

**PICKERING  
CITY  
CENTRE**

**A TRANSFORMATIONAL  
55-ACRE  
MASTERPLAN**

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# 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**

 <p><b>2019</b></p> <p>TRANSIT CITY 4 &amp; 5</p> <p><b>Undergoing Final Closing</b></p>	 <p><b>2019</b></p> <p>THE FOREST HILL</p> <p><b>Under Construction</b></p>	 <p><b>2020</b></p> <p>55 Mercer</p> <p><b>Under Construction</b></p>
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**ONE OF THE MOST ACTIVE DEVELOPERS IN THE GTA**

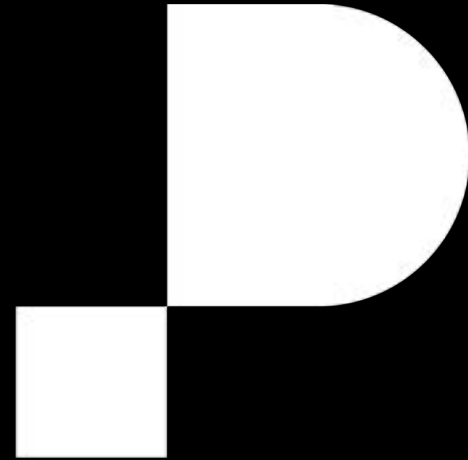
 <p><b>2020</b></p> <p>199 Church</p> <p><b>Under Construction</b></p>	 <p><b>2021</b></p> <p>8 Wellesley</p> <p><b>Under Construction</b></p>	 <p><b>2021</b></p> <p>PRIME</p> <p><b>Under Construction</b></p>	 <p><b>2021</b></p> <p>Westline</p> <p><b>Under Construction</b></p>	 <p><b>2022</b></p> <p>252 Church</p> <p><b>Under Construction</b></p>	 <p><b>2023</b></p> <p>Kipling Station</p> <p><b>80% Sold. Construction Start - 2024</b></p>
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# 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

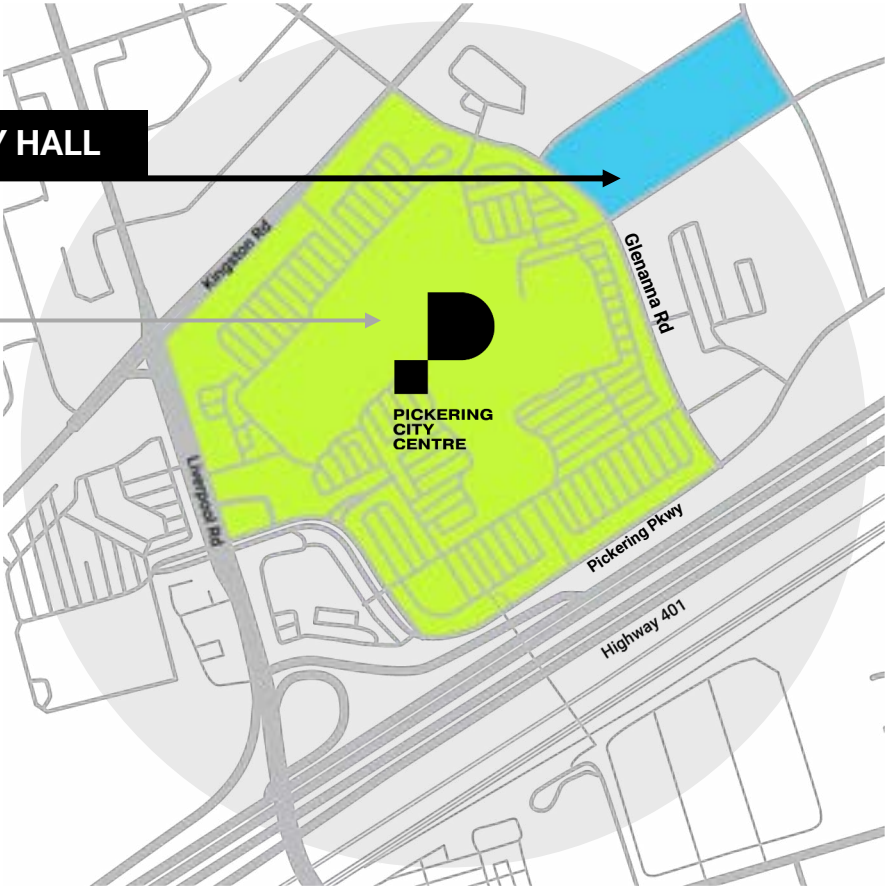
**PICKERING CITY CENTRE**  
55-ACRE MASTERPLAN



