

THE
BRONTE
OAKVILLE

PROJECT OVERVIEW

BRIXEN

QUEENSGATE

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PROJECT OVERVIEW

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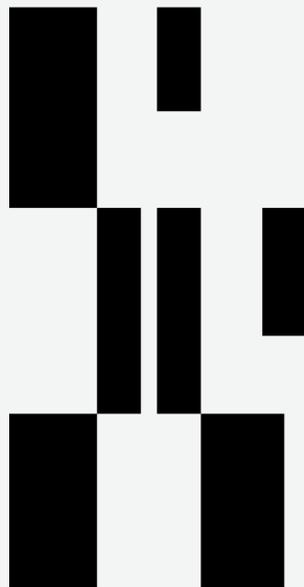
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ONLY 5% DEPOSIT REQUIRED IN 2020



PROJECT OVERVIEW

Location	2430 Old Bronte Road, Oakville
Developers	Brixen and Queensgate
Architect	Architecture Unfolded
Interior Designer	Unison Design
Landscape Architect	Land Art Design
Number of Units	129 Units
Suites	52 1-bedroom suites, 33 1-bed + den suites, 44 2-bedroom suites
Commercial	2,570 sq. ft. on main floor
Storeys	8 Storeys
Amenity Highlights	Library Lounge Gym Party Room Outdoor Dining Room Terrace with Lounge and Fire Pit Multipurpose Lawn Pet Spa



WHY OAKVILLE?

In the heart of Canada's Golden Horseshoe, Oakville leaves a lasting impression. Whether it's theatre, sports, leisurely pursuits, history, art, dining out or the charm and character of Oakville's distinctive heritage neighbourhoods, Oakville has so much to offer. Special attractions, festivals and activities are geared to the whole family. There are acres of park space, many with groomed hiking trails, two picturesque harbours with docks and slips for sail and powerboats, recreation centres, amazing shopping and restaurants and a culture with a strong heritage, preserved and celebrated.

THE BRONTE
OAKVILLE RESIDENCES





Naturally You.
 Naturally Oakville.
 Simply Incomparable.





TEN BEST REASONS TO BUY IN OAKVILLE

01

Ranked #1 Place to Live (MoneySense, 2018)

02

Only 30 minutes from Toronto

03

Oakville GO Station (Minutes to transit, GO and 400 series highways)

04

Rated one of the safest places to live

05

2500 acres of parkland and the beautiful Lake Ontario shoreline

06

Excellent recreation and shopping

07

Close proximity to top medical facilities

08

Easy access to the top schools and secondary institutions

09

Great employment opportunities

10

Excellent real estate investment



REASON 1

Ranked #1 Best Place to Live in Canada by MoneySense Magazine (2018)

Oakville is a **30-minute** commute into downtown Toronto on the shores of Lake Ontario. It is located in one of the country's most densely populated corridors between Toronto and Hamilton.



Average Age

39.7



Population

209,000



Average Household Income

\$161,540



Average Value of Primary Real Estate

\$1,218,900



Average Household Net Worth

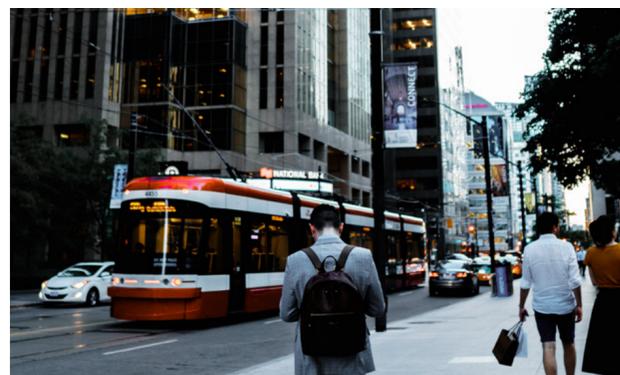
\$1,742,036



REASON 2

Just 30 Minutes to Downtown Toronto

With close proximity to Canada's largest city, Oakville is a natural choice for people working in Toronto. Real estate values are less in Oakville and the lifestyle is outstanding.





REASON 3

State of the Art GO Station, Transit and Highway Connections

Oakville is a commuter's paradise – with exceptional highway access to Toronto, Hamilton and Niagara through GO Transit and a modern highway network.



