

ATRIA

DEVELOPMENT



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*Atria creates beautiful, growing communities that provide comfort,
pleasure and security to those who call them home today,
and for those who will do so in the decades to come.*

IT'S DIFFERENT WHEN YOU TAKE THE LONG VIEW

Every development we undertake is a further evolution of a philosophy and a practice of respect and care for our planet, its people, and our brand.

We are committed to the long term, nurturing communities and creating enduring value – building for generations.

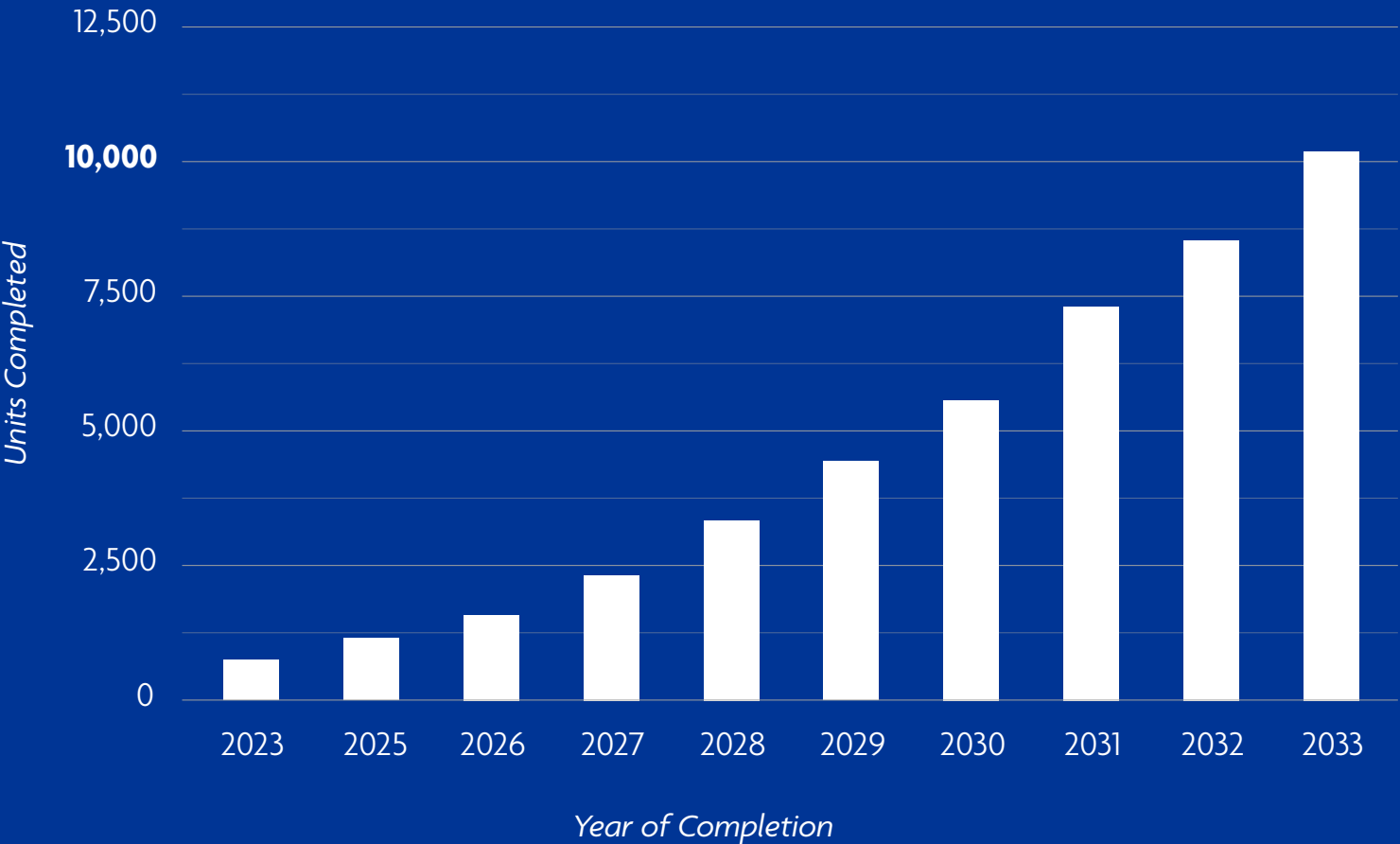
Y Lofts Terrace

WE GO WHERE TOMORROW GROWS

In its first years, Atria focused on the revitalization of once thriving neighbourhoods through the restoration and repurposing of neglected properties. The company was a pioneer in turning old manufacturing plants into residential lofts in Toronto's Leslieville, now one of the city's most desirable communities for young professionals and people in the arts.

Bringing renewed economic vitality to languishing communities continues to be at the core of our practice. We develop in urban centres where there is post secondary education, manufacturing, and well diversified economies with high family incomes. We are investing in state-of-the-art new builds that offer modern, high quality rental options designed to deliver optimal energy performance, healthful living environments and desirable lifestyles.

Purpose-Built Rental



Atria's portfolio of purpose-built rental buildings comprises 750 units in 3 buildings today. The company has a substantial land bank spanning the Greater Golden Horseshoe, with more than a dozen projects in planning. Construction will begin on a minimum of 2 projects in 2023, one of which is the first of two phases in a development comprising 1,600 units.

In just a few years, thousands more will come home to a development by Atria, and for years to come, we will be there to welcome them.

