

ELM
ON
YONGE

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r e s e r v e
P R O P E R T I E S

CAPITAL
D E V E L O P M E N T S

THE CENTRE OF ATTENTION.



ELM
ON
YONGE

IN COLLABORATION WITH

SIMU LIU



Actor and author Simu Liu has had a prolific rise from immigrating to Canada at age 5 to Marvel movies.

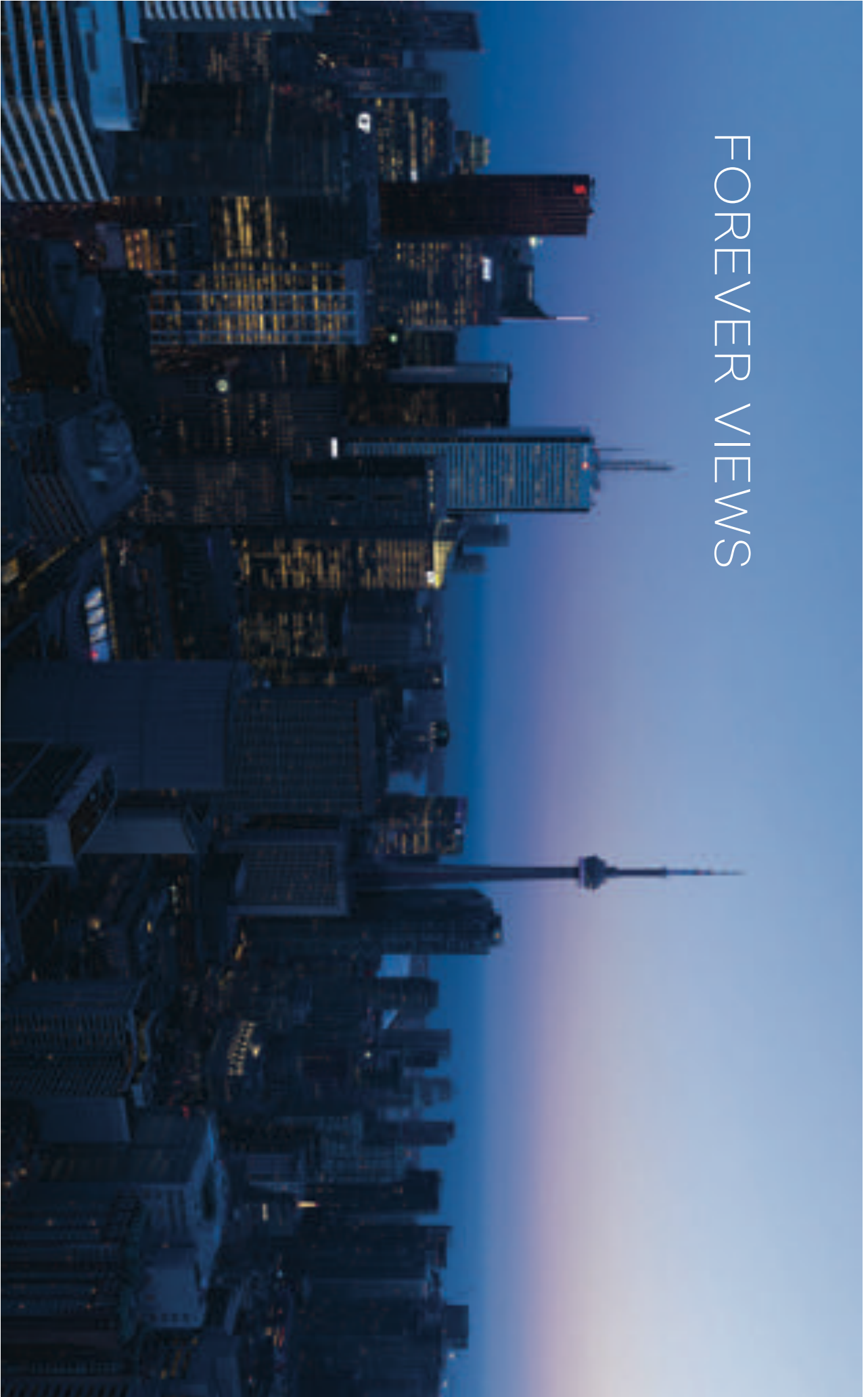
He got his breakout role as Jung in CBC's comedy Kim's Convenience, the acclaimed five-season Canadian series that won multiple Canadian Screen Awards, ACTRA Awards for Outstanding Ensemble in 2017, and a worldwide audience from streaming on Netflix.

Following Kim's Convenience, Simu made history as the star of the first Asian-fronted movie in the Marvel Cinematic Universe in Destin Daniel Cretton's Shang-Chi and the Legend of the Ten Rings. His work in the film garnered him the People's Choice Award for Favorite Action Movie Star. Liu recently completed production on Greta Gerwig's anticipated feature film Barbie for Warner Bros. opposite Margot Robbie and Ryan Gosling. He next stars alongside Mark Wahlberg in Arthur the King, as well as in the film adaptation of Taylor Jenkins Reid's bestseller One True Loves opposite Phillipa Soo.

He documented his life story so far in his New York Times Bestselling memoir, We Are Dreamers: An Immigrant Superhero Origin Story. His memoir also covers the time he spent studying at the University of Toronto, and Ivey Business School at the University of Western, Ontario.

In 2022, Liu was named one of Time Magazine's 100 most influential people in the world.

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DESIGNING
WITH SIMU LIU





8 Elm, with its modern, innovative residential tower that rises above preserved historic buildings at its base, has attracted the attention of mega-talented Canadian superstar Simu Liu.