25 minutes
to Pearson International Airport, Canada's largest airport



30 minutes
to Union Station and downtown Toronto



1 hour
to the U.S. border



2 major shipping ports within 40 kilometres



Intermodal rail access



Access to highways 403, 407 and QEW



REASON 3 CONT.

The Benefits of Car-Free Living

With exceptional transit options including easy access to local bus routes and GO Transit, people without cars will love the convenience of The Bronte's location.

With 4 local routes and 2 major routes connecting Palermo Village every 15 minutes, it's easy and convenient to get to all of the many destinations within Oakville.

Car-free People Save \$\$\$

- No car payments
- No insurance payments
- No gas payments
- No maintenance payments
- No parking payments

But aside from that . . . there are other benefits to being car-free:

Better for Stress Management and Health

Studies have shown that people who drive are more stressed out and suffer from more stress related health issues than people who use public transit, ride sharing and other modes of transportation (biking, Uber etc.)

Better for the Environment

Less cars means less global warming.

More Productive Time

People who commute via public transit free up an average of 8 hours a week that they can spend reading, working on their laptop, checking their phone, etc. instead of driving in traffic to work.



The Bottom Line

The Bronte provides exceptional access to public transportation, a vital consideration for people without cars.



REASON 4

The Safest Place to Live!

Oakville is ranked one of the safest cities in Canada. Low crime and an educated population contribute to this ranking.





REASON 5

Over 2500 acres of parkland and a beautiful shoreline!

Oakville is chock-a-block with beautiful parks and greenspaces, as well as a thriving harbour and waterfront. With over 2500 acres of park, there are endless places to explore and enjoy!

Some of the most popular parks include:

Lion's Valley Park

Gairloch Gardens

Bronte Creek Provincial Park

Coronation Park

Bronte Heritage Park





REASON 6

Excellent Recreation and Shopping!

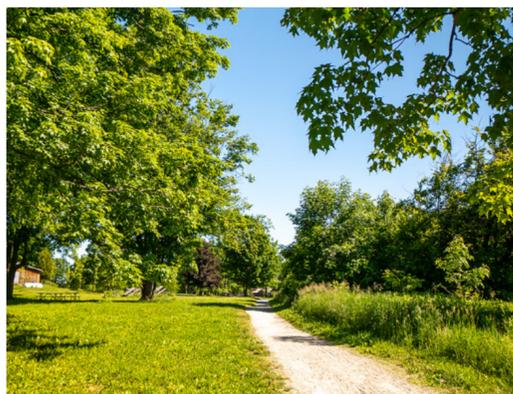


Biking

200 km of Bike Lanes

Skiing

Just 22 minutes to Glen Eden and under 1 hour to Hockley Valley Resort



Golfing

6 minutes to Deerfield Private Golf Club, 9 minutes to Rattlesnake Point, 12 minutes to Oakville Golf Club and Piper's Heath Golf Club, 13 minutes to Glen Abbey



Hiking

6 minutes to Lions Valley Park, Donovan Bailey Park and McCraney Creek, 7 minutes to Taplow Creek, 9 minutes to Bronte Creek, Fourteen Mile Creek and Munn's Creek, 14 minutes to Mount Nemo and Morison Valley North, 17 minutes to Joshua Valley, 23 minutes to Hilton Falls



Shopping

With three distinct shopping areas, Oakville truly has it all! Boutiques, malls, markets and upscale grocery stores contribute to the premium retail available.

- Oakville Place
- Square One Shopping Centre
- Whole Foods / Loblaws / Fortinos
- L.L. Bean

Downtown Oakville Highlights:

- Kerr Street Café
- Organix Garage
- Lululemon
- Black Caviar Boutique
- Roots
- Kit and Ace
- Lole Atelier

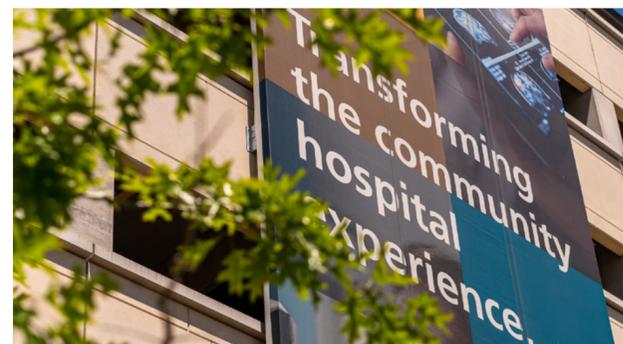


REASON 7

Close Proximity To Top Medical Facilities

Aside from neighbouring McMaster Medical Centre, Oakville is at the hub of medical research and breakthroughs at their own Oakville Trafalgar Medical Centre. It is within an hour's drive of the Medical Innovation District in downtown Toronto.

