

RESIDENCES AT

BLUFFERS PARK

skale | DIAMANTE

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THE BLUFFS BECKON



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EXCEPTIONAL LIVING ABOVE THE BLUFFS



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PARTNERS IN DESIGN

The Residences at Bluffers Park is a joint venture between Skale and Diamante Development. Both companies have a wealth of experience in the development industry, and are delighted to be partnering on this project destined to be a landmark in the Bluffs neighbourhood.

LOCATION

2800 Kingston Rd.

WEST TOWER

13

Storeys

224

Units

EAST TOWER

23

Storeys

327

Units

27,000 SQ.FT.

of Shared Amenities

353,000 SQ.FT.

Residential gross floor area

ARCHITECT

Turner Fleischer Architects

INTERIOR DESIGN

Tact

LANDSCAPE ARCHITECT

Adesso Design Inc.

M+E

Novatrend

STRUCTURAL

Jablonsky Ast & Partners

LAWYER

Brattys LLP

skale | DIAMANTE

SKALE DEVELOPMENTS

Skale’s acclaimed past projects include The Bluffs at 2815 Kingston Rd., The Vince at 42 Edgewood Ave., and 1181 Queen Street West.



DIAMANTE DEVELOPMENT

Diamante's esteemed past projects include The Florian at Bay St. and Davenport Rd., One City Hall at Bay and Dundas Streets, and The Phoebe on Queen St. West.



DIAMANTE

A GROWING POPULATION



CANADA

In 2022, Canada welcomed a record number of new Canadians for a total of 431,645 new permanent residents. In the next few years, we will see hundreds of thousands more people put down roots here:

465,055	485,000	500,000
in 2023	in 2024	in 2025*

ONTARIO

Ontario will need to add 1 million new homes over the next decade, which is approx. 100,000 homes per year to keep up with population growth.*

TORONTO

Toronto is the 4th largest city in North America, with about 3 million residents.* It is also the #1 fastest growing city in North America. By 2030, 800,000 people will have moved to Toronto – an almost 30% increase in population.

Source: canada.ca

POPULATION:

733 (NBH)	3,014,673 (City)
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AVERAGE ANNUAL HOUSEHOLD INCOME

Bluffers Park:	Toronto:
\$138,363	\$132,394

RENT VS. OWN PERCENTAGE

19% RENT	81% OWN
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OVER 12,000 PROPOSED UNITS COMING SOON TO THE AREA AROUND RESIDENCES AT BLUFFERS PARK



AVERAGE CONDO SALE PRICES IN CLIFFCREST

5-YEAR PRICE INCREASE IN E08

35.94%

Average Price Increase

Source: TREB Regional Housing Market Tables (2018 – 2022)

AVERAGE RENTAL PRICE INCREASE

16% Increase

y/y Average Rental Condo Price Increase for a 1 Bed Unit

20% Increase

y/y Average Rental Condo Price Increase for a 2 Bed Unit

Source: TREB Condo Market Report Q4 2022 & Q4 2021.

THE STUDENT SCENE

INTERNATIONAL STUDENTS

In 2022, Canada welcomed a record 551,405 international students from 184 countries.

In 2023, the number of international students is expected to reach a similar level, with everyone needing accommodation.

Source: CIC News



RESIDENCES AT
BLUFFERS PARK

POST-SECONDARY

Toronto is home to thousands of Canadian and international students attending some of Canada’s top colleges and universities. For those coming from outside of Toronto, housing close to classes is always a plus.

UNIVERSITY OF TORONTO (SCARBOROUGH)



30 min	14,547	2,100
by local bus	Total enrollment (Fall 2021-2022)	Total international students

UNIVERSITY OF TORONTO (ST. GEORGE)

22 min	65,617	25,030
by TTC from Victoria Park Station	Total enrollment (Fall 2021-2022)	Total international students

Source: U Toronto

TORONTO METROPOLITAN UNIVERSITY

30 min	36,020	3,404
by TTC from Victoria Park Station	Total enrollment (Fall 2021-2022)	Total international students



Source: Toronto MU

CENTENNIAL COLLEGE



29 min	40,000	7,000
By local bus and TTC	Total enrollment (Annually)	Total international students

Source: www.ontariocolleges.ca/en/colleges/centennial



INTERNATIONAL BACCALAUREATE

The International Baccalaureate (IB) Diploma Program is a demanding two-year pre-university course of study for secondary school students. The program is designed by the International Baccalaureate Organization (IBO), which supplies and assesses externally set, standardized final examinations.

The following three schools offer the IB program in Scarborough:

- Sir Wilfred Laurier Collegiate Institute (Scarborough)
- 11 minutes from Residences at Bluffers Park by car
- Victoria Park Collegiate Institute (North York)
- 21 minutes from Residences at Bluffers Park by Car
- Monarch Park Collegiate Institute (Toronto)
- 18 minutes from Residences at Bluffers Park by Car

Source: TDSB

CONVENIENT CONNECTIVITY AND TRANSIT

With the number 12 bus right outside on Kingston Rd. and a GO station only 19 minutes away on foot, Residences at Bluffers Park offers great transit connectivity for residents.



TTC BUS STOP AT BRIMLEY ROAD
AT KINGSTON RD NORTH SIDE

1 min

SCARBOROUGH GO STATION

15 min 9 min

KENNEDY GO STATION

19 min 7 min

LINE 2 (BLOOR AND DANFORTH) KENNEDY STATION

15 min 8 min

18 min

FUTURE TRANSIT CONNECTIONS

In the future, Bluffers Park will be even better connected to the entire GTA, enhanced by new transit lines and extensions.

SCARBOROUGH SUBWAY EXTENSION

8km **3 new stops**
from Kennedy Station
to Sheppard Avenue

ONTARIO LINE

8 new stops
from Kennedy Station to Ontario Line Pape Station

EGLINTON CROSSTOWN LRT

- 60% faster service from Mount Dennis to Kennedy Station
- 25 stations and stops along Eglinton Avenue

FUTURE KENNEDY STATION LRT CONNECTIONS

- GO Transit Stouffville
- TTC Bloor-Danforth Subway
- TTC Scarborough RT
- TTC Bus Terminal

Source: Metrolinx.

AREA AMENITIES

RESTAURANTS/CAFES/BARS

- 1. Gus Tacos
- 2. The No.1 Jerk
- 3. Super Choy Restaurant
- 4. Bluffers Restaurant
- 5. Double Double Pizza & Chicken
- 6. Wild Wing
- 7. Big Boy's Burgers
- 8. Jatujak
- 9. Vindaloo Indian Cuisine
- 10. La Scogliera Italian Cuisine
- 11. BarBurrito
- 12. D Spot Desserts
- 13. Mac N' Wings
- 14. Dairy Queen
- 15. Tim Hortons
- 16. Starbucks
- 17. The Birchcliff
- 18. Kelly's Korner Pub & Grill
- 19. Working Dog Saloon
- 20. Tara Inn

EDUCATION

- 21. Anson Park Public School
- 22. R. H. King Academy
- 23. St. Theresa Shrine Catholic School
- 24. St. John Henry Newman Catholic High School
- 25. St. Joan of Arc Catholic Academy
- 26. Neil McNeil Catholic High School
- 27. University of Toronto Scarborough

PARKS

- 28. Bluffers Park Beach
- 29. Cathedral Bluffs Park
- 30. Anson Park
- 31. Jeanette Park
- 32. Cudia Park
- 33. East Point Park
- 34. Grey Abbey Park
- 35. Guild Park Gardens
- 36. Rosetta McClain Gardens
- 37. Scarboro Crescent Park
- 38. Scarborough Heights Park
- 39. South Marine Drive Park
- 40. Sylvan Park

GROCERIES



- 41. Caruso's Fruit Market
- 42. LCBO
- 43. Rod & Joe's No Frills
- 44. Dollarama
- 45. Shoppers Drug Mart
- 46. Walmart Supercentre
- 47. Loblaws Musgrave

