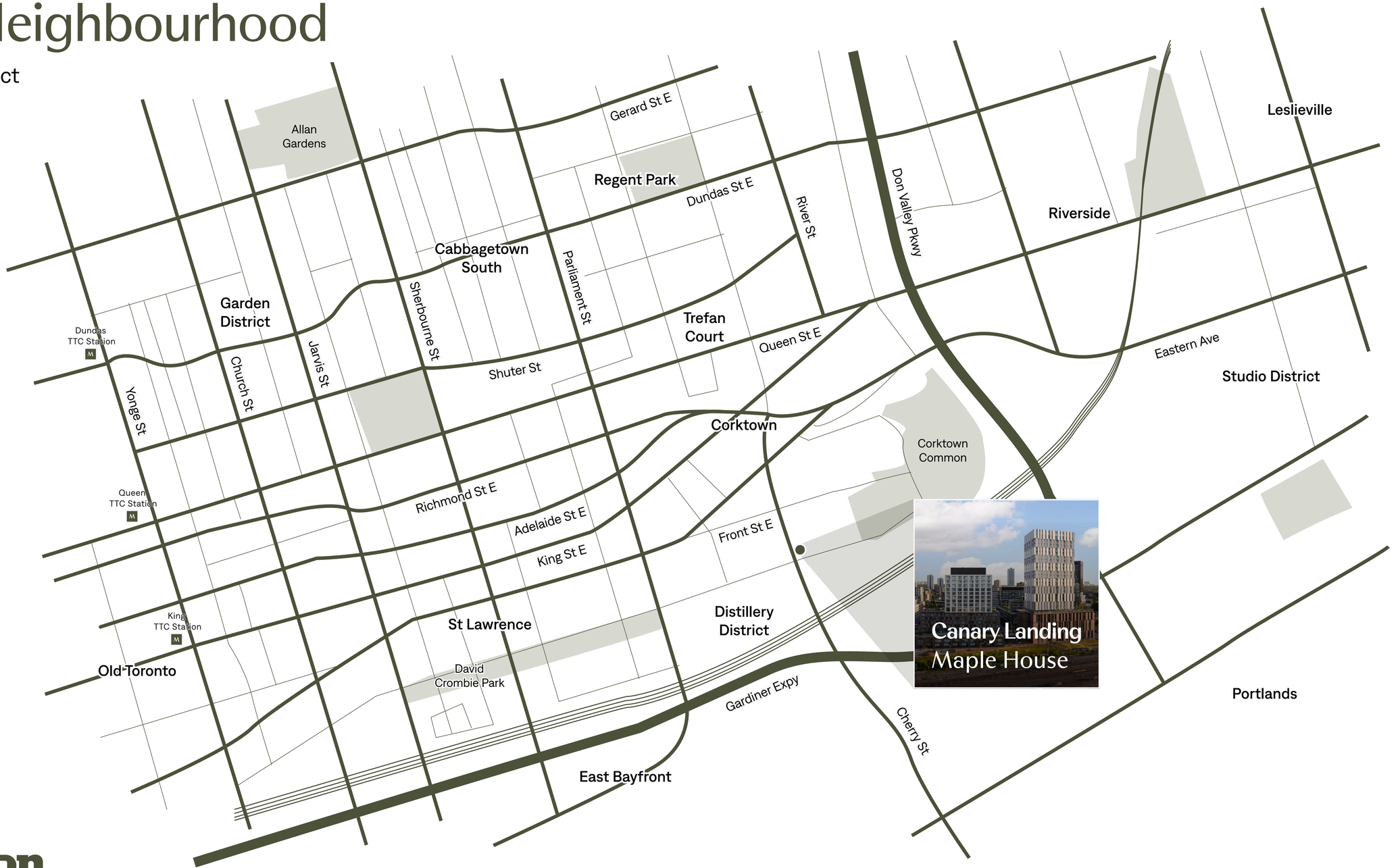
Commercial On-site Parking
46 Spots

tricon



The Neighbourhood

Canary District



Demographics

1km Trade Area Radius*

Population and Households

20,163
Population

11,698
Households

36.9
Median Age

4,596
Families

2.46
Average Family Size

59.5%
Couples Without Children at Home
(Family Status - Largest Segment)

Housing and Income

$123,719.51
Average Household Income

$71,779
Per Capita Income

Structure Type (Top 2)

Apartments
89.2%

Houses
10.2%

Tenure

Rented
53.1%

Owned
46.9%



Education and Employment

78.9%
Labour Force Participation Rate

56.86%
University Degree
(Education - Largest Segment)

Method of Commute (Top 4)