With the many medical fellowships and medical personnel staff exchanges creating a ready pool of temporary tenants, investing in upscale condominiums in the surrounding area is a winning investment strategy.





REASON 8

Easy Access to the Top Schools and Secondary Institutions

Oakville boasts the best educated population in Canada with over **75%** of residents **25** to **64** holding post-secondary degrees

15 Private Schools, including:

- Appleby College
- Chisholm Academy
- Holy Name of Mary College School



17 Universities within 1 hour from Oakville, including:

- University of Toronto
- McMaster University
- York University
- Sheridan College
- University of Guelph
- University of Waterloo
- Wilfred Laurier University
- Brock University



Oakville Elementary School Rankings

- Top 10% - 10 Schools
- 10% - 20% - 5 Schools
- 20% - 30% - 5 Schools
- 30% - 40% - 1 School
- 40% - 50% - 4 Schools
- 50% - 60% - 1 School

Frazer Institute Rankings

Rank	School Name	Score
7 / 738	Oakville Trafalgar	9.2
14 / 738	Iroquois Ridge	8.8
24 / 738	Garth Webb	8.6
32 / 738	White Oaks	8.4
49 / 738	Abbey Park	8.1
49 / 738	St. Ignatius of Loyola	8.1
101 / 738	Thomas A Blakelock	7.7
117 / 738	Gaétan Gervais	7.6
148 / 738	St. Thomas Aquina	7.4
186 / 738	Sainet Trinité	7.2



REASON 9

Corporate Head Offices in Oakville

Great Employment Opportunities

Every major sector of the Canadian economy is represented within the Oakville commercial landscape.



