



**YONGE AT COLLEGE**



# 2014'S MOST ANTICIPATED DEVELOPMENT



ONE OF THE LARGEST AND MOST SOUGHT AFTER CONDOMINIUM BUILDERS IN TORONTO





THE WATERFORD & WATERFORD TOWERS,  
TORONTO

OVER 5,000 CONDOMINIUM UNITS BUILT  
OR UNDER CONSTRUCTION

AWARD WINNING DESIGN

RECORD BREAKING SALES SUCCESS

ANOTHER 1,200 IN THE PLANNING STAGES



THE RESIDENCES OF COLLEGE



MASSEY HARRIS LOFTS, TORONTO



MASSEY HARRIS LOFTS, TORONTO



# AURA - CANADA'S TALLEST CONDOMINIUM 78 STOREYS DOWNTOWN TORONTO



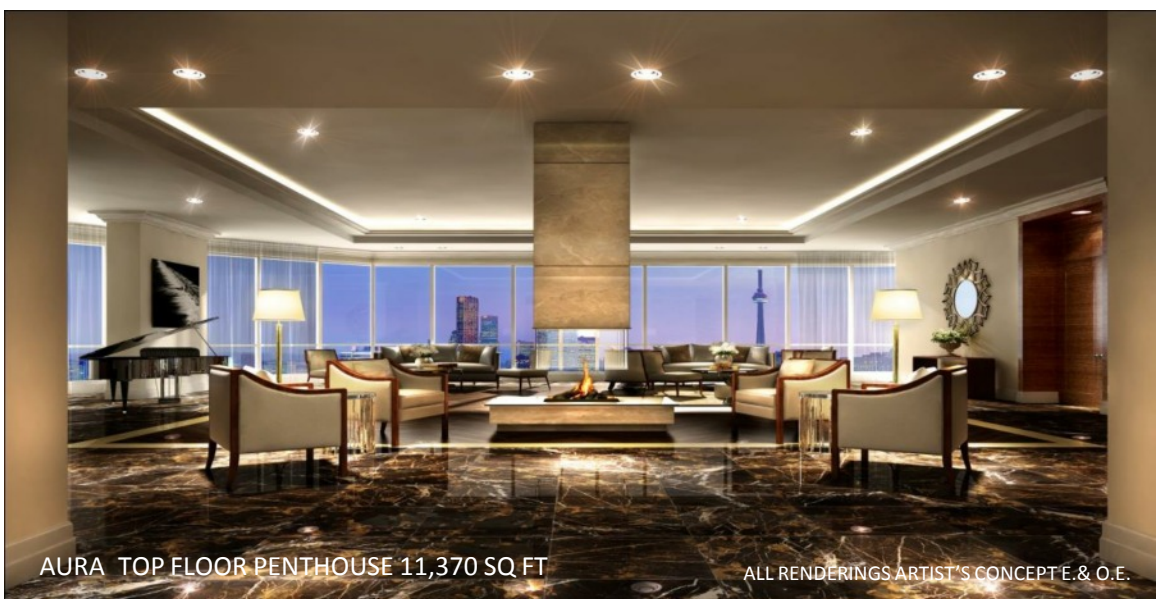
AURA AT COLLEGE PARK, TORONTO



AURA AT COLLEGE PARK RETAIL PODIUM



AURA PENTHOUSE KITCHEN



AURA TOP FLOOR PENTHOUSE 11,370 SQ FT

ALL RENDERINGS ARTIST'S CONCEPT E. & O.E.



YONGE AT COLLEGE  
ycondos.com

CANDEREL



AS OF JANUARY 2014:

WE HAVE POURED THE LOWER  
ROOF AND FORMING THE  
MECHANICAL ROOM



# SHOPS AT AURA



3 Levels of convenient shopping consisting of top North American retailers:



**BED BATH & BEYOND**  
Beyond any store of its kind.®



**Marshalls**

Additional shopping on concourse level with over 120 retailers and services including a food court.

Underground connection to College Park and 777 Bay St. Retailers include Sobeys, Tim Hortons, Winners, Metro and more.



# BRINGING HARD CANDY FITNESS TO TORONTO



Madonna opened  
Aura facility on  
February 11<sup>th</sup>, 2014

HARD CANDY FITNESS WILL BE THE BRAND'S  
LARGEST CLUB LOCATION IN NORTH AMERICA

CANADA'S ONLY MADONNA THEMED FITNESS  
CLUB

BRAND NEW 42,000 SQ. FT. FACILITY

LOCATED ON THE 4<sup>TH</sup> FLOOR OF  
AURA AT COLLEGE PARK

FULL SCALE FITNESS CLUB WITH HIGH END  
AMENITIES AND UNIQUE GROUP FITNESS  
CLASSES, ALONG WITH TRADITIONAL GROUP  
FITNESS PROGRAMS





# YOUR NEIGHBOURHOOD



An elevator ride away from 3 of the most anticipated restaurants.

