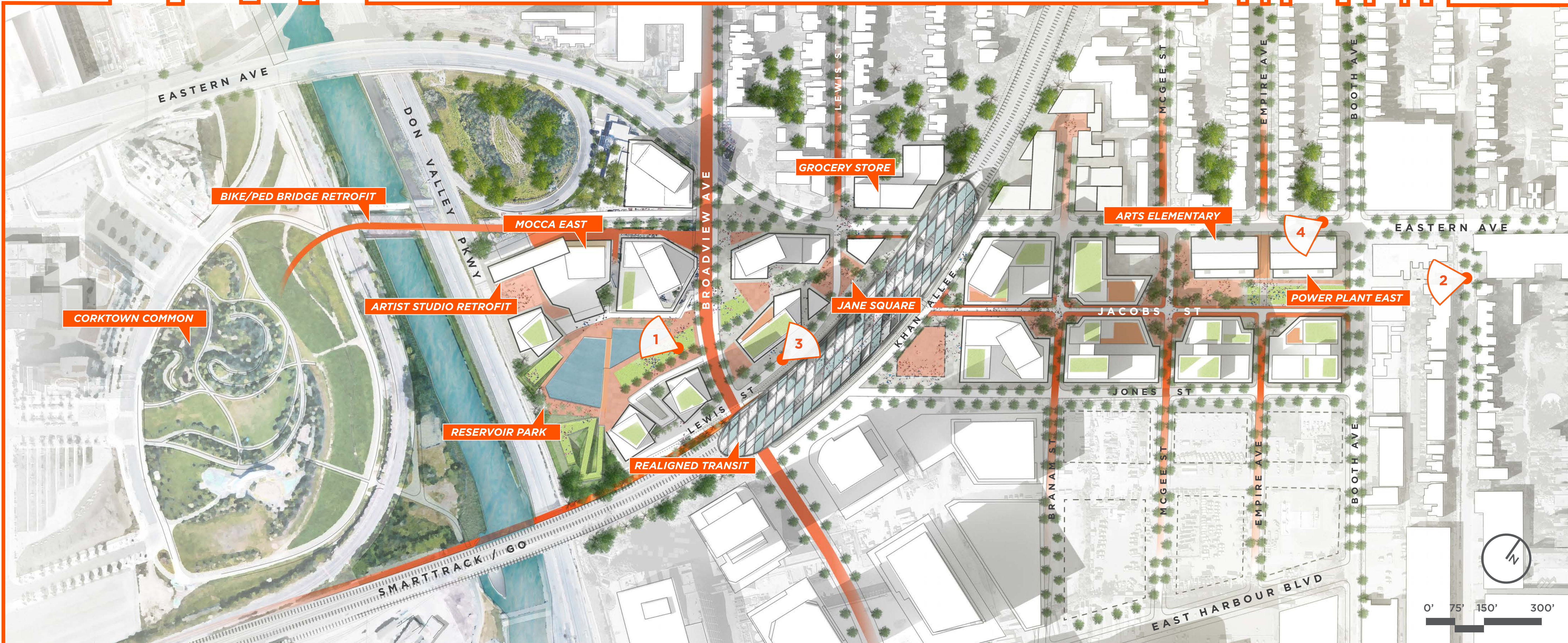


# EASTERN link

ESTD 2021



## REGIONAL CONTEXT

Regional job and household growth provides the economic basis for the delivery of new product. Eastern Link is well positioned to capture regional demand.



Eastern Link unlocks major opportunities for coming together:

Partnerships form links with Toronto's arts, sustainability, and housing organizations—ensuring deep roots in the community and opportunities for all.

A repositioned SmartTrack/GO station unlocks development opportunity east of the track and creates a bold transit hub for subway, rail and LRT.

Adaptive reuse links past and future. Heritage buildings transform into cultural institutions and a pedestrian link forges across the Don River using the historic bridge infrastructure.

With its emphasis on both culture and daily life, Eastern Link is a neighbourhood that is iconic but also intimate. It's new but also authentic. It's home for artists, newcomers, and families.

MIXED-USE NEIGHBOURHOOD

LOCAL-SERVING RETAIL

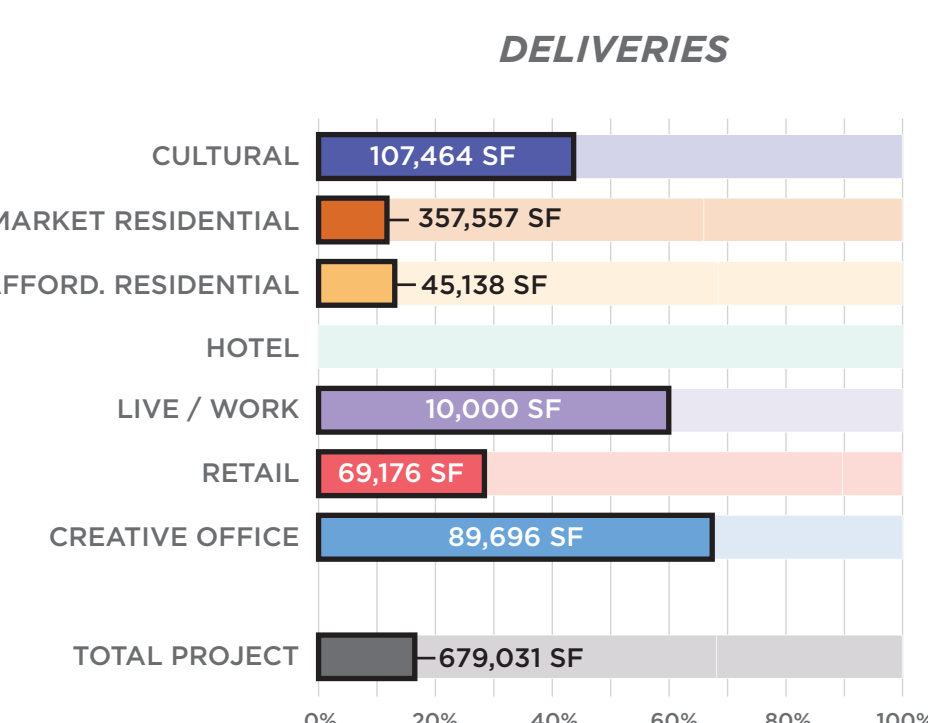
CIVIC ARTS CENTRE

TORONTO'S ECONOMIC ENGINE

TORONTO'S INDEPENDENT SPIRIT

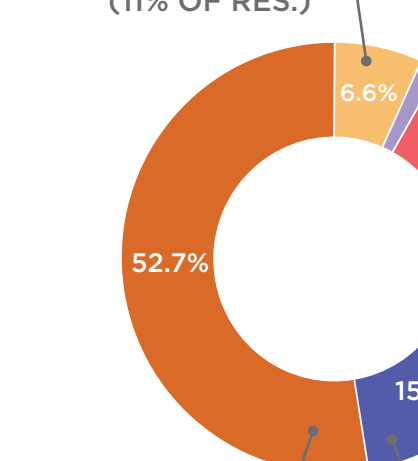
EASTERN link

## PHASE 1 2020-2023



### PROGRAM

37 AFFORD. UNITS (11% OF RES.)



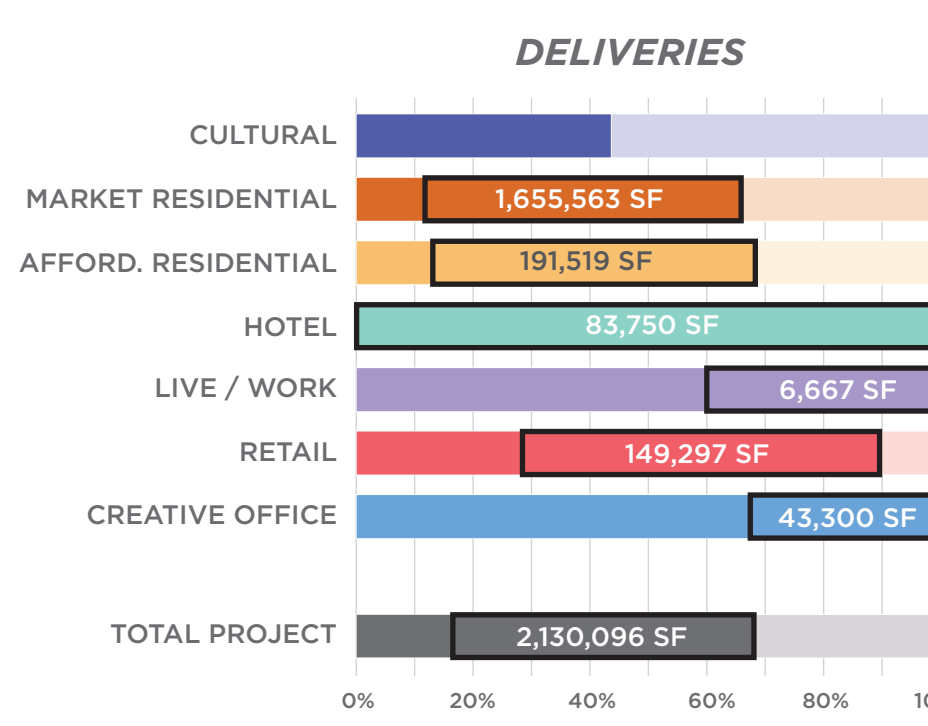
UNLEVERAGED IRR: 15.4% LEVERAGED IRR: 26.4% EQUITY MULTIPLE: 1.84

## STARTING FROM PLACE

We tap into existing sense of place, infrastructure, and zoning to get to revenue quickly. Demand for these parcels is already there, without waiting for East Harbour or the future transit station. Sense of place comes from Riverside and three iconic heritage buildings. Development in the E 3.0 zone is by-right, and the other areas are already being rezoned with East Harbour—eliminating the need to go through the entitlement process.



