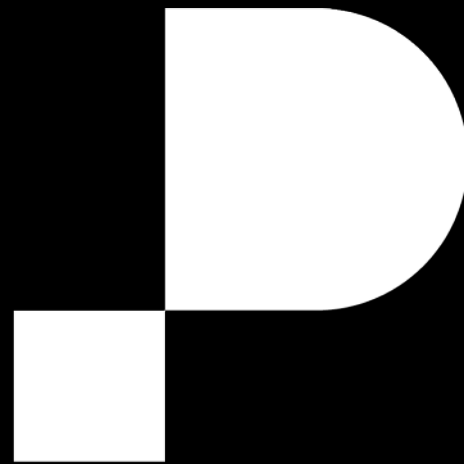




**A TRANSFORMATIONAL  
55-ACRE  
MASTERPLAN**



**PICKERING  
CITY  
CENTRE**

Disclaimer: Renderings are artist's concept only. Subject to change without notice. No representations or warranties, expressed or implied. Any action you take upon the information presented herein is strictly at your own risk, and CentreCourt Marketing Inc. and its affiliates are not liable for any losses or damages in connection with the use of such information. The information set out herein is not intended to be a source of advice with respect to the material presented, and such information does not constitute investment advice. The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Past performance does not guarantee future results. E & O.E.

# 20

TOWERS SOLD

# 10.5K

SUITES SOLD

# \$5.9B

DEVELOPMENT VALUE



ONE OF THE MOST ACTIVE  
DEVELOPERS IN THE GTA

# 0 DAYS

OF INTERIM OCCUPANCY

# ZERO

CANCELLED SITES

# ALWAYS

FULLY ZONED & CITY APPROVED

- **10 TOWERS UNDER CONSTRUCTION - OVER 4,500 SUITES**
- **MAJOR TRANSIT GROWTH AND EMPLOYMENT NODES**
- **SOLD AND CONSTRUCTED WITHIN SAME MARKET CYCLE**
- **PROVEN AND CONSISTENT TRACK RECORD**



**2019**

TRANSIT CITY 4 & 5

Undergoing Final Closing



**2019**

THE FOREST HILL

Under Construction



**2020**

55 Mercer

Under Construction




**ONE OF THE MOST ACTIVE DEVELOPERS IN THE GTA**



**2020**

199 Church

Under Construction



**2021**

8 Wellesley


Under Construction



**2021**

PRIME

Under Construction



**2021**

Westline

Under Construction



**2022**

252 Church

Under Construction



**2023**

Kipling Station

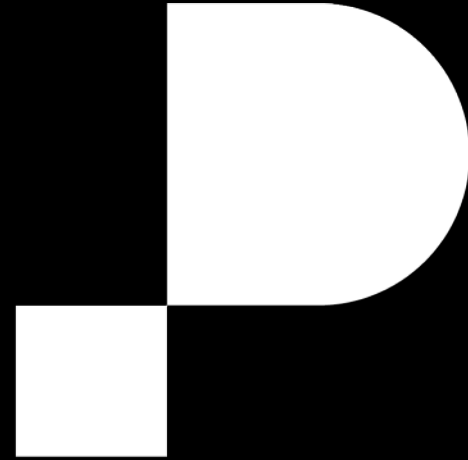
80% Sold. Construction Start - 2024

# 5 KEY TAKE-AWAYS

- 1. Severe Condo SHORTAGE**  
in Durham Region
- 2. 55-Acre Masterplan Community**  
by CentreCourt
- 3. Advanced, Built-In**  
Infrastructure On-site
- 4. 'PCC Growth Story'**  
Unique Investment Opportunity
- 5. Priced BELOW Market**  
= PRICED TO SELL



