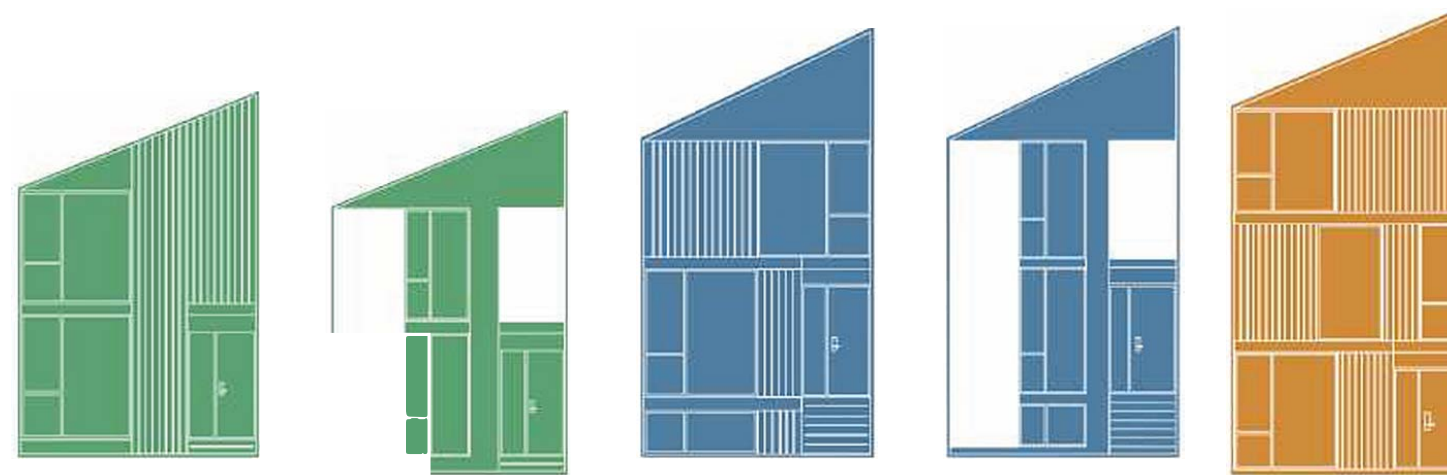


Townhomes of Unity Square

A people-centred, healthy and resilient community.

Vacant land condominiums with modern living townhomes.



Designed for people, not cars.

Unity Square has been designed by award winning architects, engineers and designers in collaboration with Dr. Avi Friedman. Applying best-of urban design practices, Design for Happiness has created Unity Square as a community that is focused on people, and a connection to their surroundings. This meant that we made a conscious effort to minimize the impact of cars on the overall site plan and home designs. The result is fewer interior roads providing more green space for residents to enjoy. Your front door isn't hidden behind your garage, creating more attractive streetscapes. It also resulted in homes designed to hide cars from the street with driveways located below patios and garages integrated into the home.



The Townhomes of Unity Square only uses **14%** of developable land for roads and parking, compared to **36%** for many typical developments.

(Source: Canadian Housing & Mortgage Corporation, CMHC)



Green space, at your front door.

Ease of access to green space for residents was fundamental to the urban design of Unity Square. How much easier can it be to have green space literally steps away from your front door. Take a short walk to clear your mind, sit on a grassy play mound and read a book, or practice your green thumb in a small urban garden plot. These green spaces will enhance your overall living experience by connecting you to the environment and surrounding community.

- Continuous walking paths
- Community agriculture
- Activity areas and play mounds
- Native species plants

Better for people, and planet Earth.

Emphasizing a people-centered approach to design choices has had the additional positive impact of creating a community that is not only more livable, but also better for the environment. Creating larger green spaces and reducing interior roads, parking lots and sidewalks, allowed Design for Happiness to utilize Low Impact Development (LID) techniques for managing rainwater runoff. The green spaces and subsurface stormwater systems mimic the natural process of infiltration ultimately protecting the quality of water before returning to local aquatic habitat. This makes Unity Square not only more resilient, but also one of the largest residential LID developments in Canada.



Where you live should support your health & wellbeing.

Health and wellbeing is an essential part of designing a community focused on people. Both the location of Unity Square and smart design choices support residents in achieving a healthier lifestyle. Here are some of the ways Unity Square supports your health and wellbeing.

Komoka Wellness & Recreation Centre

This best-of-class facility offers a wide variety of physical activity options including 2 NHL sized skating rinks, indoor walking path, YMCA and fitness classes.

Barrier free walking paths

Strategically placed on site barrier free walking paths support physical activity while providing a breath of fresh air and a change of scenery.

5-minutes walk to amenities

Grocery store, pharmacy, health and wellness services, restaurants and shopping are within a 5-minute walk of Unity Square

Green spaces and pocket parks

Conveniently located within close proximity to everyone's front door promoting engagement with the environment.

The Townhomes of Unity Square are located North of the Komoka Wellness & Recreation Centre (above), just a 2 minute walk away.

Designed for more natural daylight.

The health benefits of natural daylight in your home has a positive impact on your life. That's why the Townhomes of Unity Square have been designed to allow natural daylight to flood through the entire home. Full height, true floor to ceiling windows along with open space living floor plan allow natural daylight to access most of the entire home.

Benefits of exposure to natural daylight includes:

Increased absorption of Vitamin D.

Increased focus, concentration and alertness.

Healthier sleeping habits.

Better overall attitude, and productivity.



Connect with neighbours, not just wifi.

The Townhomes of Unity Square have been designed to promote human interaction whether it's simply waving to a neighbour from your front patio, having coffee with a friend in one of the attractive on site parks, or sharing a meal together outside. We've worked hard to keep obstructions, such as garages and high fences away from the front of the townhomes, the result is an active street front that increases the likelihood of social interaction while having the benefit of "eyes on the street security".