REDS Wine Tavern, Duke`s Refresher + Bar are now open. Scaddabush is set to open soon on ground floor.



REDS Wine Tavern



Scaddabush



Duke's Refresher





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yecondos.com

# YC CONDOS

2014's Most Anticipated Condo  
Development

← CANDEREL



Artist's Concept E. & O. E.



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ycondos.com

# THE BUILDING

CANDEREL



Artist's Concept E. & O. E.



# YC'S LOCATION ON YONGE STREET



Yonge St. is downtown Toronto's most popular destination for area residents and tourists.

Approximately 491,082 people come into downtown Yonge to work on a daily basis.

Weekly average pedestrian count at major intersections from College St. to Queen St. West is approximately 150,000 people.

Short walk to shopping, restaurants, entertainment and attractions.



December 2011 stats Downtown Yonge BIA.  
Photos from Toronto Tourism.

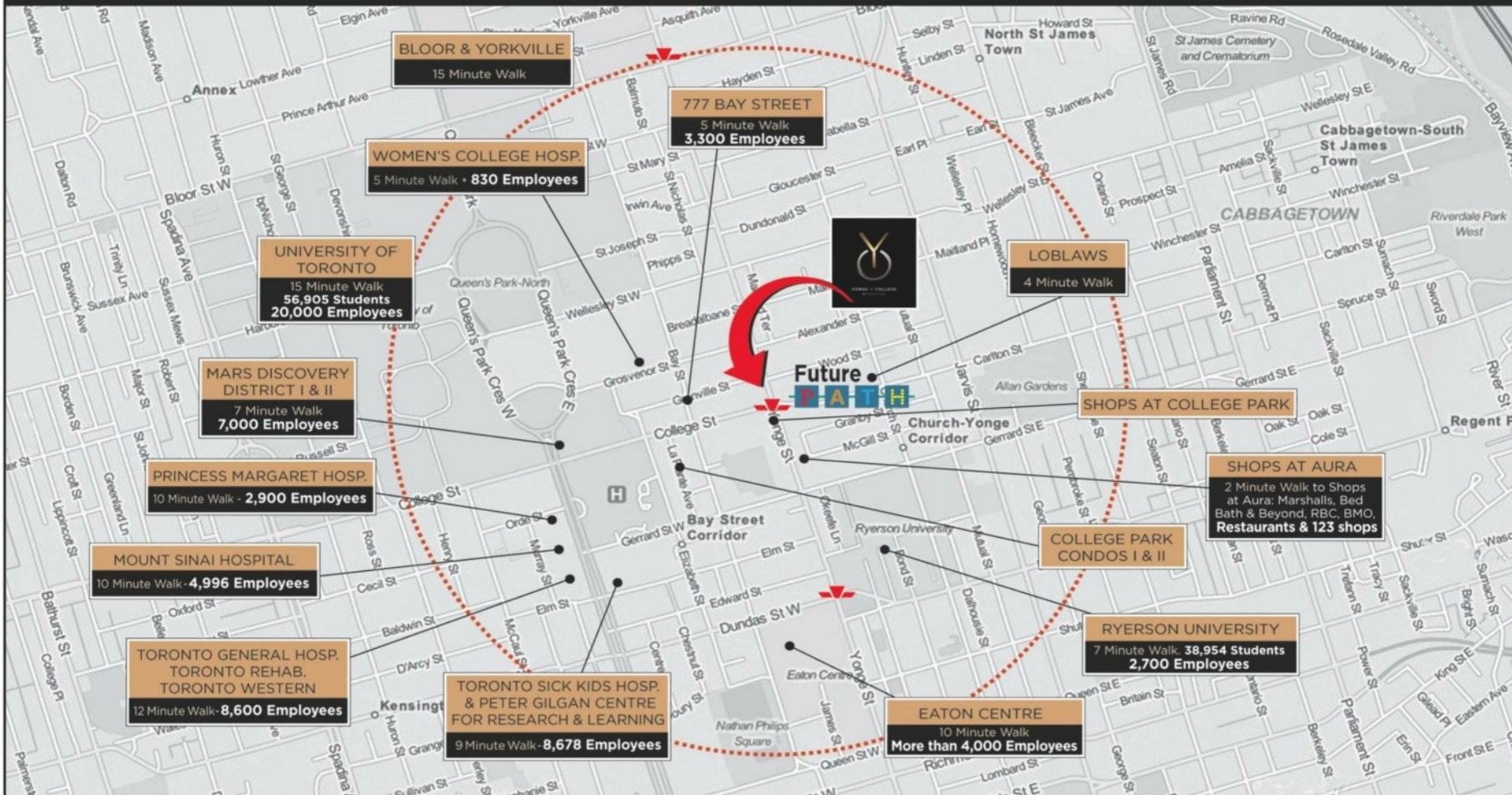


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# OVER 158,000 WORKERS & STUDENTS WITHIN 1KM RADIUS OF YONGE & COLLEGE