A TRANSFORMATIONAL  
**55-ACRE**  
**MASTERPLAN**



**PICKERING  
CITY  
CENTRE**

# PICKERING CITY CENTRE – 55 ACRE MASTERPLAN

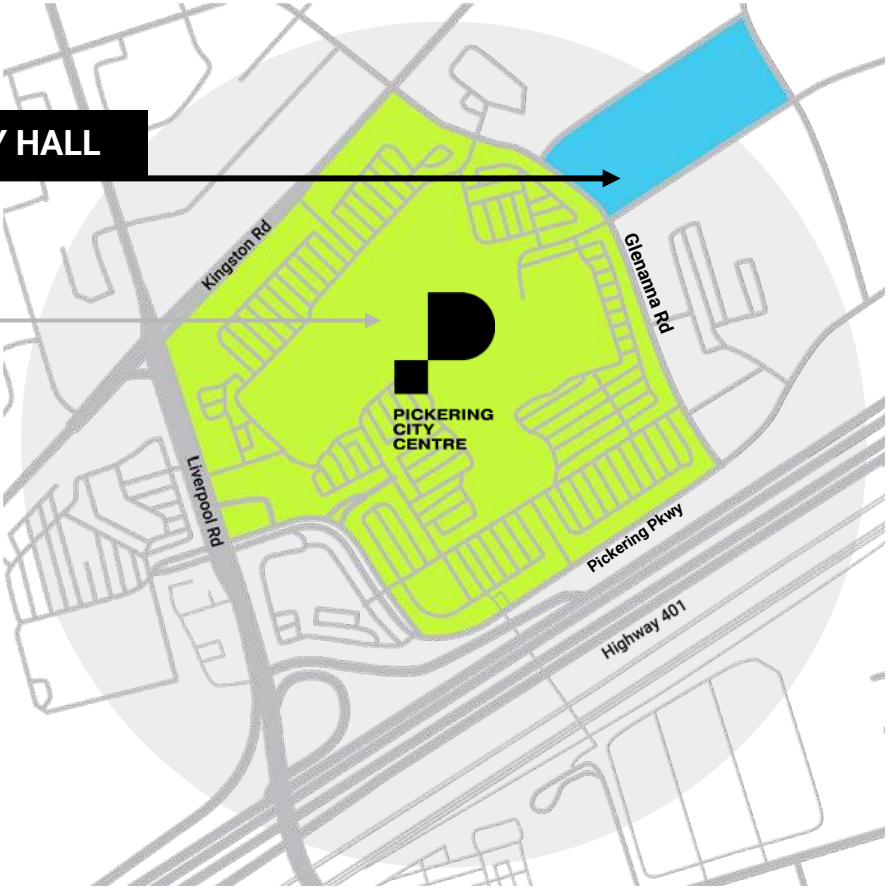
**PICKERING CITY CENTRE**  
55-ACRE MASTERPLAN



# PICKERING CITY CENTRE – 55 ACRE MASTERPLAN

PICKERING CITY HALL

PICKERING CITY CENTRE  
55-ACRE MASTERPLAN





# PICKERING CITY CENTRE – 55 ACRE MASTERPLAN

PICKERING CITY CENTRE  
55-ACRE MASTERPLAN

PICKERING CITY HALL

HIGHWAY 401





# PICKERING CITY CENTRE – 55 ACRE MASTERPLAN

PICKERING CITY CENTRE  
55-ACRE MASTERPLAN

PICKERING CITY HALL

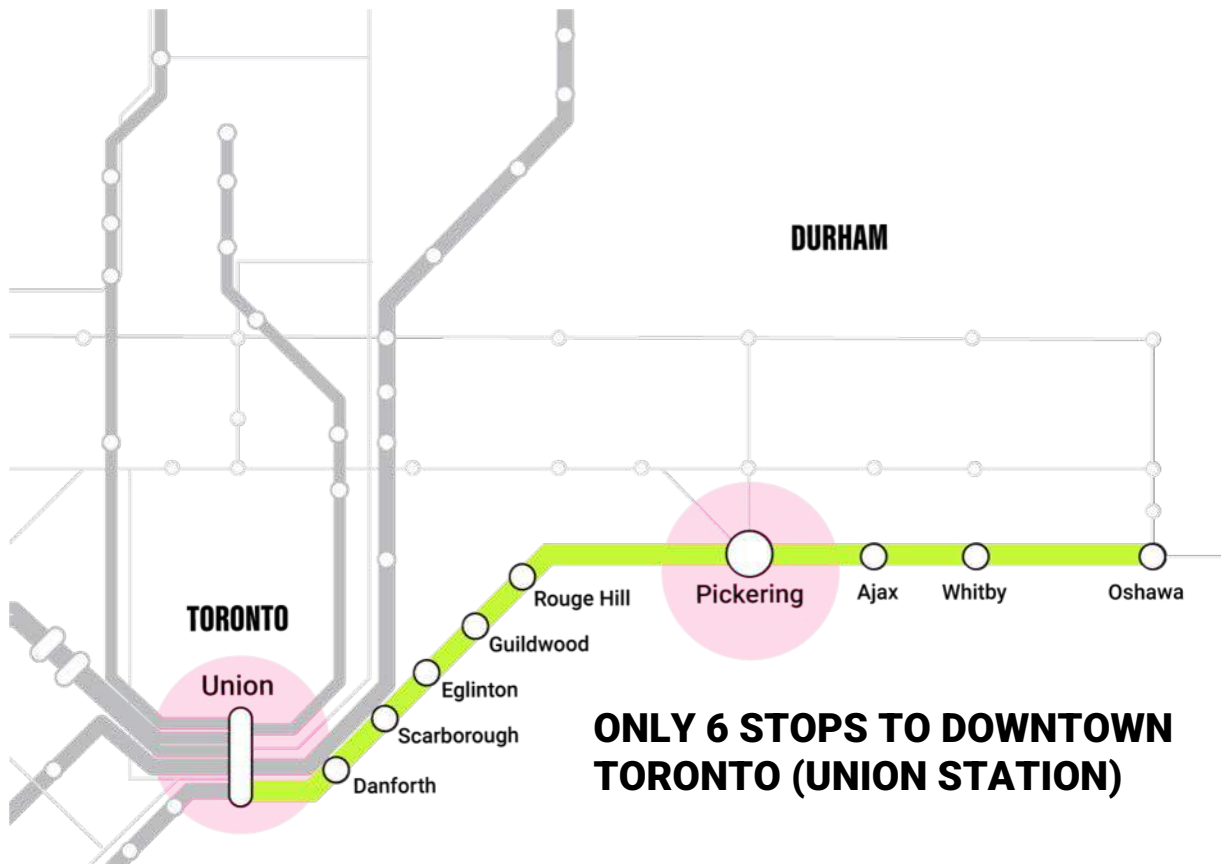
HIGHWAY 401

## PICKERING GO TRAIN STATION

- Under 40 Minute Commute to Downtown Toronto (Union Station)
- GO Train Network Serves More Than 11,000 Sq.km
- Ridership of Over 70 Million Passengers per Year.



Source: gotransit.com



**ONLY 6 STOPS TO DOWNTOWN TORONTO (UNION STATION)**



**PICKERING GO TRAIN STATION**

- Under 40 Minute Commute to Downtown Toronto (Union Station)
- GO Train Network Serves More Than 11,000 Sq.km
- Ridership of Over 70 Million Passengers per Year.

Source: gotransit.com

# PICKERING CITY CENTRE – 55 ACRE MASTERPLAN

PICKERING CITY CENTRE  
55-ACRE MASTERPLAN

**FUTURE DURHAM-SCARBOROUGH  
BRT TRANSIT LINE**

- 36 Kilometres
- 49 BRT Stops
- 38,000 Expected Daily Ridership
- \$686 Million in Economic Benefits

PICKERING GO TRAIN STATION

PICKERING CITY HALL



HIGHWAY 401



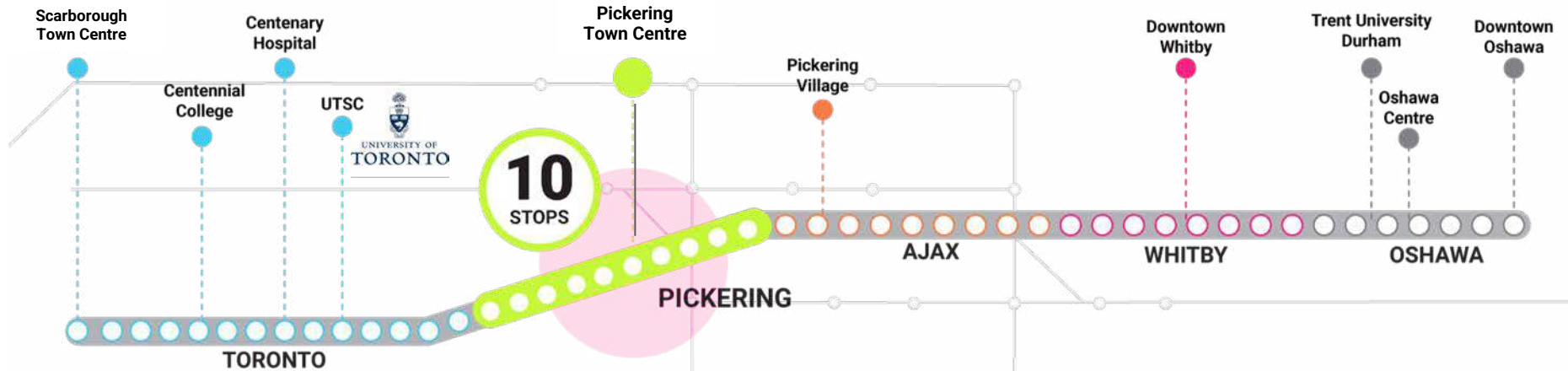
Source: metrolinx.com

# FUTURE DURHAM-SCARBOROUGH BRT TRANSIT LINE

- 36 Kilometres / 49 BRT Stops
- 38,000 Expected Daily Ridership
- \$686 Million in Economic Benefits