The surrounding area of Komoka has a rich heritage rooted in agriculture. Visiting the weekly Komoka Community Market lets you participate in this rich heritage. Meet local neighbours, farmers, and folks visiting from out of town. This open-air market is just one of many opportunities you will have to connect with neighbours and friends. Not only is it a great social event you will look forward to, it also gives you access to a fantastic vendor lineup offering local fresh produce, flowers and handcrafted gifts.



Walkable community close to big city amenities.

- Shopping
- Restaurants
- Farmer's Market
- School
- Daycare
- Dentist
- Pharmacy
- Library
- Wellness Service
- Golf
- Hockey & Skating
- Hiking
- Fitness Gym
- Pickleball
- Baseball
- Splash Pad

Townhomes of Unity Square

Komoka

Shops of Komoka

FOODLAND **InstaCARE PHARMACY & CLINIC**
petvalu **LCBO** **DOLLARAMA**

Komoka Wellness & Recreation Centre
 Top tier facilities with two NHL sized skating rinks, YMCA Gym, Indoor Walking Track, Library, Farmer's Market and much more. Less than 2 minutes walk from Unity Square.

Farmer's Market **Library** **Hockey & Skating** **Fitness Gym** **Splash Pad**

Oxbow Glen Golf

Firerock Golf

20-minute walk

5-minute walk

London (5 minutes)

Parkview Public School

City of London

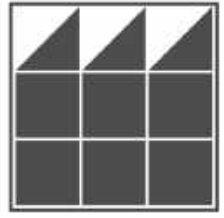
Komoka Provincial Park

Komoka Provincial Park

The Oaks Golf



Map not to scale.

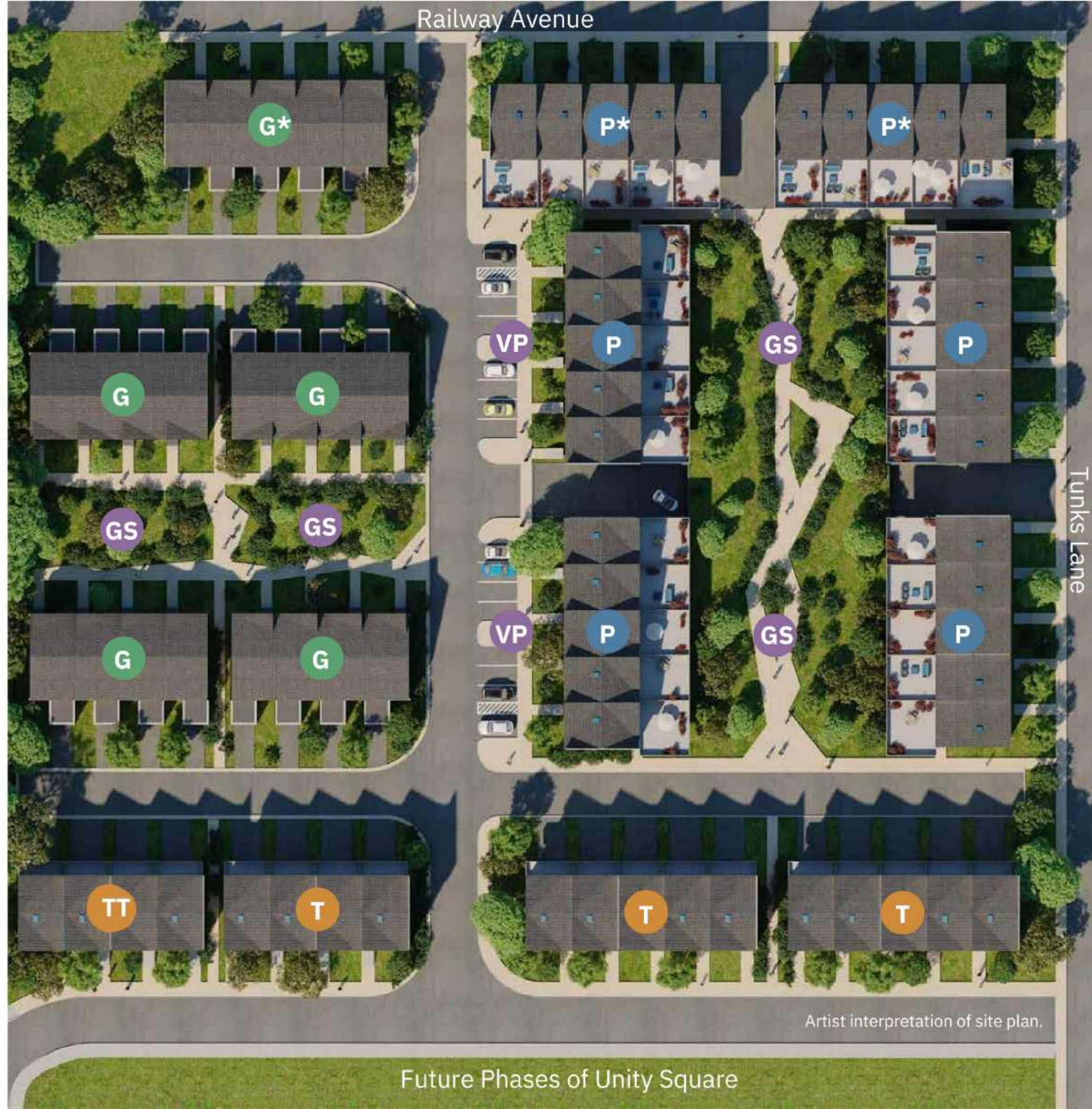


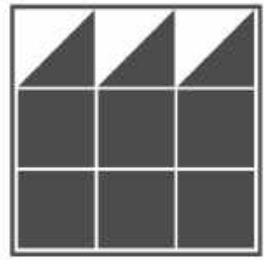
Townhomes of Unity Square

Site Plan

- G** Garden townhomes
- P** Park townhomes
- T** Terrace townhomes
- GS** Dedicated green spaces
- VP** Visitor parking

