



RESIDENCES AT  
**BLUFFERS PARK**

## LAKESIDE LIVING MINUTES FROM DOWNTOWN TORONTO

Welcome to Residences at Bluffers Park, where a dynamic lifestyle above the Scarborough Bluffs awaits you. At this design-forward condominium of 551 suites by Skale Developments and Diamante Developments, you're only minutes away from the lake and from downtown. Residences at Bluffers Park is a master-planned luxury community comprising a 23-storey tower and a 13-storey midrise. Located at 2800 Kingston Road, this new community offers world-class resort-style amenities in a vibrant neighbourhood defined by the nearby Bluffs.

skale | DIAMANTE

### THE TEAM

#### Skale & Diamante Developments

DEVELOPERS

#### Baker Real Estate

SALES TEAM

#### Turner Fleischer Architects

ARCHITECT

#### Tact Design Inc.

INTERIOR DESIGN

#### Adesso Design Inc.

LANDSCAPE ARCHITECTURE

#### Jablonsky Ast

STRUCTURAL DESIGN

#### Novatrend

MECHANICAL + ELECTRICAL

#### Brattys LLP

LAWYER

### THE BUILDING

#### 2800 Kingston Rd Toronto

LOCATION

West Tower **13** East Tower **23**

STOREYS

West Tower **224** East Tower **327**

UNITS

**27,000** SQ.FT.

SHARED AMENITY SPACE












# BLUFFERS PARK COMMUNITY

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## CONNECTIVITY




### TRANSIT COMMUNITY DEVELOPMENT

Bluffer's Park connects you with GO stations and TTC stops in a flash whether by walking or simply catching the number 12 bus outside your door.

<b>7min</b> 	<b>1min</b> 	<b>1min</b> 
<b>20min</b> 		
KENNEDY GO STATION	175 BLUFFER'S PARK BUS	12 KINGSTON ROAD BUS
<b>12min</b> 	<b>8min</b> 	<b>19min</b> 
<b>17min</b> 	<b>15min</b> 	
SCARBOROUGH GO STATION	KENNEDY SUBWAY STATION	TORONTO UNION STATION

### TAKE IT ON THE ROAD

Bluffer's Park provides access to all the major highways and transit hubs for quick commutes into downtown Toronto.

<b>At doorstep</b>	<b>14min</b> 
KINGSTON ROAD	HWY 401 VIA BRIMLEY RAMP
<b>19min</b> 	<b>18min</b> 
DON VALLEY PARKWAY	LAKESHORE BOULEVARD

### FUTURE TRANSIT CONNECTIONS

In the future, Bluffers Park will be even better connected to the entire GTA, enhanced by new transit lines and extensions.

<b>SCARBOROUGH SUBWAY EXTENSION</b>	<b>ONTARIO LINE</b>	<b>EGLINTON CROSSTOWN LRT</b>
<b>8km</b>	<b>8 new stops</b>	<ul style="list-style-type: none"> <li>60% FASTER SERVICE FROM MOUNT DENNIS TO KENNEDY STATION</li> <li>25 STATIONS AND STOPS ALONG EGLINTON AVENUE</li> </ul>
FROM KENNEDY STATION TO SHEPPARD AVE.	FROM KENNEDY STATION TO ONTARIO LINE PAPE STATION	
<b>3 new stops</b>		