10,000 UNITS IN 10 YEARS



THE ATRIA TEAM: BUILT TO PERFORM

The communities Atria creates are built from concept to operation by a team a quarter century in the making. As the years have passed, the company has been able to attract, retain and nurture a significant group of talented and experienced people from a wide variety of disciplines.

Today, Atria's pool of expertise and experience is vast, reaching into virtually every aspect of development with seasoned professionals in finance, planning, engineering, architecture, construction, marketing, and property management. As needed, Atria also works with a retinue of proven consultants, all leaders in their respective fields.

Together, the Atria team is a fully vertically integrated development, construction, and property management organization with the ability and agility to lead and succeed in today's ever-changing market.



Hans Jain, Hon. B.Sc.
President



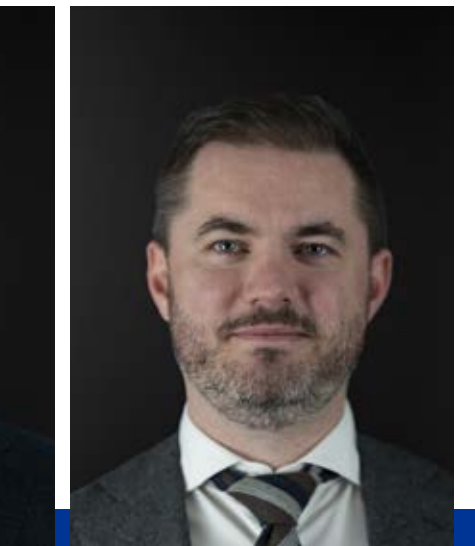
Vipin Jain, B. A. Sc.
Vice President



Hitesh Gajiwala, P.Eng.
Executive Vice President of
Development & Construction



Leonard Lee, LLB
General Counsel



Shane Kennedy,
Senior Vice President of
Development & Planning



Tara Connor, MCIP, RPP
Director of Development



Josip Cindric, M. Eng. C.E.
Director of Construction



Sharon Dawson,
Director of Sales & Marketing



Adam Sykes,
Vice President of Sales & Marketing

“When I became President of Atria, I deliberately chose to develop differently. We seek to create win-win outcomes for all stakeholders. Our developments are welcomed by communities because they contribute to their improvement to the benefit of all: their residents, their officials, our investors and ultimately, our customers.”

Hans Jain



i-Zone Lofts



THINK DIFFERENT BUILD DIFFERENT

What if developers thought as much about how their buildings would perform in a couple of decades as they do about how it does on move-in day?

