

ELM
ON
YONGE



THE CENTRE OF ATTENTION.

8

ELM
ON
YONGE

IN COLLABORATION WITH

SIMU LIU

Actor and author Simu Liu has had a prolific rise from immigrating to Canada at age 5 to Marvel movies.

He got his breakout role as Jung in CBC's comedy *Kim's Convenience*, the acclaimed five-season Canadian series that won multiple Canadian Screen Awards, ACTRA Awards for Outstanding Ensemble in 2017, and a worldwide audience from streaming on Netflix.

Following *Kim's Convenience*, Simu made history as the star of the first Asian-fronted movie in the Marvel Cinematic Universe in Destin Daniel Cretton's *Shang-Chi and the Legend of the Ten Rings*. His work in the film garnered him the People's Choice Award for Favorite Action Movie Star. Liu recently completed production on Greta Gerwig's anticipated feature film *Barbie* for Warner Bros. opposite Margot Robbie and Ryan Gosling. He next stars alongside Mark Wahlberg in *Arthur the King*, as well as in the film adaptation of Taylor Jenkins Reid's bestseller *One True Love* opposite Phillipa Soo.

He documented his life story so far in his New York Times Bestselling memoir, *We Are Dreamers: An Immigrant Superhero Origin Story*. His memoir also covers the time he spent studying at the University of Toronto, and Ivey Business School at the University of Western, Ontario.

In 2022, Liu was named one of Time Magazine's 100 most influential people in the world.



FOREVER VIEWS



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DESIGNING WITH SIMU LIU





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

A filmmaker, 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.



Welcome to 8 Elm, a spectacular new 69-storey condominium by Reserve Properties and Capital Developments, offering an exhilarating lifestyle in the heart of Toronto. Set on a quiet street only one block from Yonge & Dundas, and only steps from world-class shopping and entertainment, 8 Elm is designed for those who love the bright lights and energy of the city.

THE ENERGY SURROUNDS YOU





Merging the past with the future, 8 Elm will preserve the heritage buildings at its base. This unique street is lined with premier restaurants, pubs and shops, while still maintaining a quiet, residential feel.

HERITAGE-RICH ELM STREET

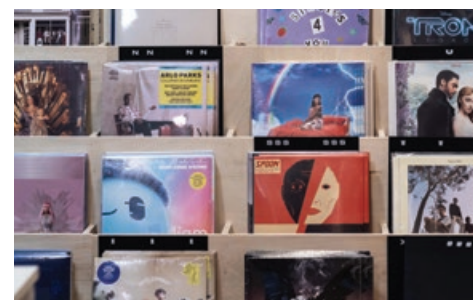




Whatever your mood, whatever your wish or desire, you can find it here at Yonge and Dundas. With so many first-class venues in the area surrounding 8 Elm, you'll always find incredible places to eat, drink, shop, and be entertained.

SHOPPING, DINING, ARTS & CULTURE





Roots | Loblaws Maple Leaf Gardens | Adidas
Saks Food Hall | Hudson's Bay | Lululemon | Eaton Centre | Urban Outfitters
Freda's | IKEA | St. Lawrence Market | Nordstrom

Indulge in retail therapy, refresh your wardrobe, and find all manner of furnishings and home accessories at Nordstrom, Saks, and Eaton Centre.