A filmmaker, writer and producer, Liu also has a keen interest in the visual arts, and is delighted to be collaborating with Cecconi Simone on the interior design of 8 Elm.



Welcome to 8 Elm, a spectacular new 69-storey condominium by Reserve Properties and Capital Developments, offering an exhilarating lifestyle in the heart of Toronto. Set on a quiet street only one block from Yonge & Dundas, and only steps from world-class shopping and entertainment, 8 Elm is designed for those who love the bright lights and energy of the city.

THE ENERGY SURROUNDS YOU





Merging the past with the future, 8 Elm will preserve the heritage buildings at its base. This unique street is lined with premier restaurants, pubs and shops, while still maintaining a quiet, residential feel.

HERITAGE-RICH ELM STREET

Elm Street



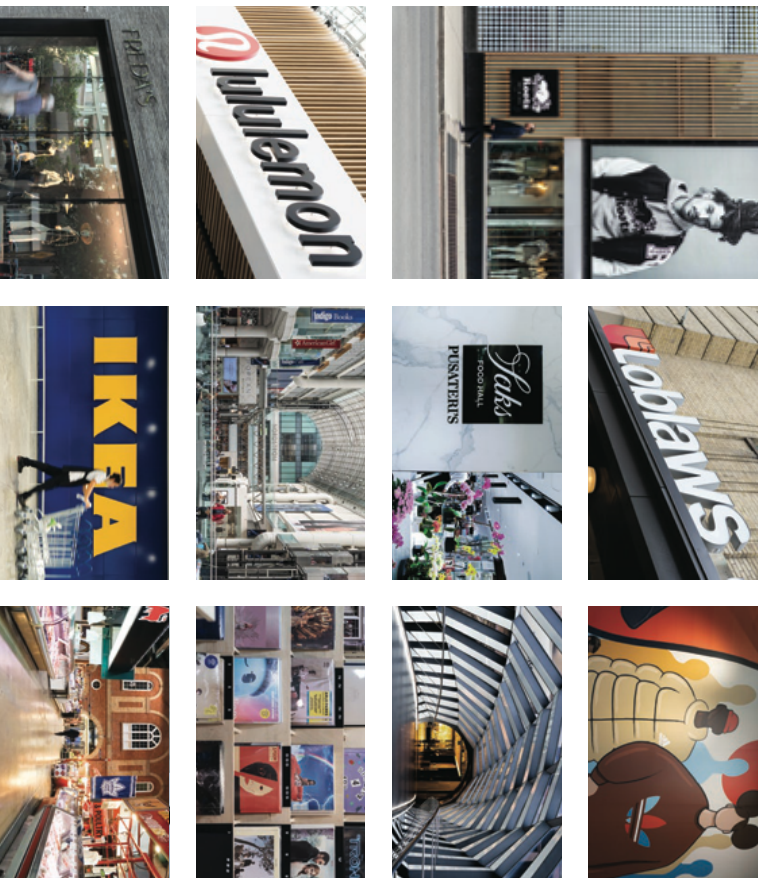


Whatever your mood, whatever your wish or desire, you can find it here at Yonge and Dundas. With so many first-class venues in the area surrounding 8 Elm, you'll always find incredible places to eat, drink, shop, and be entertained.

SHOPPING, DINING, ARTS & CULTURE

846 8 Elm Avenue



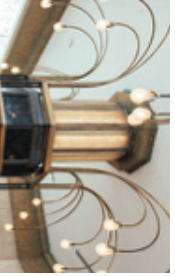
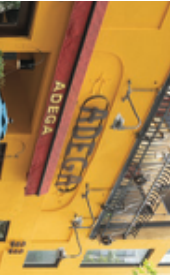


Roots | Loblaws Maple Leaf Gardens | Adidas
 Saks Fifth Floor | Hudson's Bay | Lululemon | Eaton Centre | Urban Outfitters
 Freds | Saks | St. Lawrence Market | Nordstrom

Indulge in retail therapy, refresh your wardrobe, and find all manner of furnishings and home accessories at Nordstrom, Saks, and Eaton Centre.

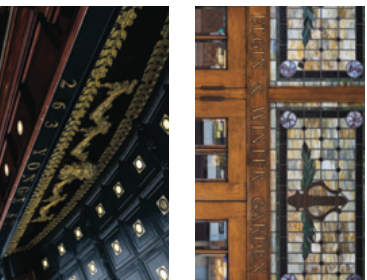
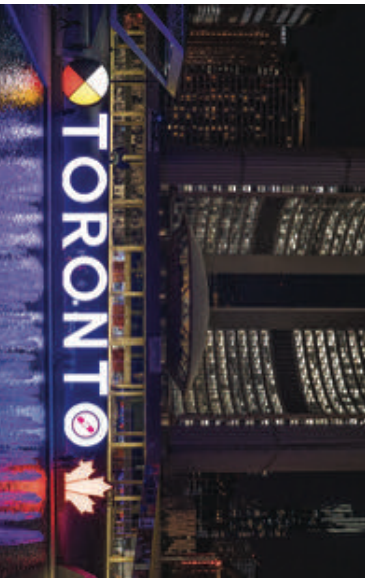


Toroni



Starbucks | Panna Burger | The Chase
 Sidi Forno | Paramount | Barberian's Steak House
 The Queen and Queen's Market House | Richmond Station | ADEGA | Lena

Competing for your attention is an ever expanding menu of places where taste is the ultimate sense and nothing else matters except the exquisite and the delicious.



