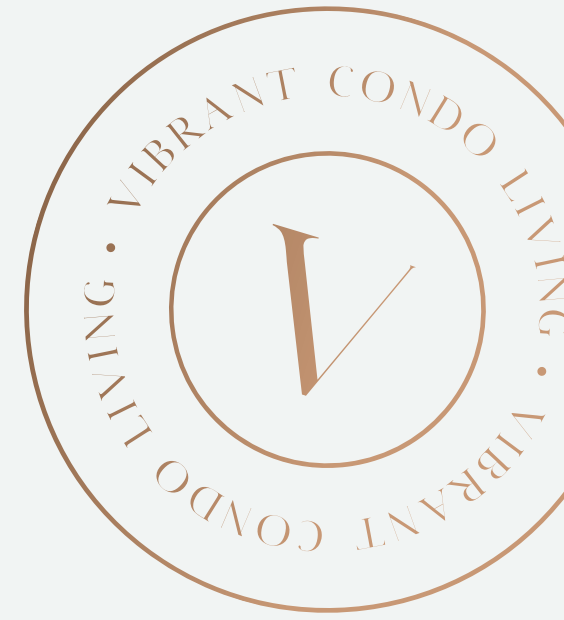




VERDE

LIVING



# RE- DIS COV ER.

## Welcome to Verde Living

Rediscover nature. Rediscover community. Rediscover vibrant condo living at Verde Living in Kitchener. Part of the Laurentian Commons community, which features shopping, dining, and work opportunities surrounded by parks and trails, Verde Living invites you home.





BUILDING

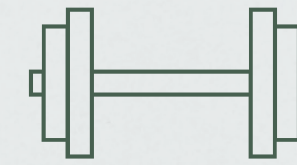
# FEAT— URES

# Building features

Rediscover...everything you need, right at home. From fitness to co-working, event rooms to outdoor terraces, Verde Living offers all the elements of everyday extraordinary.

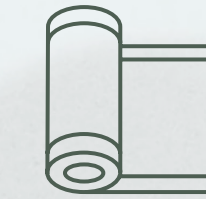


Renderings are artist's concept and are subject to change. E&OE.



## FITNESS STUDIO

Enjoy a wide variety of cardio and weightlifting equipment.



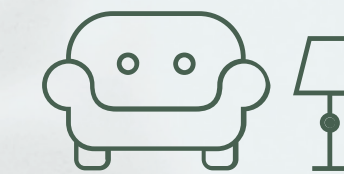
## YOGA ROOM

Practice yoga, stretching, or take a virtual fitness class.



## TECH LOUNGE

Work from home in this comfortable and connected co-working space



## LOBBY LOUNGE

Take advantage of the community lobby space designed for you and your guests' comfort.



## EVENT LOUNGE

Party or chill in this event lounge complete with a fireplace and private dining area.

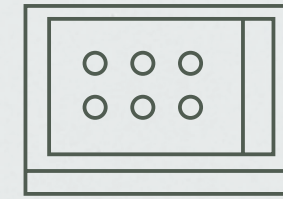


## OUTDOOR TERRACE

Choose between an outdoor upper or lower terrace and enjoy the views.

# SmartONE Solutions

Verde Living is equipped with state-of-the-art SmartONE technology to make your home and community secure, convenient, and connected.



## WALL PAD

The in-suite wall pad serves as a hub to provide a single interface for you to interact with your home and community.



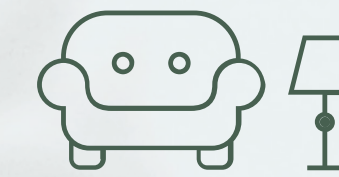
## DIGITAL DOOR LOCK

A keyless, digital door lock allows you to easily enter into your suite using your smartphone app or a unique passcode.



