

# INVESTOR HANDBOOK



CONDOS AT THE GATEWAY



Perfectly positioned, steps from the Gateway Terminal and future Hurontario LRT, a short walk from Sheridan College, DUO is all about seamless living. From students to young families, to downsizers wanting a life of ease, its favourable location and thoughtful design scores high on livability. With Brampton's best right at its doorstep, a better life awaits at DUO.

DUO was conceived and created with inputs received from investors and community stakeholders. Right from its location, its focus on transit to its many inspired amenities, DUO represents the culmination of a vision – the introduction of a connected and convenient way of living in Brampton.



# DUO DETAILS

## DEVELOPMENT TEAM

Developer:  
National Developments  
Brixen Developments

Architect:  
IBI Group

Interior Design:  
Esqape Design

Sales & Marketing:  
Baker Real Estate

Landscape Architect:  
Land Art Design

## PHASE 1 BUILDING FACTS

Address:  
245 Steeles Ave W

Stats:  
26-Storeys

No. of Suites:  
349

Suite Types:  
Studio,  
1 Bed, 1 Bed+Den  
2 Bed, 2 Bed+Den

Indoor Amenities:  
Lobby, Gym, Co-working  
Space, Kids' Playroom,  
Party Room, Private Dining  
Room with Catering Kitchen

Outdoor Amenities:  
Rooftop with BBQs, Flex  
Lawn, Dining and Lounge  
Areas

# BRAMPTON QUICK FACTS

## OVERVIEW

9th Largest City in Canada  
4th Largest in Ontario  
3rd Largest in the GTA

Among  
**Top 15**  
Canadian Cities to Live in  
(*Maclean's Canada's Best  
Communities 2021*)

**2nd**  
Highest Population  
Growth Rate Among  
Canada's 25 Largest  
Cities (2011-2016)

## POPULATION

**669,000**  
Population  
(2021)

**4th**  
Largest Visible  
Minority Population in  
Canada

**52%**  
of Population  
are Immigrants

**50%**  
of New Immigrants are  
Under the Age of 24




Sources: City of Brampton, InvestBrampton, Stats Canada

# 10 REASONS TO CHOOSE DUO

## 1 TRANSIT FRIENDLY

**DUO's unmatched transit-friendly location is its best selling feature. Located on Steeles Ave. W, just west of Hurontario, it's a short walk from Brampton's Gateway Terminal and future Hurontario LRT. With GO stations and highways, a quick drive away, all corners of the GTA are easily accessible from here.**

### PROXIMITY TO TRANSIT

511 Züm Bus Stop	1-min 
Brampton Gateway Terminal Future Hurontario LRT	10-min 
Brampton GO Station	10-min 

### REGIONAL TRANSIT

- Brampton is connected to the GTA and beyond via Brampton Transit, GO Transit + Via Rail
- 3 GO stations - Brampton GO, Bramalea GO + Mt Pleasant GO
- Kitchener GO Line transports 22,000/day at peak times | 4,000 off-peak (pre COVID).

### FUTURE HURONTARIO LRT: SCHEDULED COMPLETION - FALL 2024

- 19 Stops between Gateway Terminal and Port Credit GO
- 18 km long track with direct connections to Mississauga City Centre and Port Credit
- Connects to major transit systems including Brampton Transit, Züm Transitway, Mississauga Transit, GO Milton and Lakeshore West lines



## 2 EDUCATION FRIENDLY

The second most compelling feature is DUO's favourable distance from established and future centres of learning. With 21 post-secondary institutions located within an hour's drive of Brampton, there is a sizeable student population in the city.

### PROXIMITY TO POST-SECONDARY INSTITUTES

Sheridan College	5-min	🚶
Algoma University	9-min	🚗   22-min
Chang School of Continuing Education	8-min	🚗   19-min
Rogers Cybersecure Catalyst	10-min	🚗   20-min

### SHERIDAN COLLEGE - DAVIS CAMPUS

- Sheridan's largest campus
- 64 courses offered including Applied Health, Community Services, Engineering + Technology Programs
- 11,193 students
- Davis Campus housing accommodates 350 students

### RYERSON UNIVERSITY

A key player in advancing innovation, entrepreneurship and health care in Brampton.

