

TOWER 2

MODEL	SUITE TYPE	VIEW	APPROX. SIZE (SF)	STARTING FROM**
PCC2-474	1B	North	474 sf	\$520,000
PCC2-537A	1B+D	East	537 sf	\$575,000
PCC2-537B	1B+D	West	537 sf	\$575,000
PCC2-537A	1B+D	West	537 sf	\$580,000
PCC2-614	Jr. 2B	South	614 sf	\$630,000
PCC2-689B	2B	South-East	689 sf	\$666,000
PCC2-662	2B	North-East	662 sf	\$671,000
PCC2-662	2B	North-West	662 sf	\$681,000
PCC2-689A	2B	South-West	689 sf	\$691,000

**Prices and Availability Subject to Change. Floor Premiums Vary Between \$1,000 to \$10,000 Per Floor – Based on Elevation and Views.

Deposit Structure:

\$10,000 on Signing (**Bank Draft – Mandatory**)

Balance to **5.0%** in **30** Days

5.0% in ~~45~~ **120** Days

2.5% in ~~60~~ **300** Days

2.5% in ~~90~~ **400** Days

2.5% in ~~120~~ **600** Days

2.5% in ~~270~~ **720** Days

ALL DEPOSITS MUST BE PROVIDED
AT THE TIME OF SIGNING.

Parking: ~~\$75,000~~ \$65,000

- Available for purchase for Jr 2B suites and larger. All other unit types will be waitlisted.
- EV Parking is available for \$80,000

Storage Locker: Waitlisted

Work Permit – 35% Deposit Structure:

5% on Signing (**Bank Draft – Mandatory**)

5% in **30** Days

10% in ~~45~~ **120** Days

10% in ~~60~~ **400** Days

5% in ~~120~~ **600** Days

Prices Include HST.**

ALL DEPOSITS TO BE MADE PAYABLE TO
"BRATTYS LLP, IN TRUST"

Maintenance Fees:

- Approximately \$0.79/sq. ft.
- BTU, Hydro, Water and Bulk Internet Are Separately Billed.

TENTATIVE OCCUPANCY: 2026



JOE Godara
REALTOR®

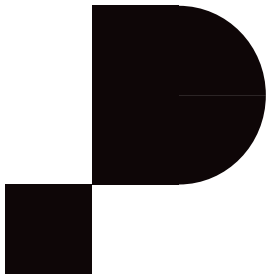
📞 416-768-4576

✉️ joe@joegodara.com

🌐 joegodara.com

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@joegodara



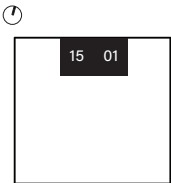
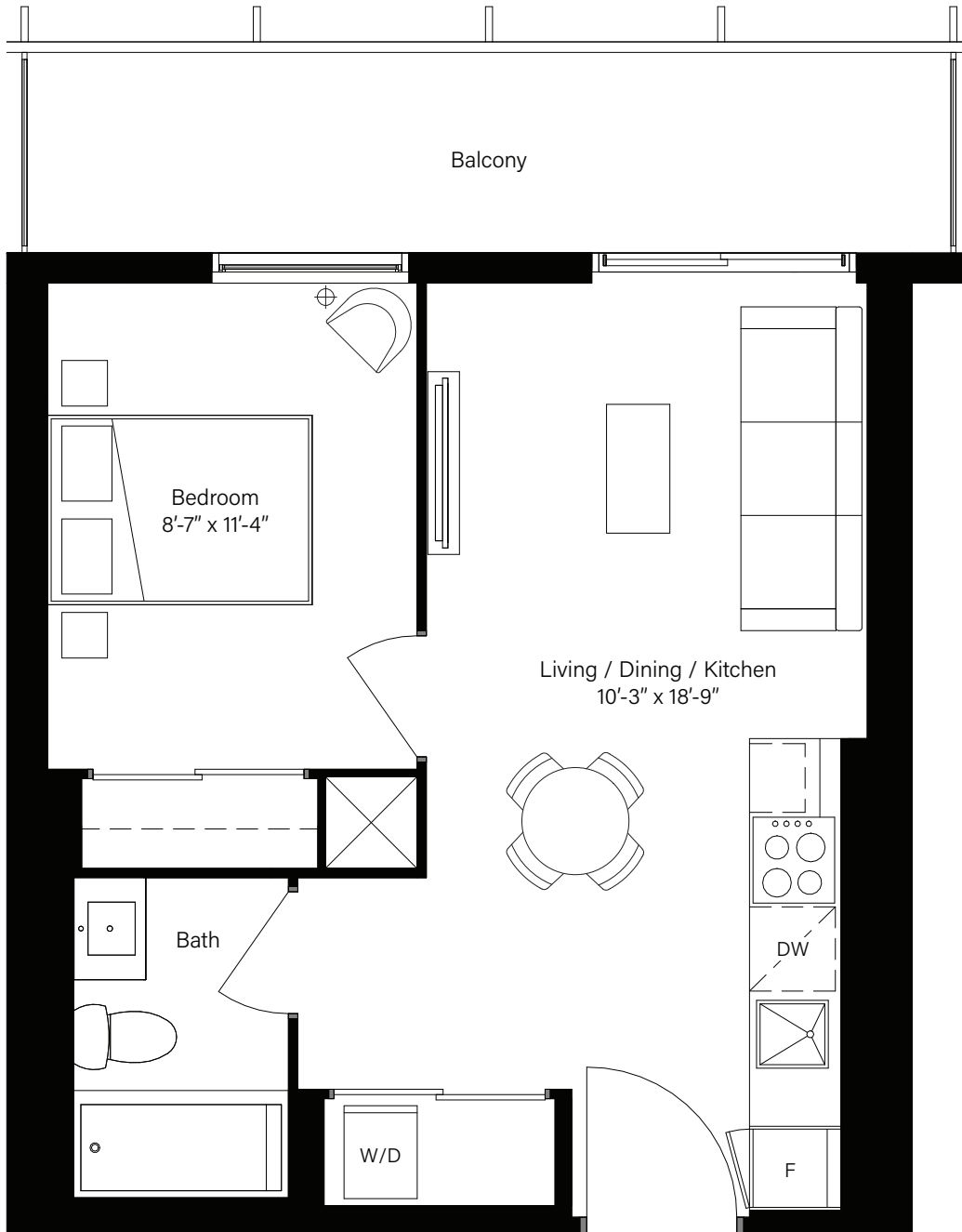


TOWER 2

PCC2-474 1 BEDROOM

474 SQ. FT.

PICKERING
CITY
CENTRE



LEVELS 7-PH

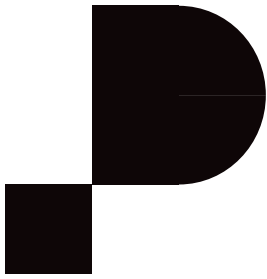
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CENTRECOURT

[C] COWIE CAPITAL PARTNERS INC.

Salthill

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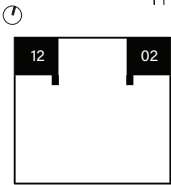


TOWER 2

PCC2-662 2 BEDROOM

662 SQ. FT.

PICKERING CITY CENTRE



LEVELS 7-PH

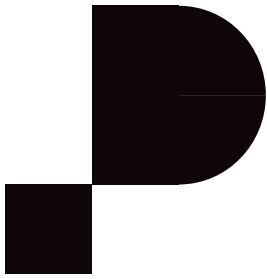
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CENTRE COURT

COWIE CAPITAL PARTNERS INC.

Salthill

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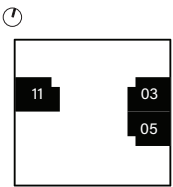
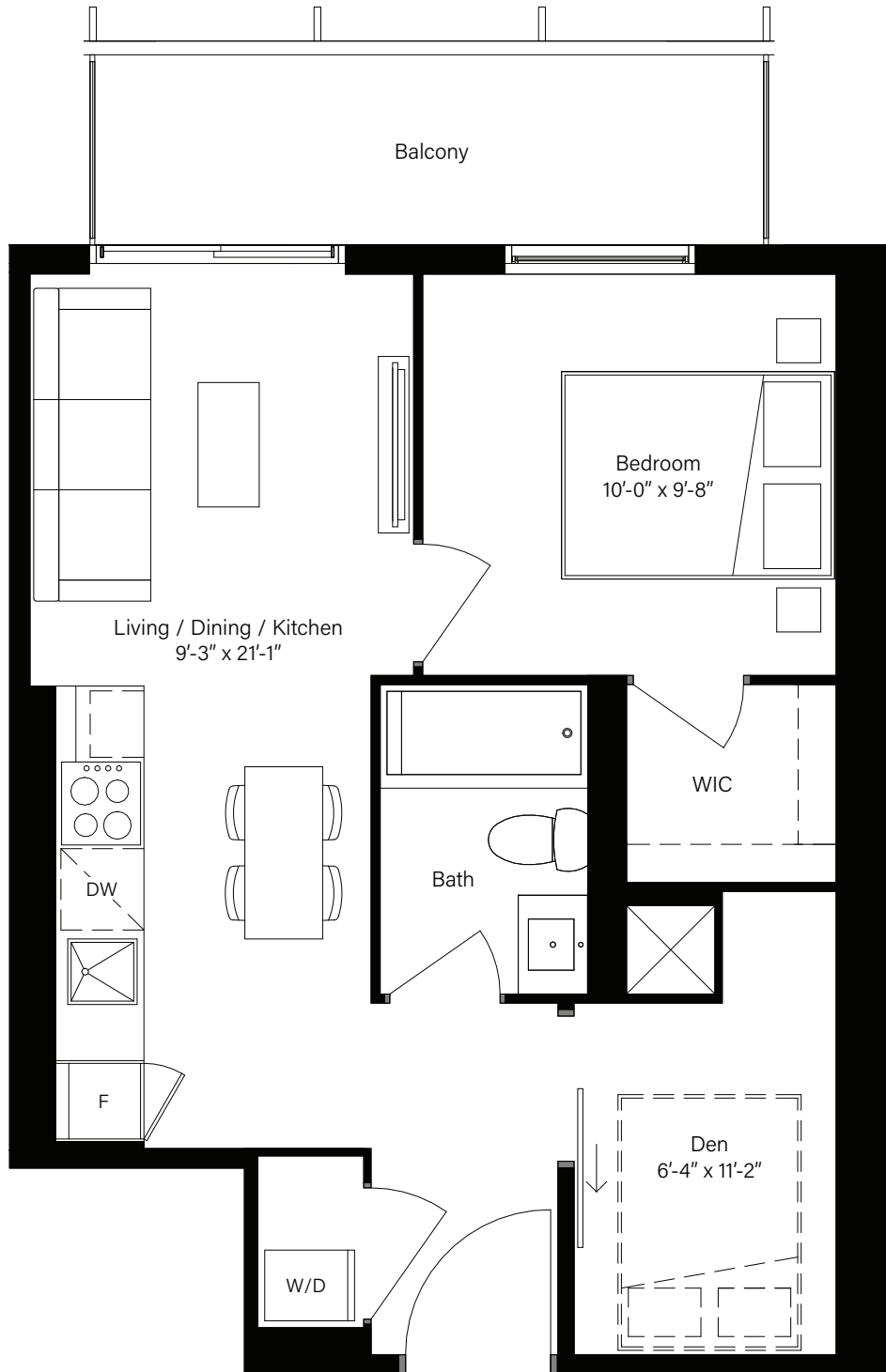
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CITY
CENTRE**

