

1000%

WON

MR MARK ROSEN  
416.668.4959

TOWN

two  
fifty  
two  
CHURCH

10 YEARS  
BUILDING  
TORONTO'S  
SKYLINE

 CENTRECOURT

# CONTENTS

2

100% DOWNTOWN LIVING



3

LIVE WHERE THE GROWTH IS



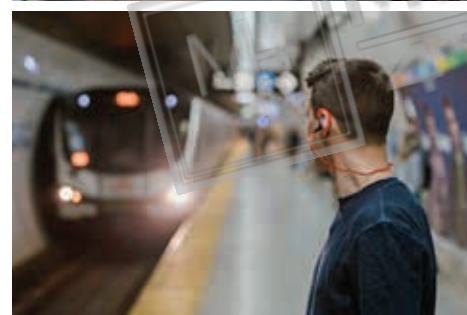
6

STEPS TO YONGE-DUNDAS SQUARE



7

100% CONNECTED



9

DOWNTOWN TORONTO AT YOUR DOORSTEP



11

EXPANDING FUTURE OPPORTUNITIES



13

A FUTURE PROOF CITY & LOCATION



15

THE HEALTHIEST TYPE OF GROWTH



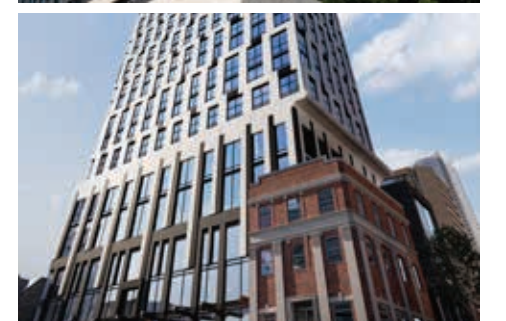
17

THE SQUARE ROOT TO EDUCATION



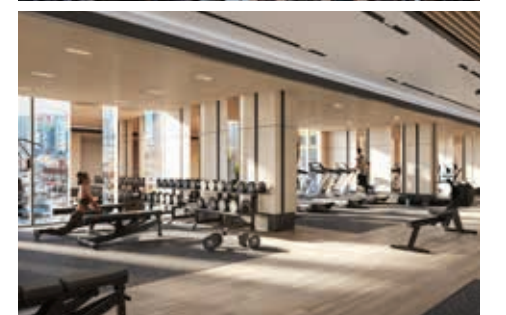
20

100% REFINED ARCHITECTURE



33

18,000+ SF OF WORLD-CLASS AMENITIES



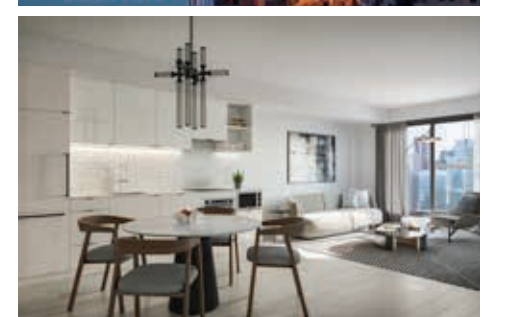
36

LOVE WHERE YOU LIVE



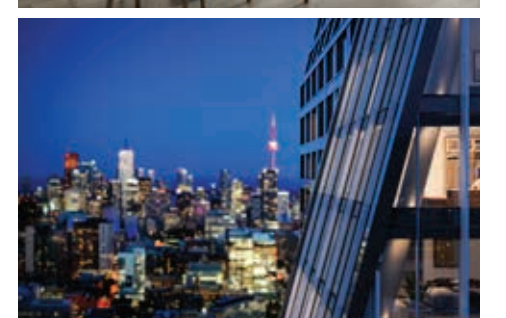
38

FEATURES & FINISHES



39

100% TEAM WORK



MARK ROSEN  
6.668.453



# 100% DOWN TOWN

MARK ROSE  
416.668.4959

## LIVING

The numbers are in, and it all adds up at 252 Church, an ideal location and new condominium lifestyle at Church and Dundas. Experience the best of downtown living just minutes to Yonge Street, Eaton Centre, Dundas Square, and the Yonge subway line taking you anywhere you want to go in minutes.

Your neighbourhood defines destination living and boasts convenience and cachet, while your home celebrates stylish, modern luxury with exquisite suites, stunning amenities, and enviable cityscape views.





DUNDAS SUBWAY STATION

# TORONTO: THE STATS ARE IN

# LIVE WHERE THE GROWTH IS

Booming, bustling, and ever evolving – Toronto is a dynamic destination consistently ranked as one of the most livable cities in the world. As the fastest growing City in North America, Toronto's population has doubled over the past 40-years and the employment opportunities are endless.

Home to top notch healthcare, education and public facilities, Toronto offers one of the best standards of living in the country. At 252 Church, you get to live at the center of all the action with endless opportunity resulting from expanding residential development and major investments in education, finance, health science and technology.