Public Transit
16.4%

Car
8.8%

Walk
13.0%

Bicycle
4.6%

tricon

*As of 2021

Floorplan

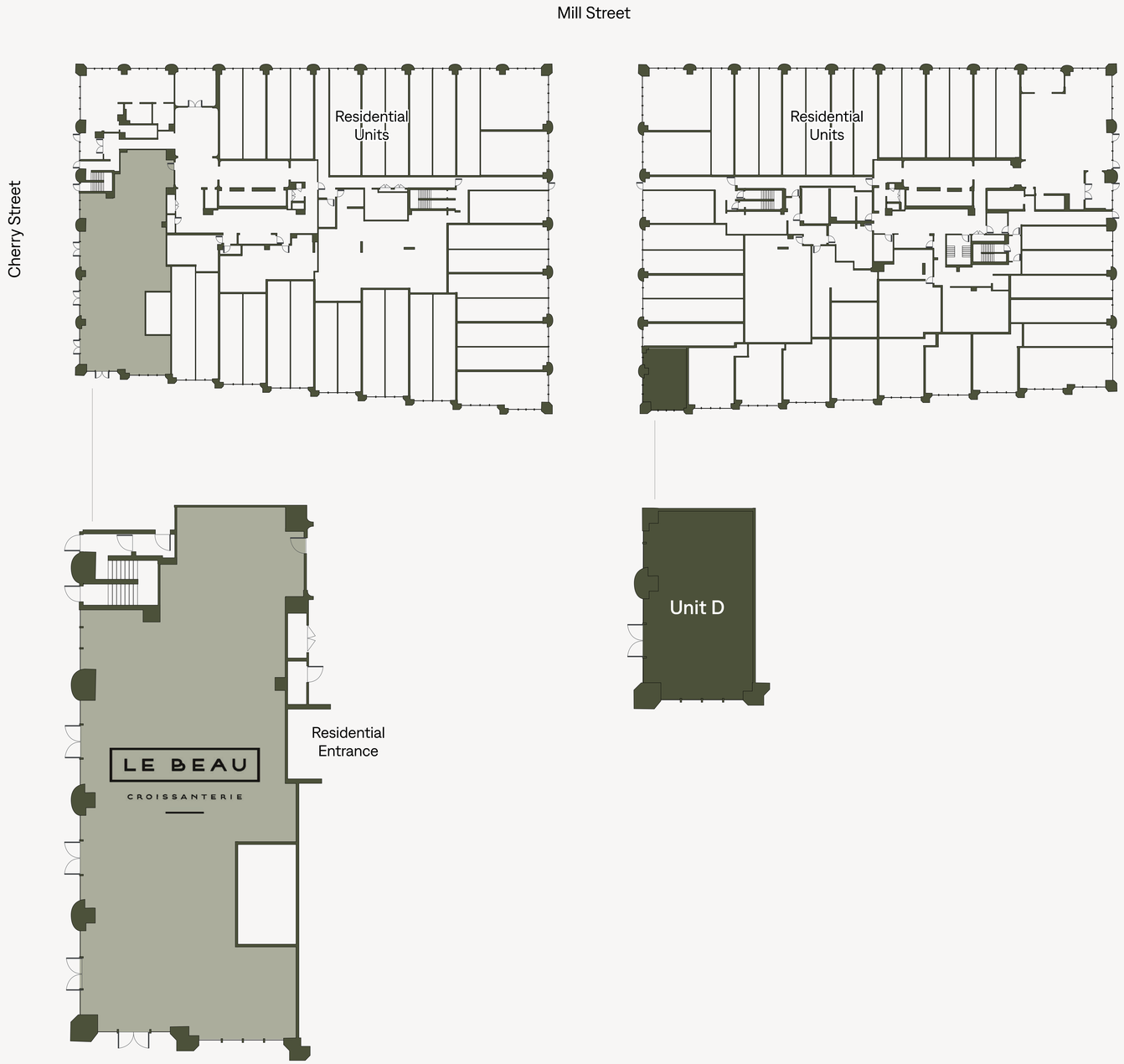
Level 1

Available Units

Unit D	557 SF

Leased Units

LE BEAU CROISSANTERIE	3,395 SF

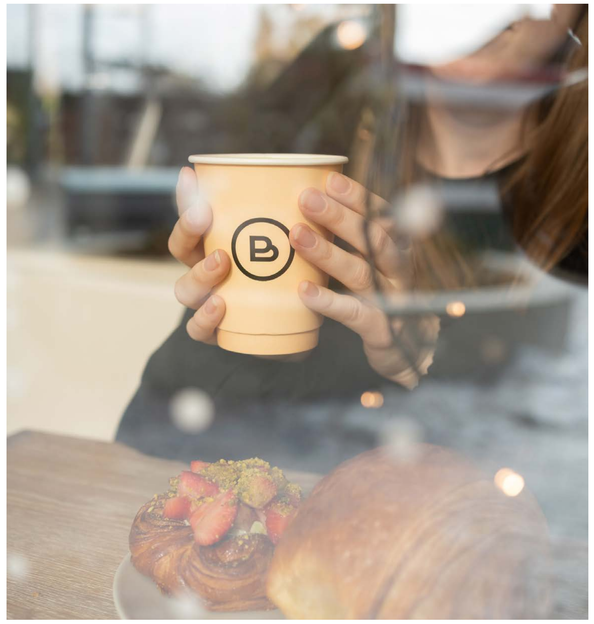


tricon

Retail Gallery











tricon

Cherry House

Canary Landing

Project Summary

Steps from the Distillery District, Cherry House is a community of 855 rental residences in the award-winning Canary District. It spans the blocks along Trinity, Front, and Cherry Streets. Designed in collaboration with Danish architects COBE, it pairs a warm brick façade with clean, modern lines. A lush central courtyard is its social heart. At grade, 30,000 SF of retail animates the promenades and open plazas. With 855 residences above, there is a steady flow of residents, neighbours, and visitors passing through. The Distillery District, Corktown, and Riverside, with their independent cafés, restaurants, distilleries, and boutiques, are a short walk away. Downtown is a quick link by streetcar or bike.

In Partnership With dream KILMER GROUP

Neighborhood
Canary District

Project Completion
Q2 2026

Retail Area (SF)
30,859 SF

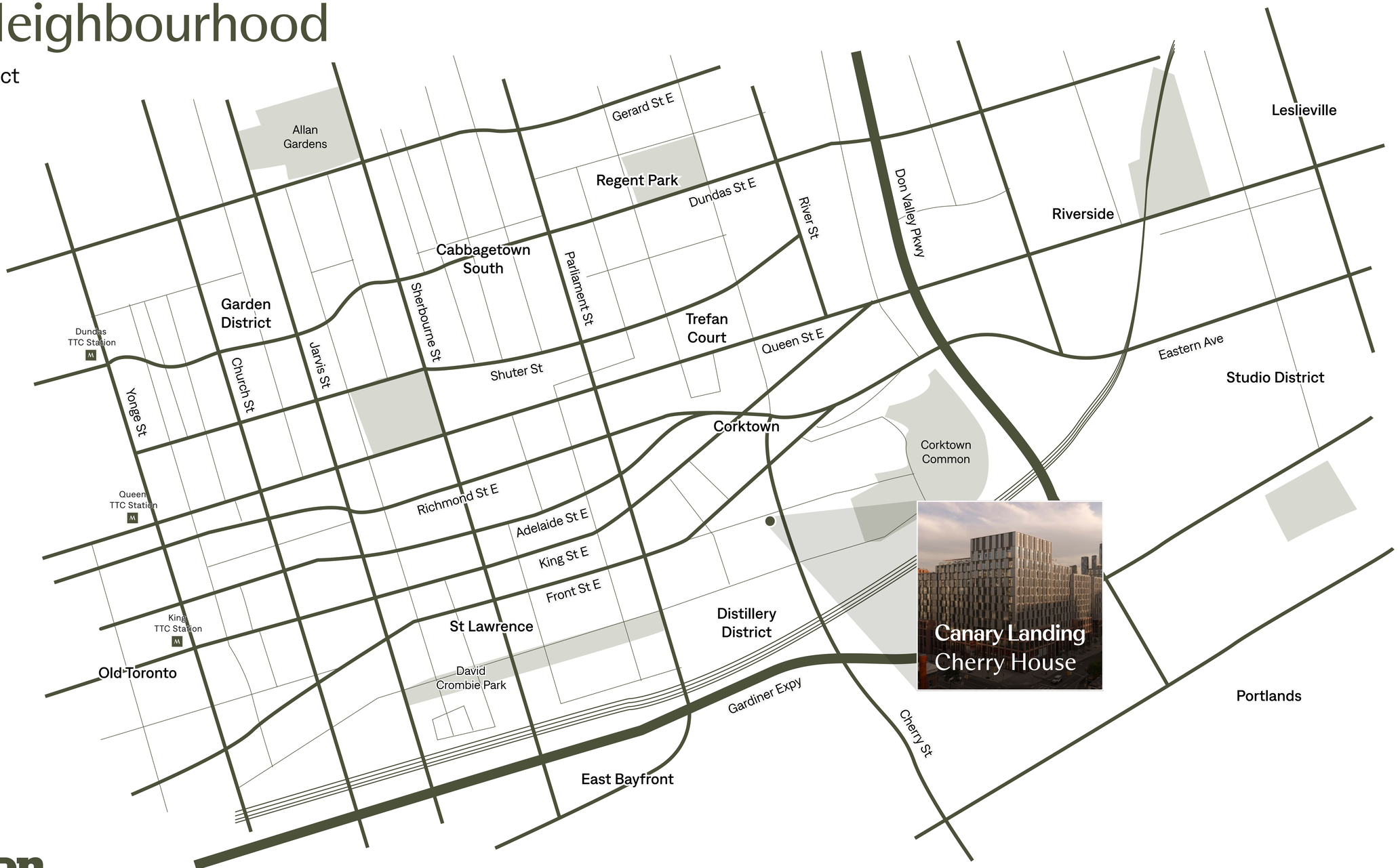
Commercial On-site Parking
82 Spots

tricon



The Neighbourhood

Canary District



Demographics

1km Trade Area Radius*

Population and Households

20,163
Population

11,698
Households

36.9
Median Age

4,596
Families

2.46
Average Family Size

59.5%
Couples Without Children at Home
(Family Status - Largest Segment)

Housing and Income

$123,719.51
Average Household Income

$71,779
Per Capita Income

Structure Type (Top 2)