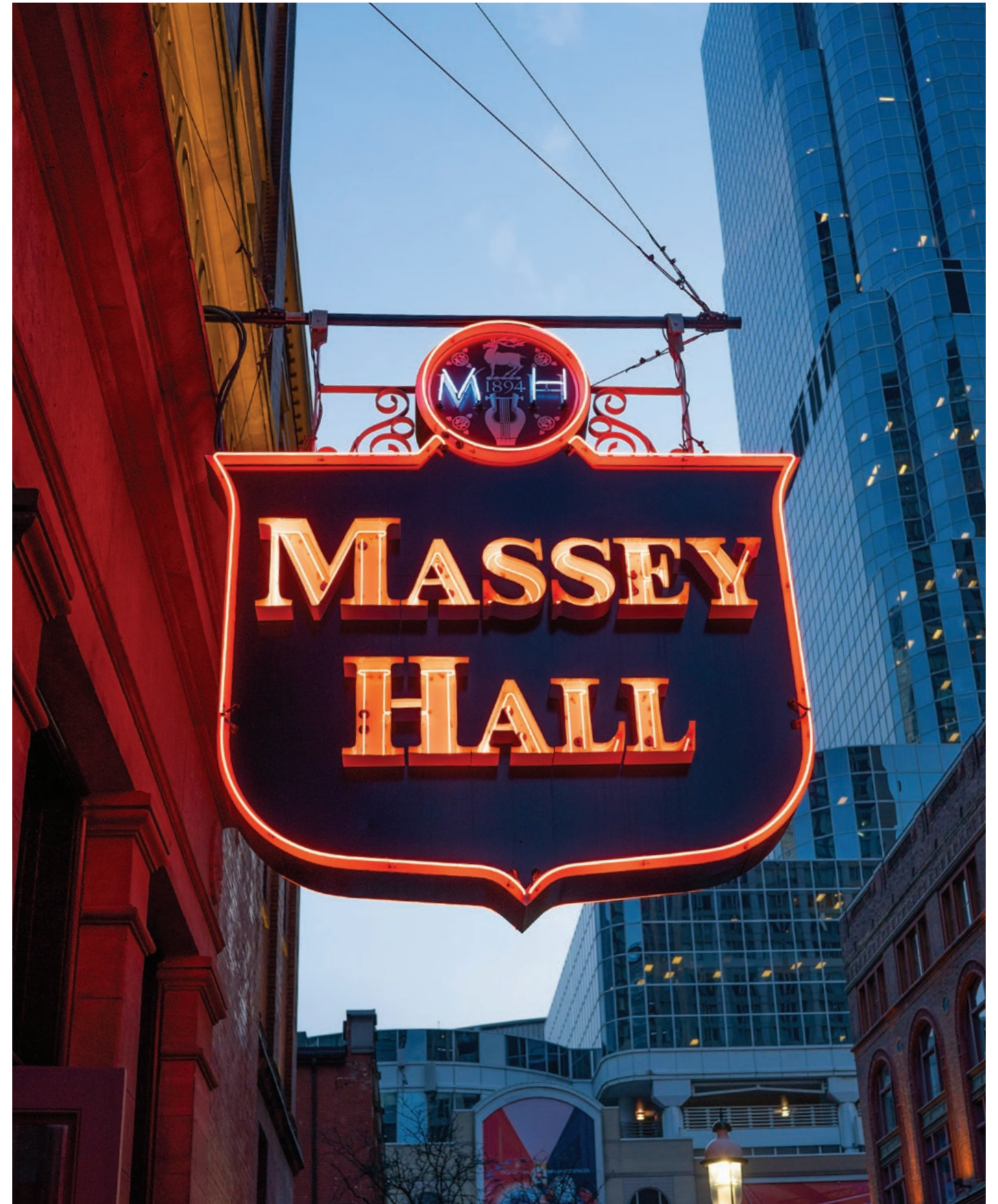
Starbucks | Planta Burger | The Chase
Sud Forno | Paramount | Barberian's Steak House
The Queen and Beaver Public House | Richmond Station | AdegA | Lena

Competing for your attention is an ever expanding menu of places where taste is the ultimate sense and nothing else matters except the exquisite and the delicious.



Nathan Phillips Square | Elgin & Winter Garden Theatre | Ed Mirvish Theatre
Scotiabank Arena | Four Season Centre | Rogers Centre | Yonge & Dundas Square

Live music, dance, theatre, movies, sporting events and non-stop glitz showcase talent and energy – the pinnacle of a thousand minds together in the ultimate uplifting, never-ending spectacle.



Massey Hall

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.