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NATHAN PHILLIPS SQUARE

#1

FASTEST  
GROWING  
CITY IN  
NORTH  
AMERICA<sup>1</sup>



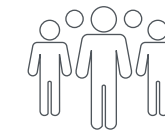
4<sup>TH</sup>

LARGEST  
CITY IN  
NORTH  
AMERICA  
AND  
GROWING



3  
MILLION

PEOPLE  
IN THE CITY  
PROPER



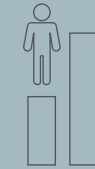
6.5  
MILLION

PEOPLE IN  
THE GTA



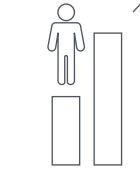
x2

THE  
POPULATION  
IN THE PAST  
40 YEARS<sup>2</sup>



98%

POPULATION  
INCREASE IN  
TORONTO  
BY 2041<sup>3</sup>



2.4%

ANNUAL GDP  
GROWTH  
RATE IN  
TORONTO  
SINCE  
2009<sup>4</sup>



37%

OF ALL JOBS  
NOW BASED  
WITHIN THE  
DOWNTOWN  
CORE<sup>5</sup>



<sup>1</sup> SOURCE: IVERSON UNIVERSITY'S CENTRE FOR URBAN RESEARCH AND LAND DEVELOPMENT  
<sup>2</sup> SOURCE: WWW.CANADAPOPULATION.ORG  
<sup>3</sup> SOURCE: TORONTO PLANNING STUDY  
<sup>4</sup> SOURCE: HTTPS://WWW.TORONTO.CA/BUSINESS/ECONOMY/INVEST/IN/TORONTO/STRONG/ECONOMY  
<sup>5</sup> SOURCE: HTTPS://WWW.TORONTO.CA/WP-CONTENT/UPLOADS/2021/05/9859-TORONTO-EMPLOYMENT-SURVEY-2020-BULLETIN.PDF



two  
fifty  
two  
CHURCH

# STEPS TO YONGE- DUNDAS SQUARE

## IN THE HEART OF THE CITY

Conveniently located in the heart of downtown, steps from Yonge and Dundas Square and the Eaton Centre, 252 Church's location is its best-selling feature. Experience a 24/7 lifestyle that's built around Toronto's financial district, a bustling tech sector, world-class universities, and an extensive hospital network. 252 Church invites an exclusive location and lifestyle for professionals, students and the growing healthcare and tech communities.

2016  
YONGE AND DUNDAS POPULATION  
**250,000**

2041 ESTIMATE  
YONGE AND DUNDAS POPULATION  
**475,000**

**47%**  
ESTIMATED INCREASE IN  
RESIDENTS IN THE  
252 CHURCH NEIGHBOURHOOD

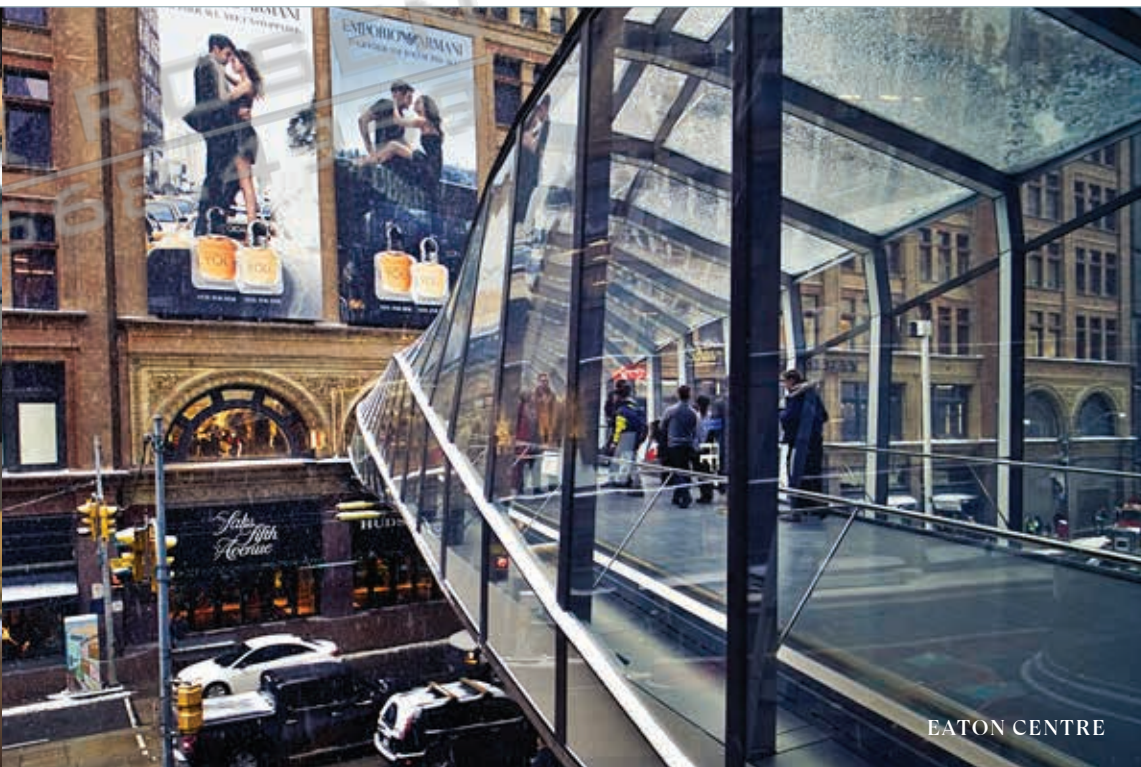


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SOURCE: TOCOPRE PLANNING STUDY

