



8

ELM  
ON  
YONGE



THE CENTRE OF ATTENTION.



ELM  
ON  
YONGE

—  
IN COLLABORATION WITH  
**SIMU LIU**



# DESIGNING WITH SIMU LIU

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



A film-maker, 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.





EARTH

8ELM.COM

8 ELM ON YONGE



WATER

8ELM.COM

8 ELM ON YONGE



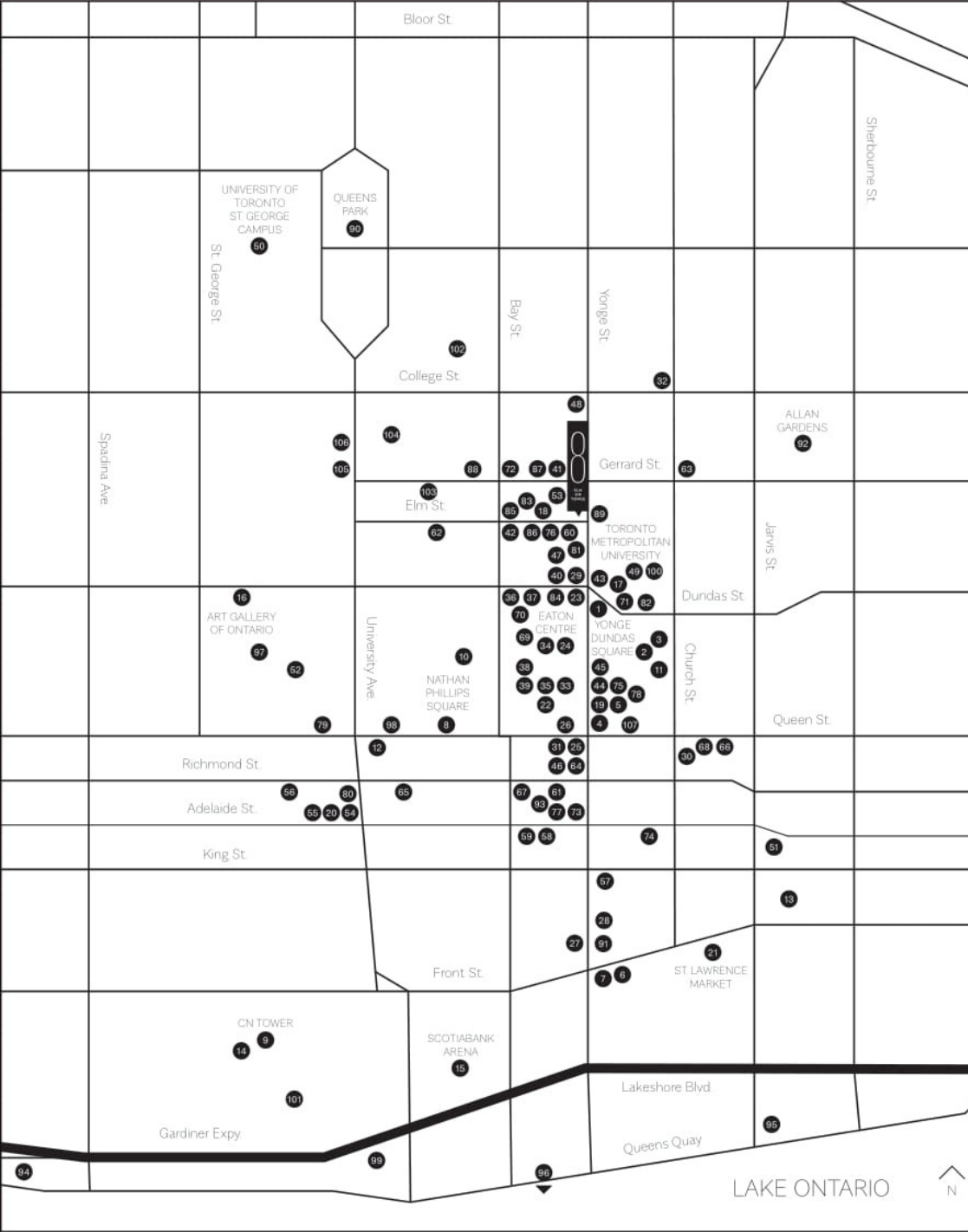


TOP REASONS WHY  
TO BUY AT 8 ELM

1

CENTRAL LOCATION ON DOWNTOWN'S  
MOST BEAUTIFUL STREET





