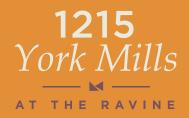
MASTERFULLY PLANNED NATURALLY PERFECT

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AWARD WINNING DEVELOPERS

BUILDERS OF OVER 5000 CONDOMINIUMS



URBAN CAPITAL

Urban Capital Property Group

Toronto-based Urban Capital Property Group is one of Canada's most innovative development companies with more than 3,500 condominium *units developed* or under development in Toronto, Ottawa and Montreal. Their buildings reflect a strong commitment to good design and environmental sustainability and typically set the trend in new urban areas. Some of Urban Capital's notable projects include St. Andrew on the Green overlooking the Islington Golf Club in Etobicoke, Boutique Condominiums Phases 1 and 2 in downtown Toronto, Nicholas Condominiums in the Bloor Bay area and River City in Toronto's West Don Lands. Ottawa projects include Mondrian, Central Phases 1 and 2 and The East Market Phases 1. 2 and 3. In Montreal. Urban Capital has developed the McGill Ouest Condominiums Phases 1 and 2.

urbancapital.ca



Alit Developments

With a highly developed skill set in strategic urban planning and mixed-use building styles, Alit brings over 20 years of solid experience into every project they undertake. Alit has enjoyed a long history of successful joint ventures with Urban Capital, with more than 1500 units developed in partnership alone. These include the recently completed Nicholas Condominiums, a 35-storey luxury condo in the Bay/Bloor area; Boutique Residences, a two-phase condo in Toronto's club district; Trinity Bellwoods Town+Homes in the heart of Little Italy; St. Andrew on the Green, an exclusive building overlooking Islington Golf Club; and several concurrent projects including Futura Condominiums at Downsview Subway Station, Tableau Condominiums in Toronto's Entertainment District, and, of course, the Ravine. Outside of the partnership, Alit was co-developer of Waterpark City, a master-planned community at Toronto's waterfront, and the multi-phase Murano Condominiums at Bay and Wellesley.

alit.ca



THE TEAM

A project of this magnitude requires a team with impeccable credentials

ARCHITECTURE

INTERIOR DESIGN

Rafael + Bigauskas Architects Inc. rafbig.com

Cecconi Simone cecconisimone.com

PROJECT SUMMARY

1215 York Mills is the inaugural tower of The Ravine community. This building represents the renaissance of an exceptional North York location. Upon completion, this architecturally controlled master-planned development will be home to Condominiums, Townhomes, Parks and convenient Shops, with the TTC at its doorstep. Its prime location adjacent to The DVP and immediately south of HWY 401, offers easy access anywhere.

PHASE 1 **29-Storey Building** 330 units

FUTURE PHASES (North Block)

4 buildings approx. 1000 units

(South Block) **3** buildings approx. 600 units

COMMUNITY

7 buildings approx. 1600 units

13 acres of new development

2 new public parks

Over 2 acres dedicated to ravine conservations





TOP 6 REASONS TO INVEST AT THE RAVINE

The Ravine is located in the Parkwoods-Donalda neighbourhood, a proven area experiencing explosive growth and rejuvenation. The following 6 key benefits of The Ravine are based on the most recent Statistics Canada Census Tract in the immediate community area in which The Ravine is located.



Master-Planned Community

Significant price appreciation in master-planned communities versus stand alone buildings. The Ravine Community will be home to 7 condo buildings containing over 1600 units total.



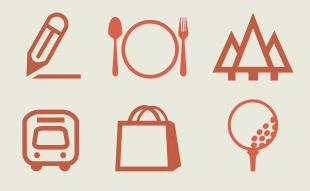
AREA POPULATION GROWING AT DOUBLE THE DOUBLE

29% OVER THE PAST 5 YEARS

11.1%

Property Values On The Rise

With its prime location, the York Mills / DVP neighbourhood has seen a 29% increase in average resale home prices over the past 5 years versus 26% in Toronto Central over the same period.