CONNECT TO EVERY DESTINATION



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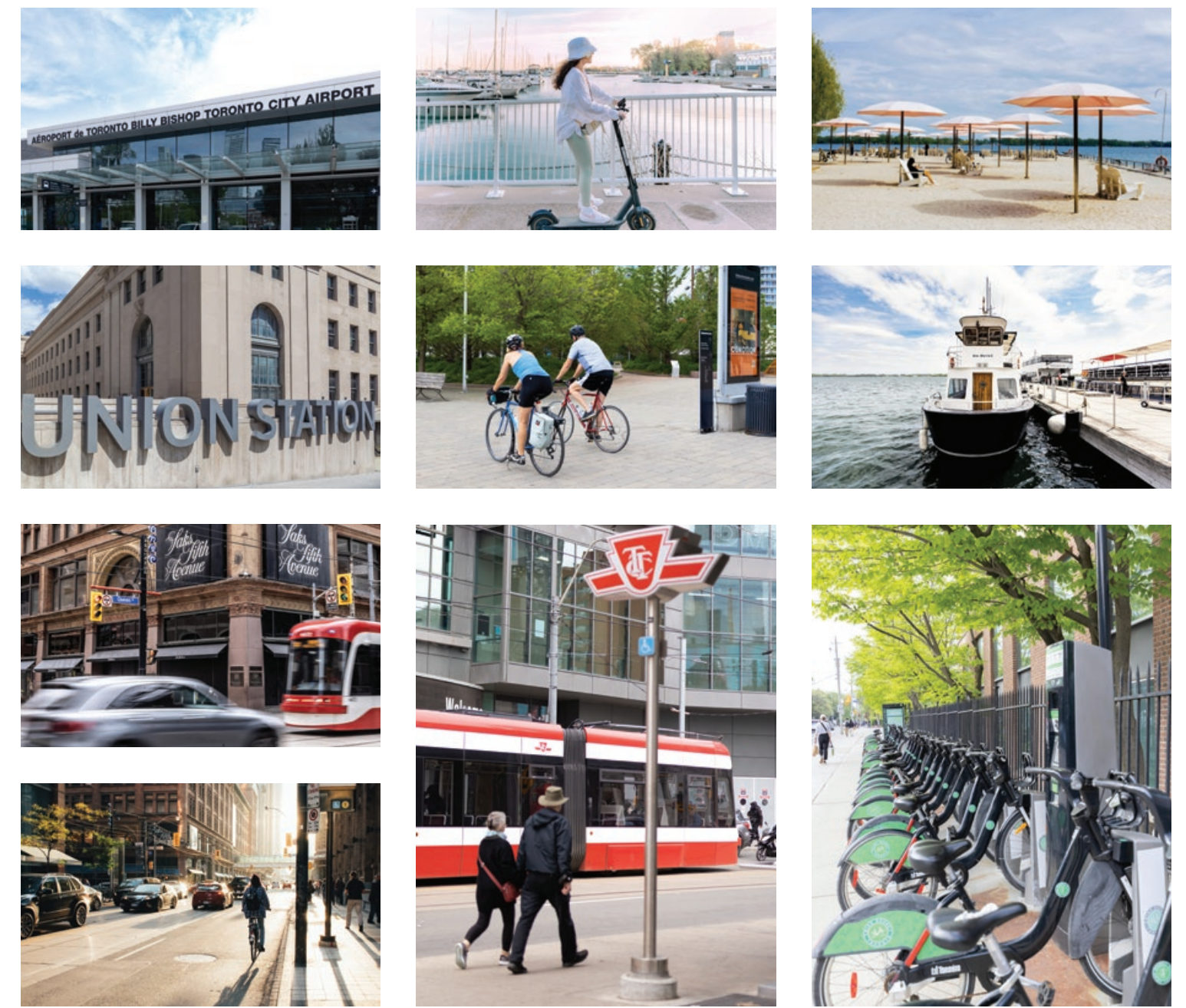
DOWNTOWN YONGE
Dundas St W
& Yonge St

DISCOVERY DISTRICT ↑

← FINANCIAL DISTRICT
 Ed Mirvish Theatre
 Elgin and Winter Garden
 Theatre Centre

LAYOUT OF DUNDAS STREET
 Dundas Street contains several curves, which are the legacy of a project to create a new east-west road through the city core following the First World War. Over a dozen old streets were incorporated into the route between Ossington Avenue and Kingston Road. Dundas Square was created when a section of Wilton Street was connected to Agnes Street on the west side of Yonge. The buildings that once filled it were demolished during a 2003 renovation that made Yonge-Dundas Square one of Toronto's major public spaces.





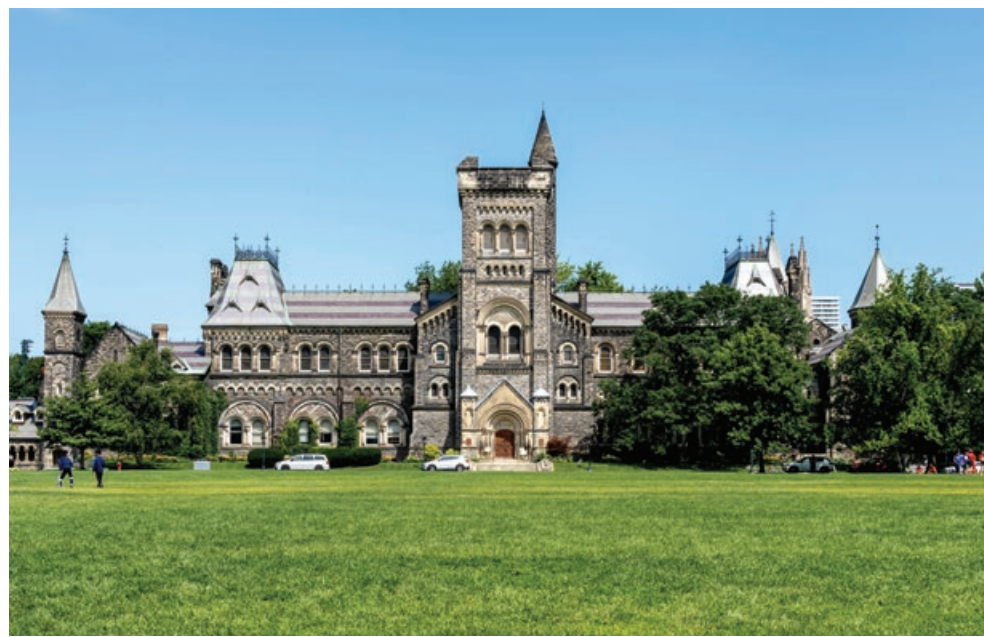
Billy Bishop Airport | Harbourfront | Sugar Beach
 Union Station | Ontario Square | Harbourfront Pier
 TTC | Yonge & Queen | TTC | Green Bike Station