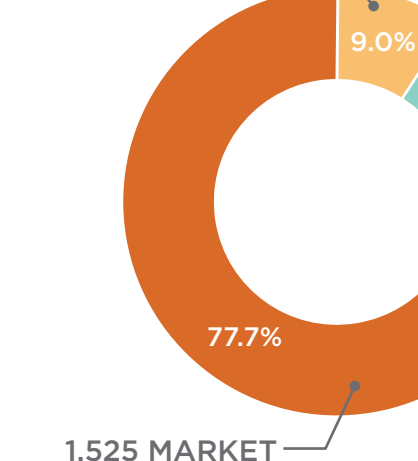
## PHASE 2 2022-2026



### PROGRAM

150 HOTEL KEYS

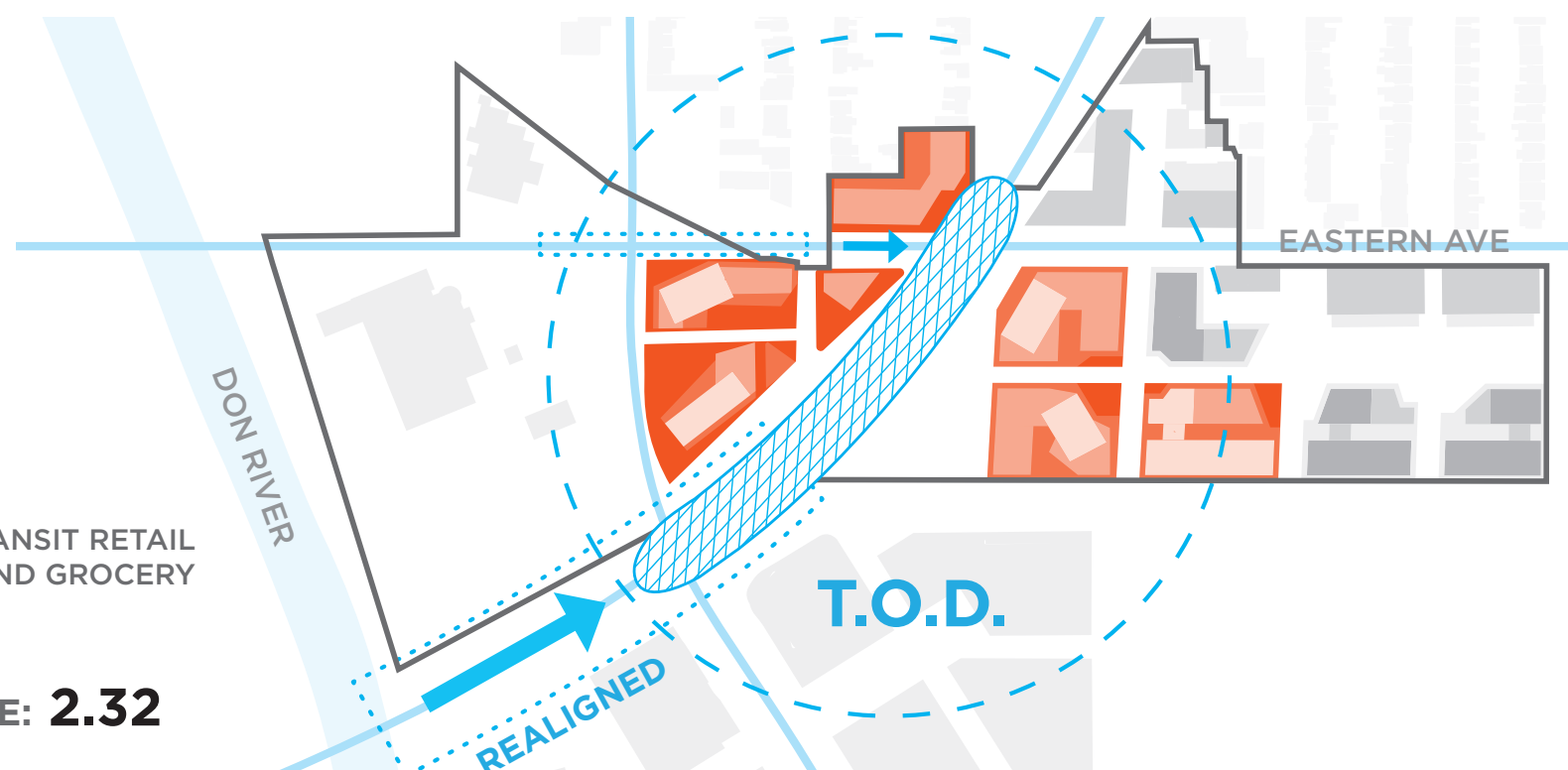
158 AFFORD. UNITS (10% OF RES.)



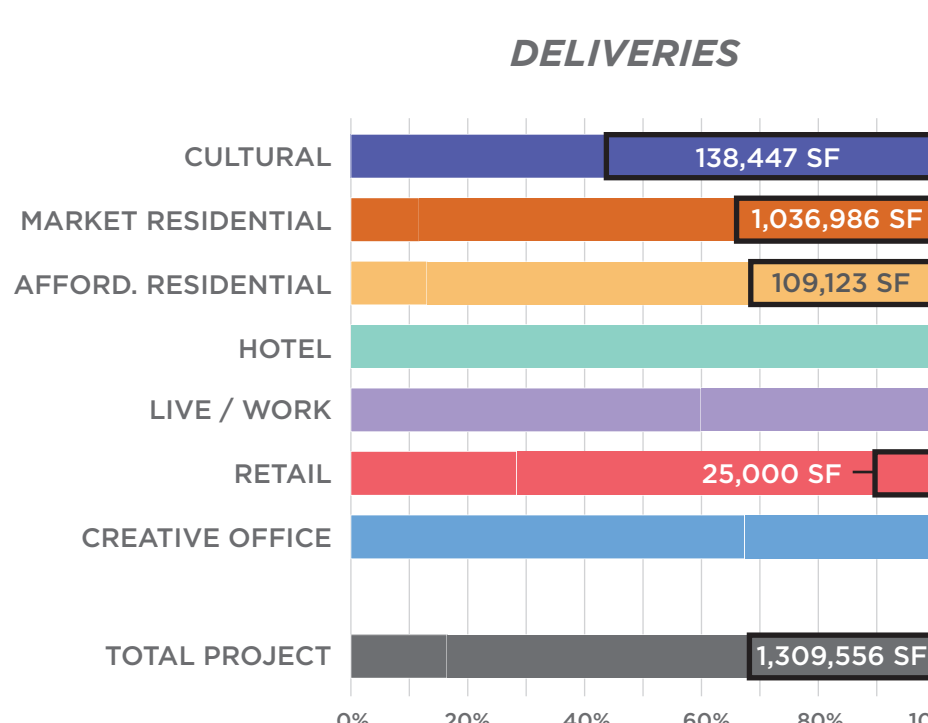
UNLEVERAGED IRR: 20.8% LEVERAGED IRR: 41.2% EQUITY MULTIPLE: 2.32

## BUILDING FROM TRANSIT

We go where the transit is, scaling up the density to maximize the transit oriented development opportunity. This phase corresponds with the opening of the SmartTrack/GO station, which we realign to maximize the number of workers and residents in the TOD walk-shed and transform the area east of the tracks from the "back door" of the site into prime property.