TOWER 2

PCC2-537A

1 BEDROOM + DEN

537 SQ. FT.



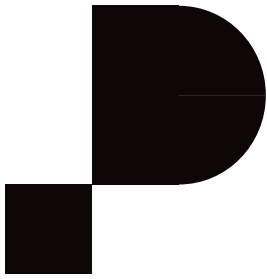
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CENTRE COURT

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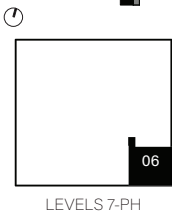
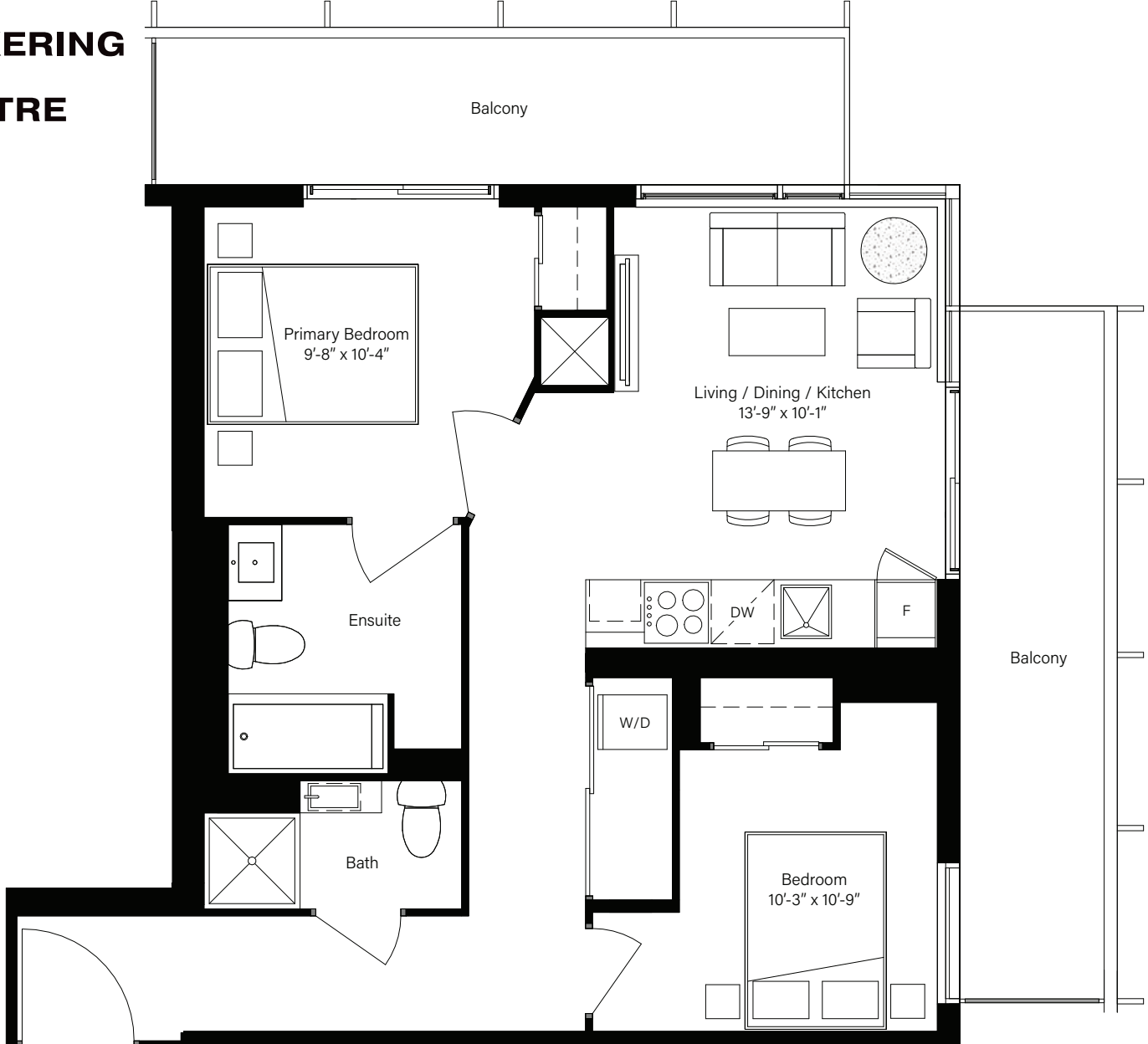
TOWER 2

PCC2-689B

2 BEDROOM

689 SQ. FT.

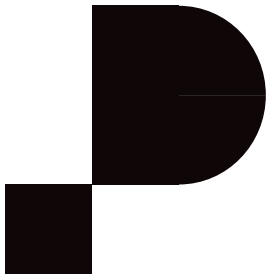
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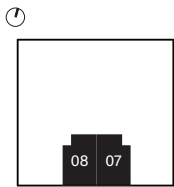
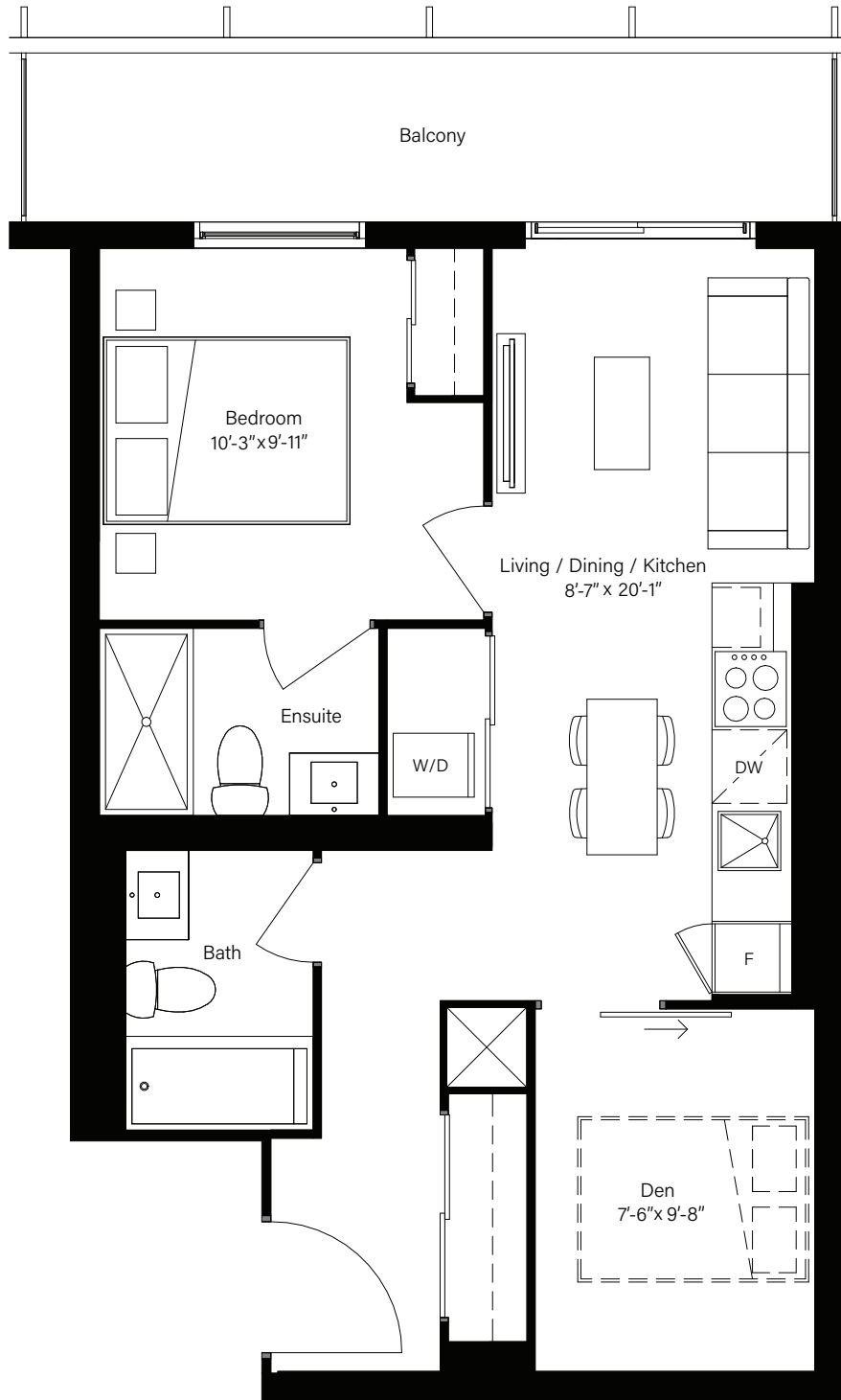
PICKERING CITY CENTRE

TOWER 2

PCC2-614

JUNIOR 2 BEDROOM

614 SQ. FT.

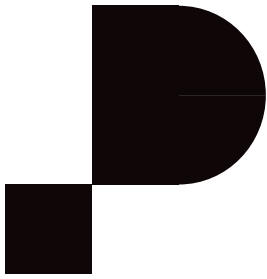


LEVELS 7-14

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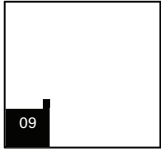
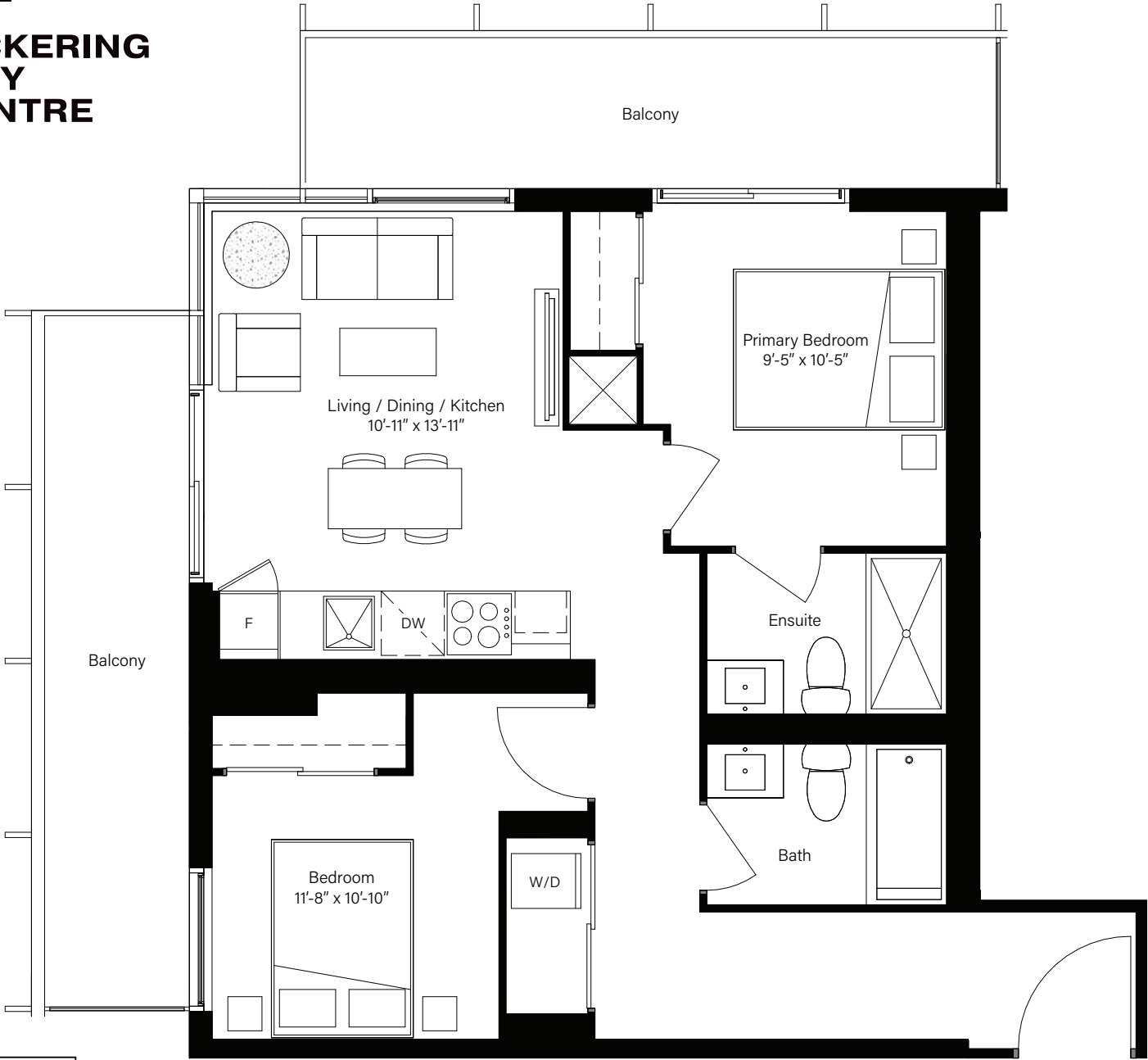
TOWER 2