Yonge and Dundas is a walking and biking paradise, with a walk score of 99 and a bike score of 92. A Bike Share station is right there. Surrounded by bike paths and only a short distance to the sparkling waterfront, it's easy to get into your favourite outdoor pursuits when you live at 8 Elm.

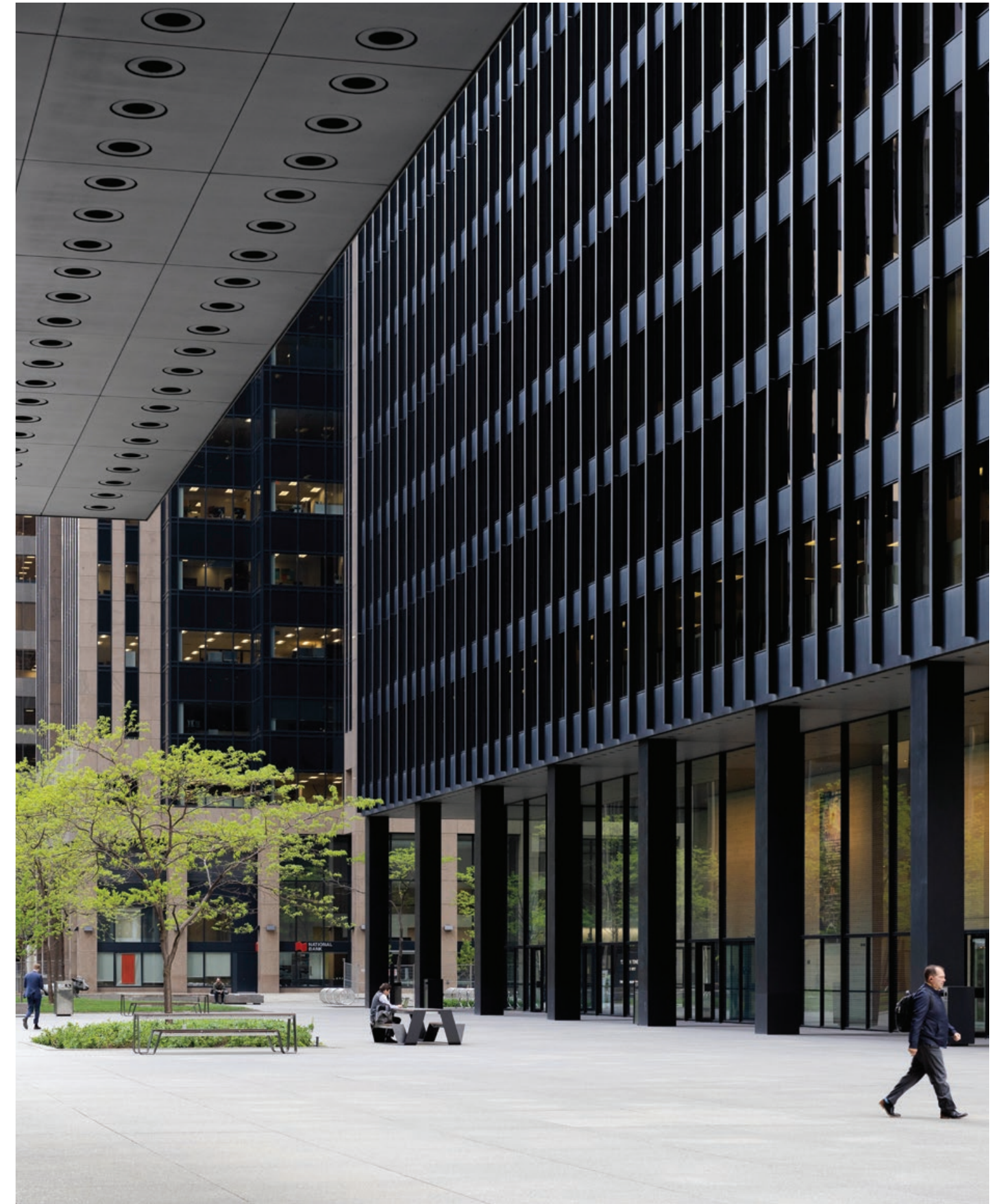
8 Elm is ideally located close to universities, corporate and bank HQs and hospitals. If you work in the financial district, you're a short walk from the office, and if you're taking courses at Toronto Metropolitan University (formerly known as Ryerson University), cross the street to get there. University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