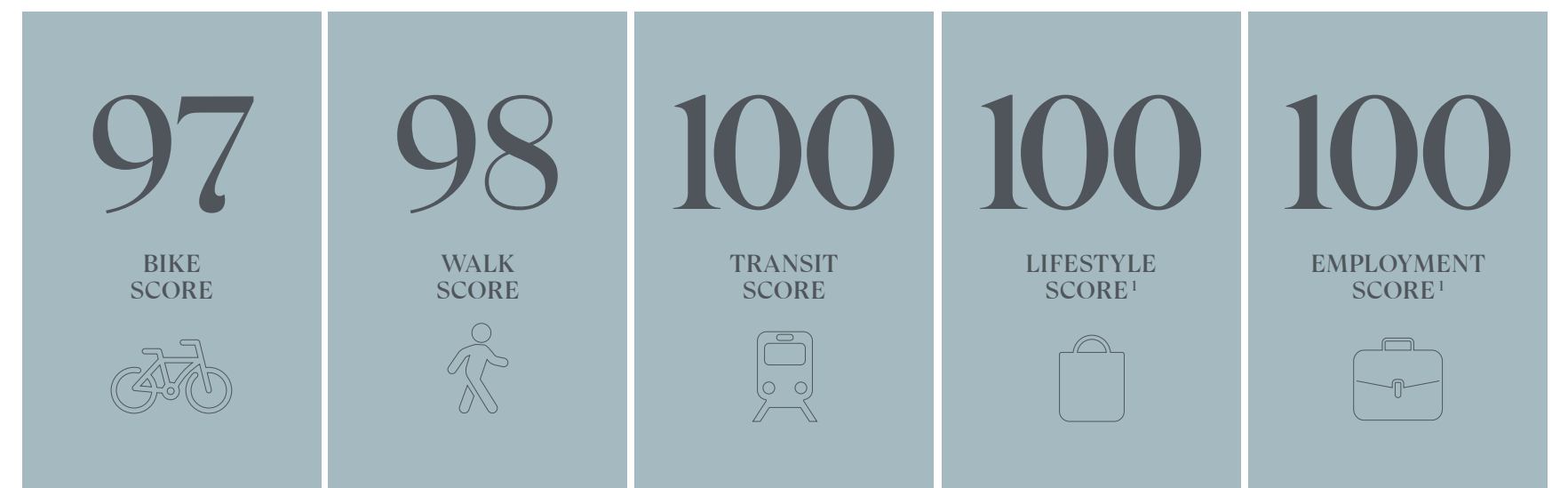


# 100% CONNECTED



## 5 MINUTES FROM EVERYWHERE

252 Church is at the core of the Church-Yonge Corridor and boasts an enviable location of connectivity and convenience. Being just steps from the Yonge TTC Line and both the Dundas and Queen streetcars, 252 Church is considered a walkers', cyclists', and transit riders' paradise with near perfect scores. You're on your way in minutes.