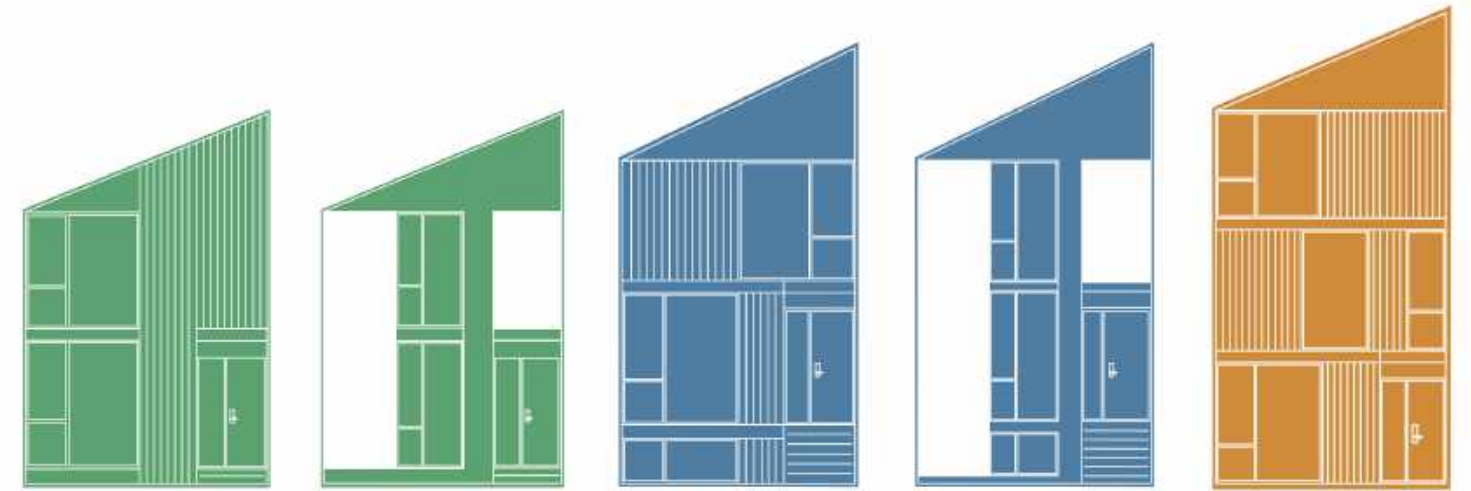
* Masonry Elevation





Townhomes of Unity Square

Three unique townhome models designed with every detail in mind have a modern look and living space that connects you to your surrounding environment.