# 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

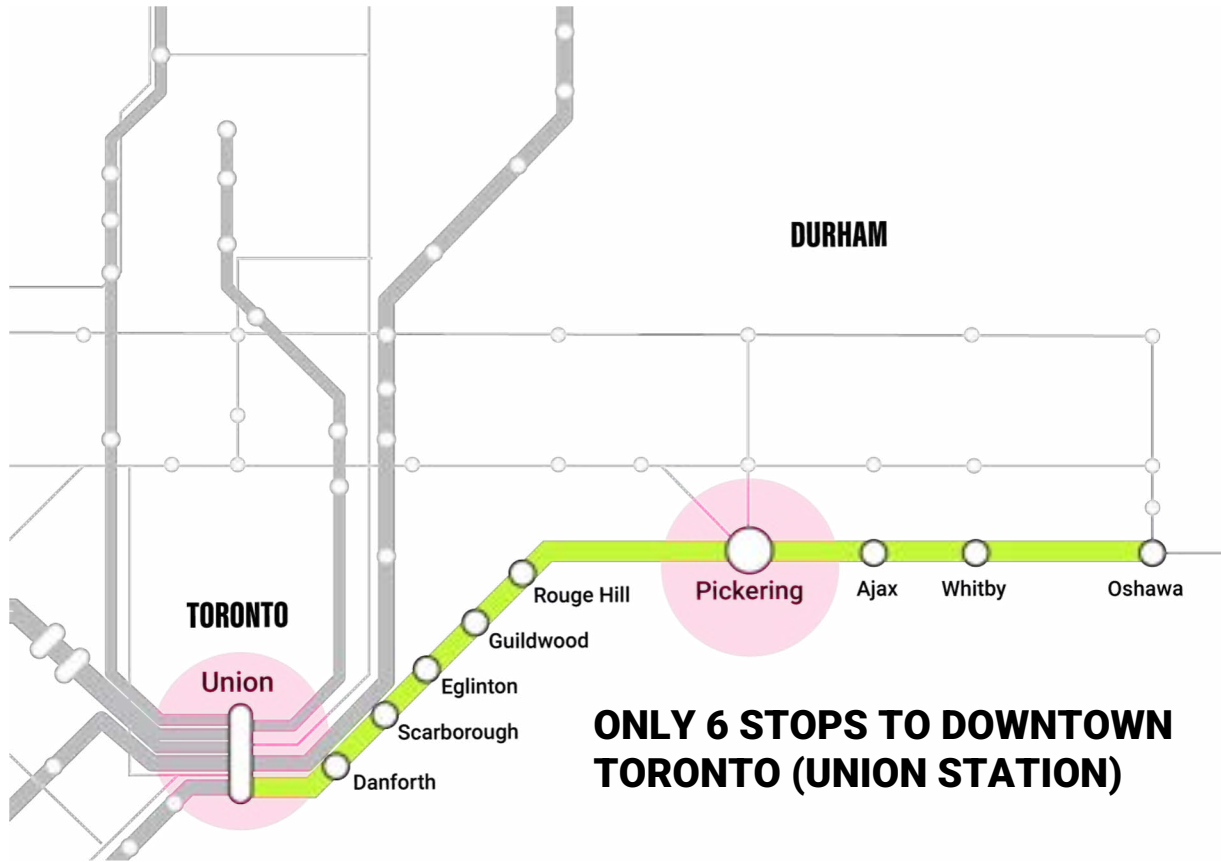
HIGHWAY 401

## PICKERING GO TRAIN STATION

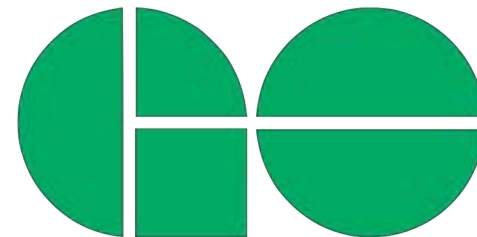
- Under 40 Minute Commute to Downtown Toronto (Union Station)
- GO Train Network Serves More Than 11,000 Sq.km
- Ridership of Over 70 Million Passengers per Year.



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](http://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