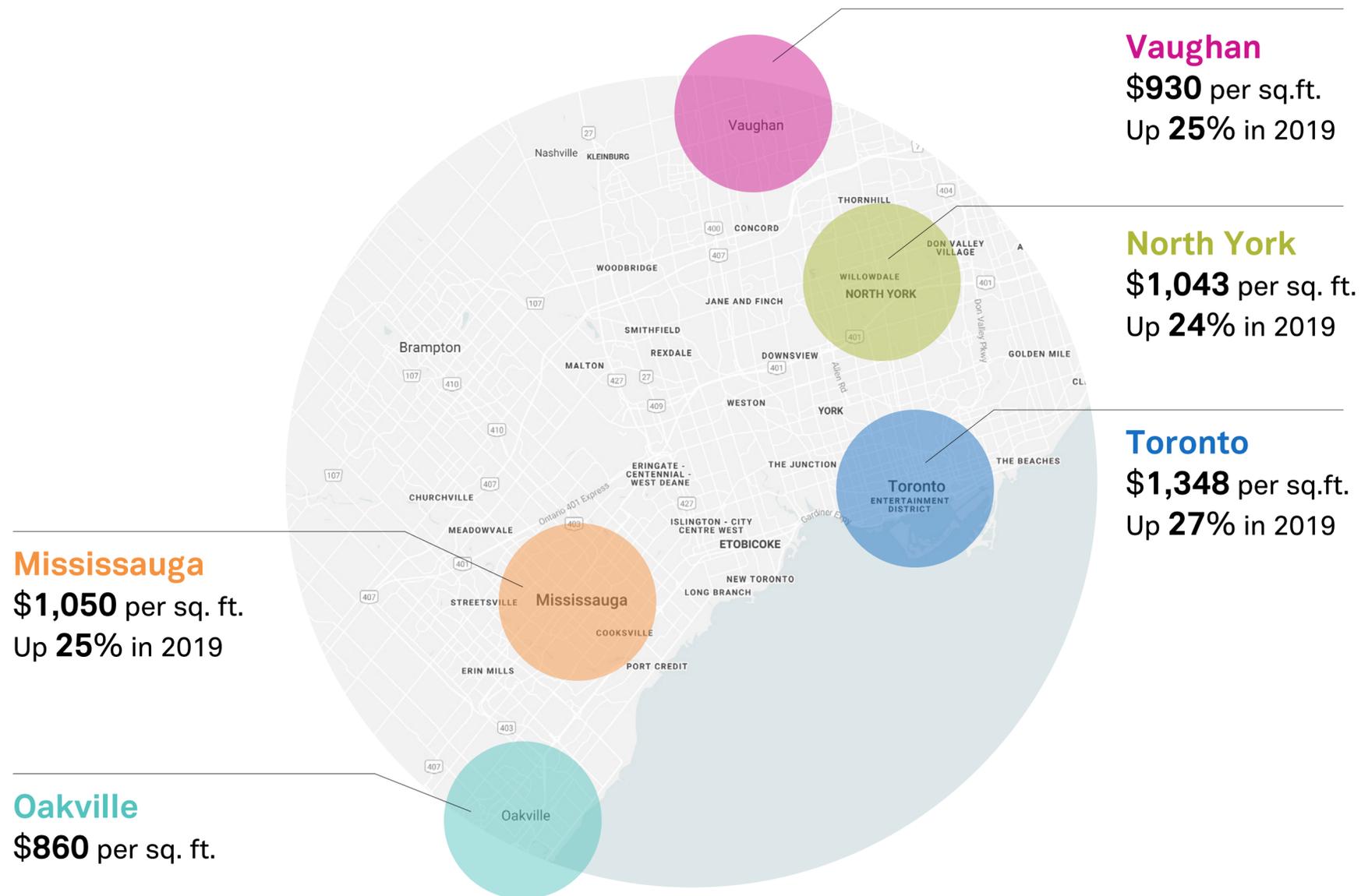


REASON 10

Excellent Real Estate Investment. Condo Investors' Biggest Opportunity for the Next 4 Years Is Oakville!

Just 30 minutes from Toronto, North America's 4th largest city, Oakville's competitive tax rates, competitively priced employment lands and highly educated workforce, make it an investor's dream! Its average cost per square foot in new condominium builds, makes it an attractive investment – encouraging savvy investors to get in while prices are relatively low.

