



**hazelview**  
INVESTMENTS



# BUILDING RIGHT, RIGHT NOW

A CLOSER LOOK AT HOW HAZELVIEW'S  
COLLABORATIVE, FUTURE-FORWARD APPROACH TO  
NEW RENTAL CONSTRUCTION IS HELPING TO  
ADDRESS TODAY'S HOUSING SUPPLY CRISIS

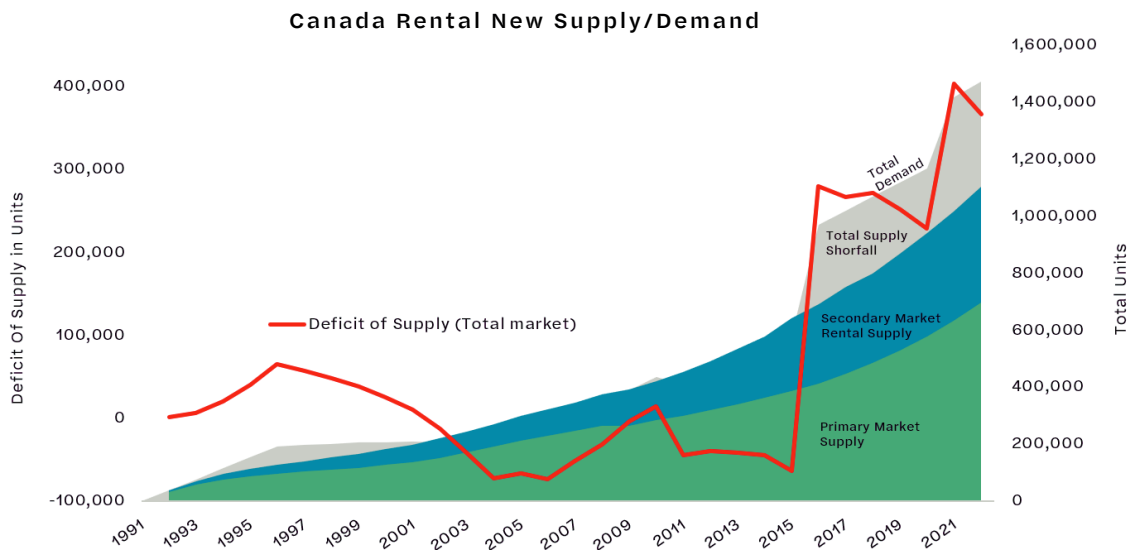
Canada is witnessing another remarkable year of population growth, anticipating a record number of newcomers through immigration and student visas. The urban cities of Toronto, Montreal, and Vancouver remain the primary destination of these new arrivals due to the abundance of employment opportunities, diverse cultural offerings, and access to various services.

In these urban markets, the high cost and limited availability of land underscore the need for vertical housing. Given the affordability challenges linked to homeownership, as well as new immigrant and student preferences to rent rather than own, there is a clear urgency to boost the supply of purpose-built rental units.



Source: IRCC, Moving2Canada

The reality is that, even in the face of urgent demand, the process of bringing a new multi-unit property to fruition is complex, costly, and fraught with challenges. Persistent labour shortages, high costs of project financing, supply chain disruptions, as well as complicated and protracted municipal approval processes are just a few of the obstacles that dissuade many builders from breaking ground on new rental housing. As illustrated below, this is resulting in a significant shortfall for rental housing across the country:



Source: StatCan, CMHC

## HAZELVIEW'S APPROACH

At Hazelview, our dedication lies in contributing to the housing solution. Leveraging our extensive 20+ years of experience in investing in and managing multi-residential real estate throughout Canada, we possess the expertise to tackle many of these challenges effectively. Our deep understanding of rental property management and resident requirements, coupled with our robust connections to local stakeholders, trades, and suppliers, have been instrumental in our ability to consistently deliver top-tier residential buildings that enrich neighborhoods both today and in the future.

Our development program that currently aims to bring over 21,000 new rental homes to market in the coming years prioritizes three factors:

- 1** Create user-focused, **flexible designs**, and programming that meets the needs of today's tenants – yet can adapt to future needs and trends.
- 2** Choose **future-forward materials, equipment, and designs** to create living spaces that are sustainable and less costly to maintain.
- 3** **Early, sustained, and authentic collaboration** between our project teams, community members, policymakers, and government representatives to enable great outcomes.

## CREATING VALUE FOR PEOPLE AND PLACES

## 21,000 NEW RENTAL HOMES

### HAZELVIEW DEVELOPMENT PIPELINE



## Flexible Designs

# 1

In addition to creating attractive suites and flexible designs that accommodate tenants' changing lifestyles, both the overall building design and programming, are anchored in our four pillars:

### MOVE

Invites residents to embrace movement in all forms, be it in fitness centres and spin studios, or in yoga and dance classes.

### CONNECT

Aims to foster a sense of community within the building, through lounges or game rooms, a dedicated co-working space to accommodate remote working, gardens, or complimentary Wi-Fi throughout the shared spaces.

### NOURISH

Enables residents to experience community and health through shared cooking facilities for classes or gatherings, with in-building coffee or juice bars, or by enjoying the rooftop gardens and urban farms.

### GROW

Empowers personal growth with lessons, workshops, unique experiences, or dedicated spaces for hobbies and maker activities.

These four pillars come to life in our recent Hazelview project in Brampton, Ontario.