WORK & STUDY



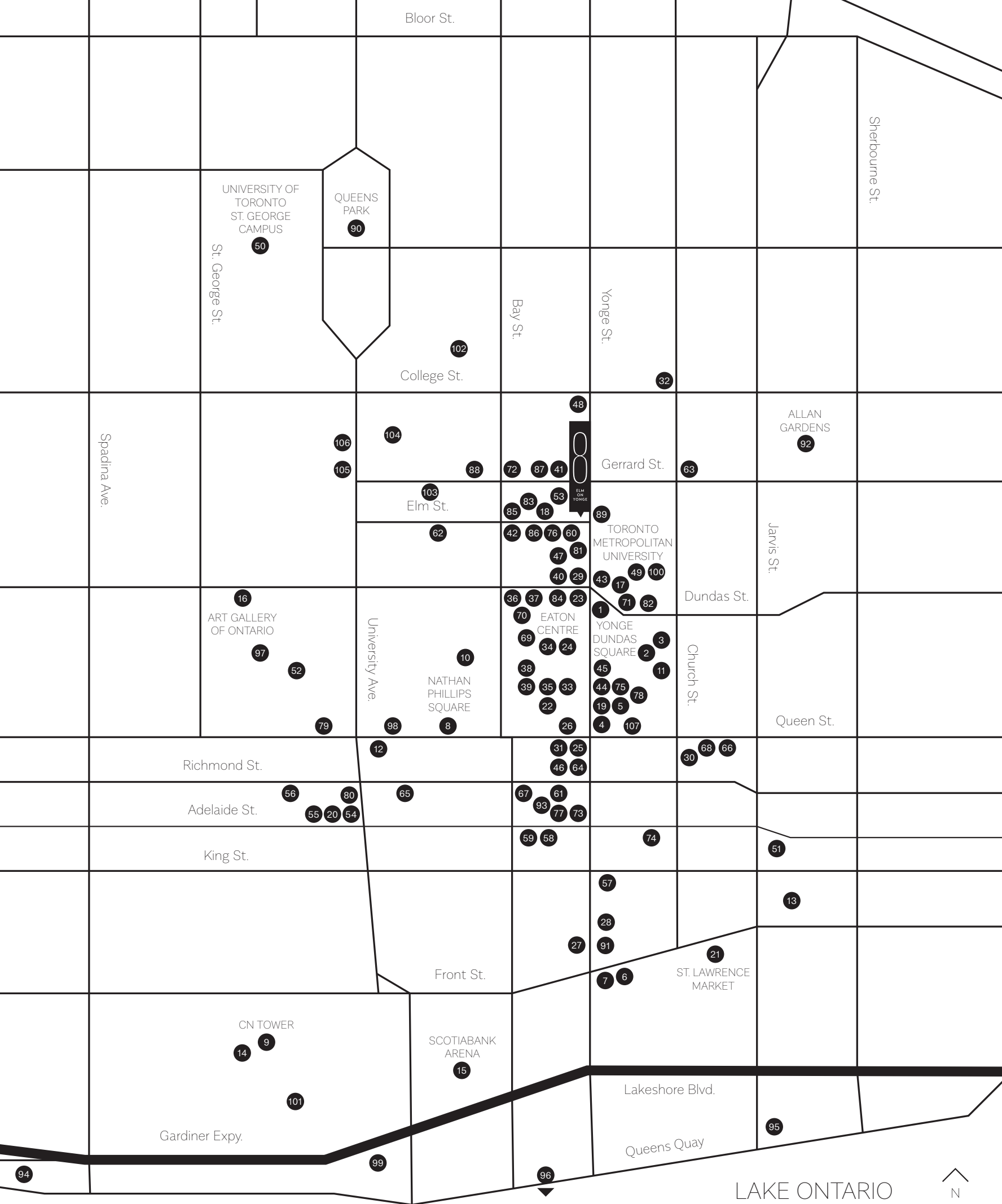


Bay Street | The Bank of Nova Scotia | David Pecaut Square | Toronto Dominion Centre | St. Michael's Hospital
George Brown College | OCAD University | University of Toronto