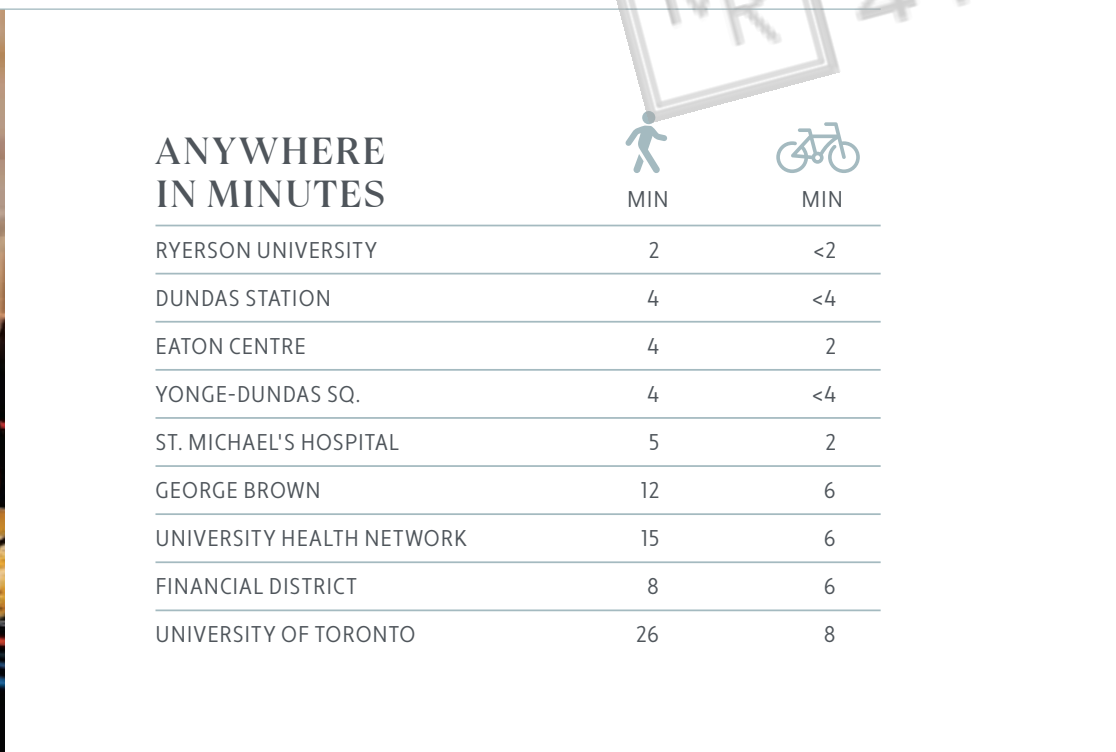


<sup>1</sup> CENTRE COURT'S ESTIMATE







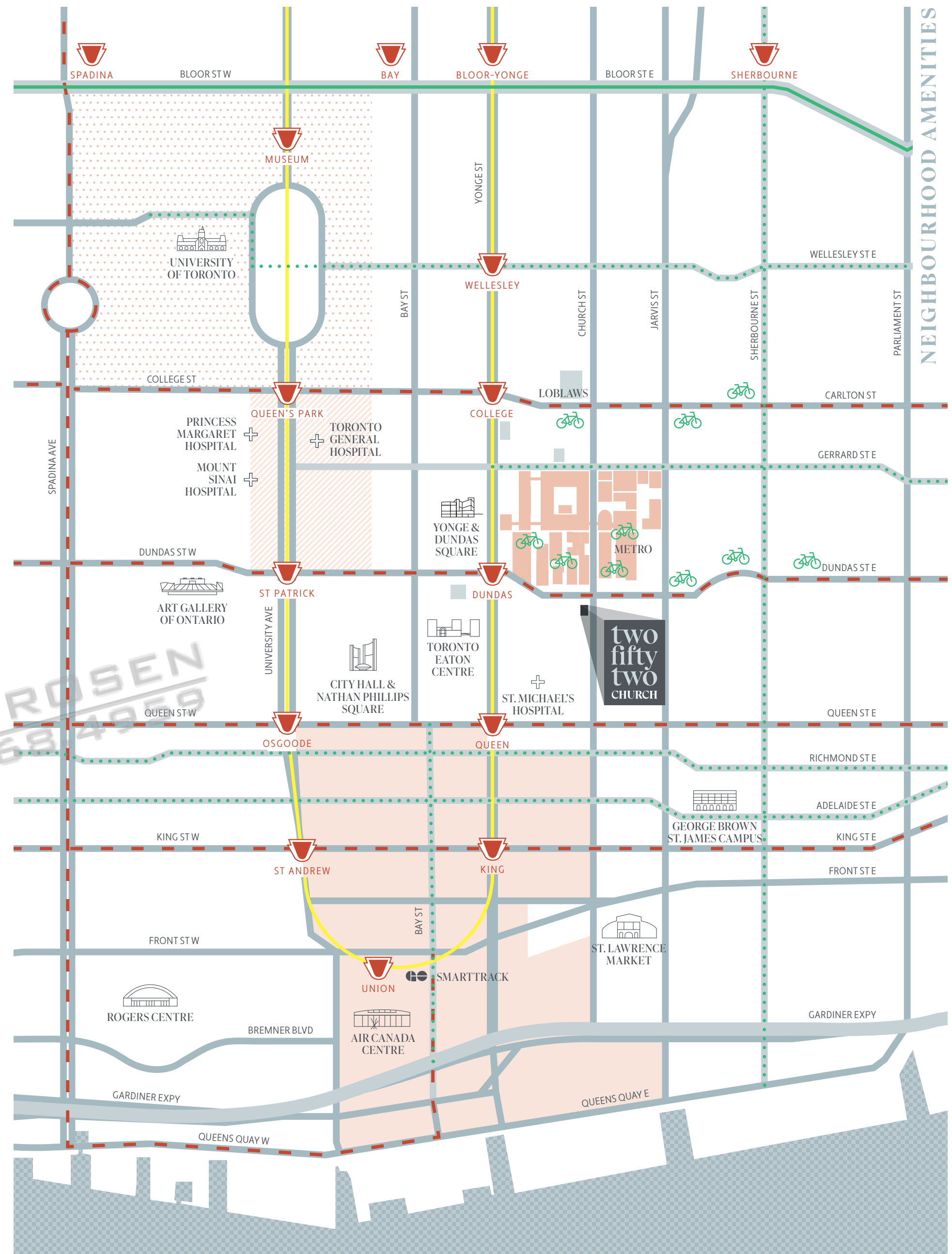
# DOWNTOWN TORONTO AT YOUR DOORSTEP












## ANYWHERE IN MINUTES

	 MIN	 MIN
RYERSON UNIVERSITY	2	<2
DUNDAS STATION	4	<4
EATON CENTRE	4	2
YONGE-DUNDAS SQ.	4	<4
ST. MICHAEL'S HOSPITAL	5	2
GEORGE BROWN	12	6
UNIVERSITY HEALTH NETWORK	15	6
FINANCIAL DISTRICT	8	6
UNIVERSITY OF TORONTO	26	8

MR MARK ROSEN  
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### LEGEND

-  STREETCAR ROUTES
-  BICYCLE LANES
-  LINE 1 YONGE-UNIVERSITY
-  LINE 2 BLOOR-DANFORTH
-  RYERSON CAMPUS
-  FINANCIAL DISTRICT
-  UNIVERSITY OF TORONTO
-  DISCOVERY DISTRICT
-  LOCAL BIKE SHARE STATIONS



# THE FINANCIAL DISTRICT – EXPANDING FUTURE OPPORTUNITIES



Located mere minutes away from the Toronto Financial District, the heart of Canada's finance and banking industries and accounting for almost 10% of Canada's GDP, never miss an opportunity when it knocks. As the most densely built-up area in the city, it's home to top tier banking companies, corporate headquarters, high-powered legal and accounting firms, insurance companies and the Toronto Stock Exchange.



TORONTO IS THE  
**2<sup>ND</sup>**  
LARGEST FINANCIAL CENTRE IN NORTH AMERICA<sup>1</sup>

TORONTO IS RANKED  
**#7**  
OF TOP FINANCIAL CENTRES IN THE WORLD<sup>1</sup>

THE TSX IS THE WORLD'S  
**9<sup>TH</sup>**  
LARGEST STOCK EXCHANGE<sup>1</sup>

**#6**  
IN THE WORLD FOR BANK ASSETS<sup>1</sup>

**#4**  
IN THE WORLD FOR GLOBAL FINTECH CENTRES OF THE FUTURE<sup>1</sup>

TORONTO HOUSES THE  
**BIG 4**  
ACCOUNTING FIRMS INCLUDING DELOITTE, KPMG, PWC AND EY<sup>2</sup>

TORONTO IS HOME TO CANADA'S  
**7**  
LEADING LAW FIRMS<sup>2</sup>

AT  
**4.7%**  
TORONTO HAS ONE OF THE LOWEST DOWNTOWN OFFICE VACANCIES IN NORTH AMERICA<sup>2</sup>

PROJECTED NEW JOBS IN DOWNTOWN TORONTO BY 2041<sup>2</sup>  
**+316** THOUSAND

DOWNTOWN TORONTO EMPLOYMENT IN 2019<sup>2</sup>  
**584** THOUSAND

<sup>1</sup> SOURCE: TORONTOFINANCIALDISTRICT.COM  
<sup>2</sup> SOURCE: TORONTO.CA





# A FUTURE PROOF CITY & LOCATION

With over 240,000 jobs in Toronto's tech ecosystem, the city is taking the lead as the fastest growing technology market in North America.