## 205 QUEEN STREET

BRAMPTON, ONTARIO

Hazelview's 31-storey downtown Brampton rental property offers top-notch amenities close to public transit, parks, and cultural centres. These amenities align with our four pillars and include an on-site fitness centre, yoga and spin studios, co-working spaces, game rooms, rooftop greenspace, lobby coffee shop, and expert-led experiences such as on-site spin classes. The building features keyless access, a resident service portal, and a communication system for the property manager. Real-time data analysis allows us to adapt services to residents' needs efficiently. In 2022, Hazelview received the 'Rental Development of the Year (OVER 200 UNITS)' award at the Federation of Rental Housing Providers of Ontario MAC Awards, recognizing our commitment to creative suite design, curb appeal, thoughtful amenities, space utilization, and functional floor plans.



272 new residential units

272 storage lockers

360 parking spaces

7,594 SF of indoor amenity space and  
5,802 SF of outdoor amenity space

244,303 SF of gross floor area

31 storeys

Completed September 2022

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## Future-Forward Materials, Equipment, and Designs

# 2

Today, there exists an environmental and economic imperative to prioritize sustainability when constructing new buildings. Rushing into the construction of buildings without consideration of their operational and environmental facets or entrusting it to developers who lack an appreciation for the responsibilities of long-term ownership, often leads to shorter structural and system lifespans, less efficient operations, and maintenance headaches for property managers and tenants.

We firmly believe that the market is best served by buildings that maximize the use of available space, prioritize sustainability, reduce resource consumption, lower maintenance costs, facilitate adaptability, and provide a healthy and comfortable environment for occupants.

This involves making better choices in materials and finishes that are both eco-friendly and durable. We also embrace new technologies that enhance quality of life, security, energy efficiency, and overall building performance. Furthermore, we're focused on finding creative ways to add new buildings to existing properties.

**We're bringing our innovative approach to a new building project at 73 Broadway Avenue, in Toronto's popular Yonge & Eglinton neighbourhood.**

### 73 BROADWAY AVENUE

TORONTO, ONTARIO

Chronic undersupply of rental housing demands innovative solutions. At 73 Broadway Avenue, Hazelview is developing a brand-new building that will be cantilevered over the existing rental structure. Currently in progress, this new build will add 336 new residential units across 38 storeys, injecting much-needed new supply into a dense and highly sought-after neighbourhood. The new development will feature a ground-floor business/co-working centre and large resident lounge, while the 10th floor will offer amenities such as a fitness centre, yoga and spin studios, as well as a party room and children's area. Residents will have walk-out access to a landscaped rooftop with a barbecue, as well as entertainment and lounge areas.



**336 new residential units**

**336 new bicycle stalls**

**182 new parking stalls**

**262,000 SF dedicated to enhanced outdoor amenity space**

**261,434 SF of total gross floor area**

**38 storeys**

**Expected completion by Q2 2025**

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## Early, Sustained, Authentic Collaboration

# 3

Hazelview's collaborative approach helps mitigate many of the hurdles associated with new rental construction projects. Our proven history of listening, consulting, and being responsive has worked to foster authentic engagement with stakeholders, including community members, local elected representatives, and municipal planning and permit authorities. Starting early, and then sustaining genuine collaboration at every stage of the process helps to overcome objections and advance completion, while improving the likelihood that all parties come away from the project having achieved their vision. After all, we share a common goal to provide quality housing that enhances communities, rather than simply building 'boxes in the sky'.

We anticipate that our active collaboration with municipal authorities and government stakeholders, will only increase in importance and value. Open communication and a shared willingness to find solutions will help overcome narrow or outdated thinking, overly complex processes, or restrictive policies, all of which can be barriers to creating supply. We're encouraged by the growing trend to consider zoning changes to permit new multi-unit rental projects and help create desirable housing where people need it most.

Our signature approach to building trust extends to the way we work with vendors and trades. In developing productive relationships with these vital suppliers over the decades, we've earned their confidence and support in overcoming the supply and labour challenges that can affect building projects.

**Extensive community collaboration has been vital for Hazelview's master plan development project at Bloor & Dufferin in Toronto.**

### BLOOR/DUFFERIN

TORONTO, ONTARIO

This new development is a prime example of Hazelview's approach to authentic and sustained community engagement action. With 1.4 million of square feet of new residential space including rental and affordable housing units across multiple buildings, the Bloor/Dufferin project features extensive public amenities designed to serve residents and the wider neighbourhood. These include a new public park, along with a community hub with a daycare centre, retail space, and space for not-for-profit organizations. From the start, extensive collaboration with community members, municipal decision-makers and local stakeholders has been vital to the project's design and evolution.



**2,100 + residential units**

**56 public affordable housing units**

**~1.8 million SF of Gross Floor Area**

**7 new buildings ranging from 8-37  
storeys in height**

**A 30,000 SF community hub and daycare  
located in the historic Kent School, a  
new 38,500 SF public park, 50,000 SF of  
office space, 174,000 SF of retail space,  
and 70,000 SF of amenity space**

**Expected completion by Q2 2028**

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## OUR COMMITMENT TO HOUSING SUPPLY

As demand for housing across Canada continues to be red-hot, the pressure to get ‘shovels in ground’ will only continue to mount. And, while we acknowledge that there is no ‘silver bullet’ to solving the housing crisis, we are committed to being part of the solution. Backed by our long track record of successful rental building projects that enhance communities across the country, we are confident that our unique approach to thoughtful, flexible built form; sustainable, future-forward materials and systems; and authentic stakeholder engagement can help bring high quality, sustainable housing to Canadians for years to come.

**FOR MORE OF  
OUR THINKING VISIT  
[WWW.HAZELVIEW.COM](http://WWW.HAZELVIEW.COM)**