**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 Mercato
- 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

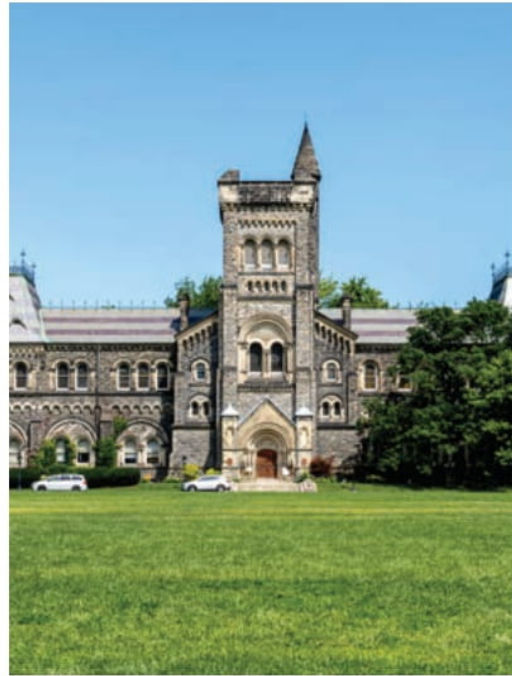
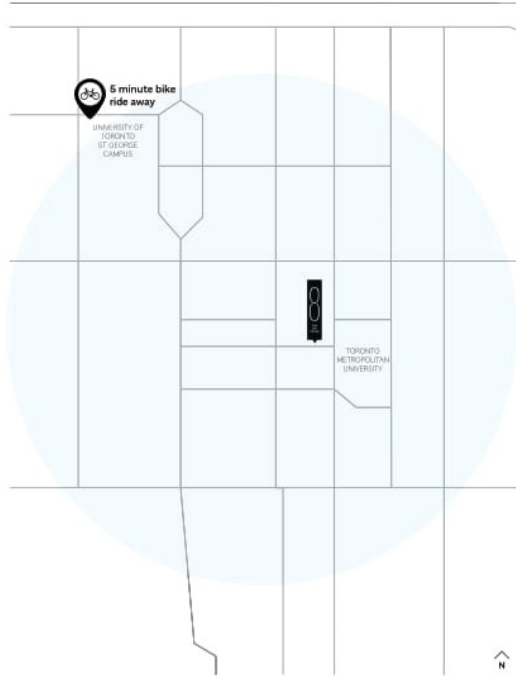
**PARKS**

- 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

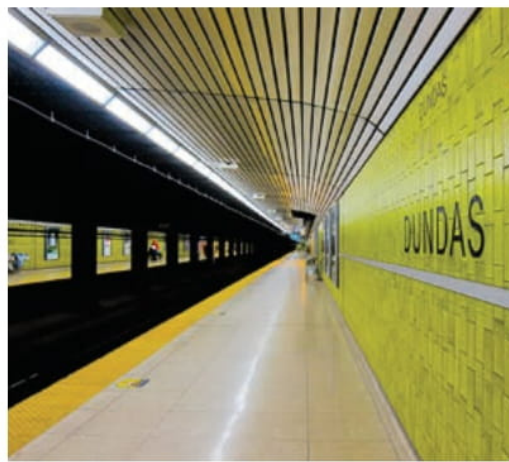
**HOSPITALS**

- 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

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.



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.



