

VUPPOINT

IN PICKERING

TOWER 2

Get Excited. Get Moving. Get It All.



Secure Capital

vupointcondos.ca

NORTH
FAÇADE

ARTIST CONCEPT



ARTIST CONCEPT

PICKERING'S GREATEST ADDITION IS HERE

A plan has been put into motion to create Pickering's most esteemed landmark achievement. An undertaking the likes of which this city has never seen. An idea so impressive, so powerful, so transformative that it has changed Pickering forever. With the unbelievable success of Tower 1 at VuPoint Condos, this grand vision became a reality. But that was just the beginning.

Now, a new iteration is emerging. One that will truly push the boundaries of greatness, building upon a foundation of excellence to redefine the Pickering lifestyle. And all of it can be yours at VuPoint Tower 2.



SOUTH
FAÇADE

VUPOINT
TOWER 1

VUPOINT
TOWER 2

ARTIST CONCEPT



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REIMAGINING THE SKYLINE YET AGAIN

Rising above its predecessor to fifty-three storeys above downtown Pickering, VuPoint Tower 2 offers envied panoramic vistas from the city's best location. Wake up to Lake Ontario's tranquil views and arrive home atop a skyline alight with electric vibrancy in every direction.



A CITY ON THE RISE

COMMUNITY INFO



WATERFRONT

12.4 KILOMETRES OF WATERFRONT TRAILS

7.6 KILOMETRES OF LAKE ONTARIO WATERFRONT

8 UNIQUE WATERFRONT PARKS

NATURE

220+ HECTARES OF OPEN GREENSPACE

85 PARKS

4 CONSERVATION AREAS



GROWTH (BY 2031)

95,000 NEW RESIDENTS

33,000 NEW JOBS

INDUSTRY

800 ACRES OF PRESTIGE EMPLOYMENT LAND

2,700+ PUBLIC & PRIVATE BUSINESSES

3.8 MILLION RESIDENTS WITHIN 50KM

HEALTHCARE

2 PRESTIGE MEDICAL FACILITIES

RETAIL

200+ STORES IN PICKERING TOWN CENTRE

+ BROOKDALE SHOPPING CENTRE

+ SHORELINE SHOPS

EDUCATION

88% OF RESIDENTS RETAIN A POST-SECONDARY DEGREE OR DIPLOMA

5 UNIVERSITIES

6 COLLEGES

8 PRIVATE SCHOOLS

19 PUBLIC SCHOOLS



**Data courtesy of pickering.ca*

TRANSPORTATION

Highways

#401, #407 ETR & #2

Rail

GO Transit

Transit

Durham Region Transit



MINUTES TO:

2 MINS. > Pickering Town Centre

2 MINS. > Brookdale Shopping Centre

2 MINS. > Durham College, Pickering

2 MINS. > Centennial College, Pickering

5 MINS. > Frenchman's Bay

6 MINS. > Beachfront Park

30 MINS. > Pearson Airport

13 MINS. > Scarborough

25 MINS. > Oshawa

26 MINS. > Markham

32 MINS. > Toronto

33 MINS. > Richmond Hill

35 MINS. > Vaughan

43 MINS. > Mississauga



LOCAL AMENITIES



OVER 470,000 SQ. FT. OF LEISURE

Discover Ontario's new entertainment epicentre with Durham Live, the 240-acre leisure complex featuring five distinct districts – casino, hotel, retail, studio, and entertainment. Anchored by over 330,000 sq. ft. of gaming space and a 5-star hotel, Durham Live is its own city of entertainment. Better still, this incredible destination boasts world-class dining, performance halls, VIP movie theatres, 150,000 sq. ft. of retail space, a 15-acre film studio, golf course, even an indoor water park and so much more to promise endless fun for everyone.