**Ryerson Venture Zone (RVZ)** - an incubator dedicated to attracting, building and growing early stage, high potential technology start-ups.

**Rogers Cybersecure Catalyst** - a national centre for innovation and collaboration in cybersecurity offering ground-breaking training and certification programs.

**Ryerson Medicine** - a new med school that will empower the future of provincial health care.

Received planning grant from the Government of Ontario + \$1M in funding from City of Brampton.

**Chang School of Continuing Education** - offers innovative online courses in high-demand subject areas.



Source: Sheridan College

## 3 LIFE FRIENDLY

DUO's great location ensures conveniences like shopping, dining, parks and trails, highways are all within easy reach.



### Shopping

Real Canadian Superstore	5-min	🚶
Oceans Fresh Food	6-min	🚶
Staples	6-min	🚶
Shoppers World	7-min	🚶
Canadian Tire	11-min	🚶

### Parks + Recreation

Roehampton Park	6-min	🚶
Kaneff Park	6-min	🚶
Brampton Golf Club	5-min	🚗
Gage Park	7-min	🚗
Garden Square	9-min	🚗
CAA Centre	8-min	🚗
Playdium	9-min	🚗

### Access to Highway

HWY 410	7-min	🚗
HWY 407	10-min	🚗

### Proximity to Transit

511 Züm Bus Stop	1-min	🚶
Brampton Transit Stop	6-min	🚶
Brampton Gateway Terminal	10-min	🚶
Future Hurontario LRT		
Brampton GO Station	10-min	🚗

# 4 ECONOMY

DOWNTOWN BRAMPTON



**AAA**

S&P Triple “A”  
Rating for 14  
Consecutive Years



Average  
Household Income:  
**\$98,855**

## KEY ECONOMIC SECTORS:



**Innovation and  
Technology**  
6,500 companies



**Health and  
Life Sciences**  
2,300 companies



**Food &  
Beverage**  
300 companies



**Advanced  
Manufacturing**  
1,500 companies



**Home to Rogers  
Cybersecure Catalyst**  
A National Centre for  
Innovation & Collaboration  
in Cybersecurity

# 5 COMMUNITY



**We are continuing to build a thriving city for our residents that is connected, sustainable, inclusive and positioned for further economic growth and job creation.**

**Patrick Brown,**  
Mayor of Brampton



**4,110**

Hectares  
of Parkland

**328**

Sports  
Fields

**25+**

Community  
Centres

**6**

Community  
Gardens

**835**

Parks, Open Space  
& Valley Land

**279**

Kilometres of  
Recreational Trail

**13**

Splash  
Pads

**4**

Leash-Free  
Parks

**ESSENTIAL SHOPPING**

- 1 Real Canadian Superstore
- 2 Food Basics
- 3 Oceans Fresh Food Market
- 4 Costco Wholesale
- 5 Canadian Tire
- 6 Walmart
- 7 Lowes
- 8 Shoppers World
- 9 LCBO
- 10 Beer Store

**RESTAURANTS**

- 11 Honest Restaurant
- 12 Chuck's Roadhouse Bar & Grill
- 13 Mandarin
- 14 Rajdhani Indian Sweets
- 15 Boston Pizza
- 16 Burrito Boyz
- 17 Anjappar Chettinad
- 18 iSpoonful
- 19 J. Red & Co. Food + Drink
- 20 The Burger Bros.
- 21 Vesuvio's Ristorante
- 22 Fanzorelli's Restaurant
- 23 The Works
- 24 Segovia Coffee Co.
- 25 Bukhara Grill
- 26 Freshii

**HEALTH & WELLNESS**

- 27 Brampton Civic Hospital

**RECREATION**

- 28 Brampton Golf Club
- 29 Chinguacousy Soccer Field
- 30 Moody Family Park
- 31 CAA Centre
- 32 Peel Village Golf Course
- 33 Garden Square
- 34 South Fletcher's Sportsplex
- 35 Playdium
- 36 The Rose Brampton
- 37 Flower City Community Campus
- 38 PAMA/Peel Art Gallery

