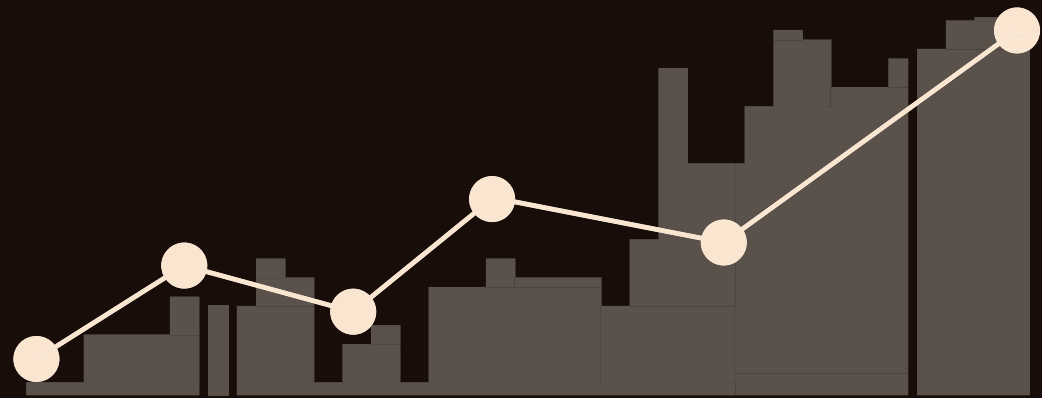


# XO2

CONDOS AT KING & DUFFERIN





# MARKET UPDATE

## 2021 IN SUMMARY



- By March of 2021, new construction condo sales posted the second-highest March for condo sales since 2000
- April saw new condo sales being the highest since 2000
- May, sales were 10% above the 10-year average
- June, Sales were 13% above the 10-year average.
- July, slowed slightly in line with the historical average
- August highest number of new condos sold in August on record, up 35% over August 2020 and 129% above the 10-year average

# IMMIGRATION



- Immigration plays a huge part in our Buyers' circle.
- Canada is comfortably on track to meet its goal of **401,000** new permanent residents this year with the largest percentage landing in Toronto
- 2021 will see Immigration numbers increase to **411,000** & 2023 will increase to **421,000**
- In fact with Ontario's population growing rapidly our province will need about 1 million new homes over the next 10 years.
- We should encourage our buyers to get into the market now.

# THE RENTAL MARKET HAS REBOUNDED!

- The Rental Market is picking up the pace and is now comfortably back at pre covid levels.
- World class, top ranked school in TO have brought back waves of international students resulting in rental bidding wars throughout the city.
- StatsCan is projecting over 1 million international students in **2022**. **49%** are at the University level and will need Rental accommodation.





# **STRONG RENTALS FOR XO2**

- MLS rental rate in the King and Dufferin area is \$3.86 per sq. ft.
- The average days on the market is only 12 days.
- Over 50% of households in the king west neighbourhood are renters.



# WHAT IS EXPECTED IN 2022



- 2022 will see **demand exceed supply** and prices will have nowhere to go but up
- Increase immigration and the return of almost 1 million international students to our world class educational facilities will contribute to the increase in demand
- Our construction industry is not able to build enough housing stock to meet the increased demand.
- Ontario needs to add 1 million new homes approximately 100,000 homes per year to keep up with population growth. At the current rate of construction Ontario is already short of approximately 70,000 new homes.



# INCLUSIONARY ZONING

- Proposed Residential
- Approved Residential
- Residential Under Construction
- Proposed Commercial
- Commercial under Construction







Tarion-approved builder with over 30 years of experience in creating thriving residential and commercial communities

Built 20+ projects with over 7,000 homes in Toronto



With more than 50 years of successful operations in real estate development and property management, Pinedale Properties has established itself as a leader in the Toronto business community.