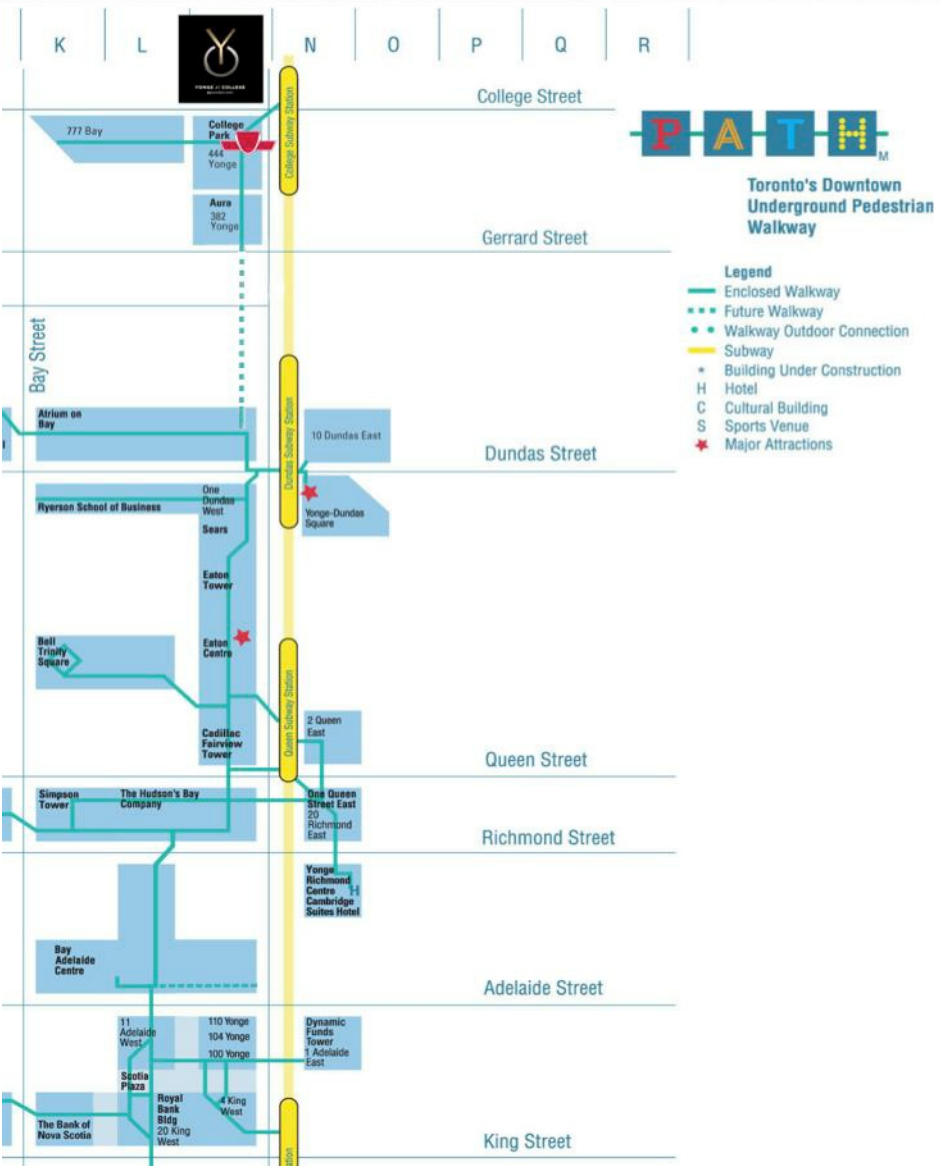


## LOCATED IN THE HEART OF DOWNTOWN TORONTO





# STAY CONNECTED



The City of Toronto has future plans to connect PATH up Yonge St. to College St. and then north of College St.

The PATH system connects to over 200,000 workers

There are over 1,000 shops and services along the PATH

Over 100,000 pedestrians use the PATH daily never having to step outside

20 minutes walking from Yonge St. and College St. to Union Station through future PATH  
- all underground\*

Yonge and College subway station outside your front door

\*Source: Google maps



# BARBARA ANN SCOTT PARK REVITALIZATION



Canderel has contributed approximately \$3.5 million towards the Barbara Ann Scott Park which will be the largest park space in downtown Toronto at more than 3 acres.

A walkway with direct access from Yonge Street to the park will be made, there will also be restaurants with patios to be enjoyed by area residents – a 2 min walk from YC Condos.

The park will start construction in summer 2014 and to be completed by winter 2015.

On the north side of Aura facing the park there will be a Zavida Coffee Shop, where people can sit and enjoy a freshly brewed coffee on the patio.