Nathan Phillips Square | Elgin & Winter Garden Theatre | Ed Mirvish Theatre
Scotiabank Arena | Four Seasons Centre | Rogers Centre | Yonge & Dundas Square



Massey Hall

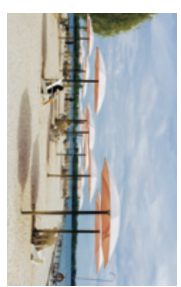
Live music, dance, theatre, movies, sporting events and non-stop glitz showcase talent and energy – the pinnacle of a thousand minds together in the ultimate uplifting, never-ending spectacle.

At 8 Elm, connectivity is first-rate. You're only steps from the Yonge subway line and the Dundas streetcar. From Dundas station you can access the entire GTA, including Union Station where you can catch the streetcar to Billy Bishop Airport and the UP Express to Pearson Airport.

CONNECT TO EVERY DESTINATION

Dundas Station





Billy Bishop Airport | Harbourfront | Sugar Beach
 Union Station | Ontario Square | Harbourfront Pier
 TTC | Yonge & Queen | TTC | Queen Street Station

Yonge and Dundas is a walking and biking paradise, with a walk score of 99 and a bike score of 92. A Bike Share station is right there. Surrounded by bike paths and only a short distance to the sparkling waterfront, it's easy to get into your favourite outdoor pursuits when you live at 8 Elm.

8 Elm is ideally located close to universities, corporate and bank HQs and hospitals. If you work in the financial district, you're a short walk from the office, and if you're taking courses at Toronto Metropolitan University (formerly known as Ryerson University), cross the street to get there. University of Toronto is also just minutes away.

WORK & STUDY



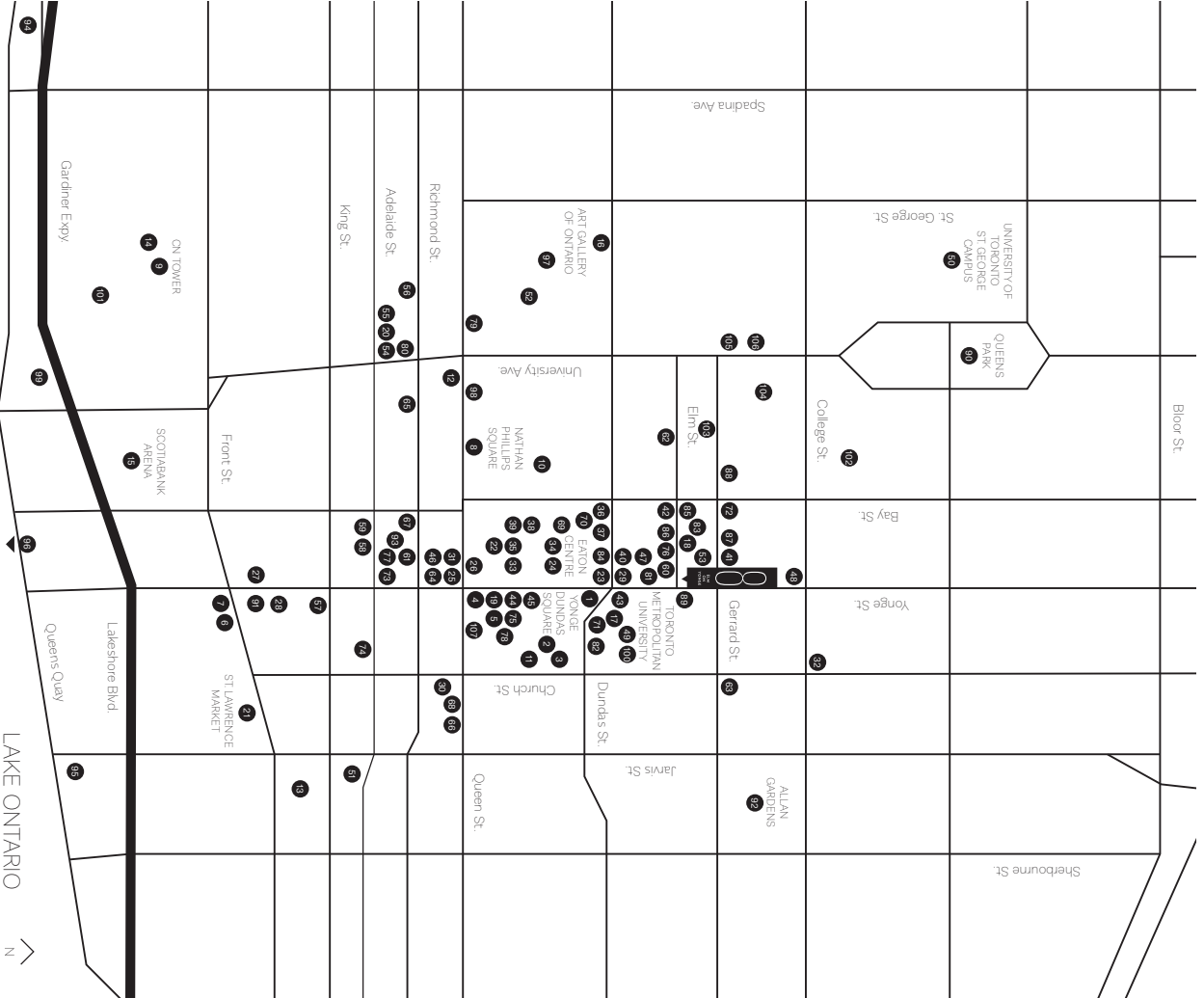


Bay Street | The Bank of Nova Scotia | David Pezart Square | Toronto Dominion Centre | St. Michael's Hospital
George Brown College | OCAD University | University of Toronto