LIFETIME PAST PROJECTS

BISHA HOTEL & RESIDENCES



INDX



XO CONDOS



KARMA



LIBERTY MARKET TOWER



THE BOND



OSCAR



PANDA





**OCCUPANCY  
COMMENCING 2023**

**98** %  
**SOLD**







**CONDOS AT KING & DUFFERIN**

**1182 KING STREET WEST**

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**19 storeys**

**410 units**

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**COMING JANUARY 2022**

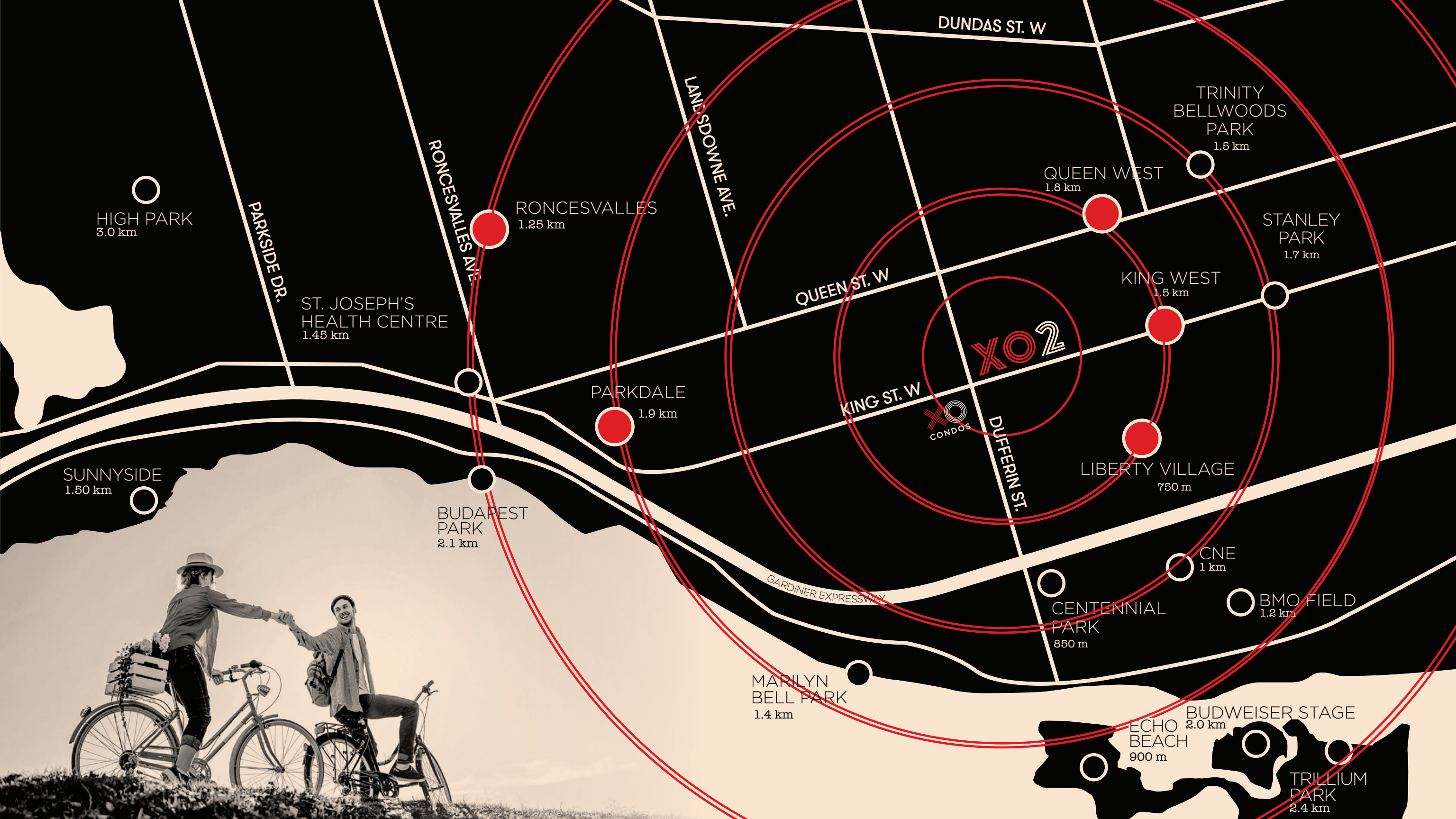






Located just minutes from the bustling Waterfront and Liberty Village





HIGH PARK  
3.0 km

ST. JOSEPH'S  
HEALTH CENTRE  
1.45 km

SUNNYSIDE  
1.50 km

BUDAPEST  
PARK  
2.1 km

RONCESVALLES  
1.25 km

PARKDALE  
1.9 km

MARILYN  
BELL PARK  
1.4 km

DUNDAS ST. W

L'AMERSONNE AVE.

QUEEN ST. W

KING ST. W

DUFFERIN ST.

GARDINER EXPRESSWAY

TRINITY  
BELLWOODS  
PARK  
1.5 km

QUEEN WEST  
1.8 km

STANLEY  
PARK  
1.7 km

KING WEST  
1.5 km

LIBERTY VILLAGE  
750 m

CENTENNIAL  
PARK  
850 m

CNE  
1 km

BMO FIELD  
1.2 km

ECHO  
BEACH  
900 m

BUDWEISER STAGE  
2.0 km

TRILLIUM  
PARK  
2.4 km

XO2

CONDOS







Residents will enjoy a 20,000SF park directly across the street



# THE NEIGHBOURHOOD



**KING WEST //**  
PARKS, GLITZ & PATIO-CENTRAL

**QUEEN WEST //**  
FASHIONABLE, ENTERTAINING & ART-INSPIRED