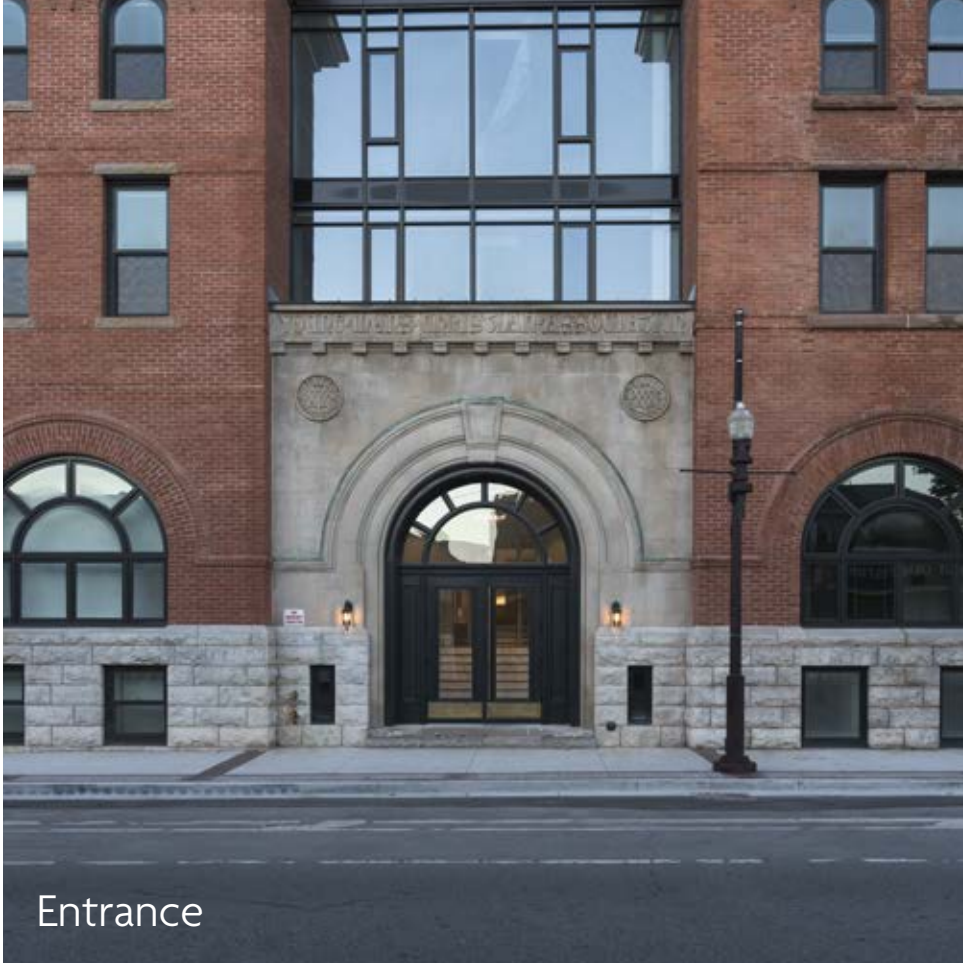
Atria has become a development company whose primary focus is on creating and operating purpose-built, multi-family residential buildings in resurgent communities. With each new project, we further refine our ability to develop properties with enduring value and appeal.

We are investing for the long term, building a portfolio of outstanding properties that will provide quality market returns for years to come, and highly desirable housing options for generations.



100 Bond in downtown Oshawa is a 239 unit, new build completed in 2017. It served as proof-of-concept that purpose-built rental was a valuable direction for the company to pursue.

COMPLETED
2017



Entrance



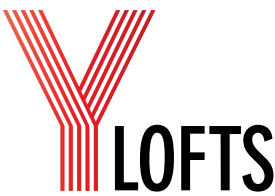
Heritage Suite



Contempra Suite



Rooftop Access Lobby



Completed in 2021, downtown Peterborough's Y Lofts offers 136 apartments in two newly built annexes that are joined by a restored heritage YMCA building that was built in 1896.