PCC2-689A

2 BEDROOM

689 SQ. FT.

PICKERING CITY CENTRE

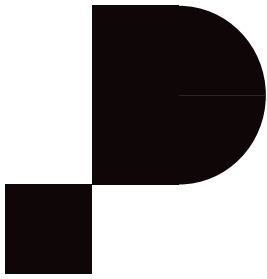


LEVELS 7-PH

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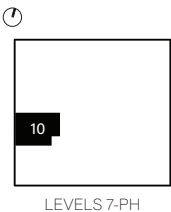
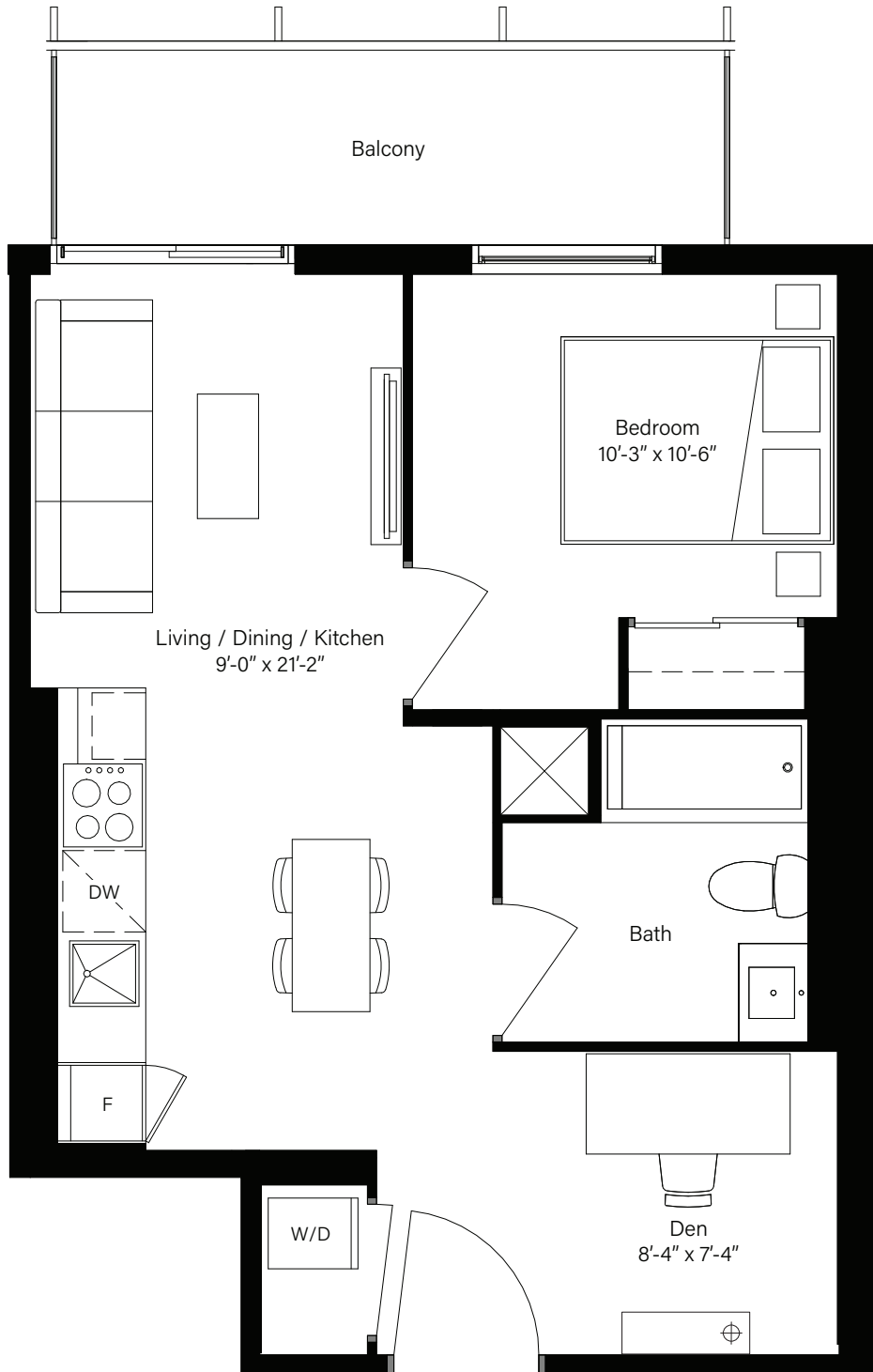
**PICKERING
CITY
CENTRE**

TOWER 2

PCC2-537B

1 BEDROOM + DEN

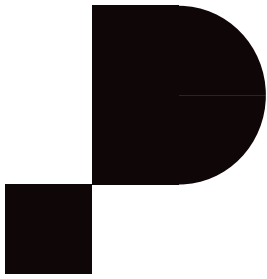
537 SQ. FT.



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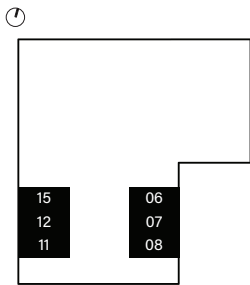
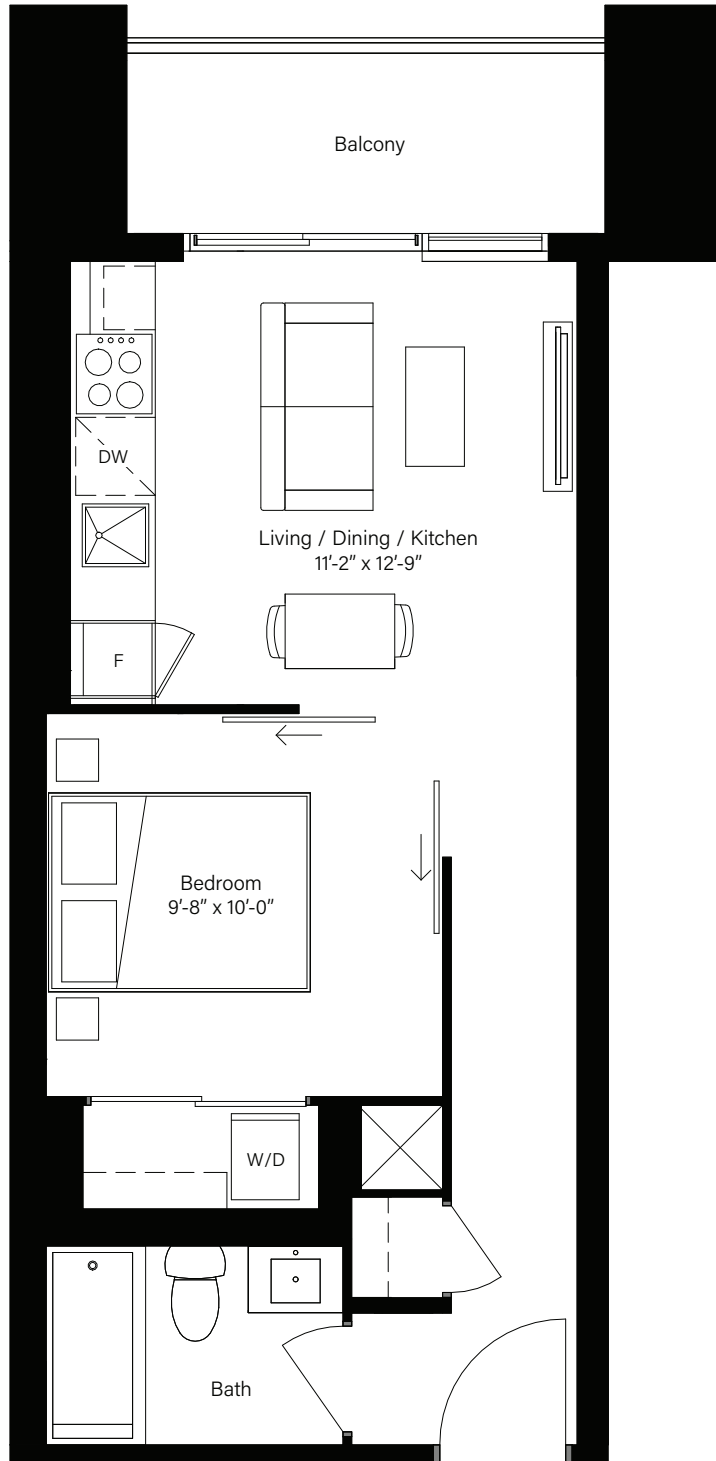


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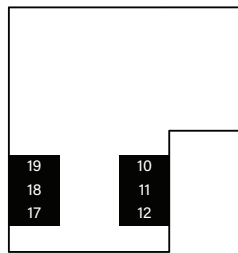
TOWER 2

PCC2-446 1 BEDROOM

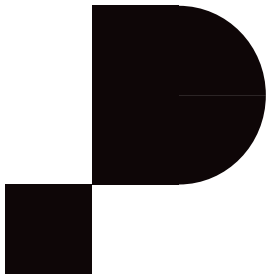
446 SQ. FT.