The city has experienced a steady rise in the number of startups, VC investors and global tech giants calling Toronto home. Even amid the pandemic major tech companies including Google, Amazon, Tiktok, Netflix, Reddit, DoorDash, Pinterest, Uber, IBM and Wayfair have either expanded or beefed up their presence in Toronto with new downtown offices.



TORONTO IS ONE OF THE WORLD'S LEADING TECH CENTRES WITH

**240** THOUSAND

TECH JOBS, AN INCREASE OF 52% OVER THE PAST 5 YEARS<sup>1</sup>

**3<sup>RD</sup>**

LARGEST TECH TALENT MARKET IN NORTH AMERICA RANKED BY CBRE<sup>2</sup>

RANKED

**#10**

IN THE WORLD'S MOST INNOVATIVE CITY BY THE INNOVATION CITIES INDEX<sup>3</sup>



**300,000**

SKILLED WORKERS IN THE TORONTO TECH ECOSYSTEM<sup>4</sup>

1 SOURCE: WWW.INVESTONTARIO.CA/SPOTLIGHTS/TORONTO-ADDS-MORE-TECH-JOBS-SEATTLE-BAY-AREA-AND-WASHINGTON-DC-COMBINED-;-TEXT-TORONTO'S-20RISE%20IN%20THE%20RANKS,NEW%20YORK%20IN%20TECH%20TALENT  
2 SOURCE: HTTPS://WWW.CBRE.CA/EN/ABOUT/MEDIA-CENTER/TORONTO'S-TECH-TRAJECTORY-SEES-THE-CITY-RISE-TO-NO-3-IN-CBRE'S-NORTH-AMERICAN-TALENT-RANKING  
3 SOURCE: HTTPS://WWW.INNOVATION-CITIES.COM/INDEX/2019-GLOBAL-CITY-RANKINGS/18842/  
4 SOURCE: TORONTO.CA

<p>400,000 SF office in Downtown Toronto</p>	<p>New office in Toronto's southern financial district, adding to the existing 113,000 SF</p>	<p>Reddit opened the doors to a new office on University Avenue</p>	<p>Toronto has been chosen over Vancouver for its new Canadian headquarters</p>	<p>50 additional software engineers to staff the new Toronto office</p>
<p>Opened its Toronto office in Liberty Village at the end of 2020</p>	<p>Opening a new engineering office in Toronto hiring 1,000 technologists</p>	<p>Opening a new Toronto office downtown transforming 50,000 SF into a collaborative inclusive space</p>	<p>The 80,000 SF new Toronto office is one of the top 10 Engineering Hubs around the world</p>	<p>Announced a new office in downtown Toronto with 2,000+ positions opened for hire</p>





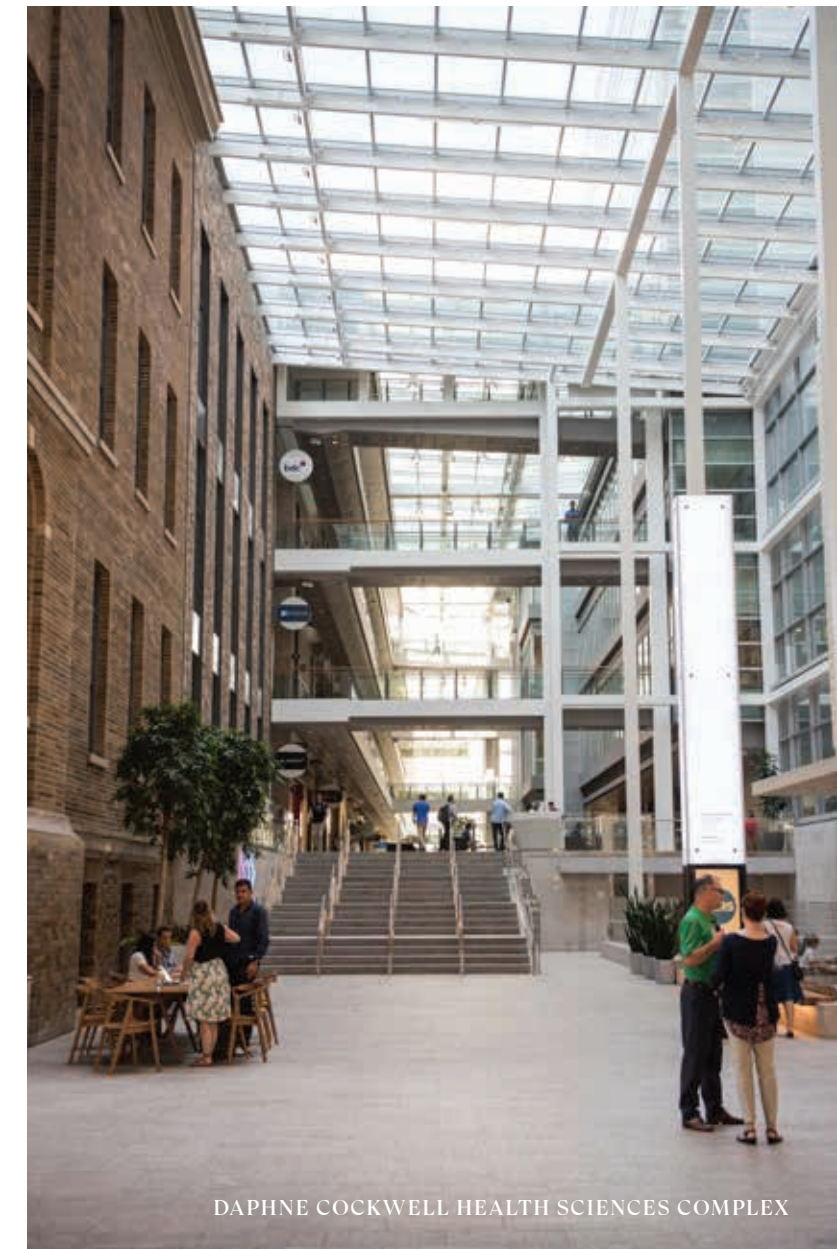
# THE HEALTHIEST TYPE OF GROWTH

Well positioned for wellness, 252 Church's downtown location provides excellent access to superior healthcare related opportunities. Toronto boasts over 40 hospitals as well as renowned medical research facilities and teaching institutes.