### PERFECT LEARNING ENVIRONMENT

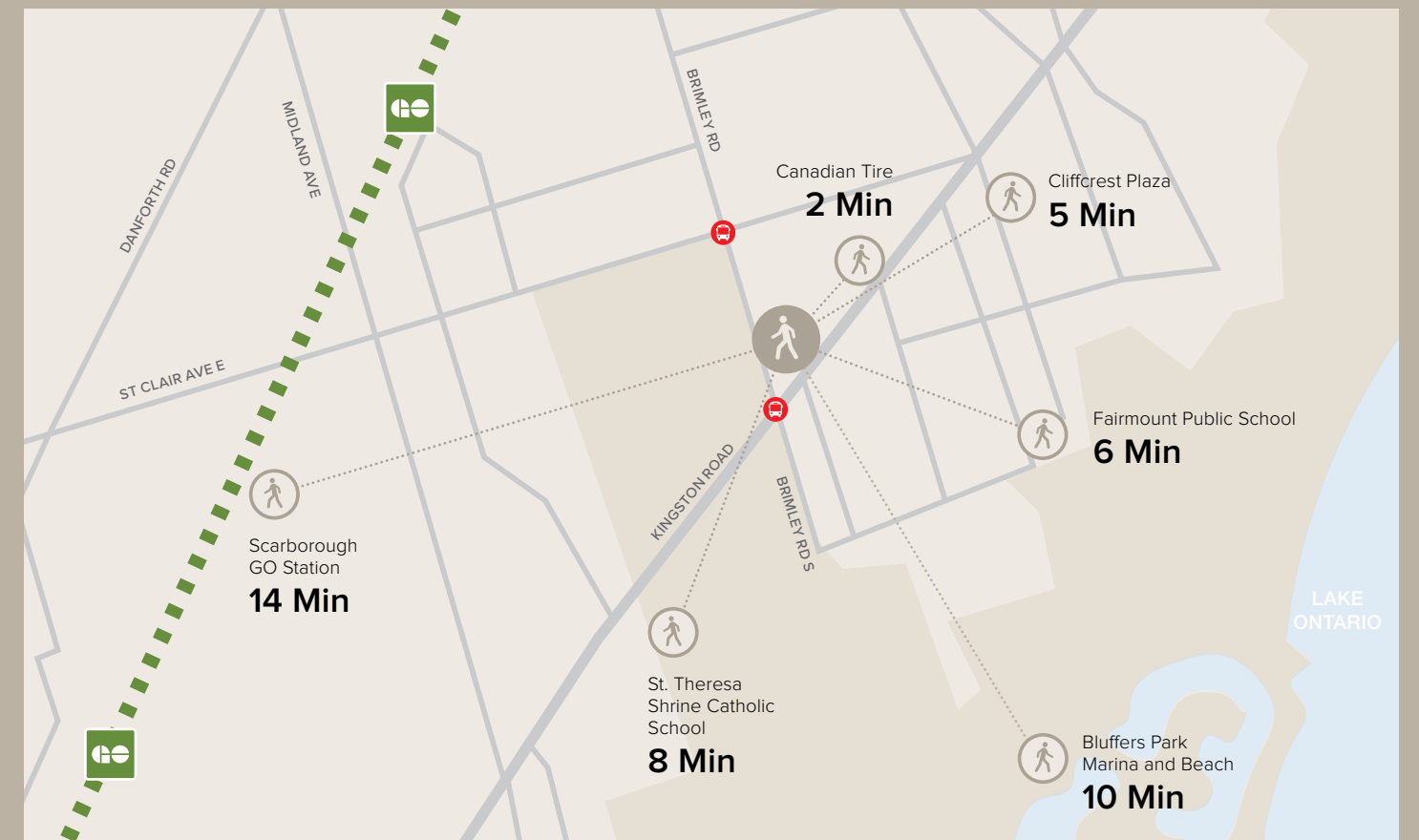
A variety of educational institutions are available nearby Bluffer's Park, providing the opportunity to choose an environment that best suits learning styles, interests and goals.

- 12** PUBLIC SCHOOLS
- 7** CATHOLIC SCHOOLS
- 4** FRENCH IMMERSION
- 2** PRIVATE SCHOOLS
- 30min** UNIVERSITY OF TORONTO (SCARBOROUGH)  
Bus ride from TTC bus stop at St Clair Ave E at Kingston Rd.
- 22min** UNIVERSITY OF TORONTO (ST. GEORGE)  
TTC subway ride from Victoria Park Station.
- 30min** TORONTO METROPOLITAN UNIVERSITY  
TTC subway ride from Victoria Park Station.
- 29min** CENTENNIAL COLLEGE  
Bus ride from TTC bus stop at St Clair Ave E at Brimley Rd.