Apartments
89.2%

Houses
10.4%

Tenure

Rented
53.1%

Owned
46.9%



Education and Employment

78.9%
Labour Force Participation Rate

56.86%
University Degree
(Education - Largest Segment)

Method of Commute (Top 4)

Public Transit
16.4%

Car
8.8%

Walk
13.0%

Bicycle
4.6%

tricon

*As of 2021

Floorplan

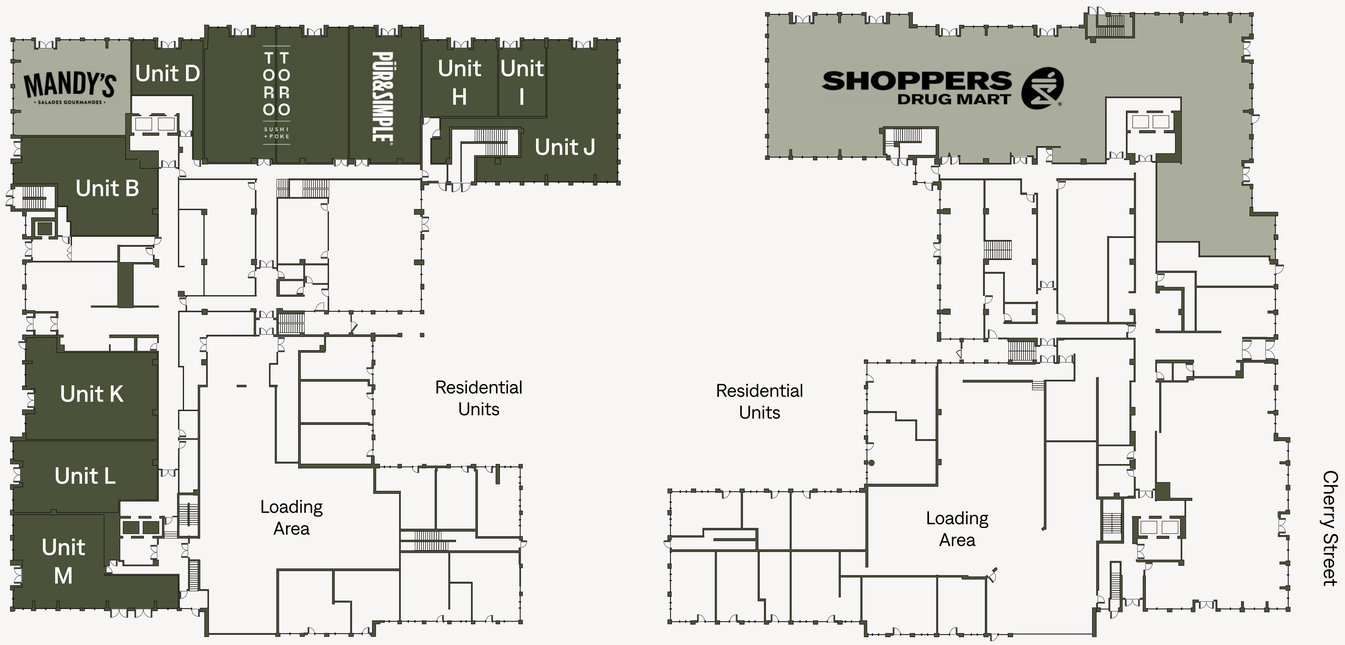
Level 1

Available Units

Unit B	1,976 SF
Unit D	885 SF
Unit H	1,030 SF
Unit I	647 SF
Unit J	2,631 SF
Unit K	2,163 SF
Unit L	1,868 SF
Unit M	1,899 SF

Leased Units

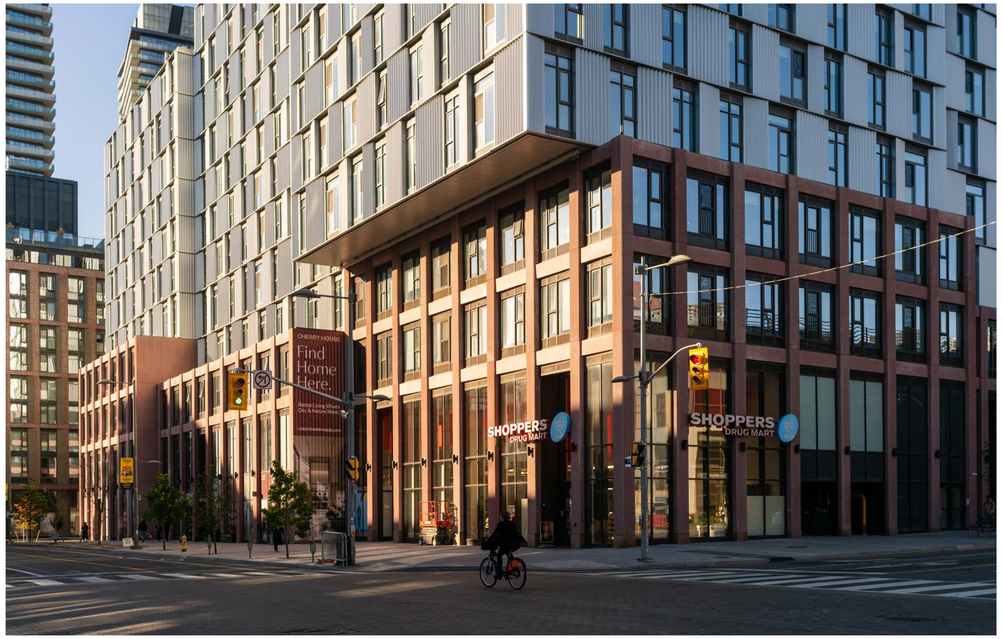
MANDY'S	1,920 SF
SHOPPERS DRUG MART	10,686 SF
PÜR&SIMPLE	1,675 SF
TORO TORO SUSHI+POKE	3,529 SF

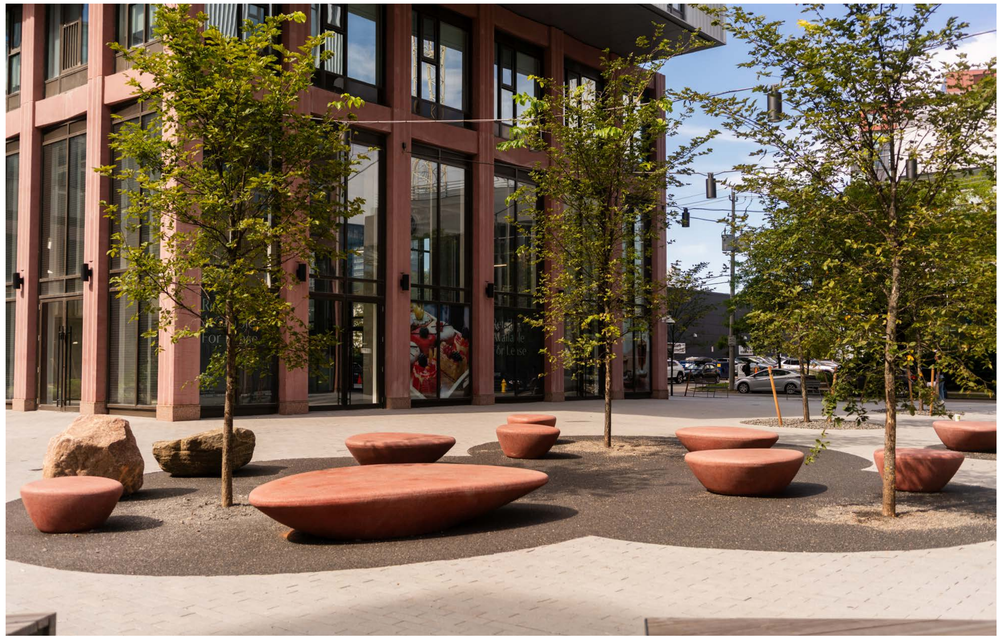


tricon

Retail Gallery







tricon

The Ivy

Yonge and Gloucester

Project Summary

Steps from Yonge and Bloor, The Ivy is a community of 231 rental residences. Its retail base is the Charles Levey House, a Victorian semi-detached building from 1869. Its south façade was dismantled panel by panel, conserved, and reintegrated into the new building, with a new slate roof and copper flashing. It is now home to Neo Coffee Bar. Beside it stands the Gloucester Mews, formerly the Masonic Hall Buildings, and the neighbourhood's historic landmarks. Wellesley Station is steps away, and Yorkville and its luxury boutiques, "the Mink Mile," are a ten-minute walk. Residents make Neo Coffee Bar a daily stop, and the heritage façade gives the street a recognizable address.