**LIBERTY VILLAGE //**  
URBAN, INDUSTRIAL & HISTORICALLY HIP

**PARKDALE //**  
ECLECTIC, AUTHENTIC & CULTURE-INFUSED



**RONCESVALLES**  
XO2

- SHANGRILA TIBETAN & ASIAN CUISINE
- KITTEN AND THE BEAR
- GROCERY COFFEE
- GENERAL HARDWARE CONTEMPORARY ART GALLERY
- THE SHAMEFUL TIKI ROOM
- NOT YOUR MOTHER
- DOOMIE'S
- CHANTECLER
- VEGANDALE BREWERY
- GRAND ELECTRIC
- GUU IZAKAYA
- CADILLAC LOUNGE
- THE PARKDALE DRINK
- PUBLIC BUTTER VINTAGE
- PARKDALE AMPITHEATRE

- CRAIG'S COOKIES
- GLORY HOLE DOUGHNUTS
- TORONTO DESIGNERS MARKET
- QUEEN WEST ANTIQUE CENTRE
- WEST END COMICS
- THE MEZZ
- GALLERY 1313
- TORONTO PUBLIC LIBRARY
- MISS THING'S
- STONES PLACE
- THE RHINO BAR & GRILL
- PRETTYUGLY BAR

**PARKDALE**  
XO2

RONCESVALLES AVE.

**QUEEN ST W**  
XO2

- NORTHERN CONTEMPORARY GALLERY
- FRESHCO. GROCERY
- GLADSTONE HOTEL
- DANDYLION
- CONVENIENCE BAR
- THE DRAKE HOTEL
- HELLO 123
- THE GOOD SON

QUEEN ST. WEST

DUFFERIN ST.



**KING ST W**  
XO2

- LEVETTO
- BACCHANAL
- THE GREAT HALL EVENTS VENUE
- LOUIE CRAFT COFFEE
- CAFFINO
- SCHOOL RESTAURANT
- ALLAN A. LAMPORT STADIUM
- BARCELONA TAVERN
- WEST ELM
- ORGANIC ORANGE
- MILDRED'S TEMPLE KITCHEN
- BALZAC'S
- LCBO
- METRO GROCERY

KING ST. WEST

**LIBERTY VILLAGE**  
XO2

- NATIONAL EXHIBITION PLACE
- LIBERTY MARKET BUILDING
- RICOH COLISEUM

EAST LIBERTY ST.