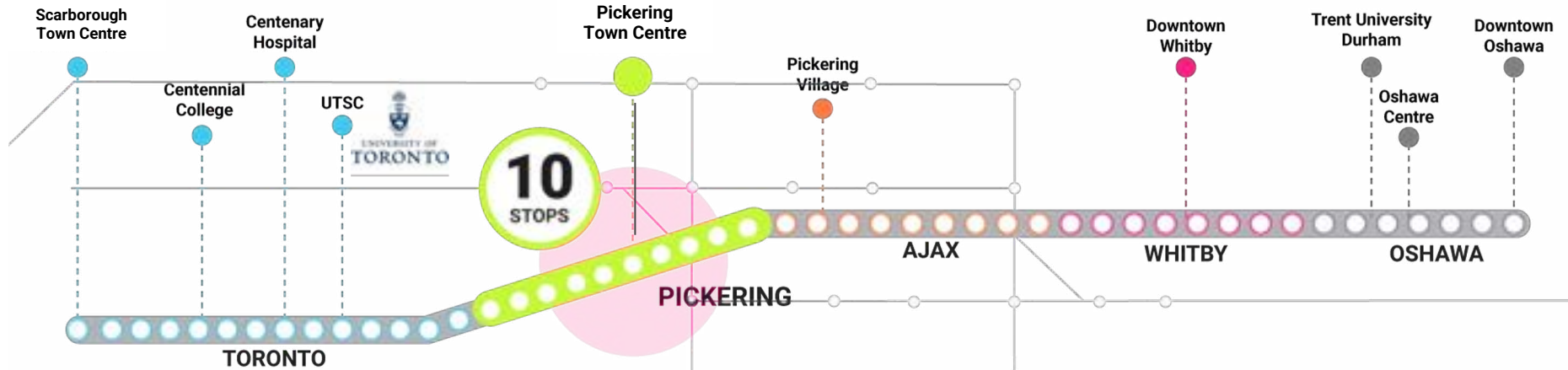
Source: metrolinx.com

# 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'

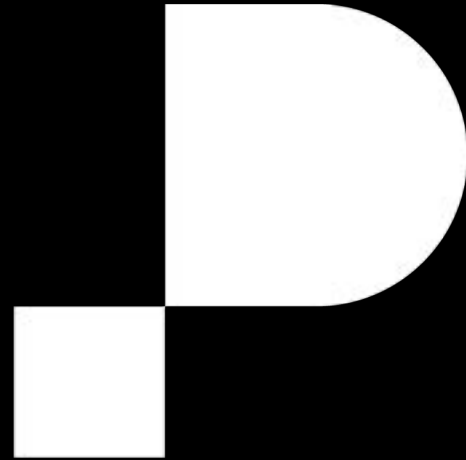
- 4 Mixed-Use Residential Towers
- Over 2,000 Suites
- Over 110,000 SF of Indoor & Outdoor Amenities
  - 75,000 Outdoor
  - 45,000 Indoor
- 18,000 SF of Retail at Ground Level
- **Coming this September.**