Toronto Dominion Centre

AREA AMENITIES



ENTERTAINMENT & ATTRACTIONS

- 1 Yonge Dundas Square
- 2 Ed Mirvish Theatre
- 3 Metro Toronto Convention Centre
- 4 The Elgin & Winter Garden Theatre
- 5 Massey Hall
- 6 St. Lawrence Centre for the Arts
- 7 The Royal Ontario Museum
- 8 Metro Toronto Convention Centre
- 9 CN Tower
- 10 Toronto City Hall
- 11 St. Michael's Cathedral Basilica
- 12 Four Seasons Centre for the Performing Arts
- 13 The Royal Ontario Museum
- 14 Rogers Centre
- 15 Scotiabank Arena
- 16 Art Gallery of Ontario
- 17 CN Tower
- 18 Complex Cinemas And VIP

HEALTH & WELLNESS

- 18 Elmwood Spa
- 19 Sweet & Tonic
- 20 Mial Hammam Spa

SHOPPING

- 21 St. Lawrence Market
- 22 Apple Store
- 23 Eaton Centre
- 24 Nordstrom
- 25 Saks Fifth Avenue
- 26 H&M
- 27 Brookfield Place
- 28 Garrison Bespoke
- 29 LCBO Atrium on Bay
- 30 Henry's
- 31 H&M
- 32 Loblaws - Bay
- 33 Nike
- 34 Uniqlo
- 35 Arteria
- 36 H&M
- 37 Best Buy
- 38 Indigo
- 39 Lululemon
- 40 M&J in Atrium
- 41 K&A Downtown
- 42 H&M
- 43 Adidas
- 44 Urban Outfitters
- 45 Shepper's Drug Mart
- 46 Saks street/Hall By Pusateris
- 47 H&M
- 48 Metro
- 49 Metro

UNIVERSITIES AND COLLEGES

- 48 Toronto Metropolitan University
- 49 University of Ontario Institute of Technology
- 50 York University
- 51 OCAD University
- 52 OCAD University

RESTAURANTS & BARS

- 53 Bar Karaoke
- 54 Bar Karaoke
- 55 Bar Karaoke
- 56 The Firm Social Club
- 57 The OmikKing Edward
- 58 The St. Regis
- 59 Louis L'Orse Steak House
- 60 The Host
- 61 Richmond Station
- 62 The Host
- 63 Edomae Kiyomi
- 64 Lenta Restaurant
- 65 George Restaurant
- 66 George Restaurant
- 67 Hy's Steakhouse
- 68 The Carbon Bar
- 69 Tattoria Mecattro
- 70 Tattoria Mecattro
- 71 Biryani
- 72 La Diperie
- 73 Sud Ferro
- 74 Terroni
- 75 Paragonum
- 76 Paragonum - Beaver Public House
- 77 The Chase
- 78 Flants
- 79 Planta
- 80 Monoloko
- 81 Salsal Fish
- 82 Salsal Fish
- 83 Bangkok Garden
- 84 Joey
- 85 Kaka
- 86 D'Ardele
- 87 D'Ardele
- 88 Jimmy's Coffee
- 89 Starbucks

PARKS

- 90 James Park
- 91 Breezy Park
- 92 Allan Gardens
- 93 Cloud Gardens Conservatory
- 94 Toronto Music Garden
- 95 Sugar Beach
- 96 The Park
- 97 Grange Park
- 98 Gardens of Osgeode Hall
- 99 Harbourfront
- 100 Toronto Metropolitan University Community Park
- 101 Roundhouse Park