LEVEL 2



LEVEL 3

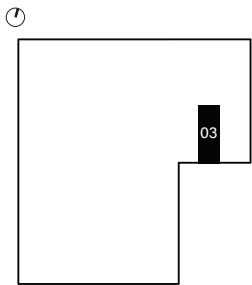
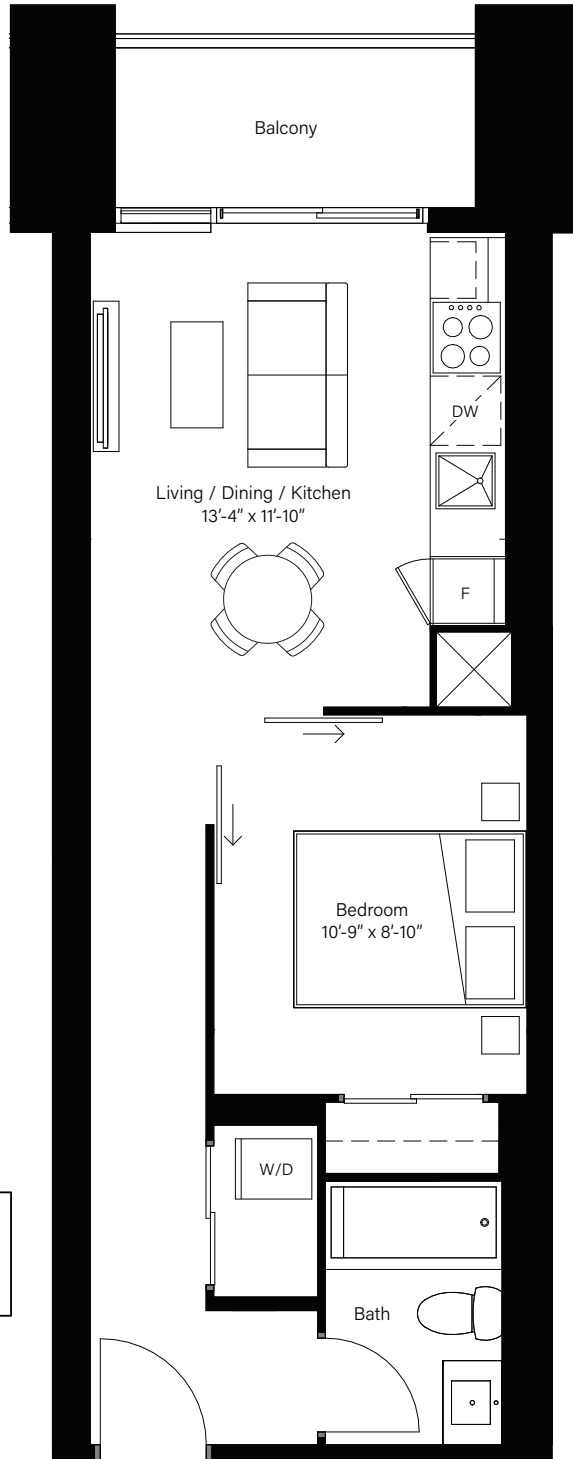


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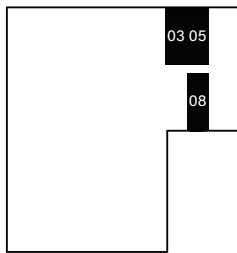
TOWER 2

PCC2-476 1 BEDROOM

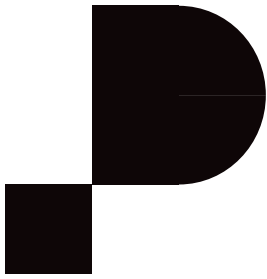
476 SQ. FT.



LEVEL 2



LEVEL 3

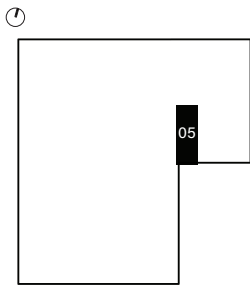
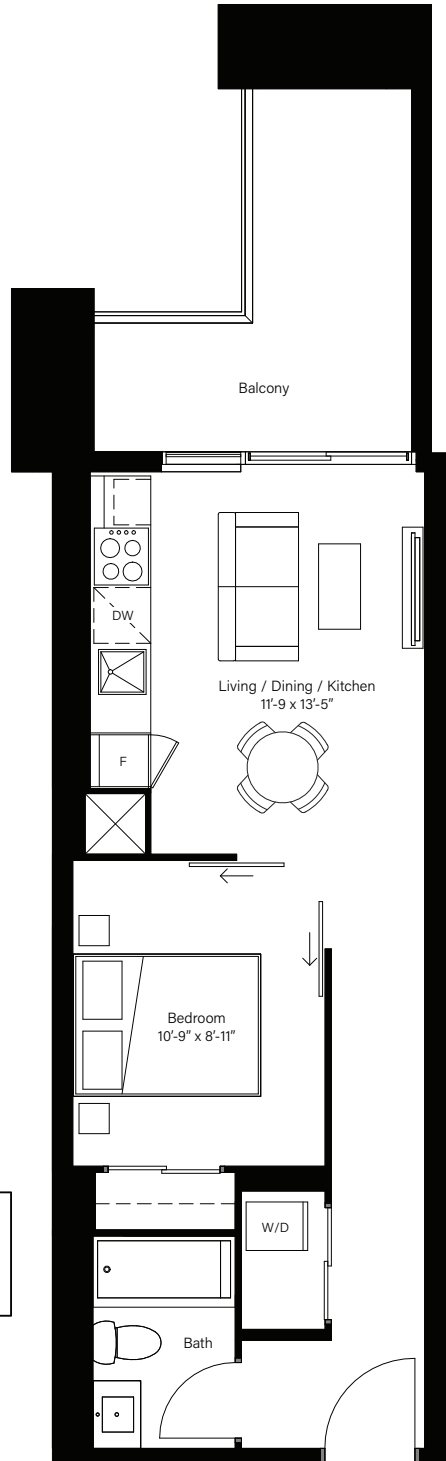


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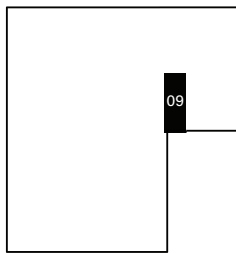
TOWER 2

PCC2-495 1 BEDROOM

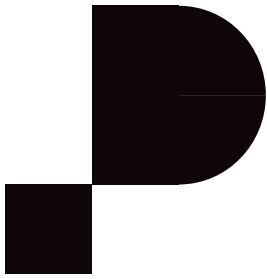
495 SQ. FT.



LEVEL 2



LEVEL 3



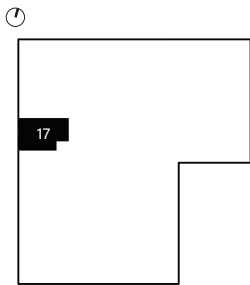
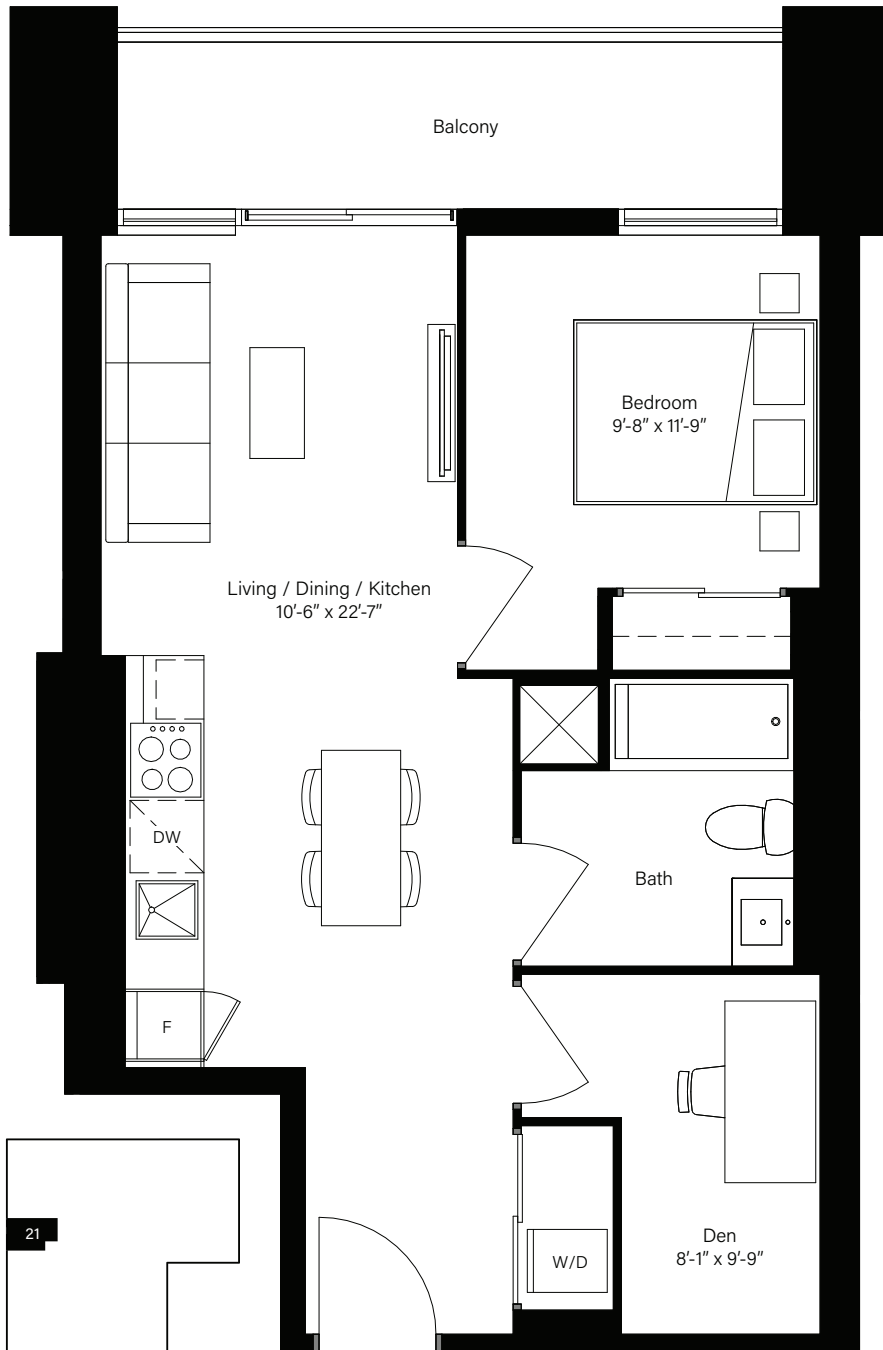
TOWER 2

