

VERDE

LIVING



REA—  
SONS TO INVEST

VERDELIVING.CA



# Why invest in Kitchener — the facts speak for themselves!

## 1 FANTASTIC VALUE OPPORTUNITY

**Your money gets you farther in Kitchener.**

A pre-construction high rise home in Kitchener is

**58%** OF THE PRICE

of a pre-construction high rise home in Toronto

(for high rise product, Q4-2021)

Average pre-construction price:

**KITCHENER** | COMPARED TO | **GREATER TORONTO AREA**

**\$672,390<sup>1</sup>**

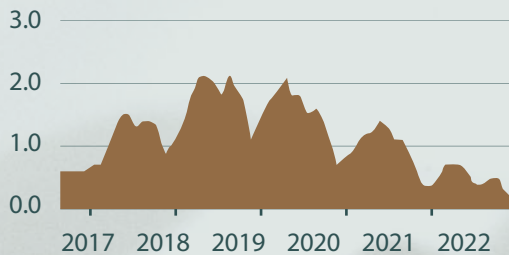
**\$1,163,924<sup>2</sup>**

## 2 A SHORTAGE OF SUPPLY

**The Kitchener market is at almost ZERO MONTHS of available inventory.**

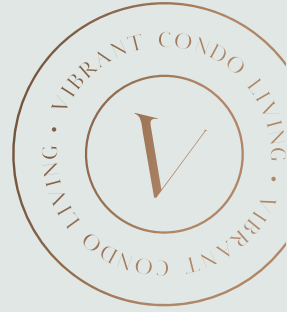
The amount of inventory currently available on the market will get absorbed in **less than 1 month.**

Kitchener-Waterloo Association of realtors



1 Altus Group. GGH Report High Rise Projects, December 2021  
2 Altus Group. GTA High Rise Projects, December 2021.

3 Altus Dashboard and GGH Report December 2021 for Q4-2021.  
4 Altus GTA Market Reports Downtown Core, October 2021, November 2021, December 2021.



# Why invest in Kitchener — the facts speak for themselves!

## 3 TREMENDOUS PRICE GROWTH

**KW condo prices are growing at a FASTER RATE THAN THE GTA**

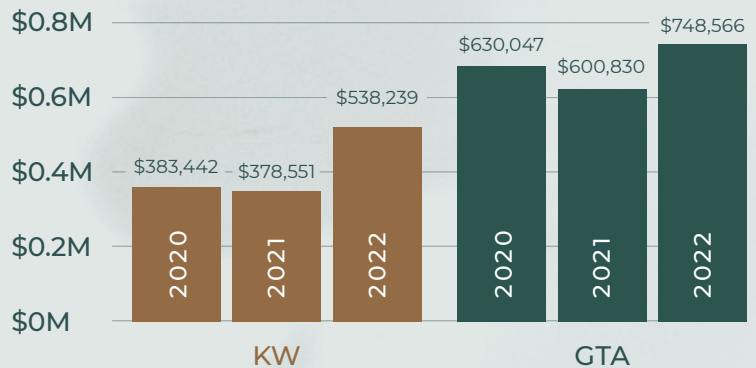
KW growth is a whopping **42%<sup>5</sup>**

— COMPARED TO —

The Greater Toronto Area **25%<sup>6</sup>**

(Year over year growth, January 2021 compared to January 2022).

**January average sale prices: Resale condos**



Kitchener-Waterloo Association of realtors (kwar.ca), TREBB Market Watch Reports (trebb.ca)

## 4 KITCHENER IS BOOMING

**Kitchener is THE 10th most populated city in Ontario<sup>7</sup>**

Kitchener's population is expected to grow

**33%** FROM 2016 TO 2041<sup>9</sup>

Kitchener is the **4th largest** most populated city in Ontario, behind Toronto, Ottawa & Hamilton<sup>8</sup>

Kitchener is one of the **fastest growing metropolitan areas in Canada.**<sup>9</sup>

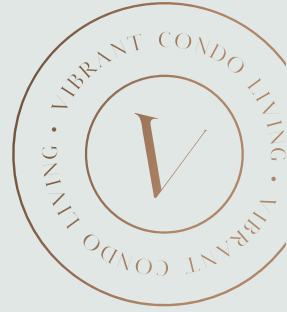
5 Kitchener Waterloo Association of Realtors. Stats Report. January 2022.2 Altus Group. GTA High Rise Projects, December 2021.

6 Toronto Regional Real Estate Board. Market Watch January 2022. Condo Apt, Average Price, Total.

7 canadapopulation.net/kitchener-population/#:~:text=Kitchener%20is%20Canada's%2010th,km2%20(52.85%20sq%20mi).