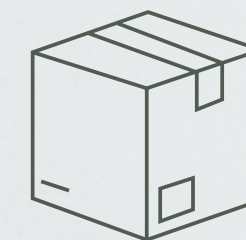
## HIGH-SPEED INTERNET

With Bell's pure fibre Internet, you'll enjoy max download speeds of up to 1.5 Gbps.<sup>1</sup>



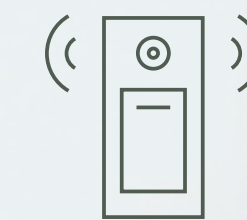
## HEATING & COOLING

Each suite features individually controlled, seasonal, central air conditioning and heating system with thermostatic control.



## SMART PARCEL LOCKERS

Receive notifications on your mobile app when your packages arrive, and scan your code to retrieve them.



## LOBBY PHONE

Enhance security by communicating with visitors before granting them access into the building.

<sup>1</sup> A wired connection and at least one additional wired or wireless connection are required to obtain total download speed



BUILDING

# AMEN — ITIES

# Building Amenities

These are spaces to explore, enjoy, and savour. Verde Living's amenities are situated all throughout the building for your convenience. Find all the amenities within the maps below and start to picture your life at Verde Living.







# Activate your mind & body

Relax, unwind, and challenge  
your strength and stability  
with a yoga or stretching practice.



# Quality fitness time

With a wide variety of cardio and weightlifting equipment available in the fitness studio, getting your workout of the day without leaving the building is simply effortless.



# Time to celebrate

Host in style in this event lounge made for dining, cocktails, and mingling. Book it for an intimate evening in, or a family gathering.



# Hosting with style

Host your next event in style.  
Party or chill in this event lounge  
complete with a cozy fireplace.



# Outdoor relaxing

Enjoy the evening air with some friends—or just you and a great book—on one of Verde’s outdoor lounges. Sip your morning coffee or evening wine alike in this relaxing environment made for savouring.



# Upper & lower lounging

The more choices there are, the better it is. Choose between lounging on the upper or lower sections while you wait for your barbeque to heat up. Enjoy the sunset while you cozy up to the outdoor fireplace.



VIBRANT CONDO LIVING



Renderings are artist's concept and are subject to change. E&OE.

# Site plan

Verde Living is made up of two towers connected by a 2-storey podium comprised of hotel-inspired amenities. Surrounded by lush trees and across the street from green spaces and parks, Verde Living at Laurentian Commons offers vibrant condo living.

To see Verde Living in relation to the surrounding Laurentian Commons community, please visit page 21.





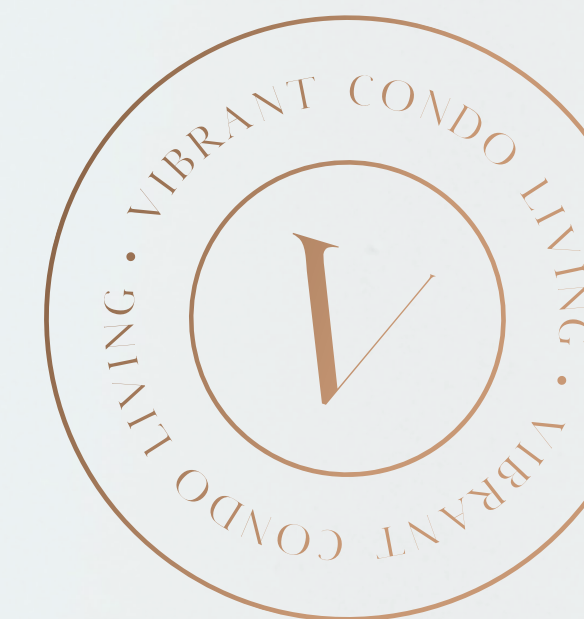


THE

NEIGH —  
BOURHOOD



VIBRANT CONDO LIVING



## Living in Kitchener-Waterloo

The second-fastest growing community in Canada for 3 years straight, Waterloo Region is expected to reach a population of 742,000 by 2031: an increase of more than 100,000 people in a decade.