New Sale Averages In The GTA



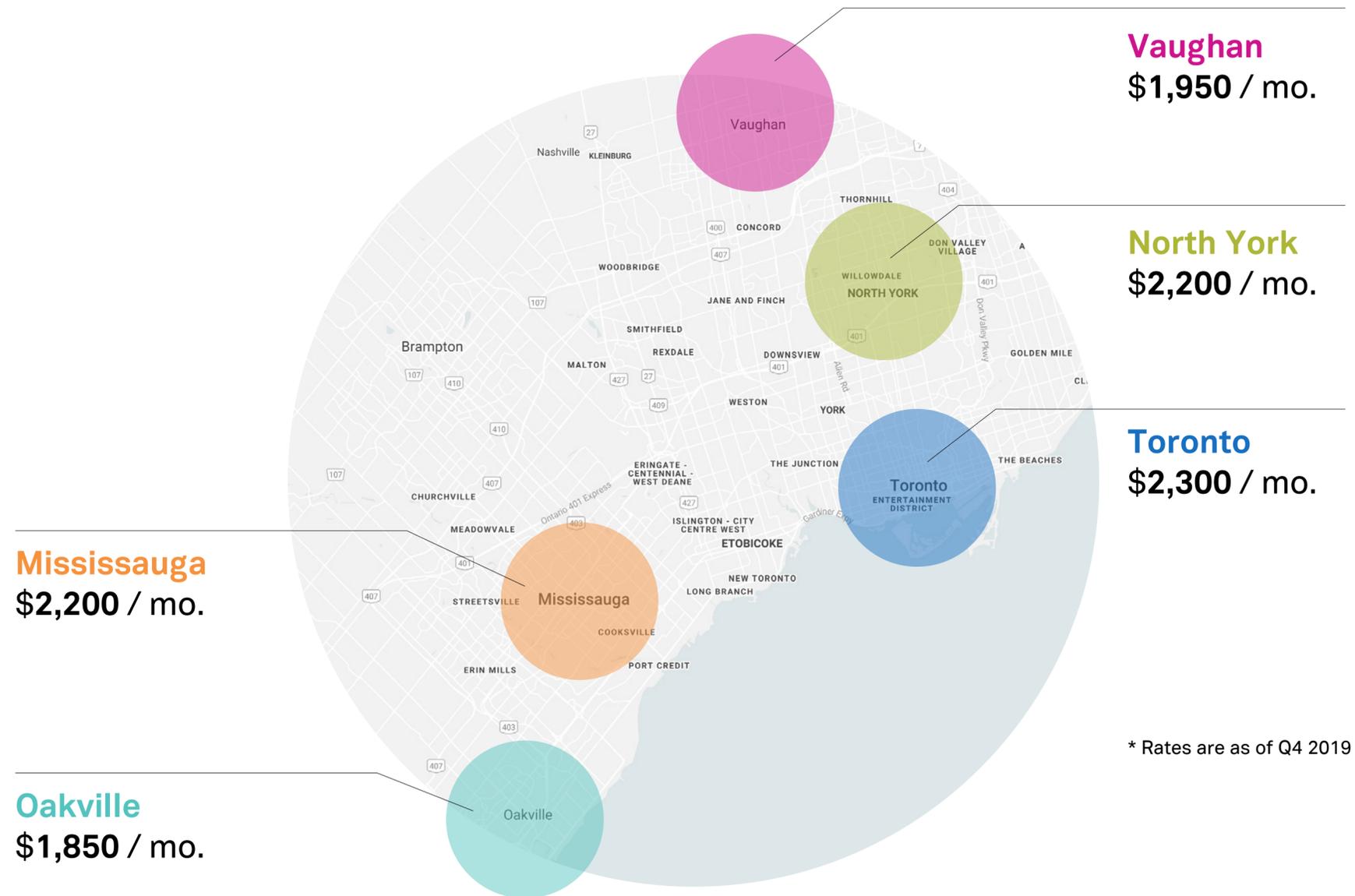


REASON 10 CONT.

Exceptional Investment Opportunity! Oakville is a prime location for upscale renters.

Oakville is also the perfect community for condominium investment. Located just 30 minutes from downtown Toronto, a ready pool of renters seeking homes close to GO Transit, highways and all of the necessary amenities awaits the savvy investor. The Bronte is the perfect address – answering all of the needs today’s condo renter requires. Plus, The Bronte is an extremely affordable investment, with a cost per sq. ft. significantly lower than condos in surrounding areas.

Monthly Rental Averages In The GTA



* Rates are as of Q4 2019





THE FUTURE OF OLD BRONTE ROAD IS CALLING!

Palermo Village has a rich history in the Town of Oakville and a bright future as a growth area for new development. Old Bronte Road, centrally situated in Palermo Village, has the opportunity to be enhanced with high quality amenities and innovative urban form.

While Dundas Street may be viewed as the greatest barrier bisecting Palermo Village into two, it can also be considered a great asset. Dundas Street is the main east-west spine of Oakville, connecting Burlington to Mississauga. Future plans for a BRT line on Dundas Street mean that surrounding land value will steadily increase over time. Road improvements will benefit adjacent communities like Palermo Village by promoting higher density and creating opportunities to integrate the heritage character that is intrinsic to the neighbourhood. It also means that population and transit supported land uses will occur – coinciding with the planning objective for Palermo Village to be a complete community.

Old Bronte Road is the subject of two municipal policy frameworks: The Livable Oakville Plan, south of Dundas Street and the North Oakville West Secondary Plan* (NOWSP) north of Dundas Street.



HIGHLIGHTS OF THE LIVABLE OAKVILLE PLAN

01

Palermo Village is
one of six growth
areas

02

Will accommodate
a higher density
of population
(+5,200 people)

03

Increased employment
opportunities
(+3,800 jobs)

HIGHLIGHTS OF THE NOWSP



North of Dundas to be a dense, urban, mixed use core that is pedestrian and transit-oriented and can accommodate approximately 1000 people.