**WORK & LEARN**

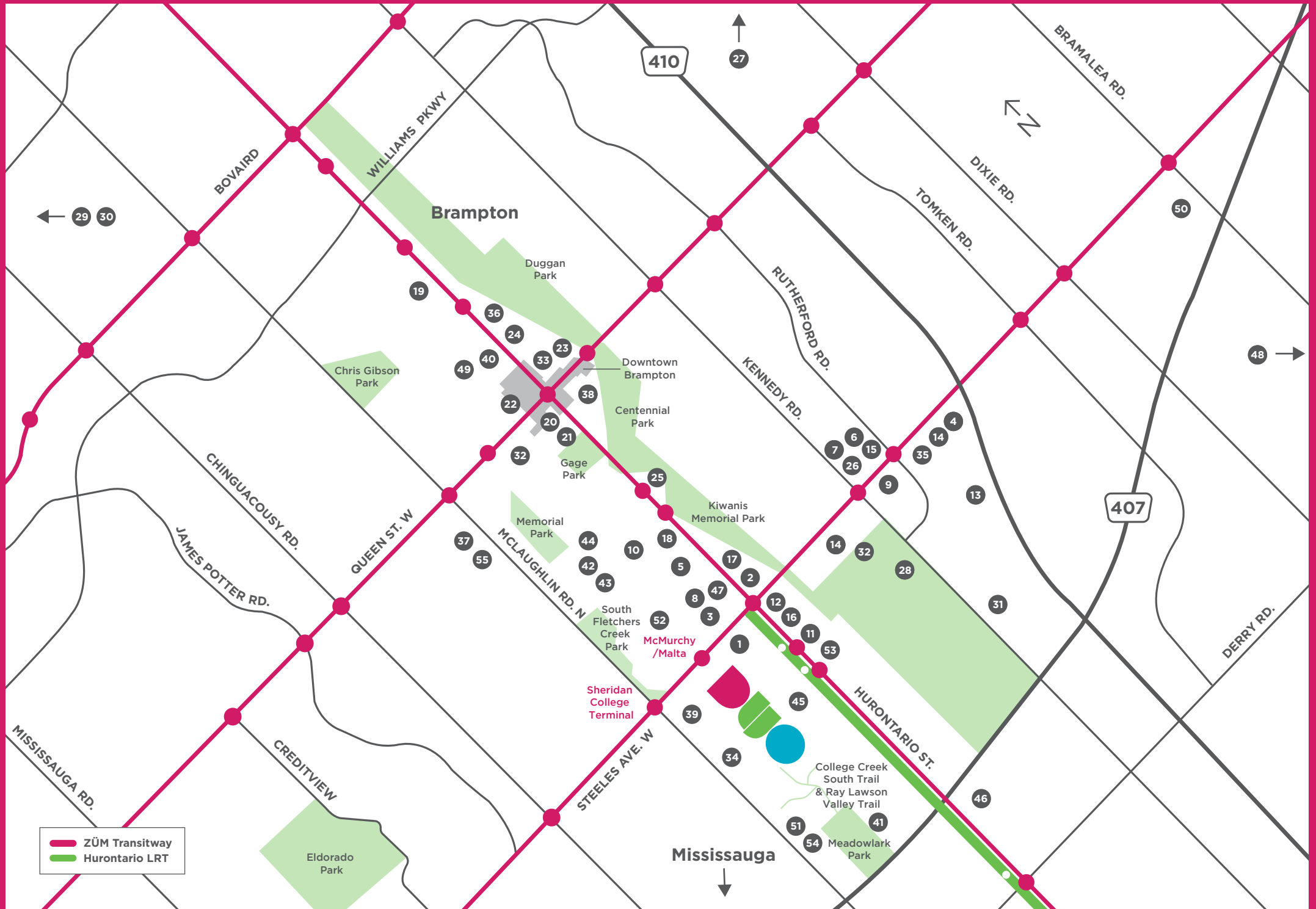
- 39 Sheridan College - Davis Campus
- 40 Ryerson Venture Zone
- 41 Cherrytree P.S.
- 42 Brampton Centennial Secondary
- 43 Bishop Francis Allen School
- 44 Centennial Sr. P.S.
- 45 Fletchers Creek Sr. P.S.