The Discovery District is a health inspired hub featuring 9 teaching hospitals, 30+ specialized medical research centers and MaRS (Medical and Related Sciences), an innovation incubator which supports Canada's most promising startups. To date, MaRS helps more than 1,400 Canadian startups grow into successful global companies!<sup>1</sup>

The downtown core is also home to the University Health Network (UHN) - the largest health research organization in North America with approximately 17,000 employees and ranks first in Canada for total research funding of approximately \$500 million in total research funding and over 1 million square feet of dedicated research space.<sup>2</sup>

It's no surprise that Toronto is recognized as one of the best hospital cities in the world, ranking 15th out of 100 global cities with an overall score of 94.7.



DAPHNE COCKWELL HEALTH SCIENCES COMPLEX



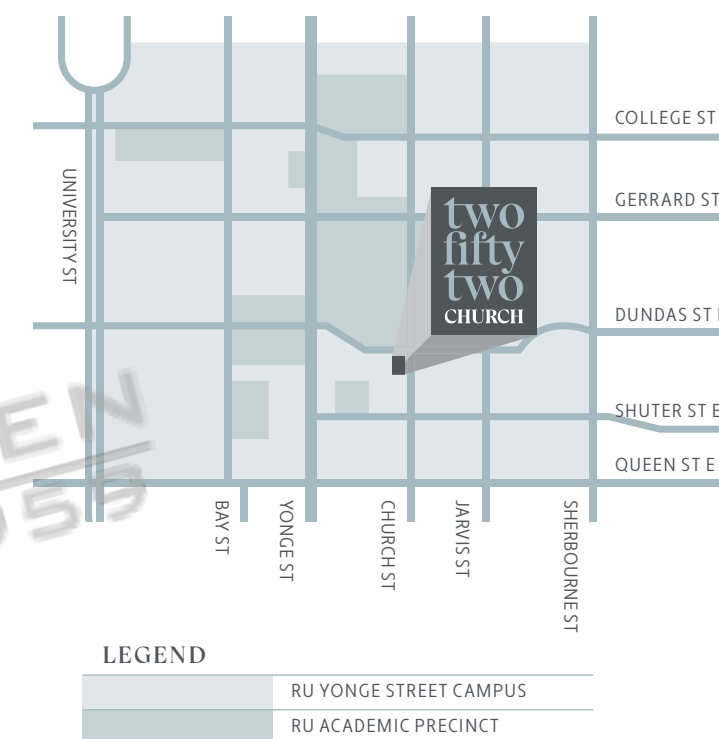




**Ryerson University**

**THE MOST APPLIED-TO UNIVERSITY IN ONTARIO\***

Just a 2-minute walk puts you at the core of the best in career-focused education. Home to the award-winning Student Learning Centre and newly constructed multi-functional Daphne Cockwell Health Science Complex, Ryerson offers the union of real-world knowledge with practical experience in over 100 undergraduate and graduate programs. Current enrollment sits at **47,000+ students and only 1,144 beds.**



**47,000+**  
STUDENTS AT YOUR DOORSTEP<sup>1</sup>

THE AREA WOULD NEED 70 BUILDINGS THE SIZE OF 252 CHURCH TO HOUSE THE  
**46,000**  
RYERSON STUDENTS LIVING OFF CAMPUS<sup>2</sup>

**18%**  
YEAR-OVER-YEAR GROWTH IN INTERNATIONAL STUDENT ENROLLMENT<sup>3</sup>

**50%**  
OF INTERNATIONAL STUDENTS CHOOSE TO STAY IN CANADA AFTER GRADUATING<sup>4</sup>

<sup>1</sup> SOURCE: [HTTPS://WWW.UNIVCAN.CA/UNIVERSITIES/FACTS-AND-STATS/ENROLMENT-BY-UNIVERSITY/](https://www.univcan.ca/universities/facts-and-stats/enrolment-by-university/)  
<sup>2</sup> BASED ON 1 RESIDENT PER UNIT  
<sup>3</sup> SOURCE: [HTTPS://WWW.RYERSON.CA/UNIVERSITY-PLANNING/DATA-STATISTICS/](https://www.ryerson.ca/university-planning/data-statistics/)  
<sup>4</sup> SOURCE: [HTTPS://WWW150.STATCAN.GC.CA/N1/DAILY-QUOTIDIAN/20125/DQ20125E-ENG.HTM](https://www150.statcan.gc.ca/n1/daily-quotidien/20125/dq20125e-eng.htm)

# THE SQUARE ROOT TO EDUCATION

Discover a smart location that draws hundreds of thousands of students to the downtown core with easy access to top ranked schools offering diverse programs, practical studies, and internationally acclaimed educational choices.



UNIVERSITY OF TORONTO

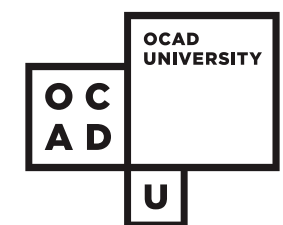
**#1 RANKED UNIVERSITY IN CANADA**

An 8-minute bike ride lands you at the world-renowned University of Toronto St. George Campus. Ranked #1 in Canada, #2 in North America and #17 in the world by U.S. News & World Report, this innovative centre for learning offers over 700 undergraduate programs and over 300 graduate programs in a wide variety of fields. Current enrollment sits 64,218+ students and only 6,616 beds on campus.



