

COMMERCIAL LEASING PACKAGE

CANADIAN MULTI-FAMILY

TRICON
RESIDENTIAL

Queen & Ontario

Queen & Ontario Hits the Right Note

Located on Queen Street East among a **hip arts community, trendy boutiques and intimate restaurants**, Queen and Ontario is a unique **music-inspired retail destination** that marches to the beat of its own drum. Creating a new neighbourhood within the rapidly gentrifying Downtown East submarket, the project will have a definitive vibe, infusing energy and vibrancy into an authentic area of the city.

Spanning **1.8-acres** with **79,000 SF of retail**, the two towers, 33 and 24-storeys tall, will be connected by a **320-stall parking garage** with designated non-residential spaces for office and retail. The development will include a **half-acre public park** that plays off the exciting retail opportunities at grade to create a destination apart and entirely unique in the surrounding area.



QUEEN & ONTARIO

LOCATION

A 15min City

A true “15-minute city” to live, work and play, Queen and Ontario is on a corridor to the downtown core that benefits from convenient TTC streetcar access to the Financial District and Downtown East employment nodes.

With the Don Valley Parkway a stone’s throw away, bike lanes on Richmond Street and Adelaide Street, and a new TTC subway line—Ontario Line—being implemented a minute from the site, this project offers the ultimate convenience. Residents and visitors can easily shop nearby local businesses and visit neighbouring Corktown, Cabbagetown, Riverdale and Distillery District with ease.

REFERENCES

- (TORONTO TRANSIT COMMISSION SUBWAY RIDERSHIP, 2018)
- (TORONTO TRANSIT COMMISSION OPERATING STATISTICS, 2018)
- (“ONTARIO LINE” METROLINX)



LOCATION

ENTERTAINMENT DISTRICT

WATERFRONT

ST. LAWRENCE MARKET

DISTILLERY DISTRICT

 Queen & Ontario
261 QUEEN ST. EAST

RIVERSIDE

HIGHLIGHTS

842
RESIDENTIAL UNITS

79,000 SF
OF RETAIL

82,000 SF
OF OFFICE

HALF-ACRE PUBLIC PARK

MUSIC-ORIENTED
PROJECT THEME



DEMOGRAPHICS

Total Living Population

AGE	1 KM	2KM	3KM
0–19	11%	10.3%	10.3%
20–34	34.2%	39.1%	39.4%
35–54	32.4%	29.7%	29%
55–64	11.5%	10.3%	9.7%
65+	11.3%	10.7%	11.8%
TOTAL	56,483	180,843	312,375

Average Annual Household Income

DISTANCE	1 KM	2KM	3KM
TOTAL	\$107,436	\$107,481	\$131,538

261 Queen St. E



DEMOGRAPHICS

Highlights Within 1km

15.1%

OF THE POPULATION ARE GEN-Z
(AGES 5 – 25)

56.6%

OF THE POPULATION IS
UNDER 39

15.1%

OF THE POPULATION ARE
MILLENNIALS (AGES 26 – 40)

62.7%

OF HOMES ARE RENTED

57%

OF THE POPULATION ARE 20–40

53.0%

HAVE A BACHELOR’S DEGREE
OR HIGHER

BY 2026, THE POPULATION WILL INCREASE BY 11.6%
AND THE AVERAGE HOUSEHOLD INCOME WILL
INCREASE BY 23.1%.



THE NEIGHBOURHOOD

Setting the Stage

Queen and Ontario is close to the conveniences of downtown living, surrounded by a myriad of music venues, galleries and cultural attractions, and well-connected to several vibrant neighbourhoods such as the Distillery District, Corktown and Leslieville. This new neighbourhood, with a unique vibe revolving around music, food and creative expression, will be a hidden gem turned trendy place to be.



DISTILLERY DISTRICT

The Distillery District, a historic block of various retailers and restaurants attracting visitors and tourists year-round, is within a 15-minute walk from Queen and Ontario. The Toronto Christmas Market is held in the Distillery District from mid-November until Christmas and attracts over 700,000 visitors annually.



ST. LAWRENCE MARKET

The iconic St. Lawrence Market, located at Front and Jarvis, offers specialty foods and fresh produce from over 120 local vendors and farmers. Currently undergoing a \$116M redevelopment, the North Market building is transforming into a multi-storey, multi-purpose centre that will host the Saturday Farmers' Market, Sunday Antique Market and other public events. The redevelopment is expected to be completed by Q1 2023.



THE VILLAGE

Just northwest of Queen and Ontario, nestled in the Church and Wellesley neighbourhood, is “The Village”—Toronto’s LGBTQ+-oriented enclave. Highlights of this booming entertainment district include live drag shows at Crews & Tangos and one of Toronto’s first queer bars, Woody’s. The Village is busiest in June during the annual Pride Toronto festival. In 2019, Toronto welcomed over 1.7 million attendees throughout Pride month.