**TRAVEL/TRANSIT**

- 46 Hurontario/Hwy 407 Park & Ride
- 47 Terminal Gateway
- 48 Toronto Pearson International Airport
- 49 Brampton GO
- 50 Bramalea GO

**PLACES OF WORSHIP**

- 51 Gurudwara Nanaksar
- 52 Crosspoint Christian Reformed Church
- 53 Calvary Baptist Church
- 54 Gurudwara Baba Banda Singh Bahadur
- 55 Jamme Imam E Azam R.A Musallah



## 6 REAL ESTATE

The housing market in Brampton is hot. The average cost to own real estate of any kind in the city has nearly doubled since March 2016. Condos have climbed 89.7% from \$259,462 in March 2016 to \$492,209 in 2021. Brampton offers a much more attractive and affordable pricing per square footage compared to Toronto and Mississauga developments and has a lesser density of people per hectare.

## 7 DIVERSITY

With 234 different cultures and 115 different languages spoken, Brampton is one of the most diverse cities in the country. Over 70% of residents are visible minorities. Immigrants represent 52.3% of the total population. The city also has the youngest population in the GTA, with the average age at 36.5 years.

## 8 AMENITIES

DUO is life friendly. Its host of amenities are designed to cater to the needs of modern living. From dedicated co-working spaces to entertainment zones like a rooftop terrace with BBQs, a party lounge, to everyday conveniences like a well equipped gym, 24-hour concierge service, this condominium community ensures residents live their best life. And once Brampton's many recreational facilities, parks and trails are added to the mix, life here is pretty much ideal.

## 9 VALUE

Brampton is a great option for homebuyers and renters. The average Toronto condo costs over \$720,00, Mississauga is \$695,000, whereas Brampton sits at \$516,634. Condo prices in Brampton have increased by **12% year-over-year** to \$514,000. As with the housing market in the GTA, the demand for condos is strong in Brampton, where the vacancy rate currently sits at 0.8%.

When it comes to rents, Brampton is renter friendly. A one bedroom in Brampton rents for \$1,625 compared to Mississauga, where it's \$1,850 and Toronto, \$1,989. Affordable rents make Brampton highly desirable with new immigrants.

Source: Toronto Star

## 10 DEVELOPER

### NATIONAL DEVELOPMENTS

#### You are the Blueprint™

When a builder designs communities from the inside out rather than the outside in, they look a lot less like bricks and mortar and a lot more like the people who live in them. At National, we start with you and your needs. Then we design suites to suit the way you do the things you do. We believe that a suite should give you what you truly want. That it should make your life easier. More beautiful. It should be designed to suit the way you live. That is why the needs of the customer are the driving force behind every community we build. Because, here at National, it isn't about all the great features we put in. It isn't just about our quality or our service. It's really all about you.

#### Rooted in Experience

National has deep roots as part of a broadly based group of companies that traces its origin back to 1974, almost 50 years ago. Founded in 1992, National has grown into one of the GTA's most successful and respected home builders. National has developed over 20,000 acres of land, with a portfolio of over 15,000 homes for families to fall in love with.

### BRIXEN DEVELOPMENTS

#### Building your Future

Brixen Developments Inc. is a full-service development and construction company specializing in mid-to high-rise residential and mixed-use developments throughout the GTA. Founded on the belief that people come first, Brixen is committed to delivering thoughtful, quality design for the way you live. With a design-forward focus, Brixen looks to push the architectural envelope in both form and function, while adding value and character to growing neighbourhoods.

#### Committed to Delivering Quality Communities

Our fundamental belief that people come first means that we sweat the details when designing our buildings. With a focus on the end-user's experience in the space, and the integration of the building into its surrounding area and community, no detail is overlooked by the Brixen team. Our communities are walkable and transit-oriented, and our living spaces prioritize functionality and comfort. We take pride in the design and beauty of our buildings, and in our contributions to the neighbourhoods and streetscapes that we are honoured to help transform.

COLLABORATORS







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