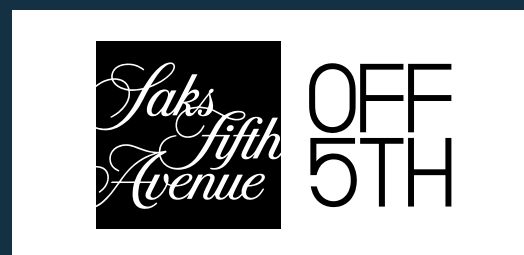
IMAGE FROM CHUUK.CA



A MENU UNLIKE ANY OTHER

As one of Canada's fastest growing cities, Pickering is alive with the diverse delicacies of the world's finest cuisine. From the spectacle of Makimono to the traditional tastes of Osmow's Shawarma, the gourmet flavours of Port, Chùuk, and so many others, open your palette to a world of taste with VuPoint Tower 2.

Start your mornings off right with the organic elixirs of Freshly Squeezed, or enjoy an afternoon pick-me-up with the perfect brew at your favourite coffee house. If variety is the spice of life, hop to Beryl's Pepper Pot for the unique flavours of authentic Jamaican cuisine. Treat yourself to tastes of Italy with Bellagio's Gelato, or make any evening unforgettable with Amici's classic menu for one of the finest meals around. Everything you could crave and more is always so close to home at VuPoint Tower 2.