**AREA AMENITIES**



- HARRY'S CHARBROILED DINING LOUNGE
- THE ABBOTT





CONDOS AT KING & DUFFERIN



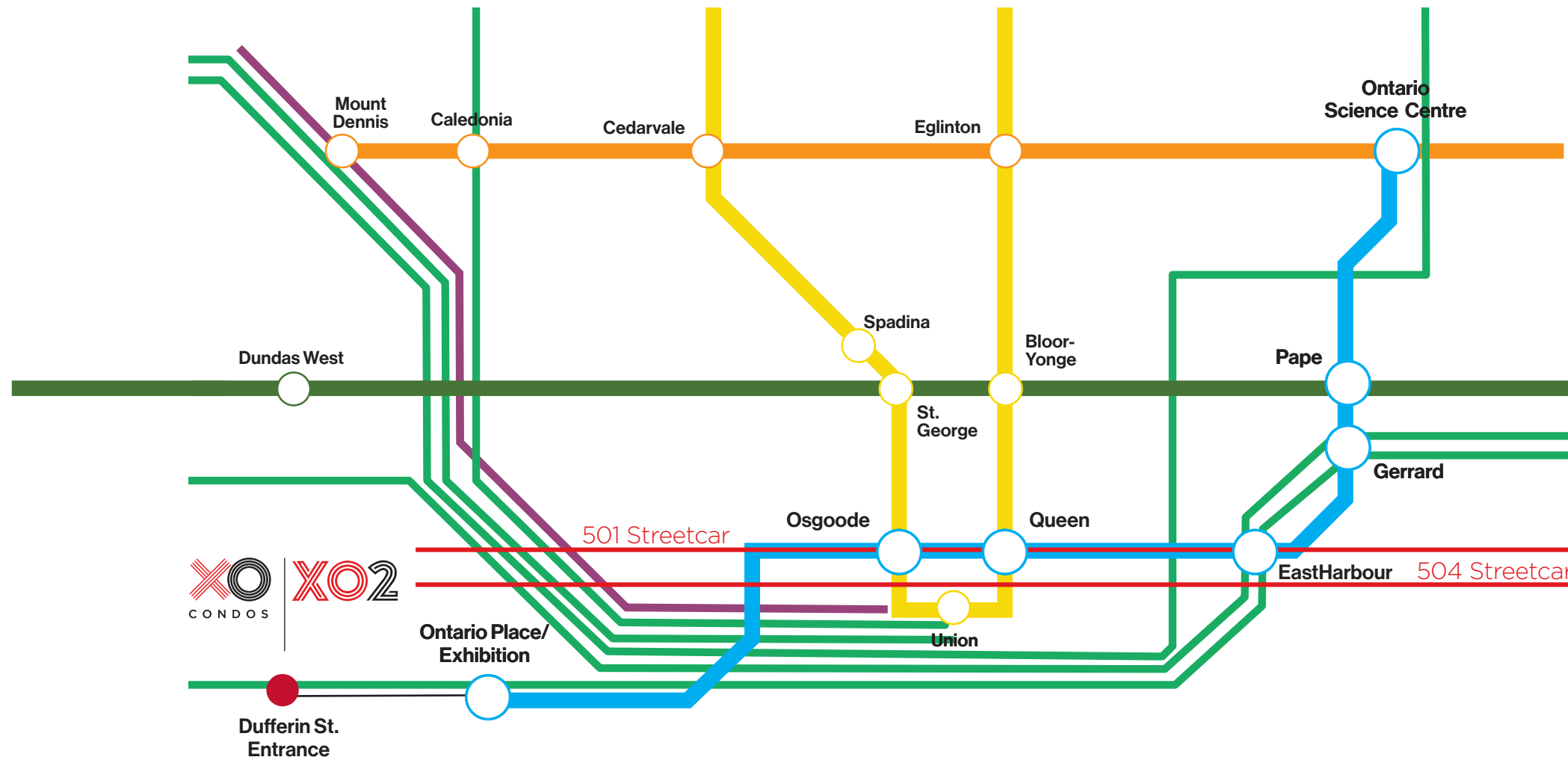
TRANSIT  
100



WALK  
96



# NEW TRANSIT HUB



XO CONDOS | XO2

**RYERSON UNIVERSITY**  
**30** MINUTES BY TRANSIT

**UNIVERSITY OF TORONTO**  
**30** MINUTES BY TRANSIT

**OCAD**  
**30** MINUTES BY TRANSIT

- █ Line 1 Yonge-University
- █ Line 2 Bloor-Danforth
- █ Ontario Line
- █ Eglinton Crosstown LRT
- █ Smart Track
- █ GO Train



# CLEAR

LIFETIME DEVELOPMENTS  
IS PROUD TO BE A STRATEGIC  
PARTNER OF CLEAR INC.,

A TORONTO-BASED LEADER IN WATER AND  
AIR FILTRATION TECHNOLOGY, WITH AN AIM  
TO ELEVATE THE MEANING OF HEALTHY LIVING  
BY IMPROVING THE QUALITY OF INDOOR AIR  
AND WATER.

Clear Inc. technologies work to combat against Sick Building Syndrome, Building Related Illness, Waterborne Disease Outbreak and Last Mile Effect. At XO2, feel safe knowing you've arrived home to a clean environment — all shared amenities spaces, including elevators, will be outfitted with top-of-the-line air and water filtration technology.



## AIR SYSTEM

- The world's smartest air purification technology purified, cleanses and disinfects indoor air while monitoring its quality in real time
- Patented, EPA-approved Sterionizer and Ray Filter combined with UVC LEDs target and disinfect indoor air from bacteria, viruses, fungus, mould and odours
- Four levels of purification to remove particulate, microbiological chemical contaminants and odours, in addition to standard smoke and CO2 alarm functions