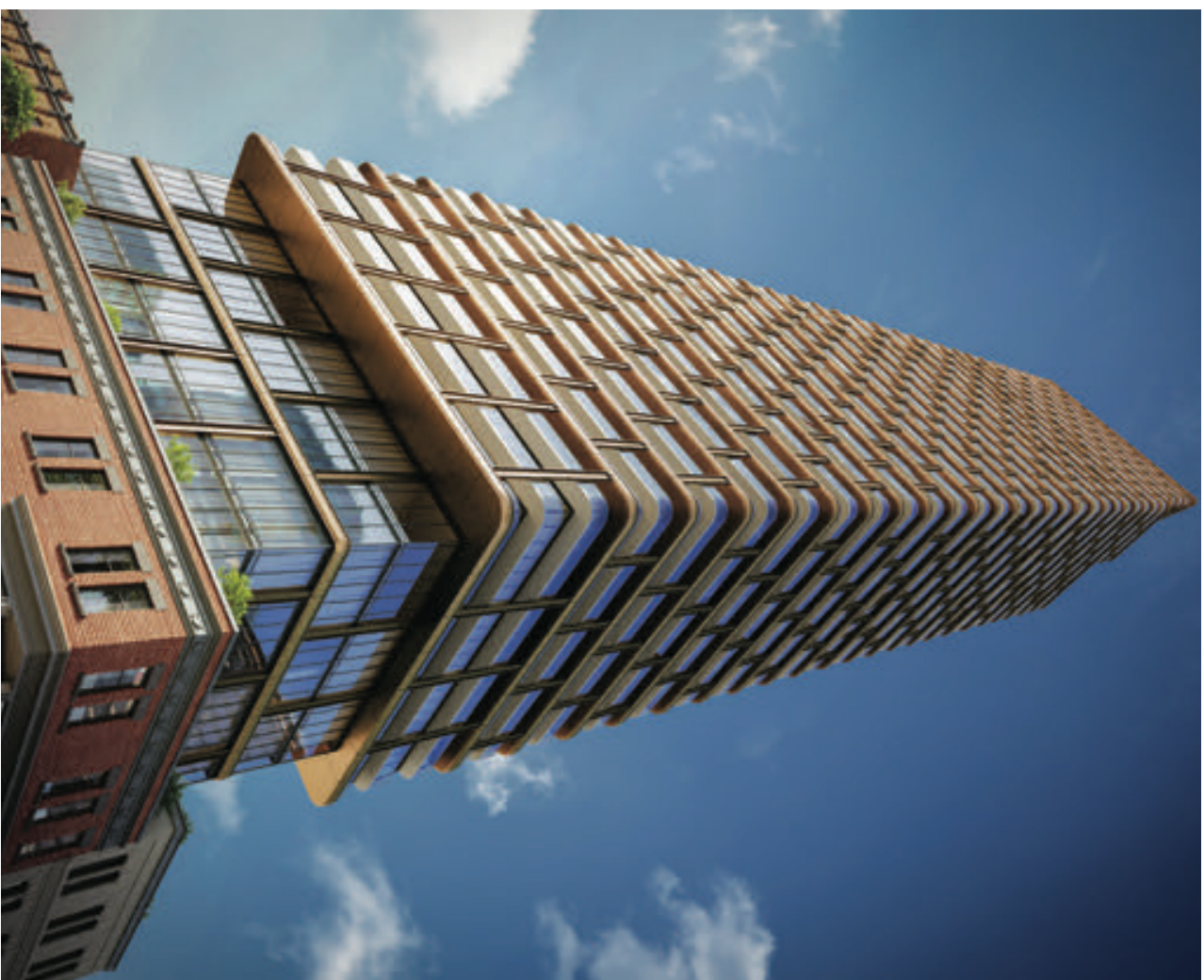
HOSPITALS

- 102 Women's College Hospital
- 103 The Hospital for Sick Children
- 104 Mt. Sinai Hospital
- 105 Mt. Sinai Hospital
- 106 Princess Margaret Cancer Centre
- 107 St. Michael's Hospital



Award-winning architecture firm IBI Group has designed 8 Elm to galvanize attention and evoke admiration from everyone who witnesses its ascent above the preserved historic buildings at its base. The modern, innovative residential tower will be ideal for everyone looking for an exhilarating downtown lifestyle.

ARTICULATED ARCHITECTURE





At 8 Elm, award-winning design firm Cecconi Simone has designed every amenity space to improve your daily outlook on life, to make it easy to attain your fitness goals, and to connect meaningfully with your closest friends and family.

ELEVATED MOMENTS





WELCOME TO 8 ELM



LOBBY

The elegant Lobby sets the theme for the building's modern interior design, and every space is designed to put you in a state of relaxation and ease.



SOCIAL LOUNGE

A gathering place beyond the ordinary, the Social Lounge is designed to conjure an uplifting atmosphere.



**PARTY ROOM &
PRIVATE DINING**

Plan to host memorable celebrations and events in the serene and lavishly decorated Party Room and Private Dining areas.



CO-WORKING

For a change of scene and a little inspiration, bring your work and personal projects to the light, airy Co-Working Lounge.



GAMES ROOM

With a nod to arcades, the Games Room is designed to spark competition and good times.



OUTDOOR TERRACE

The expansive Outdoor Terrace, with its lounge and dining areas, BBQs, pizza ovens, and five pits, offers space amidst lush landscaping to hang out, entertain, and catch a few rays of sunshine.





SKY CLUB

With the most amazing views up on the 56th floor, the Sky Club - offering luxurious indoor and outdoor space - will fast become your go-to for impressing your guests.