THE NEIGHBOURHOOD

Surrounding Food & Beverage and Retail

Queen and Ontario is surrounded by a unique mix of well-known food and beverage offerings and a sought-after cluster of home and furniture stores, including **EQ3, Roche Bobois and Bulthaup**. Home to some of Toronto’s top restaurants, such as **Terroni, The Carbon Bar, Spaccio and Gusto 501**, as well as a growing third-wave coffee scene, with the likes of **Fahrenheit Coffee, Neo Coffee Bar and Balzac’s**.

With limited grocery and liquor options and fashion retailers in the area, there is an opportunity for more destination attractions to drive traffic and cater to the growing resident population.



THE NEIGHBOURHOOD

Surrounding Food & Beverage and Retail

RESTAURANTS

- 1. Fusaro’s Italian Kitchen
- 2. Le Petit Dejeuner
- 3. Score on King
- 4. Pearl Diver
- 5. Bombay Palace
- 6. Terroni
- 7. The George Street Diner
- 8. The Carbon Bar
- 9. Reyna on King
- 10. Spaccio
- 11. GEORGE Restaurant
- 12. Gusto 501

FAST CASUALS

- 1. George’s Deli & BBQ
- 2. Umi’s Kitchen
- 3. Concept Burger
- 4. Khao Hakka
- 5. Nari Sushis

CAFÉS

- 1. Fahrenheit Coffee
- 2. Pop Coffee Works
- 3. Neo Coffee Bar
- 4. Rooster Coffee House
- 5. The Black Canary Espresso Bar
- 6. Balzac’s Coffee

FASHION RETAIL

- 1. Surmesur Custom Menswear
- 2. HAVEN
- 3. Indochino
- 4. Sash + Bustle

HOME RETAIL

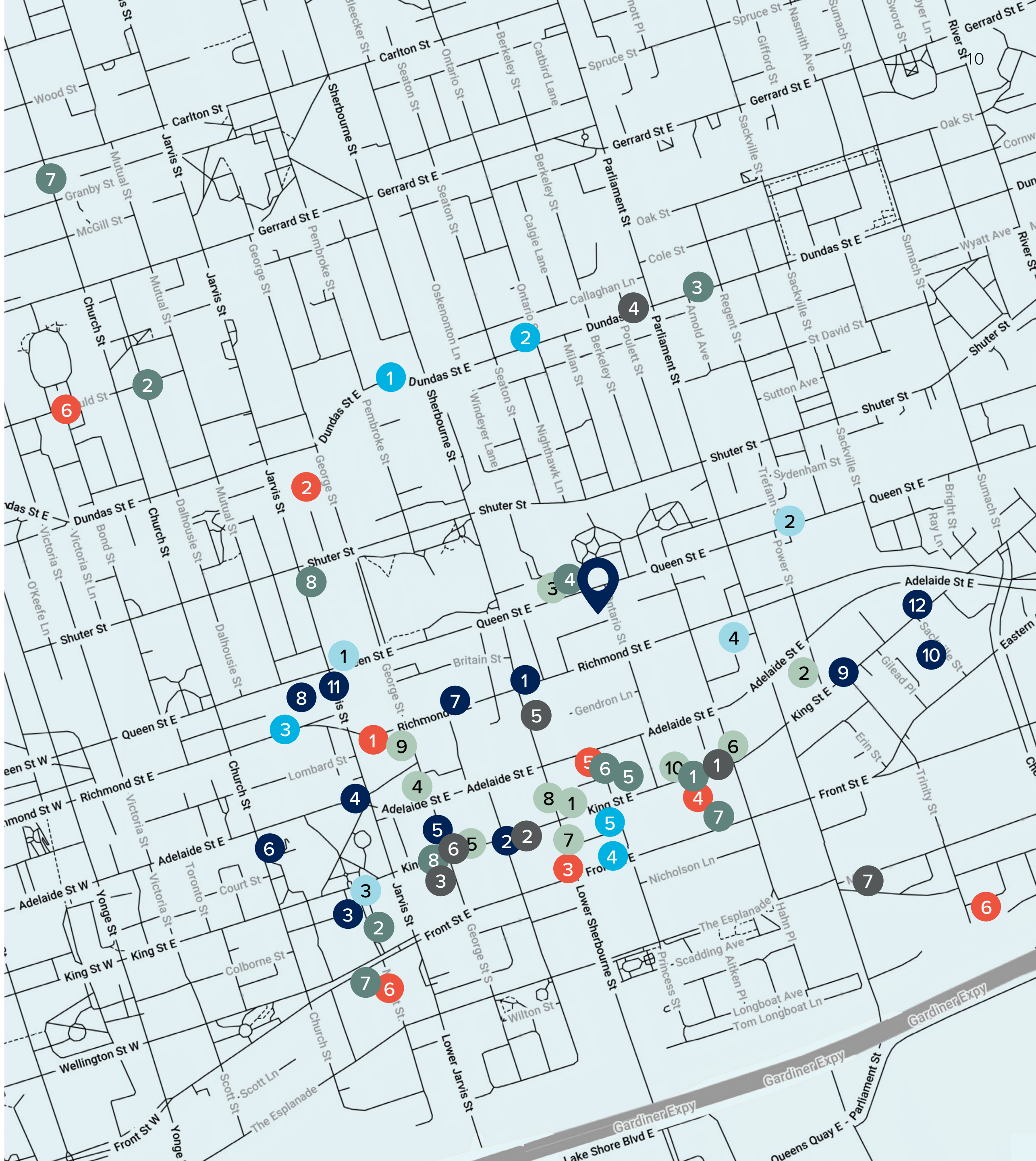
- 1. EQ3
- 2. Roche Bobois
- 3. The Apartment
- 4. BoConcept
- 5. Calligaris
- 6. Kiosk Design
- 7. Jardin de Ville
- 8. Montauk Sofa
- 9. Poliform Toronto
- 10. Bulthaup Toronto Inc.