8 canadapopulation.net/kitchener-population/#:~:text=Kitchener%20is%20also%20the%204th,499%2025%20by%20end%20of%202022.

9 City of Kitchener – Housing Needs Assessment Report



# Why invest in Kitchener — the facts speak for themselves!

## 5 KITCHENER HAS A ROBUST RENTAL MARKET

Rental prices in Kitchener have been continuously climbing for the **past 12 years.**

The average rent for a property increased

**41%** FROM 2009 TO 2019

In 2020, the average asking price for a two-bedroom apartment was around

**\$1,950/month<sup>10</sup>**



Kitchener Rental rates are comparable to **Toronto (93%) & GTA (98%) of their rental rates.**



Kitchener Rental Rates were the **fastest-growing rates in Canada.** The rental rates soared between

**10-17%<sup>11</sup>**

DEPENDENT ON UNIT SIZE



Rental vacancy rates are at an **all time low.**

Kitchener vacancy rate on a 1 bedroom:

COMPARED TO

Toronto vacancy rate on a 1 bedroom:

**1.9%** 

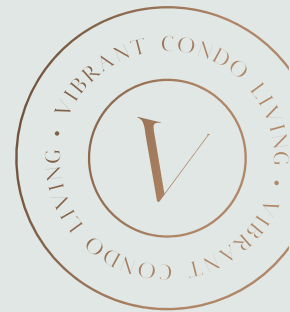
**4%** 

Kitchener overall at **2.1%** versus Toronto overall at **3.4%<sup>12</sup>**

<sup>10</sup> [kitchener.ctvnews.ca/it-is-high-kitchener-rental-prices-outpacing-average-income-officials-say-1.5564155](https://kitchener.ctvnews.ca/it-is-high-kitchener-rental-prices-outpacing-average-income-officials-say-1.5564155)

<sup>11</sup> [fivewalls.com/articles/why-kitchener-waterloo-is-a-great-place-to-buy-property-real-estate#:~:text=Kitchener%20Rental%20Rates%20were%20the,steady%20growth%20continues%20in%202020.&text=The%20region%20has%20one%20of,as%20low%20tenant%20turnover%20rates.](https://www.fivewalls.com/articles/why-kitchener-waterloo-is-a-great-place-to-buy-property-real-estate#:~:text=Kitchener%20Rental%20Rates%20were%20the,steady%20growth%20continues%20in%202020.&text=The%20region%20has%20one%20of,as%20low%20tenant%20turnover%20rates.)

<sup>12</sup> CHMC Rental Market Report, January 2021



# Why invest in Kitchener — the facts speak for themselves!

## 6 TOP EMPLOYERS



## 7 THE SILICON VALLEY OF THE NORTH

Kitchener-Waterloo has been dubbed Silicon Valley North, as it has the **highest density of tech start-ups in Canada**, and the second-highest in the world. There are over 30,000 new jobs through companies like Faire, Opentext, and thousands of other start-ups.

**15,000**  
TECH COMPANIES

**5,200**  
START-UPS

**200,000**  
TECH WORKERS



## 8 HOME TO WORLD-RENOUNDED SCHOOLS

Verde Living is within a **15-minute driving radius** of these major post-secondary institutions:



The University of Waterloo totaled **52,000+ enrollments** in 2019 and 2020



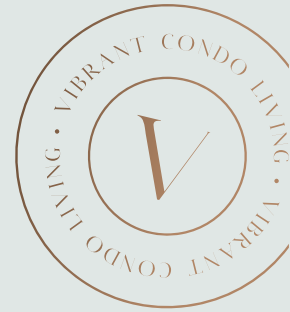
The Lazaridis School of Business & Economics is one of the **most prestigious schools** in Canada



Conestoga College's **new downtown Kitchener campus** opened in 2020



The Waterloo Regional Campus boasts an **incredible, state-of-the-art anatomy lab**



# Why invest in Kitchener — the facts speak for themselves!

## 9 CONNECTIVITY

**There will be two-way, all-day GO trains between Kitchener & Toronto before 2024.**

**\$44 M**  
EXPANSION PROJECT

Region of Waterloo International Airport will be doubled in size to meet the demands of this rapidly growing community.<sup>13</sup>

Distance from Verde Living:

- 2** Minutes to Grand River Transit stop
- 6** Minutes to LRT stop
- 12** Minutes to Kitchener GO Station and Via Rail
- 17** Minutes to Region of Waterloo International Airport



Waterloo Region’s light rail transit system, the ION, was completed in 2019 and offers a total of **19 stations**.<sup>14</sup>

Stage 2 of its expansion is set to commence, which will offer service from Kitchener to Cambridge.