Neighborhood

Downtown Toronto

Project Completion

Q3 2024

Retail Area (SF)

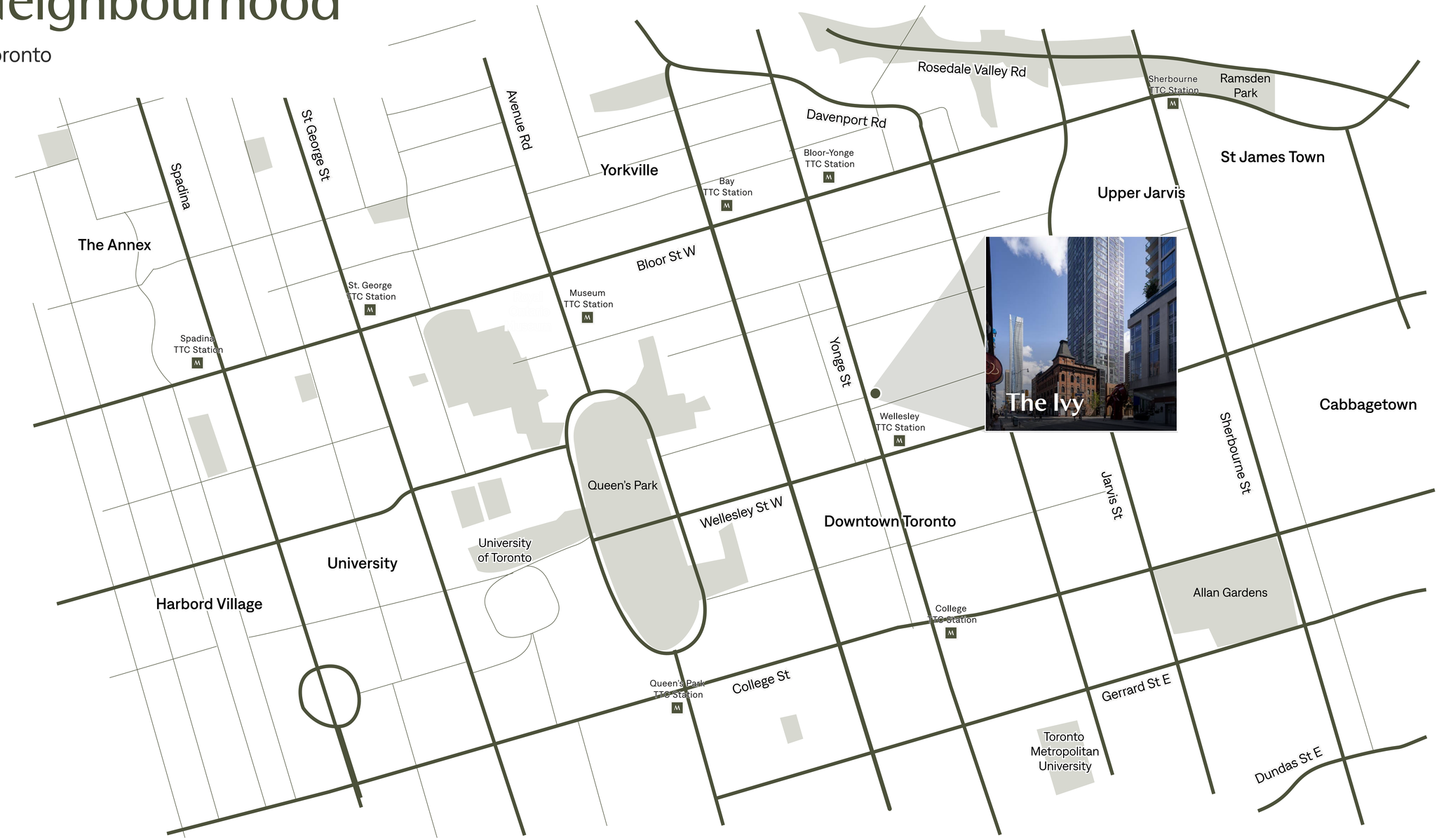
1,658 SF

tricon



The Neighbourhood

Downtown Toronto



Demographics

1km Trade Area Radius*

Population and Households

86,885
Population

50,902
Households

34.6
Median Age

17,016
Families

2.39
Average Family Size

63.5%
Couples Without Children at Home
(Family Status - Largest Segment)

Housing and Income

$123,671.50
Average Household Income

$72,454
Per Capita Income

Structure Type (Top 2)

Apartments
98.1%

Houses
1.9%

Tenure

Rented ■
67.9%

Owned ■
32.1%



Education and Employment

71.7%
Labour Force Participation Rate

60.44%
University Degree
(Education - Largest Segment)

Method of Commute (Top 4)