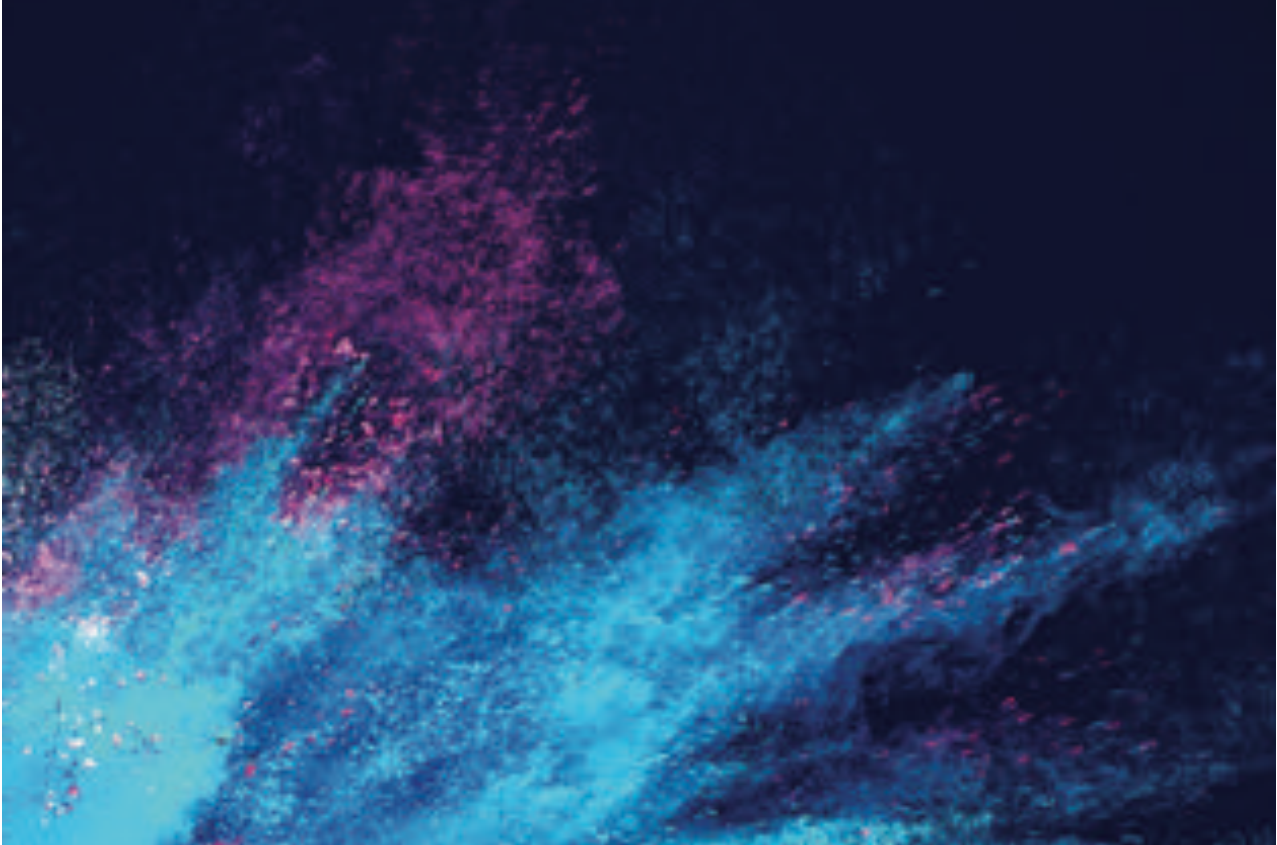


FITNESS

However you choose to stay well and cultivate your fitness, the state-of-the-art cardio and weights equipment at 8 Elm will inspire you to succeed.



AMENITY PLANS





- SITE PLAN**
1. LOBBY ENTRANCE
 2. OUTDOOR FITNESS
 3. OUTDOOR SOCIAL
 4. OUTDOOR SKY CLUB
 5. OUTDOOR KIDS & PET ZONE



- LOBBY**
- 1. RECEPTION
 - 2. LOUNGE
 - 3. RETAIL
 - 4. PARCEL ROOM
 - 5. MAIL ROOM
 - 6. ELEVATOR LOBBY



- FITNESS**
- 1. WEIGHTS
 - 2. CARDIO
 - 3. YOGA STUDIO
 - 4. CHANGE ROOMS
 - 5. INFRARED SAUNA
 - 6. PERSONAL TRAINING & TRX
 - 7. OUTDOOR STRETCH
 - 8. OUTDOOR LOUNGE

- SOCIAL & CO-WORKING**
- 1. OUTDOOR CO-WORKING LOUNGE
 - 2. SOCIAL LOUNGE
 - 3. PARTY ROOM & PRIVATE DINING
 - 4. WORK PODS
 - 5. CO-WORKING LOUNGE & MEETING ROOM
 - 6. OUTDOOR LOUNGE, DINING, BBQ & PIZZA OVENS