PCC2-600

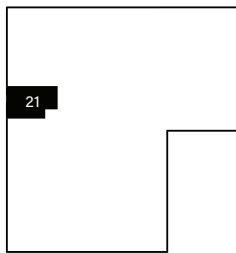
1 BEDROOM + DEN

600 SQ. FT.

PICKERING CITY CENTRE



LEVEL 2

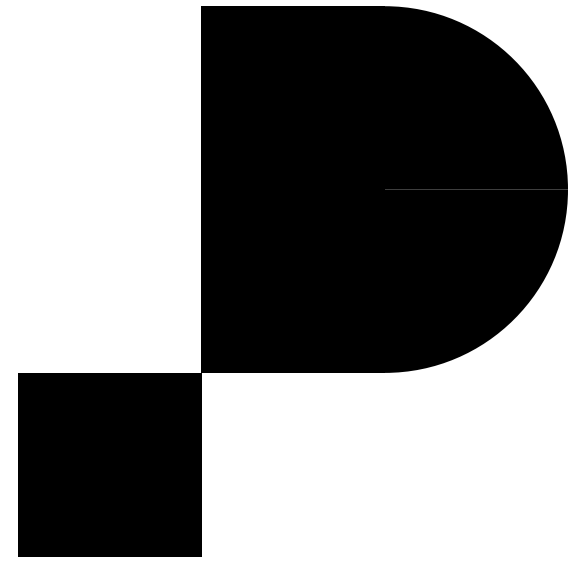


LEVEL 3




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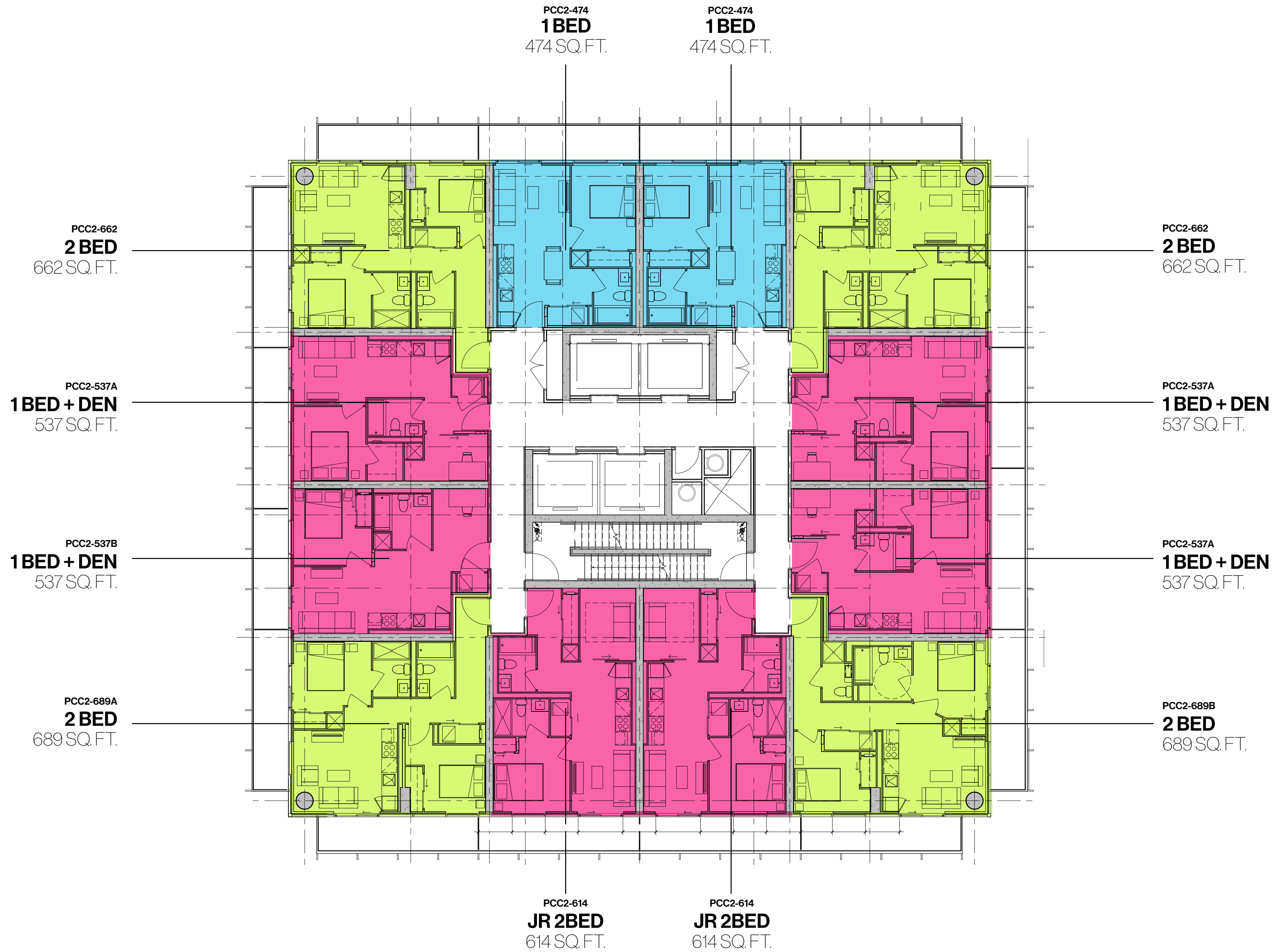
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PICKERING CITY CENTRE

-  1 Bedroom
-  1 Bedroom + Den
-  2 Bedrooms

PCC Tower 2





RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

JOE Godara

REALTOR®

 **416-768-4576**

 **joe@joegodara.com**

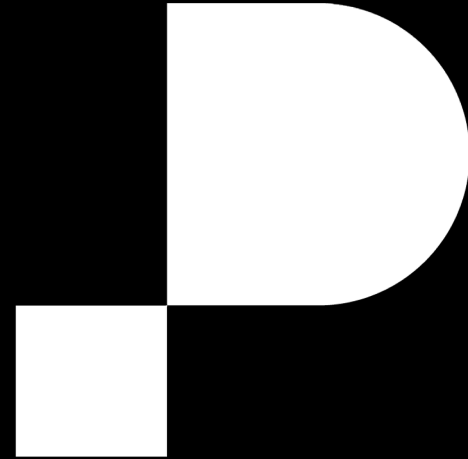
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**A TRANSFORMATIONAL
55-ACRE
MASTERPLAN**



**PICKERING
CITY
CENTRE**

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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**



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

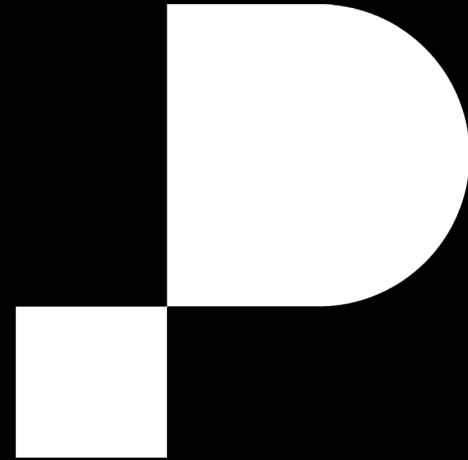
80% Sold. Construction Start - 2024

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

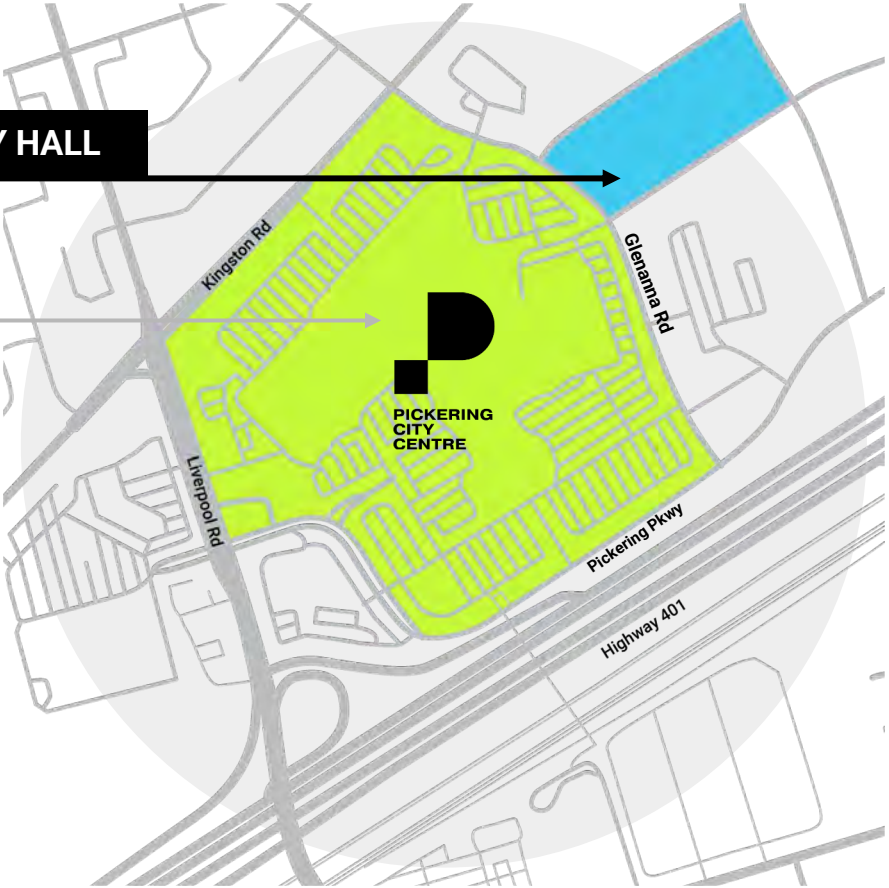
PICKERING CITY CENTRE
55-ACRE MASTERPLAN



PICKERING CITY CENTRE – 55 ACRE MASTERPLAN

PICKERING CITY HALL

PICKERING CITY CENTRE
55-ACRE MASTERPLAN

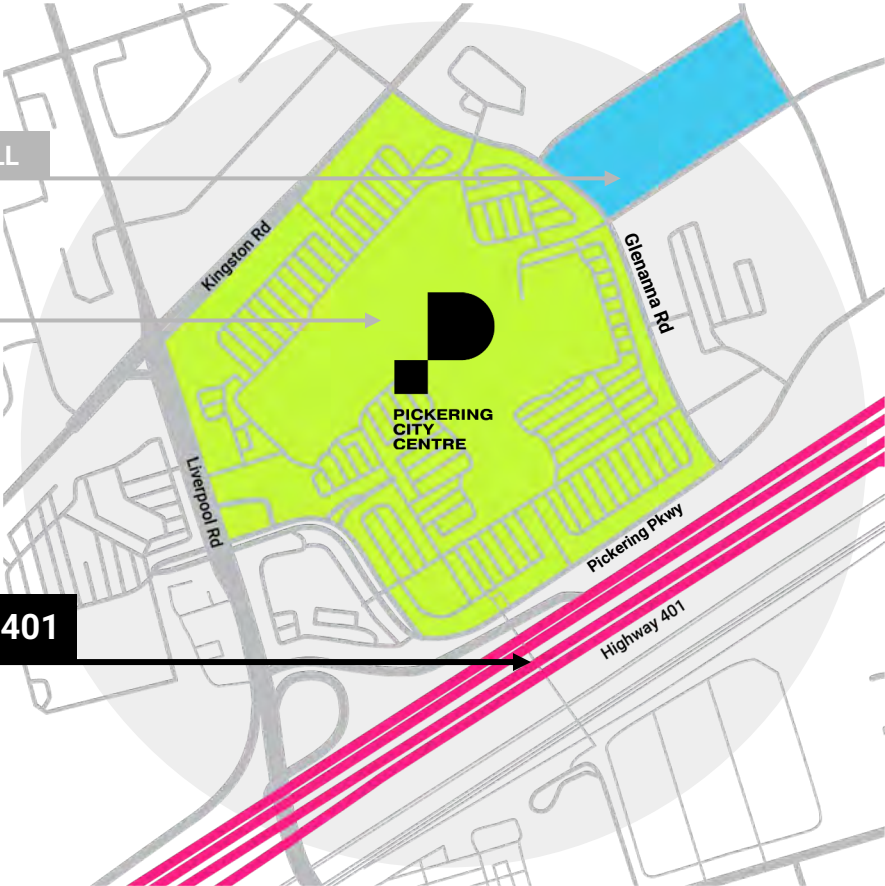


PICKERING CITY CENTRE – 55 ACRE MASTERPLAN

PICKERING CITY CENTRE
55-ACRE MASTERPLAN

PICKERING CITY HALL

HIGHWAY 401



PICKERING CITY CENTRE – 55 ACRE MASTERPLAN

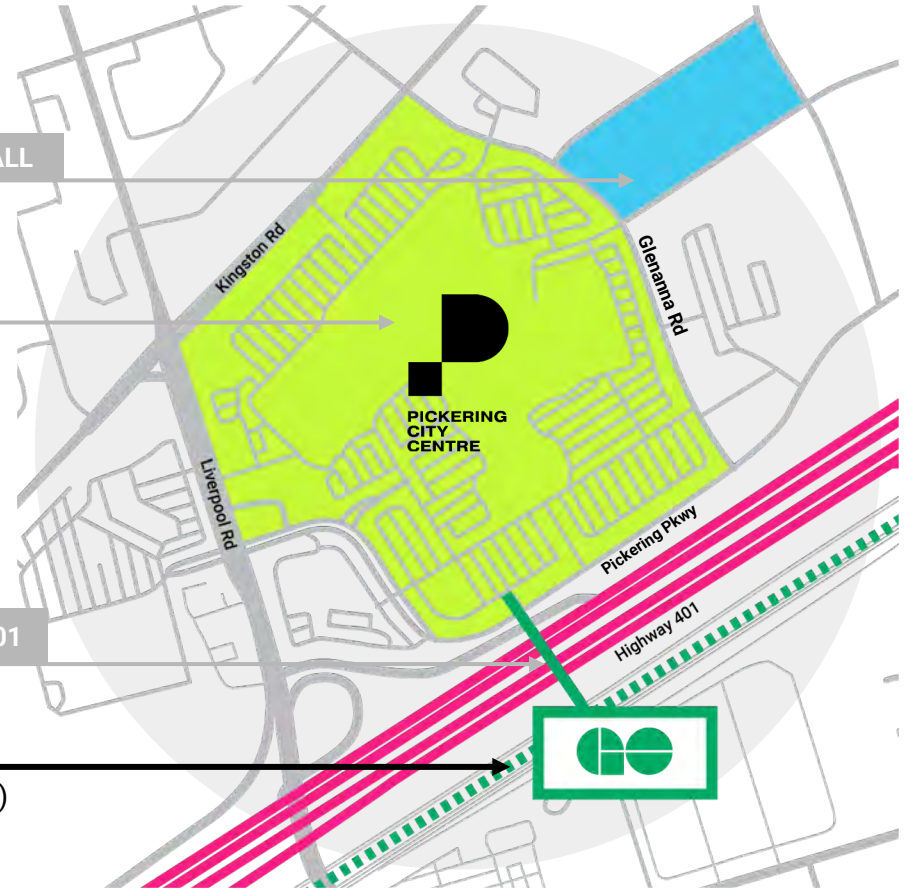
PICKERING CITY CENTRE
55-ACRE MASTERPLAN