SHOPPING & ENTERTAINMENT

- 48. Activate - Scarborough
- 49. Cineplex Odeon Cinemas
- 50. Eglinton Town Centre
- 51. Epic Planet Fun - Indoor Playground and Birthday Party Centre
- 52. Scarborough Historical Museum
- 53. Danforth Village

TRANSIT

- 54. TTC Kennedy Subway Station
- 55. Scarborough GO Station
- 56. Warden Station
- 57. Kennedy GO Station
- 58. Eglinton GO Station

-  Future Metrolinx Eglinton Crosstown LRT
-  GO Transit

RESIDENCES AT
BLUFFERS PARK



WORLD-CLASS AMENITIES

27,000SQ.FT.
of Shared Amenities

24HR
Concierge

LEVEL 1 AMENITIES

- Co-working space
- Kids/family room
- Kids playroom
- Games room
- Gym
- Stretching room
- Change rooms & sauna
- Kids room
- Crafts workshop
- Party room
- Dining room
- Theatre room
- Outdoor terrace
- Green spaces
- Pet spa

LEVEL 8 AMENITIES

- Dining & party room
- Lounge
- Outdoor terrace



CRAFTS WORKSHOP



GAMES ROOM



ROOFTOP TERRACE



SIZE RANGE

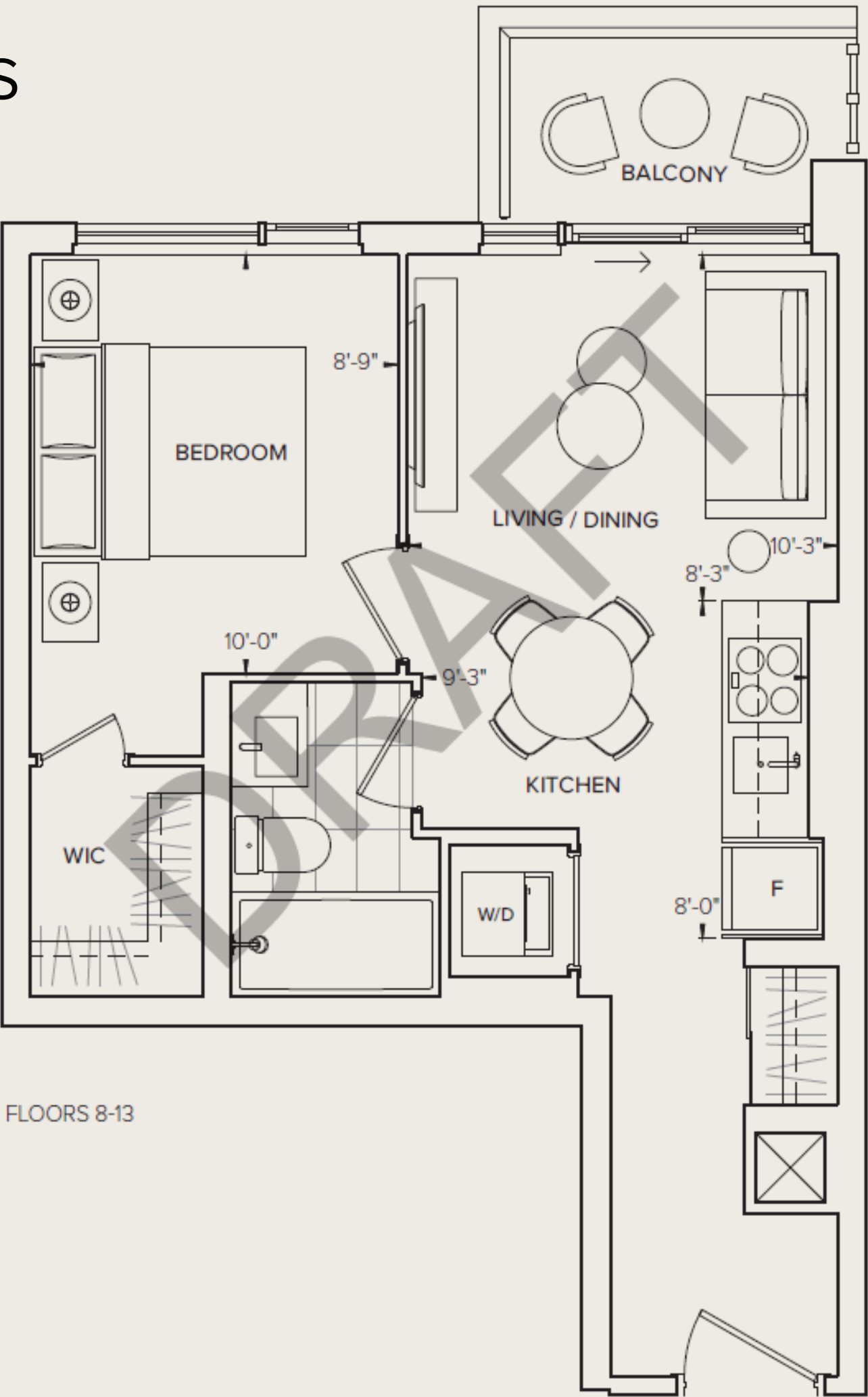
SUITE TYPE	APPROX. SIZE (SQFT)
1 BED	440 – 484
1 BED + DEN	484 – 564
2 BED	555 – 810
2 BED + DEN	723
3 BED	844 – 952
3 BED + DEN	1084

SAMPLE FLOORPLANS

1 BEDROOM
1 BATH

Interior Living	440 SQ. FT.
Exterior Living	35 SQ. FT.
Total Living	475 SQ. FT.