Toronto Dominion Centre

AREA AMENITIES



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 Diperie
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



Award-winning architecture firm IBI Group has designed 8 Elm to galvanize attention and evoke admiration from everyone who witnesses its ascent above the preserved historic buildings at its base. The modern, innovative residential tower will be ideal for everyone looking for an exhilarating downtown lifestyle.

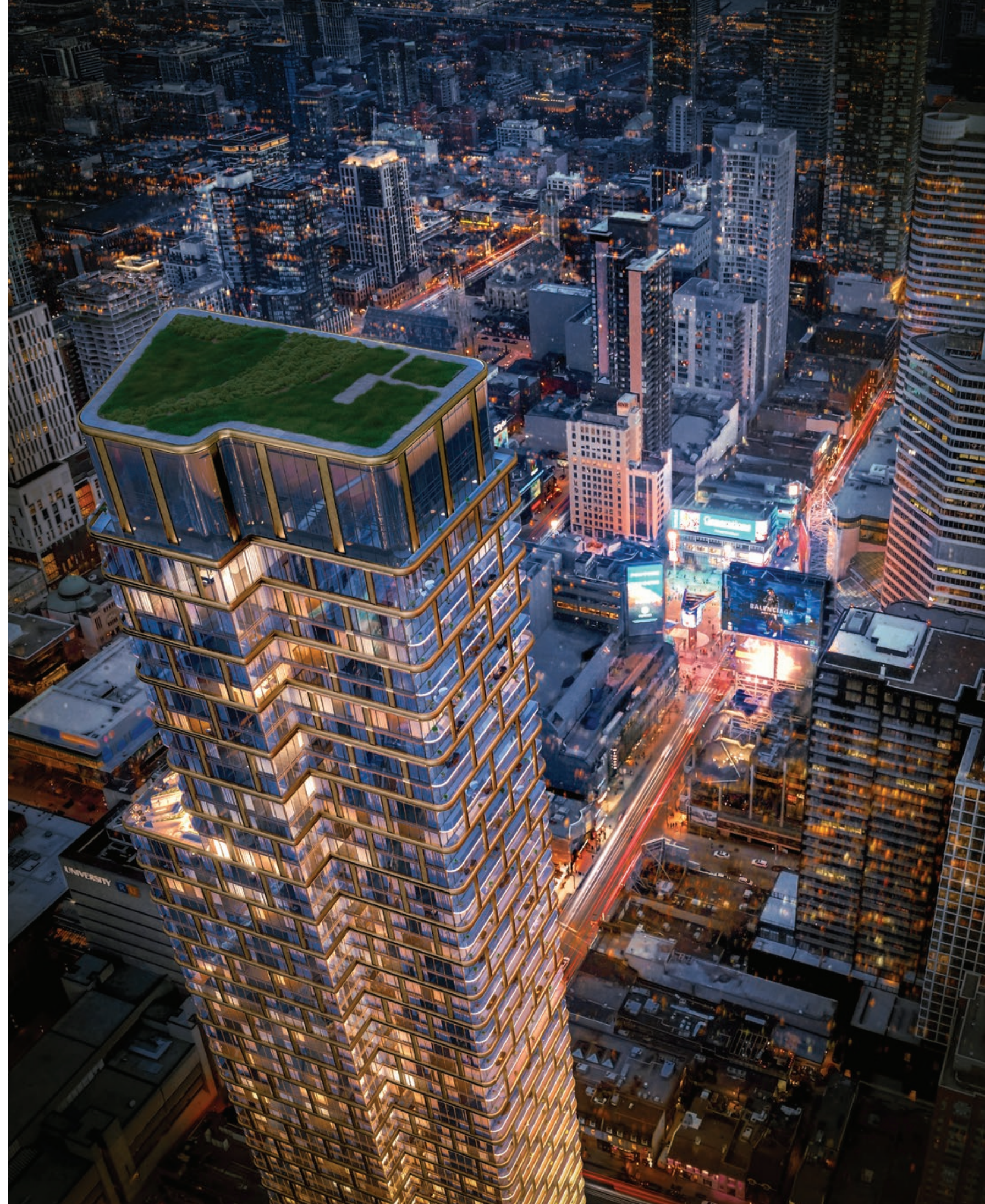
ARTICULATED ARCHITECTURE





At 8 Elm, award-winning design firm Cecconi Simone has designed every amenity space to improve your daily outlook on life, to make it easy to attain your fitness goals, and to connect meaningfully with your closest friends and family.