GROCERY, LIQUOR & CANNABIS

- 1. Rocco’s No Frills
- 2. Metro
- 3. FreshCo Parliament & Dundas
- 4. Seaton Butchers
- 5. Tokyo Smoke
- 6. The House of Cannabis
- 7. LCBO
- 8. Wine Rack

SERVICES

- 1. THE TEN SPOT
- 2. Langton Salon Spa
- 3. Curl Bar Beauty Salon
- 4. Supreme Cut Barbershop
- 5. Sekt Hair Studio
- 6. Lift Salon
- 7. Fuzz Wax Bar



QUEEN & ONTARIO

THE NEIGHBOURHOOD

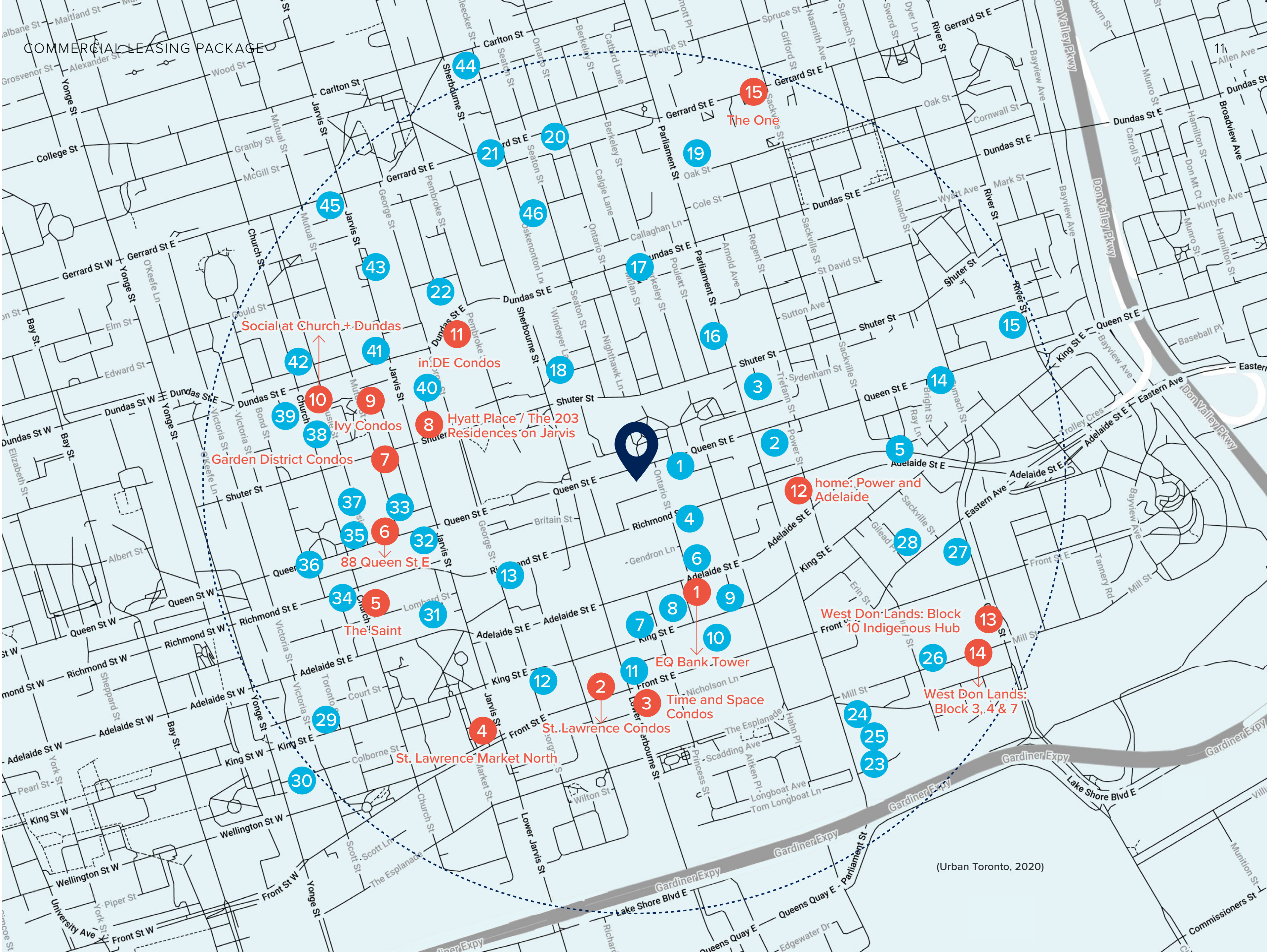
Upcoming Developments

WITHIN 1KM

There are currently **14** developments under construction within a 1km radius of Queen and Ontario that will provide