College Park



College Park



Rendering of Zavida  
Coming into Aura in Summer 2014



# YC CONDO MOST ACCESSIBLE LOCATION



Yonge St. & College St. is one of the most accessible areas to be in. With a walk score of 98, Transit Score of 100 and Bike Score of 81\*

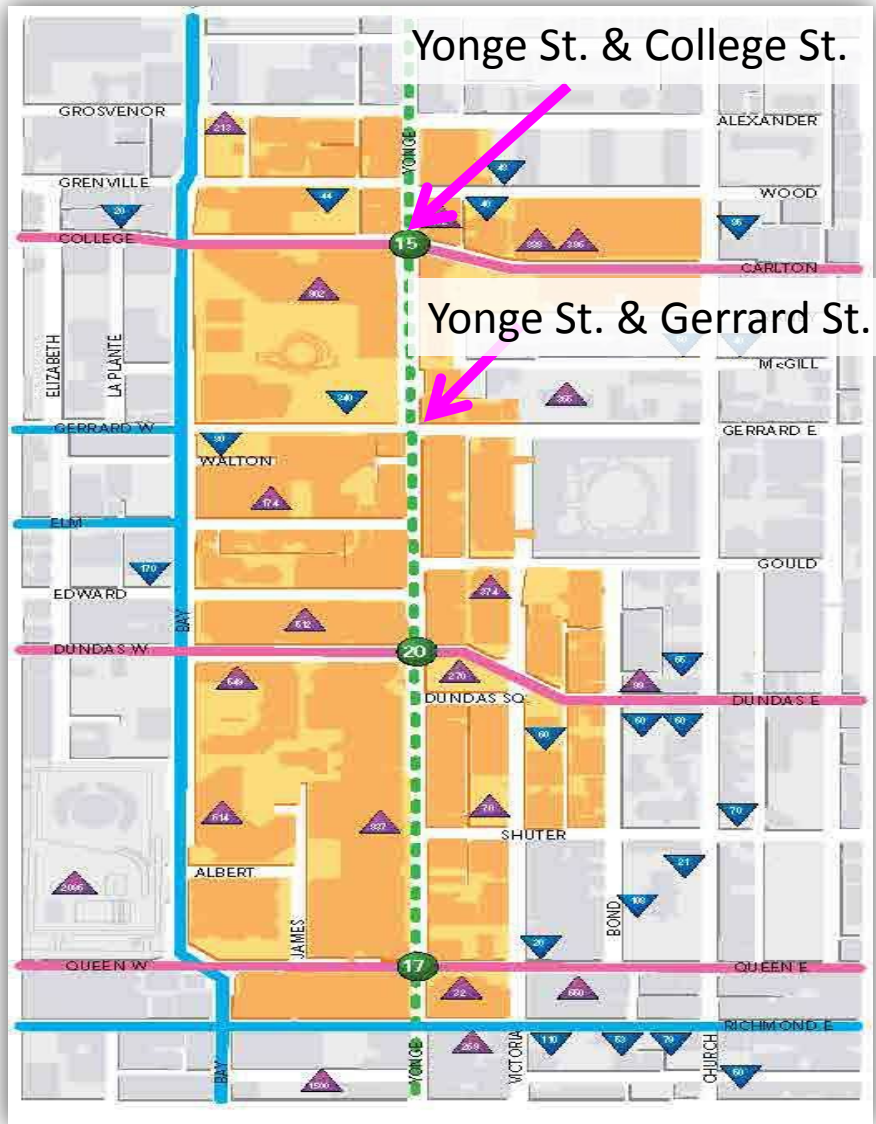
The daily pedestrian traffic count at Yonge St. & College St. is approximately **29,115**, which is higher than Yonge St. & Bloor St. at 25,696\*\*

Just south at the corner of Yonge St. & Gerrard St. the daily pedestrian traffic count is approximately 22,771\*\*

The average weekday passenger traffic that take the subway at Yonge St. & College St. is 50,230\*\*

This area has become a major destination for people to live, work and shop.

\*Source: walkscore.com  
\*\*Source: Spacing.ca 2011





# Internationally Recognized Burdifilek Interior Design



## Recent Awards



PAUL FILEK



DIEGO BURDI

- International Fashion Retailer of the Year

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- Finalist: Store Design of the Year >1,200 sq. m.

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- Softline Specialty Store 7,501 - 25,000 sq. ft. - Grand Prize

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- Special Award for Innovative Lighting Design

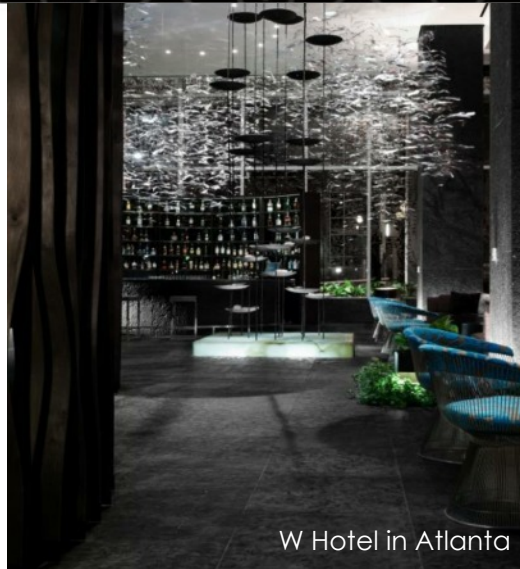
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- Soft Lines Specialty Store - First Place

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- Soft Lines (greater than 15,000 sq. ft.) - First Place

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- Shortlisted: Retail Outlets over 200 sq. ms.