100,000 PEOPLE EMPLOYED

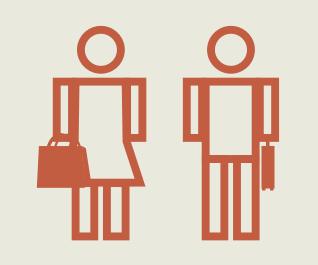
Major Employment Area

Over 100,000 people are employed within a 10 minute radius of the community.



SURROUNDED BY AMENITIES

Downtown TTC Express, Shops, Restaurants, Golf, Community Centres, Schools and the Ravine Trail System, are all within 5 minutes of the site.



11 POST SECONDARY SCHOOLS

Top schools nearby

Within the local area there are 11 post-secondary schools appealing to both local and international students, and a mix of public and private institutions for all grade levels.







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A SOLID RENTAL MARKET INVESTMENT

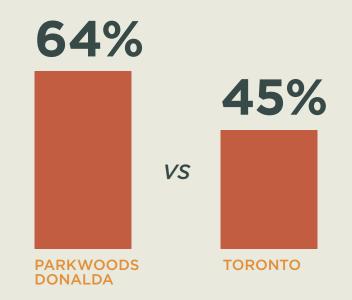
Parkwoods-Donalda is a well established neighbourhood with a lower-than-average vacancy rate. Over the years the neighbourhood has experienced a significant growth rate due to its ever increasing population base.

A STRONGER THAN AVERAGE RENTAL DEMAND



PROPERTY VALUES ON THE RISE

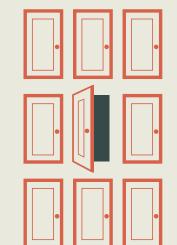
A rental investment at the Ravine can yield a 13.7% - 14.8% ROI. *Based on 80% @ 2.70% - 25 year amortization, 5 year term.



1.2% *VACANCY* RATE VS 1.6% IN THE GTA

Strong Rental Market

Established rental area with one of the lowest vacancy rat at 1.2% versus the GTA's vacancy rate of 1.6%.



FIRST TIME RENTER DEMAND

The area has a high proportion of existing and future first-time renters / prime renters (persons aged under 35 years) and a higher proportion of one-family households.





Currently the area's rentals are made up of older apartment buildings, with new product not available. With a higher proportion of rentals than the City or CMA, there is a need for new modern residences as an alternative to the old rental supply.



CONNECTED TO IT ALL BY PUBLIC TRANSIT

THE RAVINE IS LOCATED SOUTH OF THE HWY 401/DVP BOTTLENECK.

Route 144, Downtown Express Runs in the morning and

evening rush hour. 25 Minutes to Downtown*

Route 122, East and West to York Mills Subway Station

20 minutes west to York Mills subway station by bus (10 minute drive).