approximately **6,563** new residential units by 2025. There are **46** developments in pre-construction that will create an additional **18,217** residential units in the years to come.

- 📍 Queen & Ontario
- Under Construction
- Pre-Construction

*NUMBERS ARE ALL APPROXIMATE, NOT ALL UNIT NUMBERS HAVE BEEN DISCLOSED

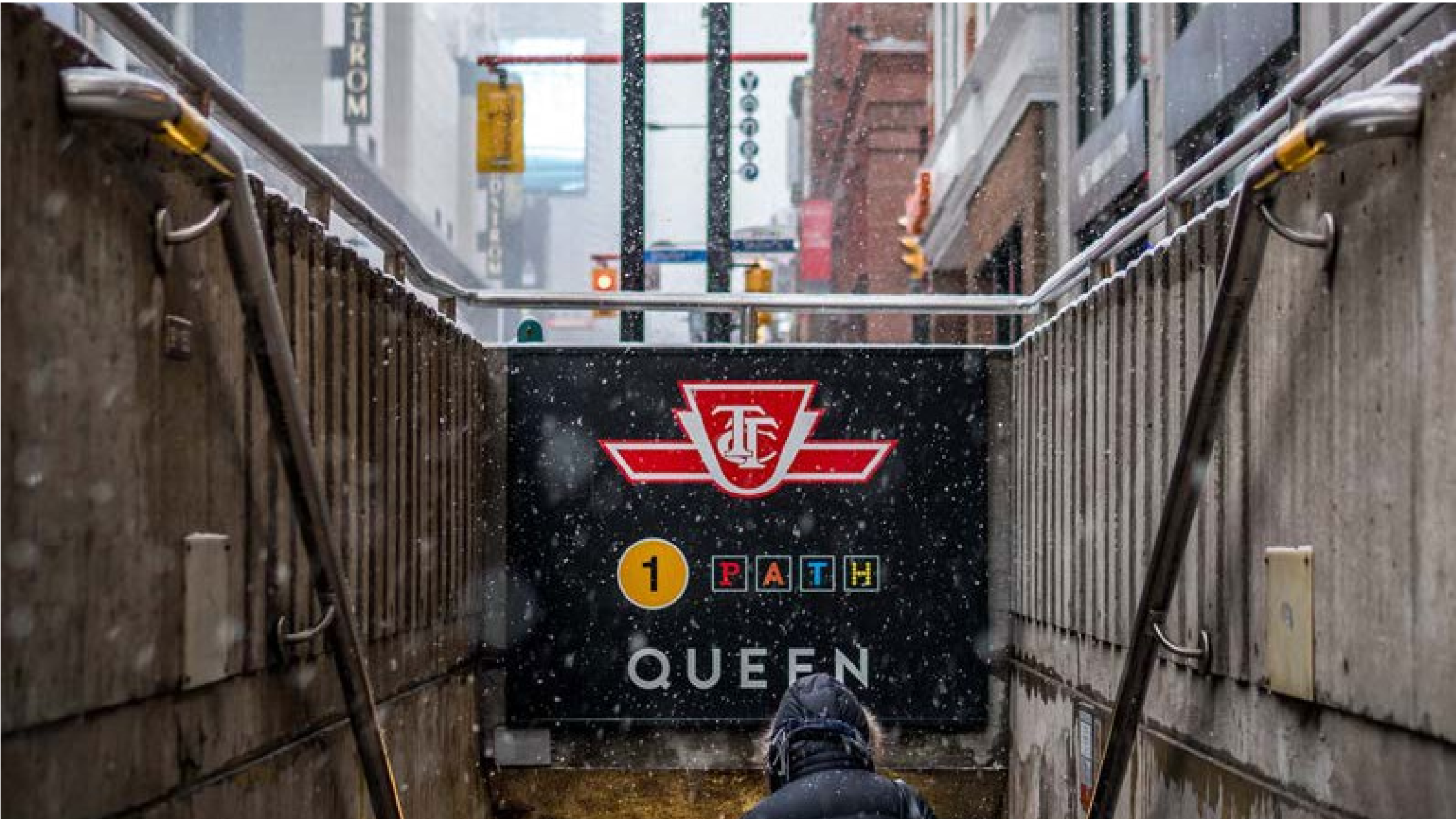


(Urban Toronto, 2020)

TRANSPORTATION

TTC Ridership

The 501 Queen streetcar was reported the second busiest bus/streetcar route in 2018, with **55,100** estimated daily passengers on an average business day.