NORTH

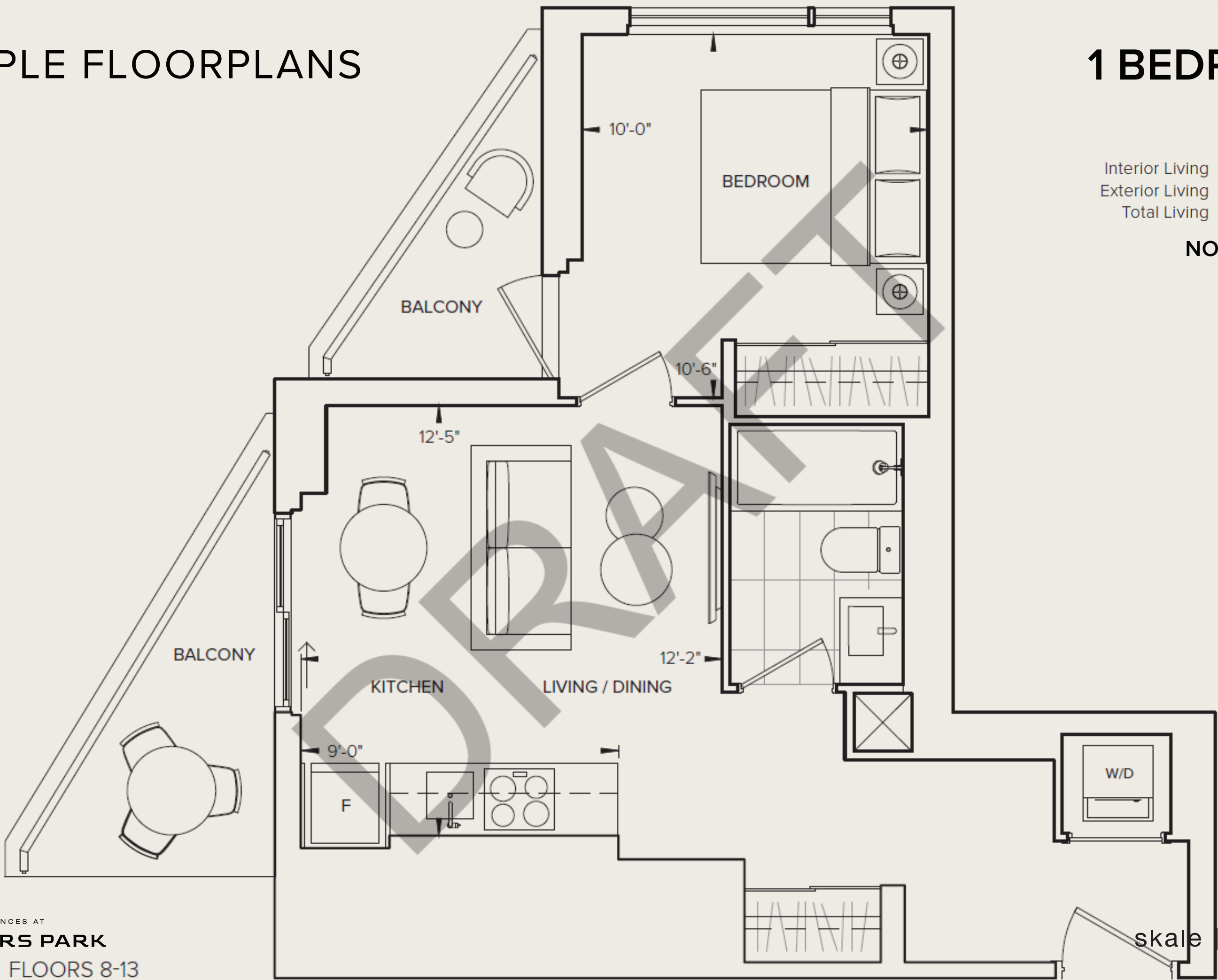


SAMPLE FLOORPLANS

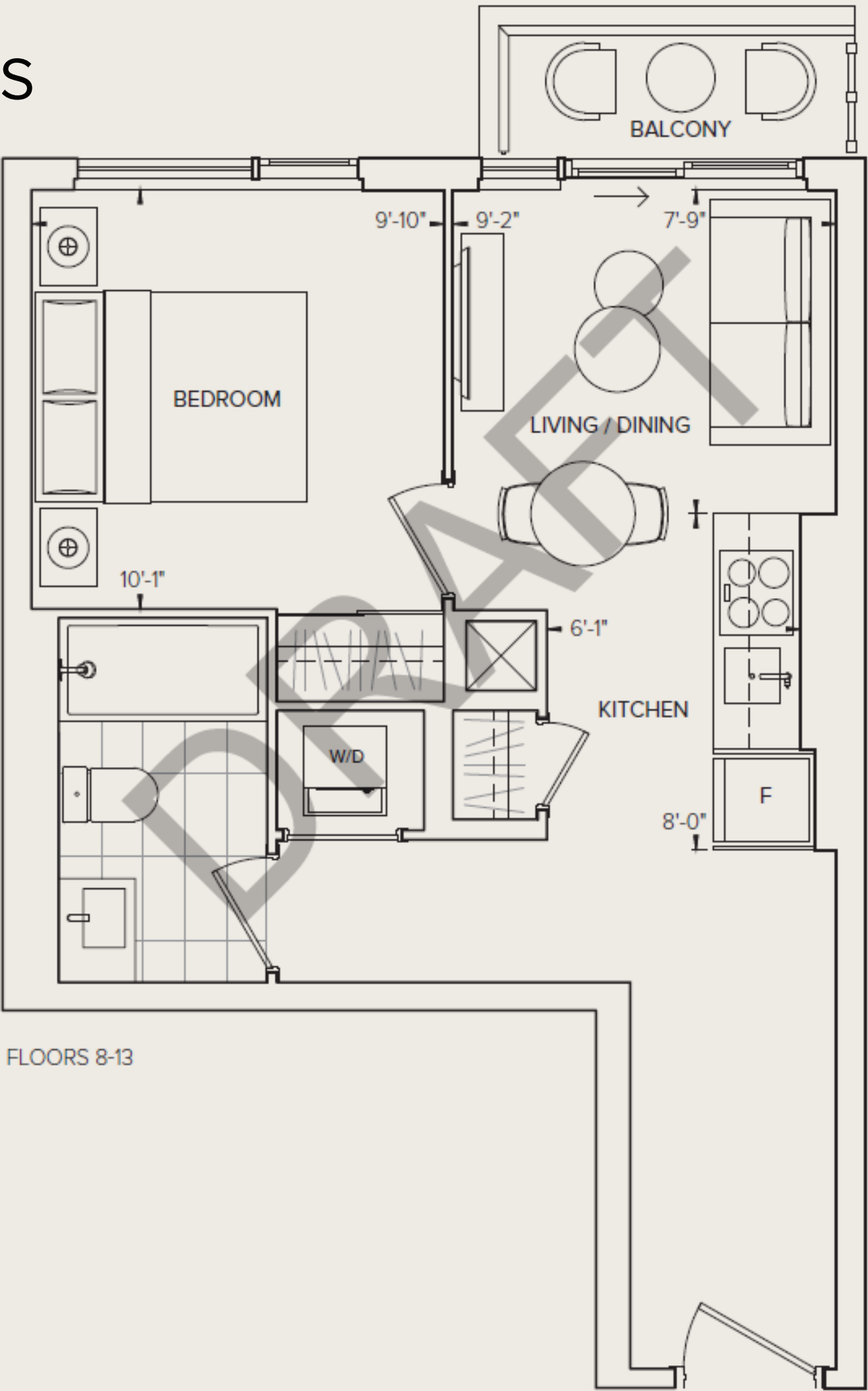
1 BEDROOM
1 BATH

Interior Living	470 SQ. FT.
Exterior Living	75 SQ. FT.
Total Living	545 SQ. FT.

NORTH WEST



SAMPLE FLOORPLANS



1 BEDROOM
1 BATH

Interior Living	475 SQ. FT.
Exterior Living	24 SQ. FT.
Total Living	499 SQ. FT.