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- Best Retail Fashion Store Winner

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- Best Designed Store of the Year Finalist



W Hotel in Atlanta



Holt Renfrew



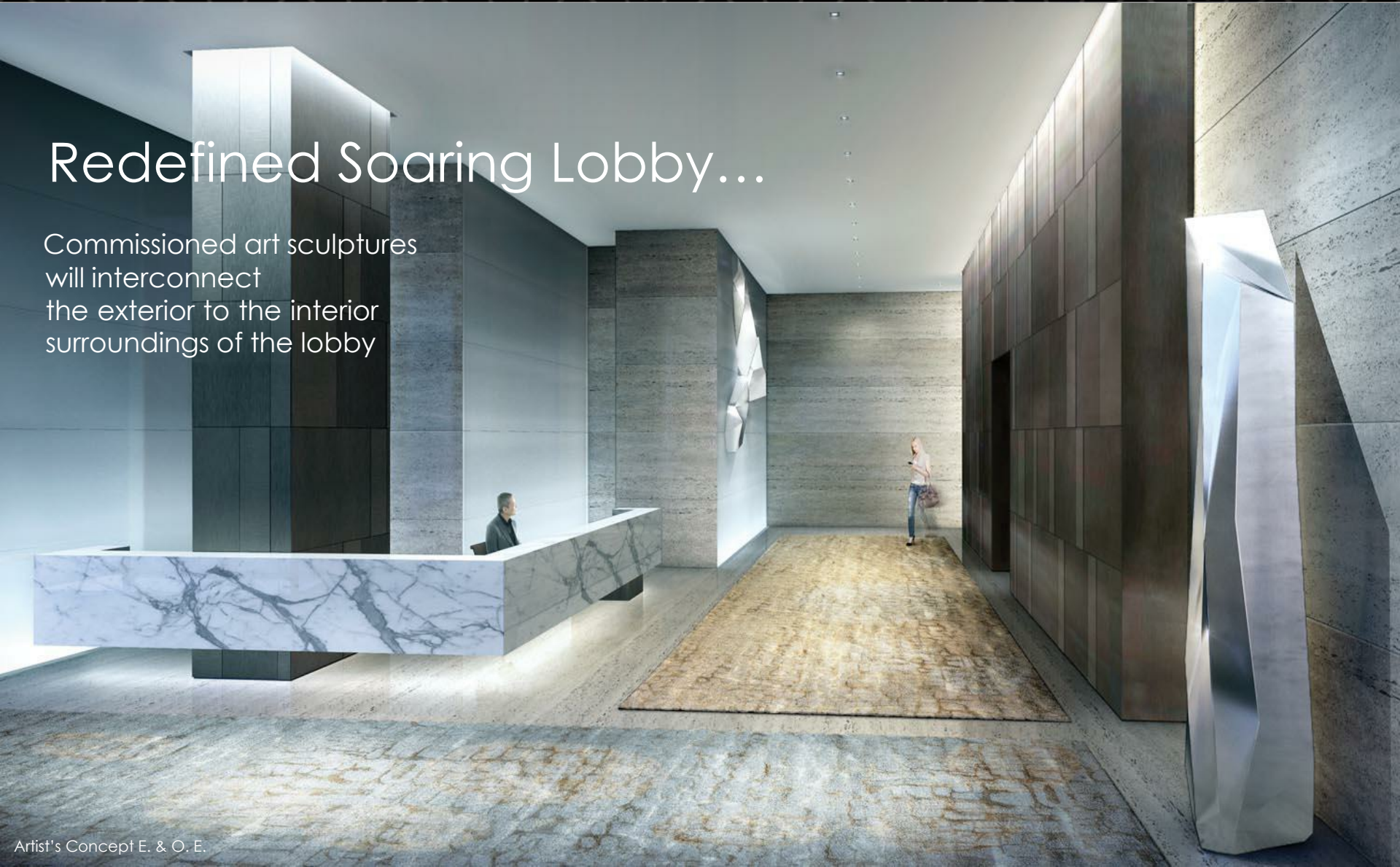


# YC LOBBY



## Redefined Soaring Lobby...

Commissioned art sculptures will interconnect the exterior to the interior surroundings of the lobby





# 2D PLAN 7<sup>th</sup> FLOOR

CANDEREL



Artist's Concept

Design is in concept stage. Specifications are subject to change without notice E.O. & E. Artist's Concept.