**METROLINX**  
LINKING PEOPLE TO PLACES • ON Y VA



Source: metrolinx.com

# PICKERING CITY CENTRE – 55 ACRE MASTERPLAN



## COMMERCIAL OFFICE SPACE

- Over 300,000 SF
- RBC Wealth Management
- MPAC
- Ontario Power Generation
- BMO Wealth Management





# PICKERING CITY CENTRE – 55 ACRE MASTERPLAN

**180 SHOPS IN THE HEART OF PCC**

## Currently Available Today:

- Retail Shops
- Grocery Store
- Banks
- Restaurants
- Food Court
- Coffee Shops
- Movie Theatre
- Various Convenient Services



# PICKERING CITY CENTRE – 55 ACRE MASTERPLAN

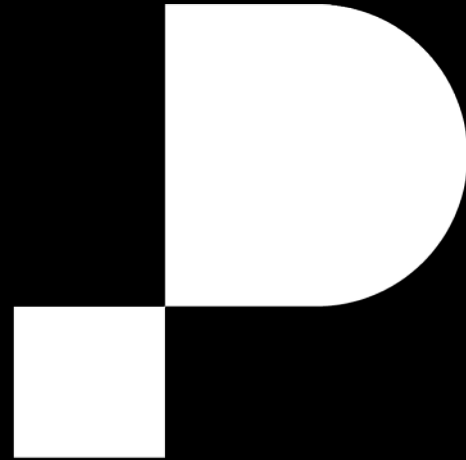
## PICKERING CITY CENTRE CONDOS 'BLOCK 1'

- 4 Mixed-Use Residential Towers
- Over 2,000 Suites
- Over 110,000 SF of Indoor & Outdoor Amenities
  - 75,000 Outdoor
  - 45,000 Indoor
- 18,000 SF of Retail at Ground Level
- **Coming this September.**





**PCC CONDOS**  
COMMUNITY  
& TOWER  
DETAILS



**PICKERING  
CITY  
CENTRE**



PICKERING  
CITY  
CENTRE





**P**  
**PICKERING  
CITY  
CENTRE**



Illustration is Artist's Concept E.&O.E.





**+100,000** sq.ft. of Amenities  
**75,000** sq. ft. of Outdoor Amenities  
**35,000** sq. ft. of Indoor Amenities

- 20,000 Square Foot State-of-the-art Fitness Centre
- Rooftop Infinity Pool and Lounge
- Rooftop Dining and BBQ's
- Co-Working & Business Facilities
- Entertainment & Party Lounge
- Golf Simulator Lounge
- Children's Playground
- Multiple Communal Green Spaces
- Ground Floor Retail