📍 Queen & Ontario

261 QUEEN ST. E

📍 Queen Station

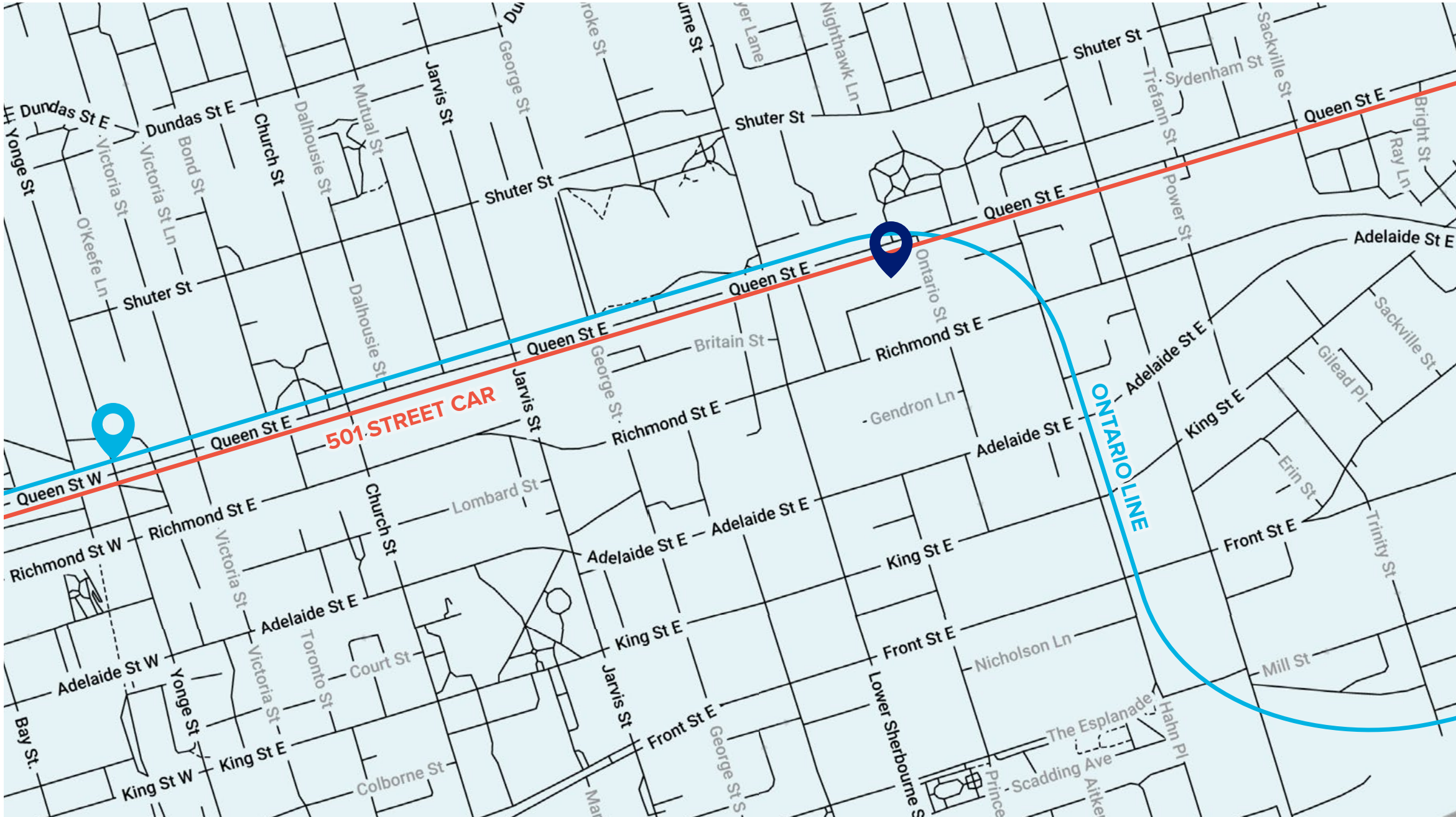
YONGE & QUEEN ST
48,000 DAILY PASSENGERS

STATION COMPARISON
ST. ANDREW STATION - King St. & University
57,480 Daily Passengers

— Queen Streetcar

55,100 DAILY PASSENGERS

(TORONTO TRANSIT COMMISSION
SUBWAY RIDERSHIP, 2018)
(TORONTO TRANSIT COMMISSION
OPERATING STATISTICS, 2018)