ELEVATED MOMENTS





WELCOME TO 8 ELM



LOBBY

The elegant Lobby sets the theme for the building's modern interior design, and every space is designed to put you in a state of relaxation and ease.



SOCIAL LOUNGE

A gathering place beyond the ordinary, the Social Lounge is designed to conjure an uplifting atmosphere.



**PARTY ROOM &
PRIVATE DINING**

Plan to host memorable celebrations and events in the serene and lavishly decorated Party Room and Private Dining areas.



CO-WORKING

For a change of scene and a little inspiration, bring your work and personal projects to the light, airy Co-Working Lounge.



GAMES ROOM

With a nod to arcades, the Games Room is designed to spark competition and good times.



OUTDOOR TERRACE

The expansive Outdoor Terrace, with its lounge and dining areas, BBQs, pizza ovens, and fire pits, offers space amidst lush landscaping to hang out, entertain, and catch a few rays of sunshine.





SKY CLUB

With the most amazing views up on the 56th floor, the Sky Club – offering luxurious indoor and outdoor space – will fast become your go-to for impressing your guests.





FITNESS

However you choose to stay well and cultivate your fitness, the state-of-the-art cardio and weights equipment at 8 Elm will inspire you to succeed.



AMENITY PLANS

The background features a dark, deep blue gradient on the left side, which transitions into a vibrant, multi-colored particle effect on the right. This effect consists of numerous small, bright blue and purple dots and streaks, creating a sense of motion and depth, similar to a starfield or a nebula. The overall aesthetic is modern and high-tech.



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

The suites at 8 Elm offer an array of sizes and layouts to suit your wishes, all with the latest in designer features and finishes, lighting and appliances. Create whatever ambiance you need for relaxation and living life to the fullest.

SUITE PERFECTION





LIVING & DINING



KITCHEN

SIMU LIU COLLECTION



EARTH



WATER

FEATURES & FINISHES

GENERAL

Balcony or Terrace*

Floor-to-ceiling windows*

Smooth-finished flat ceiling throughout the suite

Contemporary-style doors with designer-series hardware

Choice of pre-finished wide plank laminate or pre-finished wide plank luxury vinyl floors** throughout, with the exception of the bathroom and laundry room

Capped ceiling light fixture outlet in dining room* and den*

Front-loading stacked washer and dryer



KITCHEN

Choice of premium quartz countertop**

Choice of premium quartz or porcelain backsplash**

Choice of custom designed European style kitchen cabinetry in a selection of door finishes and soft-close motion drawers**

Under-mounted single-bowl stainless steel sink with single-lever faucet

Fully Integrated European style appliances with refrigerator, electric cook top and oven, dishwasher, microwave, and exhaust hood**

Designer overhead track lighting

BATHROOM

Choice of oversize porcelain tile** flooring

Choice of oversize porcelain** wall tiles in tub/shower enclosure

Integrated solid surface countertop and sink for vanity

Vanity mirror/medicine cabinet with integrated LED lighting

Rain style shower head with contemporary lever style vanity faucet

Overhead pot lights

Linear drain in shower

HEATING AND AIR CONDITIONING

Smart thermostat

Individually controlled, on-demand heating and air conditioning system

Heat recovery ventilation system included

* Denotes availability determined by suite design.
** Denotes finishes to be selected from the vendor's samples.

All features and finishes subject to change without notice. E. & O. E. August 2022



Reserve Properties is an active developer of residential, retail and mixed-use properties. With 40 years of experience, the executives have been involved in 135 projects encompassing 15,000 homes and over 2 million square feet of commercial and retail space across North America. The Reserve team spans two family generations, offering extensive expertise in all aspects of real estate development, construction and financing. Reserve Properties hires the best professionals and consultants to help bring each venture to life. This philosophy, coupled with a steadfast commitment to the best interests of their clients and customers, has helped the company achieve the success it enjoys today.