# BLOCK 1 - 4 TOWERS

## Pickering City Centre Condominiums

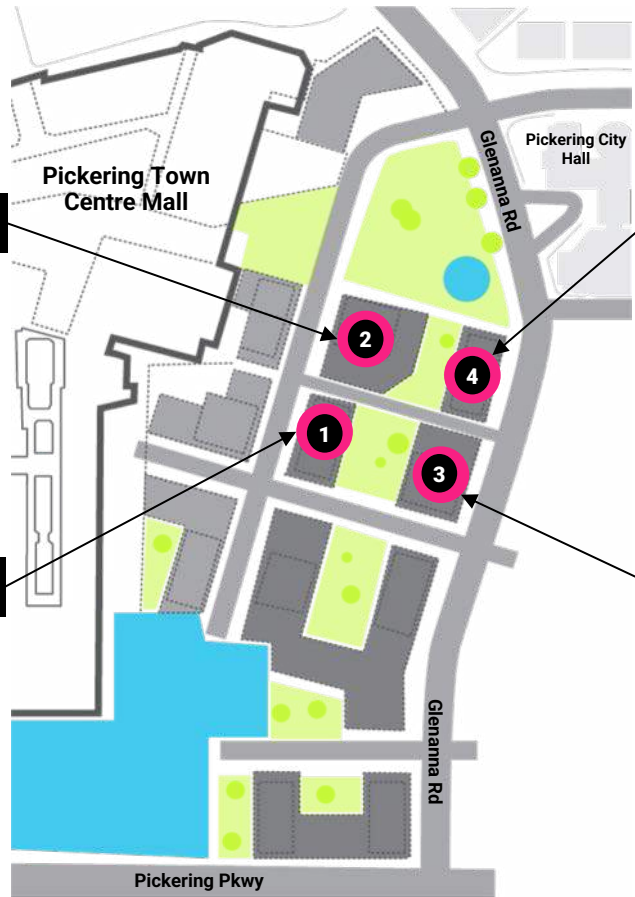


### PCC2

**40**  
Storeys  
**450**  
Suites

### PCC1

**45**  
Storeys  
**500**  
Suites



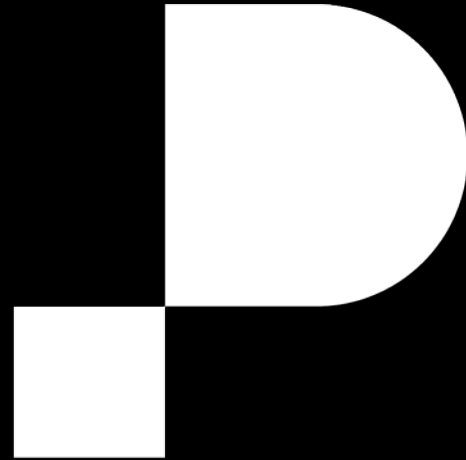
### PCC4

**55**  
Storeys  
**600**  
Suites

### PCC3

**50**  
Storeys  
**550**  
Suites

**EFFICIENT  
SUITES  
DESIGNS**

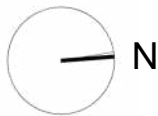


**PICKERING  
CITY  
CENTRE**



# PICKERING CITY CENTRE

-  1 Bedroom
-  1 Bedroom + Den
-  2 Bedrooms



# PCC Tower 1

**2BED**  
700 SF

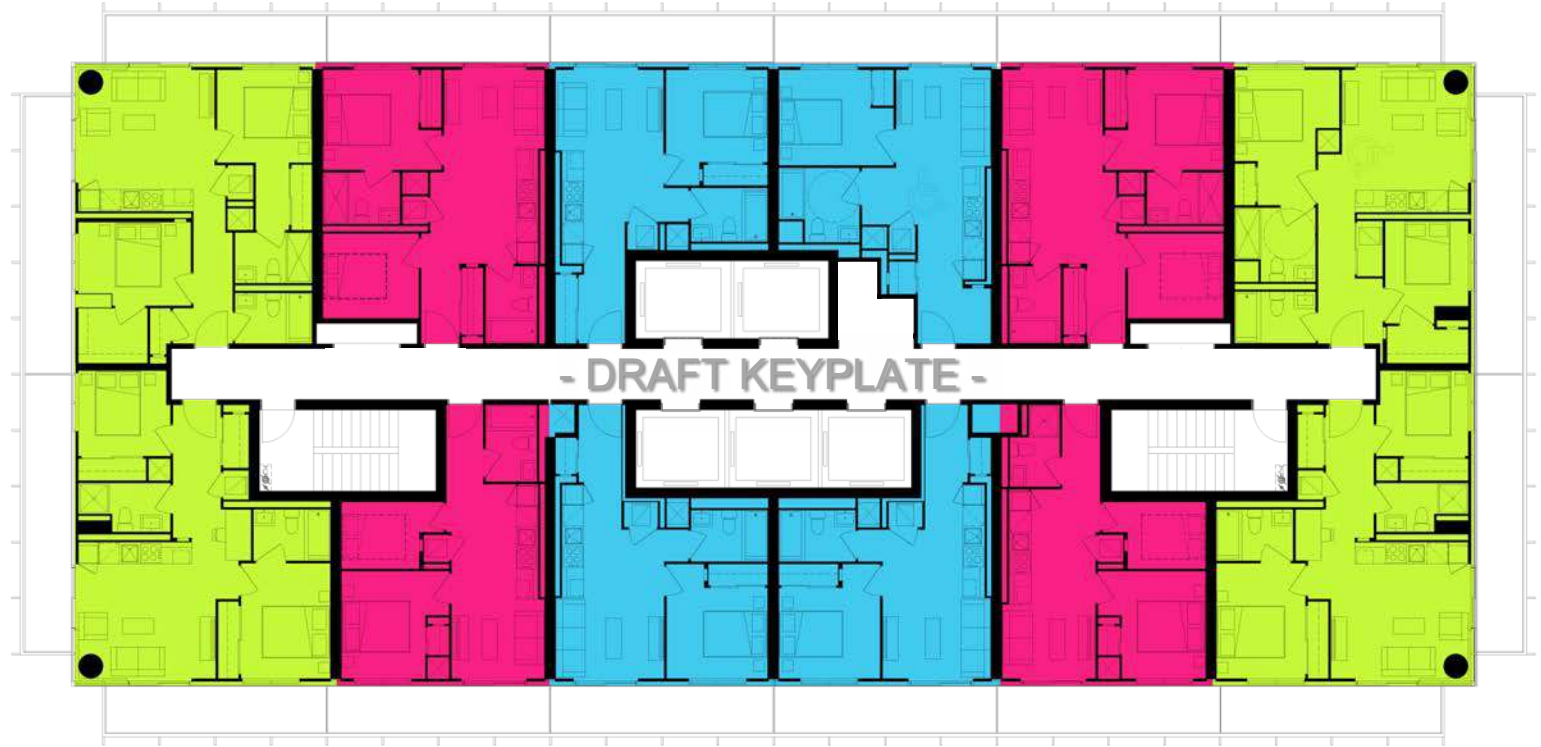
**1BED+DEN**  
618 SF

**1BED**  
500 SF

**1BED**  
512 SF

**1BED+DEN**  
618 SF

**2BED**  
698 SF



**2BED**  
698 SF

**1BED+DEN**  
504 SF

**1BED**  
491 SF

**1BED**  
491 SF

**1BED+DEN**  
496 SF

**2BED**  
698 SF

*Floorplans Are Subject to Change Without Notice*

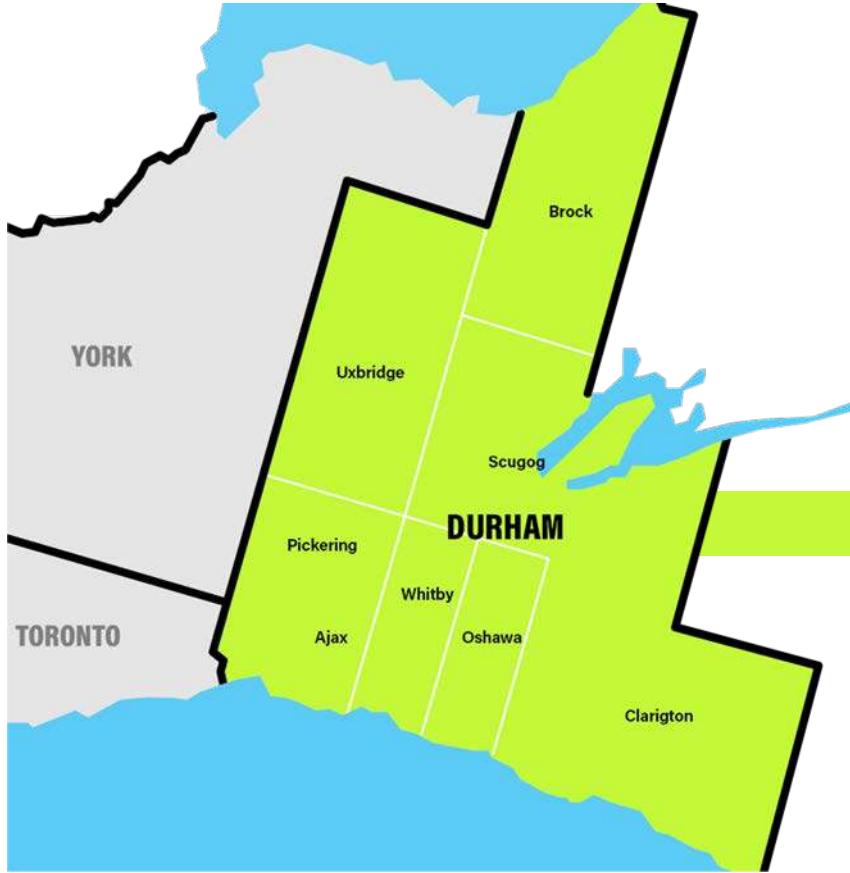




**DURHAM REGION:**  
**UNTAPPED POTENTIAL  
AND OPPORTUNITY**



PICKERING  
CITY  
CENTRE



# DURHAM REGION: SECOND FASTEST GROWING SUBMARKET IN THE GTA

MARKET	TOTAL LAND AREA (SQ. KM.)	LAND MASS COMP VS. OTHER MARKETS
<b>DURHAM</b>	<b>2,521</b>	<b>35%</b>
HALTON	1,965	14%
YORK	1,758	25%
PEEL	1,247	18%
TORONTO	631	9%