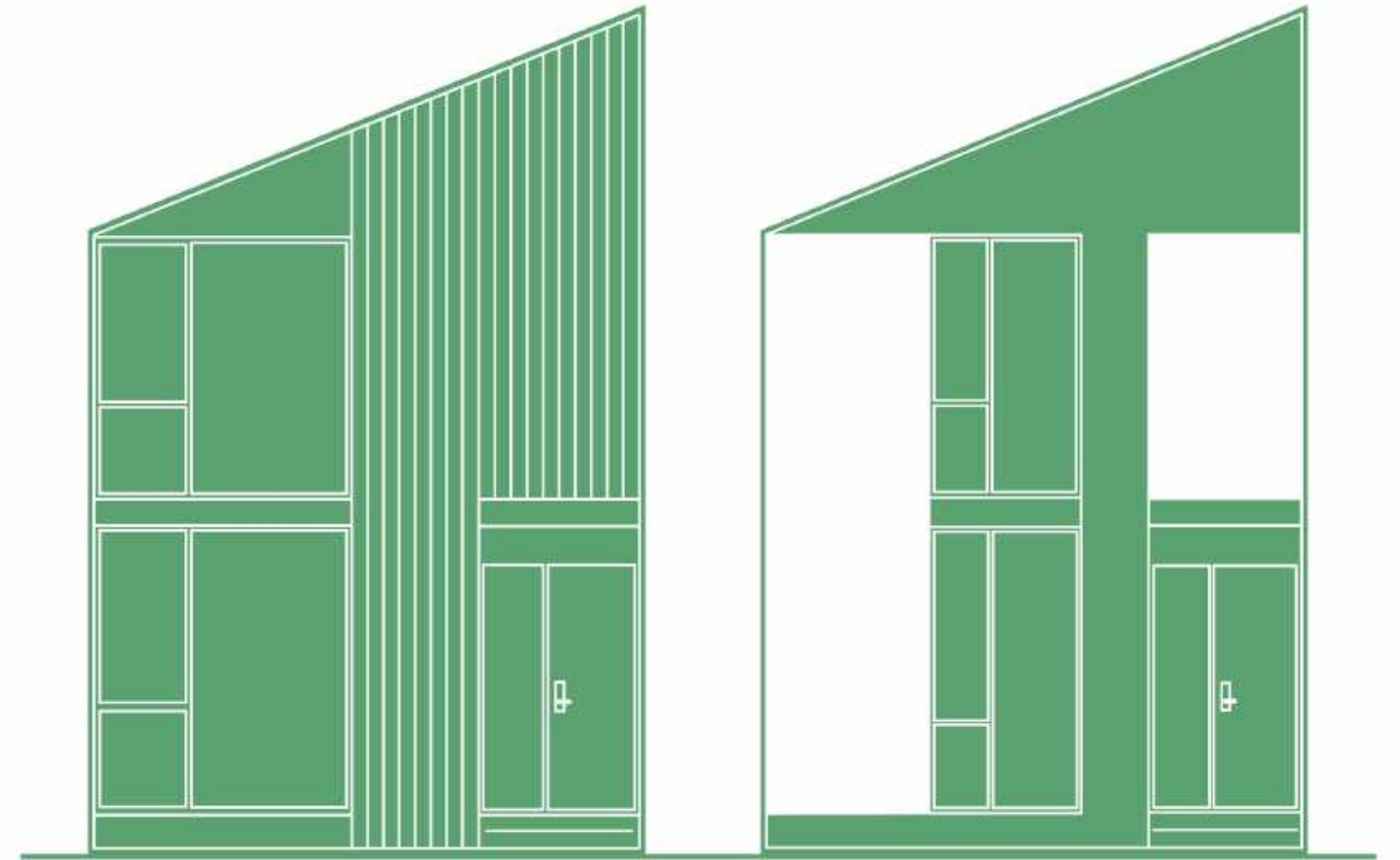


Garden

Park Terrace

Garden townhome

A bright and spacious 2-storey gem with open plan living that connects you to the surrounding environment.



Garden townhome



Wood Exterior
Artist interpretation.

03

02

Garden townhome

Garden townhomes on the exterior of the site plan designed with masonry facade that compliments the contemporary architectural design.



Masonry Exterior

Artist interpretation.

Garden townhome

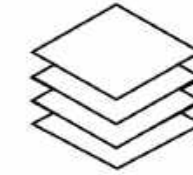
Features

This 2-story townhome doesn't compromise on living space. Full-sized floor to ceiling windows connect your indoor living space and kitchen with private outdoor amenities. A full walk-in closet, and double vanity ensuite complements the primary bedroom. An additional 2 full-sized bedrooms with built-in closets accommodate a double bed or offer the flexibility of office workspace. Laundry room is conveniently located on the 2nd floor with the bedrooms and closets.



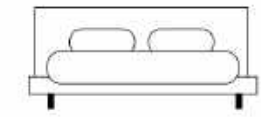
Living Space

1,450



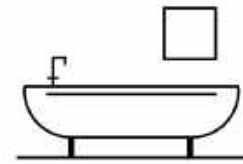
Floors

2



Bedrooms

3



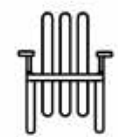
Baths

2.5



Garage

1



Outdoor Spaces

1



Artist interpretation of living space.



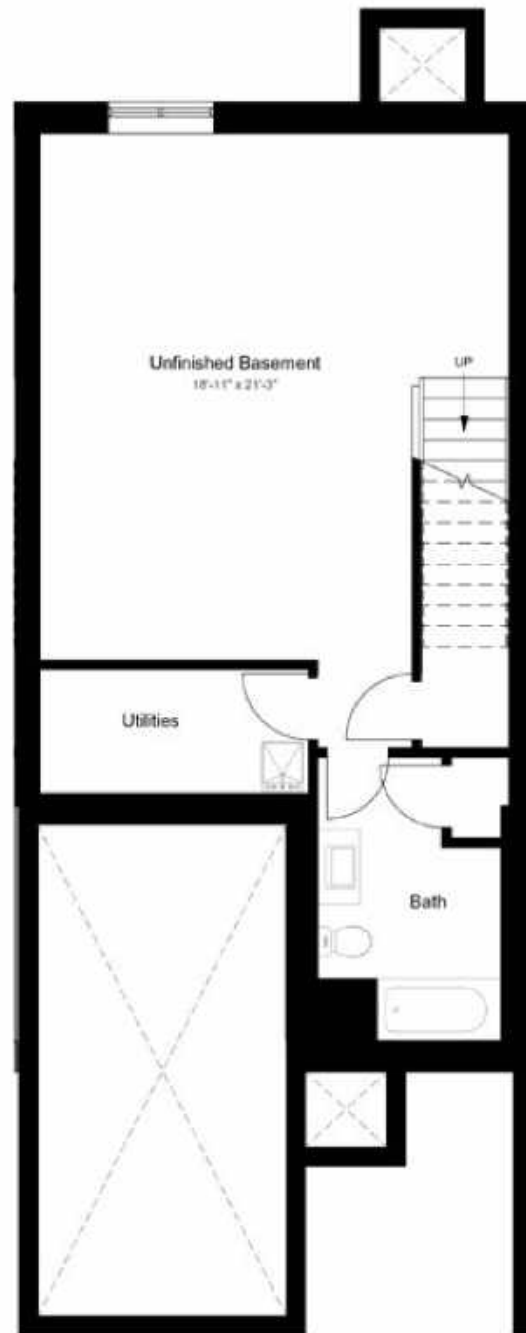
Artist interpretation.