20 Minutes to Subway*

91 Woodbine, north and south to Bloor-Danforth (Woodbine Station)

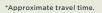
20 Minutes to Subway*

95 York Mills, East and West to Yonge Line and to Scarborough Line

20 Minutes to Subway*

25 Don Mills, North and South to Bloor Danforth Subway (Pape Station)

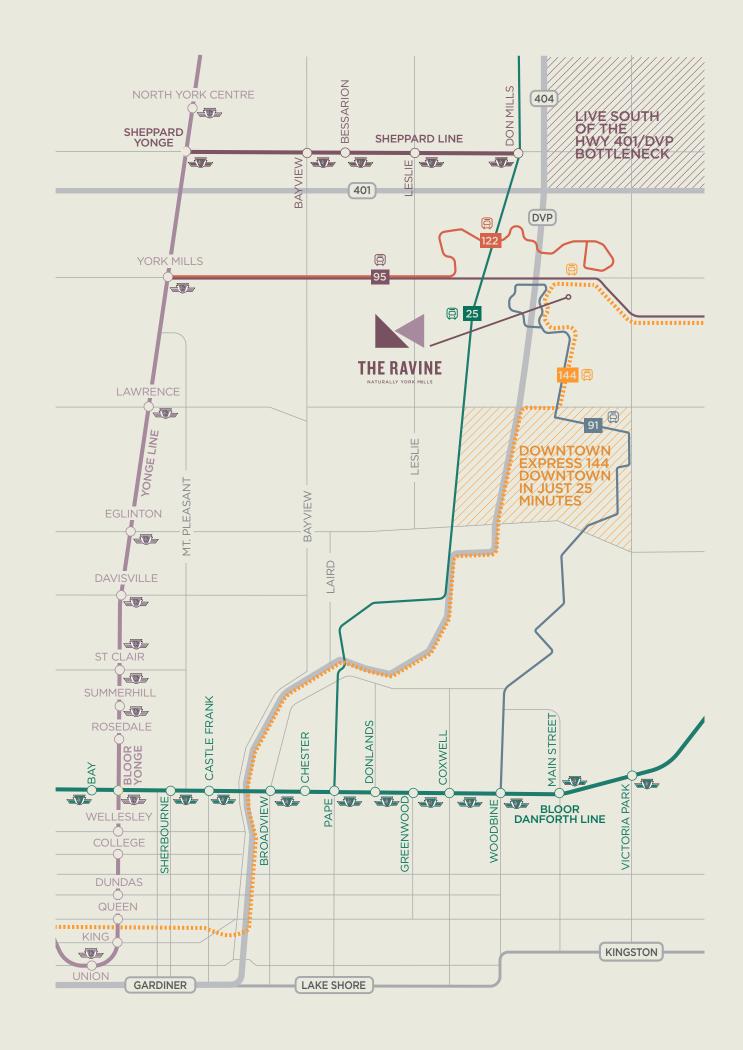
25 Minutes to Subway*











STRONG AREA ECONOMY

With National Head Offices within the vicinity, there is a strong demand for housing.

Home Depot Head Office

1 Concorde Gate, 12,345 employees, 10 minute drive.

McDonald's Head Office

1 McDonalds Place at Concorde Gate, 750 employees, 10 minute drive.

Seneca College

1750 Finch Ave. E., 1279 employees, 10 minute drive.

Xerox

5650 Yonge St., 3133 employees, 15 minute drive.

Consumers Road: 8 Minute Drive North; 18,080 Employees

• 420 jobs created in 2014

- Contains 16,150 office sector jobs (89.3%) highest of any employment district in the city
- Finance, insurance, real estate and business services
- Increase of 750 jobs in institutional sector offset decrease of office sector jobs

Duncan Mills: 5 Minute Drive East; 19,110 Employees

- 20 jobs created in 2014
- Dominated by office sector (69.5% of employment)
- Institutional sector has grown by 1,010 jobs since 2009 (91.9%)
- Manufacturing sector increased by 23.2% over last 5 years (220 jobs)
- Service sector increased by 24.1% (320 jobs)

RECREATIONAL AND CULTURAL AREA AMENITIES

Donalda Golf and Country Club Aga Khan Centre Japanese Cultural Centre Ontario Science Centre

Shoppers Drug Mart Head Office

243 Consumers Rd., 1403 employees, 5 minute drive.

Carswell

2070 Kennedy Rd., 897 employees, 10 minute drive.

Toyota / Lexus Head Office

1 Toyota Place, 420 employees, 10 minute drive.

South West Scarborough: 10 Minute Drive South East; 19,240 Employees

- 210 jobs created in 2014
- Office sector 31.3%; and manufacturing sector 30.4%
- Significant increase of 21.8% by institutional sector over past year (270 jobs)

West Central Scarborough: 10 Minute Drive East; 13,790 Employees

• Increase of 360 jobs in office sector

Steeles-Victoria Park: 10 Minute Drive North; 12,600 Employees

• Office sector largest employer 73.5% of jobs, 10 minute drive

COMMUNITY ORGANIZATIONS

Greek Community Youth Centre Armenian Community Centre of Toronto Community Outreach Canada North York Community Centre Pleasant View Community Centre Ellesmere Community Centre

OVER 100,000 EMPLOYED WITHIN A 10 MINUTE COMMUTE





EDUCATIONAL FACILITIES

POST SECONDARY SCHOOLS

York University Glendon College Stanford College Citi College of Canadian Careers Royal Canadian College of Massage Therapy Canadian College of Naturopathic Medicine Lambton College Toronto College of Technology Victoria International College Pharma-Medical Science College of Canada Academy of Applied Pharmaceutical Sciences