Mark Li Cell:416-500-5355

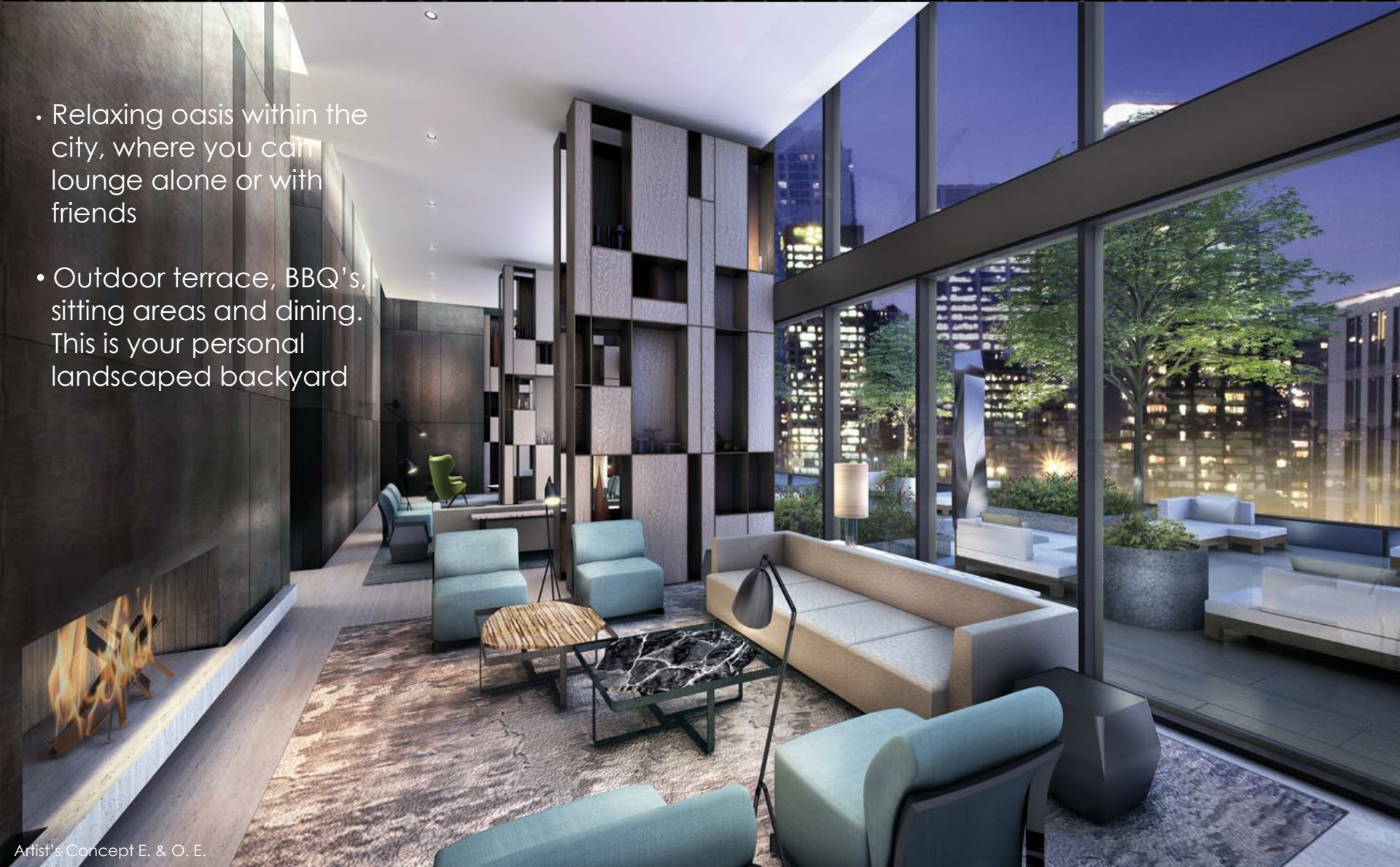


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# 7<sup>th</sup> FLOOR AMENITY

CANDEREL

- Relaxing oasis within the city, where you can lounge alone or with friends
- Outdoor terrace, BBQ's, sitting areas and dining. This is your personal landscaped backyard





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# 64<sup>th</sup> FLOOR AMENITY – LOUNGE64

← → CANDEREL



- A LOUNGE, BAR, BILLARDS ROOM AND A BEAUTIFULLY APPOINTED DINING ROOM AND CATERING FOR ANY CHEF WITH UNOBSTRUCTED VIEWS OF THE CITY

Artist's Concept E. & O. E.



# WORLD'S BEST POOLS



Ritz Carlton, Hong Kong 118<sup>th</sup> Floor

Marina Bay Sands, Singapore, 55<sup>th</sup> Floor





CANDEREL AND BURDIFILEK WANTED TO  
DESIGN ONE OF THE TALLEST INFINITY  
POOLS IN THE WESTERN HEMISPHERE IN  
TORONTO



BURDIFILEK



# INTRODUCING



Artist's Concept E. & O. E.