COMPLETED
2021

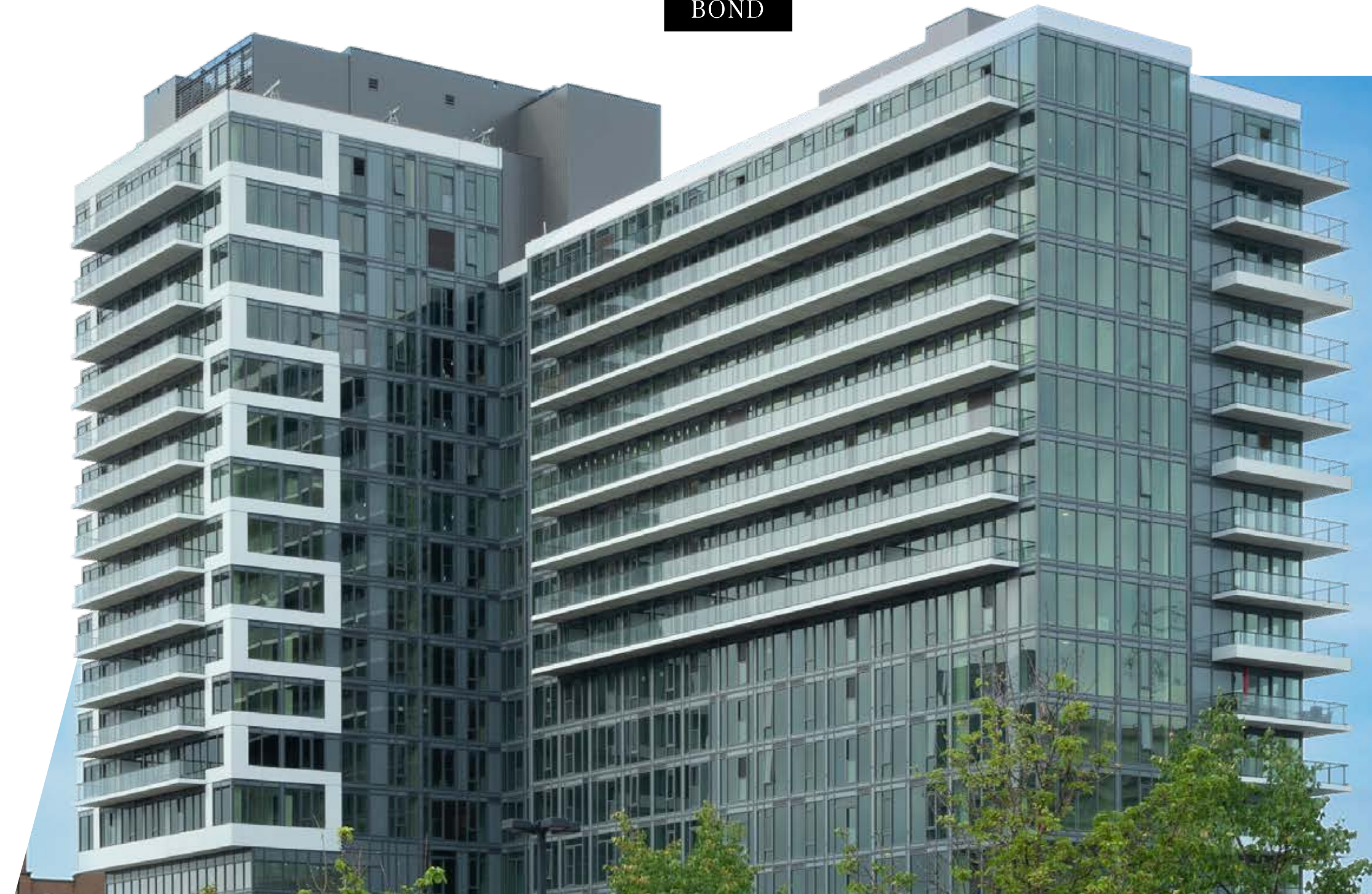


Living Room



Lounge & Party Room

80
BOND



80 Bond, the company's second new build in downtown Oshawa, will be completed by spring 2023. The building features 370 units over 19 storeys and features advanced technologies that enhance comfort and reduce energy consumption, as well as a wealth of sophisticated amenities.