**DELIVERING FUTURE SKILLS**

6 minutes by bike connects you to future career opportunities. The St. James campus at George Brown College provides a blend of theory and experiential learning in Financial Services, Creative Arts, Business and is home to the Centre for Hospitality & Culinary Arts. Current enrollment sits 34,341+ students and only 500 beds on campus.



**THE LARGEST ART, DESIGN, AND MEDIA UNIVERSITY IN CANADA**

6 minutes by bike takes you to a portal for the imagination. OCAD integrates art, design and digital knowledge with the social sciences, humanities, and the sciences to deliver 18 undergraduate and 7 graduate degree offerings, a business incubator, executive training studio, and dozens of vital research programs. Current enrollment sits 6,072 students with no residences on campus.





ILLUSTRATION IS ARTIST'S CONCEPT ONLY. ACTUAL MAY VARY & O.E.

# 100% REFINED

## ARCHITECTURE

Iconic, integrated, and impressive – behold a true expression of artistic architecture. The fully restored historic corner building acts as an architectural counterpart to the modern brick and stone podium housing over 2,000 sq. ft. of retail; and the 52-storey residential tower that rises above. The vision, an interplay of inverted U-shaped white metal panels punctuated by black metal pixels playfully enveloping the building in a distinct fish-scale pattern. The effect unlike any other in the sky.













ILLUSTRATION IS ART. IS CONCEPT ONLY. ACTUAL MAY VARY E.S.O.E.

## FIRST AND FOREMOST, YOUR ARRIVAL

### LOBBY

Arrive in dramatic style to a breathtaking, double height lobby featuring an extravagant fireplace, further warmed by the surrounding textured wood panel walls. Dark metal accents and sculptural lighting deliver an urban vibe, while the modern lounge seating and tables invite contemporary comfort.





WORKING FROM HOME  
HAS NEVER BEEN  
THIS COMFORTABLE

#### COWORK LOUNGE

Inspired by world-class coworking providers and the work environments of Facebook and Google, 252 Church offers residents an engaging and intuitive coworking space that is complete with private collaboration rooms, individual study pods and open concept collaboration zones.





ILLUSTRATION IS ARTIST'S CONCEPT ONLY. ACTUAL MAY VARY. E&OE

## NEVER PAY FOR A GYM MEMBERSHIP AGAIN

### FITNESS CENTRE

Outfitted with state-of-the-art equipment, the fitness facility at 252 Church is more than a gym. It's a premier fitness club; a complete way of life. Open 24 hours a day, seven days a week, this impressive 5,600 sq. ft. facility features a CrossFit studio, cardio, weight training, yoga, and a specially designated Peloton lounge.





ILLUSTRATION IS ARTIST'S CONCEPT ONLY. ACTUAL MAY VARY E.S.O.E.