**PCC CONDOS**  
COMMUNITY  
& TOWER  
DETAILS



**PICKERING  
CITY  
CENTRE**







**+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

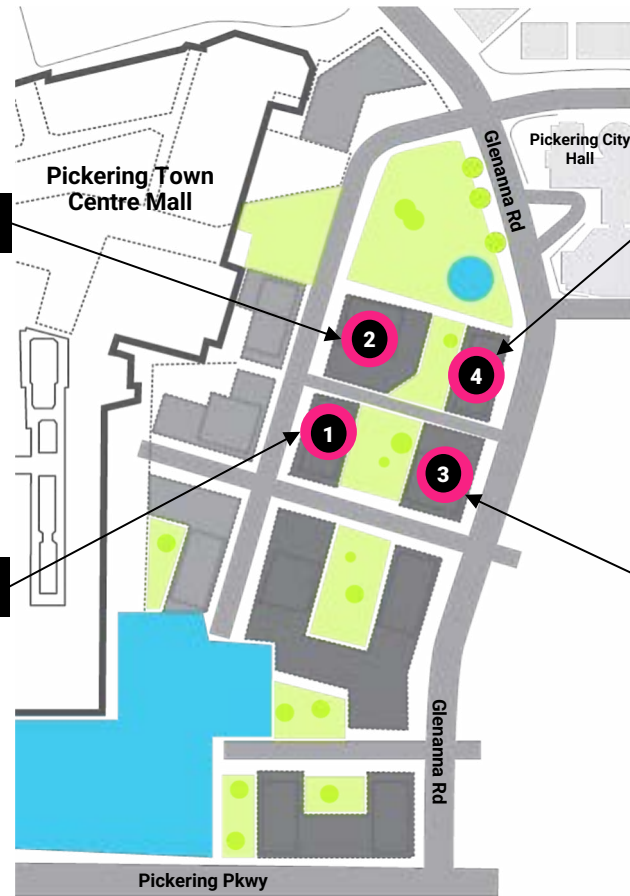


**PCC2**

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

**PCC1**

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



**PCC4**

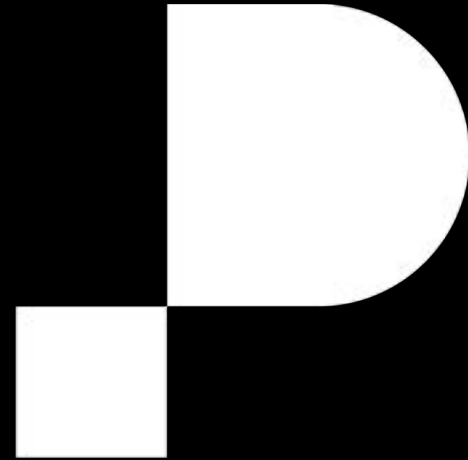
**55**  
Storeys  
**600**  
Suites

**PCC3**

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



**EFFICIENT  
SUITES  
DESIGNS**

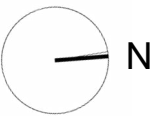


**PICKERING  
CITY  
CENTRE**



# PICKERING CITY CENTRE

-  1 Bedroom
-  1 Bedroom + Den
-  2 Bedrooms



# PCC Tower 1

**2BED**  
700 SF

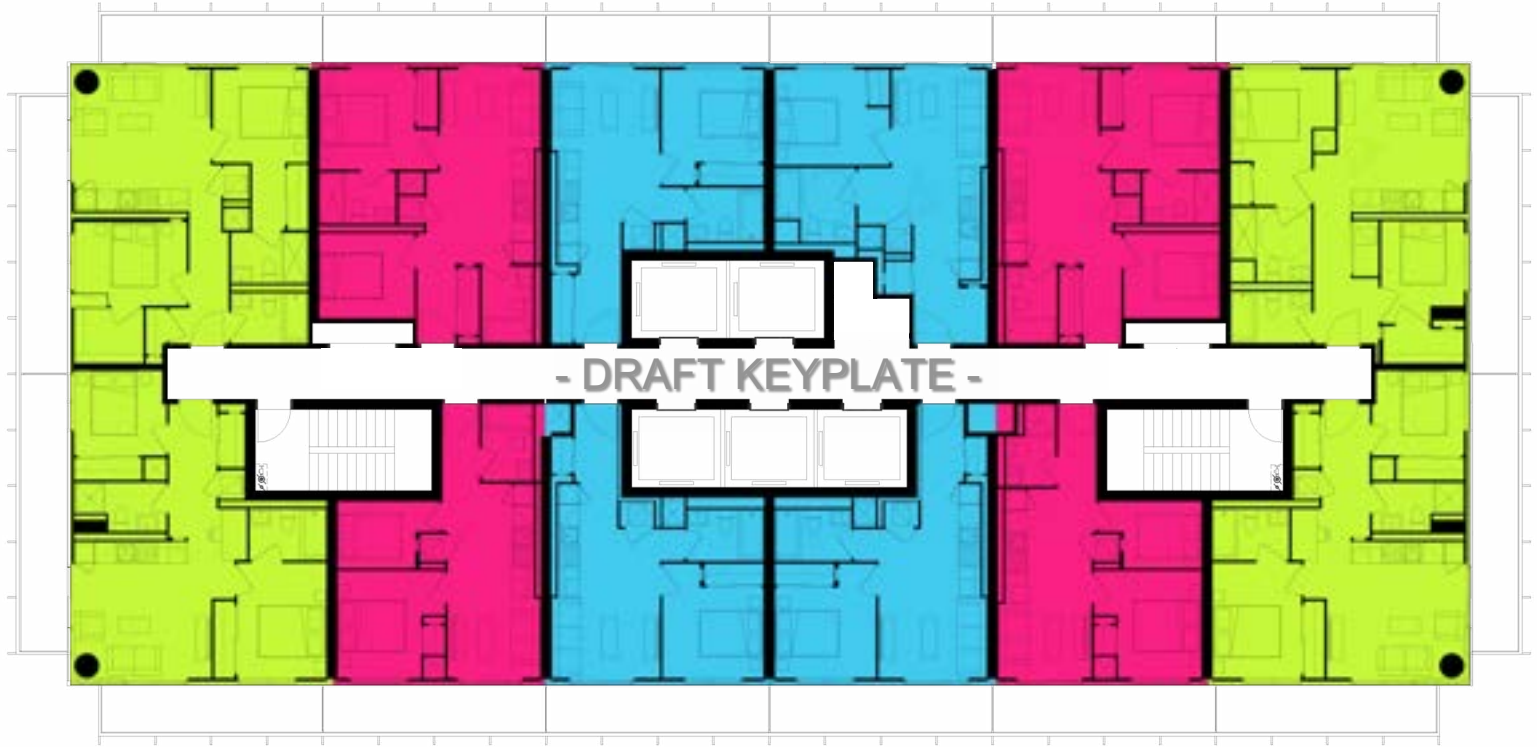
**1BED+DEN**  
618 SF

**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
DURHAM	2,521	35%
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