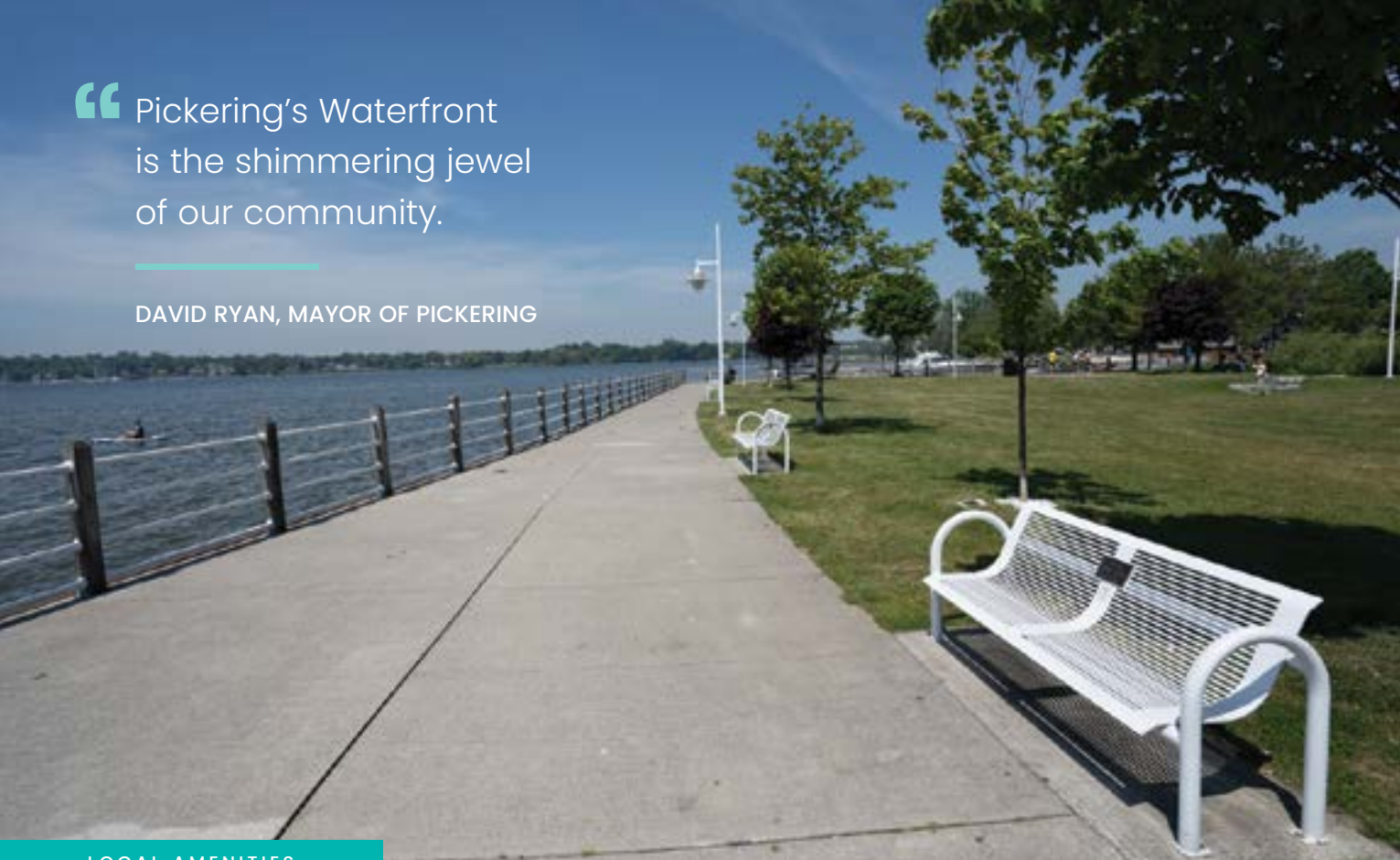
GET MOVING & GET IT ALL

Within walking distance to Pickering Town Centre as well as Brookdale Shopping centre, VuPoint Tower 2 puts you right at the centre of a neighbourhood overflowing with retail opportunities. Drive just 5-minutes away and you'll find an array of essential brands, outlets, and hidden gems at Steeple Hill Shopping Centre and SmartCentres Pickering. If that's not enough, take a stroll through Pickering's bustling downtown core and browse through a myriad of standalone shops and boutiques just waiting to be discovered.



“ Pickering’s Waterfront is the shimmering jewel of our community.

DAVID RYAN, MAYOR OF PICKERING



LOCAL AMENITIES



A TRUE URBAN OASIS

The perfect respite from city bustle is always in view, and awaits just steps from VuPoint Tower 2. Now, enjoy Southern Ontario’s finest waterfront experience within walking distance from your front door at Lake Ontario. Whether it’s the thrill of kite boarding or surfing, peaceful picnics by Frenchman’s Bay, or strolls along more than 12 km of shoreline trails, there’s no better feeling than being on the waterfront.



PICKERING’S BELOVED NATURAL LIFESTYLE

VuPoint Tower 2 surrounds you with more than 220 hectares of open spaces and National Parks, including over 85 greenspaces, trails, and conservation areas.

From this ideal location, access Pickering’s most beloved natural destinations stretching from the shores of Lake Ontario, up through the city’s dense urban areas, and out to Pickering’s farthest reaches.





THE CENTRE OF ATTENTION IN PICKERING

LOCAL AMENITIES

RETAIL

- 01 Pickering Town Centre
- 02 Home Depot
- 03 Walmart Supercentre
- 04 Lowe's Home Improvement
- 05 Long & McQuade Musical Instruments
- 06 Canadian Tire
- 07 Mark's
- 08 Pacific Fresh Food Market
- 09 SmartCentres Pickering
- 10 LCBO

DINING

- 01 Chúuk | Bar and Restaurant
- 02 Big M
- 03 Cora Breakfast and Lunch
- 04 Lone Star Texas Grill
- 05 Port
- 06 Chuck's Roadhouse Bar & Grill
- 07 Makimono Japanese Restaurant
- 08 Jack Astor's Bar & Grill Pickering
- 09 Moxie's Grill & Bar
- 10 The Pickle Barrel
- 11 Amici