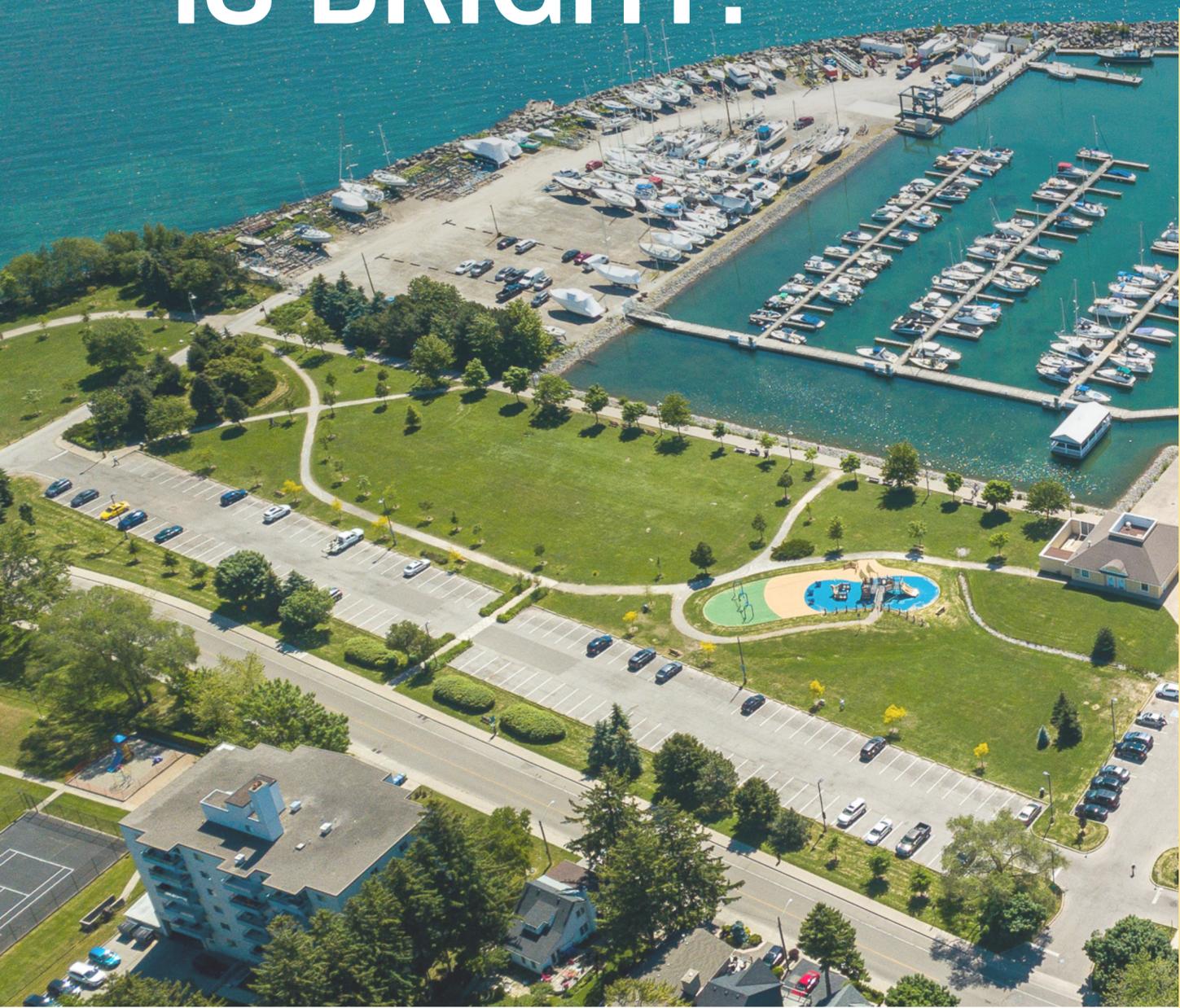


DEVELOPMENT IS COMING! GET IN EARLY!

Current development applications include townhouse proposals and a medical office. A recently approved application will mean approximately 375 new homes and a French Catholic high school will be built. Due to the development, roads will also be connected, including Grand Oak Trail north to Dundas Street and Pine Glen Road to Old Bronte Road. Connecting these roads will lead to enhanced circulation and access.

In addition to private development proposals, the Town of Oakville intends to build a local transit facility around Regional Road 25 and Dundas Street. The facility is to hold 6 to 8 bus bays for local and regional transit service. There is a fundamental opportunity to encourage active transportation by providing pedestrian and cycling links through this transit hub.

THE FUTURE IS BRIGHT!



In order to bring together the distinct parts of Palermo Village, organizing the community into character areas is key for a cohesive design strategy. Based on the existing road structure and community pattern, there are three-character areas. Each character area will have specific built form and street designs. The purpose of these character areas is to complement the existing built form and to support the future uses expected in the area.