Source: Google, Wikipedia



# DURHAM REGION: SECOND FASTEST GROWING SUBMARKET IN THE GTA

MARKET	2016 POPULATION CENSUS	2021 POPULATION CENSUS	GROWTH FROM 2016-2021	% INCREASE
HALTON	548,435	596,637	48,202	8.8%
<b>DURHAM</b>	<b>645,862</b>	<b>696,992</b>	<b>51,130</b>	<b>7.9%</b>
YORK	1,109,909	1,173,334	63,425	5.7%
PEEL	1,381,739	1,451,022	69,283	5%
TORONTO	2,731,571	2,794,356	62,785	2.3%

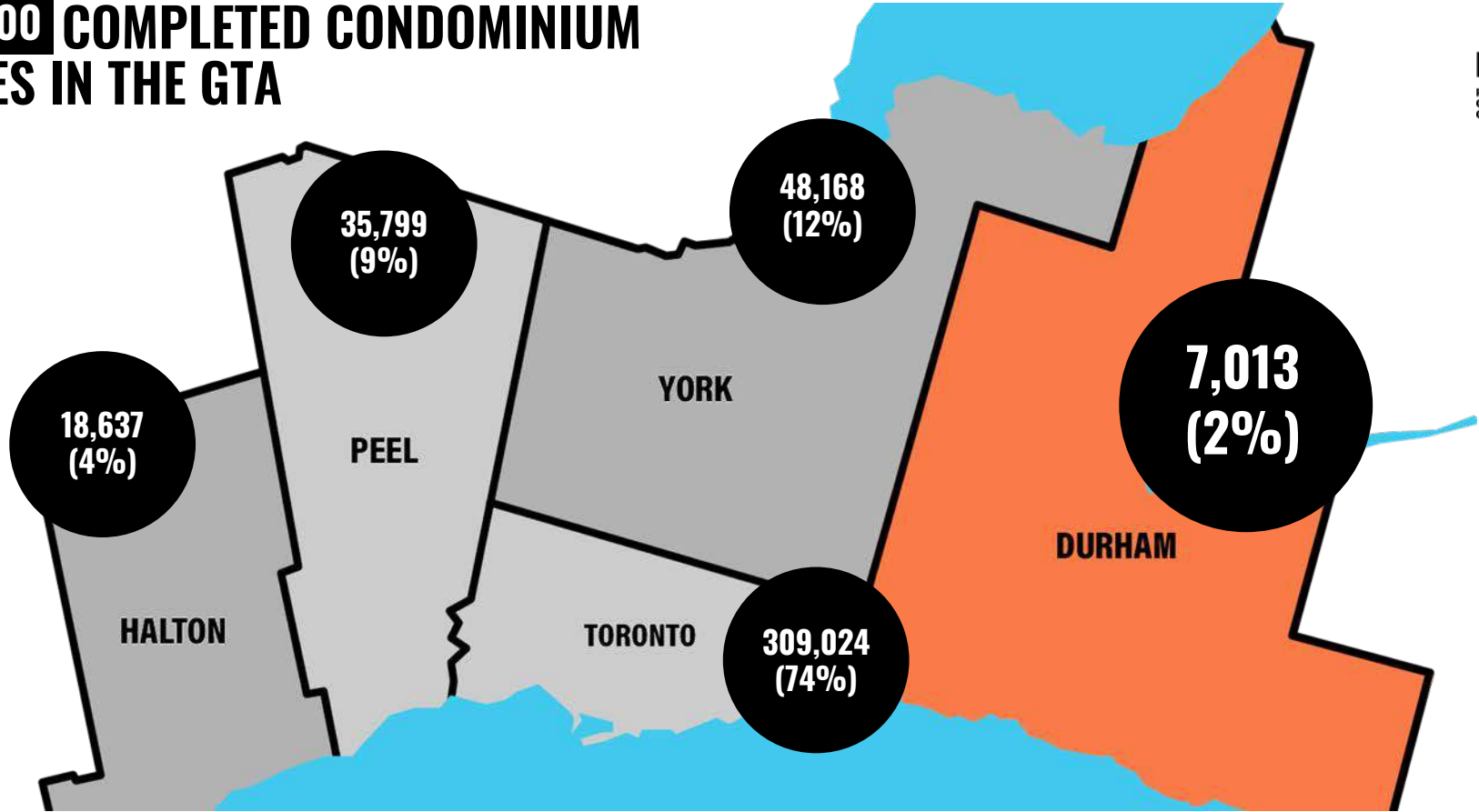
Source: Google, Census Canada

A large, solid orange shape on the left side of the page, resembling a quarter-circle or a large arc, extending from the top to the bottom.