SCHOOLS & SERVICES

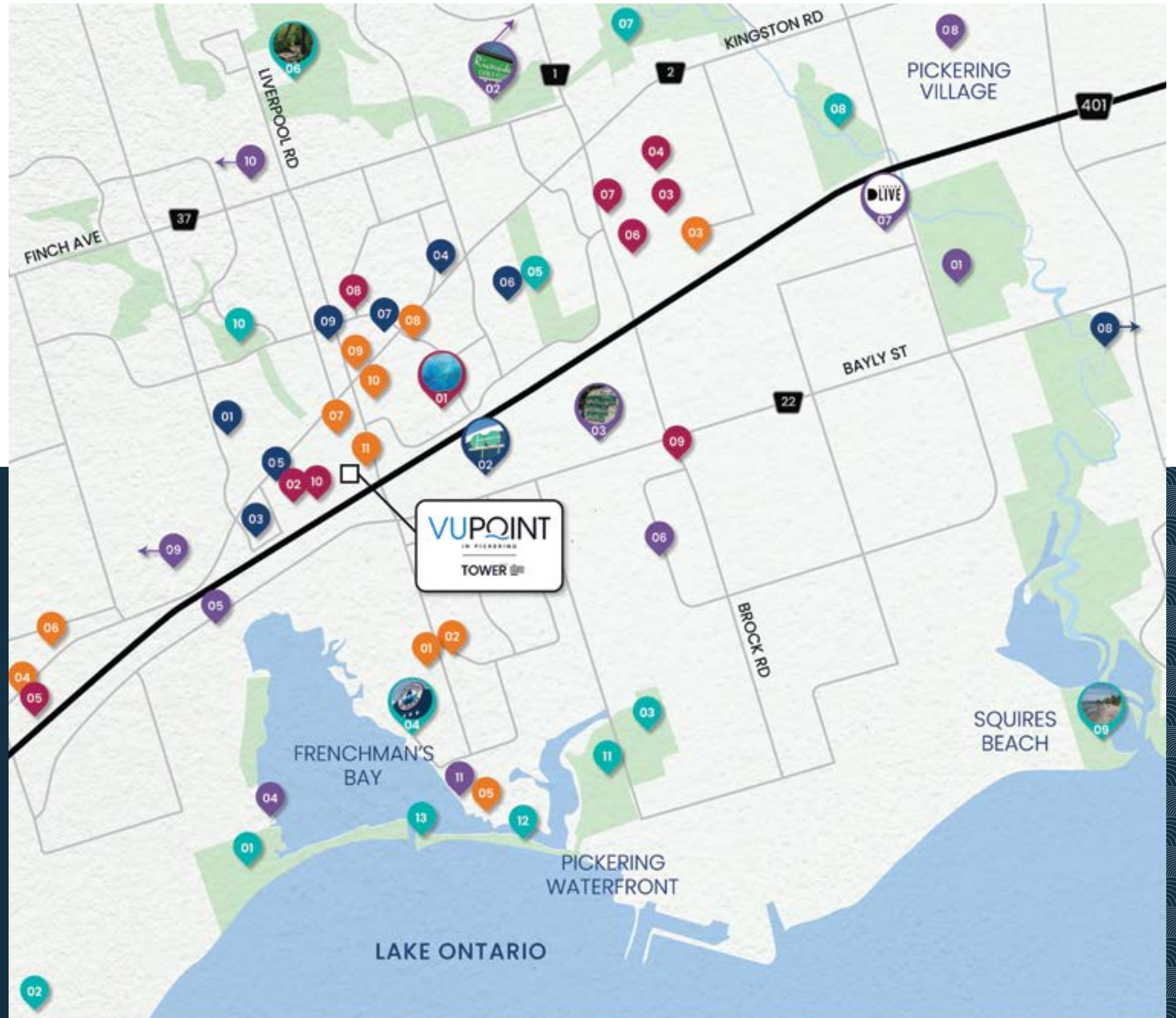
- 01 Vaughan Willard PS
- 02 Pickering GO
- 03 Home Care 4 U Inc - Home Health Care Services
- 04 Pickering Urgent Care Walk-In Clinic
- 05 West Durham Family Health Team
- 06 Sheridan Dental Centre
- 07 Durham Optometric Clinic
- 08 Lakeridge Health Hospital
- 09 Millennium City Veterinary Hospital