# Canada's tech corridor —

Known as the Creative Capital of Canada, Waterloo Region has created over 30,000 new tech jobs through companies including Google, Shopify, D2L, Opentext, and thousands of startups.



# 15,000

tech companies

# 200,000

tech workers

# 5,200

start-ups

# 16

universities and colleges

Learn more: [thecorridor.ca](http://thecorridor.ca)

## TOP EMPLOYERS



# Booming urban core —

From unparalleled job opportunities to an ever-increasing population, KW hosts a thriving economy of innovators.



# 20%

rental rate growth

# 3

world-renowned post-secondary institutions

# 42%

increase in average condo price from 2021 to 2022

# 106%

higher average PPSF value in Toronto than in Kitchener

# 2%

vacancy rate: one of the province's lowest rates

**Sources:**

- Toronto Regional Real Estate Board. Market Watch 2021-2022
- High Rise 2021-2022
- CHMC Rental Market Report 2021-2022

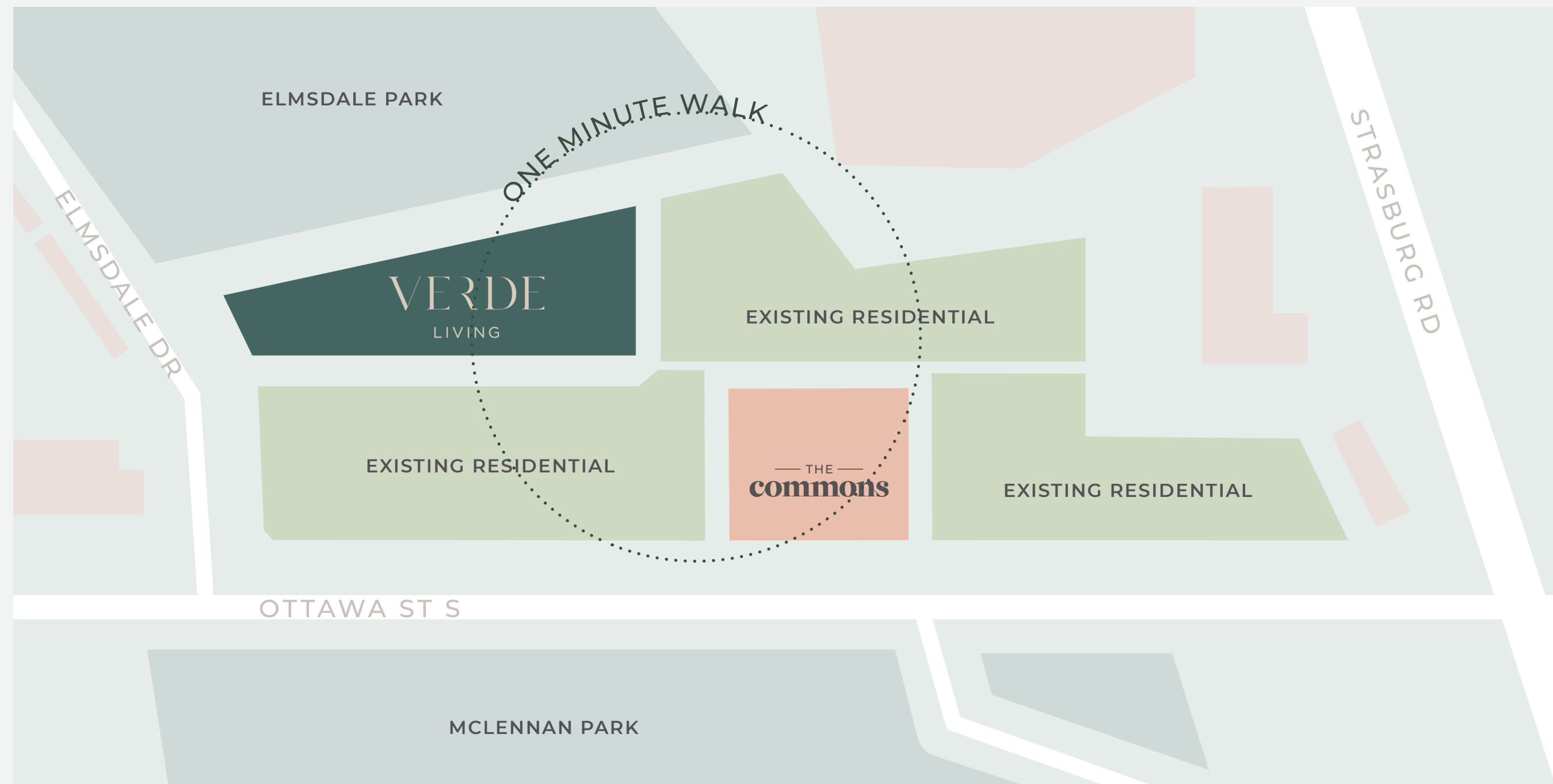


# LAURENTIAN commons

Laurentian Commons is a mixed-use, master-planned community that encompasses Verde Living. Verde Living is the last condo to join Laurentian Commons, seamlessly completing the community.

With vendors like restaurants, shops, offices, and more, you'll rediscover community, coffee, shopping, and recreation as part of your daily life.\* Rediscover home next door.

\*Subject to change



## — THE — **commons**

With integrated residential and commercial uses, Laurentian Commons brings unmatched opportunities in shopping, dining, working, and living right next door.