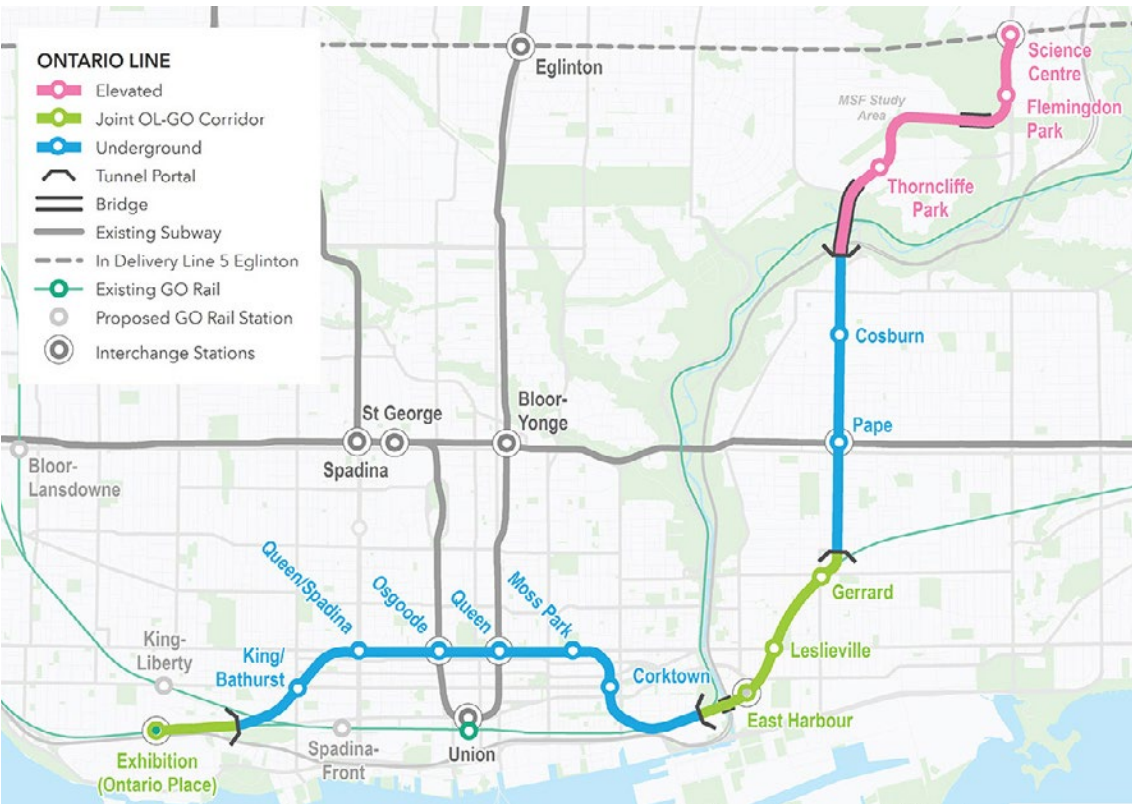
TRANSPORTATION

Ontario Line

The new **Ontario Line** will be an addition to the existing TTC subway lines, creating **faster and easier connections** between dozens of vibrant neighbourhoods, making it easier than ever to travel within Toronto and beyond.

15
PROPOSED STATIONS

30min
FROM EXHIBITION PLACE TO THE ONTARIO SCIENCE CENTRE



The **15.6-kilometre, 15-stop subway line** will run from Exhibition Place through the heart of downtown to the Ontario Science Centre, all within **30 minutes** of travel time. **The Ontario Line is expected to open in 2030.**