COMPLETED
2023

SUSTAINABILITY AND SOCIAL RESPONSIBILITY

Exceptional brands actualize ideas that change the world for the better. To do so takes imagination, tenacity, resources, and faith. Atria has established a record of market-leading initiatives that set us apart from many developers.



80 Bond Gym

- Pioneered conversion of former manufacturing and warehouse spaces for residential use in Leslieville, now one of Toronto's most popular neighbourhoods.
- Repurposed an abandoned office tower in downtown Oshawa to create residential condominiums, the first such investment in the city core in more than 20 years.
- Created an award-winning adaptive reuse project with Y Lofts, a 136 unit apartment building that incorporates an 1896 heritage structure in downtown Peterborough.
- Brought purpose-built rental projects to downtown Oshawa, creating modern, upscale options for a market undergoing rapid economic growth and demographic change.

Atria's commitment to building a better world incorporates technologies and green initiatives that are similarly market-leading:

- Atria was the first in the region to use window technologies that adapt to changing conditions to reduce energy use and improve resident well-being.
- Town Centre Place, a project Atria will begin construction on in 2023, will feature the largest geothermal bore hole field for passive heating/cooling in Canada.
- Bringing mass timber construction to low-rise residential development outside the Toronto core, providing for a lower carbon footprint, faster and less disruptive construction, and great well-being.
- A host of additional initiatives including Smart Home technology that help reduce energy consumption and enhance climate control, LED lighting systems that use significantly less electricity, Variable Refrigerant Flow systems that more efficiently heat and cool discrete zones, EV charging stations, and transportation alternatives that reduce reliance on traditional automobiles.
- Waste from building sites also contributes to environmental degradation. After remediating any site to remove environmental hazards, Atria creates and executes a plan to divert as much waste as possible from landfills, repurposing and reusing materials wherever possible. A large part of Atria's Y Lofts project was built using reclaimed materials from the original structure.

Atria is also leading the way in accessibility, creating fully barrier free suites that accommodate the needs of all people. The company's most recent project, 80 Bond, has been awarded a Gold rating by the Rick Hansen Foundation.

Creating a better community for all, also means supporting community-based efforts to help those in need. Wherever Atria builds, the company provides financial and other forms of support to local programs that benefit the whole community by helping those who need it most. Atria also supports community sport and recreational programs that encourage fair play and positive values.



442 George St N

We love heritage buildings. Atria selectively invests in properties with heritage value, helping to revitalize them by giving them new purpose in the community, and helping to preserve them through renovation and renewal. Pictured is 442 George St North, Peterborough, built in 1879 and acquired by Atria in 2021.

THE NEXT GENERATION

Town Centre Place

Toronto

Town Centre Place will comprise 1,600 units in 4 towers to be built in 2 phases, the first to be in construction in 2023. Ideally situated directly across from Scarborough Town Centre, steps from the TTC, and minutes to the 401, will provide an unrivaled range of amenities and superior finishes throughout.

Only by fulfilling our promise every step of the way can we expect to earn the trust and respect of our partners and our customers, and the goodwill of the communities in whose eyes our work will be judged for years to come.

GFA
1,456,532

PROJECT STATUS
ZONED. SPA
ONGOING.

RETAIL GFA
29,602

BUILDINGS
4



NEO

Oshawa

A purpose-built rental apartment building featuring 213 suites designed for people seeking an adult-focused community that provides amenities that cater to a health-conscious lifestyle.

NEO adds to Atria's dominant presence on this section of Bond Street, helping to consolidate the company's position as the leading rental housing provider in downtown Oshawa.

