



Investment
Brochure



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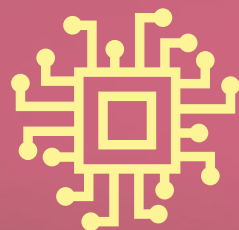
Toronto by the Numbers



2,887,677
People
in 2023



#1
Fastest growing
city in North
America



3rd
Largest tech hub
in North America

Increase in Population = Demand for Housing

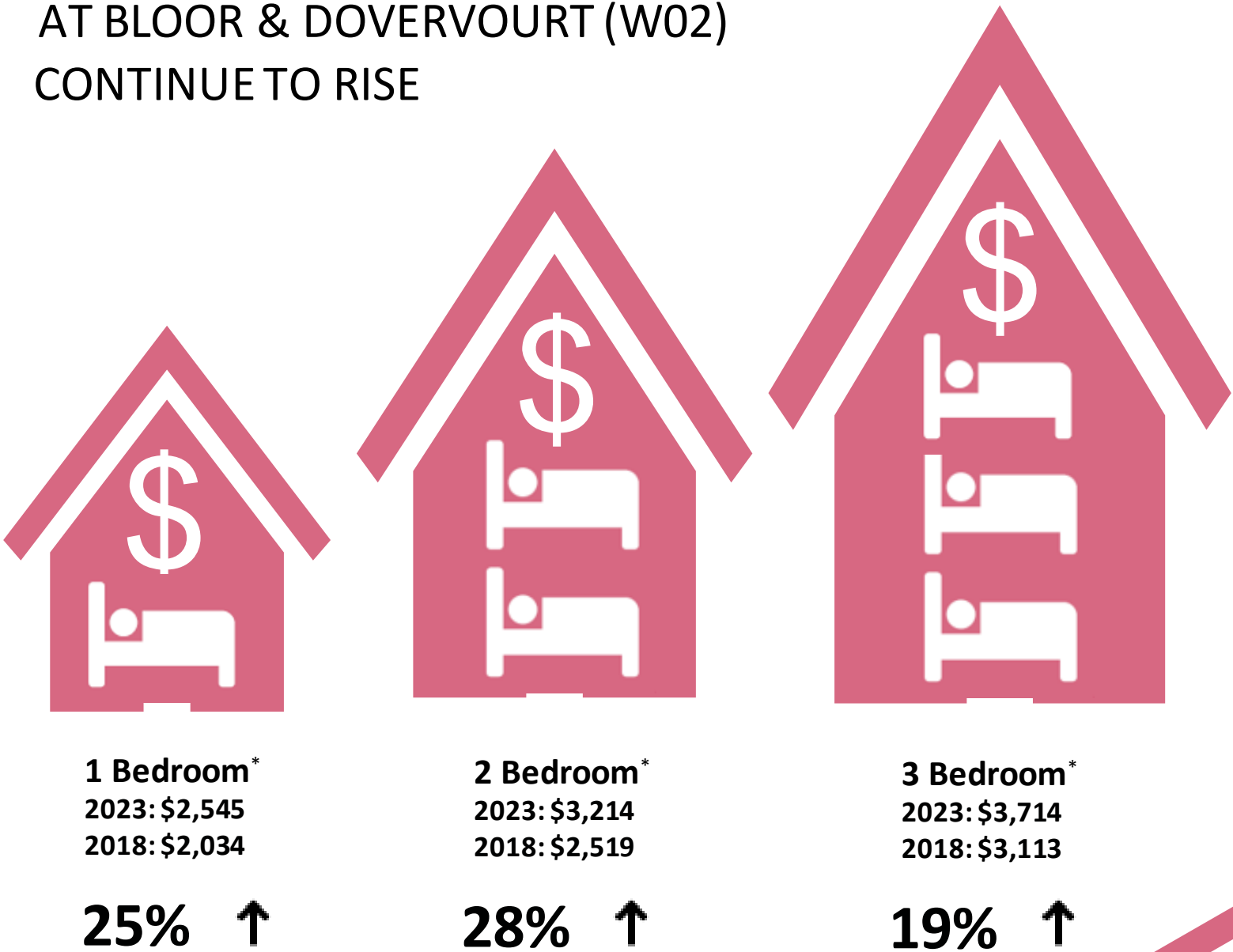
Canada's Immigration:

Aims to welcome 1.3 million over the next 3 years. Ontario will need to add 1 million new homes over the next decade which is approx. 100,000 homes/year to keep up with the population growth*

800,000 people
moving to Toronto which is
almost **30% increase**
in population by 2030

RENTAL RATES

AT BLOOR & DOVERVOURT (W02)
CONTINUE TO RISE



* SOURCE: TRREB CONDO MARKET REPORT 2018 and 2023

Average Condo Sale Price in the District Dovercourt Park, location of Motto



* SOURCE: TRREB CONDO MARKET REPORT 2018 and 2023

Future Growth

Over
9,300 Units
Proposed



Artist's concept. Not to scale. E.&O.E.