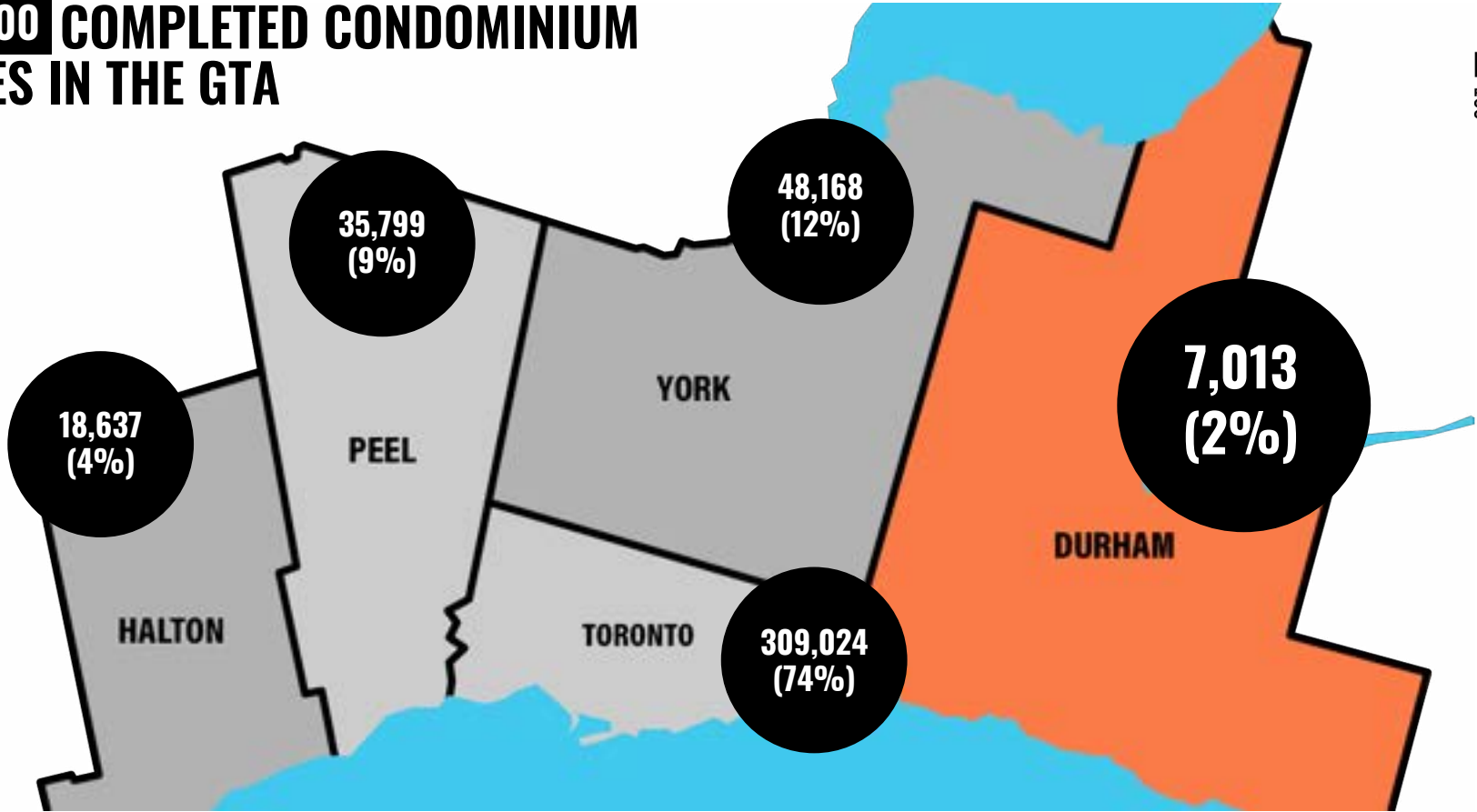


**418,000**  
**COMPLETED**  
**CONDOMINIUM**  
**SUITES IN THE GTA**

PICKERING  
CENTRE COURT

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.**

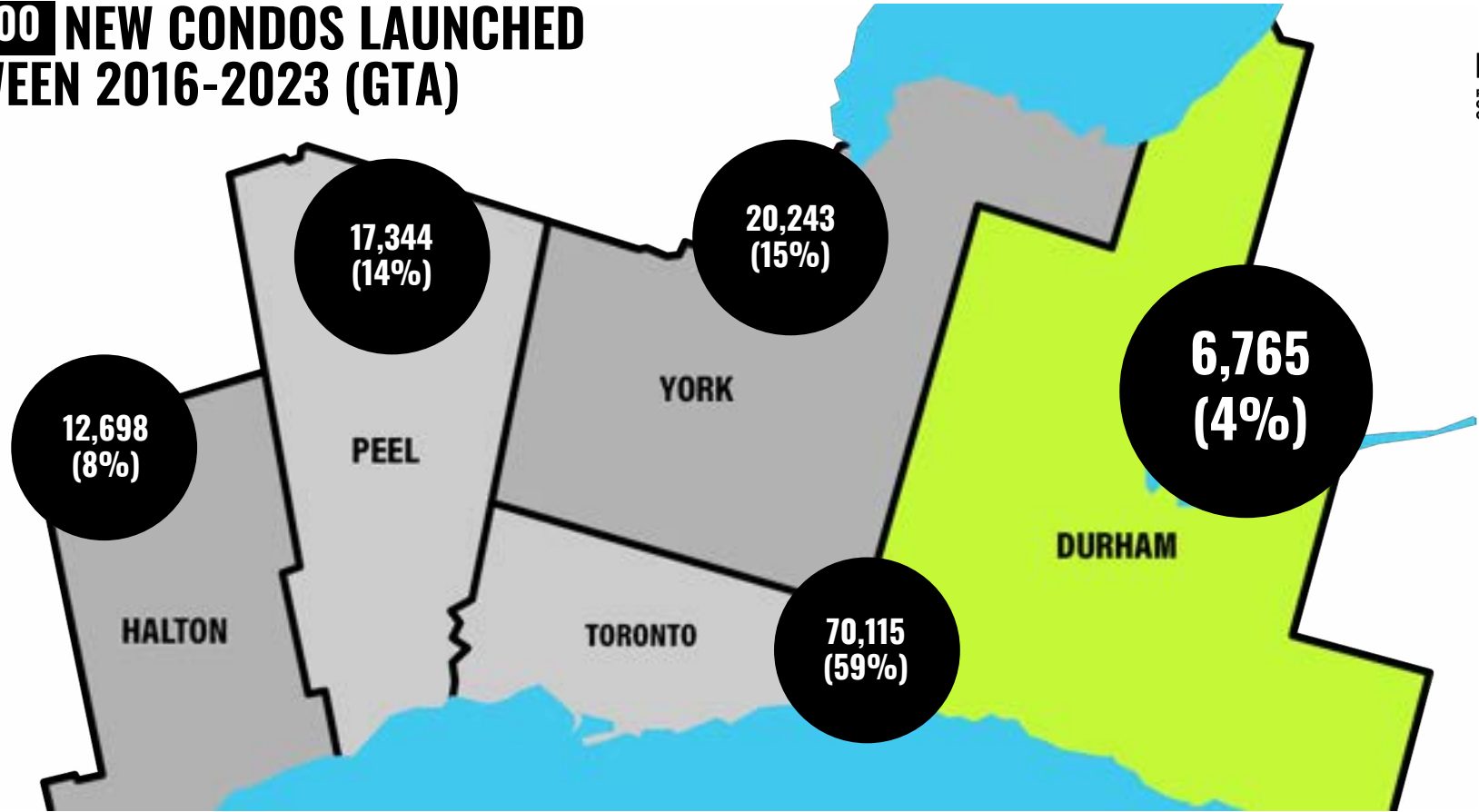


**170,000**

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



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



Source: Urbanation

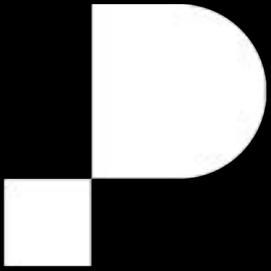
**170,000** NEW CONDOS LAUNCHED  
BETWEEN 2016-2023 (GTA)