GFA	PROJECT STATUS	RETAIL SQ.FT.
179,422	ZONED. SPA ONGOING.	1,169



PostLofts

Oshawa

This development will offer 143 luxury suites in a unique building that features a repurposed 1950's neoclassical post office as its podium, with a modern, tiered mass timber and glass structure rising from it.

PostLofts will be among the largest mass timber residential buildings in Ontario.

GFA
120,321

PROJECT STATUS
ZONED. SPA ONGOING.





80 Bond Suite



ATRIA'S PROJECT PIPELINE

Construction management is one of the key development functions that bring efficiency and cost control to a fully integrated organization that spans every aspect of the business from land acquisition through property management.

80 Bond Construction

TORONTO

St. Clair | 429 Units
3431 St Clair Ave E

Dufferin & Castlefield | 109 Units
2477 Dufferin St

Kingston on The Green | 32 Units
1386 Kingston Rd

Forty9 | 64 Units
49 Cranfield Rd

The Beaches | 29 Units
76 Kingston Rd

Leslie Mews | 10 Units
395 Leslie St

AURORA

The Shoe Factory | 369 Units
120 Metcalfe St

HAMILTON

16 Cannon St E | 130 Units
16 Cannon St E

OSHAWA

Centra | 1,000 Units
111-117 King St E

Beyond | 649 Units
73 Richmond St E

1645 Stevenson Rd | 200,000 sq.ft.
1645 Stevenson Rd N

PETERBOROUGH

120 Murray St | 146 Units
120 Murray St

442 George St | 9 Units
442 George St N

ST. CATHARINES

Skye | 1,456 Units
25 YMCA Dr

BARRIE

The Georgian | 375 Units
302 Georgian Dr



PAST PROJECTS

2002 i-Zone | 101 Units

101 authentic live/work loft condominiums and studios in Toronto's Leslieville, each featuring its own layout, design and finishes, provide the area's artists and artisans with spaces as unique as they are.

2007 Parkwood Residences | 120 Units

The first award-winning condominium offering in downtown Oshawa since the 1980's, this pioneering office building conversion and new build annex features 120 condominium units in the heart of the city.

2008 Garment Factory Lofts | 153 Units

Originally a knitting mill, this award-winning 4 storey glass addition conversion project offers eight storeys featuring 153 chic condominium units in the heart of Toronto's vibrant Leslieville.

2010 Kimberley Court | 8 Units

Superior finishes and outstanding design are the hallmarks of this development backed by TARION featuring 7 townhomes with 4 levels, and 1 single-family home.

2015 Ravine Homes on Senlac | 3 Units

Set on a North Toronto ravine, 3 minimalist-inspired modern single family homes backed by TARION offer sophisticated living with luxury finishes, expansive windows and breathtaking views of mature forest.

2017 100 Bond | 239 Units

Atria's first purpose-built, multi-family residential rental building brought modern condo-style living that you can rent to Oshawa's downtown core. 100 Bond provided the proof that there is a strong market for new, quality rental buildings.

2019 Central on Emma | 20 Units

Atria purchased this partially built Oshawa project, improved the plans, renovated and completed to provide 20 large format suites of 1400 sq.ft. or more to accommodate families with children.

2021 Y Lofts | 136 Units

Repurposing and bringing new life to this beautiful heritage building offered many challenges and, ultimately, many rewards. Awarded the George Cox Award by the Peterborough Historical Society, Y Lofts features 136 stunning apartments, many that incorporate original features of the building.

A HISTORY OF COMMUNITY BUILDING

Over 50 years ago, Gyan Jain purchased the first of what would become a portfolio of under-used commercial properties that he would renovate, subdivide and lease to new tenants. In doing so, he would bring new economic activity to the local community. Gyan's children watched, helped out and learned. Hans, believed some of these properties could realize significantly greater value, both for the family and for the community, if they could be converted into residential lofts.

i-Zone Lofts

A new company was formed to serve this pioneering direction, Atria Development Corporation. Atria's first project, i-Zone, transformed a former Coca-Cola bottling plant in one of Toronto's under-performing industrial areas into a vibrant residential and commercial hub serving artists, photographers and others in the creative community. It was the proof of concept that soon saw other developers flood into the area and the spark that led to the rebirth of Leslieville, now one of Toronto's most desirable neighbourhoods.