# 2

## EXCEPTIONAL QUALITY DESIGN



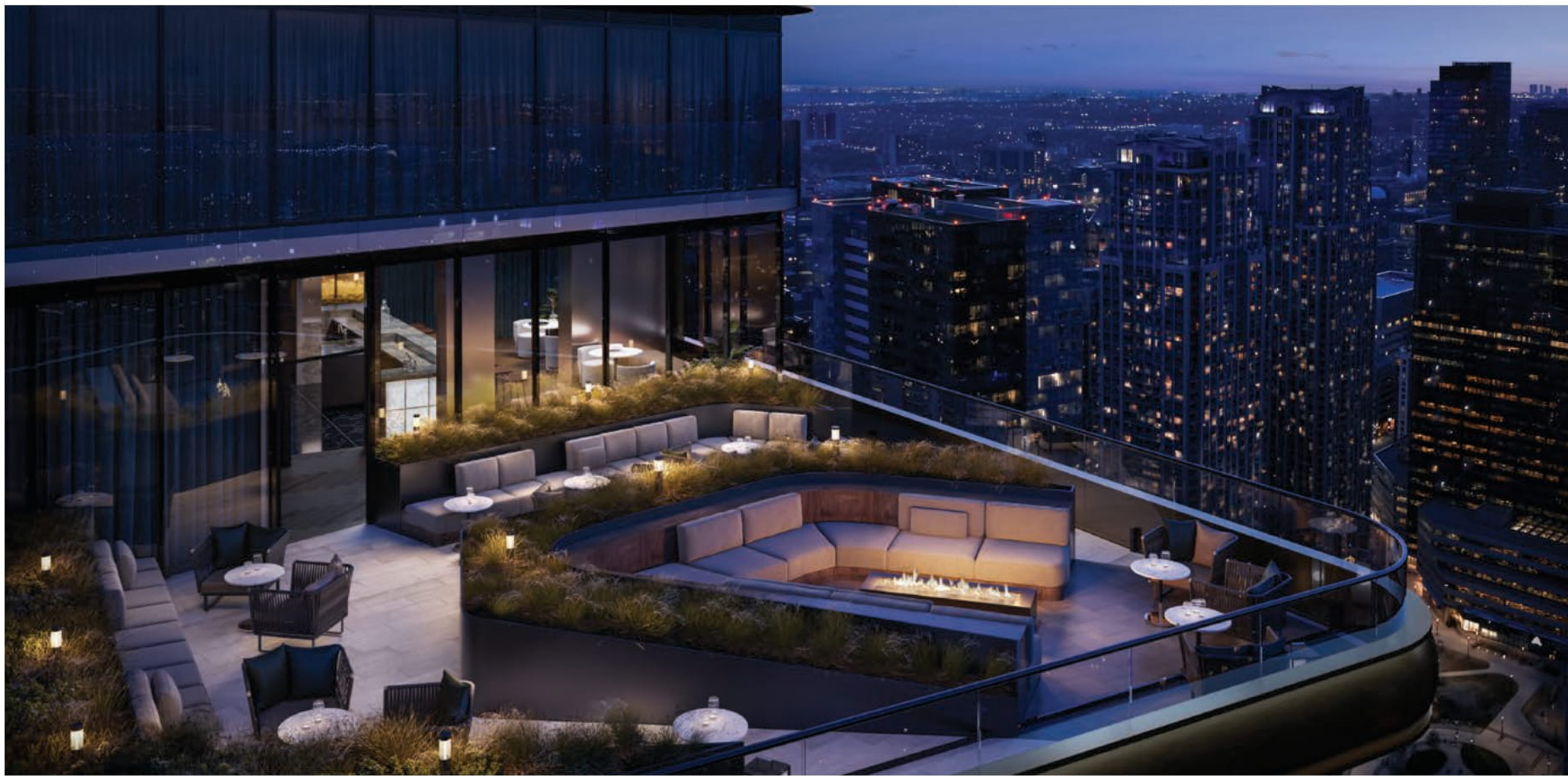














# 3

## REPUTABLE DEVELOPERS





reserve  
PROPERTIES

- Develops residential, retail and mixed-use properties.
- 40 years of experience, with 135 projects.
- 15,000 homes + more than 2 million sq.ft. of commercial and retail space across North America.
- Team spans two family generations.
- Extensive expertise in all aspects of real estate development, construction and financing.
- The best professionals and consultants help bring each venture to life.
- Steadfast commitment to the best interests of clients and customers.
- Forward-thinking, multi-residential projects: Untitled, Line 5, Rise, and Bellefair.
- High-volume retail spaces for national tenants: Starbucks, LCBO and Shoppers Drug Mart.
- Progressive approach to neighbourhood development.
- Has acquired strategic properties throughout the city.
- Commitment to inspired architecture and a sophisticated understanding of interior design and lifestyle programming.
- 8 Elm on Yonge will deliver a new vision for residential living at Yonge and Dundas.





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.

- Canadian industry leader, founded in 2008.
- Co-CEOs founded one of Europe's largest developers, TriGranit.
- Developed 10 million sq.ft. of mixed-use space, including some of Europe's finest shopping centres, concert halls, office towers, and performing arts centres.
- Returned to Canada in 2008.
- Have delivered 1.8 million sq.ft. in Toronto and Montreal.
- Projects include 2131 Yonge Street, done in collaboration with the late Karl Lagerfeld.
- Now more than 1 million sq.ft. under construction.
- Current projects include 11 YV, Azura Condominiums, E2.
- Current pipeline includes some of the city's best sites, totalling over 4 million sq.ft.
- Belief is that architecture, location, and design all matter, as do relationships with homeowners, with employees, with capital partners and with the city.





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.

- Founded in 1974 by nine partners.
- Provides professional services in planning and design for urban development and transportation.
- From the initial two offices in Toronto and Vancouver, has grown to over 60 offices in North America, Europe, Asia and the Middle East.
- More than 3,000 employees.

## CECCONI SIMONE

- Multi-disciplinary interior-design practice based in Toronto.
- Privately owned and operated by Elaine Cecconi and Anna Simone.
- Established in 1982.
- Creates successful, award-winning interiors for the retail, corporate, hotel-hospitality and residential sectors.



# 4

## MASSIVE AMENITY PROGRAM

### 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

# 5

## UNBEATABLE FLOOR PLANS



# 6

## FOREVER VIEWS





7

RENTAL MARKET  
IS ON FIRE AND  
WILL CONTINUE  
AS TORONTO  
CONTINUES TO  
GROW



8

5 YEAR DELIVERY  
DATE WHICH IS  
APPROXIMATELY  
AN ADDITIONAL  
YEAR OF ASSET  
GROWTH



THANK YOU



# 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: [todd@calltoddsmith.ca](mailto:todd@calltoddsmith.ca)

[todd@calltoddsmith.ca](mailto:todd@calltoddsmith.ca)