**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?

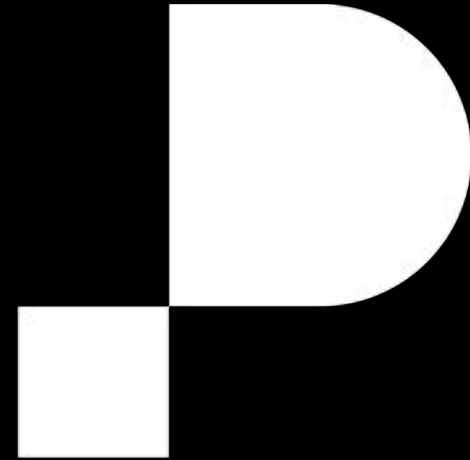


## EXISTING INFRASTRUCTURE FROM DAY 1

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			✓	✓	✓	✓

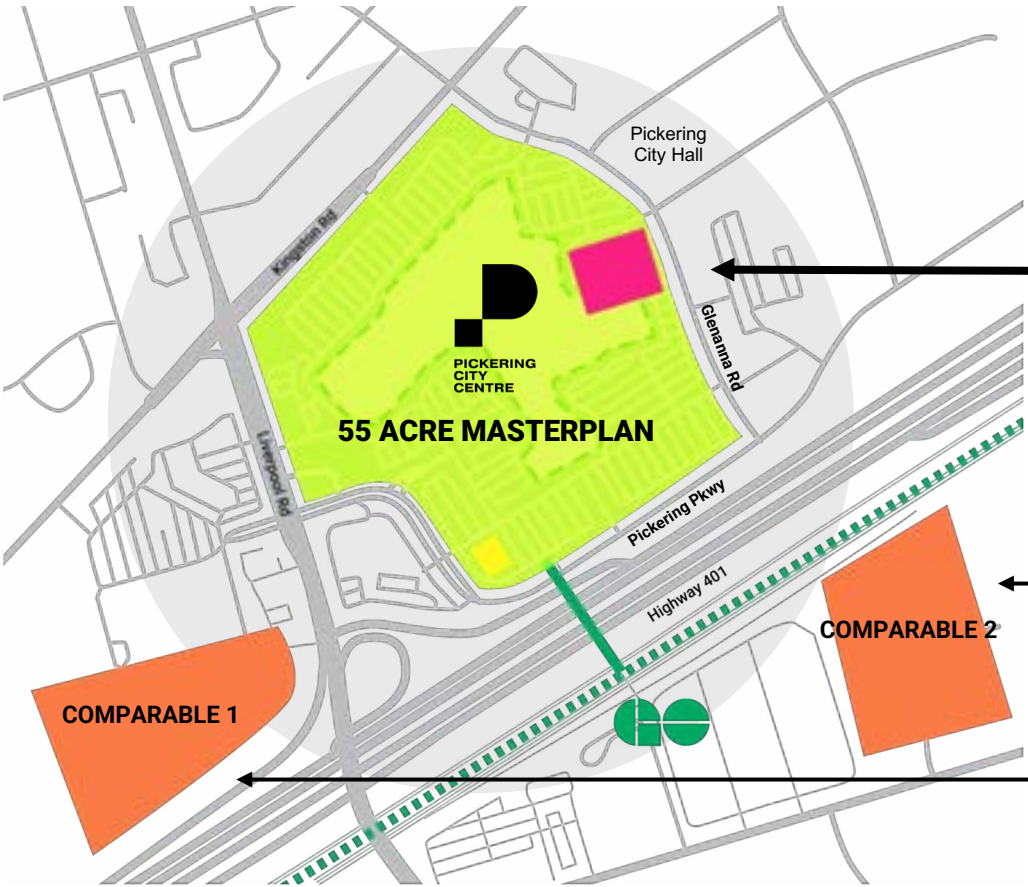


THE MOST  
**AFFORDABLE**  
CONDOS IN  
THE GTA



**PICKERING  
CITY  
CENTRE**





PCC TOWER 1

**\$1,050 PSF**

**\$1,170 PSF**

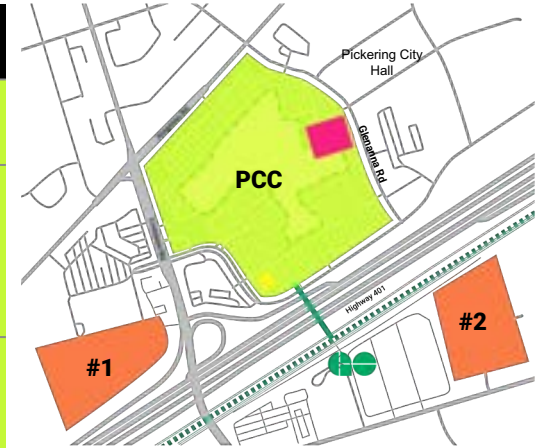
**\$1,185 PSF**

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



**PICKERING  
CITY  
CENTRE**

# 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

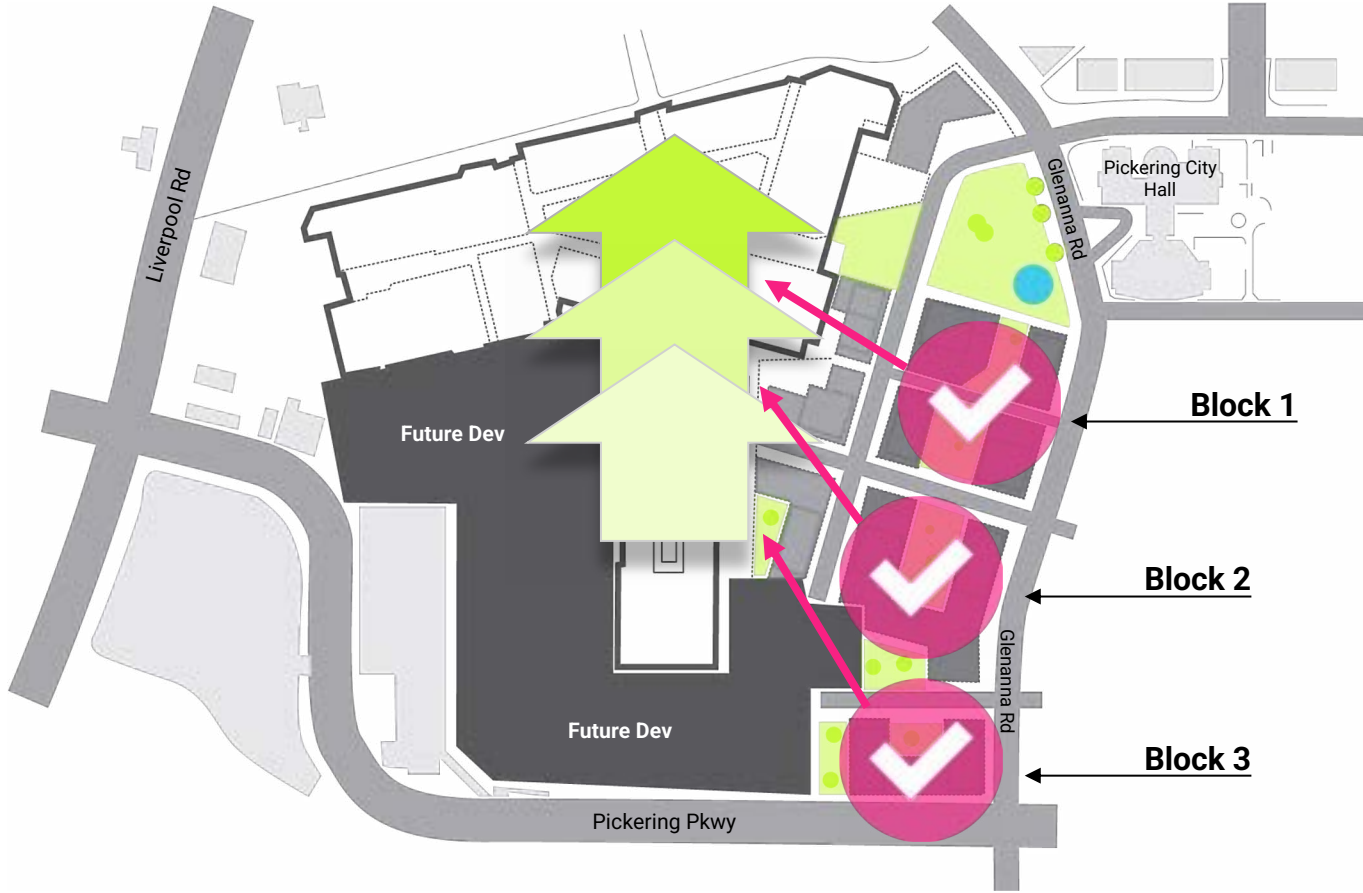
RBC Wealth Management  
MPAC  