338k
ESTIMATED DAILY BOARDINGS

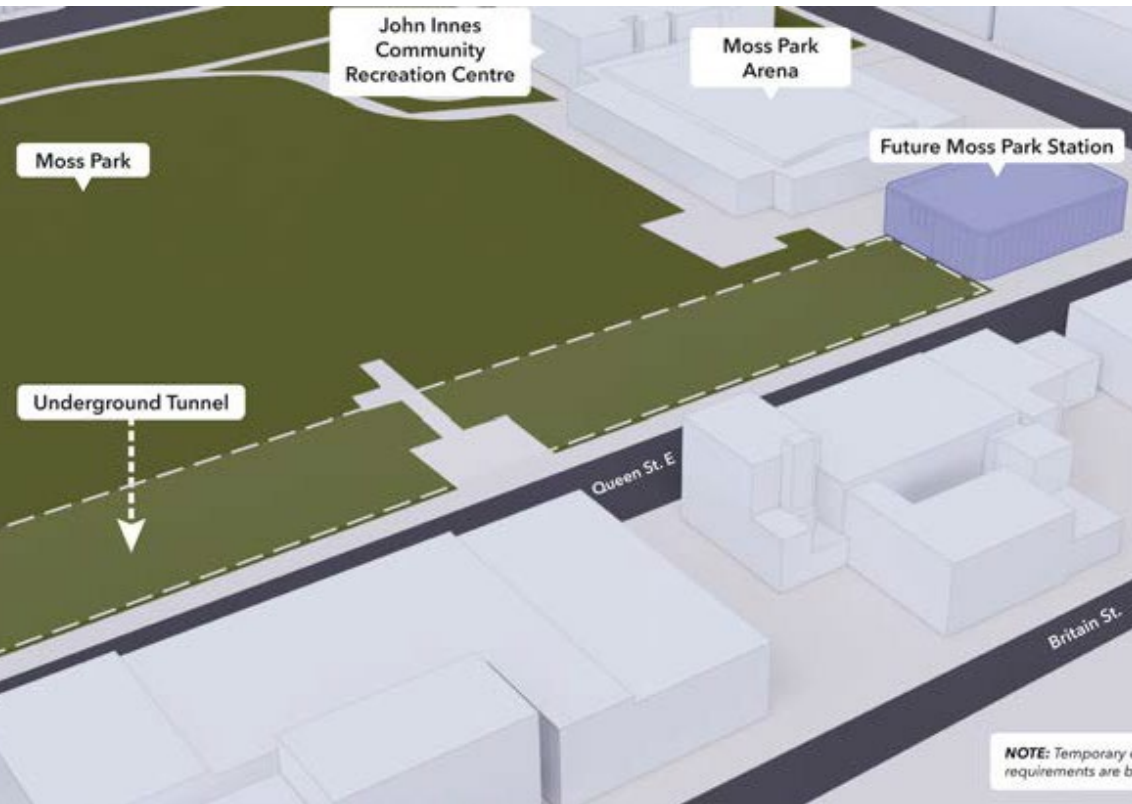
15.6km
SUBWAY LINE



Moss Park Station

One of the proposed 15 stops—**Moss Park Station**—will be located down the street from Queen and Ontario, providing residents and visitors with easy access to the development.

7,300 customers will use Moss Park station during the busiest travel hour, with **2,500** getting on and **4,800** getting off the Ontario Line. **1,500** surface transfers are expected during the busiest travel hour.