Public Transit
19.5%

Car
8.8%

Walk
14.6%

Bicycle
1.9%

*As of 2021

Floorplan

Level 1

Leased Units

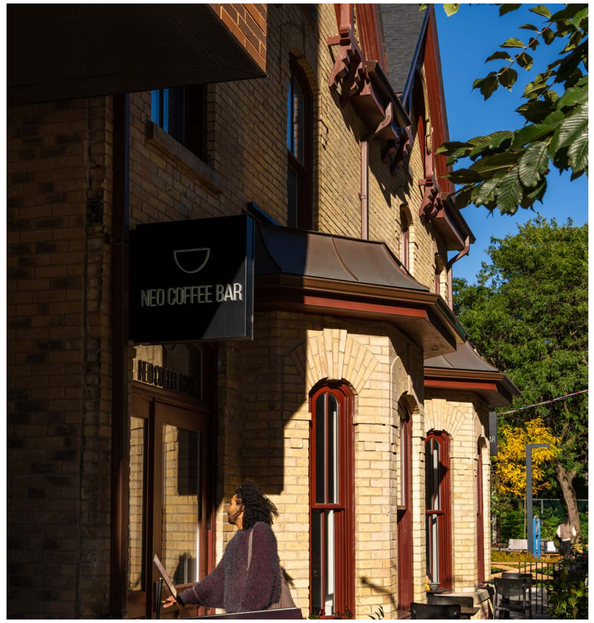
NEO COFFEE BAR	1,658 SF

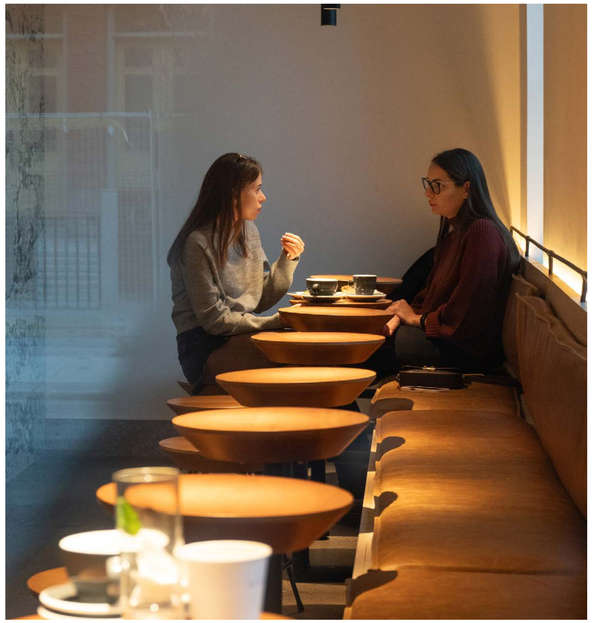


Retail Gallery











tricon

The Stella

Bloor and Kipling

Project Summary

At Bloor and Kipling, in front of Kipling GO and TTC subway station, The Stella is a 725-unit rental community. It signals Etobicoke's new hub and a beacon in the Six Points neighbourhood. It is the first phase of a master plan that will bring more than 2,700 homes, a new Etobicoke Civic Centre, a public park, and new public spaces to the heart of Etobicoke. Across the street, the Civic Centre will draw the neighbourhood to a new civic square. At grade, and on the second floor, 48,700 SF of retail and commercial space opens onto a daily flow of residents, commuters, and neighbours. Public transit converges at the door, with major highways and the airport close by.

In Partnership With

KILMER GROUP

Neighborhood

Islington - City Centre West

Project Completion

Q2 2028

Retail Area (SF)

48,700 SF

Commercial On-site Parking

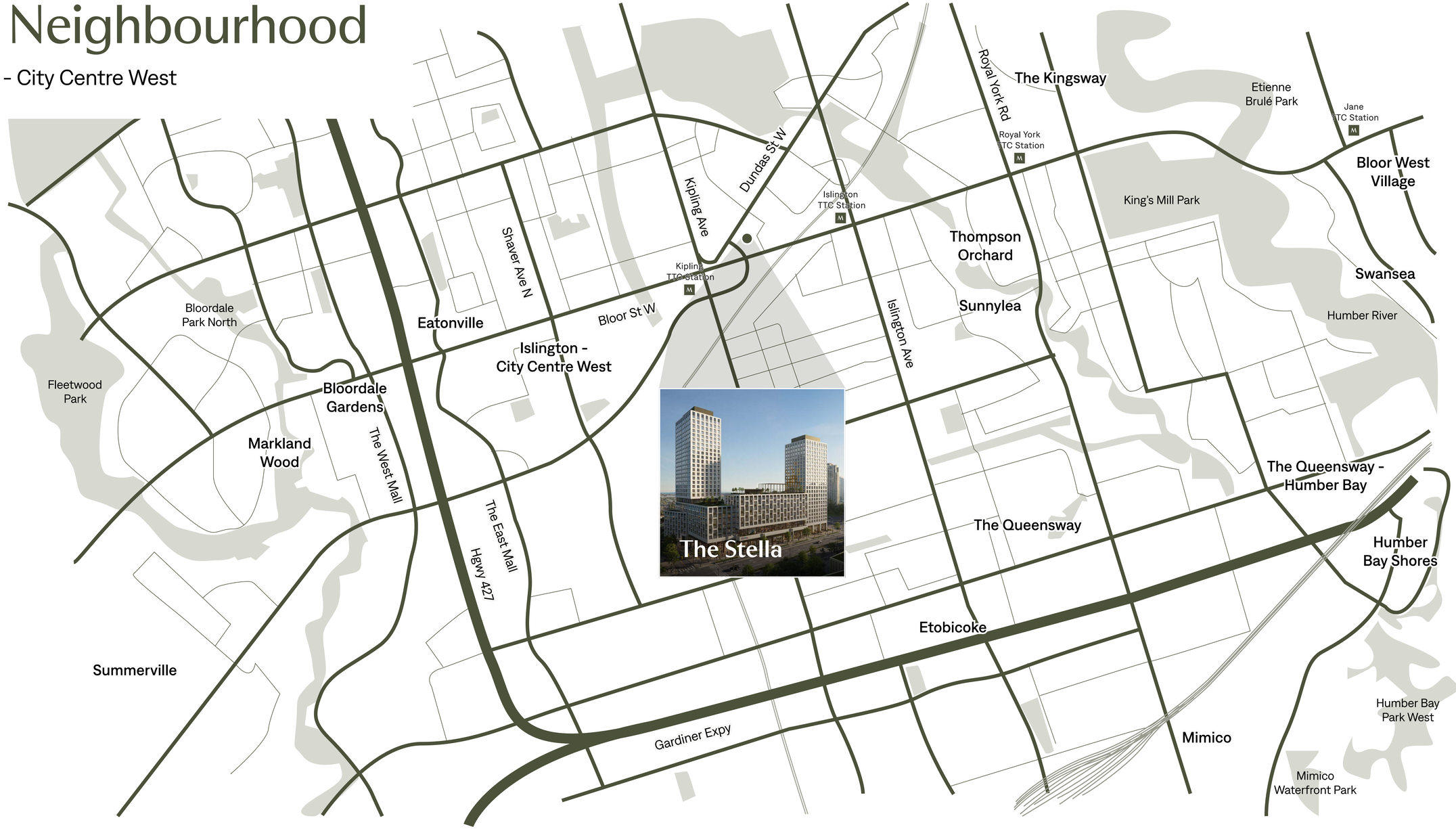
25 Spots

tricon



The Neighbourhood

Islington - City Centre West



Demographics

1km Trade Area Radius*

Population and Households

21,197
Population

10,142
Households

37.8
Median Age

5,571
Families

2.67
Average Family Size

45.2%
Couples Without Children at Home
(Family Status - Largest Segment)

Housing and Income

$110,570.26
Average Household Income

$52,904
Per Capita Income

Structure Type (Top 2)

Apartments
82.8%

Houses
17.2%

Tenure

Rented ■
53.1%

Owned ■
46.9%



Education and Employment

74.9%
Labour Force Participation Rate

49.28%
University Degree
(Education - Largest Segment)

Method of Commute (Top 4)