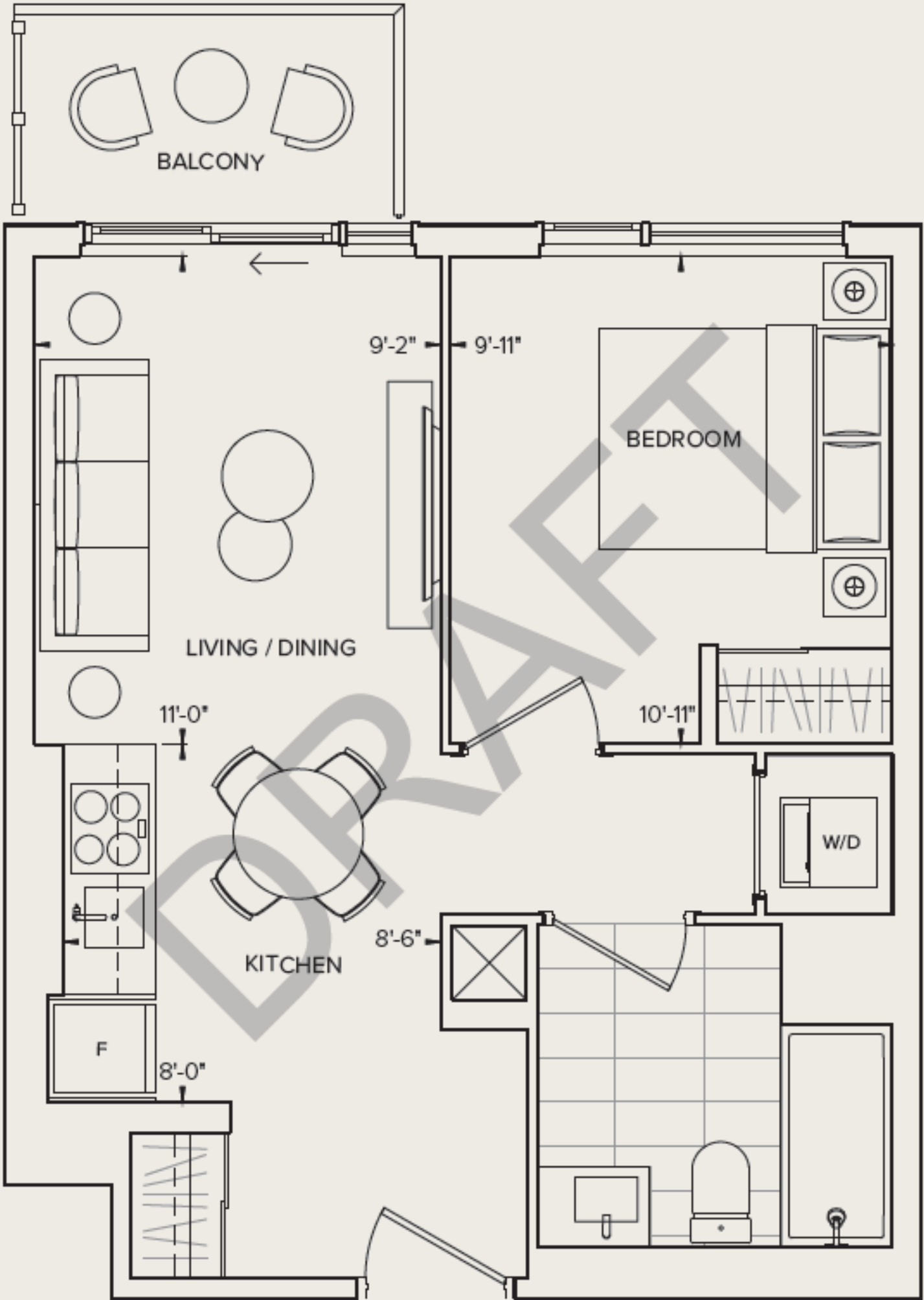
NORTH

SAMPLE FLOORPLANS

1 BEDROOM
1 BATH

Interior Living 479 SQ. FT.
Exterior Living 39 SQ. FT.
Total Living 592 SQ. FT.

