

Prime Heritage Retail Opportunity

Canary House Condominiums, Canary District



dream 

KILMER GROUP

The Heart of Downtown East

Canary District

Toronto's next great neighbourhood is already here. The Downtown East is home to quintessential destinations like the St. Lawrence Market, Distillery District and Canary District, with a host of upcoming landmarks like the East Harbour and The Portlands projects in development. The Downtown East is also a world class incubator for hidden gems and local, independent business. Here you'll find a thriving scene of quaint shops, boutique hotels and refreshing craft breweries. Health and wellness is a way of life and residents and visitors enjoy a host of outdoor activities tied to some of the city's most captivating greenspaces and trails. Fully established and still on the rise, the Downtown East has a spirit all its own.

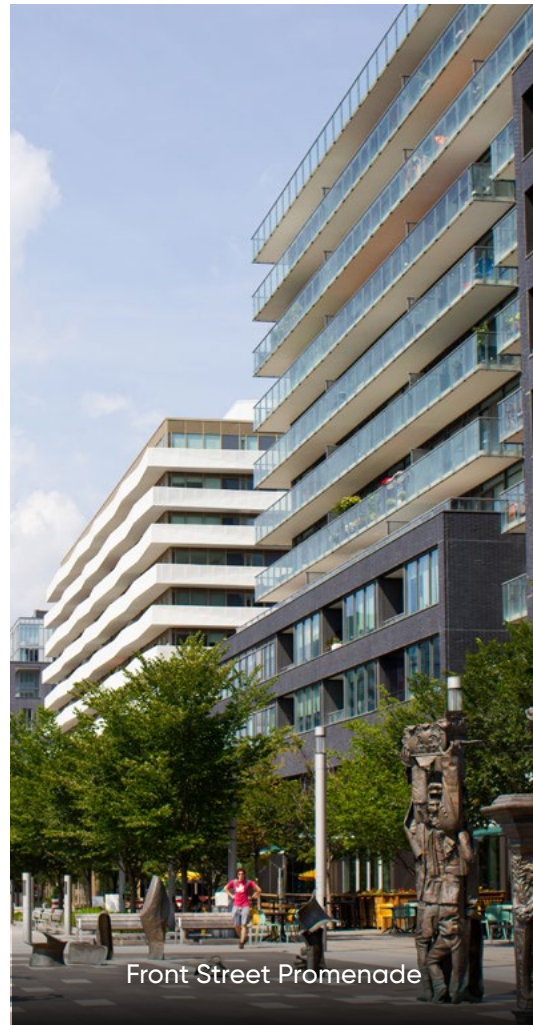


Connected & Convenient

The perfect place to build your company's future

Minutes from the downtown core, and surrounded by notable neighborhoods including Canary District, Distillery District, Riverside, and the rapidly gentrifying Regent Park, Canary House Condominiums is surrounded by a wealth of key amenities.

Commuters are served by the convenience of the Cherry Street streetcar. The active and outdoorsy can take advantage of Corktown Common park, Distillery District, Lauren Harris Square, Underpass Park, Percy Park, and the Cooper Koo YMCA, amongst others. Foodies will enjoy Souk Tabule's unique flavours, Sukhothai's award-winning masterpieces and Longslice Brewery's unusual flavours and combinations.