### EXPLORE THE NEIGHBOURHOOD

Recreation venues, scenic parks and hiking trails surround Bluffer's Park, meaning adventure is just a short trip from your front step.

-  **15min** LAKE ONTARIO
-  **10min** CATHEDRAL BLUFFS PARK
-  **10min** BLUFFER'S PARK MARINA AND BEACH
-  **9min** JEANETTE PARK
-  **8min** SCARBOROUGH BLUFFS TRAIL
-  **6min** BIRCHMOUNT COMMUNITY CENTRE



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**BLUFFERS PARK**



## EXCEPTIONAL LIVING ABOVE THE BLUFFS

The Residences at Bluffers Park make a bold statement of modern architectural style. Cutting-edge firm Turner Fleischer has incorporated natural and architectural elements of the area into the buildings, harmonized with stunning contemporary features. Inside, a mixture of suite sizes and generous amenity spaces elevate life for residents. Families can choose from larger suites designed to meet their needs.

skale | DIAMANTE

### PARTNERS IN DESIGN

The Residences at Bluffers Park is a joint venture between Skale and Diamante Development. Both companies have a wealth of experience in the development industry and are delighted to be partnering on this project destined to be a landmark in the Bluffs neighbourhood.

### LOCATION

2800 Kingston Rd.

#### EAST TOWER

**23**

Storeys

**327**

Units

#### WEST TOWER

**13**

Storeys

**224**

Units

**27,000** SQ.FT.

of Shared Amenities

**353,000** SQ.FT.

Residential gross floor area

#### ARCHITECT

Turner Fleischer Architects

#### INTERIOR DESIGN

Tact

#### LANDSCAPE ARCHITECT

Adesso Design Inc.

#### M+E

Novatrend

#### STRUCTURAL

Jablonsky Ast & Partners

#### LAWYER

Brattys LLP

# THE STUDENT SCENE

## POST-SECONDARY

Toronto is home to thousands of Canadian and international students attending some of Canada's top colleges and universities. For those coming from outside of Toronto, housing close to classes is always a plus.

**UNIVERSITY OF TORONTO (SCARBOROUGH)** 

<b>30 min</b> by local bus	<b>14,547</b> Total enrollment (Fall 2021-2022)	<b>2,100</b> Total international students
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## UNIVERSITY OF TORONTO (ST. GEORGE)

<b>22 min</b> by TTC from Victoria Park Station	<b>65,617</b> Total enrollment (Fall 2021-2022)	<b>25,030</b> Total international students
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Source: U Toronto

**TORONTO METROPOLITAN UNIVERSITY** 

<b>30 min</b> by TTC from Victoria Park Station	<b>36,020</b> Total enrollment (Fall 2021-2022)	<b>3,404</b> Total international students
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Source: Toronto MU

**CENTENNIAL COLLEGE** 

<b>29 min</b> By local bus and TTC	<b>40,000</b> Total enrollment (Annually)	<b>7,000</b> Total international students
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Source: [www.ontariocolleges.ca/en/colleges/centennial](http://www.ontariocolleges.ca/en/colleges/centennial)



## INTERNATIONAL STUDENTS

In 2022, Canada welcomed a record 551,405 international students from 184 countries.

In 2023, the number of international students is expected to reach a similar level, with everyone needing accommodation.

Source: CIC News



## INTERNATIONAL BACCALAUREATE

The International Baccalaureate (IB) Diploma Program is a demanding two-year pre-university course of study for secondary school students. The program is designed by the International Baccalaureate Organization (IBO), which supplies and assesses externally set, standardized final examinations.