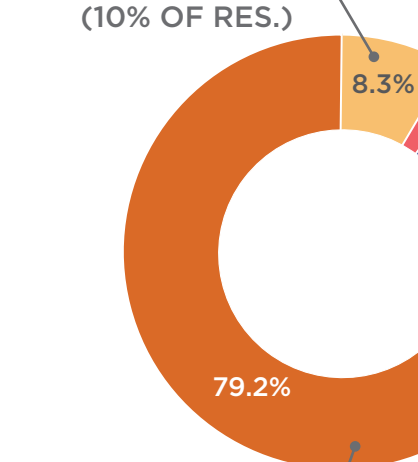


## PHASE 3 2024-2028



### PROGRAM

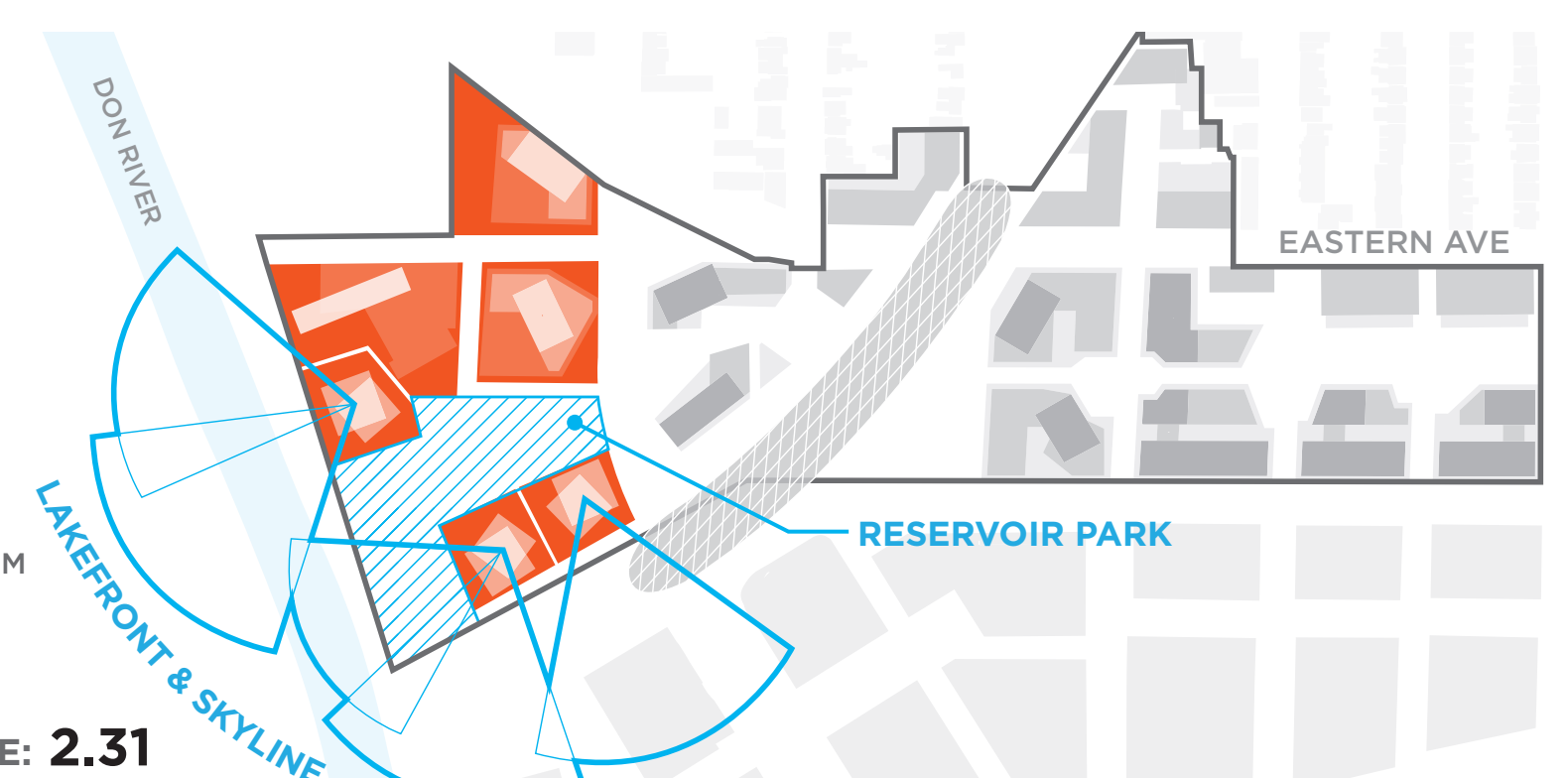
90 AFFORD. UNITS (10% OF RES.)



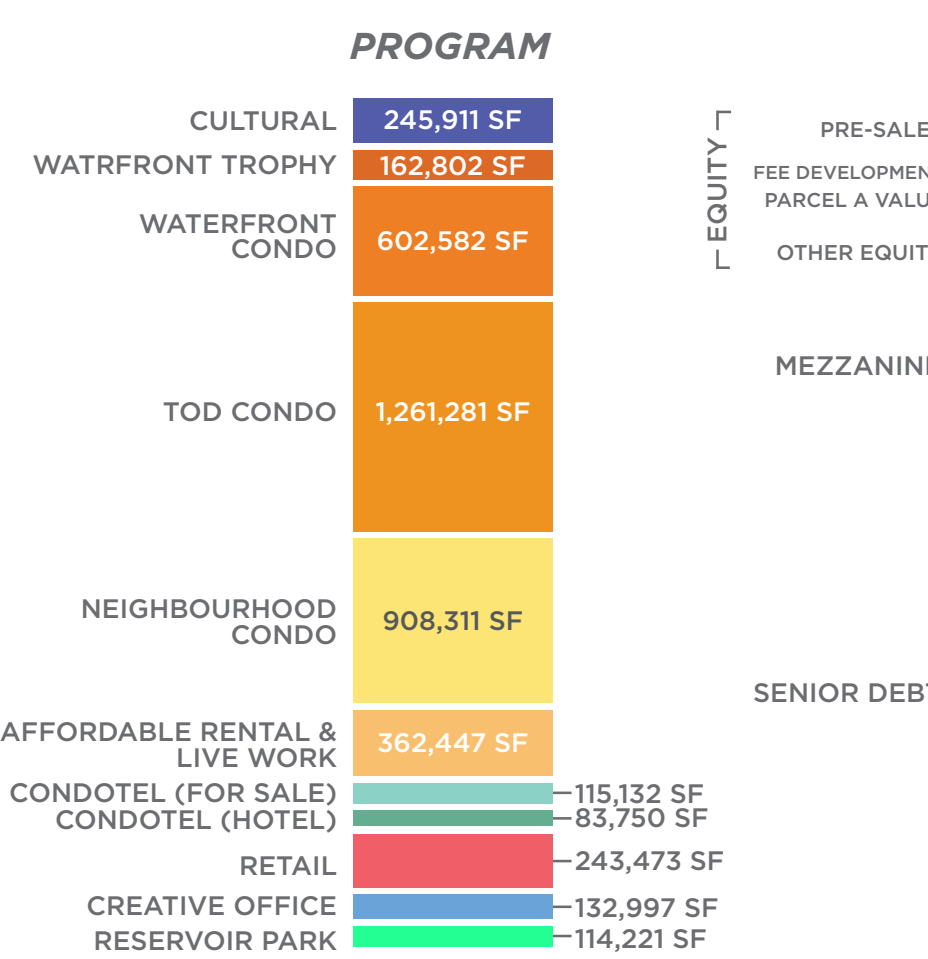
UNLEVERAGED IRR: 20.4% LEVERAGED IRR: 30.4% EQUITY MULTIPLE: 2.31

## WATERFRONT VALUE

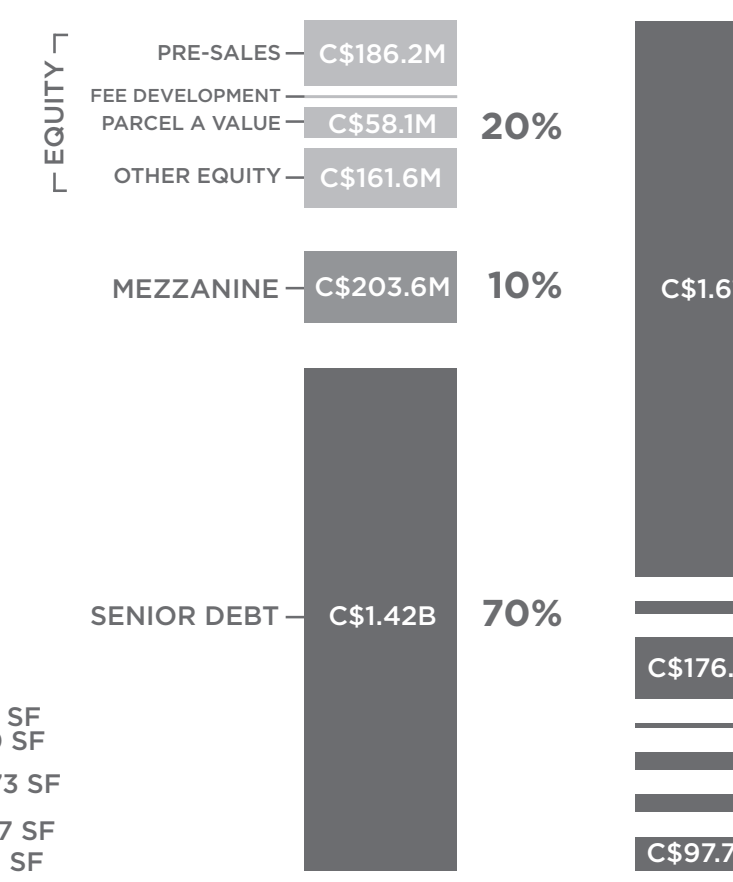
We leverage the value created in phases 1 and 2 to create Eastern Link's final showpiece. The tallest and most premium buildings—with panoramic views of downtown and Lake Ontario—are located here. They subsidize a major civic and cultural complex that cements Eastern Link's reputation as Toronto's newest cultural centre. A 2.6-acre park here acts as a gateway and mitigates flood risk with a dynamic stormwater reservoir.