Front Street Promenade



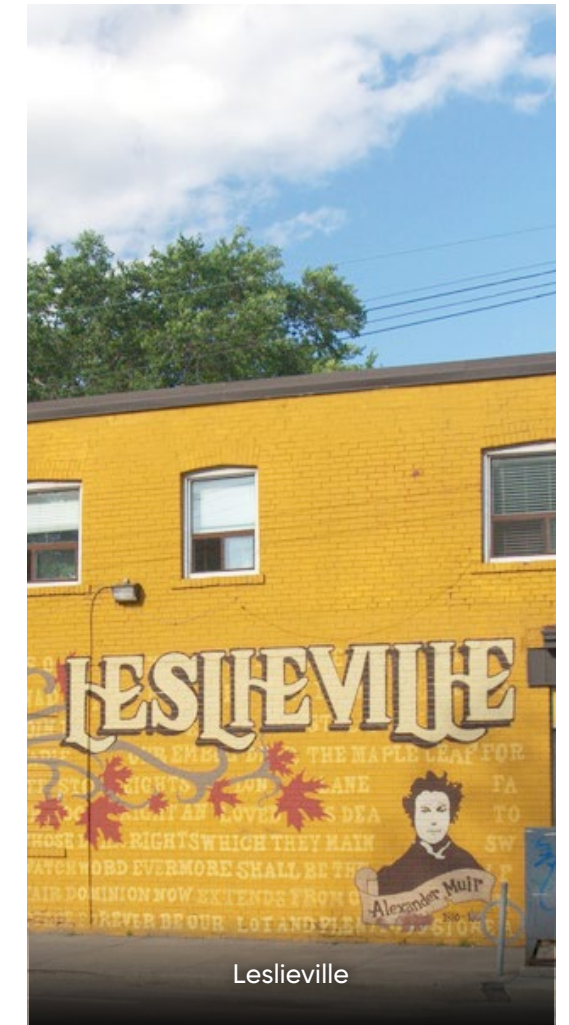
Corktown Common Park



St. Lawrence Market



Distillery District



Leslieville



Welcome to Canary District

This 35-acre master-planned community began its life as the Pan Am/Parapan Am Athlete's Village. As the new neighbourhood found its balance, the development team of Dream and Kilmer incorporated global influences with a distinctly Downtown East sensibility. With a world-class pedigree and city-wide connections, Canary District is now a visionary, sustainable, LEED Gold-certified urban village, where active, healthy lifestyles are complimented by a host of health-focused retail options and nutritious restaurants. The lush, green landscape of the community and its numerous thought-provoking and inspiring public art installations are all yours to enjoy.

- | | |
|-------------------------------|---------------------------------------|
| 1 - Dark Horse | 10 - Vivo Pizza + Pasta |
| 2 - Fika | 11 - barBurrito |
| 3 - Expedia CruiseShipCenters | 12 - Copper Branch |
| 4 - Canary Market | 13 - Rock On Climbing |
| 5 - Shop Task | 14 - Marcheleo's Gourmet Marketplace |
| 6 - TD Bank | 15 - The Aviary/
Longslice Brewery |
| 7 - Canary Dental | 16 - SukhoThai |
| 8 - Canary Vet Clinic | 17 - Souk Tabule |
| 9 - Fuel+ | |

A Thriving Community on the Rise



Canary District is positioned in the centre of growth and expansion in Toronto's thriving Downtown East. A plethora of new homes, businesses, activities, as well as arts and culture are fuelling the growth of this vibrant new community.

THE PEOPLE

3 km radius
EnviroNics Analytics DemoStats 2020

237,669	128,747	72.9%	\$101,692
Population	Households	Labour force participation Index: 114	Household Income Index: 83

THE SPEND

Per household annual average
EnviroNics Analytics Household Spend 2020
Benchmark: Toronto CMA

\$5,863	\$3,860	\$3,988	\$3,517	\$3,517
Food from restaurants Index: 117	Alcohol and Tobacco Index: 112	Recreation Index: 92	Clothing Index: 82	Home furnishings and decor Index: 81

THE FLOW

Daily method of travel to work
EnviroNics Analytics DemoStats 2020

35.5%	33.8%
Public Transit Index: 117	Walking Index: 116

A unique opportunity to be positioned at the gateway to a dynamic community

Your future home at Front and Cherry Street will be located at the base of Canary House Condominiums – a sophisticated new address where natural elements are complemented by contemporary design. Canary House Retail will be connected to 206 new condominiums suites, 238 rental residences and a 45,000 sq.ft., 4-storey health and wellness medical centre commanding over 30,000 visitors per year, making this an ideal location for your new business.





Timeless Tradition

A location infused with history

Built in 1859, the historic building at Front and Cherry Streets has had many faces. First as the Palace Street School, then the Cherry Street Hotel and finally the famed Canary Restaurant – but it has always been a cornerstone of the community and a beacon for Toronto’s Downtown East. To preserve its rich heritage, the historic façade of the building is incorporated into the design of Canary House Condominiums and the future home of exciting new retail that will continue to serve the community for years to come.