The following three schools offer the IB program in Scarborough:

- Sir Wilfred Laurier Collegiate Institute (Scarborough)
- 11 minutes from Residences at Bluffers Park by car
- Victoria Park Collegiate Institute (North York)
- 21 minutes from Residences at Bluffers Park by Car
- Monarch Park Collegiate Institute (Toronto)
- 18 minutes from Residences at Bluffers Park by Car

Source: TDSB

# A GROWING POPULATION

## CANADA

In 2022, Canada welcomed a record number of new Canadians for a total of 431,645 new permanent residents. In the next few years, we will see hundreds of thousands more people put down roots here:

<b>465,055</b> in 2023	<b>485,000</b> in 2024	<b>500,000</b> in 2025*
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## ONTARIO

Ontario will need to add 1 million new homes over the next decade, which is approx. 100,000 homes per year to keep up with population growth.\*

## TORONTO

Toronto is the 4th largest city in North America, with about 3 million residents.\* It is also the #1 fastest growing city in North America. By 2030, 800,000 people will have moved to Toronto – an almost 30% increase in population.

Sources: canada.ca

## POPULATION:

<b>733</b> (NBH)	<b>3,014,673</b> (City)
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## AVERAGE ANNUAL HOUSEHOLD INCOME

Bluffers Park: <b>\$138,363</b>	Toronto: <b>\$132,394</b>
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## RENT VS. OWN PERCENTAGE

<b>19%</b> RENT	<b>81%</b> OWN
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TTC BUS STOP AT BRIMLEY ROAD  
AT KINGSTON RD NORTH SIDE

1 min

SCARBOROUGH GO STATION

15 min      9 min

KENNEDY GO STATION

19 min      7 min

LINE 2 (BLOOR AND DANFORTH) KENNEDY STATION

15 min      8 min

18 min to downtown Toronto

### FUTURE TRANSIT CONNECTIONS

In the future, Bluffers Park will be even better connected to the entire GTA, enhanced by new transit lines and extensions.

### SCARBOROUGH SUBWAY EXTENSION

**8km**      **3 new stops**

from Kennedy Station to Sheppard Ave.

### ONTARIO SUBWAY LINE

**8 new stops**

from Kennedy station to Ontario Line Pape Station

### EGLINTON CROSSTOWN LRT

- 60% faster service from Mount Dennis to Kennedy Station
- 25 stations and stops along Eglinton Avenue