- THEATRE**
- 1. SCREENING ROOM 1
 - 2. SCREENING ROOM 2
 - 3. LOUNGE



- PRIVATE DINING ROOMS**
- 1. PRIVATE DINING 1
 - 2. PRIVATE DINING 2
 - 3. OUTDOOR LOUNGE



GAMES ROOM

- 1. ARCADE
- 2. BILLIARDS / FOOSBALL / PING PONG
- 3. BOARD GAME & CARD LOUNGE
- 4. VIDEO GAMES
- 5. OUTDOOR LOUNGE



KIDS & PET ZONE

- 1. PET PLAY AREA
- 2. OUTDOOR KIDS PLAYGROUND
- 3. PET WASH
- 4. KIDS PLAY ROOM



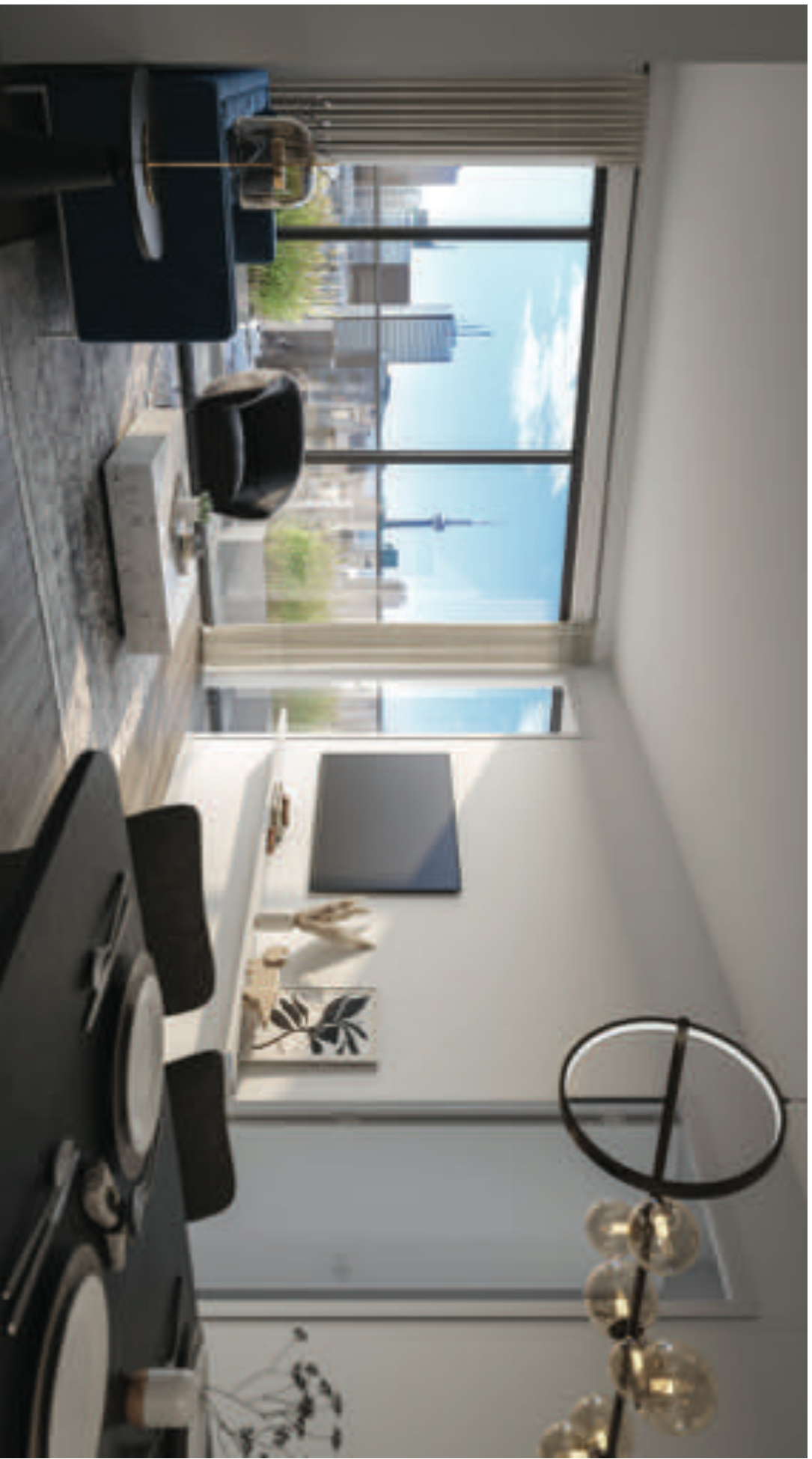
56TH FLOOR SKY CLUB

- 1. OUTDOOR SKY CLUB TERRACE
- 2. SKY CLUB

The suites at 8 Elm offer an array of sizes and layouts to suit your wishes, all with the latest in designer features and finishes, lighting and appliances. Create whatever ambiance you need for relaxation and living life to the fullest.

SUITE PERFECTION





LIVING & DINING



KITCHEN

SIMU LIU COLLECTION



EARTH



WATER

FEATURES & FINISHES

GENERAL

- Balcony or Terrace*
- Floor-to-ceiling windows*
- Smooth-finished flat ceiling throughout the suite
- Contemporary-style doors with designer-series hardware
- Choice of pre-finished wide plank laminate or pre-finished wide plank luxury vinyl floors** throughout, with the exception of the bathroom and laundry room
- Capped ceiling light fixture outlet in dining room* and den*
- Front-loading stacked washer and dryer



KITCHEN

- Choice of premium quartz countertop**
- Choice of premium quartz or porcelain backsplash**
- Choice of custom designed European style kitchen cabinetry in a selection of door finishes and soft-close motion drawers**
- Under-mounted single-bowl stainless steel sink with single-lever faucet
- Fully integrated European style appliances with refrigerator, electric cook top and oven, dishwasher, microwave, and exhaust hood**
- Designer overhead track lighting

BATHROOM

- Choice of oversize porcelain tile** flooring
- Choice of oversize porcelain** wall tiles in tub/shower enclosure
- Integrated solid surface countertop and sink for vanity
- Vanity mirror/medicine cabinet with integrated LED lighting
- Rain style shower head with contemporary lever style vanity faucet
- Overhead pot lights
- Linear drain in shower

HEATING AND AIR CONDITIONING

- Smart thermostat
- Individually controlled, on-demand heating and air conditioning system
- Heat recovery ventilation system included

* Denotes availability determined by suite design.
** Denotes finishes to be selected from the vendor's samples.
All features and finishes subject to change without notice. E. & O. E. August 2022

[r] RESERVE PROPERTIES

Reserve Properties is an active developer of residential, retail and mixed-use properties. With 40 years of experience, the executives have been involved in 135 projects encompassing 150,000 homes and over 2 million square feet of commercial and retail space across North America. The Reserve team spans two family generations, offering extensive expertise in all aspects of real estate development, construction and financing. Reserve Properties hires the best professionals and consultants to help bring each venture to life. This philosophy, coupled with a steadfast commitment to the best interests of their clients and customers, has helped the company achieve the success it enjoys today.

With a history of executing forward-thinking multi-residential projects like Urritied, Line 5, Rise, and Bellefair, as well as high-volume retail spaces for national tenants including Starbucks, LOBO and Shoppers Drug Mart, Reserve has always demonstrated a progressive approach to neighbourhood development. The team has spent recent years acquiring strategic properties throughout the city that will enable them to continue executing this vision. Reserve's commitment to inspired architecture and a sophisticated understanding of interior design and lifestyle programming is highlighted with 8 Elm on Yonge, which will deliver a new vision for residential living at Yonge and Dundas.

IBI GROUP

IBI Group is a global firm of architects, engineers, designers and technology professionals who create vibrant, livable and sustainable urban environments. IBI Group Architects are recognized leaders in residential hospitality, retail and mixed-use design. Under the leadership of Brian Principal and Global Director of Design, IBI Group Architects has designed many of Toronto's exclusive condominium developments. The firm is currently working in major cities across Canada, the United States, the UK, Middle East and India.