**418,000**  
**COMPLETED**  
**CONDOMINIUM**  
**SUITES IN THE GTA**

PICKERING  
CENTRE COURT

# 418,000 COMPLETED CONDOMINIUM SUITES IN THE GTA



Source: MLS, Urbanation, TREB

**418,000 COMPLETED CONDOMINIUM  
SUITES IN THE GTA**

**ONLY 2% (7,013)  
ARE IN DURHAM  
REGION.**

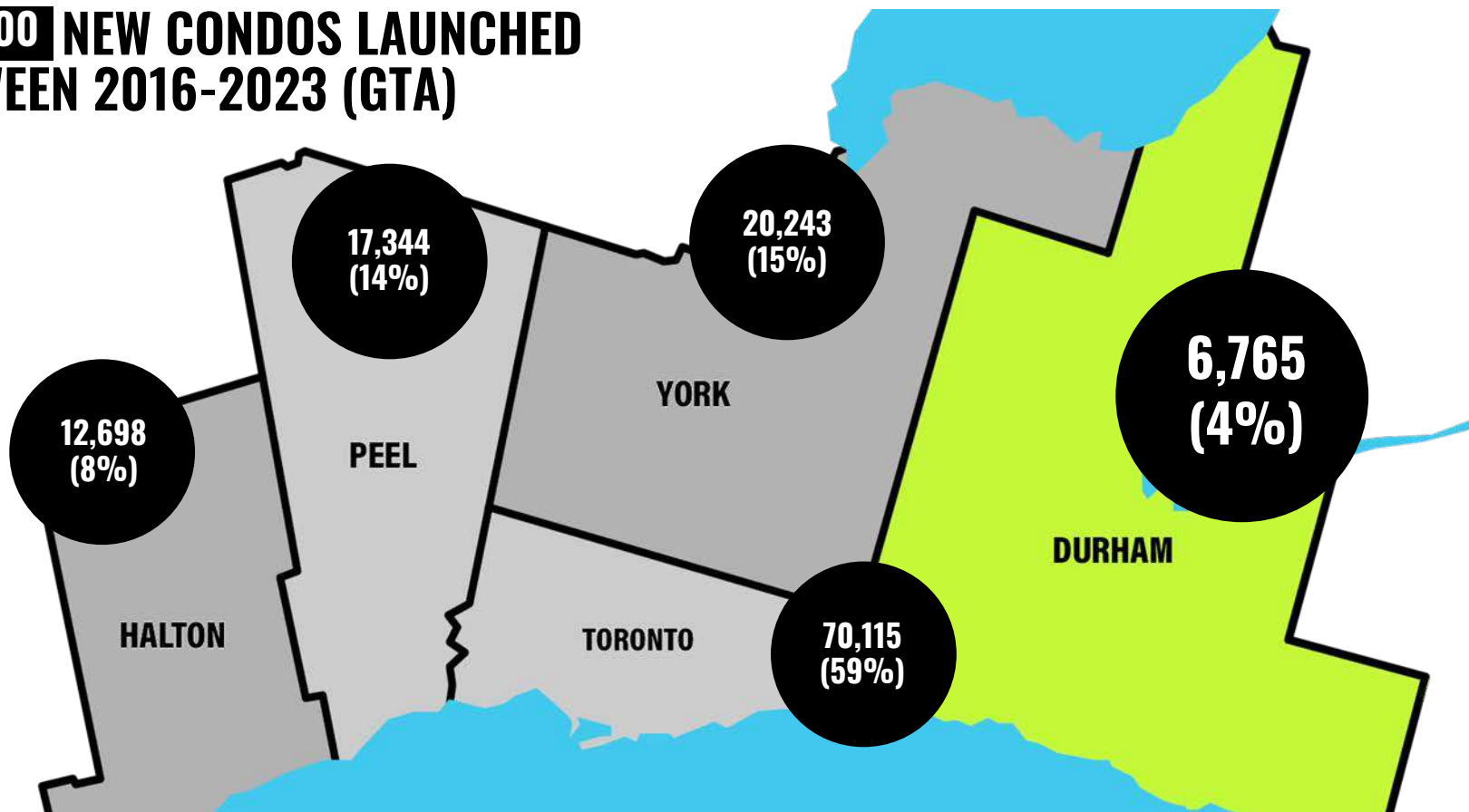


**170,000**

**NEW CONDOS LAUNCHED  
BETWEEN 2016-2023 (GTA)**



# 170,000 NEW CONDOS LAUNCHED BETWEEN 2016-2023 (GTA)



Source: Urbanation

**170,000** NEW CONDOS LAUNCHED  
BETWEEN 2016-2023 (GTA)

**ONLY 4% (6,765)**  
**WERE IN DURHAM**  
**REGION.**

## SEVERE CONDO SHORTAGE IN DURHAM REGION

## DURHAM REGION NEEDS CONDOMINIUM SUPPLY

- 1.** To Provide **Affordable Housing Options** – Highly Dependent on Unattainable Low-Rise
- 2.** To Attract + **Keep Up with Rapid Population Growth**
- 3.** To Align with **The Regions Aggressive Growth Plans + Vision**



PICKERING  
CITY  
CENTRE

# REINVENTING

THE MASTERPLAN

# NOT ALL MASTERPLANS ARE CREATED EQUAL

*'What Makes **Pickering City Centre** so unique is not about what is coming, but **what's already in place** and how we can leverage that equity into **something truly special**'*

**Jason Lam**  
Partner, SVP Sales & Marketing

**NOT ALL  
MASTERPLANS  
ARE CREATED  
EQUAL**

# FROM DAY 1: PCC HAS A 'DIFFERENCE-MAKING' ADVANTAGE

## ASK YOURSELF...

1. What would **make a timeless, dynamic** and highly desirable masterplan?
2. How many "masterplan" communities **have these qualities?**
3. Why do people **prioritize living Downtown?**