Garden townhome

1450_{sqft}

Floor plans*

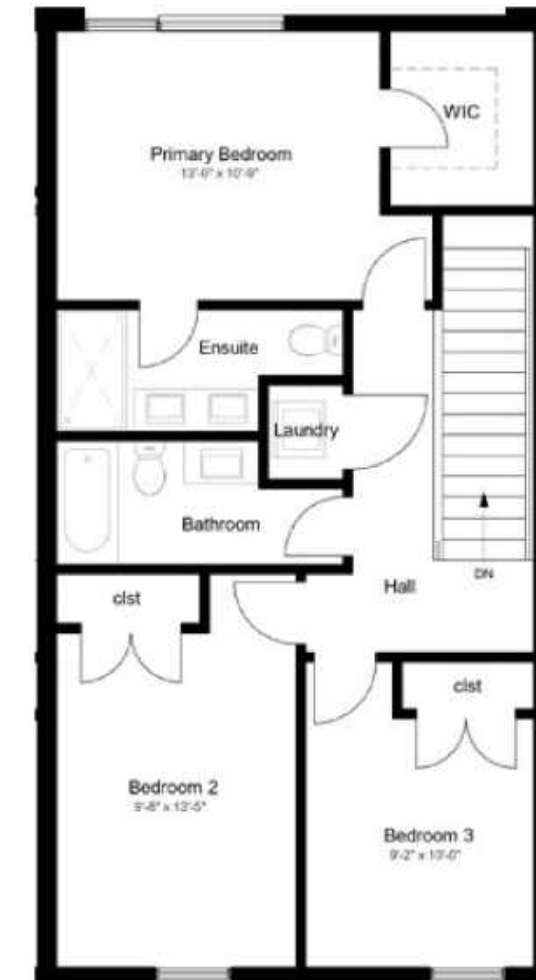
Lower Level



Main



Second



* Same floor plan for both masonry and siding facade units. Window size and placement may vary.

Garden townhome

Floor to ceiling windows
maximize daylight



Easy access to large green spaces

Large outdoor living space



Open concept interior design, with large bright spaces

Attached single car garage

Additional single car parking in driveway



Flexible living space in basement*

Garden townhome sold with unfinished basement.

Artist interpretation of the exterior living space of a Garden townhome opening onto dedicated green space.



Artist interpretation.

Park townhome

Designed open living spaces bring the health benefits of natural daylight that flows through the entire home with floor to ceiling windows.



Park townhome



Wood Exterior

Artist interpretation.

Artist interpretation.

Park townhome

Expansive park views, raised patio and hidden double garage make this townhome truly special.

Expansive park views, raised patio and hidden double garage make this townhome truly special.



Masonry Exterior

Artist interpretation.

01

02

03

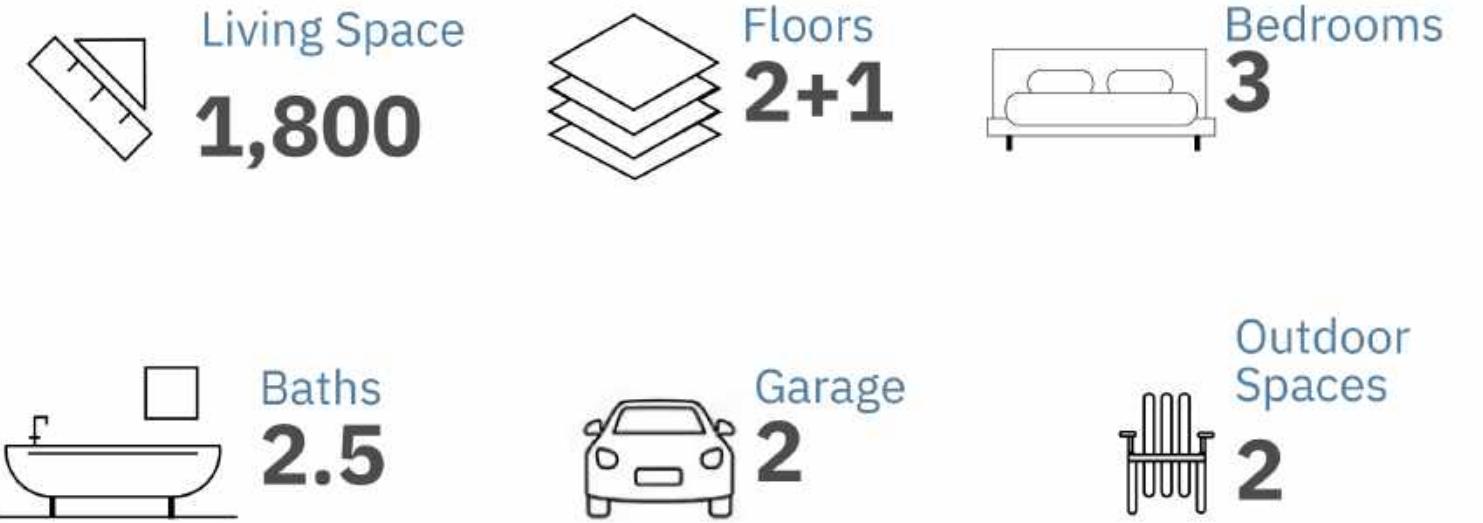
04

Artist interpretation.

Park townhome

Features

We can't say enough about the designed layout of this 2.5-storey townhome. True floor to ceiling windows maintain your connection to the world around you from both the front and rear of this townhome. This unique design incorporates a double car garage that is accessed from a hidden driveway below the large private raised deck maintaining an unobstructed view of the park. Open living spaces bring the health benefits of natural daylight that flows through the entire home. The kitchen includes an island and large dining area connecting directly to the raised patio overlooking the park. A double vanity ensuite and walk-in closet accompany the large primary bedroom. Two additional bedrooms include built-in closets that are perfect as bedrooms or multi-functional spaces. The fully finished basement includes a flexible living space, and washroom with access to the large double car garage.