Public Transit
24.1%

Car
24.1%

Walk
1.5%

Bicycle
0.2%

*As of 2021

Floorplan

Level 1

Available Units ■

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

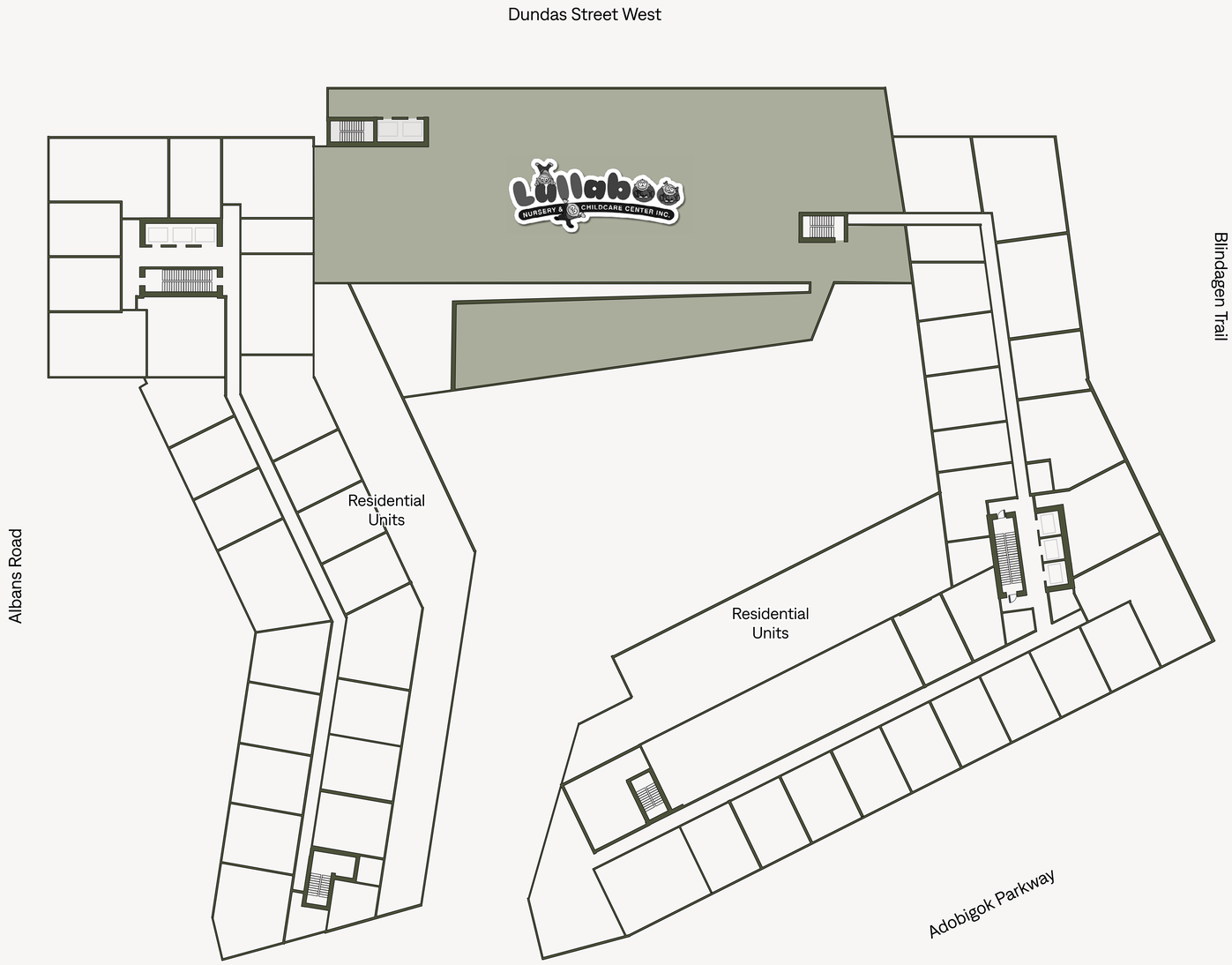


Floorplan

Level 2

Leased Units

Lullaboo Nursery & Childcare Centre Inc.	8,800 SF



tricon

Retail Gallery







tricon

ROQ City

Queen, Richmond and Ontario

Project Summary

At Richmond, Ontario and Queen, ROQ City is a music-inspired destination in the Old Town / St. Lawrence Market neighbourhood. Its two residential towers, The Quinn and The Richie, are home to 859 rental suites. They are set back to preserve the retained 19th-century warehouse façades, once home to piano and organ factories, which now form an animated retail base. Electric Avenue, to feature a laneway of cafés, dining, and entertainment, bisects the site, and a half-acre public park anchors it. Live music, pop-ups, and seasonal events will keep the streetscape buzzing from day to night. Across 1.8 acres, 79,000 SF of retail, including a 11,000 SF Shoppers Drug Mart and 33,000 SF grocer, pairs everyday essentials with local favourites. The Queen streetcar stops at the door, the future Ontario Line will be a minute away, and Corktown is a 15-minute walk.

Neighborhood

Old Town / St. Lawrence Market

Project Completion

Q2 2027

Retail Area (SF)

71,000 SF

Commercial On-site Parking

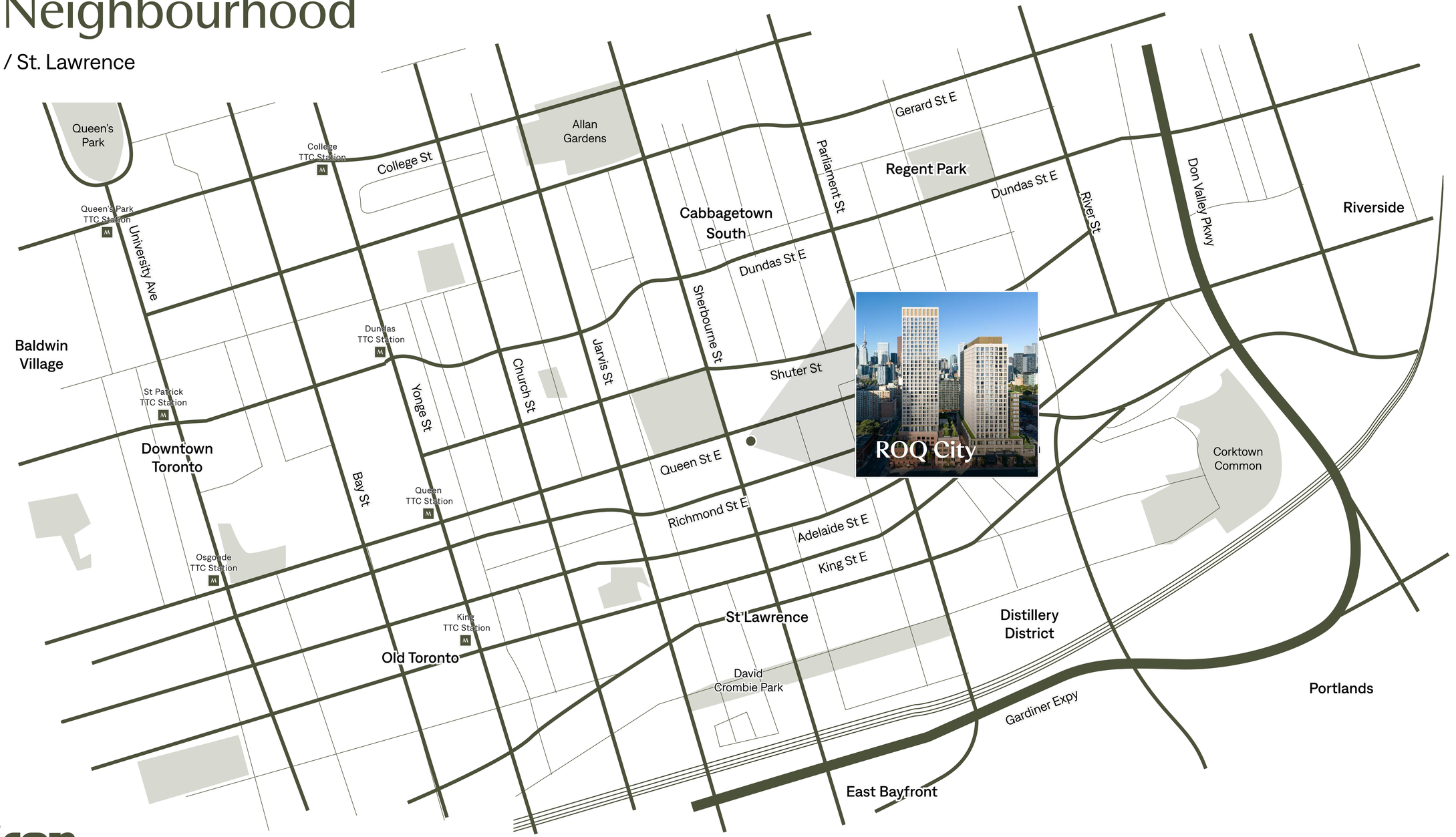
130 Spots

tricon



The Neighbourhood

Old Town / St. Lawrence



Demographics

1km Trade Area Radius*

Population and Households

55,053
Population

30,273
Households

37.2
Median Age

11,394
Families

2.53
Average Family Size

56.6%
Couples Without Children at Home
(Family Status - Largest Segment)