Ontario Power Generation  
City of Pickering  
– City Hall  
Pickering Town Centre  
Shopping Mall



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



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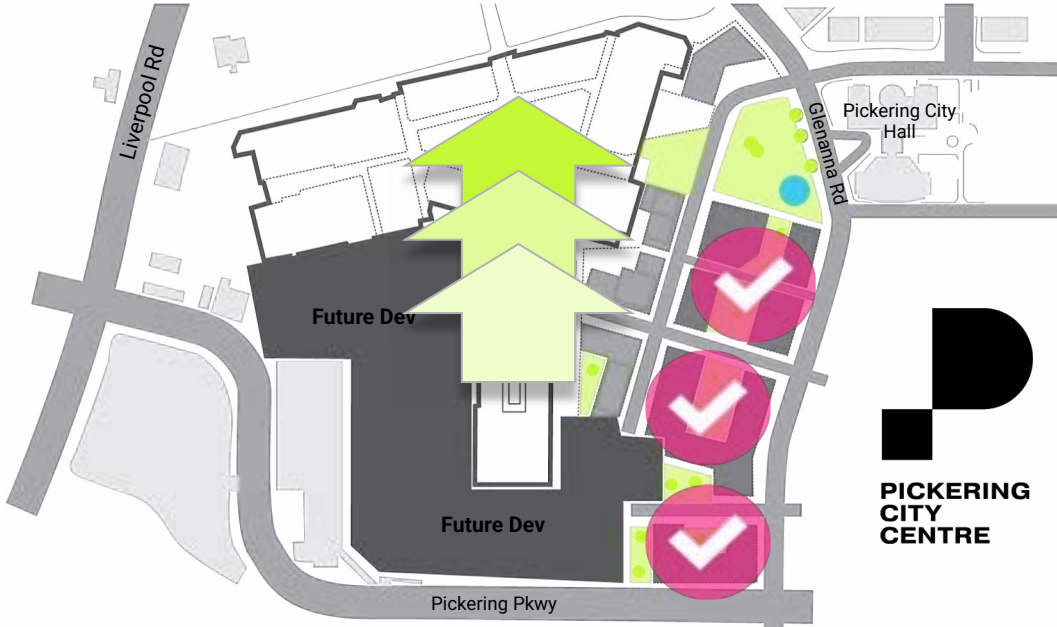
**PICKERING  
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As PCC sells through blocks 1-3, the **shopping mall and surrounding community** are expected to see a **rise in investment and growth.**

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.





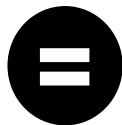
# **UNIQUE INVESTMENT OPPORTUNITY**

# 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**