**RETAIL CONVENIENCE**



**ACTIVE OUTDOOR PARK SPACES**



**HOSPITALITY AND ENTERTAINMENT**



**HEALTHCARE**



**PUBLIC TRANSPORTATION INFRASTRUCTURE**



**QUALITY EMPLOYMENT**



**MUNICIPAL INVESTMENT IN PUBLIC SPACES + AMENITIES**



**NOT ALL  
MASTERPLANS  
ARE CREATED  
EQUAL**

# FROM DAY 1: HOW DOES PCC COMPARE?

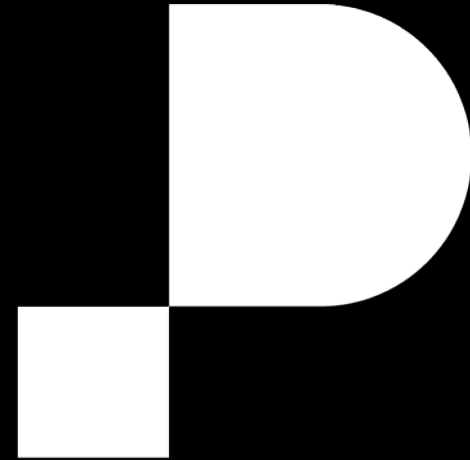


## EXISTING INFRASTRUCTURE FROM DAY 1

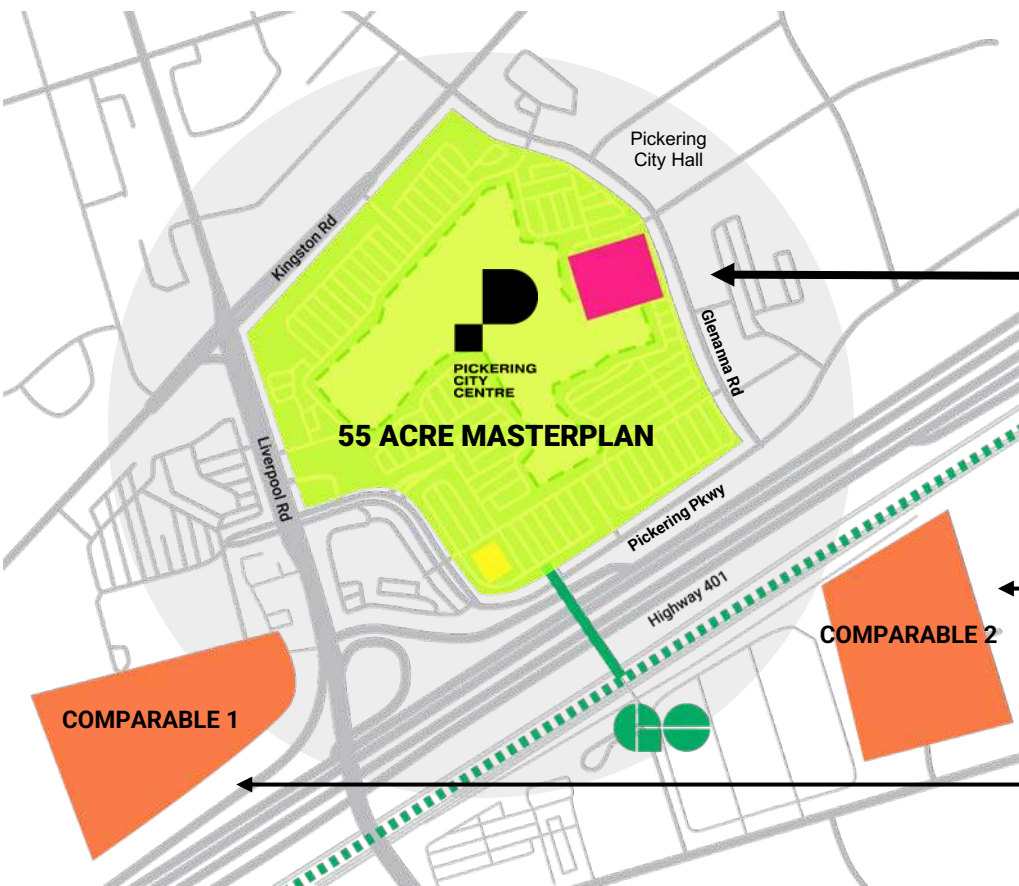
MASTERPLAN	VMC	SQUARE ONE	REGENT PARK	DOWNTOWN MARKHAM	CONCORD CITYPLACE	PICKERING CITY CENTRE
SUBMARKET/LOCATION	VAUGHAN	MISSISSAUGA	DOWNTOWN EAST	MARKHAM	DOWNTOWN CORE	PICKERING
STEPS TO HIGH-ORDER TRANSIT STATION				✓		✓
ONSITE SHOPPING MALL		✓				✓
RESTAURANTS AND ENTERTAINMENT		✓			✓	✓
ONSITE TO COMMERCIAL OFFICE	✓	✓		✓	✓	✓
OUTDOOR GREEN SPACE			✓	✓	✓	✓



THE MOST  
**AFFORDABLE**  
CONDOS IN  
THE GTA



**PICKERING  
CITY  
CENTRE**



PCC TOWER 1

**\$1,050 PSF**

**\$1,170 PSF**

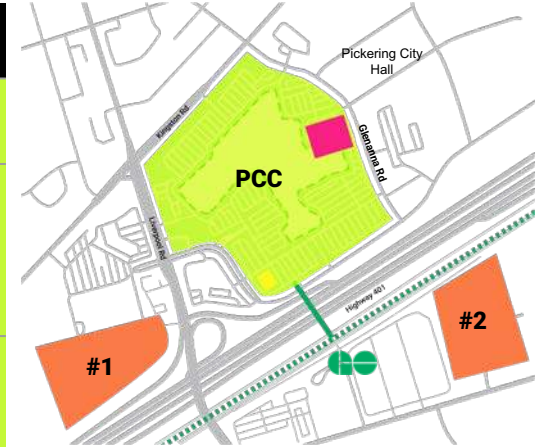
**\$1,185 PSF**

Source: Urbanation

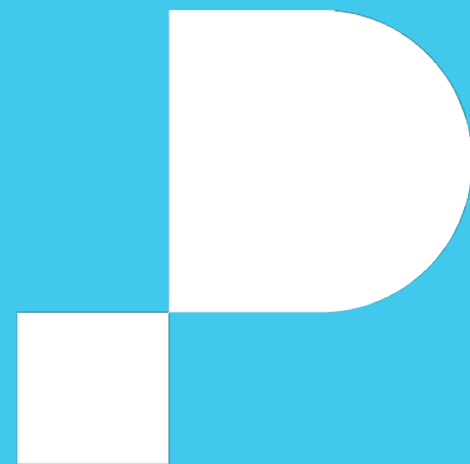
## PCC: THE BEST PRICING VALUE IN PICKERING

Project Comp	Comparable #1	Comparable #2	Resale Condo Average	PCC
1 Bedroom Starting Price	\$580,000	\$560,000	\$495,000	LOW \$500,000's
1 B+D/1 Bath Starting Price	\$650,000	\$660,000	\$535,000	MID \$500,000's
1 B+D/2 Bath Starting Price	\$700,000	\$715,000	NA	LOW \$600,000's
2 Bedrooms Starting Price	\$760,000	\$775,000	\$652,000	HIGH \$600,000's

Source: Per Comparable Price List. Resale Data: MLS, Sold Between Q1 & Q2 of 2023, Within 1.5 Km



# THE PCC 'GROWTH STORY'



PICKERING  
CITY  
CENTRE

# CURRENT LAND USE TODAY

## Currently Available Today:

### Notable Retailers

Hudson's Bay  
Saks' Off Fifth  
Home Sense  
H&M  
Cineplex VIP Theatre

### Daily Convenience

Farm Boy  
Shoppers Drug Mart  
Beer Store  
Starbucks  
Scotia Bank

### Transportation Infrastructure

Pickering GO  
Hwy 401  
Future Durham-Scarborough BRT

### Restaurants

State and Main  
Pickle Barrel  
Moxies  
Jack Astor's  
East Side Mario's  
Shopping Mall  
Food Court

### Office & Employment

RBC Wealth Management  
MPAC  
Ontario Power Generation  
City of Pickering  
– City Hall  
Pickering Town Centre  
Shopping Mall

