

5207 Dundas

Retail Program



TRICON
RESIDENTIAL



5207 Dundas

BLOOR & KIPLING

Project Summary

5207 Dundas is a mixed-use development project with retail at grade (+ 2nd floor) and 725 residential rental units in front of the Kipling GO / subway station.

The Project is located in Etobicoke in the Six-Points Area. This 26-storey building will have 206 affordable housing units. The Project will look to achieve the highest tier of the City of Toronto's Toronto Green Standard while also incorporating a geothermal system to work towards achieving a zero carbon building.

Tricon was awarded the project through a Housing Now RFP and is the first phase of a larger City-led master plan for the area. It will be followed by a new Etobicoke Civic Center, large public park, and other residential buildings.





Highlights

725

TOTAL RESIDENTIAL UNITS

51,200 SF

RETAIL AREA

Q1 2027

PROJECT COMPLETION

25 spots

COMMERCIAL ON-SITE
PARKING



Demographics

1KM TRADE AREA RADIUS AS OF 2021

Population and Households

21,197
POPULATION

10,142
HOUSEHOLDS

37.8
MEDIAN AGE

5,571
FAMILIES

2.67
AVG. FAMILY SIZE

45.2%
COUPLES WITHOUT CHILDREN AT HOME

Education and Employment

49.28%
UNIVERSITY DEGREE

74.9%
LABOUR FORCE PARTICIPATION RATE

Method of Commute (Top 4)