PICKERING CITY HALL

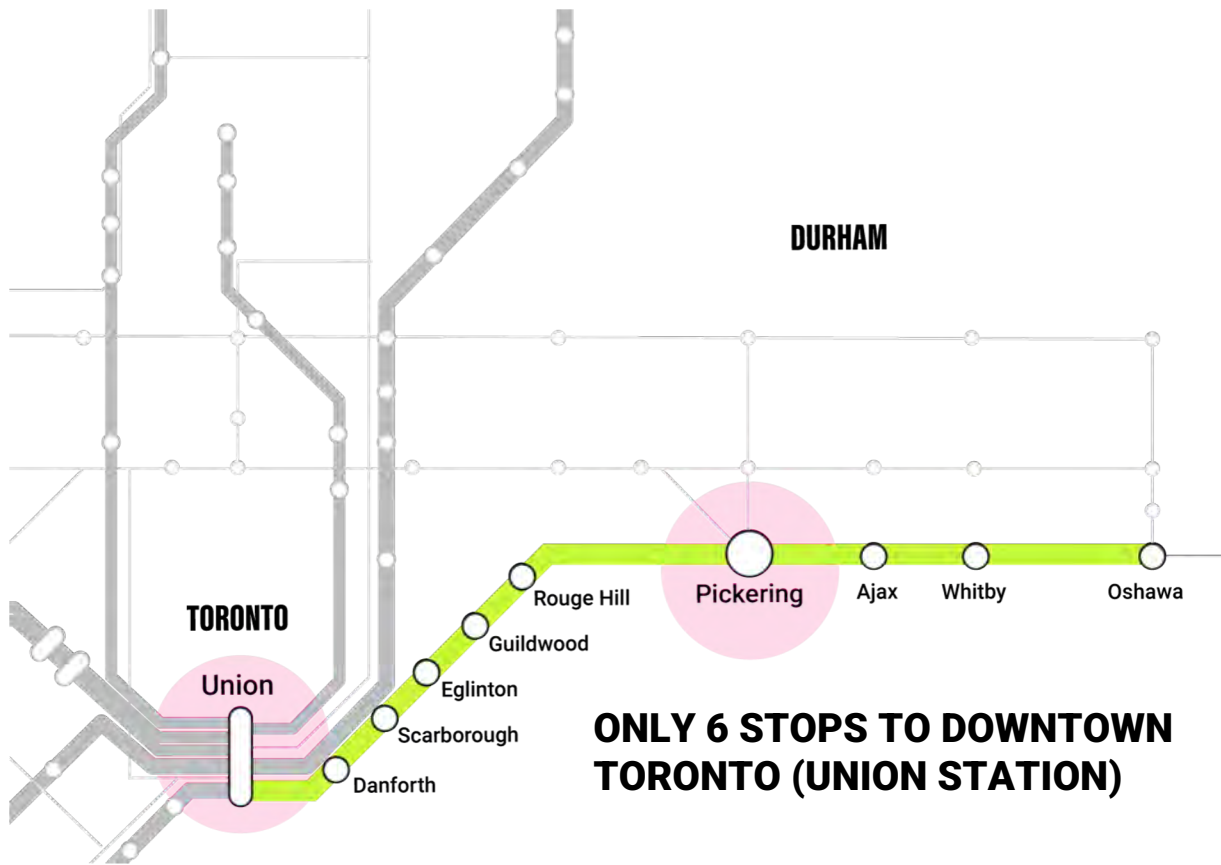
HIGHWAY 401

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



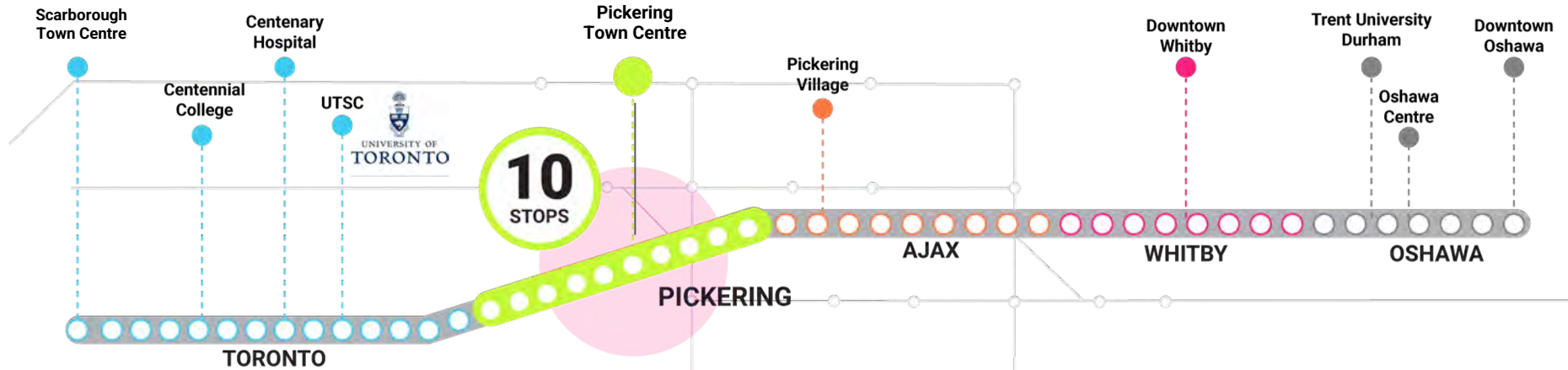
Source: metrolinx.com

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

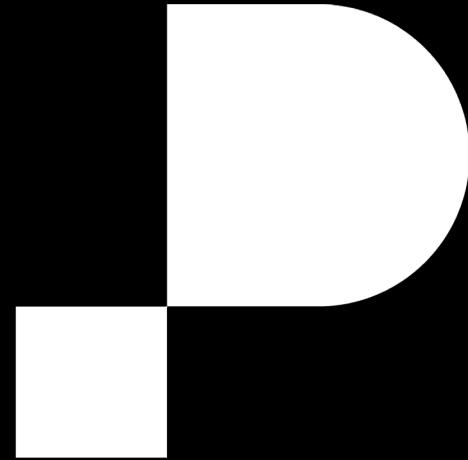
PICKERING CITY CENTRE CONDOS 'BLOCK 1'