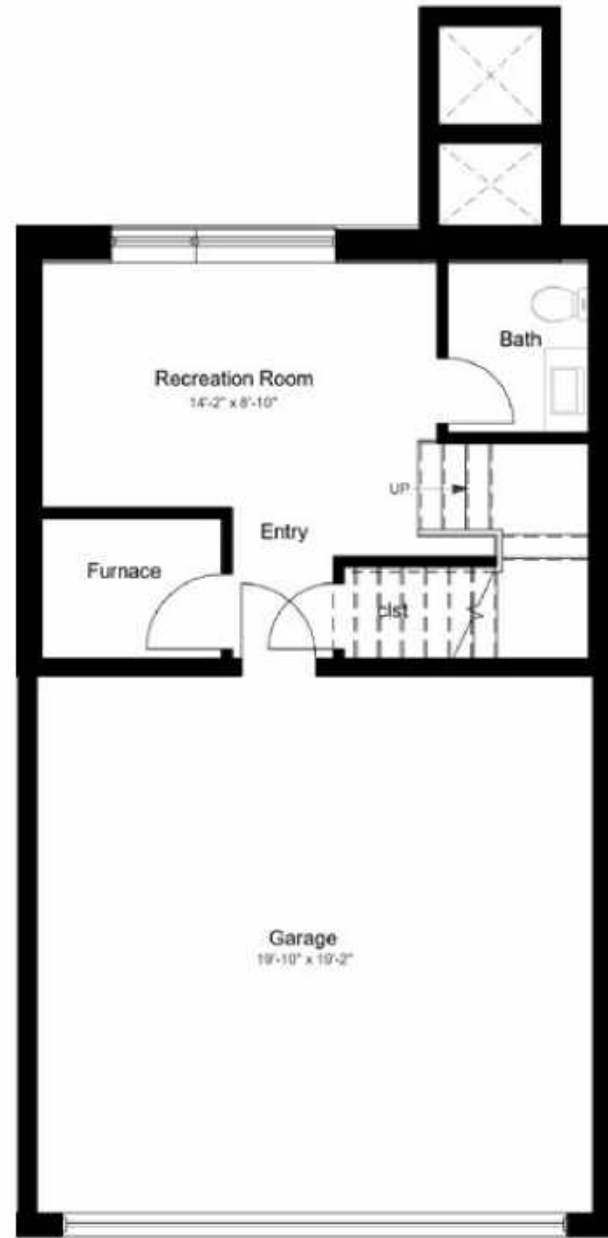


Park townhome

Floor plans*

1800_{sqft}**

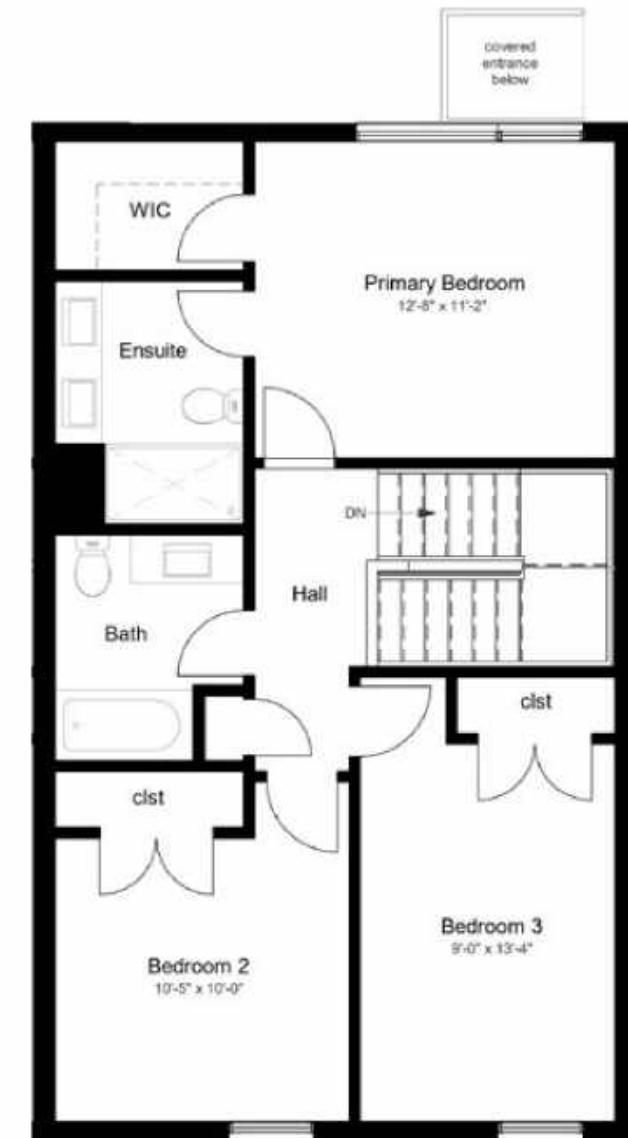
Lower Level



Main



Second



*Same floor plan for both masonry and siding facade units. Window size and placement may vary.

**Includes finished lower level.

Park townhome



Solar tube ensures daylight enters the centre of the home.

True floor to ceiling windows maximizes daylight and maintains your connection to your surrounding environment.

Ground level living space.

400 sqft private patio overlooks green space.

Flexible living spaces.

Integrated double car garage accessed from within the home.

Semi-private covered drive aisle provides access to garage.