Artist's Concept E. & O. E.



# PENTHOUSES AT YC CONDOS



LOCATED ON THE 59<sup>TH</sup> – 64<sup>TH</sup>  
FLOOR OF YC CONDOS

STUNNING, UNOBSTRUCTED  
VIEWS IN EVERY DIRECTION

OPEN CONCEPT LAYOUTS WITH  
WRAP AROUND BALCONIES ON  
ALL CORNER SUITES

BALCONIES FROM 5-6'6" IN  
WIDTH – PERFECT FOR  
ENTERTAINING



# 3F/3 BEDROOM PENTHOUSE SUITE NORTH/WEST VIEW



003  
3F  
1185 ft<sup>2</sup>

Mark Li Cell:416-500-5355

All plans and dimensions are approximate and subject to change without notice.  
Note that plans and room dimensions may vary according to elevation, E. & O. E.



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# NORTH/WEST VIEW 60<sup>TH</sup> FLOOR

⇌ CANDEREL





# 2B + D/2 BEDROOM + DEN PENTHOUSE SUITE EAST VIEW

CANDEREL



008  
2B+D  
1248 ft<sup>2</sup>

Mark Li Cell:416-500-5355

All plans and dimensions are approximate and subject to change without notice. Note that plans and room dimensions may vary according to elevation. E. & O. E.



# EAST VIEW 60<sup>TH</sup> FLOOR





# 2H/2 BEDROOM PENTHOUSE SUITE WEST VIEW



013  
2H  
1025 ft2

Mark Li Cell:416-500-5355

All plans and dimensions are approximate and subject to change without notice. Note that plans and room dimensions may vary according to elevation. E. & O. E.