## TOTAL BUILDOUT



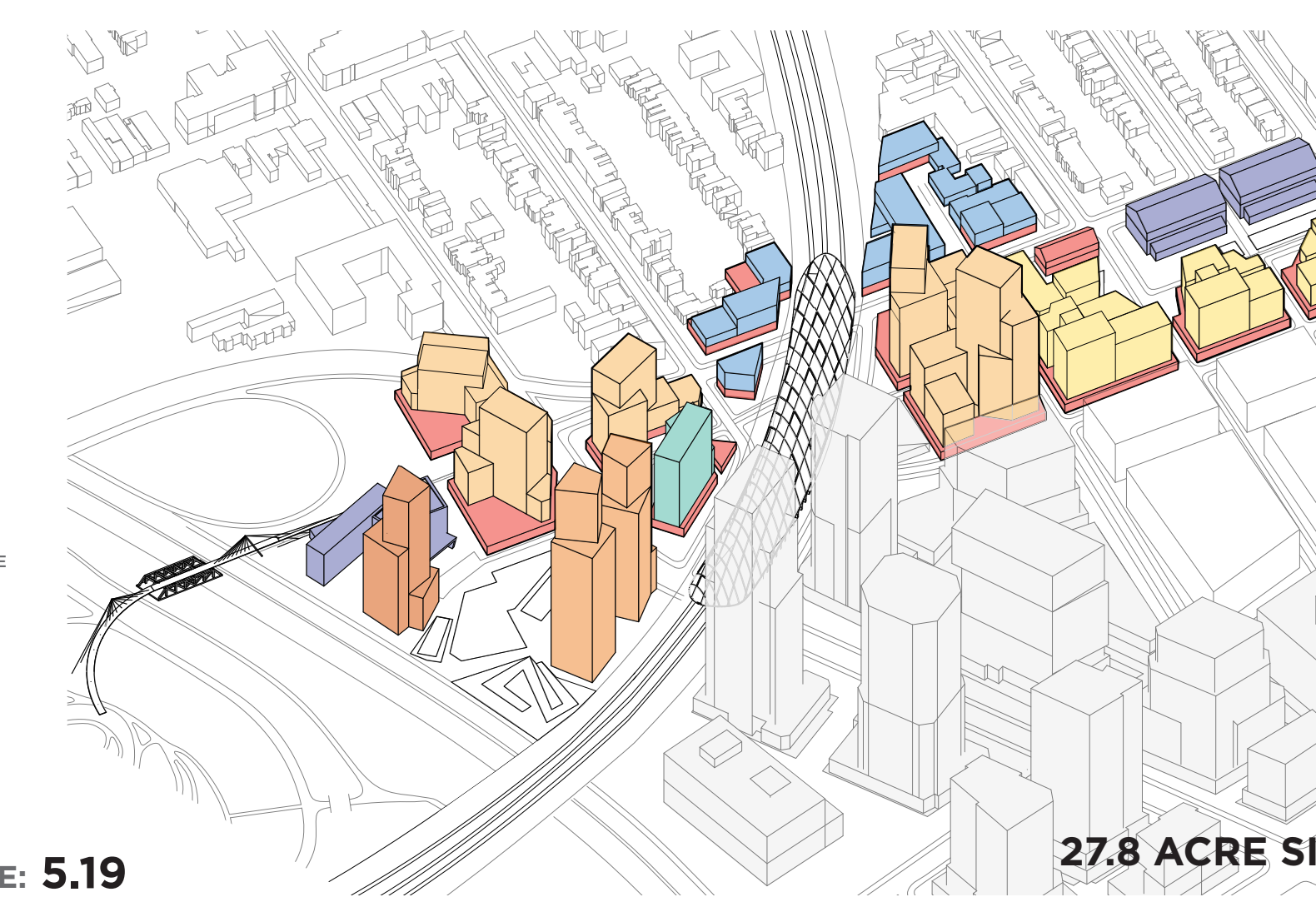
### SOURCES



UNLEVERAGED IRR: 19.1% LEVERAGED IRR: 33.7% EQUITY MULTIPLE: 5.19

## LAND USE

A heavily residential development program complements East Harbour and avoids oversaturating the market. Cultural institutions anchor the neighbourhood and amenities including a school and a full-size grocery make it a complete community.



27.8 ACRE SITE

# LINK COMMUNITIES

## BUILDING BRIDGES THROUGH PARTNERSHIP



**FORMER BMW SHOWROOM BECOMES HIGH VISIBILITY ARTIST STUDIOS WITH PARTNER ARTSCAPE**

### EASTERN link FOUNDATION

**\$13.6 MILLION**  
OF DEDICATED FUNDS

Proceeds from the sale of every property sale at Eastern Link goes back to our mission of supporting culture as a part of daily life. A 0.5% real estate transaction fee supports public art, artists-in-residence, and other community investments.

### COMMUNITY PARTNERSHIPS

Partnerships form links with Toronto's arts, sustainability, and housing opportunities—ensuring deep roots in the community and opportunities for all.

**METROLINX**

We take advantage of the fact that MetroLinx is already planning a catalytic station project for the area. We ground lease the under-station retail from MetroLinx and act as a good neighbour in our design of the public spaces and buildings near the station entrances.

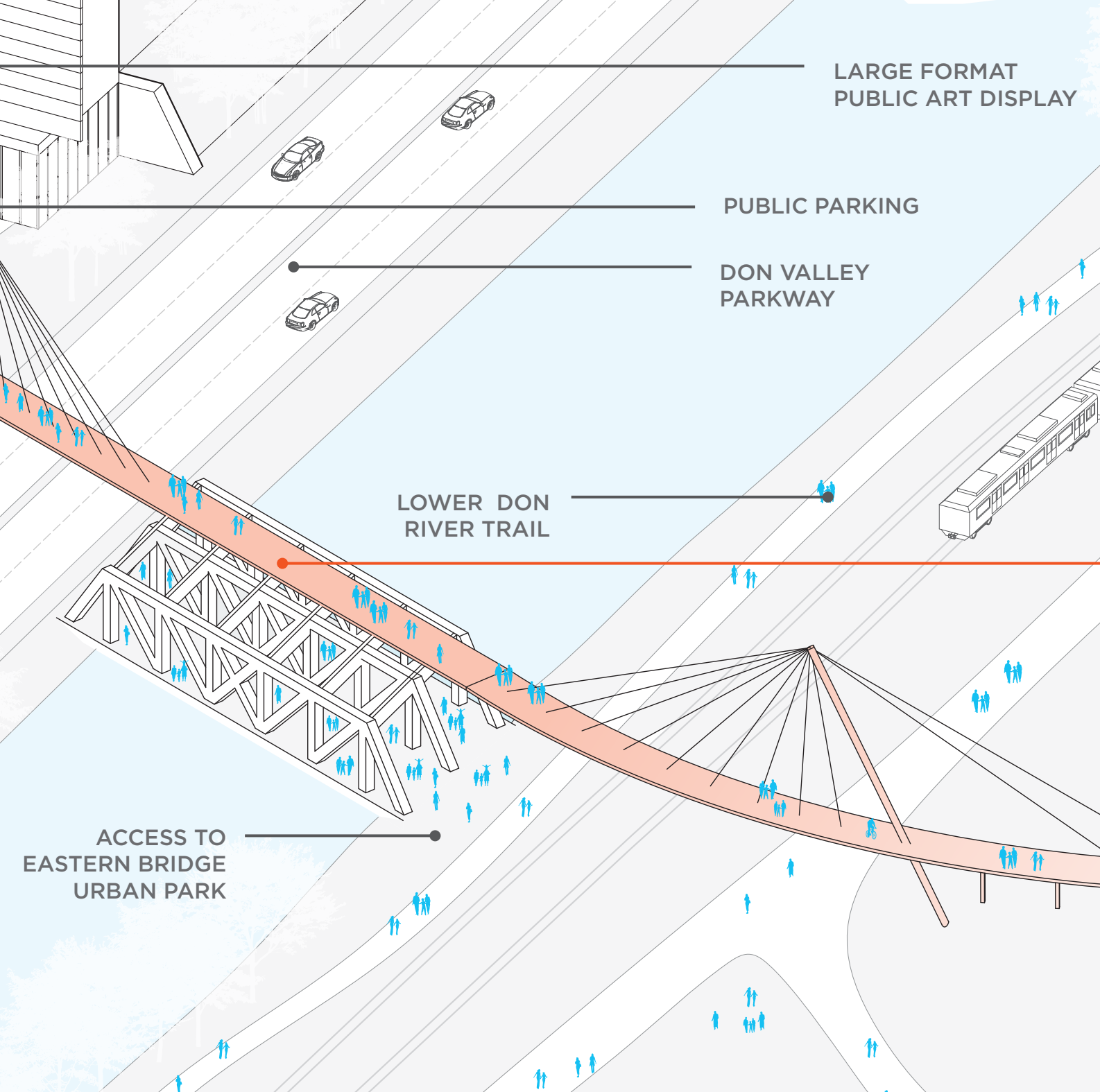
**MOCCA**

museum of contemporary canadian art

We act as fee developer for the Museum of Contemporary Canadian Art to build an East Toronto gallery. In the same complex, we partner with Artscape to offer subsidized artist studio space in the retrofitted BMW showroom.

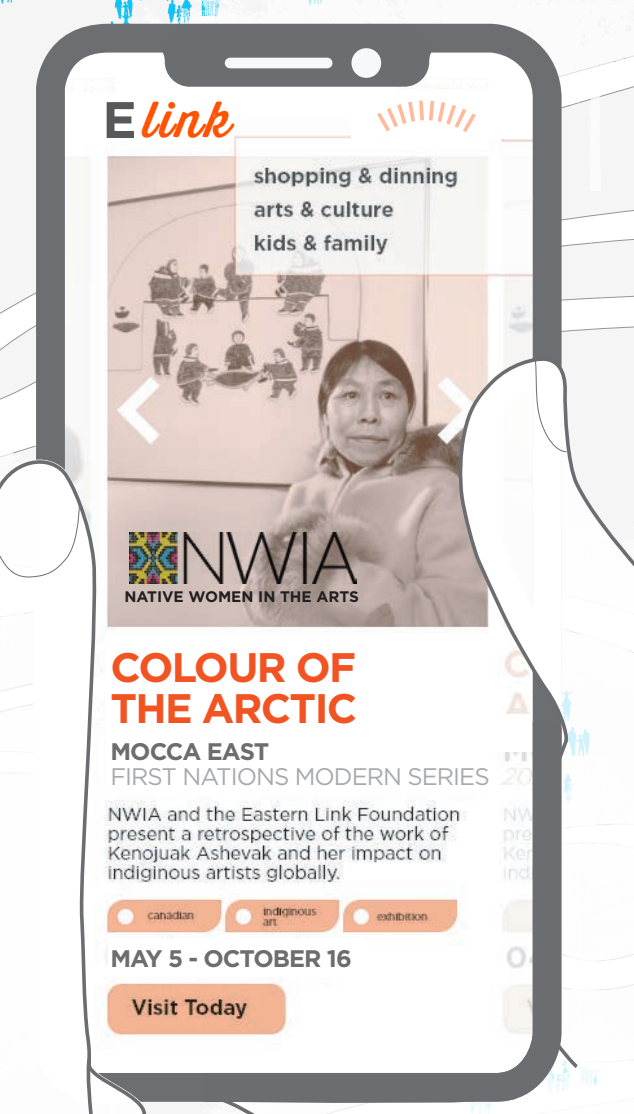
**WATERFRONT Toronto**

We sell 2.6 acres of Parcel A to Waterfront Toronto at current market value. This allows them acquire park space needed to complete Don River Valley Park before property values become cost prohibitive.