Atria continued to develop in the area, and soon brought its practice of refurbishment and renewal to other communities such as Oshawa, Ontario. It was here that it became apparent to Hans that much of the condominium market was fueled by a historic lack of investment in modern, purpose-built rentals.

Against prevailing market trends, Atria built a 239 unit rental building in downtown Oshawa. Along the way, the company established construction management and property management subsidiaries to serve its evolving mission; to create properties with long-term value for the company, its partners and the communities in which it builds.



100 Bond



80 Bond



Y Lofts



80 Bond

Today, Atria has a track record comprising more than 750 rental units and 6,000 in planning in more than a dozen different projects across the Golden Horseshoe. Atria has also completed 400 units of residential condominium space including lofts, single family homes and townhomes. We have also completed 800,000 sq.ft. of refurbished industrial space.

Our long-term goal is to complete 10,000 units in 10 years. Atria is positioned for significant growth with proven expertise in the development of both condominium and purpose-built rental developments.

ADVISORY BOARD

The Wisdom of Generations

While the vision and strategy of Atria is set by its leader, Hans Jain, he does so with the assistance of an Advisory Board composed of seasoned veterans from a broad cross-section of related fields.

Currently, board members include:



William Greenberg, Chairman

Mr. Greenberg is proven entrepreneur with more than 40 years' experience in domestic and international business in real estate development, telecommunications, and IT services. Today, he helps other entrepreneurs in the growth and financing of their companies.



Brian Gibson, Board Member

Mr. Gibson's 45 year career as investment manager of increasingly larger organizations, providing clients with results that have been consistently at the top of their relevant peer groups. He has been deeply involved in corporate governance initiatives since the 1990's.



Jay Tannon, Board Member

Mr. Tannon is senior counsel at DLA Piper LLP in Washington, DC. He counsels private equity funds as well as public and private businesses in acquisitions and strategic transactions. He has been included for 25 consecutive years among the Best Lawyers in America.



Paul Ferris, Board Member

Mr. Ferris is a leading member of the Canadian Landscape Architecture community and the Principal at Ferris + Associates Inc. He is well-respected within the broader development community for insights and ideas that reflect his many years of related experience.



Mike Yorke, Board Member

Mr. Yorke, former Director of Public Affairs and Innovation of the Carpenter's District Council of Ontario, brings more than 25 years of experience in the province's unionized construction industry. He is widely recognized for his expertise in labour relations, workplace health and safety issues, and his ongoing commitment to community building.

Hans Jain of Atria speaks with Mike Yorke of the Carpenter's Union and Oshawa Mayor Dan Carter at the topping off ceremony for 80 Bond.



“It’s about the partnerships Hans Jain has been able to bring in regards to the trades, the designers, architects and engineers that are necessary to build a world class facility.”
Dan Carter, Mayor of Oshawa



“If you want to live in a cool, well-designed building with friendly people, I would say come here.”
Kadejah and David



“It feels like I am living in a futuristic apartment. It’s really nice and it feels so secure.”
Kirubha and Aloysius



“I like when our guest come and they see, first thing, how beautiful the lobby is.”
Barbara and Dieter

A photograph of a modern multi-story brick building with glass balconies. A red lamppost is visible on the left side of the frame. The building has a brick facade and large glass windows and balconies. The balconies have glass railings and concrete bases. The sky is clear and blue.

BUILDING FOR GENERATIONS

With its depth and breadth of expertise and ability, with proven experience and innovative thinking, Atria is uniquely positioned to create premium rental living opportunities for the rapidly growing number of people who desire a luxury condominium lifestyle they can lease.

Over the coming years, Atria will continue to expand on its vision of providing superior quality, purpose-built multi-family rental buildings that provide comfort, pleasure and security in communities across the Golden Horseshoe and beyond.





Live your best.

atria.ca