SOUTH

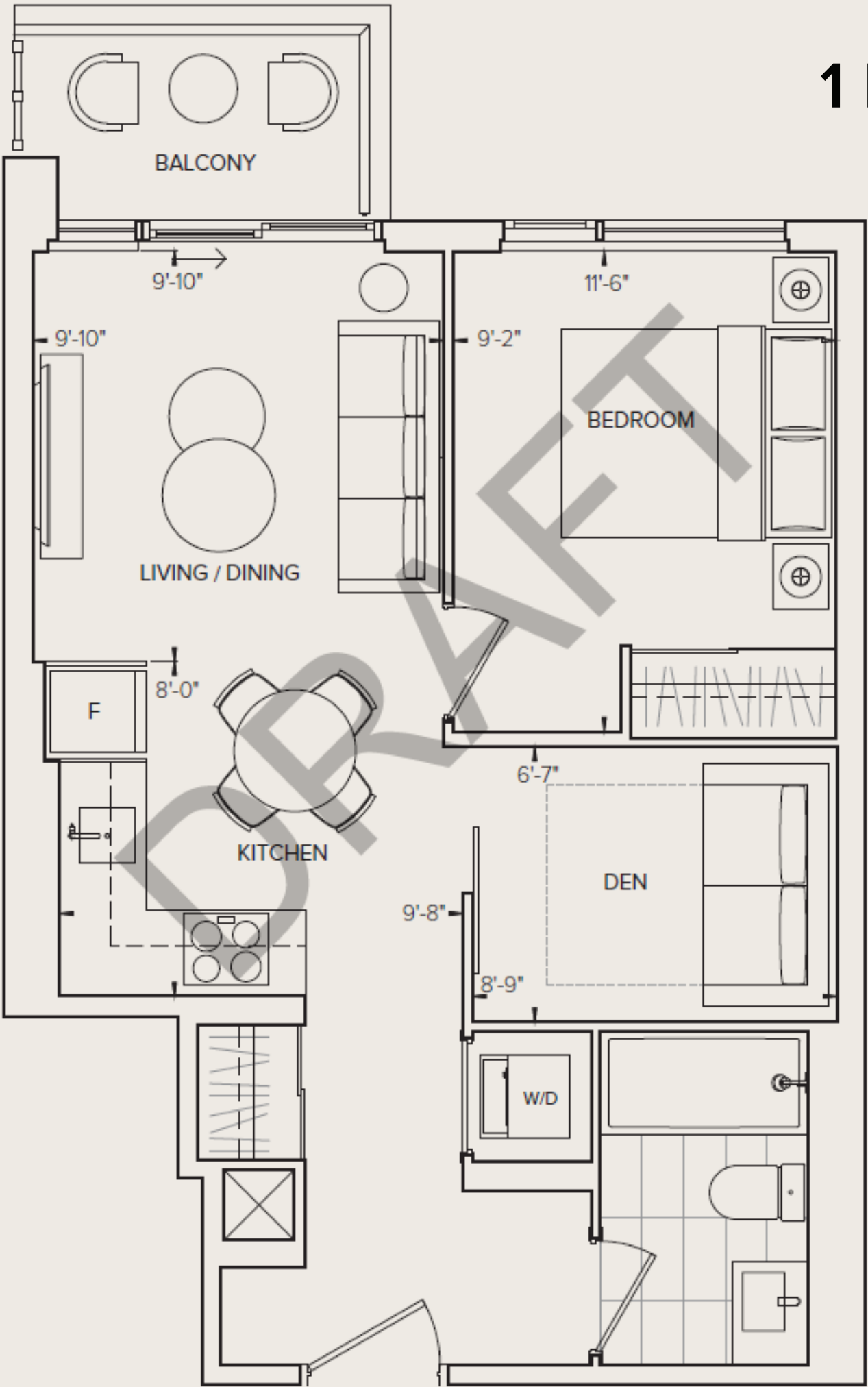


SAMPLE FLOORPLANS

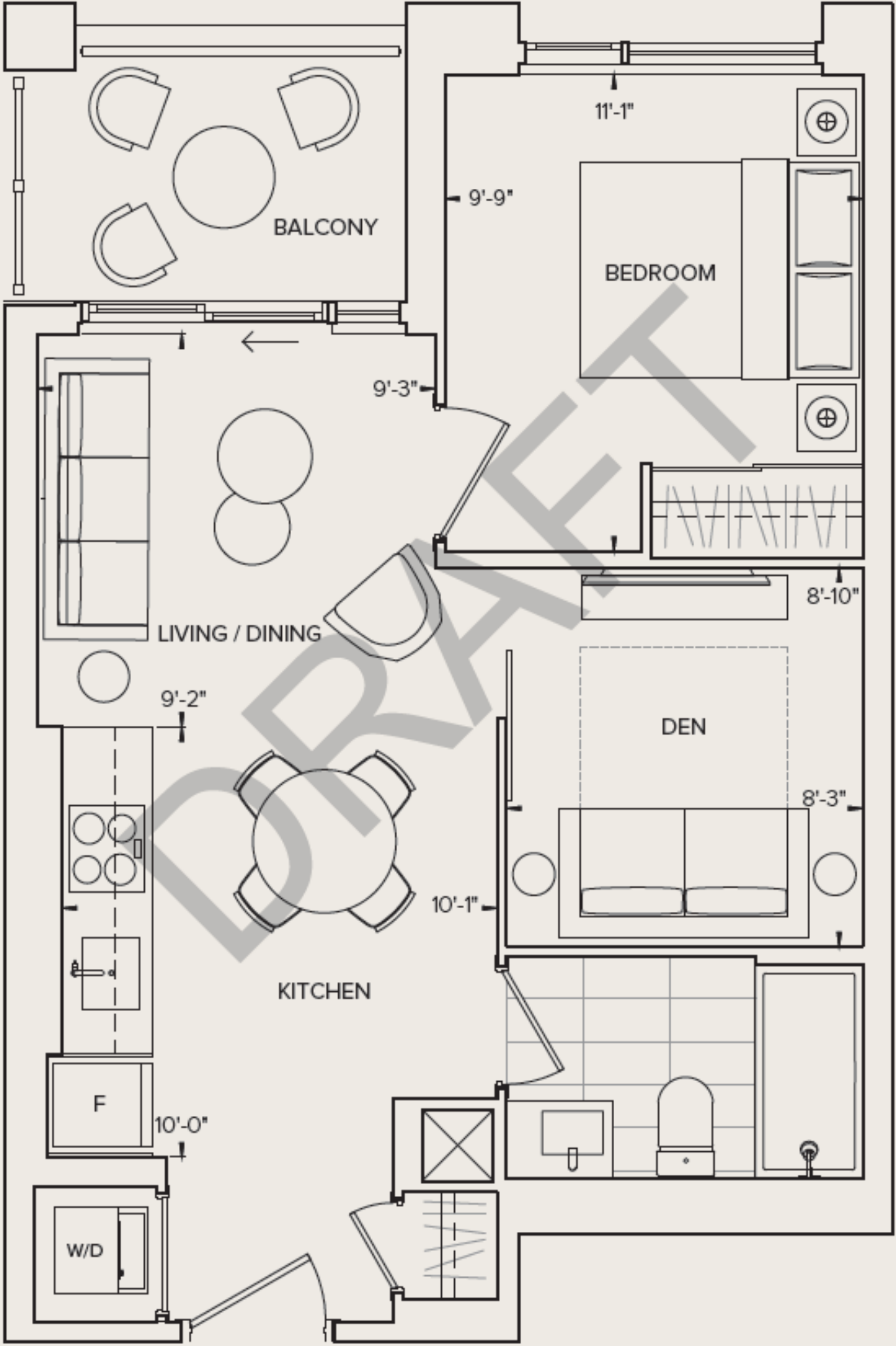
1 BEDROOM + DEN
1 BATH

Interior Living	523 SQ. FT.
Exterior Living	35 SQ. FT.
Total Living	558 SQ. FT.

NORTH



SAMPLE
FLOORPLANS

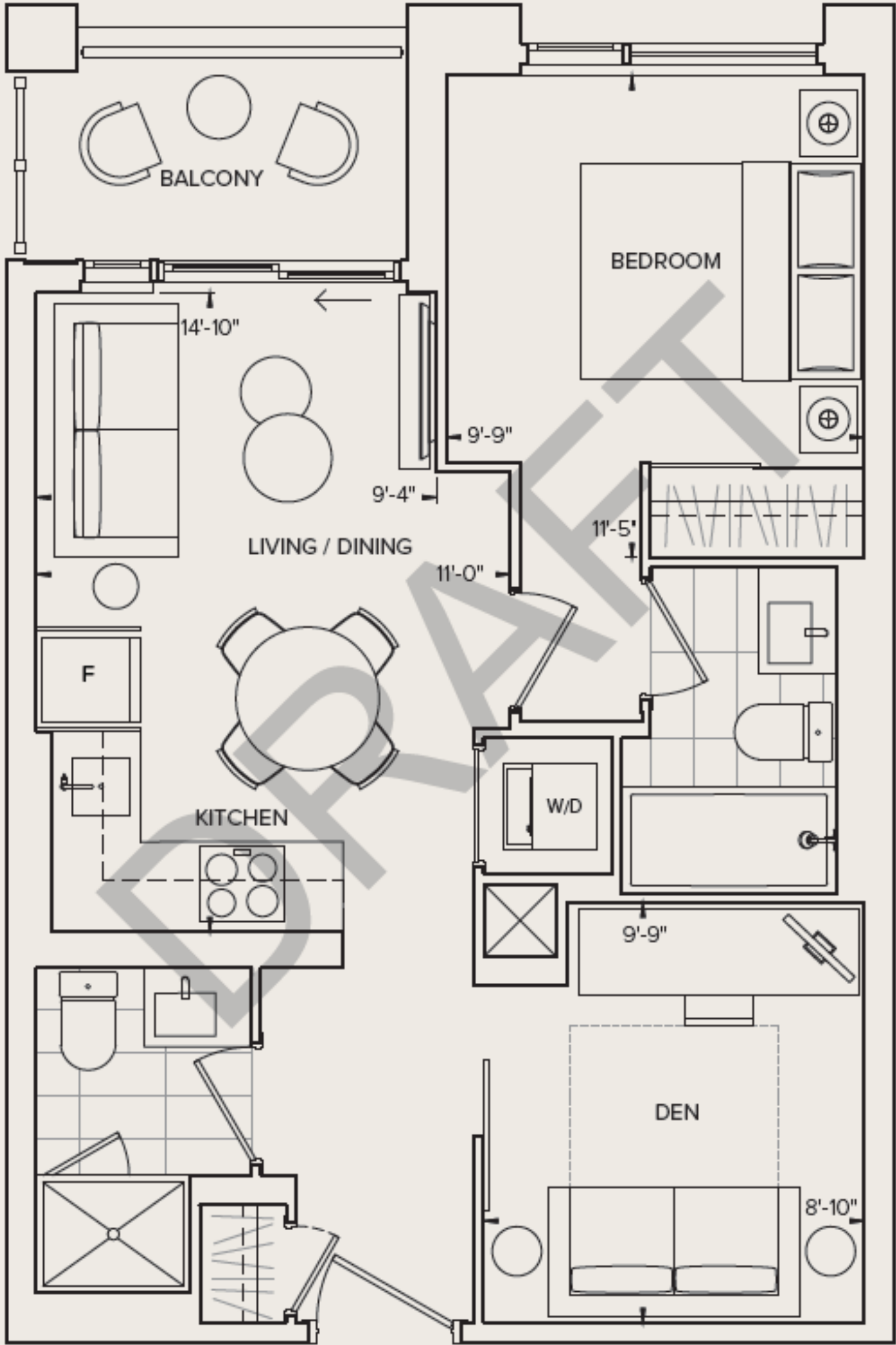


1 BEDROOM + DEN
1 BATH

Interior Living	533 SQ. FT.
Exterior Living	49 SQ. FT.
Total Living	582 SQ. FT.