Housing and Income

$108,173.76
Average Household Income

$59,483
Per Capita Income

Structure Type (Top 2)

Apartments
93.5%

Houses
6.6%

Tenure

Rented
62.3%

Owned
37.7%



Education and Employment

73.7%
Labour Force Participation Rate

54.4%
University Degree
(Education - Largest Segment)

Method of Commute (Top 4)

Public Transit
15.6%

Car
11.1%

Walk
17.5%

Bicycle
3.0%

*As of 2021

Floorplan

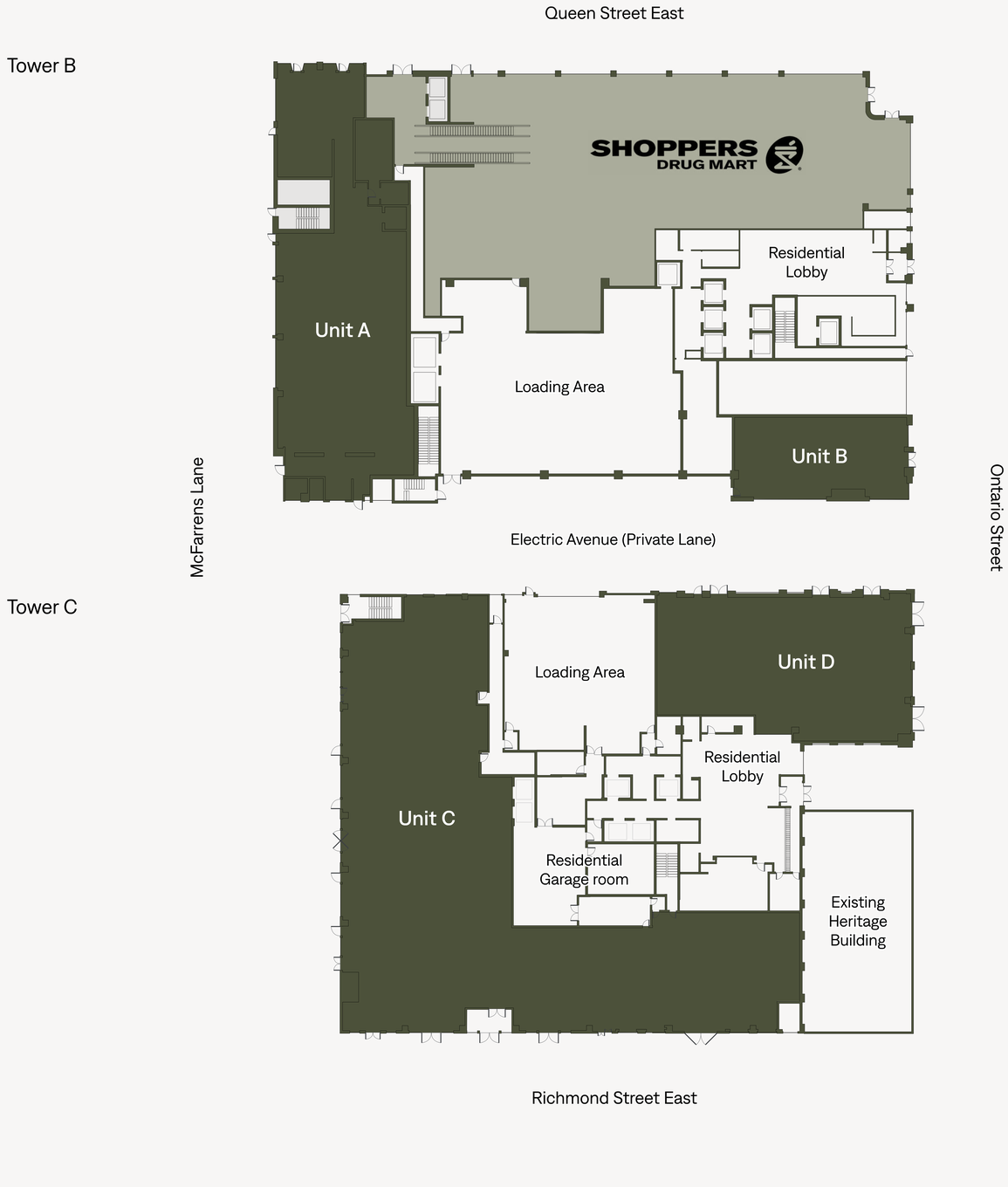
Towers B and C - Level 1

Available Units

Unit A	7,911 SF
Unit B	1,723 SF
Unit C	12,601 SF
Unit D	4,686 SF

Leased Units

SHOPPERS DRUG MART	11,094 SF

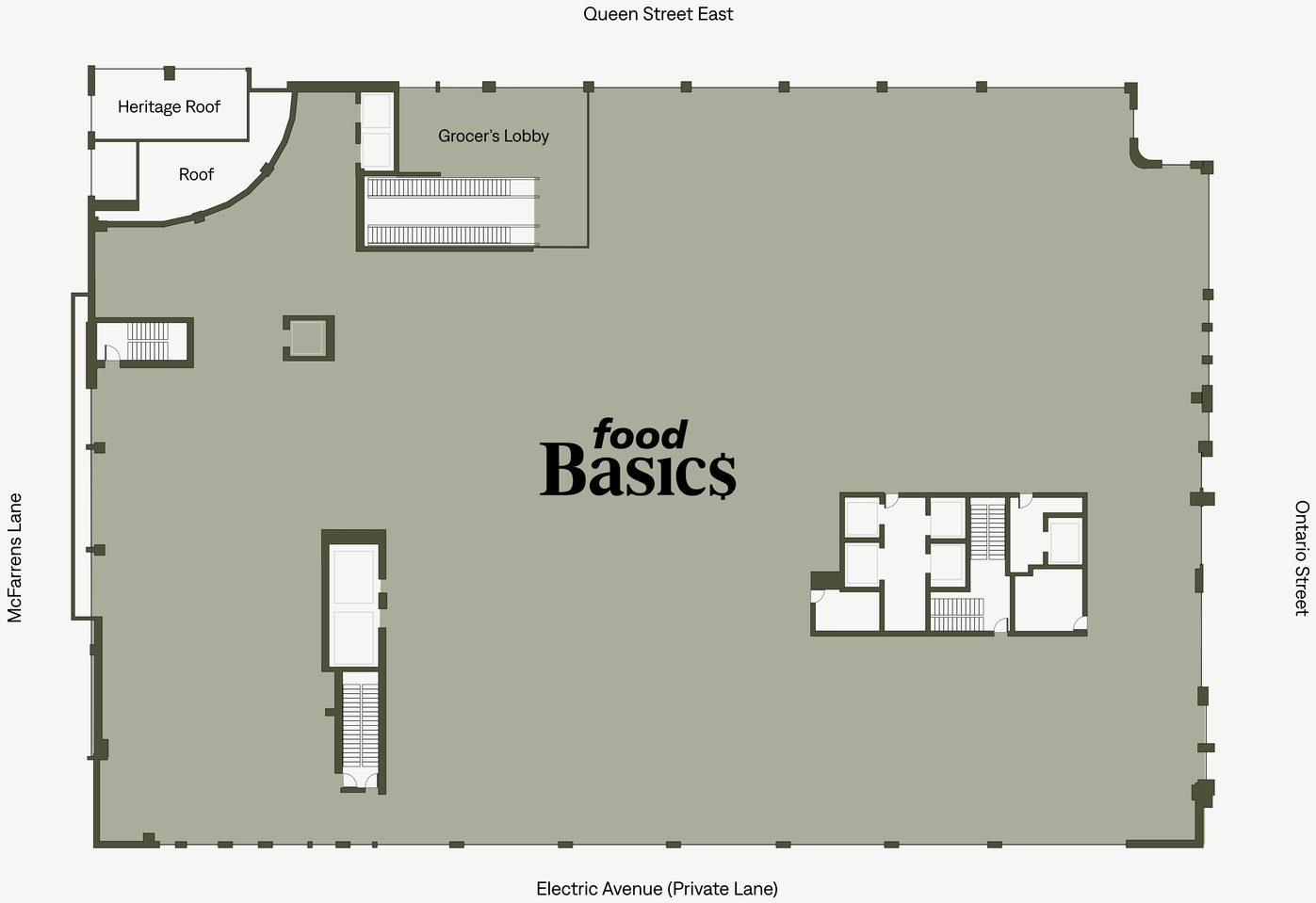


Floorplan

Tower B - Level 2

Leased Units

food Basics 33,185 SF



tricon

Retail Gallery









tricon

Coach Terminal

Dundas and Bay

Project Summary

At Bay and Dundas, in the heart of Toronto's Discovery District, The Coach Terminal reimagines one of the city's landmark sites. Its 41- and 16-storey towers are home to 873 rental residences and rise beside the restored heritage Coach Terminal building. Across three levels, 22,500 SF of retail is set within the building's historic fabric, including a terrace on level three, which makes the site ideal for a restaurant concept. Direct PATH access connects the building to downtown, and City Hall, the Eaton Centre, Sankofa Square, Nathan Phillips Square, the University of Toronto, and the hospital district are all steps away. Residents, hospital workers, researchers, and neighbours will pass its doors every day.

