

Leaside Common

Gairloch

HARLO
CAPITAL

RAD
MARKETING



Developer

Gairloch

Gairloch is a multi-disciplinary real estate organization specializing in the acquisition, development, and construction of urban infill projects in prime neighbourhoods. Its focus is on direct investment and joint venture opportunities to create buildings that enhance the lives of their residents and the vitality of their communities. At Gairloch, design and thoughtful execution are fundamental to its award-winning development approach. Noteworthy past projects by Gairloch include 383 Sorauren in Roncesvalles, winner of the Toronto Urban Design Award in 2017 and Junction Point, a finalist for the BILD Mid/High-Rise Project of the Year in 2021.

Awards



2017 Toronto Urban Design Awards - 383 Sorauren
Award of Excellence: Private Mid-Rise Building in Context

2014 BILD Award for Best Social Media - 383 Sorauren

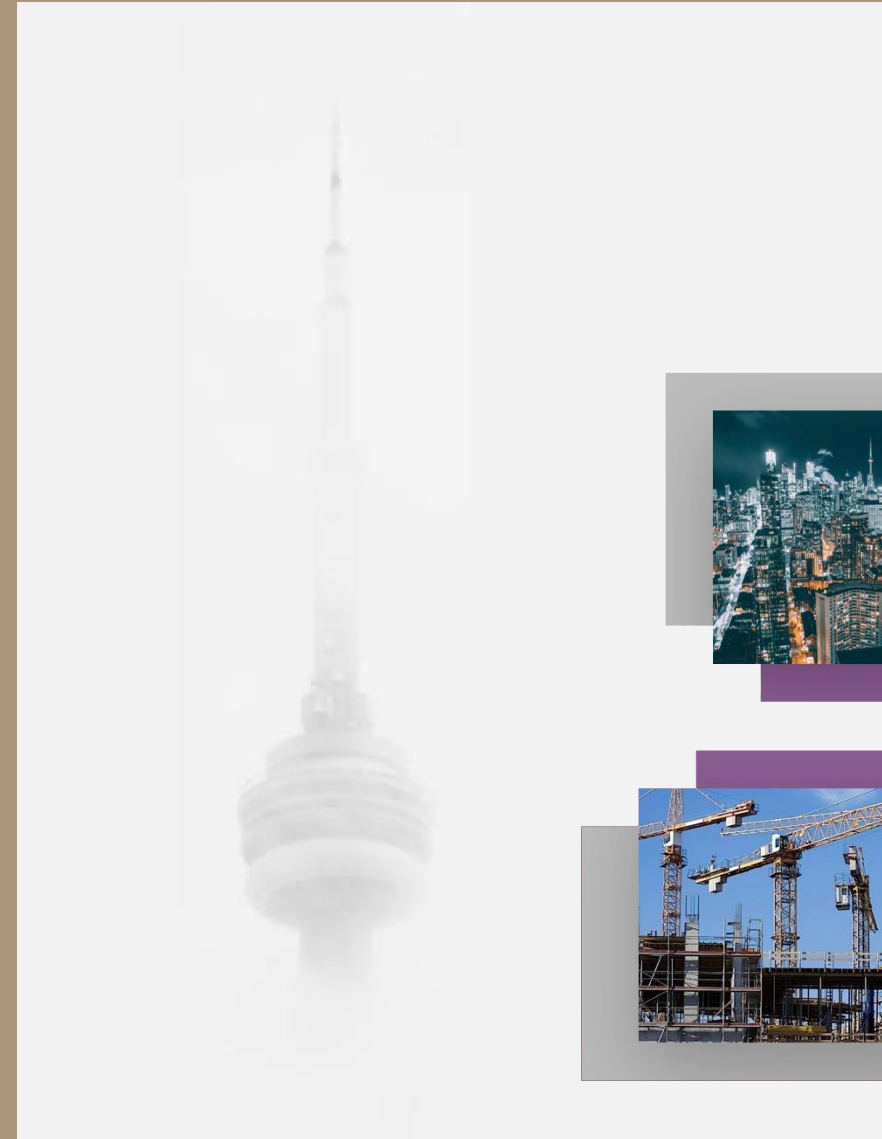
2014 BILD Award for Best Sales Office - 383 Sorauren



In Partnership with:



Harlo Capital is a Toronto based private equity company that takes an analytical approach to select best in class development projects and partners. Since its inception in 2018, Harlo Capital has reviewed over 200 development opportunities and is actively developing 15 projects. The meticulously selected projects are diverse and include, a 26- acre transit-oriented master-planned infill project in the 416; DTK condominiums in Kitchener, which will be the tallest residential building in Kitchener; a 1.5 million SF-4 tower retail mall to residential conversion, at the heart of Hamilton's downtown core; a boutique mid-rise building in King West; and a purpose-built multi-family rental project in Vancouver.