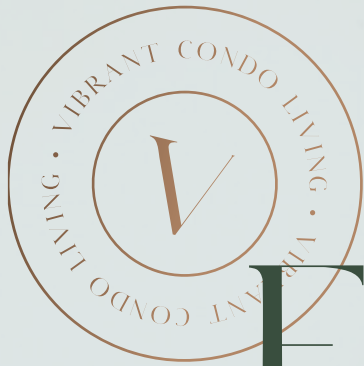
<sup>13</sup> [kitchener.ctvnews.ca/construction-underway-on-waterloo-international-airport-s-44m-expansion-1.5622990](http://kitchener.ctvnews.ca/construction-underway-on-waterloo-international-airport-s-44m-expansion-1.5622990)

<sup>14</sup> [regionofwaterloo.ca/en/exploring-the-region/stage2ion.aspx](http://regionofwaterloo.ca/en/exploring-the-region/stage2ion.aspx)

Transit map: [rapidtransit.regionofwaterloo.ca/en/projectinformation/system.asp](http://rapidtransit.regionofwaterloo.ca/en/projectinformation/system.asp)

# VERDE

LIVING



# FEAT— URES

& FINISHES

[VERDELIVING.CA](http://VERDELIVING.CA)

# Features & finishes

## BUILDING FEATURES

- Underground garage and surface parking
- Four elevators (two elevators in each tower)
- Contemporary architectural design
- Interior design by Patton Design Studio
- Balconies with modern railing systems\*

### Ground-floor amenity space includes:

- Elegant lobby
- Fitness studio
- Yoga/stretch studio
- Co-working lounge available for meetings, studying, or working remotely
- Guest suite
- Pet wash station

### Second-floor amenity space includes:

- Community lounge
- Private dining room with kitchenette
- Private entertaining lounge with fireplace

The 2-story rooftop pavilion includes a yoga/stretch area, dining areas, fire table, and BBQ

## GENERAL SUITE FEATURES

- Approx. 14' ceilings on the ground floor, approx. 9' on the second to seventh floors, and approx. 10' ceiling on the penthouse level\*
- Smooth-finish ceiling throughout all finished areas
- Luxury vinyl plank flooring\*~ in the foyer, living/dining rooms, kitchen, bedroom(s), and den
- Ceramic tile\*~ in bathroom and laundry room from builder's selections Painted flat-slab or glass sliding door(s) and/or swing doors (hollow core) throughout\*
- Suite door with security viewer and keyless entry, accessed using a smartphone app or unique passcode
- Brushed nickel-finish door handles and hardware\*
- Approx. 4" baseboards throughout with 2 3/4" flat-cut casings\*
- Painted flat-slab swing doors throughout\*
- Wire closet shelving
- All drywall is primed and painted in a white flat low VOC latex paint
- Stunning balconies with sliding doors or swing doors\*

## NOTES

\* Where applicable and as per plan

\*\* See disclosure documents for full details

\*\*\* See Sales Representative for further details

~ 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. All dimensions, if any, are approximate. Actual usable floor space may vary from the stated floor area if so stated. Ceiling heights are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above. Where bulkheads or drop ceilings are required in kitchens, bathrooms, laundry rooms, and closets, the height of the ceiling will be lower. Sizes and specifications are subject to change without notice. All features and finishes are subject to change without notice. E.&O.E. May 2022.

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# Features & finishes

## KITCHENS

- Contemporary kitchen cabinetry with extended uppers designed by Patton Design\*~\*\*\*
- Under-cabinet lighting\*~\*\*\*
- Elegant quartz slab countertops\*~\*\*\*
- Modern tiled kitchen backsplash\*~\*\*\*
- Single-basin stainless-steel under-mounted sink, with contemporary faucet in chrome finish\*~\*\*\*

## APPLIANCES

- Kitchen appliances consisting of a 24" stainless-steel refrigerator, 24" stove with flat cooktop, 24" integrated dishwasher, stainless-steel microwave, and hood fan exhausted to exterior\*
- Stacked washer/dryer directly vented to exterior\*

## BATHROOMS

- Contemporary vanity bathroom cabinetry, with quartz countertop and undermount sink\*~\*\*\*
- Contemporary single-lever faucet with chrome finish\*~\*\*\*
- Mirror over vanity
- Full-height tiled walls in showers and baths\*~\*\*\*
- Chrome single lever faucets with pop up drain for all vanity basins and bathtubs
- Glass shower door and acrylic shower base\*
- Acrylic tub\*
- Recessed, moisture-resistant ceiling pot light in the shower stall(s)\*
- White plumbing fixture(s)\*
- Floor tiles in bathroom(s) from builders' selections\*~\*\*\*
- Privacy lock on the bathroom door(s)\*
- In-suite ERV (Energy Recovery Ventilator) optimizes air quality, an exhaust fan is provided to 2nd bathroom where applicable\*