SOUTH

SAMPLE
FLOORPLANS

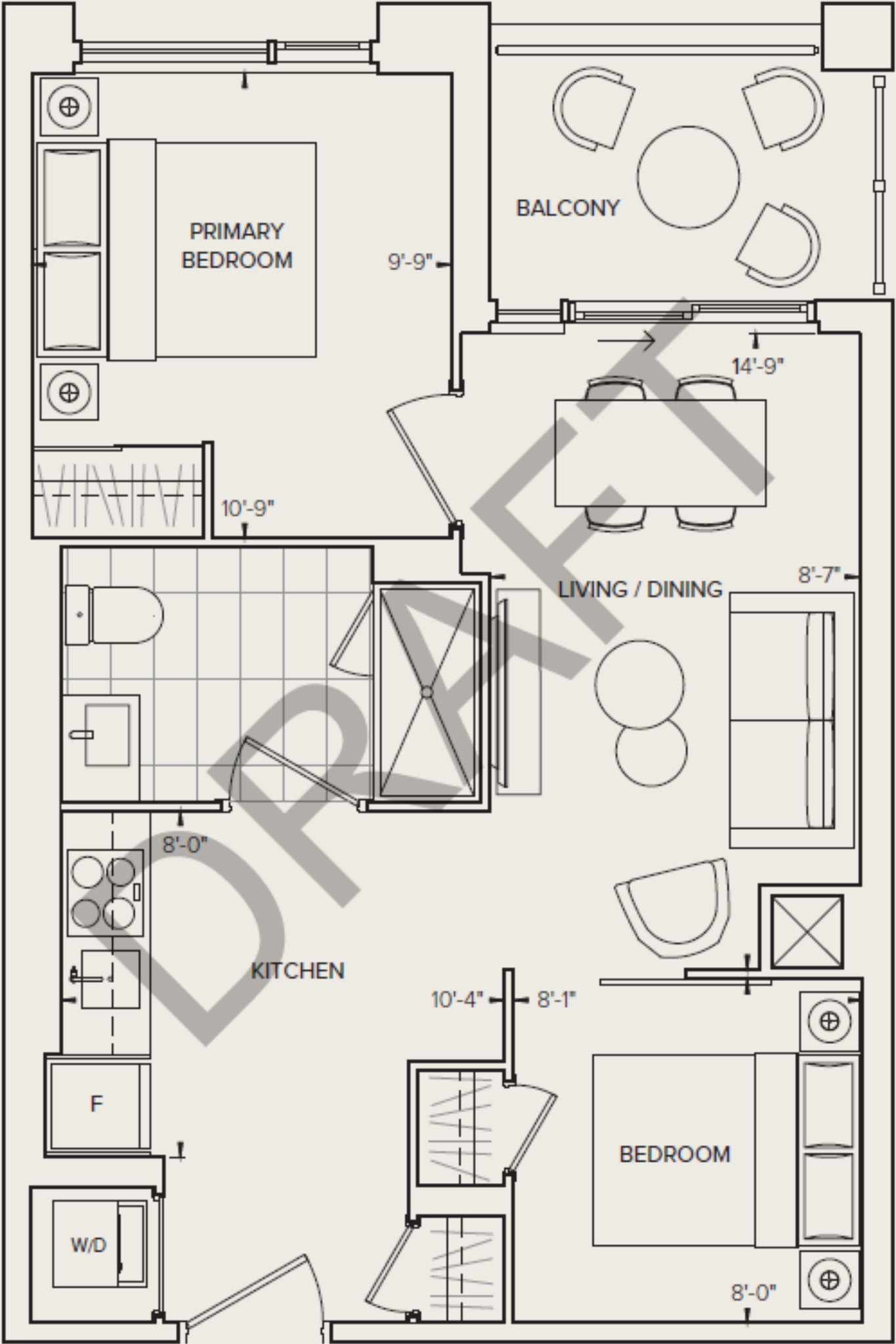


1 BEDROOM + DEN
2 BATH

Interior Living	564 SQ. FT.
Exterior Living	42 SQ. FT.
Total Living	606 SQ. FT.

SOUTH

SAMPLE FLOORPLANS



2 BEDROOM
1 BATH

Interior Living	555 SQ. FT.
Exterior Living	51 SQ. FT.
Total Living	606 SQ. FT.

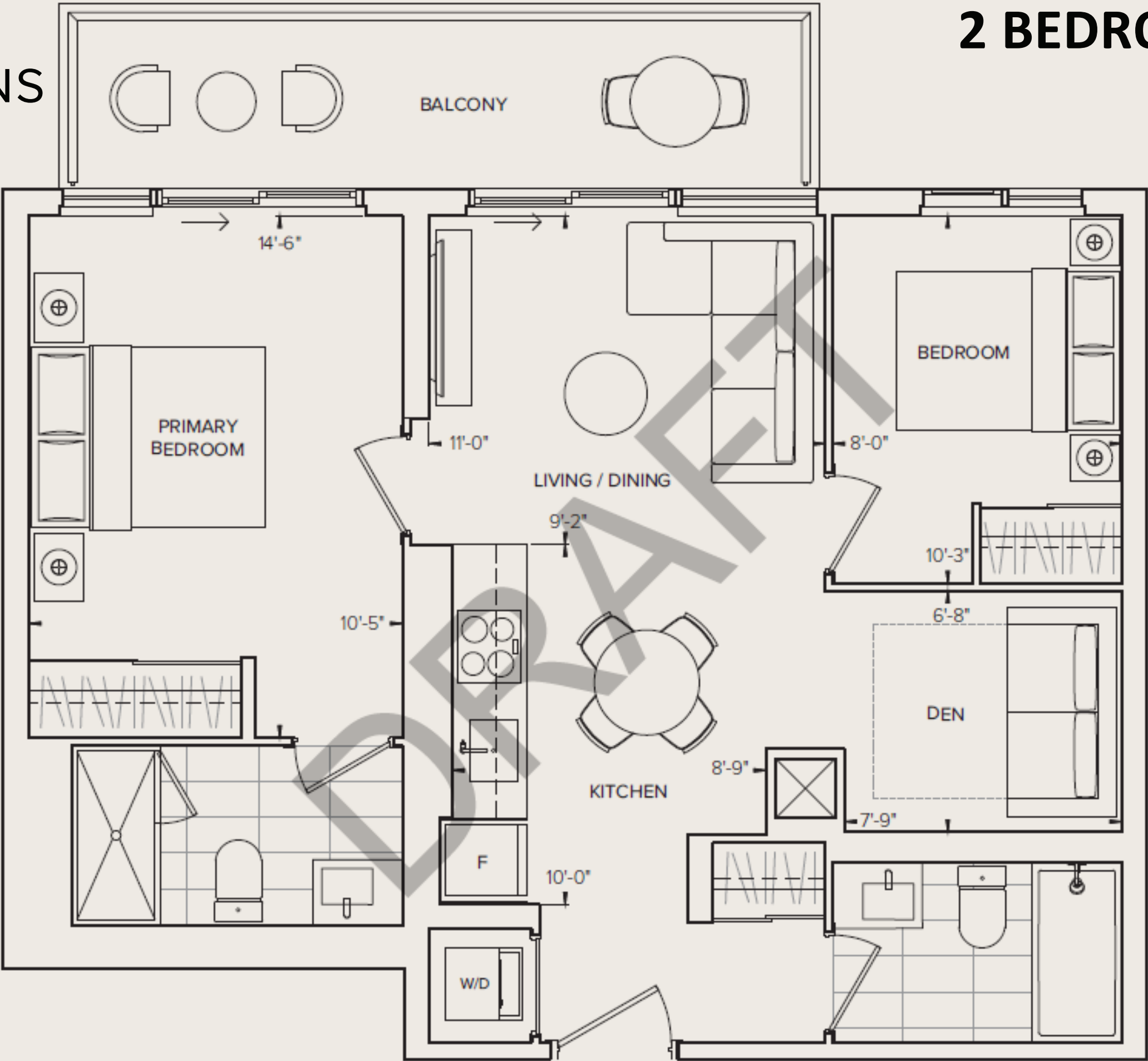
SOUTH

SAMPLE
FLOORPLANS

2 BEDROOM + DEN
2 BATH

Interior Living)	723 SQ. FT.
Exterior Living	94 SQ. FT.
Total Living	817 SQ. FT.