Neighbourhood

Leaside is one of the most popular neighbourhoods in Toronto. In light of its high profile, it is not surprising that Leaside is also one of the more expensive real estate districts in Toronto.

Leaside is in especially high demand with upper middle-income families who value this neighbourhood as an ideal place to raise children. Leaside has abundant greenspace and parkland, a fine selection of schools, one of Toronto's best shopping districts on Bayview Avenue, and excellent access to public transit.

Local Eats



Lifestyle



Walk Score

87 Walk Score

1 minute to LRT

7 minutes to DVP

15 minutes to Downtown

Parks

1. Leaside Memorial Community Gardens
2. Charlotte Maher Park
3. Howard Talbot Park
4. Trace Manes Park
5. Sherwood Park
6. Sunnydene Park
7. Sunnybrook Park

Transit

8. Eglinton Subway Station

Schools

9. Leaside High School
10. Sunnybrook School
11. Bessborough Elementary & Middle School
12. St. Anselm Catholic School
13. Maria Montessori
14. Toronto French School

Restaurants

15. Green Canoe
16. Amsterdam Barrel House
17. Kintako Sushi
18. Dama Middle Eastern Kitchen
19. Aroma
20. Local Eatery
21. Originals
22. The Leaside Pub
23. LIT Espresso
24. Piano Piano
25. Rahier Patisserie
26. Tutto Pronto
27. Starving Artist
28. Mayrik
29. Cobbs Bread
30. Sophie's

31. Hollywood Gelato
32. Bomou Artisanal Bakery
33. Boutique La Muse
34. The Ten Spot
35. EPI Bakehouse

Shops

36. Longos
37. Whole Foods
38. Winners
39. LCBO
40. Canadian Tire
41. Westcoast Kids
42. The Home Depot
43. Metro
44. Must Boutique
45. Source Menswear
46. Yonge Eglinton Centre
47. Cumbraes
48. Craig's cookies
49. Merchant of Tennis
50. The Flower Nook
51. De La Mer

Lifestyle

52. Leaside Tennis Club
53. Aphrodite Spa and Nails
54. Leaside Lawn Bowling Club
55. Leaside Badminton Club
56. Ontario Science Centre
57. Sunnybrook Hospital
58. Granite Club
59. GLAM Bar
60. F45 Leaside
61. 9 Round Fitness
62. McMaster Fitness
63. Paradigm Fitness
64. Beauty Bar
65. Bio Dry Bar



LEASIDE LRT

1 min walk from site

TWO ENTRANCES

Main Entrance: Southeast corner of Eglinton Avenue and Bayview Avenue.

Secondary Entrance: Northwest corner of Eglinton and Bayview Avenue.

There will be a station plaza located at the main entrance, providing visual and pedestrian connections to Howard Talbot Park.



LEASIDE LRT

YONGE & BLOOR
JUST 15 MINUTES AWAY



Education

Bessborough Drive
Elementary and Middle
School

Maria Montessori School

Children's Garden Nursery
School (Bayview) Ltd.

Curious Caterpillars

Northlea Elementary and
Middle School

TFS- Canada's
International School

Crescent School

Northern Secondary School

Upper Canada College

The York School



Leaside Demographics and Income

16,828

Population

\$249,071

Average Household Income
(Leaside)

\$98,174

Average Household
Income in Toronto

253% Higher

Average Household
Income in Leaside is 253%
higher than city of Toronto

Resale Analysis

Real estate values in Leaside have been trending for the better, with an average year-over-year appreciation rate of 10 percent.