PRIVATE SCHOOLS Crestwood Preparatory College

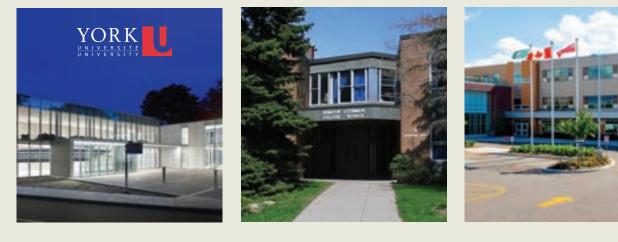
Bayview Glen

PUBLIC SCHOOLS

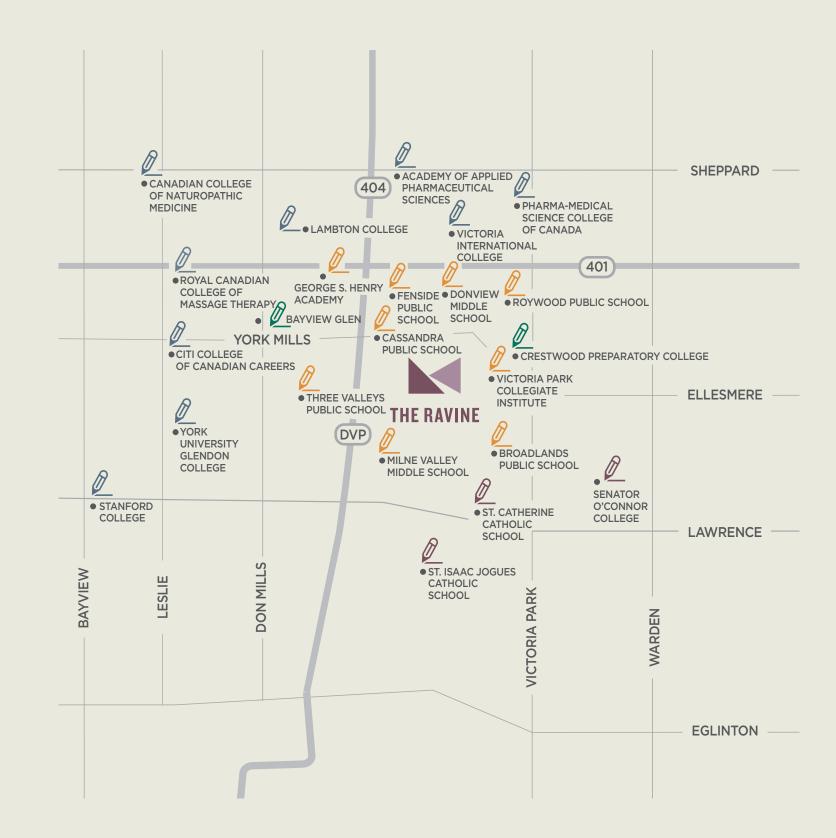
Broadlands Public School Milne Valley Middle School Cassandra Public School Three Valleys Public School Victoria Park Collegiate Institute George S. Henry Academy Roywood Public School Donview Middle School Fenside Public School

CATHOLIC SCHOOLS St. Catherine Catholic School St. Isaac Jogues Catholic School

Senator O'Connor College



TOP-RATED PUBLIC AND PRIVATE SCHOOLS, UNIVERSITIES, AND SPECIALITY COLLEGES ONLY MINUTES AWAY





DESIGNER UPGRADE PACKAGE

INCLUDES:

INTEGRATED APPLIANCES FRIDGE NOT SHOWN

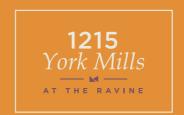
SECOND ROW OF UPPERS

UNDER CABINET LIGHTING AS SHOWN





St. Land





THERAVINE.CA 416.850.2489 See sales representative for full details. Prices and specifications are subject to change without notice. Renderings are artist concept. E.&O.E. 2015. Stats provided by NBLC N. Barry Lyon Consultants Limited 2015.