SOUTH

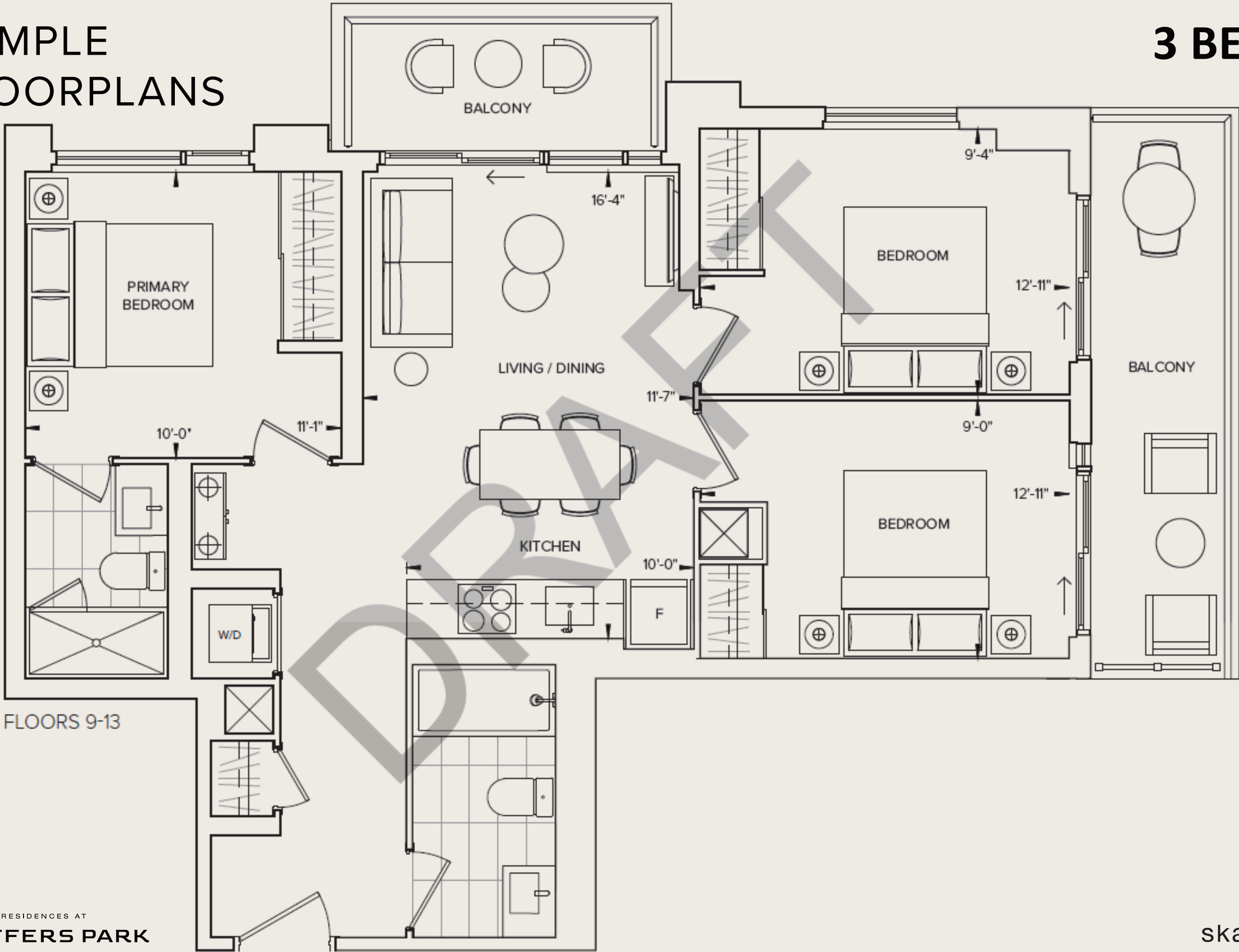


SAMPLE
FLOORPLANS

3 BEDROOM
2 BATH

Interior Living	844 SQ. FT.
Exterior Living	137 SQ. FT.
Total Living	981 SQ. FT.

NORTH EAST



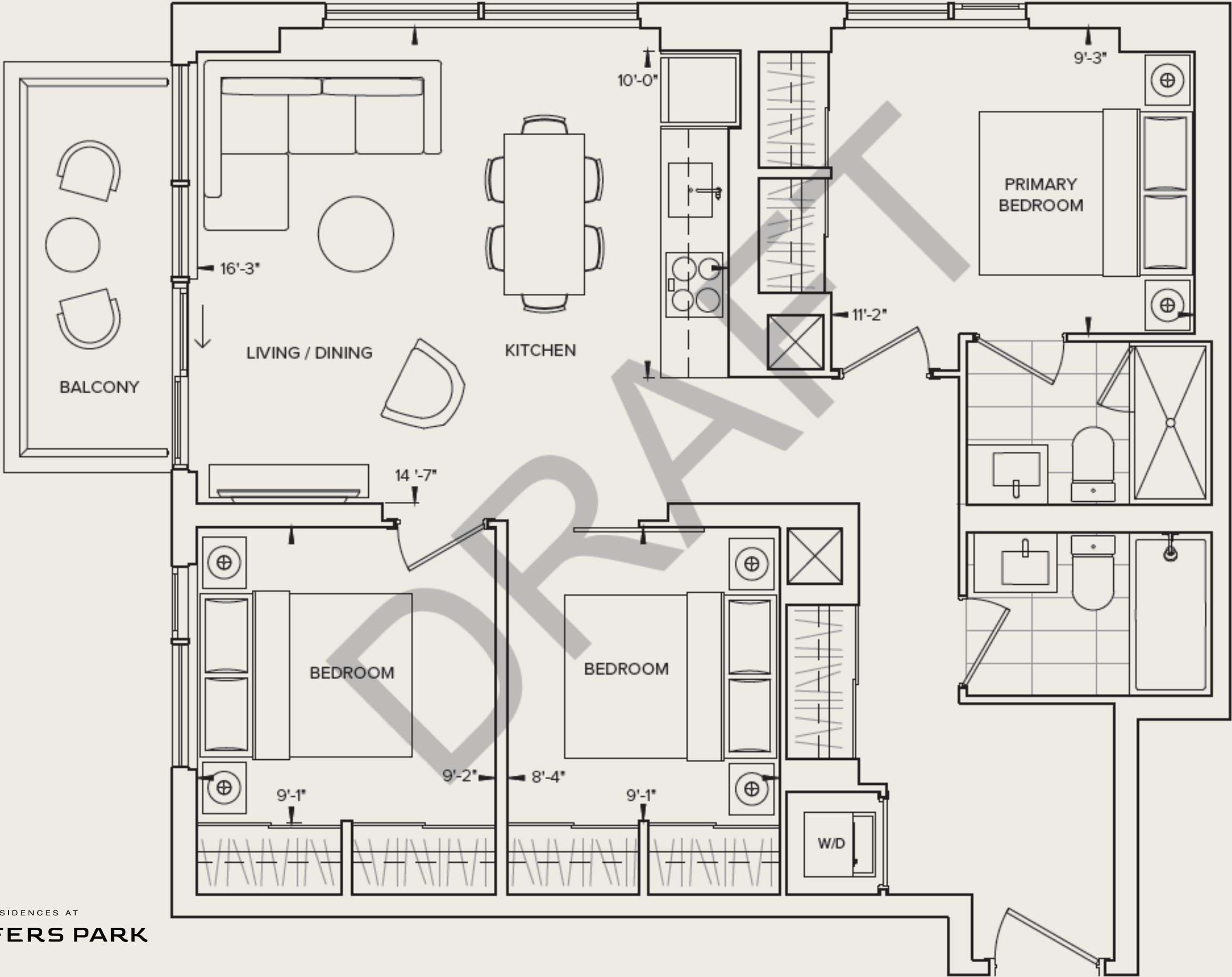
FLOORS 9-13

SAMPLE FLOORPLANS

3 BEDROOM
2 BATH

Interior Living	881 SQ. FT.
Exterior Living	49 SQ. FT.
Total Living	930 SQ. FT.