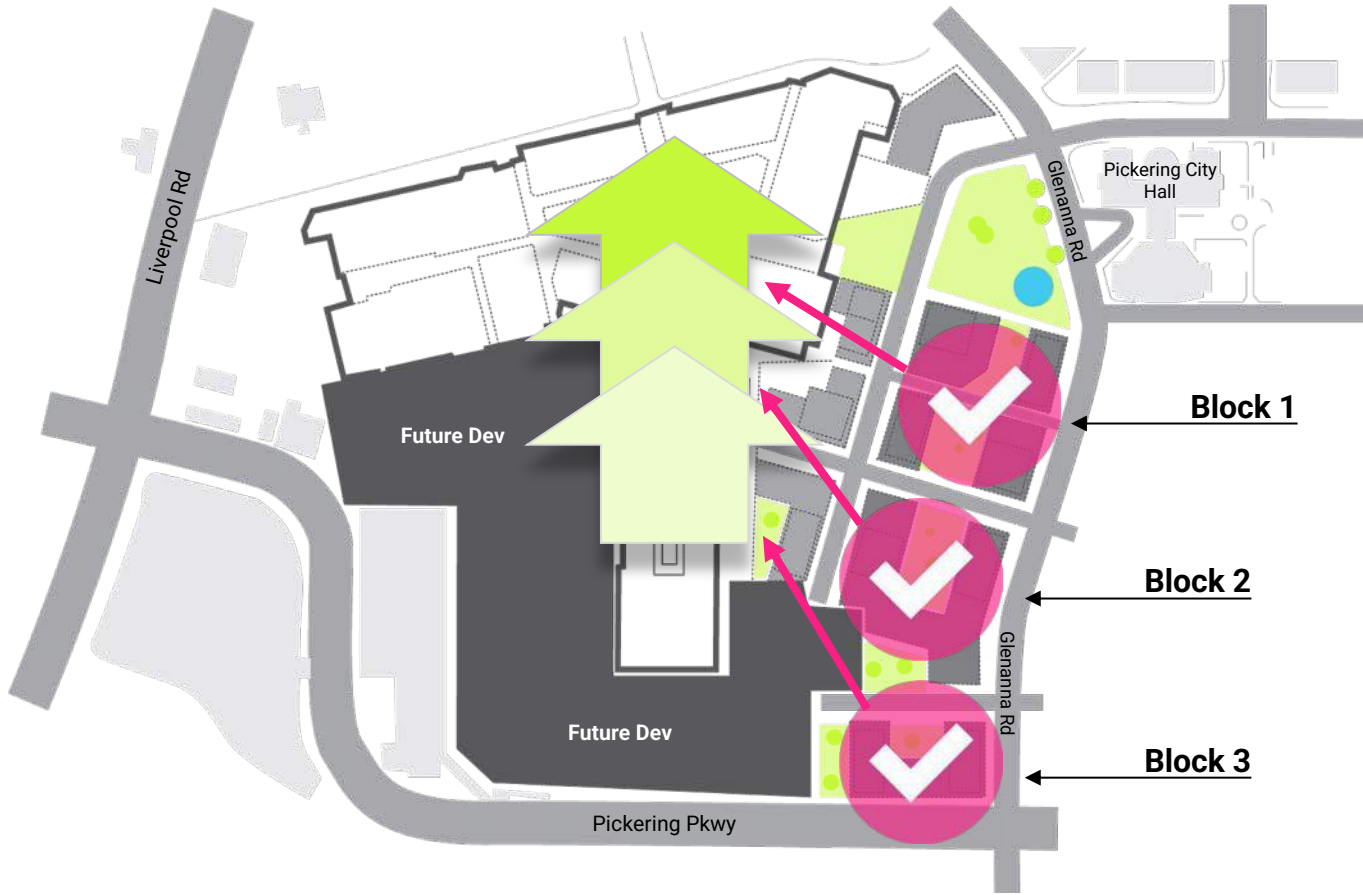


**NOW, LET'S ADD  
SOME DENSITY...**



PICKERING  
CITY  
CENTRE





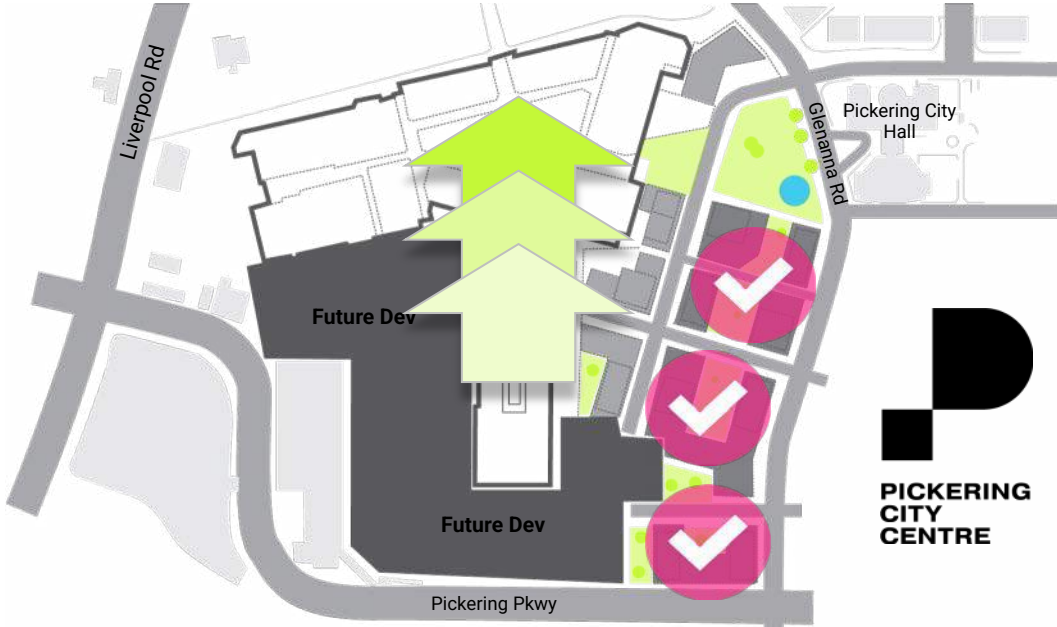
**PICKERING  
CITY  
CENTRE**

As PCC sells through blocks 1-3, the **shopping mall and surrounding community** are expected to see a **rise in investment and growth.**

Elevating Pickering City Centre into a **major destination point and legitimate growth hub.**

1

**6,000 NEW RESIDENTS**  
injected into the heart of  
Pickering City Centre



2

Ongoing mall  
revitalization **PLUS**  
Current infrastructure



3

**Investors of block 1, 2 & 3 will benefit**  
from being first-in-line as Downtown Pickering  
evolves into Downtown Durham.



# **UNIQUE INVESTMENT OPPORTUNITY**

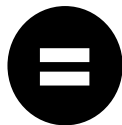
# A UNIQUE INVESTMENT OPPORTUNITY



1. **BEST LOCATION**  
IN PICKERING



2. **THE FIRST LAUNCH**  
OF THE MASTERPLAN



3. **BELOW MARKET**  
CONDO PRICES

**THE  
HIGHEST  
POTENTIAL  
CONDO  
INVESTMENT  
OPPORTUNITY  
IN THE GTA**