Stroll a minute from your doorstep for your morning coffee or breakfast, do all your shopping right next door, and enjoy time for yourself or with friends while experiencing vibrant community living.



# Amenities at your fingertips

Verde Living is surrounded by all the amenities you both need and desire. Walk a few minutes down the road for groceries, cross the street for a day at the park, and take a short stroll for a coffee, bank stop, or gym session. And with schools, hospitals & health centres, gas stations, and shopping all nearby, running errands is a breeze.

## LEGEND

- Restaurants
- Shopping
- Bus



# Ride the ION LRT

The ION LRT is just one example of the sort of innovation you'll find in KW. Providing a fast, reliable, and environmentally friendly way for people to get around the region, the LRT is a sustainable way to meet our community's current and future transportation needs.



VIBRANT CONDO LIVING





## Parks & trails —

Not only are you close to your everyday errands, but at Verde Living, outdoor adventures are steps away, with lots of parks, trails, and green spaces in the neighbourhood.

### MCLENNAN PARK

Across the street from Verde Living, McLennan Park boasts a skate park, playground, splashpad, walking trails, tobogganing hill, and even a dog park. It's also open year-round!

### ELMSDALE PARK

Elmsdale Park recently got a facelift—and it's down the street from Verde Living. The park now features seating, picnic tables, a stage, and a path linking the park to the adjacent Spurline Trail, with a play structure to come.