**250k**  
SQ FT  
OF CULTURAL AND ARTS EXHIBITION SPACE

**BIKE / PED LINK TO CORKTOWN COMMONS USING EXISTING BRIDGE INFRASTRUCTURE**



### CONNECT WITH CULTURE

Programming reinforces values of multiculturalism and creativity. Whether it's an exhibit by Kenojuk Ashevak or a pottery class at Power Plant East, this programming is happening every day at Eastern Link.

### DEVELOPMENT PORTFOLIO

Residences are segmented to offer a range of price points, floorplans, and product types that appeal to diverse buyers and enhance overall market capture.

**FOR THE ULTIMATE LEVEL OF LUXURY**

**87 UNITS**  
**2,200 SF / UNIT**  
**C\$1,300 / SF**

**MARKET:**  
**AVERAGE PRICE: C\$2.86 M**

PRICING MAKES MUSEUM COMPLEX FINANCIALLY FEASIBLE

**WATERFRONT TROPHY CONDO**

**FOR SWEEPING VIEWS OF DOWNTOWN AND THE PARK.**

**558 MKT. CONDOS**  
**62 AFFORDABLE RENTAL UNITS**  
**816 SF / UNIT**

**MARKET:**  
**C\$1,000 / SF**  
**AVERAGE PRICE: C\$816,000**

**AFFORDABLE:**  
**C\$1,477 / MO**

**WATERFRONT CONDO**

**10% AFFORDABLE**

**FOR PROFESSIONALS, FAMILIES, AND EMPTY NESTERS SEEKING A MORE URBAN EXPERIENCE.**

**1,162 MKT. CONDOS**  
**129 AFFORDABLE RENTAL UNITS**  
**816 SF / UNIT**

**MARKET:**  
**C\$825-875 / SF**  
**AVERAGE PRICE: C\$694,000**

**AFFORDABLE:**  
**C\$1,380 / MO**

**T.O.D. CONDO**

**FOR PROFESSIONALS, FAMILIES, AND EMPTY NESTERS SEEKING A CLOSER-KNIT COMMUNITY.**

**835 MKT. CONDOS**  
**94 AFFORDABLE RENTAL UNITS**  
**816 SF / UNIT**

**MARKET:**  
**C\$800 / SF**  
**AVERAGE PRICE: C\$653,000**

**AFFORDABLE:**  
**C\$1,284 / MO**

**NEIGHBOURHOOD CONDO**



### ARTSCAPE YOUNGPLACE

We make it easy for Artscape Youngplace to expand their mission to East Toronto by providing space for a new arts elementary school in a repurposed heritage building. Artscape purchases the parcel and we act as fee developer.

### TORONTO

The City of Toronto, Eastern Link, and The Power Plant jointly open a Community Hub. This hub is a space for planning workshops with residents throughout design, but it's also a resource for the neighbourhood at large.



The Power Plant also buys into the emerging East Toronto gallery district. They purchase the easternmost heritage building and we act as fee developer to retrofit it to their specifications.

### Toronto Community Housing

**OPEN DOOR PROGRAM**  
Ten percent of Eastern Link's residential units meet the affordability requirements for the Open Door Program. In return, we receive a 25-year, 100% property tax abatement for those units.

### EAST HARBOUR

We work with East Harbour to achieve a coordinated design for all of the plazas and public space that stitch our sites together. We also split the costs of building new right-of-way along the border between our sites.

# LINK EAST & WEST

## TRANSIT STATION REALIGNMENT

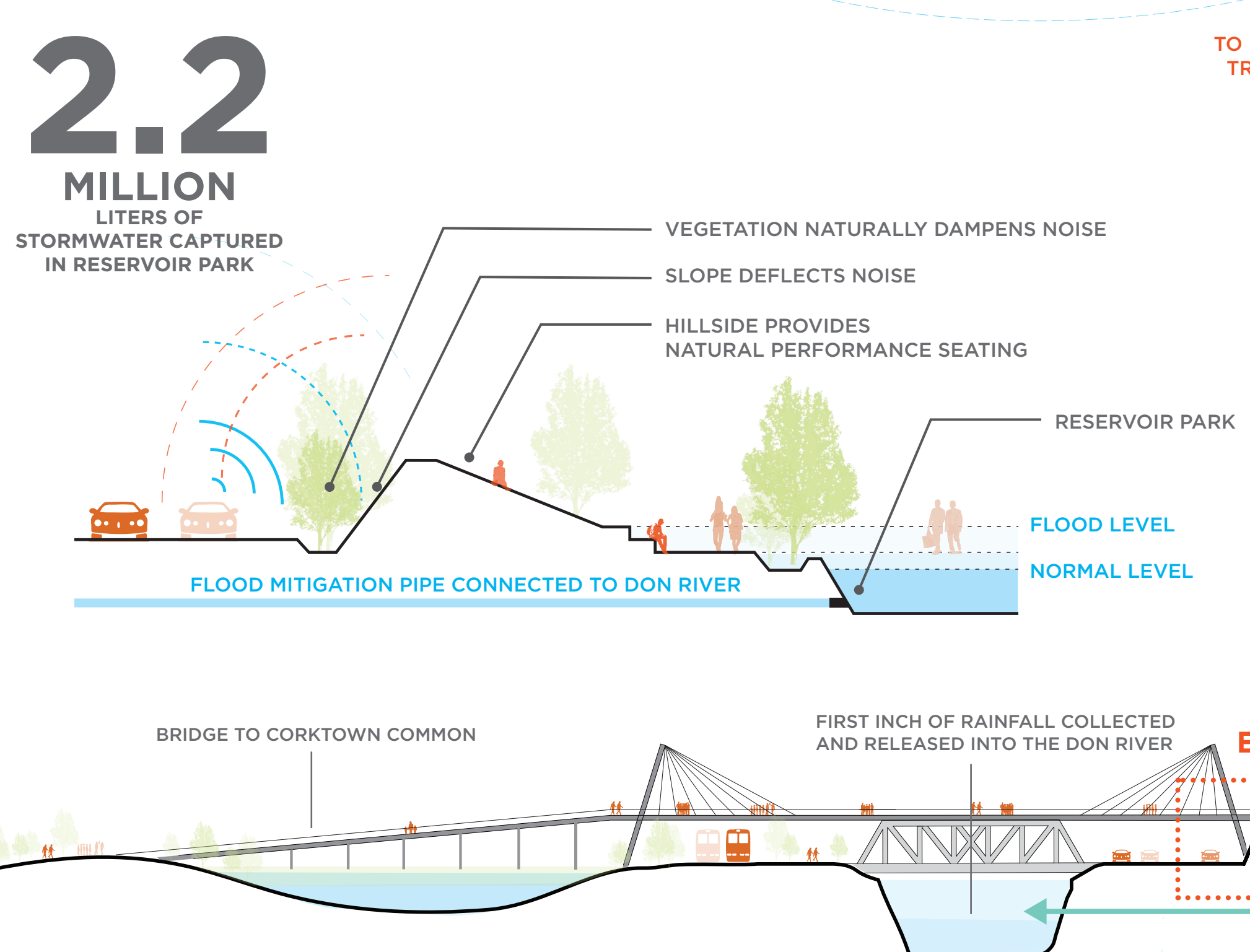
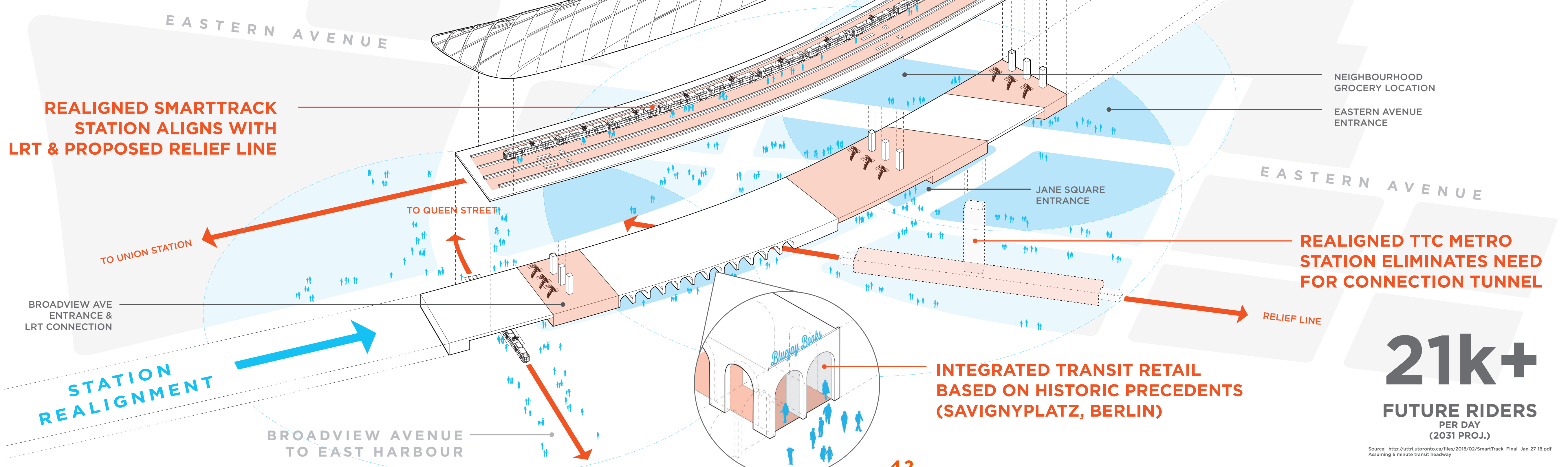
VIEW 3