24.1%
CAR

24.1%
PUBLIC TRANSIT

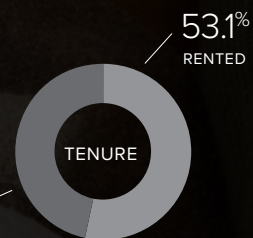
1.5%
WALK

0.2%
BICYCLE

Housing and Income

\$110,570.26
AVG. HOUSEHOLD INCOME

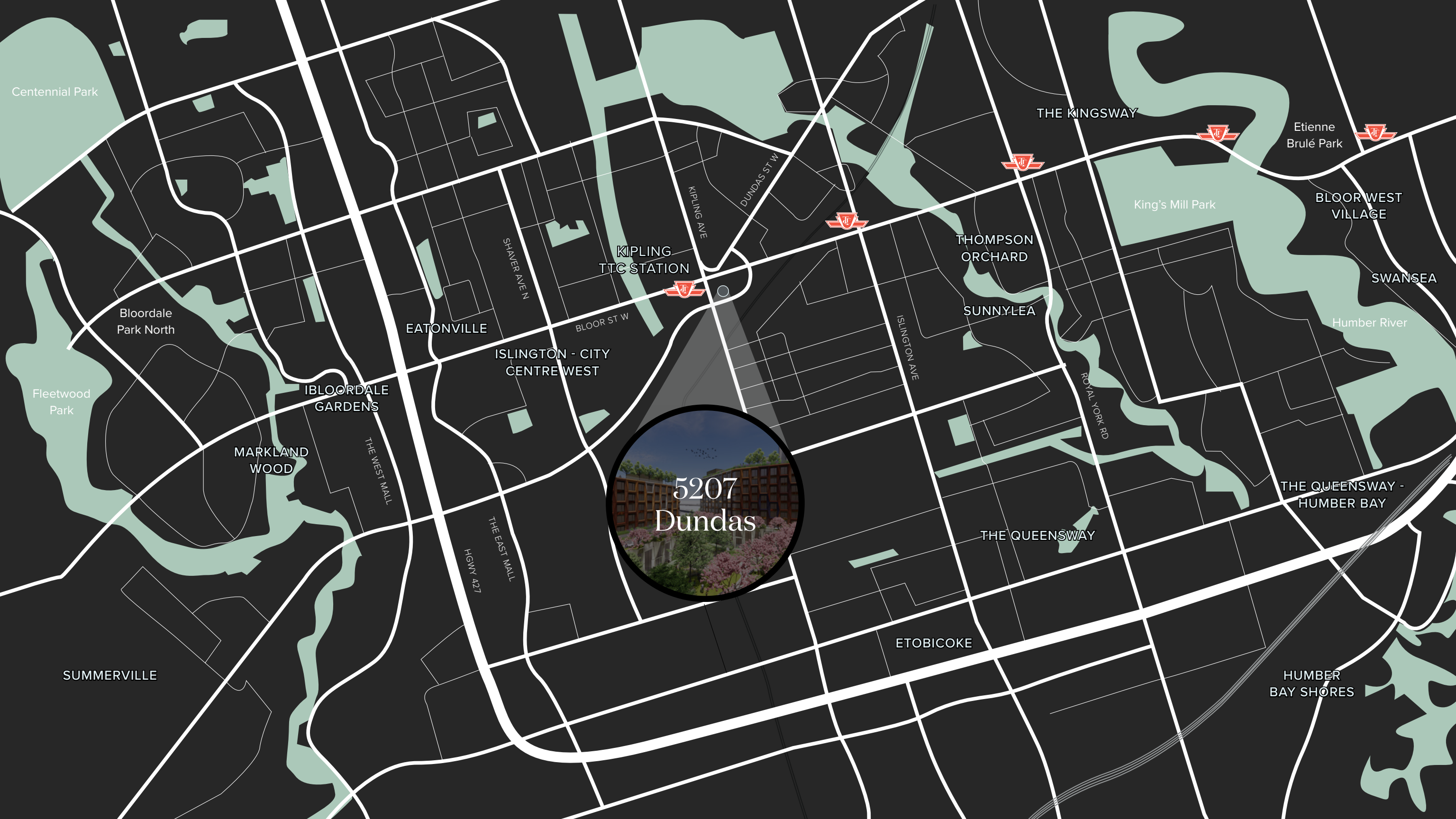
\$52,904
PER CAPITA INCOME



46.9%
OWNED

17.2%
HOUSES

2.8%
APARTMENTS



5207
Dundas

Centennial Park

THE KINGSWAY

Etienne Brulé Park

King's Mill Park

BLOOR WEST VILLAGE

KIPLING TTC STATION

THOMPSON ORCHARD

SWANSEA

Bloordale Park North

EATONVILLE

BLOOR ST W

SUNNYLEA

Humber River

Fleetwood Park

IBLOORDALE GARDENS

ISLINGTON - CITY CENTRE WEST

ISLINGTON AVE

ROYAL YORK RD

MARKLAND WOOD

THE WEST MALL

THE EAST MALL

THE QUEENSWAY - HUMBER BAY

THE QUEENSWAY

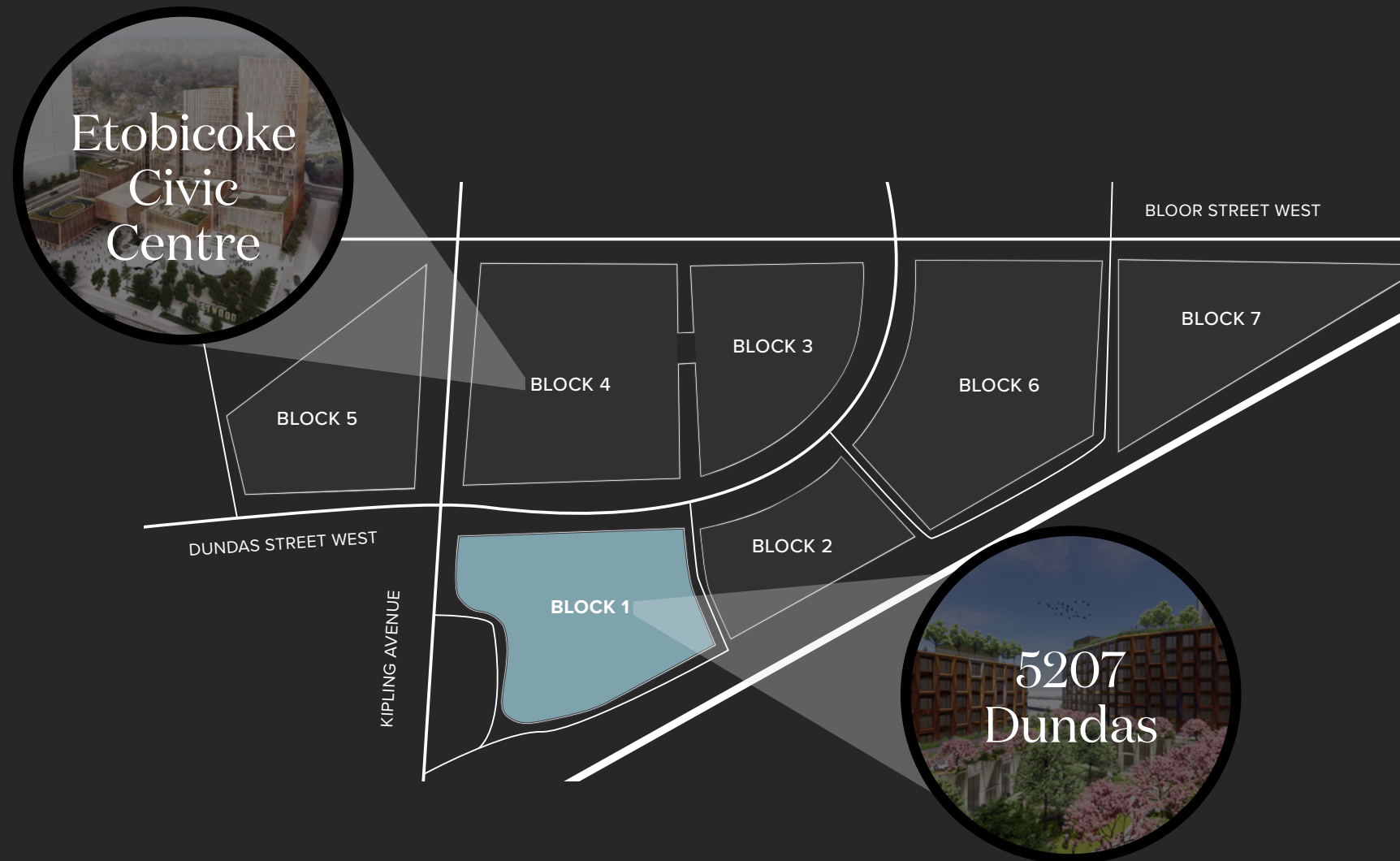
SUMMERVILLE

ETOBICOKE

HUMBER BAY SHORES

HQWY 427

Block Plan



Development

- BLOCK 1** 5207 Dundas
- BLOCK 2** Public Park
- BLOCK 3** Housing Now
- BLOCK 4** Etobicoke Civic Centre
- BLOCK 5-7** Housing Now

5,000+ units are anticipated to be delivered within 200m distance of our project over the next few years:

Housing Now's Bloor-Kipling Blocks 3, 5, 6 and 7 will deliver an additional 1,700 units. The Six Points Plaza redevelopment will deliver 2,400 units

CentreCourt's Kipling Station Condo and 5 Jopling Ave will deliver 550 units and 400 units, respectively.

Ground Floor



Available Spaces

UNIT A	18,800 SF
UNIT B	8,000 SF
UNIT C	3,300 SF
UNIT D	3,300 SF
UNIT E	4,000 SF
UNIT F	3,500 SF



GROUND FLOOR — UNIT A
VIEW FROM DUNDAS ST. WEST

Second Floor

10,000 SF

RETAIL / OFFICE*



SECOND FLOOR — UNIT A
VIEW FROM DUNDAS ST. WEST

*EXCLUDING OUTDOOR TERRACE

NORTH VIEW FROM DUNDAS STREET WEST



SHOPS ALONG DUNDAS STREET WEST AND BIINDAGEN TRAIL





JEREMY HURWITZ

E jhurwitz@triconresidential.com

T 416 928 4079

C 647 998 6097