INTENTIONAL

DE —  
SIGN

# Our inspiration

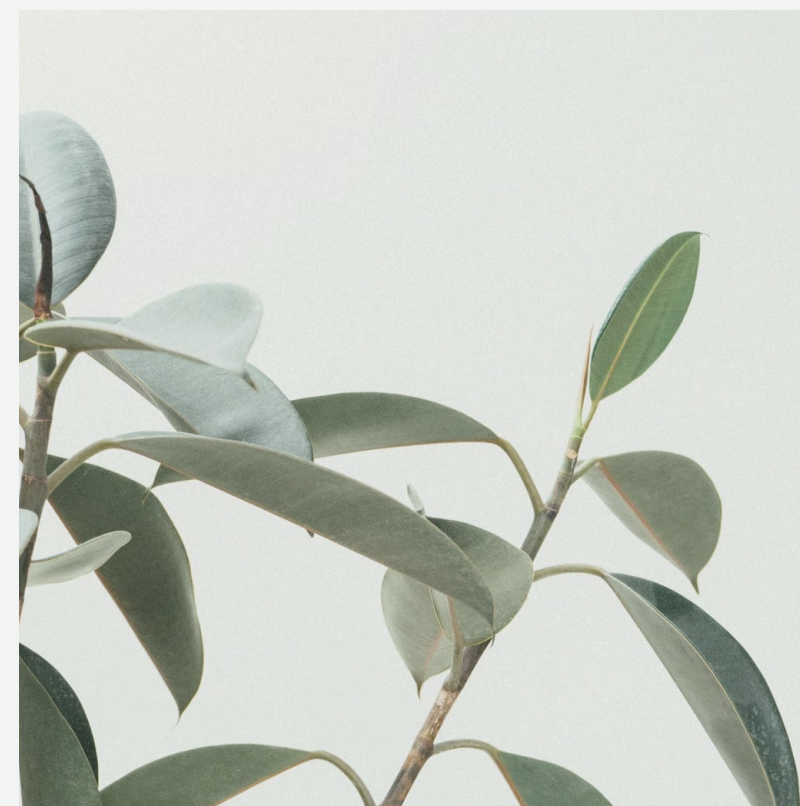
Verde Living is inspired and cultivated by Japandi design: Scandinavian functionality and Japanese rustic minimalism combined for a beautiful yet practical living space.

## DESIGN PRINCIPLES

1. Minimal & practical
2. Sustainable & traditional
3. Simple & calming
4. Light & serene
5. Natural & textured



VIBRANT CONDO LIVING



# Willow

## package 1

The Willow package offers a modern blend of raw materials and neutral colours to create an inviting sanctuary you'll call home. With occasional pops of wood for texture and warmth and nature-inspired finishes, you'll relish your time in this minimalistic space that keeps you feeling refreshed and comforted.



This is written as per the vendor's pre-selected standard finish packages. Ceiling heights are subject to bulkheads, dropped ceilings, and structural beams. Natural products (i.e. granite, stone, wood) are subject to natural variations in color and grain. Ceramic tiles are subject to pattern, shade, and color variations. Colour, grain, texture, appearance, etc. of features and finishes installed in the unit may vary from the vendor's samples because of normal manufacturing and installation processes.

# Espresso

package 2

This moody palette welcomes coziness and romance, whether you're curled up under a blanket with a page-turner or pouring a glass of wine. Naturally rustic-feeling, this package still maintains a minimal sleek and neutral look that's timelessly beautiful.



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# Alabaster

## package 3

Minimalistic and bright, the Alabaster package evokes the essence of calm. With light central colours, accented shades and textures are used only sparingly to create interest and keep the atmosphere intimate and homey. The elements of nature are embraced simply to bring your home together.



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# Meet the Verde Living team —



JD Development Group represents quality design, innovative process, and long-term value. With partners, investors, and customers in mind, they strategically convert desirable locations with high, untapped potential into thriving student, residential, mixed-use, and commercial developments.



In2ition Realty is an innovative real estate brokerage that specializes in project marketing, merchandising, and selling of new home communities and condominiums. Their team of highly motivated individuals are intensely committed to achieving the ultimate standards of excellence.



MCL Architects is a long-established architectural firm that is committed to providing leading design solutions specific to individual client needs. Function and Form are the main drivers for their approach to a more humanist and sensible architecture with a focus on material selection and construction techniques for project success.



Since 1986, The Downing Street Group has acquired, repositioned, and developed residential, office, commercial, land and industrial real estate. They have also been providing advisory services in addition to both debt and equity financing to third parties across all asset classes.



THE PATTON DESIGN STUDIO

The PATTON DESIGN STUDIO is a team of passionate interior designers, architects, and technologists that have worked with developers and private residential clients for over 30 years. THE PATTON DESIGN STUDIO is not tied to any one signature style. Diversity continues to challenge their creative interpretation to reflect their clients' aspirations.





# Why PRECON



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Civil Engineering Technologist  
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