\$745,010

Average resale condo
sold in Leaside

\$1,007,648

Only 14 active condo
listings in Leaside for the
average of \$1,007,648

\$2,363,875

Average detached
home sold pricing

\$5,895,000

The highest price sold for a
detached in Leaside

THERE IS A LACK OF SUPPLY OF RESALE AND NEW PRODUCT IN THE NEIGHBOURHOOD

Architect

BDP. Quadrangle

BDP Quadrangle is one of Canada's leading architecture, design and urbanism practices.

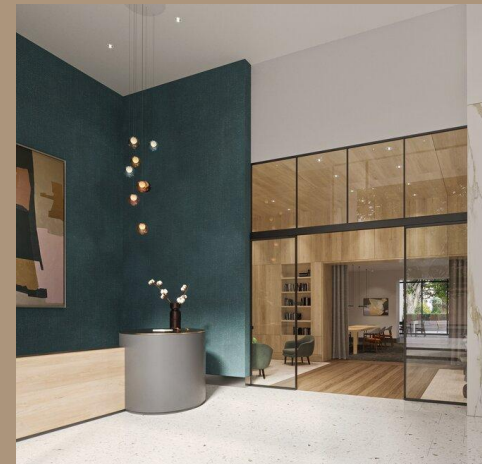
Experienced in mixed-use, residential, workplace, retail, transit, media environments, education and health.



Interior Design

SIXTEEN DEGREE STUDIO inc.

Sixteen Degree Studio was started by Kelly Doyle and Stephanie Vermeulen to practice refreshing, thoughtful architecture.



Leaside Common

9 Storeys

198 suites / including 10 two-storey townhomes

Suite Mix

Studio 1 Bed / 1 Bed + den / 2 Bed / 2 Bed + Den / 3 Bed / 3 Bed + Den

Square footage

Studio 341 sq. ft. to Penthouse 2060 sq. ft.

Occupancy

2025

Amenities include

Party Room / Outdoor Terrace / Fitness Centre / Co-working spaces

Starting from

\$500,000s

View from 9th floor

WEST



SOUTH



NORTH



EAST











1 MIN TO LEASIDE LRT



Features & Finishes

9 ft ceilings throughout with 10ft ceilings on PH level

Premium engineered hardwood flooring throughout

Finished flooring surfaces on all terraces

Gas BBQ and water connections on all terraces

Custom designed Kitchens and Vanities

Gagganeau appliances as a standard for all penthouses

Stainless steel oven, gas cooktop and paneled refrigerator

Under Cabinet LED lighting

Full size washer and dryer

Features & Finishes

Smartphone Video Calling

See who's at the door, before letting them in.

Facial Recognition Entry

Enter your building with only a smile.

Package Delivery Notifications

Never miss another delivery notification.

Digital Keys

Enter your building and suite using only your mobile phone.

Guest Access

Remotely provide guest access to your building and suite.

Community Messaging

Receive building messages and news directly to your phone.

Amenity Booking

Schedule and book your condo amenities from anywhere, anytime.

Smart Door

Lock Unlock your suite door using only your mobile device.

Smart Thermostat

Remotely set your thermostat temperature from anywhere.



Amenities

Party
Room

Outdoor
Terrace

Fitness
Centre

Coworking
Space





Top Reasons to Buy in Leaside

Growth

Rare opportunity to own one of very few new Condominiums in Leaside

Neighbourhood

Leaside features a wonderful collection of shops and restaurants. Which is its antique shops, specialty stores, and neighbourhood pubs, that attract a clientele from all over the city. It is also home to some of the city's top schools and lush greenery.

Limited resale and new condominiums

A unique opportunity to purchase in Leaside, where supply of high and mid-rise product is limited. Leaside Common is the only development with market condos on Bayview & Eglinton across from the LRT.

Exclusivity

A rare boutique condominium offering in one of Toronto's most sought-after neighbourhoods

Quality design by Gairloch

Exceptional quality of design and a higher quality of finish by the expert team assembled by Gairloch.

1 minute from LRT

Located just a few steps from the brand new Leaside LRT Station

Strong rental growth

Limited inventory in the area is driving up the price of rent and homeownership

Why PreCon



Calltoddsmith.ca
I'll Be Your
RE-Location Advocate

Todd Smith, REALTOR
Civil Engineering Technologist
ABR | SRS | CNE | SRES | SRS | RENE



Uniquely licensed salesperson with all three independently owned & operated brokerages above. For more information email: todde@calltoddsmith.ca

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