PARKS & GREENSPACE

- 01 Rotary Frenchman's Bay West Park
- 02 Petticoat Creek Conservation Area
- 03 Bay Ridges Kinsmen Park
- 04 Progress Frenchman's Bay East Park
- 05 Pickering Skatepark
- 06 Seaton Trail
- 07 Duffins Trail System Central Ajax
- 08 Duffin's Creek Dam
- 09 Simcoe Point
- 10 David Farr Park
- 11 Alex Robertson Park
- 12 Beachfront Park
- 13 Liverpool Road Pier

SIGHTS & LEISURE

- 01 Annandale Golf
- 02 Riverside Golf Course
- 03 Pickering Playing Fields
- 04 Frenchman's Bay Yacht Club
- 05 West Shore Community Centre
- 06 Don Beer Arena
- 07 Durham Live Casino & Entertainment
- 08 Pickering Village
- 09 Toronto Zoo
- 10 Whitevale Golf Club
- 11 The Lake House





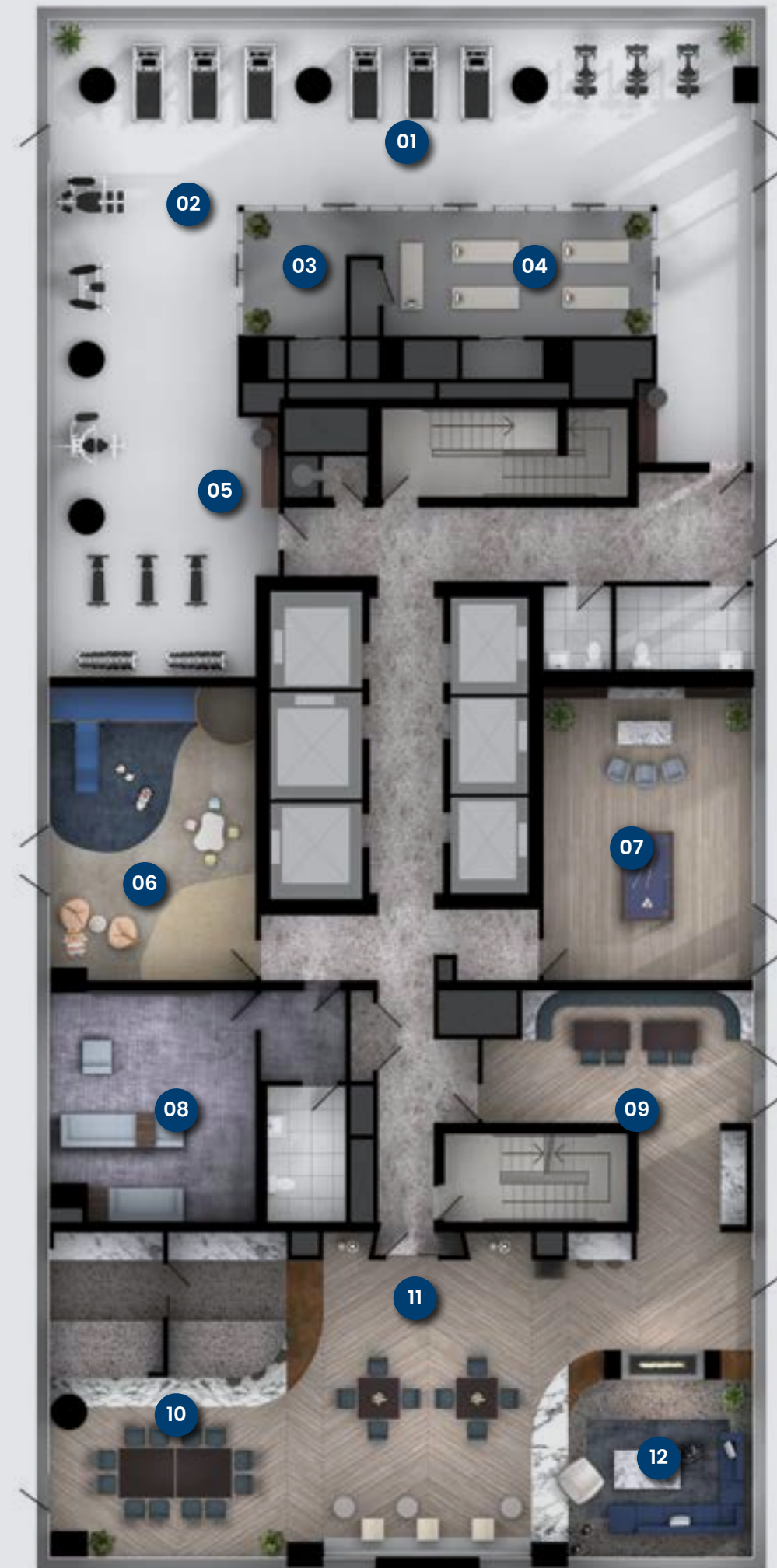
ARTIST CONCEPT

LIVE YOUR MOST COMPLETE LIFESTYLE