Motto

aller
DESIGN



Discover yours at Motto, located at 990 Bloor Street West. This is where it all comes together – the vibe, the easy subway access, the one-off coffee bars, the restos, the clubs, the art, the pulse, the beat of Toronto's core with all its flavours and texture.

Building Stats

- 990 Bloor St. West
- 12 Storeys
- 109 Units
- Approx. 430 to +1,300 SQ. FT.
- JR 1B to 3B+D
- Over 4,300 SQ. FT. of amenity space
- 3,400 SQ. FT. retail space
- Interior Design: Patton Design Studio
- Architects: RAW

The Amenities

- **4,338 SQ. FT. of amenity space**
- Fitness Centre - Ground Floor
- Collaboration Room - 3rd Floor
- Brainstorming Space - 4th Floor
- The Reading Room - 5th Floor
- The Home Office - 6th Floor
- Rooftop Terrace
- Kids Play Area - Rooftop
- Pet Area - Rooftop
- Parcel Room - Ground Floor
- Bicycle Storage and Repair Station - Ground Floor



Transit



89

WALK
SCORE



91

TRANSIT
SCORE



90

BIKE
SCORE



Artist's concept. Not to scale. E.&O.E.

Getting Around

Ossington Station

🚶 5 min walk / 400 meters

Dufferin Station

🚶 6 min walk / 500 meters

Bloor GO / UP Express Station

🚆 13 min by TTC

🚗 7 min by car

Union Station / GO Station

🚆 19 min by TTC

Financial District

🚆 17 min by TTC

Yonge and Bloor Station

🚆 8 min by TTC

161 Bus Service

🚶 2 min walk

300 Overnight Bus Service

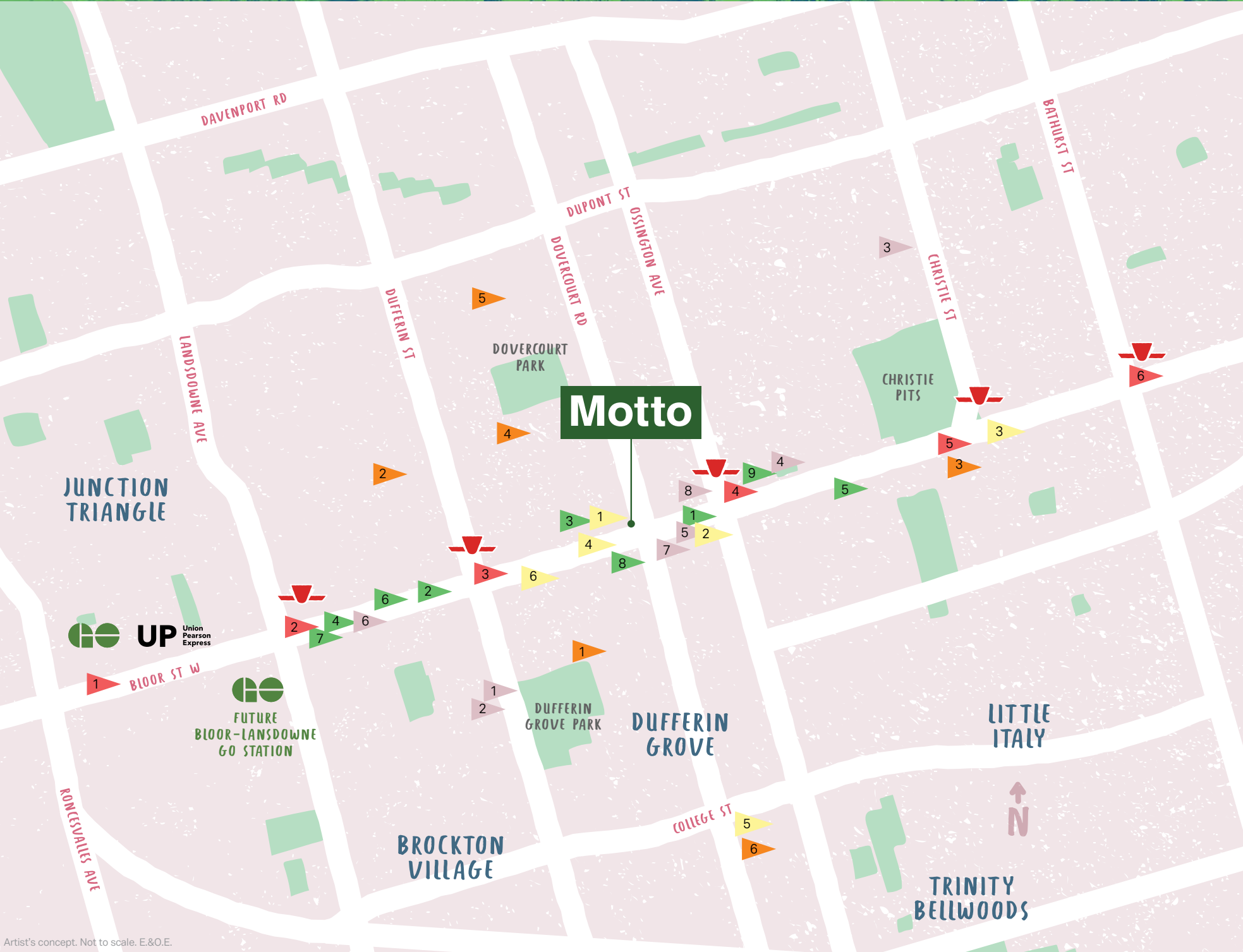
🚶 1 min walk

Future Transit

🚆 Bloor-Lansdowne GO Station

– new smart track GO Station

Neighbourhood Amenities



Transit

1. Bloor GO/UP Express
2. Lansdowne Station
3. Dufferin Station
4. Ossington Station
5. Christie Station
6. Bathurst Station

Snacks & Bites

1. Bakerbots Baking
2. Burdock Brewery
3. Osteria Rialto
4. Seoul Shakers
5. Paradise Grapevine
6. Bar Neon