SOUTH WEST

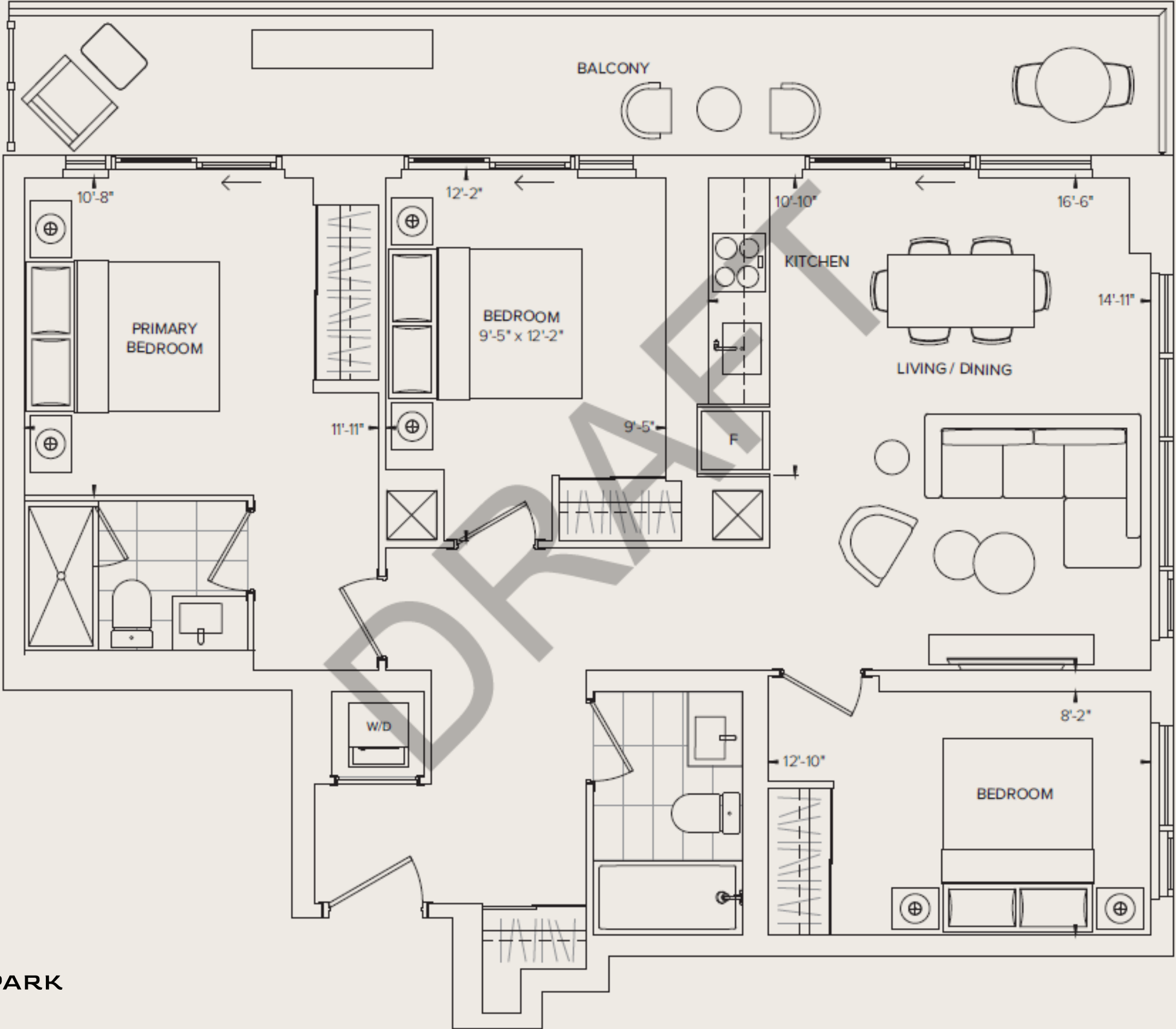


SAMPLE FLOORPLANS

3 BEDROOM
2 BATH

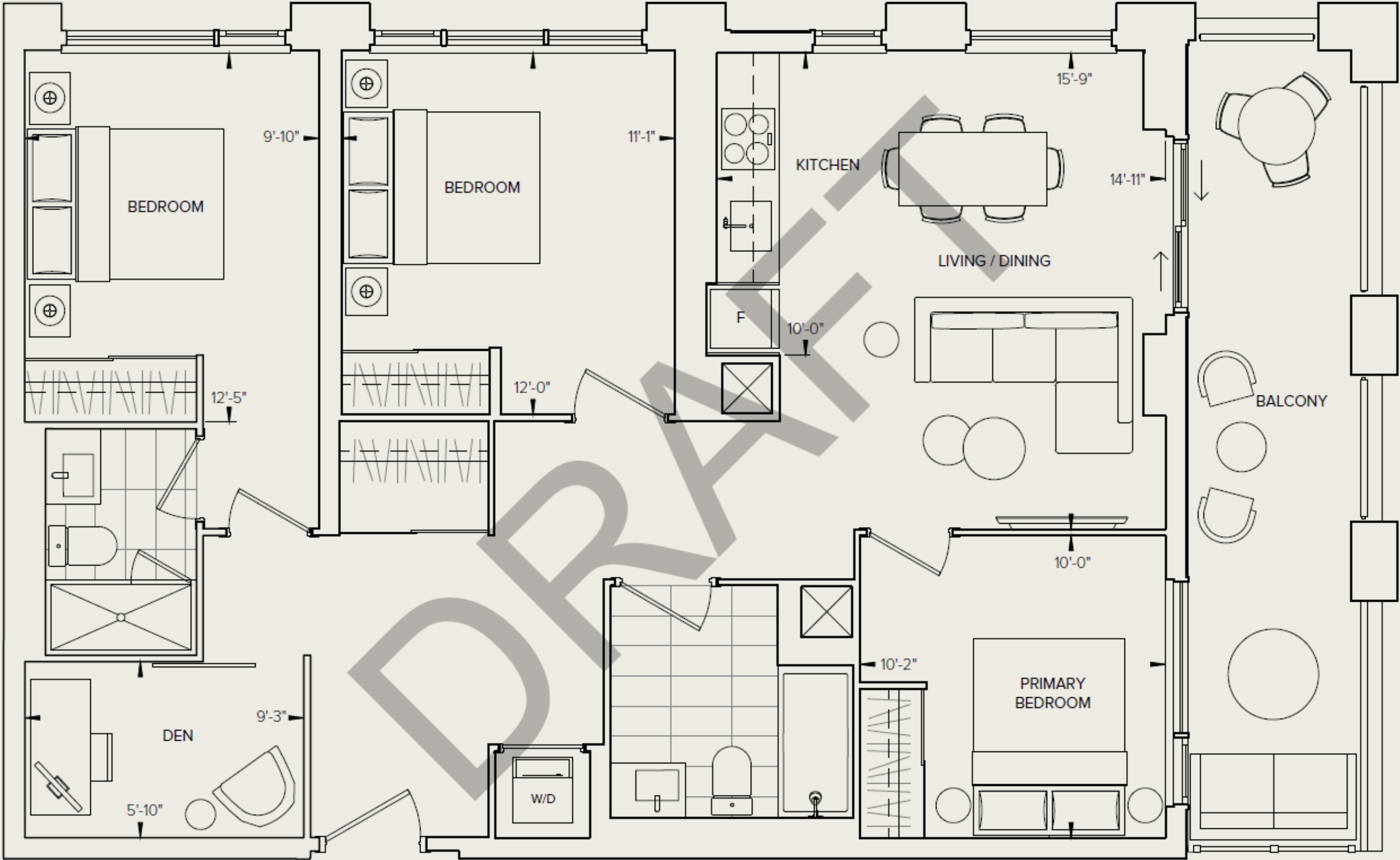
Interior Living	952 SQ. FT.
Exterior Living	180 SQ. FT.
Total Living	1,132 SQ. FT.

SOUTH EAST



SAMPLE FLOORPLANS

3 BEDROOM + DEN
2 BATH



Interior Living	1,084 SQ. FT.
Exterior Living	144 SQ. FT.
Total Living	1,228 SQ. FT.

SOUTH EAST

6th Floor South View



6th Floor South East View



6th Floor South West View



9th Floor South View



9th Floor South East View



9th Floor South West View



12th Floor South View



12th Floor South East View



12th Floor South West View



BROKER
PORTAL INFO

<https://mybaker.baker-re.com/projects/ResidencesAtBluffersPark>

MEET THE TEAM

Jenny Bui

SALES REPRESENTATIVE

C 416.985.6613

E jennybui@bakersales.info

Karla Duka

SALES REPRESENTATIVE

C 647.883.3852

E karladuka@bakersales.info

ManLing Lau

VICE PRESIDENT

Kimberley Crescini

SALES DIRECTOR

Sofie Viaros

PROJECT MANAGER

Ammy Liu

ASSISTANT PROJECT MANAGER



3080 Yonge Street, Suite 3056 Toronto, Ontario M4N 3N1 Canada
Tel: 416.923.4621 | Email: info@baker-re.com

THE OFFICIAL LAUNCH

MAY 24, 2023

Be among the first to experience a brand-new community coming soon to The Bluffs. Discover the luxury of living in thoughtfully-crafted suites, immersed in nature, and connected to downtown Toronto.

EVENT DETAILS

MAY 24, 2023

2pm - 4pm

Guild Inn Estate

201 Guildwood Pkwy

Scarborough, ON M1E 1P5

Parking Available

Remarks to Begin at 2:30pm

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BLUFFERSPARKCONDOS.COM