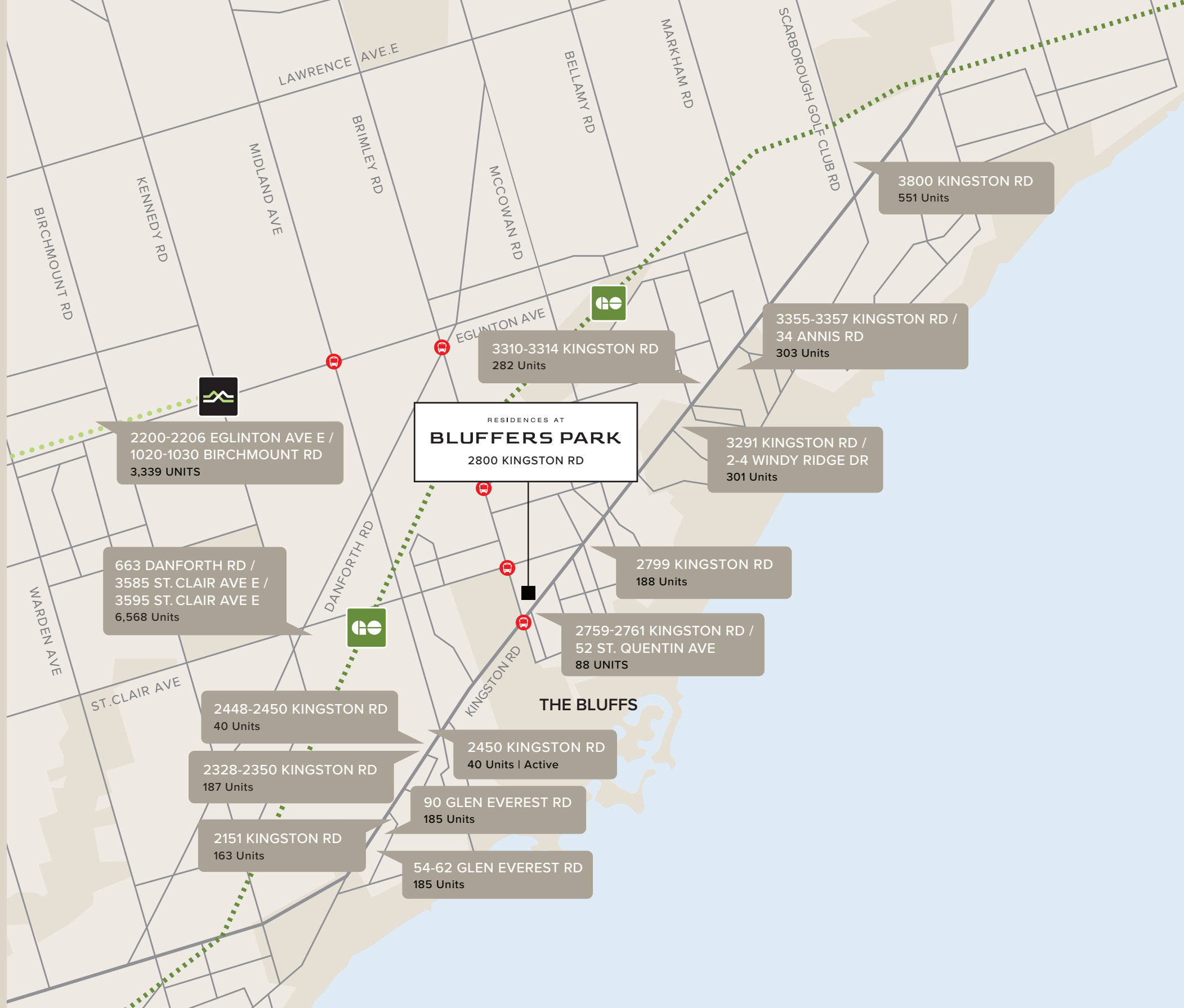
### FUTURE KENNEDY STATION LRT CONNECTIONS

- GO Transit Stouffville Line
- TTC Bloor-Danforth Subway
- TTC Scarborough RT
- TTC Bus Terminal

Source: Metrolinx.

## CONVENIENT CONNECTIVITY AND TRANSIT

With the number 12 bus right outside on Kingston Rd. and a GO station only 19 minutes away on foot, Residences at Bluffers Park offers great transit connectivity for residents.



# AVERAGE CONDO SALE PRICES IN CLIFFCREST

5-YEAR PRICE INCREASE IN E08

## 35.94%

Average Price Increase

Source: TREB Regional Housing Market Tables (2018 – 2022)

AVERAGE RENTAL PRICE INCREASE

## 16% Increase

y/y Average Rental Condo Price Increase for a 1 Bed Unit

## 20% Increase

y/y Average Rental Condo Price Increase for a 2 Bed Unit

Source: TREB Condo Market Report Q4 2022 & Q4 2021.

OVER 12,000 PROPOSED UNITS COMING SOON TO THE AREA AROUND RESIDENCES AT BLUFFERS PARK



Rooftop Terrace

**27,000**SQ.FT.

of Shared Amenities

**24**HR

Concierge

#### LEVEL 1 AMENITIES

- Co-working space
- Kids/family room
- Kids playroom
- Games room
- Gym
- Stretching room
- Change rooms & sauna
- Kids room
- Craft workshop
- Party room
- Dining room
- Theatre room
- Outdoor terrace
- Green spaces
- Pet spa

#### LEVEL 8 AMENITIES

- Dining & party room
- Lounge
- Outdoor terrace

## WORLD-CLASS AMENITIES

At Residences at Bluffers Park, a host of innovative amenities geared to convenience and connection with nature are designed to make you feel like you're at a carefree holiday resort.