- 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**



P

PICKERING CITY CENTRE





P

PICKERING
CITY
CENTRE



Illustration is Artist 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

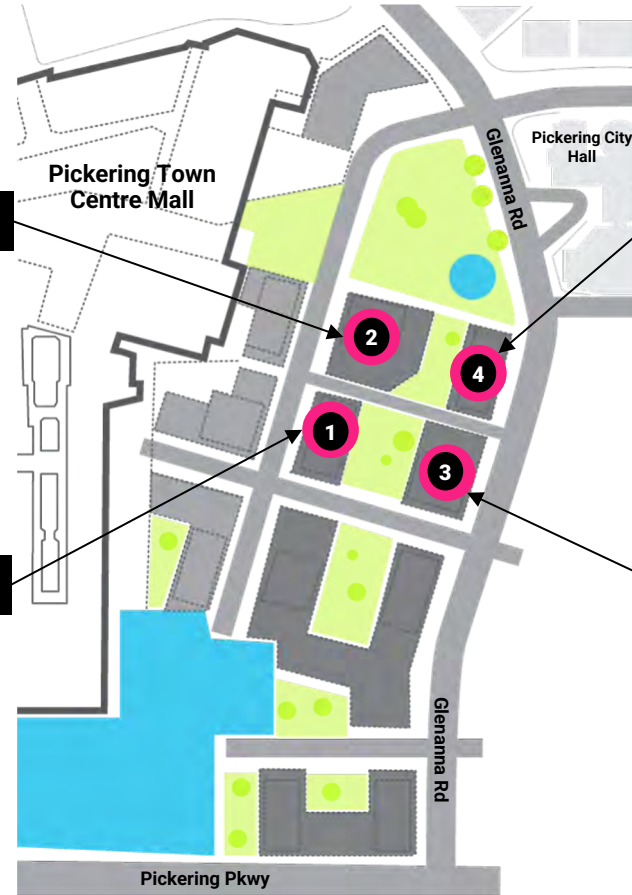


PCC2

40
Storeys
450
Suites

PCC1

45
Storeys
500
Suites



PCC4

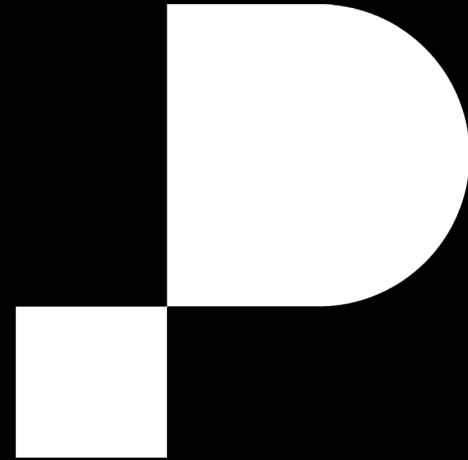
55
Storeys
600
Suites

PCC3

50
Storeys
550
Suites



**EFFICIENT
SUITES
DESIGNS**

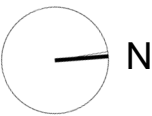


**PICKERING
CITY
CENTRE**



PICKERING CITY CENTRE

-  1 Bedroom
-  1 Bedroom + Den
-  2 Bedrooms



PCC Tower 1

2BED
700 SF

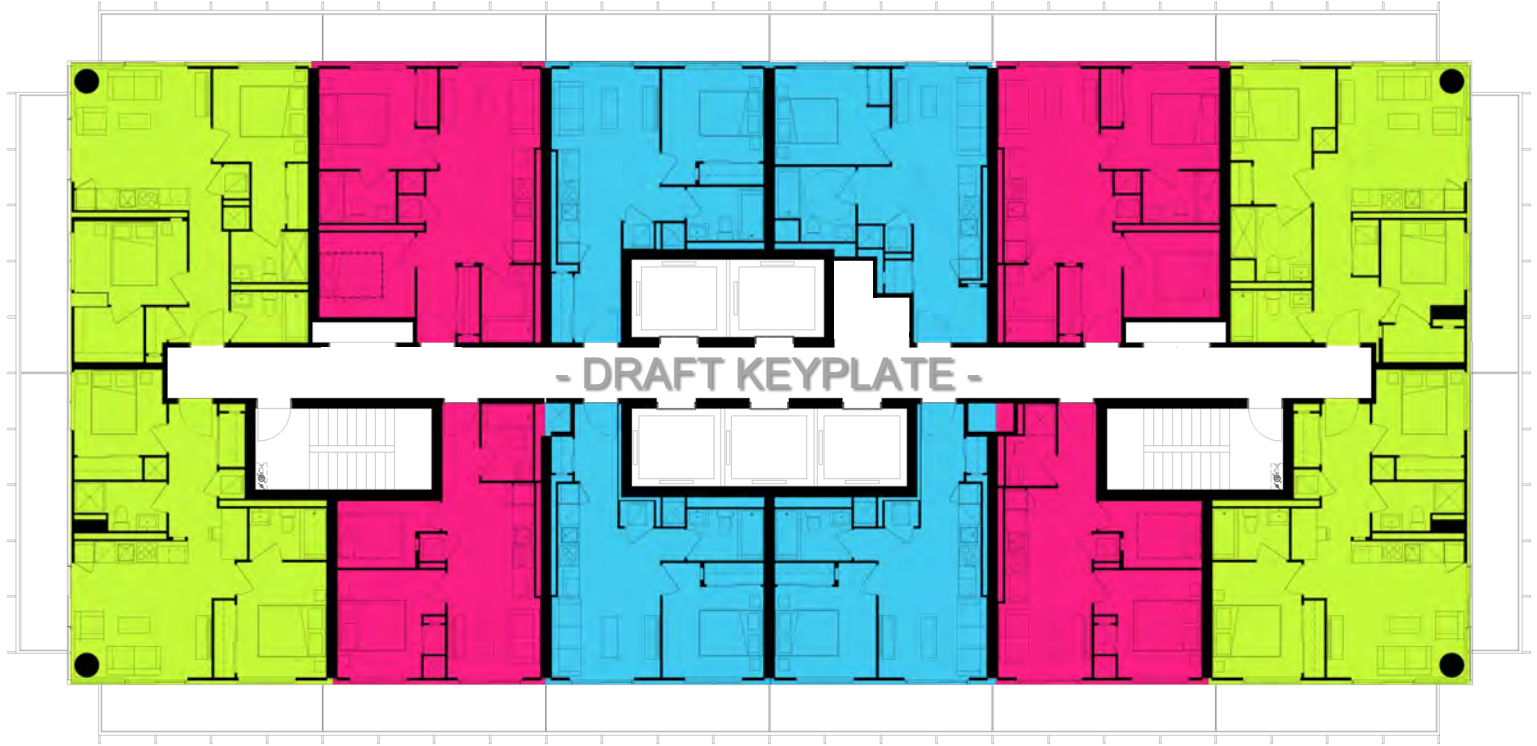
1BED+DEN
618 SF

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
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%
DURHAM	645,862	696,992	51,130	7.9%
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%

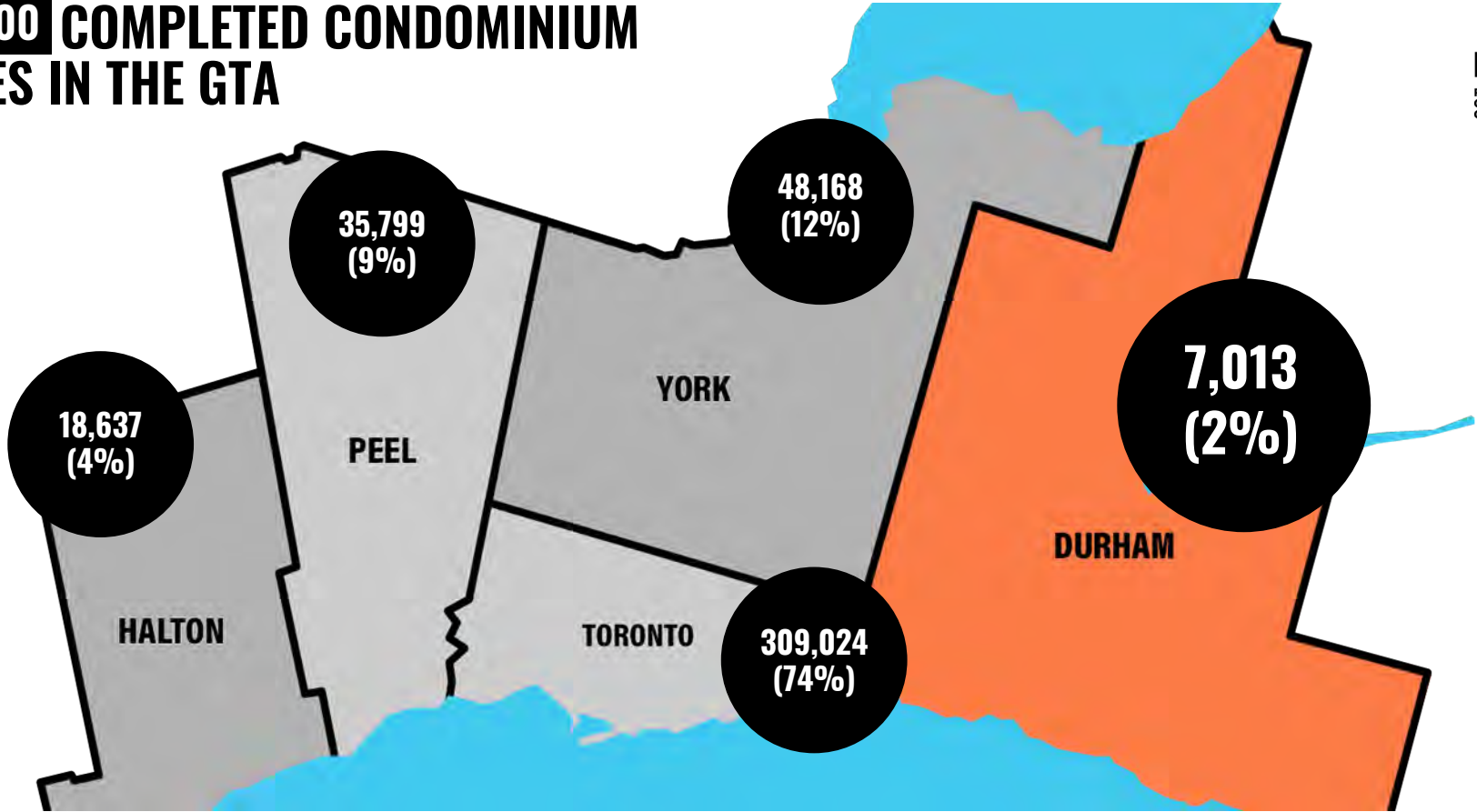
Source: Google, Census Canada



418,000
COMPLETED
CONDOMINIUM
SUITES IN THE GTA

PICKERING CENTRE COURT

418,000 COMPLETED CONDOMINIUM SUITES IN THE GTA



Source: MLS, Urbanation, TREB

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

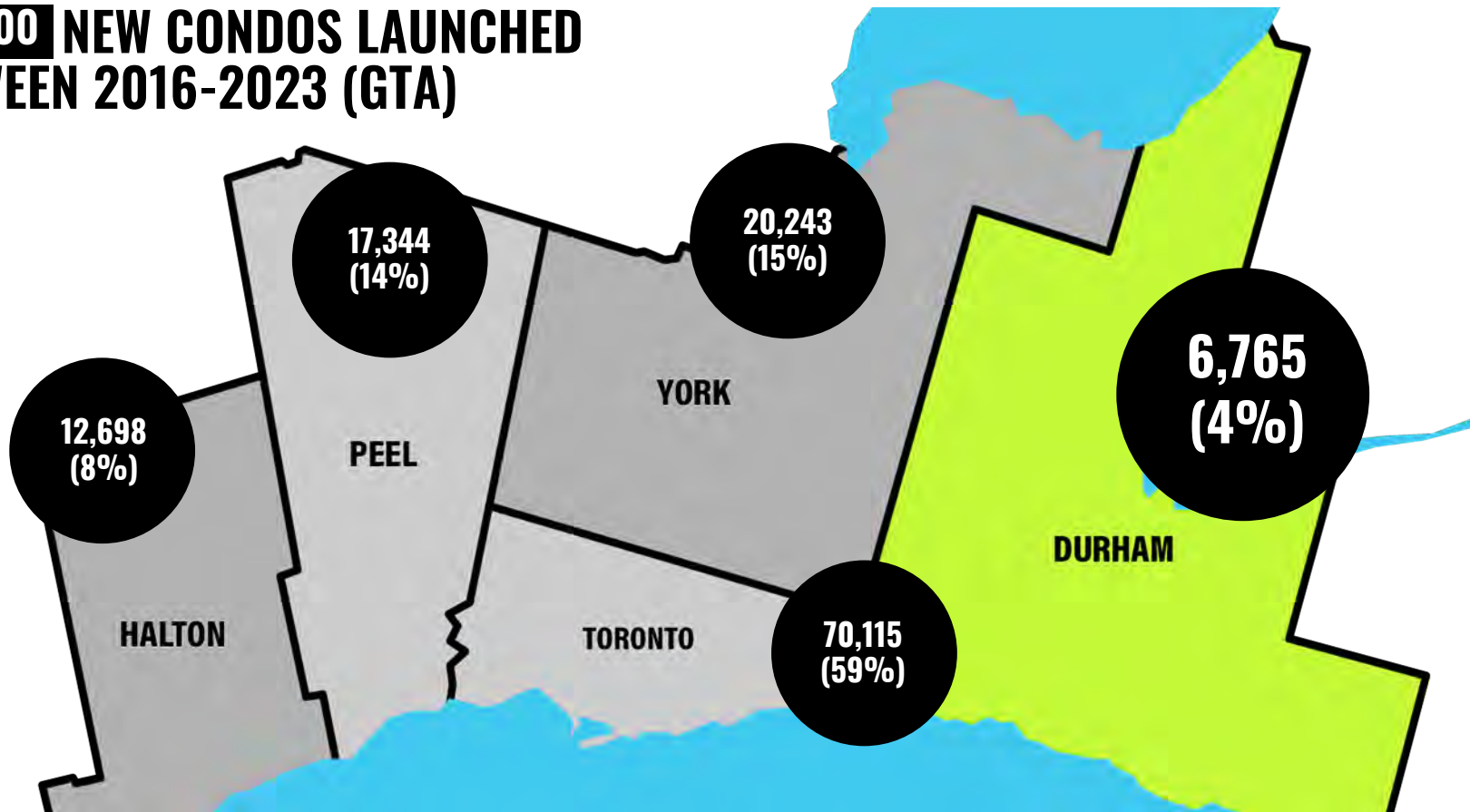
**ONLY 2% (7,013)
ARE IN DURHAM
REGION.**



170,000

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

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



Source: Urbanation

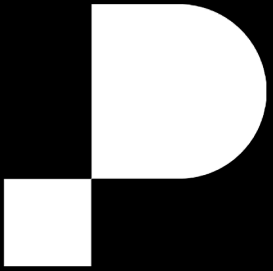
170,000 NEW CONDOS LAUNCHED
BETWEEN 2016-2023 (GTA)

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?