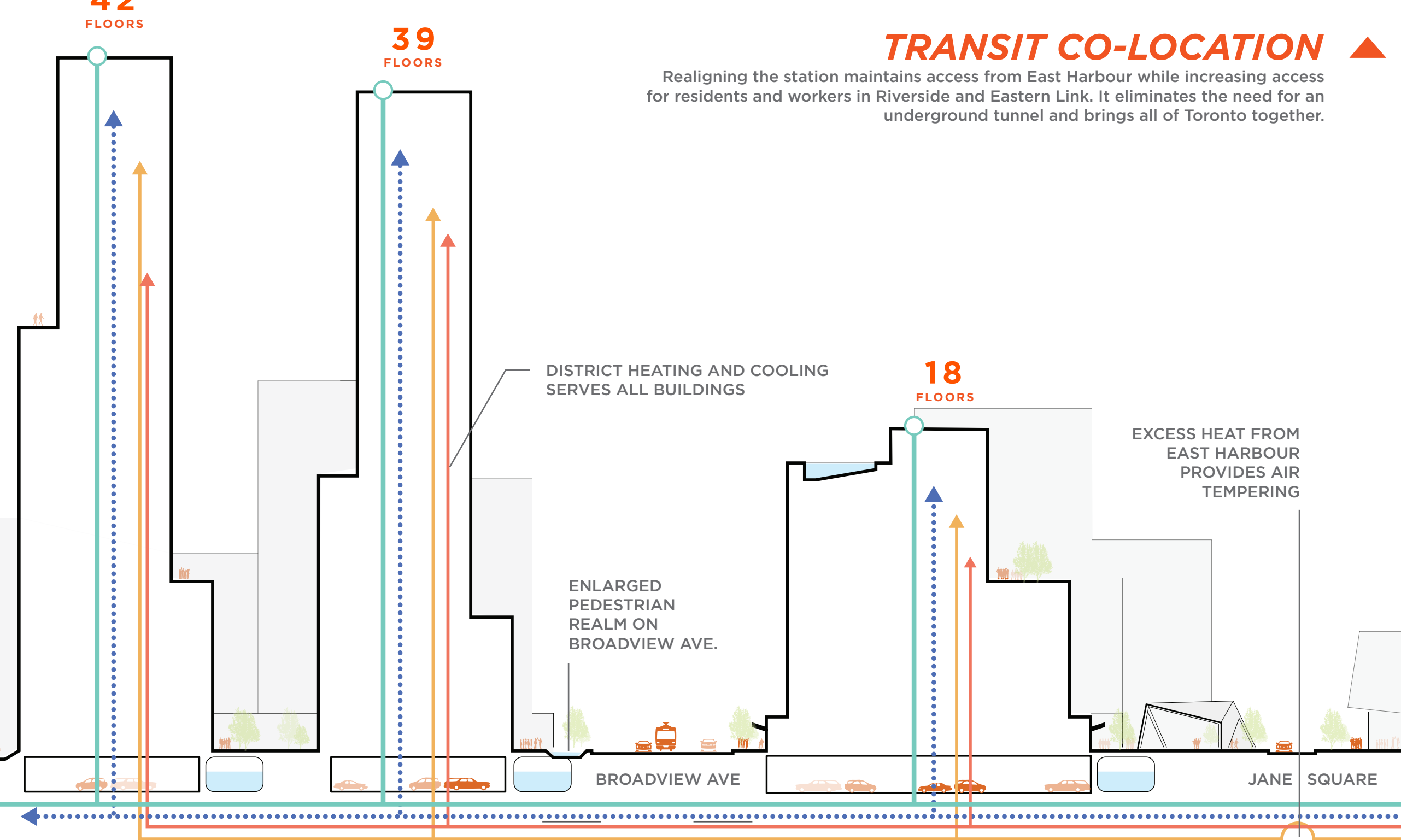
PHOTOVOLTAIC GLASS CANOPY



TO NORTH SUBURBS



**RESILIENCY IN ACTION**  
In line with the ResilientTO plan, Eastern Link embeds principles of resiliency and sustainability in every aspect of the community, resulting in balance between performance, human experience, and nature.