Your New Space

At Front and Cherry

Heritage Retail

Floors in total	3
<hr/>	
Total ground	
Ground floor retail	8,095 RSF
2 nd floor (retail or office)	8,127 RSF
3 rd floor (retail or office)	8,116 RSF
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Ceiling height	10' 5" – 14' 5"

Condominium Retail

Total retail	~3,600 SF
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Ceiling height	14' 5" – 22"

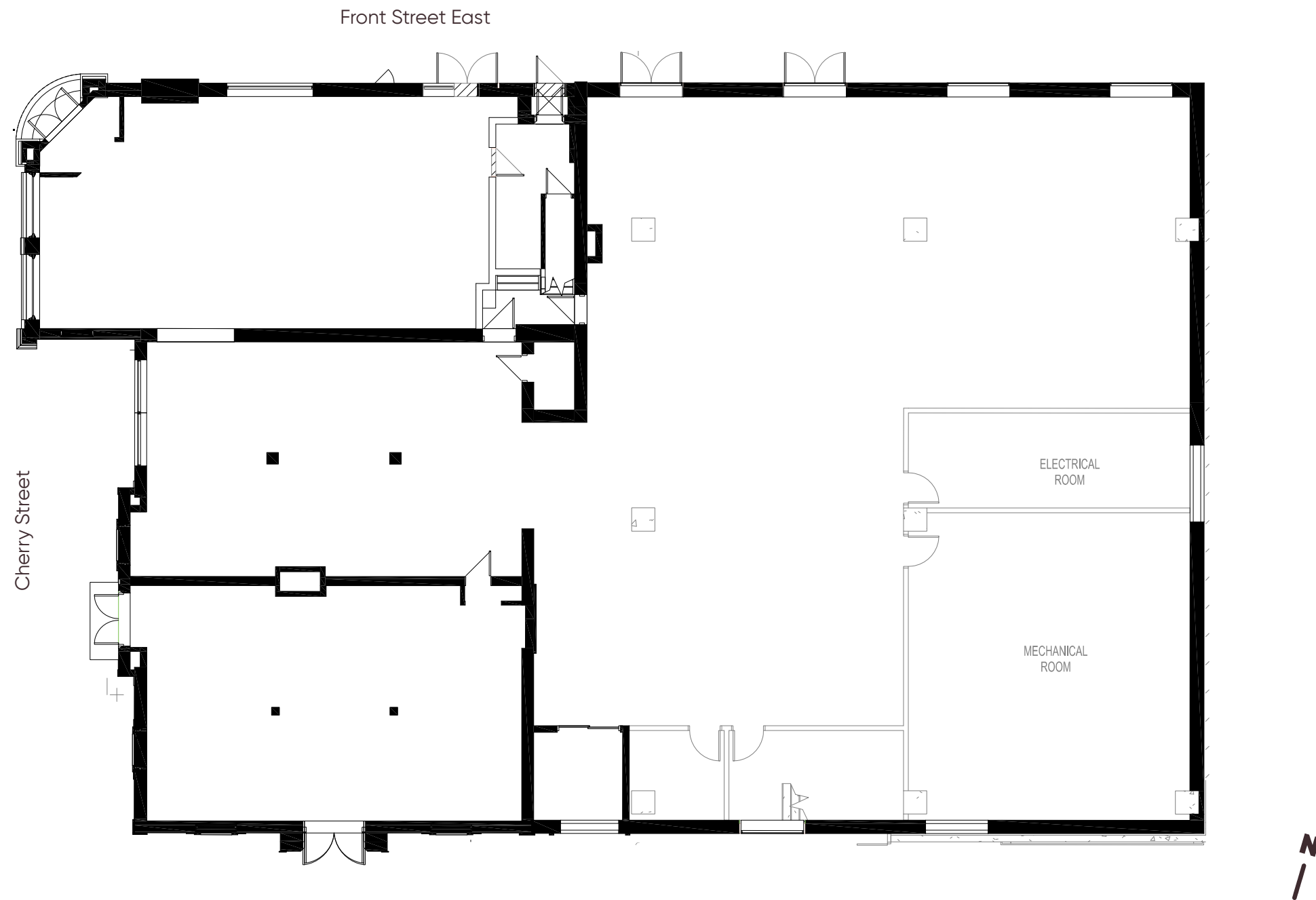
Estimate Delivery Q2 2024



Leasing Opportunity

Heritage Retail Ground Floor

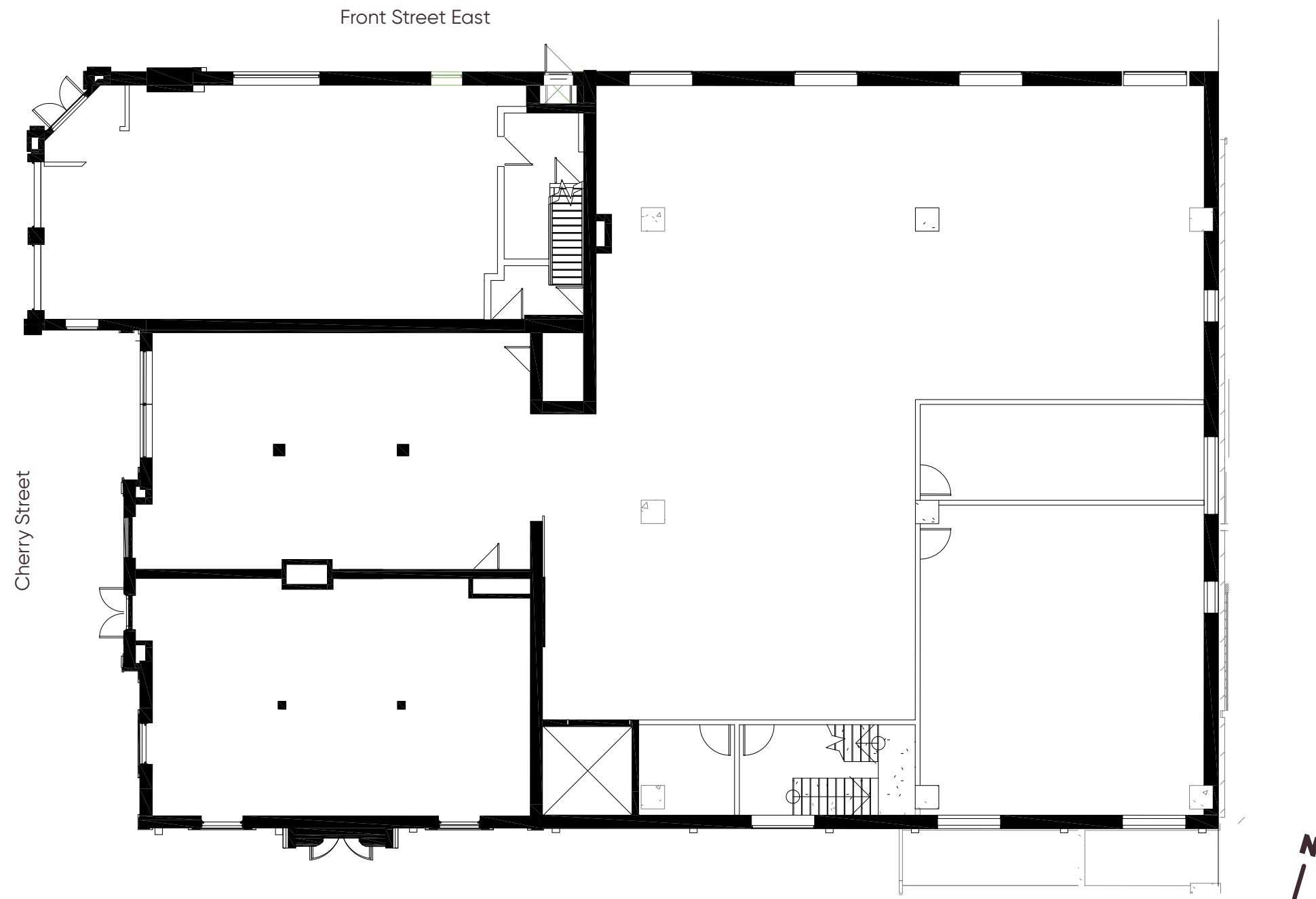
Total area	8,095 RSF
Ceiling height	14' 5"



Leasing Opportunity

Heritage Retail and Office 2nd Floor

Total area	8,127 RSF
Ceiling height	10' 5"