You're guaranteed to be astounded with the unrivaled amenity spaces of Pickering's most engaging new condominium. From the comprehensive fitness facility, flexible party room, contemporary business centre, even a podcast studio and so much more, your complete lifestyle awaits at VuPoint Tower 2.



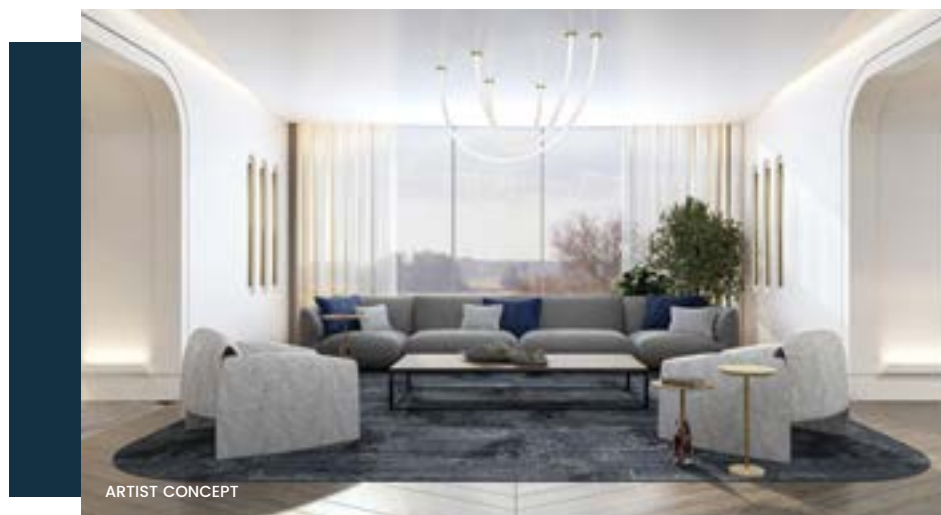
ARTIST CONCEPT



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7TH FLOOR AMENITY AREA | 7,050 SQ.FT.

- | | | | | | |
|----|----------------------|----|----------------|----|---------------------------|
| 01 | CARDIO | 05 | WEIGHT LIFTING | 09 | LOUNGE |
| 02 | GYM | 06 | KIDS ROOM | 10 | DINING W/CATERING KITCHEN |
| 03 | PRIVATE TRAINING POD | 07 | GAMES ROOM | 11 | PARTY ROOM |
| 04 | YOGA STUDIO | 08 | THEATRE | 12 | LOUNGE W/FIREPLACE |