**FOR FREQUENT BUSINESS TRAVELERS WHO SPLIT THEIR TIME INTERNATIONALLY**

108 MKT. CONDOS  
675 SF / UNIT

MARKET:  
C\$1,000 / SF  
AVERAGE PRICE:  
C\$675,000

**CONDOTEL**

**EASTERN LINK CELEBRATES CRAFT AND MAKES ROOM FOR THOSE WHO CREATE**

10 BELOW-MARKET UNITS  
1,000 SF / UNIT

MARKET:  
C\$2,000 / MO

INCLUDES RETAIL FRONTAGE AND LIVING SPACE

**LIVE WORK**

**LOCAL SHOPS, RESTAURANTS, AND GROCERY SERVE RESIDENTS, VISITORS AND PASSERS-BY.**

GROCERY:  
51,000 SF  
TRANSIT RETAIL:  
54,000 SF  
LOCAL RETAIL:  
138,000 SF

AVERAGE RATE (NNN):  
C\$33 / SF

**RETAIL**

**FOR SMALL BUSINESSES, ENTREPRENEURS, AND NON-PROFITS.**

FLEX OFFICE:  
89,700 SF  
AVERAGE RATE (MODIFIED GROSS):  
C\$25 / SF

LOFT OFFICE:  
43,300 SF  
AVERAGE RATE (FULL SERVICE):  
C\$40 / SF

**CREATIVE OFFICE**

# LINK PAST & FUTURE

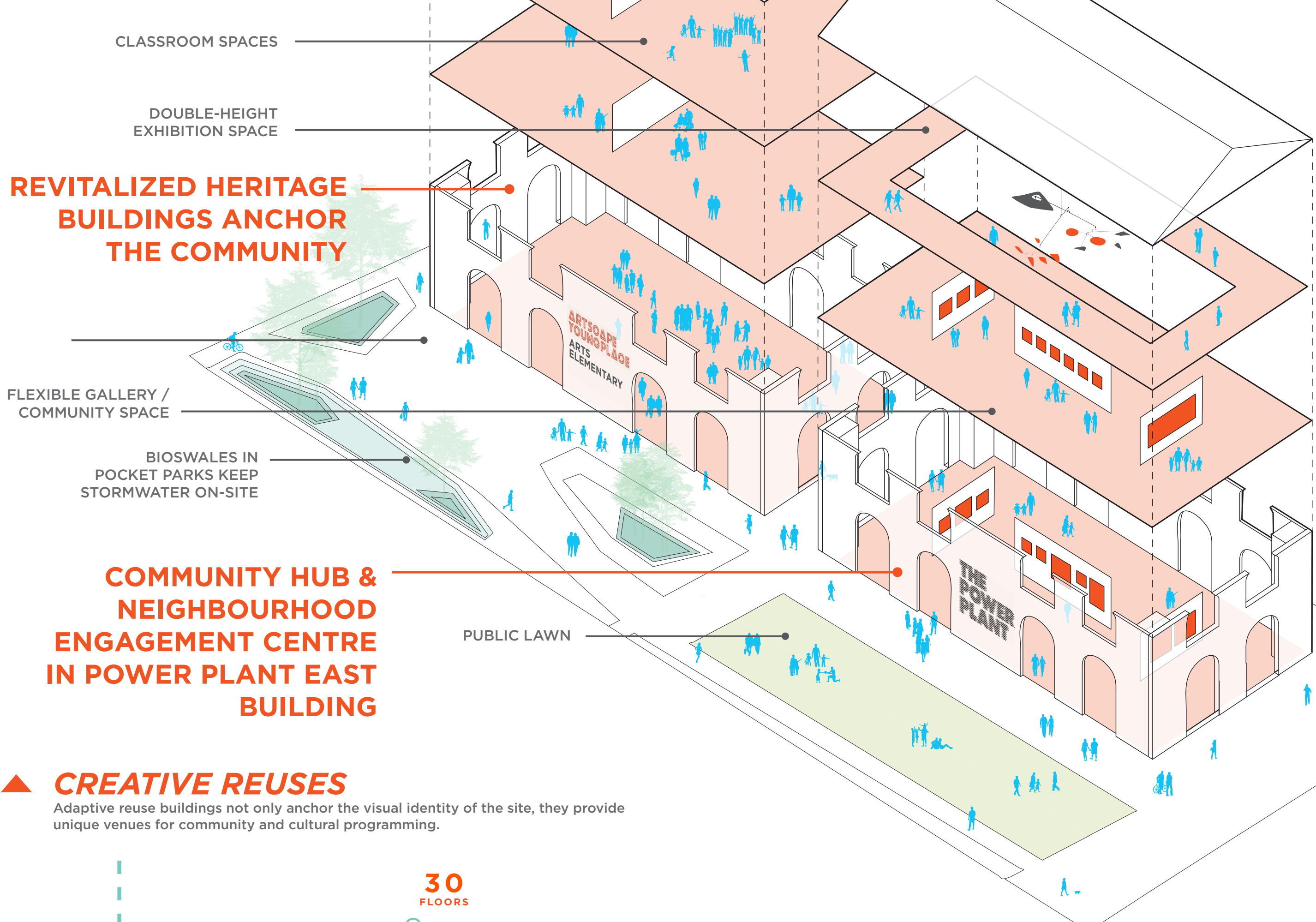
## UNITE THROUGH ADAPTIVE REUSE

VIEW 4



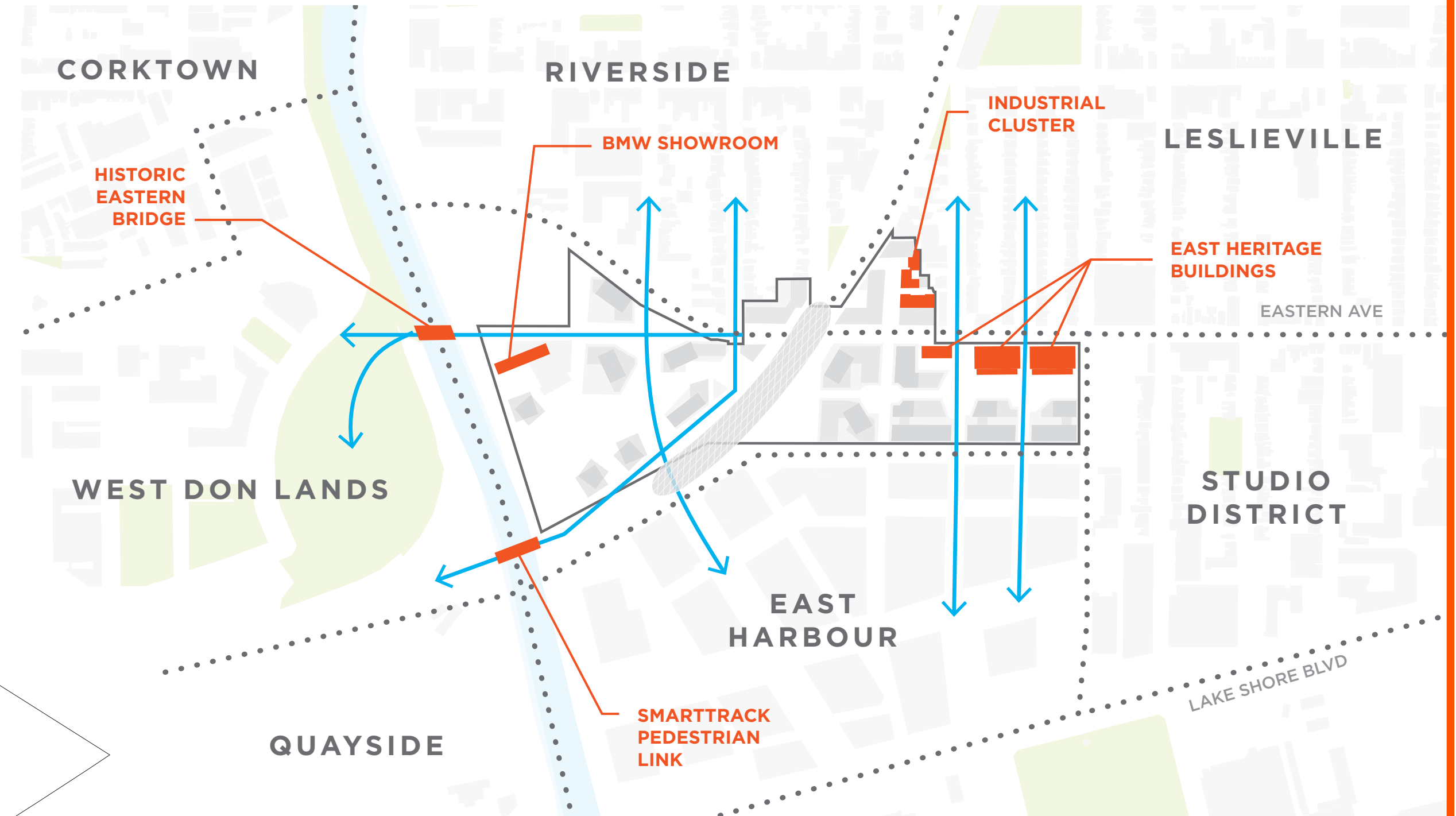
ARTSCAPE YOUNGPLACE  
ARTS ELEMENTARY

POWER PLANT EAST  
& COMMUNITY HUB



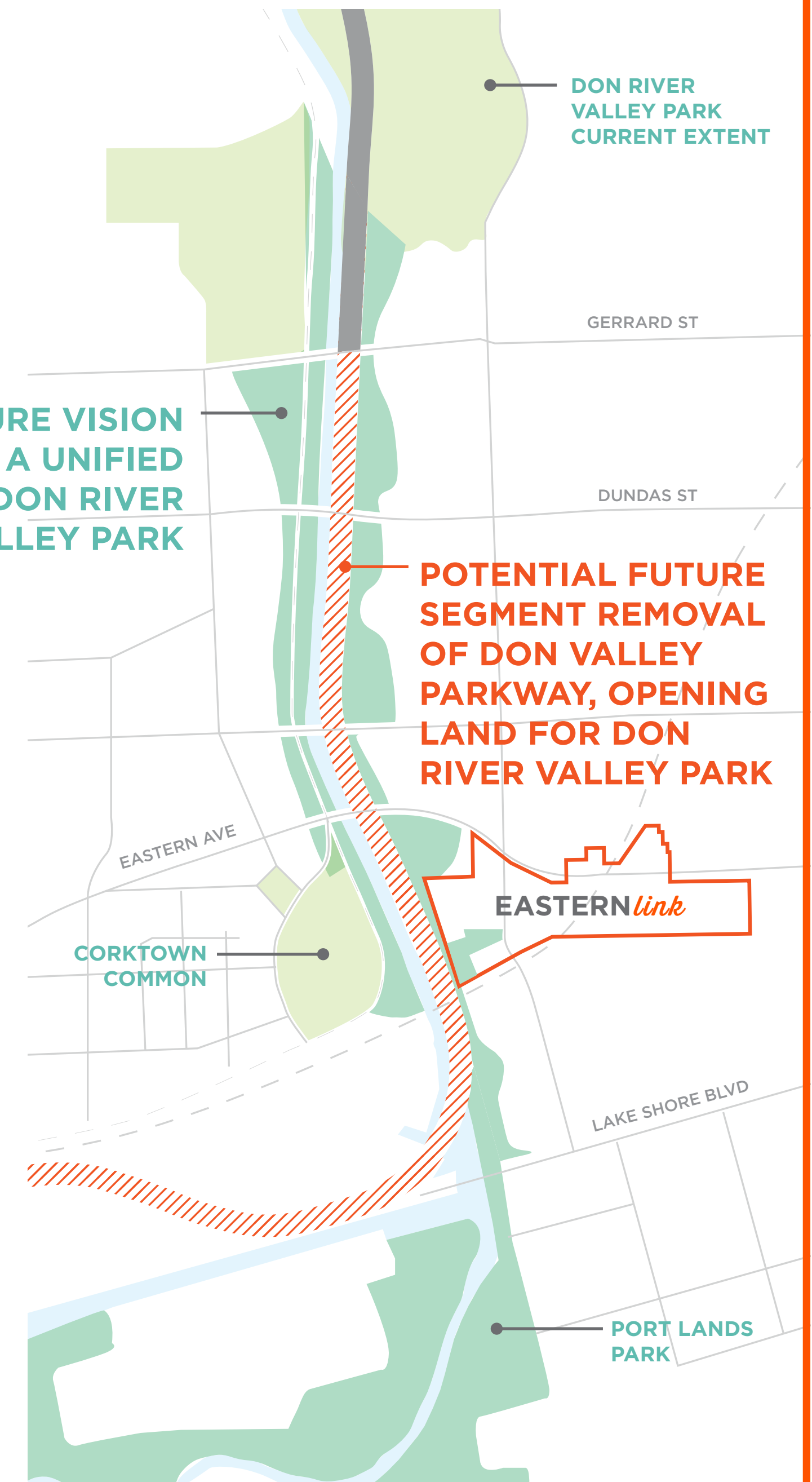
### ADAPTIVE REUSE AND CONNECTED STREETS

Adaptive reuse creates value through its authenticity, sustainability, and cost-effectiveness. Extending the street grid into Eastern Link stitches together the vibrant neighbourhoods of an emerging East Toronto.