7. Daily Grind
8. Maker Pizza
9. Civil Liberties

Browse & Shop

1. Dufferin Mall
2. No Frills
3. Fiesta Farms
4. LCBO
5. Siberia Vintage
6. Dead Dog Records
7. POPBOX Mrkt.
8. Shoppers Drug Mart

See & Do

1. Paradise Theatre
2. Comedy Bar
3. Basecamp Climbing
4. United Boxing Club
5. West End YMCA
6. Toronto Public Library

Education

1. St. Mary Catholic Academy
2. Pauline Junior Public School
3. West End Alternative School I
4. St. Anthony Catholic School
5. Dovercourt Public School
6. The Orchard Montessori School

Canada has seen a return of international students to pre-pandemic numbers

- **2021:** 621,565 international students
- **2022:** 804,370 international students
- **2023:** 1,040,485 international students in Canada at all levels

*Sources:
<https://monitor.icef.com/2024/01/canada-hosted-more-than-1-million-international-students-in-2023/>



University of Toronto

🚊 22 min by TTC

🚲 12 min by bike



OCAD University

🚊 28 min by TTC

🚲 16 min by Bike



Toronto Metropolitan University

(Formerly known as Ryerson University)

🚊 28 min by TTC

🚲 19 min by bike



George Brown

Casa Loma Campus

🚊 21 min by TTC

🚲 13 min by Bike

Focusing on The Vision of Tomorrow

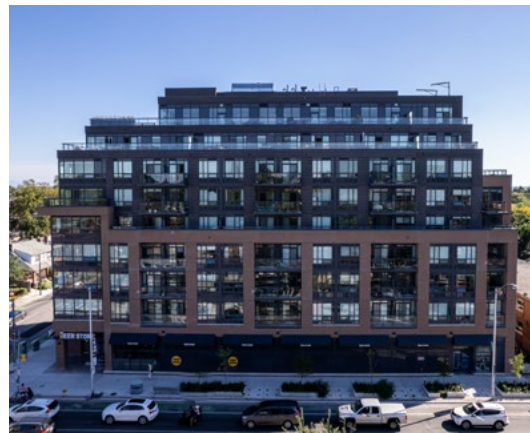
Sierra has been crafting distinctive and beautiful homes for 35 years. From site selection and servicing to design and build, every stage of the development process is carefully and competently executed by their talented team. They have remained one of the best home builders in the GTA because they have consistently employed a rigid, and unwavering commitment to the ideal of excellence in craftsmanship.



68 Main St.



68 Main St.



Platform Condos



The Cardiff



The Chaplin



Dellwood Park



Motto