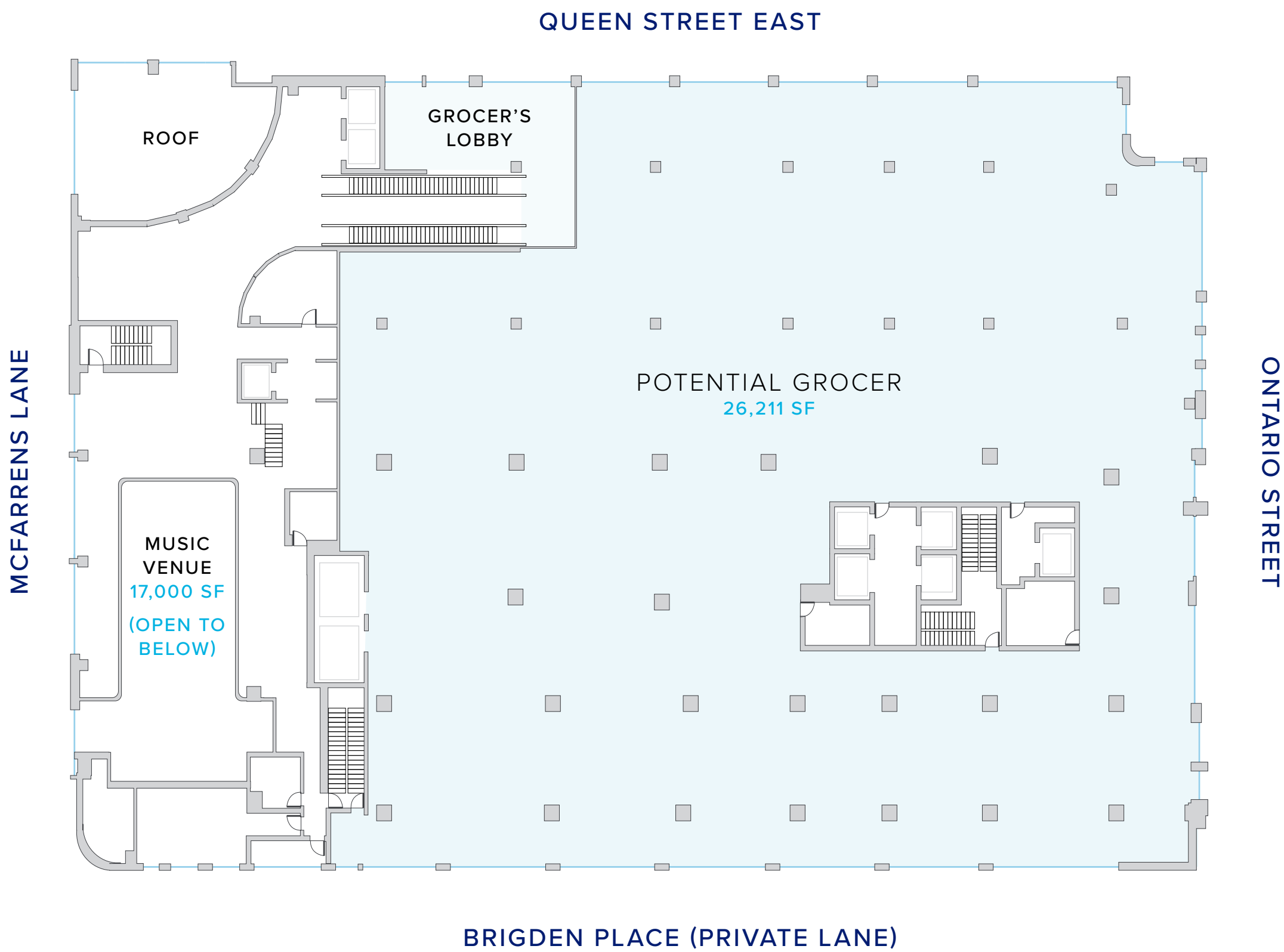


FLOORPLANS

Tower B | Level 1

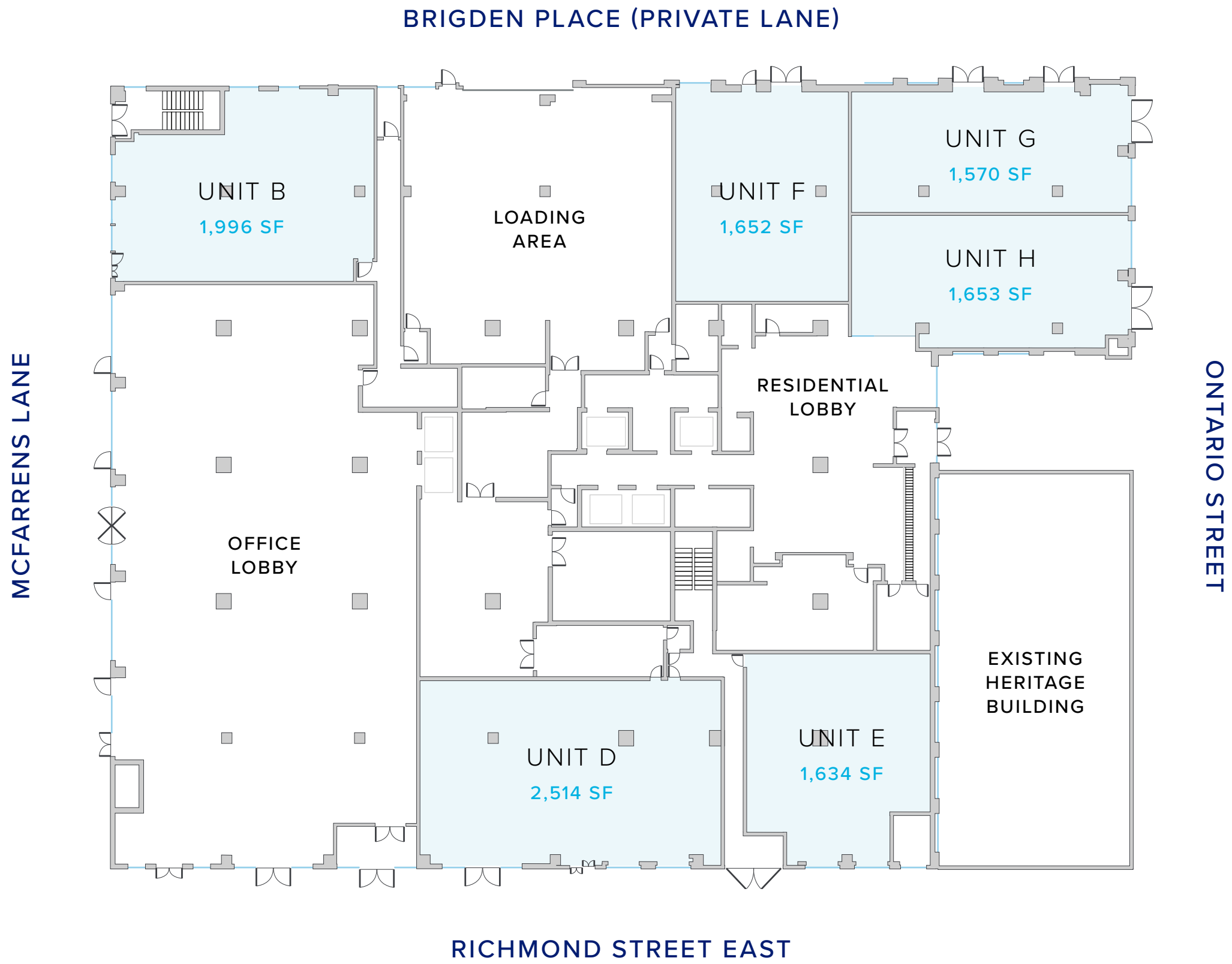


Tower B | Level 2



FLOORPLANS

Tower C | Level 1







FOR QUESTIONS PLEASE CONTACT

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Thank You