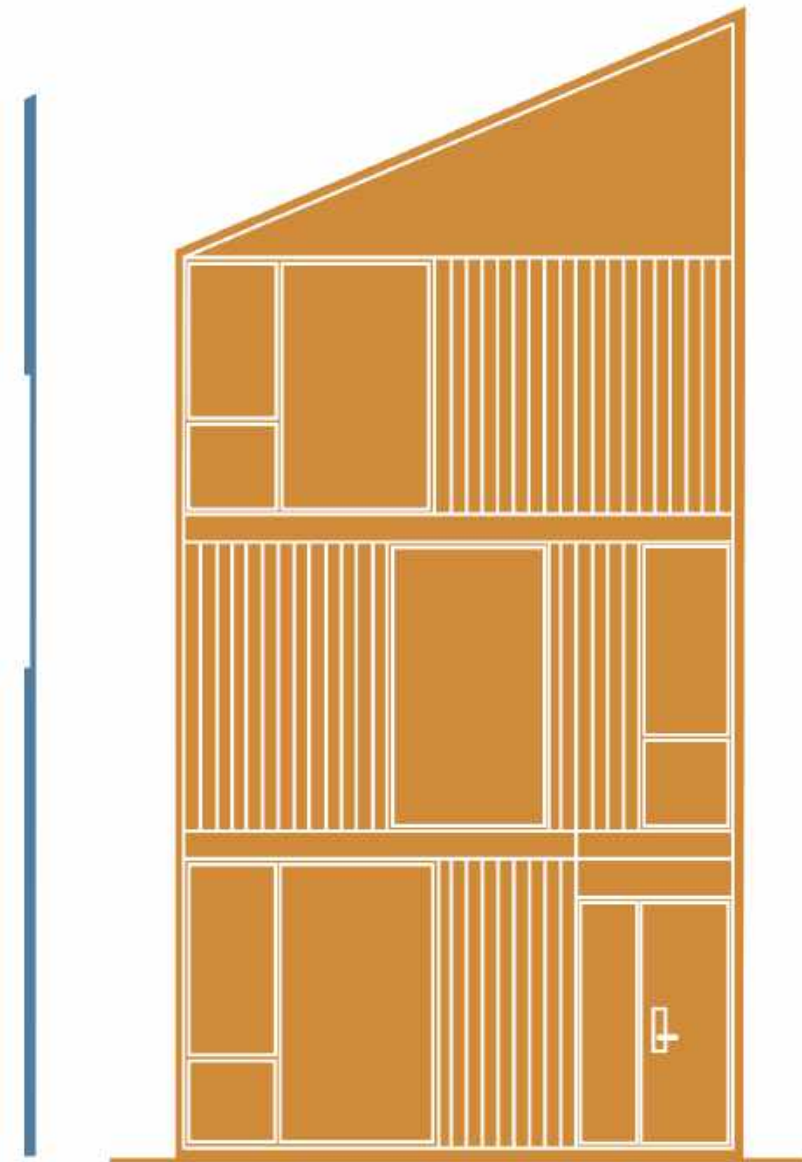
Large public green space.

Artist interpretation showing Park townhome patios overlooking one of the walkable green spaces in Unity Square.



Terrace townhome

A ground level terrace and a balcony make this bright modern townhome a place to connect with friends, neighbours and the community.



Terrace townhome

A ground level terrace and a balcony make this bright modern townhome a place to connect with friends, neighbours and the community.



Artist interpretation.

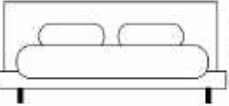
Terrace townhome

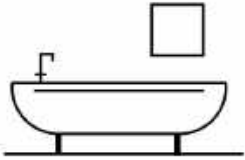
Features

Attention to design details and high build quality standards epitomize the townhomes of Unity Square and the Terrace townhome is no exception. The open plan kitchen with island connects seamlessly to the dining room and the 2nd floor balcony – ideal for entertaining. The large living room boasts large floor to ceiling windows providing you an elevated perspective of the front street scape. This townhome has three large bedrooms including a primary bedroom suite with full walk-in closet and double vanity ensuite. The bottom floor is fully finished with a family room, cloakroom and access to the double car garage.