- The Sterionizer™ uses patented bipolar ionization technology, generating positive and negative ions as found in nature. EPA and CSA Approved, this machine is designed to kill 97.9% of viruses, particularly those larger than 0.03µ



## WATER SYSTEM

- The Hyrdo-Optic™ UV Water System is a centralized, chemical-free method to treat building water that is designed to kill 99.99% of viruses and bacteria, resulting in pharmaceutical grade, microbiologically pure water without the use of chemicals
- The unique Total Internal Reflection™ technology maximizes the UV light's rays by repeatedly reflecting them inside the chamber. This ensures a more even UV dose distribution, resulting in safe and healthy drinking water





# FREEMOTION®



## FITNESS STUDIO FULLY OUTFITTED BY FREEMOTION FITNESS

**IN ELITE GYMS AND TRAINING STUDIOS //**  
AROUND THE WORLD.

Thanks to an exclusive partnership between Lifetime Developments and the global fitness pioneer, XO2 residents will have one of the city's most advanced and exclusive training spaces with access to state-of-the-art equipment and iFIT, a leading interactive fitness program.



### iFIT

IFIT CONNECTS  
USERS TO  
THOUSANDS  
OF COACH-LED  
WORKOUTS

with Olympic champions, celebrity trainers, physical therapists, and professional cyclists, not to mention high-intensity studio classes from the comfort of home, global workouts filmed in over 40 countries across all 7 continents, and Google Maps-driven terrain simulations that can take your workout anywhere in the world.



# XO2 BUILDING FLOORPLATE





# STUNNING VIEWS IN ALL DIRECTIONS









111 RIVER ST



36 EGLINTON AVE. WEST



200 QUEENS QUAY WEST



8200 WARDEN AVENUE



49 JACKES AVENUE



504 WELLINGTON STREET WEST



485 WELLINGTON STREET WEST