HISTORIC CORE NORTH



The Historic Core North is located north of Dundas Street and is surrounded by employment to the west and natural green space to the east. The design focus for the Historic Core North is to create a vibrant mixed-use area with midrise buildings on both sides of the street with grade-related commercial uses. The heritage resources are to be integrated to create a place where people live, work, shop, dine and socialize.

HISTORIC CORE SOUTH



This part of the village is located just south of Dundas Street where a cluster of heritage buildings and places of worship line the street. The narrowness of the street creates a quaint atmosphere with many mature trees. This portion of the street can continue the heritage theme.

The design focus for the Historic Core South is to create a “destination” for the town. With a cluster of heritage buildings, this stretch of the street is where the past and future of Palermo meet. This may be where special community events such as farmer markets, different festivals and seasonal events take place. During special events this section of Bronte Road can be closed to vehicle traffic to accommodate temporary structures.

THE PROMENADE



In keeping with a residential focus, this area can be used by residents and visitors, with neighbourhood amenities. Generous sidewalks with full tree plantings can create a recreational place to walk dogs, push strollers and have pedestrian amenities. This portion is a transition from the neighbouring residential areas to Palermo Village and can provide support and foot traffic for commercial uses in the Historic Core South.

The design focus for the Promenade is to create a safe, attractive and green area for not only the residents on Old Bronte Road but also for all residents in the vicinity, a place to walk, play, relax and enjoy.



THE TEAM BEHIND THE BRONTE

Developer

BRIXEN

With decades of experience building communities for the way people actually live, Brixen is a new generation of builder. The company is committed to building contemporary homes in exceptional locations that offer homebuyers the very best value along with lifestyles enriched by amenities that make life easier, more convenient, and more enjoyable.

Developer

QUEENSGATE

Queensgate's vision of creating outstanding communities is achieved by successfully integrating design and planning with their extensive technical and financial expertise. Their hands-on management style and thorough, custom builder approach to quality ensures the highest level of customer service and satisfaction. Today, as in the past, purchasing a Queensgate home is your guarantee of satisfaction.

The Architects

architectureunfolded

With over 40 years of design and construction experience, Architecture Unfolded is renowned for their unique and interesting designs. Specializing in creating striking condominium buildings, their designs not only make a positive contribution to the beauty of the neighbourhood, but also cater to the unique needs of residents living there. With a strong focus on environmentally sensitive designs, The Bronte will be a building that provides the ultimate fusion of space, design and lifestyle for those lucky enough to call it 'home'.



THE TEAM BEHIND THE BRONTE

The Interior Designers

UNISON

Unison Design has over 15 years of experience in creating interior spaces for condominium buildings. Their unique style celebrates the relationship between the people who live in the building and the spaces they can enjoy. Blending timeless design with modern sensibilities, Unison brings an innate sense of balance between functionality and intrinsic beauty

The Landscape Architects

LANDARTDESIGN landscape architects inc.

Land Art Design is a boutique design studio focusing on designing engaging exterior spaces that reflect creativity, functionality and a sense of community. Crafting unique and interesting environments that enhance the building, Land Art Design skilfully balances private outdoor spaces with larger communal areas to create truly welcoming areas for every resident.

ICONIC REALTY BROKERAGE

Iconic Realty is a boutique, full-service brokerage that specializes in selling in the new home and condo market. For over 10 years, their innovative team has helped sell residential homes, luxury homes, investment properties, and commercial properties across the GTA.

ABOUT THE BRONTE

Location	2430 Old Bronte Road, Oakville
Developers	Brixen and Queensgate
Neighbourhood	Palermo Village
Project Details	8 Storey Building With 129 Residential Units 52 1-bedroom suites, 33 1 bed + den suites, 44 2-bedroom suites and 2,570 sq. ft. of main floor Commercial.
Architect	Architecture Unfolded
Interior Design	Unison Design
Landscape Architect	Land Art Design
Sales	Iconic Realty
Marketing	52 Pick-up Inc.

The Bronte will be designed to appeal to a fit, active and socially connected demographic – one that appreciates a healthy lifestyle, social opportunities and convenient commuting.





AMENITY PLAN



MAIN FLOOR PLAN

- Concierge
- Parcel Room
- Library
- TV Media Room
- Gym
- Yoga Studio
- Mail Room



TERRACE PLAN

- Private Dining Room
- Dining Lounge
- Outdoor Dining Area
- BBQ Stations
- Terrace Lounge
- Fire Pit
- Multipurpose Lawn Area