In Partnership With

KILMER GROUP

Neighborhood

Discovery District

Project Completion

Q1 2029

Retail Area (SF)

22,500 SF

tricon



The Neighbourhood

Downtown Toronto



Demographics

1km Trade Area Radius*

Population and Households

75,273
Population

43,433
Households

33
Median Age

10,436
Families

2.39
Average Family Size

61.7%
Couples Without Children at Home
(Family Status - Largest Segment)

Housing and Income

$99,651.00
Average Household Income

Structure Type (Top 2)

Apartments
98.2%

Houses
1.7%

Tenure

Rented
70.8%

Owned
29.2%



Education and Employment

70.5%
Labour Force Participation Rate

64.3%
University Degree
(Education - Largest Segment)

Method of Commute (Top 4)

Public Transit
11.5%

Car
9.8%

Walk
19.4%

Bicycle
2.0%

*As of 2021

Floorplan

Levels 1, 2 & 3

Available Units

Unit A	6,730 SF 1 of 2 Floors

Level 2

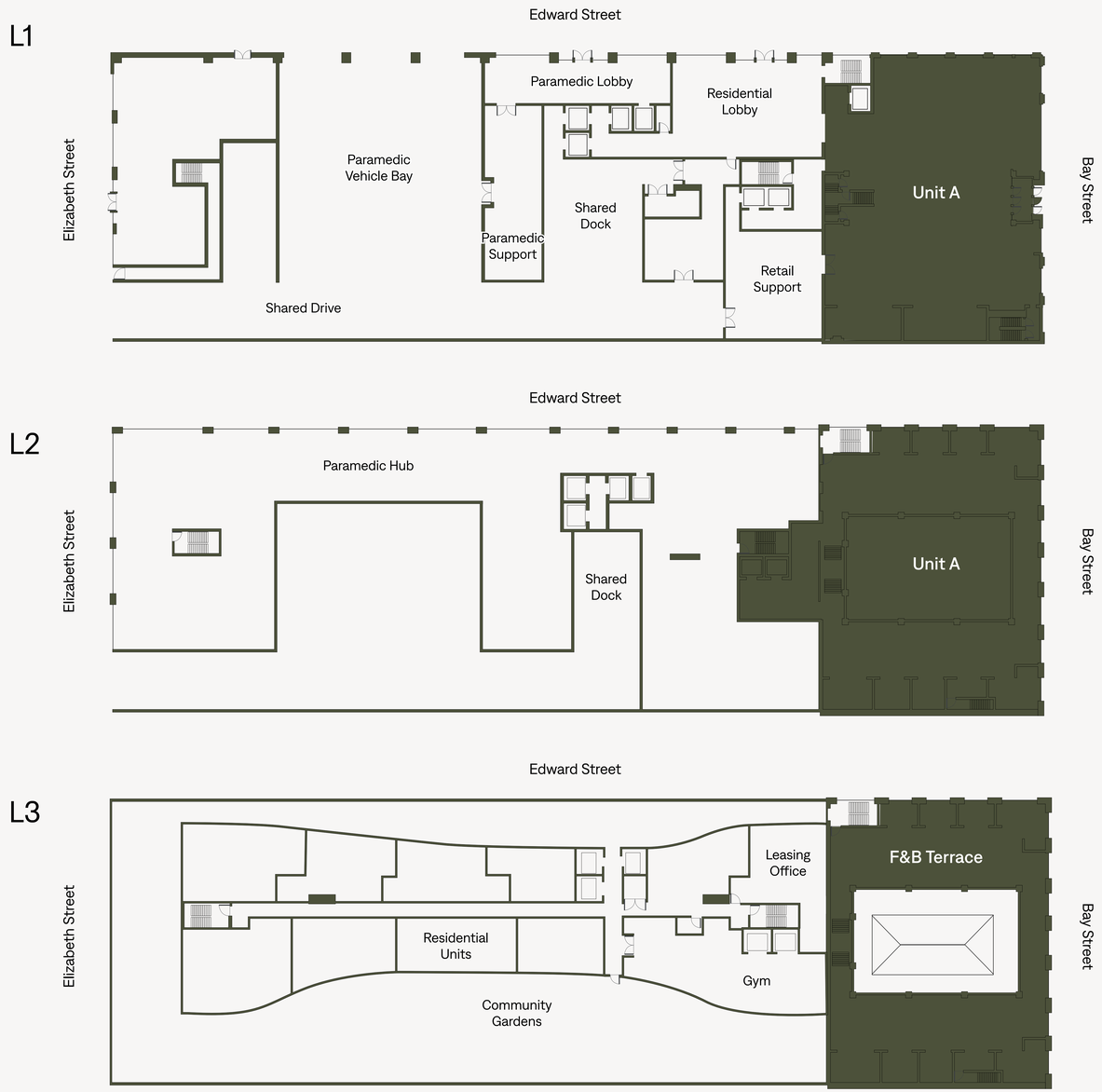
Available Units

Unit A	6,780 SF 2 of 2 Floors

Level 3

Available Units

F&B Terrace	5,000 SF



Retail Gallery







tricon

Thank You

Jeremy Hurwitz

jhurwitz@triconliving.com
416 928 7079 | 647 998 6097

tricon triconliving.com