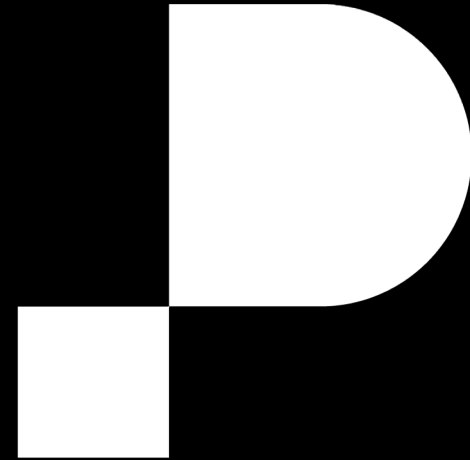


EXISTING INFRASTRUCTURE FROM DAY 1

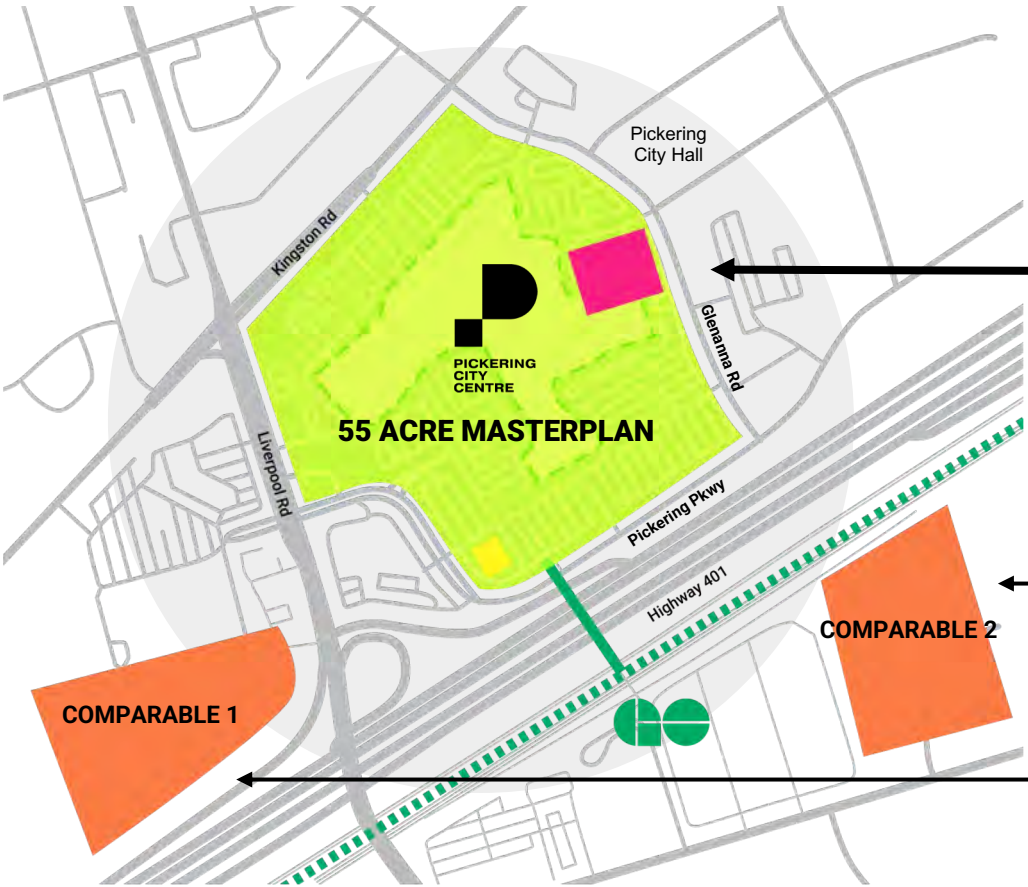
MASTERPLAN	VMC	SQUARE ONE	REGENT PARK	DOWNTOWN MARKHAM	CONCORD CITYPLACE	PICKERING CITY CENTRE
SUBMARKET/LOCATION	VAUGHAN	MISSISSAUGA	DOWNTOWN EAST	MARKHAM	DOWNTOWN CORE	PICKERING
STEPS TO HIGH-ORDER TRANSIT STATION				✓		✓
ONSITE SHOPPING MALL		✓				✓
RESTAURANTS AND ENTERTAINMENT		✓			✓	✓
ONSITE TO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



THE MOST
AFFORDABLE
CONDOS IN
THE GTA



**PICKERING
CITY
CENTRE**



PCC TOWER 1

\$1,050 PSF

\$1,170 PSF

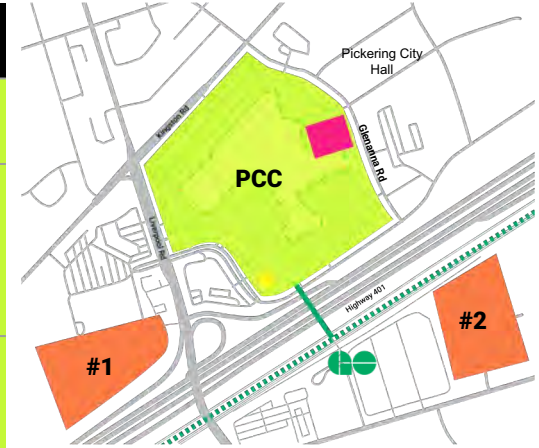
\$1,185 PSF

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

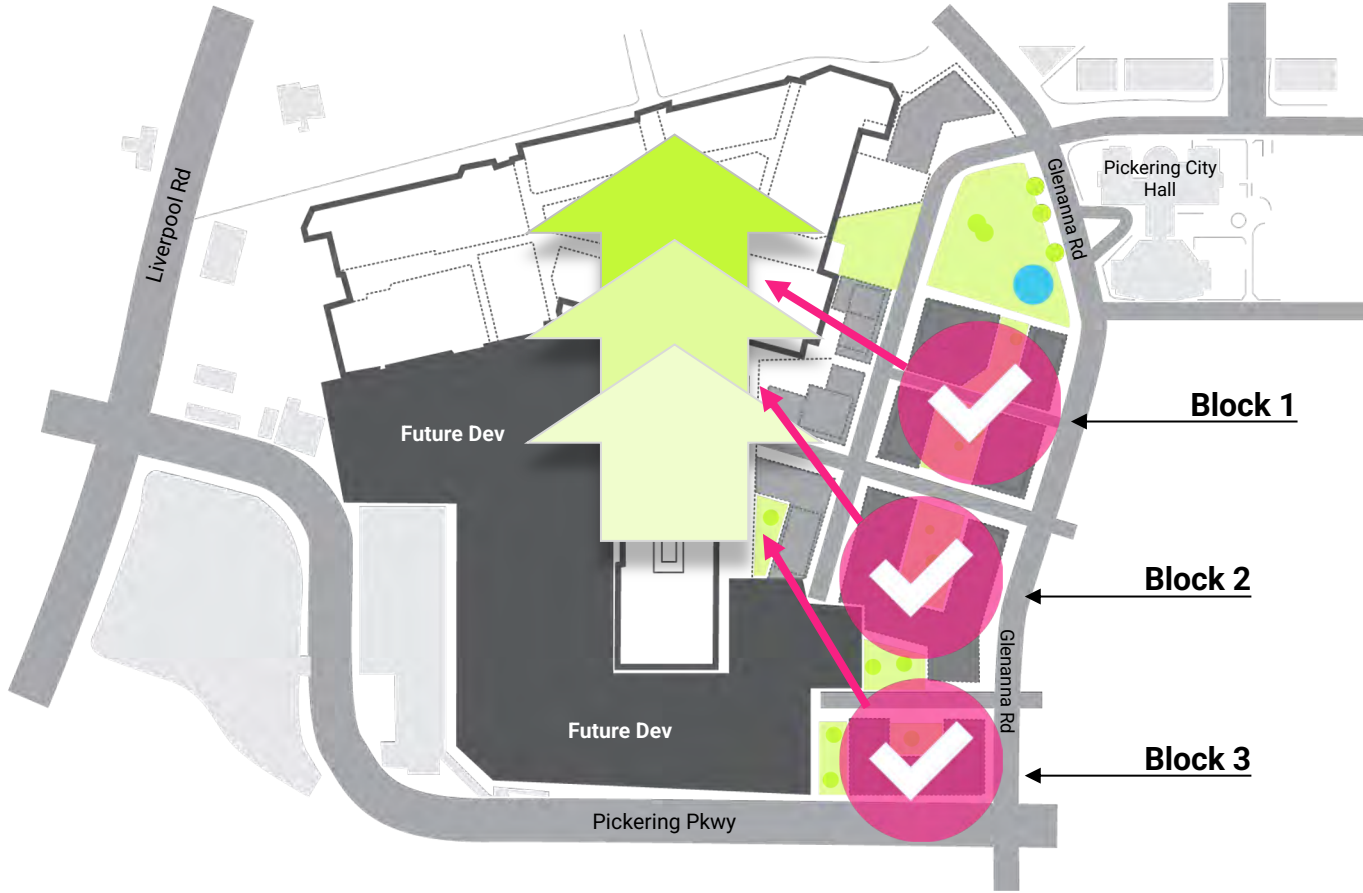
RBC Wealth Management
MPAC
Ontario Power Generation
City of Pickering
– City Hall
Pickering Town Centre
Shopping Mall



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



PICKERING
CITY
CENTRE



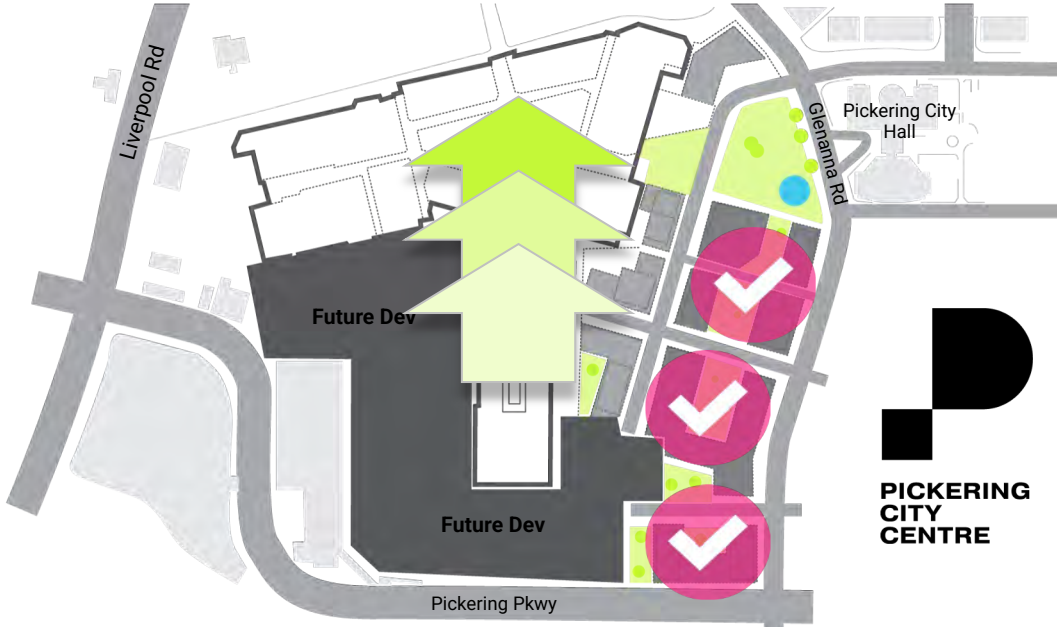
**PICKERING
CITY
CENTRE**

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

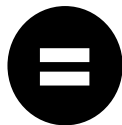
A UNIQUE INVESTMENT OPPORTUNITY



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**



RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

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