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JD DEVELOPMENT  
GROUP

DOWNING  
STREET

# Features & finishes

## ELECTRICAL & MECHANICAL

- Individual suite electricity meter(s) and water meter(s)\*
- Ceiling-mounted track lighting in kitchen\*
- Fibre to the suite technology
- Switched, capped ceiling outlet in living room
- Switched lighting fixtures in bedrooms, kitchen, foyer, and den\*
- Stylish white decora switches and outlets\*
- In-suite smoke and heat detector(s)
- In-suite sprinkler fire protection system

## SMART HOME PACKAGE

### In-Suite features:

- Wall pad

The in-suite wall pad serves as a hub to provide a single interface for the resident to interact with their home and community

- Digital door lock

A keyless, digital door lock that allows easy access to your suite using your smart-phone app or a unique passcode. Allow your guests to freely come and go by providing them with secure, personalized access codes

- High-speed internet

Bulk high-speed internet in all suites

- Heating & cooling

Individually controlled, seasonal, central air conditioning and heating system with thermostatic control

### Community features:

- Lobby phone

Allows residents to communicate with visitors before granting them access into the building, enhancing community security

- Smart parcel room

Rest assured that your parcel is secured in your community's smart locker.

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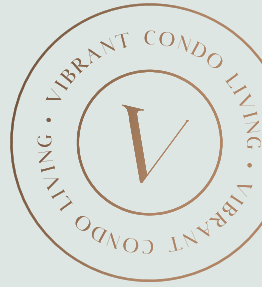
## Fast facts —

### JD Development Group:

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

### Downing Street Group

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.



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### SITE LOCATION

15 Palace Street (Elmsdale/Palace Street)

### NEIGHBOURHOOD

Rediscover vibrant condo living at Verde Living in Kitchener. The final residential stage in the Laurentian Commons Community which features shopping, dining, and work opportunities surrounded by parks and trails. Situated between Elmsdale Park to the North, McLennan Park to the South.

## Travel times —

**10** MINUTES:  
DOWNTOWN  
KITCHENER

**15** MINUTES:  
UNIVERSITY  
OF WATERLOO

**15** MINUTES:  
WILFRID LAURIER  
UNIVERSITY

**3** MINUTES:  
HWY 8 THAT  
CONNECTS  
TO HWY 401

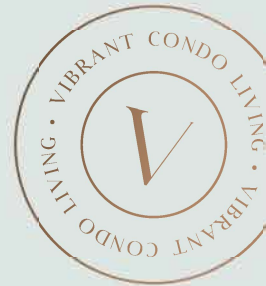
**1** MINUTE:  
ION LRT TRANSIT  
AT DOOR

SHORT COMMUTE  
TO LRT STATION

SUITE TYPES

UNIT SUMMARY

Product	Smallest	Largest	Count	% of building
1 Bed	456	504	42	16%
1 Bed + Den	559	567	166	62%
2 Bed	704	772	58	22%



BUILDING

# of units: 266 | 8 storeys, 2 buildings | 4 elevators (2 in each tower)  
 Architect: MCL Architects | Interior designer: Patton Design Studio

SUITE CEILING HEIGHTS

Ground floor: Approx. 14' | 2<sup>nd</sup>-7<sup>th</sup> floors: Approx. 9' | 8<sup>th</sup> floor (Penthouse): Approx. 10'

BUILDING AMENITIES

Ground floor includes:

Lobby lounge, yoga room, fitness studio with cardio equipment & weights, tech lounge (co-working space), guest suite, pet wash station

Second floor includes:

Event/community lounge, private dining room with kitchenette

Other amenities:

Two-storey outdoor terrace with upper & lower terrace, SmartOne Solutions (wall pad in unit, digital door lock, individual heating and cooling, smart parcel lockers, lobby phone), 8 hours daily front desk concierge

**PARKING INCENTIVE COST:** \$35,000 underground (U/G) and \$20,000 above-ground (SURFACE), EV upgrade \$5,650 (for underground only)

**OCCUPANCY DATE:** Estimated for March 2025

**MAINTENANCE FEE:** \$0.60/sq.ft. (includes gas). Electricity and water are extra, plus Bell internet (\$25+HST), SmartOne (\$30+HST), and parking maintenance

**PARKING MAINTENANCE:** \$49.95 (U/G) \$39.95 (SURFACE)/month

**CONSTRUCTION START DATE:** March 2023

**PROPERTY TAX:** Approx. 1% of the purchase price

# Why PRECON



*Calltoddsmith.ca*  
RE-Location Advocate

**Todd Smith, REALTOR**  
**Civil Engineering Technologist**  
ABR | CNE | SRS | SRES | RENE

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902.989.2567

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**t o d d @ c a l l t o d d s m i t h . c a**