CAPITAL DEVELOPMENTS

Capital Developments is a Canadian industry leader, founded in 2008, with international roots. The co-CEOs were founding executives of one of Europe's largest developers. They developed and delivered 10 million square feet of mixed-use space, including some of Europe's finest shopping centres, concert halls, office towers, and performing arts centres. Since the principals returned to Canada in 2008, Capital Developments has delivered 1.8 million square feet in Toronto and Montreal. This includes projects such as 2131 Yonge Street, done in collaboration with the late Karl Lagerfeld.

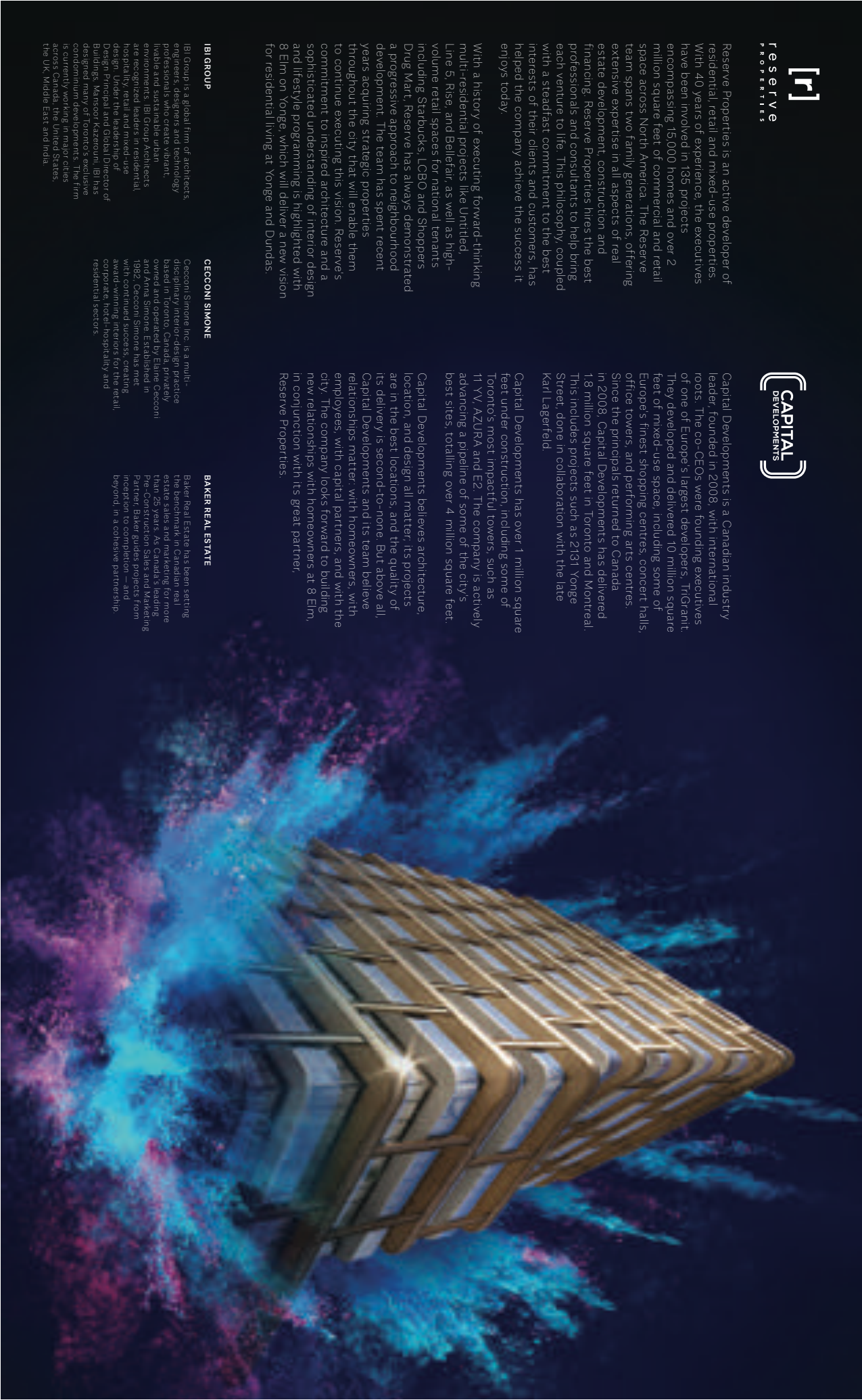
Capital Developments has over 1 million square feet under construction, including some of Toronto's most impactful towers, such as 11 YV, AZURA and E2. The company is actively advancing a pipeline of some of the city's best sites, totalling over 4 million square feet. Capital Developments believes architecture, location, and design all matter. Its projects are in the best locations, and the quality of its delivery is second-to-none. But above all, Capital Developments and its team believe relationships matter, with homeowners, with employees, with capital partners, and with the city. The company looks forward to building new relationships with homeowners at 8 Elm, in conjunction with its great partner, Reserve Properties.

CECCONI SIMONE

Cecconi Simone Inc. is a multi-disciplinary interior-design practice based in Toronto, Canada, privately owned and operated by Elaine Cecconi and Anna Simone. Established in 1982, Cecconi Simone has met with continued success, creating award-winning interiors for the retail, corporate, hotel, hospitality and residential sectors.

BAKER REAL ESTATE

Baker Real Estate has been setting the benchmark in Canadian real estate sales and marketing for more than 25 years. As Canada's leading Pre-Construction Sales and Marketing Partner, Baker guides projects from inception to completion — and beyond, in a cohesive partnership





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