Leasing Opportunity

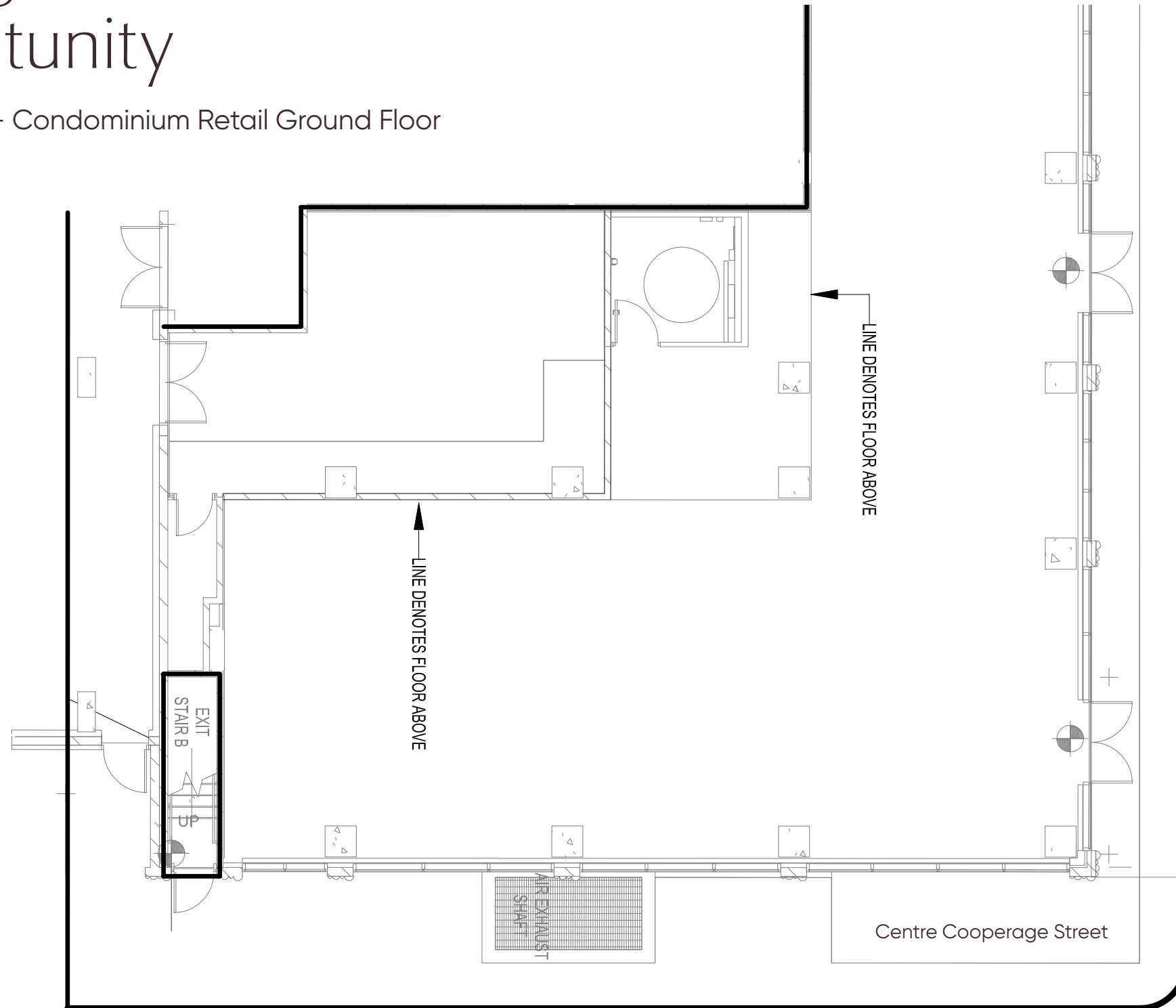
Heritage Retail and Office 3rd Floor

Total area	8,116 RSF
Ceiling height	10' 5"



Leasing Opportunity

Canary House – Condominium Retail Ground Floor



Ceiling height (feet to mezzanine)	14' 5"
Ceiling height (feet to slab)	22' 0"

A Team Built on Success



Dream is an award-winning Canadian real estate company with approximately \$10 Billion in assets under management in North America and Europe. Their scope of their business includes asset management, condo and mixed-use developments, investments in and management of renewable energy infrastructure and commercial property ownership and residential development.

~\$35 billion

of commercial real estate and renewable power transactions have been completed by Dream

\$10 billion

in assets under management as at February 2021

11.8 million

square feet of commercial/retail gross leasable area (GLA) across the Dream group portfolio

~21,000

condominium and purpose-built rental units in the Dream group portfolio

KILMER GROUP

Kilmer Group is a multi-generational Canadian company that invests in real estate, infrastructure, and sports and entertainment. In development, Kilmer's focus is on unique public-private partnerships, mid-rise urban infill project and master-planned communities that enable a complete transformation of waterfront lands and brownfields in both Ontario and Quebec.



For leasing opportunities

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