# WEST VIEW 60<sup>TH</sup> FLOOR







# GOURMET KITCHENS 3E PENTHOUSE SUITE





# DESIGNER BATHROOMS 3C PENTHOUSE SUITE

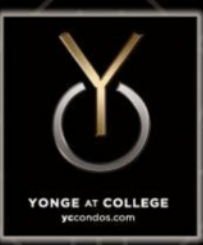
← CANDEREL →





# YC PENTHOUSES 3C PENTHOUSE SUITE





# YC PENTHOUSES SUITE FINISHES INCLUDE:



10' FOOT CEILINGS

WIDE PLANK HARDWOOD  
FLOORING

MIELE APPLIANCES

30" INTEGRATED REFRIGERATOR  
30" COOKTOP 30"  
OVEN  
24" DISHWASHER



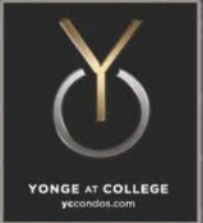
CUSTOM KITCHENS IN  
CHOICE OF WOOD OR  
LAQUER FINISHES BY  
BURDIFILEK

STONE FLOORING IN BATH

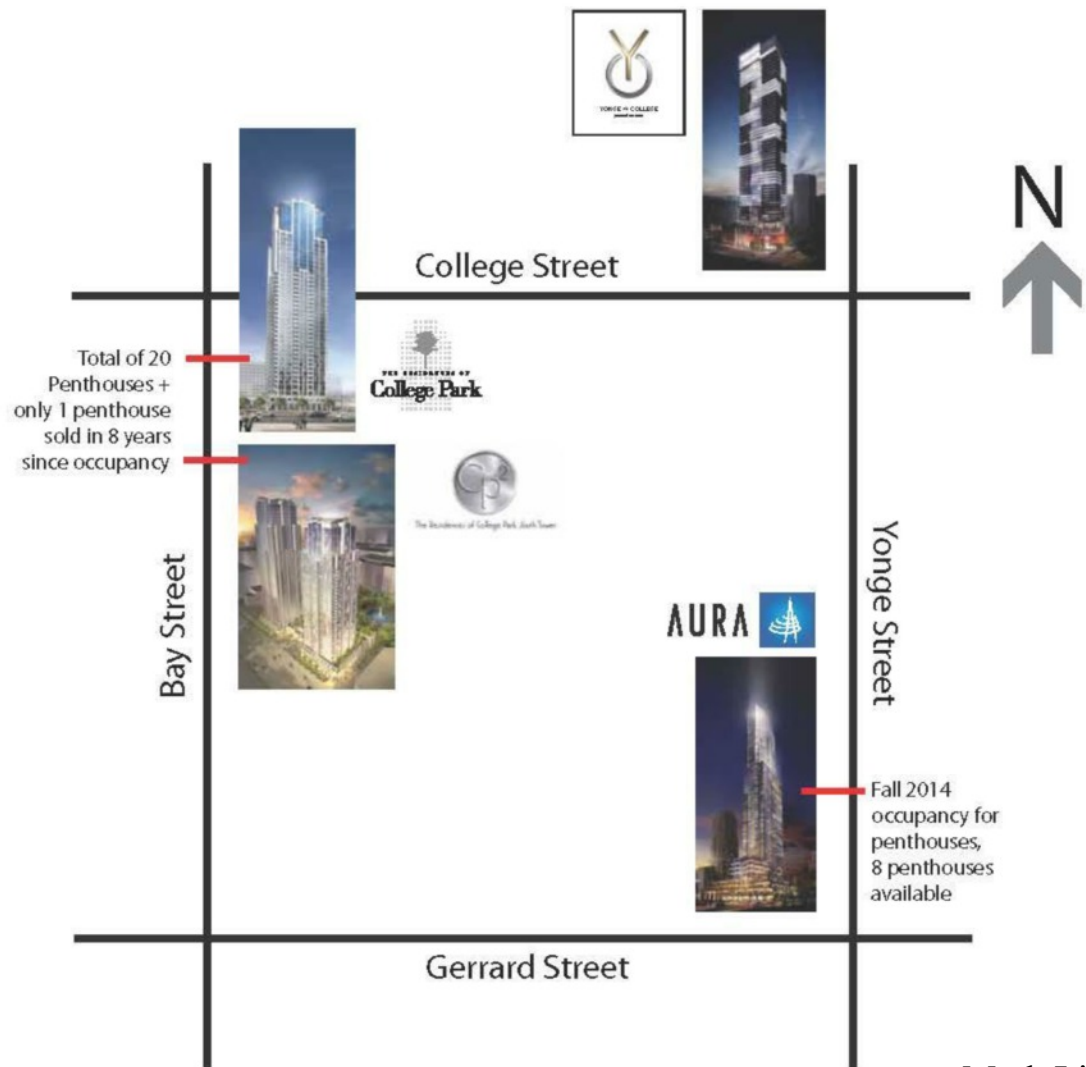
FREESTANDING BATH TUB

HIS AND HER VANITY

GAS APPLIANCES, GAS  
COOKTOP, GAS BBQ  
CONNECTION ON  
BALCONIES



# CANDEREL PROJECTS IN THE COLLEGE PARK NEIGHBOURHOOD





# CURRENT LISTINGS AT 716 BAY CP2



PROPERTY	SUITE	SQ. FT.	LISTING DATE	PRICE	\$/SQ. FT.
761 BAY STREET	PH 09	2140 SQ. FT.	3/7/2014	\$1,798,000	\$840*
761 BAY STREET	LPH 05	2370 SQ. FT.	3/5/2014	\$2,158,000	\$910*

**COMPLETED IN 2008 WITH OLDER FINISHES**

**NO BALCONIES FOR UNITS ON 45<sup>TH</sup> & 46<sup>TH</sup> FLOORS**

**&**

**YC CONDOS PENTHOUSES – 59<sup>TH</sup> FLOOR AND UP, SUPERIOR FINISHES, WITH BALCONIES, \$45 LOWER \$/FT.**

\*SOURCE: MLS DATA 2014



# VIP PRICING OF PENTHOUSES



**\$932,900 TO \$1,289,900\***

STARTING AT

**\$865/FT** – LOWER THAN RESALE!

Mark Li Cell:416-500-5355

\*Prices subject to change without notice.



# VIP INCENTIVES



- Exclusive VIP Access To Suites
- Extended Deposit Schedule

## VIP DEPOSIT STRUCTURE

**\$5,000 WITH OFFER**  
**BALANCE OF 5% IN 10 DAYS**  
**5% IN ~~90~~ 120 DAYS**  
**5% IN ~~180~~ 270 DAYS**  
**5% IN ~~365~~ 540 DAYS**  
**1% ON OCCUPANCY**

## INTERNATIONAL DEPOSIT STRUCTURE

**\$5,000 WITH OFFER**  
**BALANCE OF 5% IN 10 DAYS**  
**5% IN ~~90~~ 120 DAYS**  
**10% IN ~~180~~ 270 DAYS**  
**10% IN ~~365~~ 540 DAYS**  
**5% ON OCCUPANCY**





# PURCHASER INCENTIVE



## Only 15% deposit within a year

FREE Assignment rights

- Able to assign suite upon 90% sales of project
- Standard Assignment fee is **\$5,000**

FREE Right to Lease during occupancy

- Standard right to Lease is **\$2,000**

Meter charges/connection Cap at **\$1,000**

Development charges/Levy Cap, **Hard Cap:**  
**\$8,000** – 2 Bedroom and larger



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yecondos.com

← CANDEREL



**YONGE AT COLLEGE**

**Mark Li**

**Sales Representative**

**CENTURY 21 Leading Edge Realty Inc.,**

**Brokerage\***

**Cell: 416-500-5355**

Email: [mark@mycondopro.com](mailto:mark@mycondopro.com)