 Living Space
1,800

 Floors
3

 Bedrooms
3

 Baths
2.5

 Garage
2

 Outdoor Spaces
2

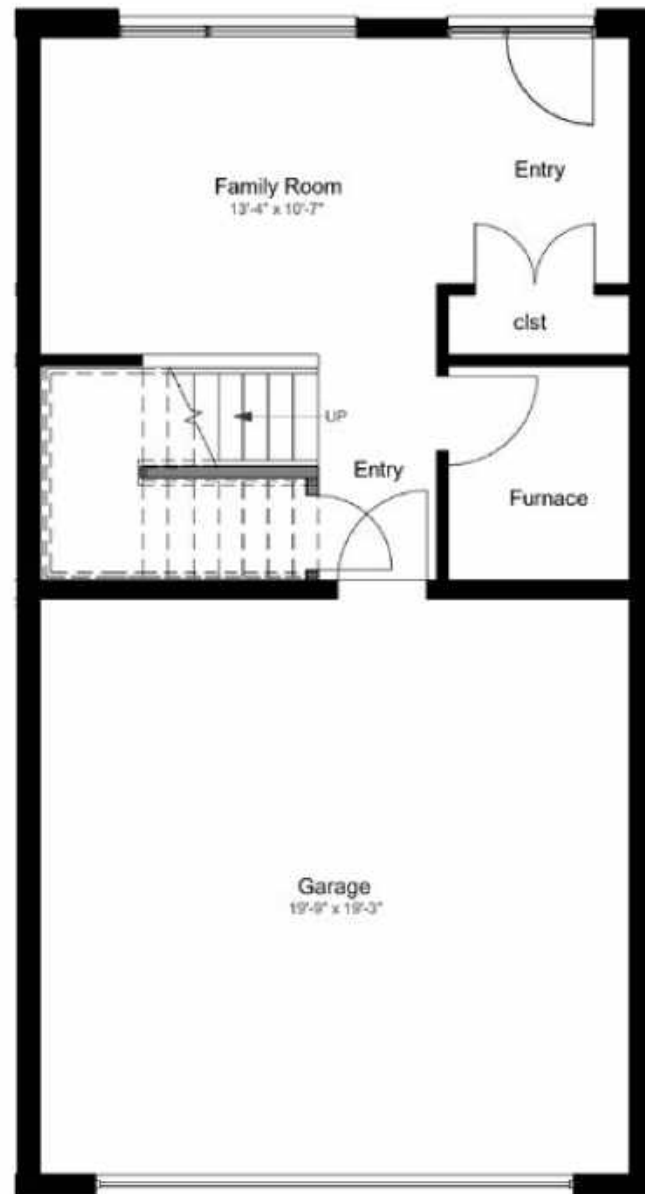


Terrace townhome

1800_{sqft}

Floor plans*

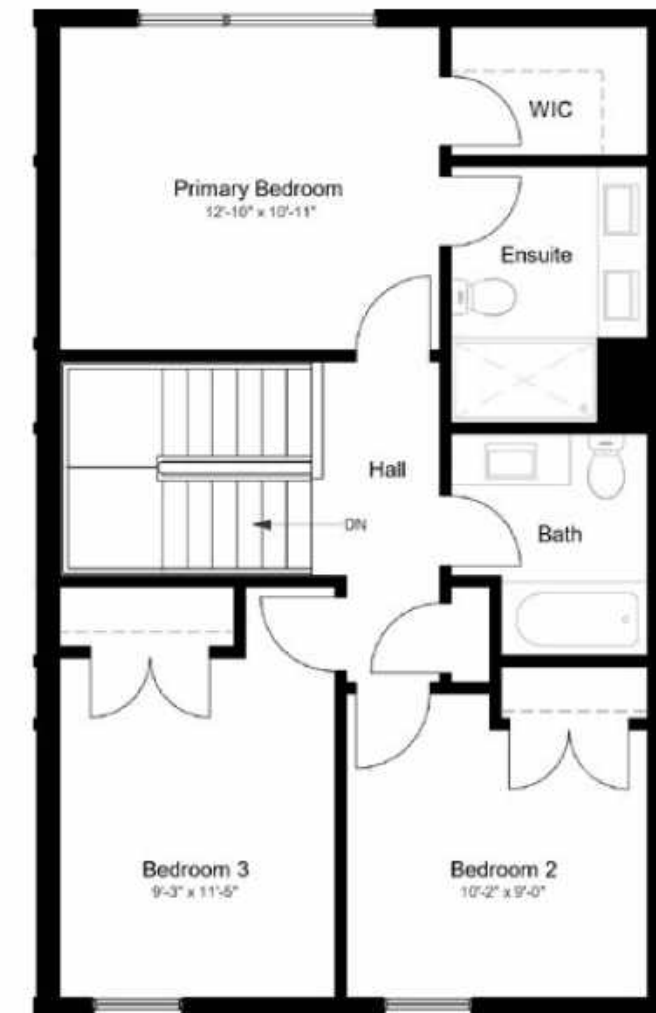
Lower Level



Main



Upper Level



*Window size and placement may vary.

Terrace townhome

Maximum daylight with floor to ceiling windows.



Flexible open plan living

Balcony connected to open kitchen and dining room

Large front patio

Additional two car parking in driveway

Flexible living spaces

Double car garage

Artist interpretation of one of the inviting green spaces designed with human scale in mind and easily accessible by residents living in Unity Square.



Appendix A

Schedule A

Standard Features and Finishes

Exteriors	■ Contemporary exterior finishes and materials selected to provide an enhanced streetscape	Cabinetry & Millwork	■ Builder designed open space gourmet kitchen with valance lighting	Other	■ Finishes, colours, and materials have been curated by the builder and are not a selection option
	■ Self-sealing asphalt roof shingles		■ Soft close doors and drawers		■ Tarion enrollment fee included
	■ Brick, siding, and other exterior finishes per plan		■ Double stainless-steel sink with pull down faucet in kitchen		■ Exterior colours are not a selection
	■ Coloured windows on main and upper levels		■ Waterline for fridge		■ Entry areas may be sunken at the Vendor's discretion in order to reduce number of steps in the garage
	■ Asphalt driveway		■ Stainless steel rangehood		■ Steps where applicable may vary at any exterior or interior entrance due to grading variance
	■ Covered porch roof per plan		■ Quartz countertops throughout		■ All plans, elevations, and specifications are subject to modification from time to time by the Vendor according to the Ontario Building Code without notice.
	■ Insulated garage door with opener		■ Single lever faucet in bathrooms		■ The Vendor will not allow the Purchaser to do work and/or supply any material to finish the dwelling before the closing date
	■ Rear deck with glass railing per plan (Park & Terrace)		■ 2-piece powder rooms with vanity		
	■ Engineered framing as per Ontario Building Code		■ Opening for dishwasher with electrical and Plumbing Rough-in		
	■ Garage full drywalled and taped				
Interiors	■ 9 foot main floors	Heating & Electrical	■ 100 Amp electrical service		
	■ Builder interior trim package		■ All wiring in accordance with code requirements		
	■ Brick, siding, and other exterior finishes per plan		■ Smoke and carbon monoxide detectors on all floors		
	■ Designer selected interior colour palette		■ Valance lighting in kitchen		
	■ Textured ceilings (excluding bathrooms and small spaces)		■ Designer curated lighting		
	■ SPC flooring throughout with carpeted stairs		■ Heavy duty receptacle for dryer and stove		
	■ Laminate closet organiser in the primary bedroom with wire shelving elsewhere		■ Energy efficient gas furnace, A/C, and HVAC equipment		
	■ Window blinds		■ Digital programmable thermostat		
			■ High-efficiency rental hot water heater		