### GREEN CORRIDOR 2050

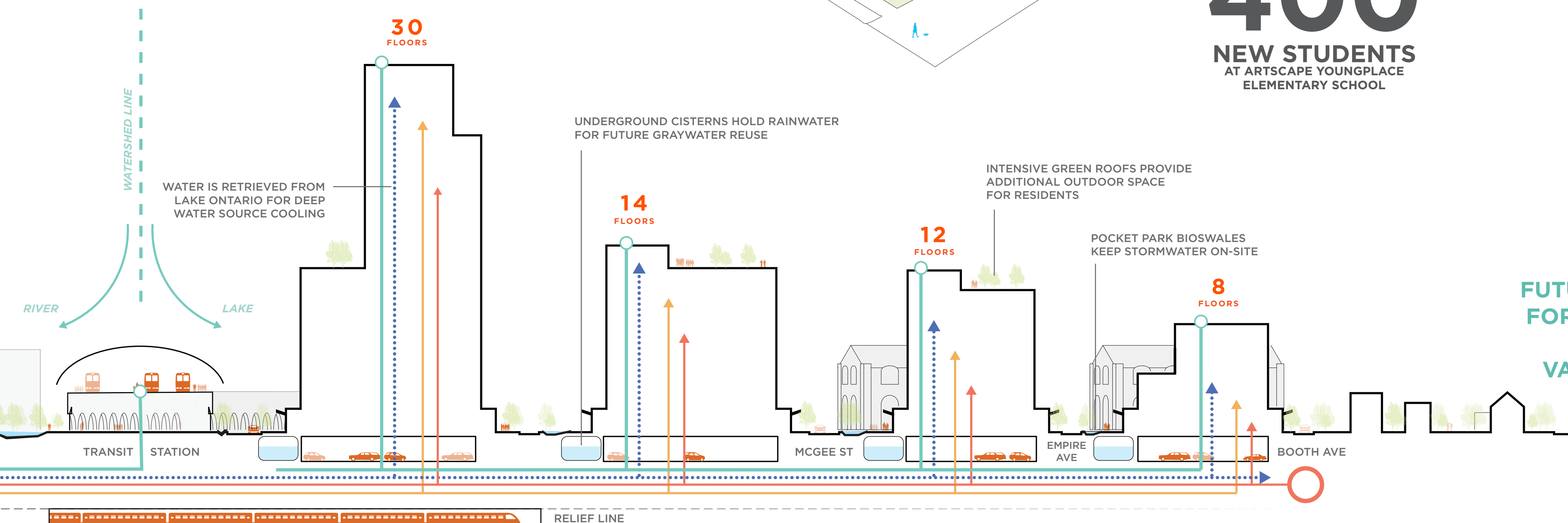
Increased transit modeshare over time presents an opportunity to reimagine the Don Valley Parkway and unite the Don River Valley Park and Corktown Common into a continuous greenway. Eastern Link's hands-off approach to the highway and Parcel B accommodate this possibility.



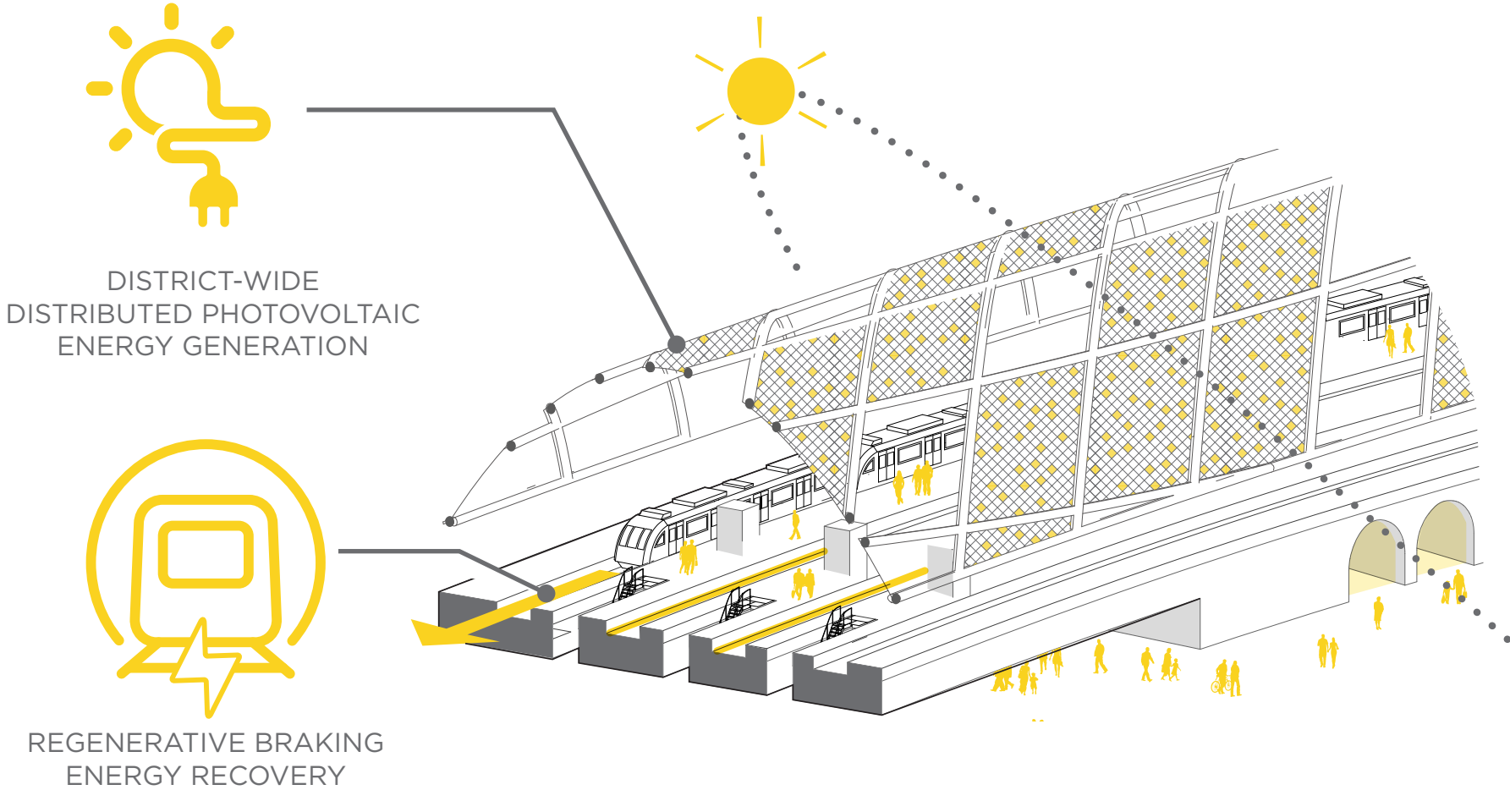
**400**  
NEW STUDENTS  
AT ARTSCAPE YOUNGPLACE  
ELEMENTARY SCHOOL

### CREATIVE REUSES

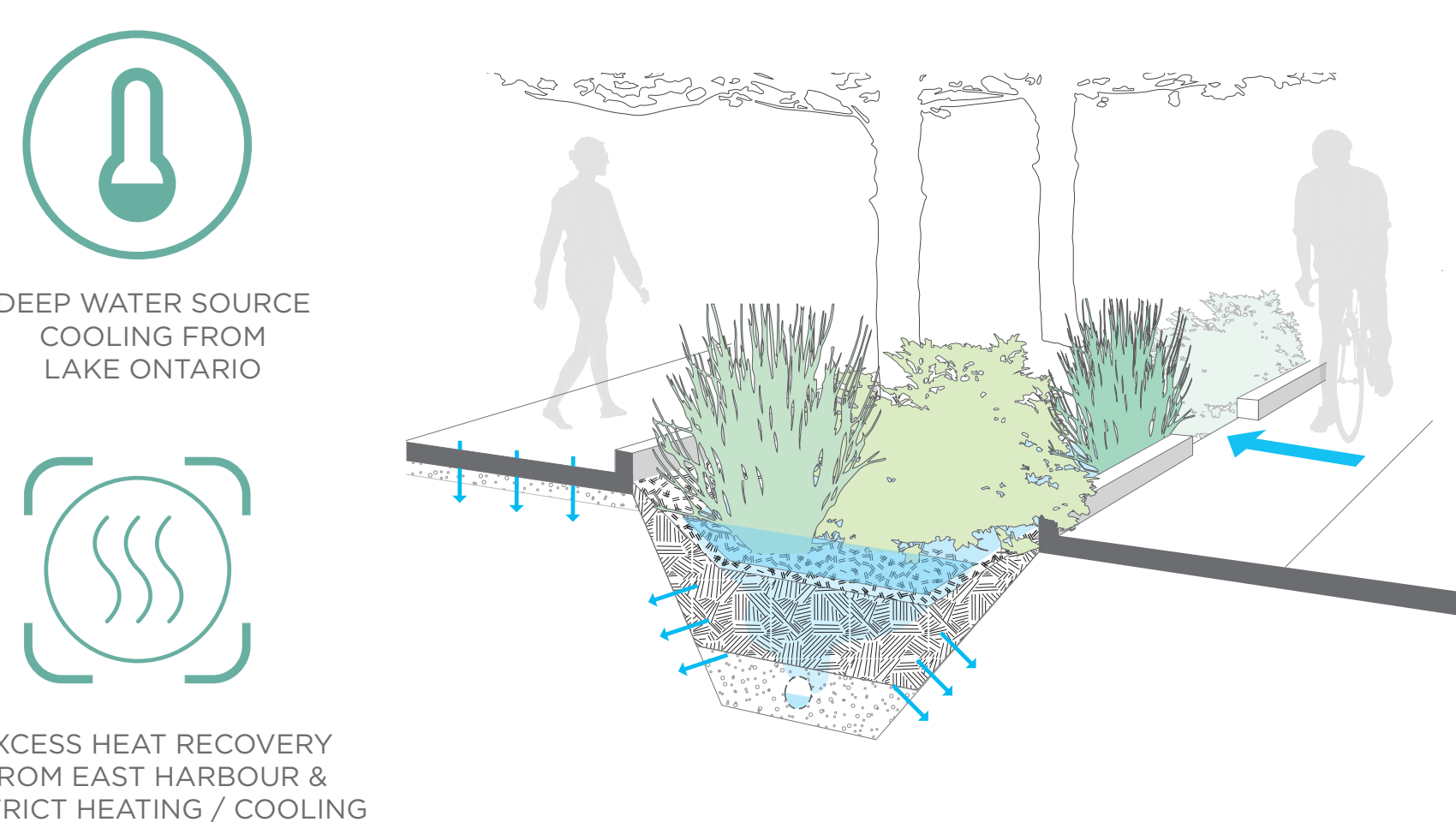
Adaptive reuse buildings not only anchor the visual identity of the site, they provide unique venues for community and cultural programming.



### ENERGY



### NEXUS



### WATER