## ENTERTAIN IN STYLE ALL YEAR ROUND

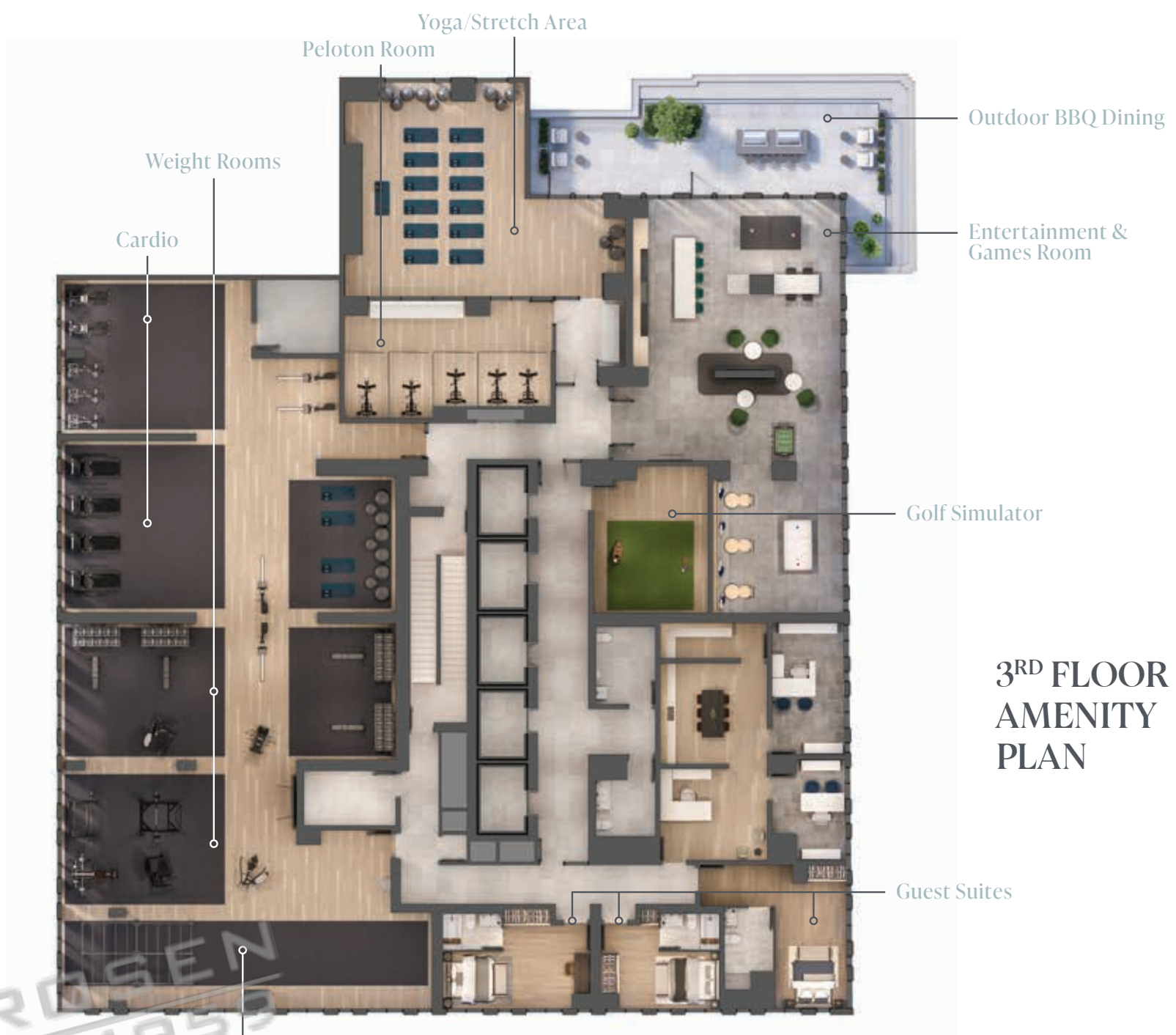
### OUTDOOR TERRACE

Whether you're preparing for a night out or planning to stay-in, the 8,700 sq. ft. outdoor lounge at 252 Church comes equipped with multiple barbeques, along with several well-appointed dining and seating areas for you to host in style.



# 18,000+ SQ FT OF WORLD-CLASS AMENITIES

9<sup>TH</sup> FLOOR AMENITY PLAN



3<sup>RD</sup> FLOOR AMENITY PLAN

8<sup>TH</sup> FLOOR AMENITY PLAN



ILLUSTRATIONS ARE ARTIST'S CONCEPT ONLY. ACTUAL MAY VARY E.&O.E.





# LOVE WHERE YOU LIVE

DAWN PALETTE

Efficient and well laid out suites ranging from 300 - 720 square feet, all specifically curated for your downtown lifestyle. Love where you live - inside and out.

ILLUSTRATION IS ARTIST'S CONCEPT ONLY. ACTUAL MAY VARY. © D.E.





## BUILDING

- 24-hour, 7 day a week concierge
- Security coded access fob for all residents
- Three guest suites provided for residents' use
- Individual suite hydro, BTU and water metering
- Automated parcel storage

## SUITES

- Smooth finished ceilings throughout
- Choice of flooring throughout entry, kitchen, dining, living areas and bedrooms from builder's standard samples
- Painted baseboards, door frames and casings
- TV/telephone outlets in living/dining room and bedrooms
- Smoke detectors and sprinkler system

# FEATURES & FINISHES

## KITCHENS

- Kitchen cabinetry from builder's standard samples
- Countertop from builder's standard samples
- Undermount stainless steel sink
- Appliances Collection
  - Refrigerator
  - Cooktop and oven
  - Microwave
  - Exhaust fan insert
  - Dishwasher
  - Stacked washer and dryer

## BATHROOMS

- Countertop from builder's standard samples
- Tile from builder's standard samples
- Sink and faucet
- Bathroom cabinetry from builder's standard samples
- Bathtub, faucet, controls and shower head, as per plan
- Shower with enclosure, as per plan



# 100% TEAM WORK



## CENTRE COURT

CentreCourt is a real estate company focused on the development of high-rise residential communities located near major amenities, rapid transit networks and employment areas across the Greater Toronto Area (GTA) - homes designed for city life. The fully-integrated organization operates across all areas of development including land acquisition, zoning, design, sales, construction and customer care. Ranked #11 on the 2020 Growth List ranking of Canada's Fastest Growing Companies, CentreCourt is one of the most active high-rise developers in the GTA with 19 high-rise residential projects, collectively representing over 10,000 homes and over \$6.9 billion dollars of development value.

As one of the GTA's leading high-rise residential developers, the company holds itself to the highest standards of excellence, constantly exceeding the expectations of customers. CentreCourt developments are collaborative endeavours undertaken with best-in-class planners, architects, interior designers, and construction trades. In 2020 they were recognized as a finalist for Tarion Highrise Builder of the Year. Their award-winning developments have a positive impact on homeowners and the communities they are part of.

## IBI GROUP

IBI Group is a global firm of architects, engineers, designers, and technology professionals united by the desire to create livable, sustainable, technologically advanced urban environments. The firm is a recognized leader in residential, hospitality, retail, and mixed-use design. Under the leadership of Design Principal and Global Director of Buildings, Mansoor Kazerouni, IBI has completed an impressive portfolio of projects including several past CentreCourt projects, and many other developments across the GTA.

## MONTANA STEELE

Montana Steele has been creating award-winning real estate brands, at home and around the world, for more than 25 years. The Toronto based firm is widely regarded as North America's leading agency for new homes and condo developments, and for good reason; they've launched nearly 1000 successful projects, in 30 cities, with some of the biggest names in the business. From launch to sell-out, Montana Steele crafts the story of how people want to live.



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10 YEARS  
BUILDING  
TORONTO'S  
SKYLINE



**CENTRE COURT**

The information set out herein shall not give rise to any representations or warranties, express or implied. No representations or warranties shall apply except those expressly set out in an agreement of purchase and sale for a condominium unit in the 252 Church Condos property. Any action you take upon the information presented herein is strictly at your own risk, and there shall be no liability whatsoever for any losses or damages suffered in connection with the use of such information. The information set out herein does not constitute investment advice. While every reasonable effort has been made to ensure the accuracy of the information herein, no responsibility is assumed for any inaccuracies. Past performance does not guarantee future results. E&O.E.