With a history of executing forward-thinking multi-residential projects like Untitled, Line 5, Rise, and Bellefair, as well as high-volume retail spaces for national tenants including Starbucks, LCBO and Shoppers Drug Mart, Reserve has always demonstrated a progressive approach to neighbourhood development. The team has spent recent years acquiring strategic properties throughout the city that will enable them to continue executing this vision. Reserve's commitment to inspired architecture and a sophisticated understanding of interior design and lifestyle programming is highlighted with 8 Elm on Yonge, which will deliver a new vision for residential living at Yonge and Dundas.

IBI GROUP

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.

CECCONI SIMONE

Cecconi Simone Inc. is a multi-disciplinary interior-design practice based in Toronto, Canada, privately owned and operated by Elaine Cecconi and Anna Simone. Established in 1982, Cecconi Simone has met with continued success, creating award-winning interiors for the retail, corporate, hotel-hospitality and residential sectors.

BAKER REAL ESTATE

Baker Real Estate has been setting the benchmark in Canadian real estate sales and marketing for more than 25 years. As Canada's leading Pre-Construction Sales and Marketing Partner, Baker guides projects from inception to completion — and beyond, in a cohesive partnership.

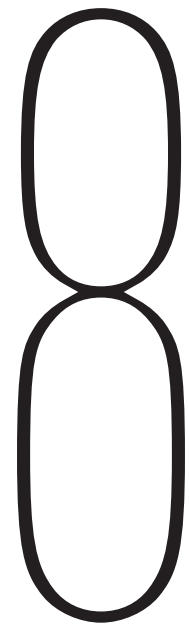


Capital Developments is a Canadian industry leader, founded in 2008, with international roots. The co-CEOs were founding executives of one of Europe's largest developers, TriGranit. They developed and delivered 10 million square feet of mixed-use space, including some of Europe's finest shopping centres, concert halls, office towers, and performing arts centres. Since the principals returned to Canada in 2008, Capital Developments has delivered 1.8 million square feet in Toronto and Montreal. This includes projects such as 2131 Yonge Street, done in collaboration with the late Karl Lagerfeld.

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.

Capital Developments believes architecture, location, and design all matter; its projects are in the best locations, and the quality of its delivery is second-to-none. But above all, Capital Developments and its team believe relationships matter: with homeowners, with employees, with capital partners, and with the city. The company looks forward to building new relationships with homeowners at 8 Elm, in conjunction with its great partner, Reserve Properties.





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THE CENTRE OF
ATTENTION.

THE ENERGY
SURROUNDS YOU.



PROJECT HIGHLIGHTS

A spectacular new condominium at Yonge and Dundas in collaboration with Simu Liu.

LOCATION

8 Elm Street, Toronto

- Set on an exceptionally beautiful street, only steps from world-class shopping, dining, and entertainment venues in the heart of Toronto at Yonge and Dundas.
- The site will preserve the James Fleming heritage building at its base.

DEVELOPERS & TEAM

Brought to you by experienced developers:
Reserve Properties and Capital Developments

Recent Projects:

Reserve Properties: Untitled, Line5, Rise

Capital Developments: 11 Yorkville, Azura, E2 Condos

Interior Designer: Cecconi Simone Inc.

Architect: IBI Group

Heritage Architect: GBCA Architects

Landscape Architect: NAK Design Strategies

Lawyer: Harris, Sheaffer LLP

BUILDING FEATURES & AMENITIES

- 69 storeys
- Approximately 819 units
- Suites will offer an array of sizes and layouts, all with the latest in designer features and finishes, lighting and appliances, and many offering a balcony.
- Efficient and Functional units that vary from Studios to 3 Bedrooms with protected South and East views.
- Grand amenity program of 26,000 SF with purposeful interior & exterior spaces, including but not limited to:

Fitness Amenities

Infrared Sauna

Indoor and Outdoor Social & Co-Working Lounges

Sky Club with Outdoor Lounge

Party Rooms

Private Dining Rooms

Games Room

Kids & Pet Zone

AREA AMENITIES

- A walker and biker's paradise, with a walk score of 99 and with a bike score of 94.
- Quick access to many entertainment and sporting attractions including: Yonge Dundas Square, Eaton Centre, Ed Mirvish Theatre, Nathan Phillips Square, Scotiabank Arena, Rogers Centre and more.
- A wide array of restaurants in the area including: Barberian's Steak House, Planta Burger, The Chase, Sud Forno, Paramount, The Queen and Beaver Public House, Richmond Station, Adega and so many more.
- Ideally located minutes to the Toronto Metropolitan University (formerly known as Ryerson University), and in very close proximity to other universities, hospitals, and corporate and bank headquarters.
- Key connectivity with a transit score of 100, just steps away from the Yonge subway line and the Dundas streetcar.

Projected Occupancy: Spring 2027