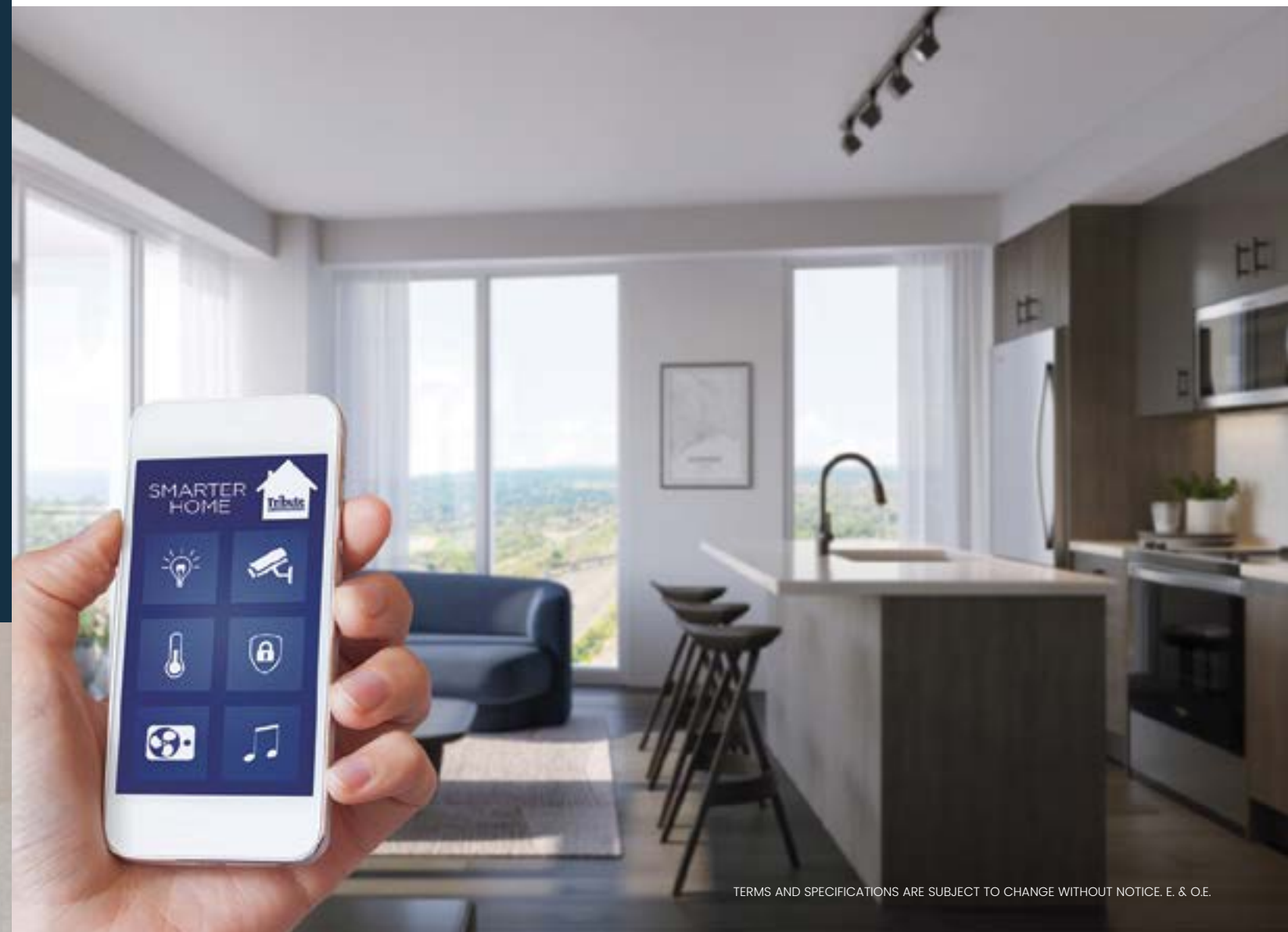
WELCOME HOME

Step into the distinguished lobby space of VuPoint Tower 2 and be struck with a signature sense of elegance. Distinctive design and premium features & finishes culminate to create a myriad of interior spaces that exude refinement and ease.

LOBBY



AMENITY SPACE



SECURITY & TECHNOLOGY

1. Tribute Communities Smart Living App, Completely Customized for VuPoint Condos
2. In-App Communication with Property Management
3. App-Controlled Smart Lock Capabilities for Access to Lobby and Parking Garage
4. App-Integrated Fob Capabilities for Access to Lobby and Parking Garage
5. In-App Video Access and Control to Intercom in Lobby
6. App-Controlled Smart Thermostat
7. Automated Parcel Locker System with Personalized Notifications
8. Security Camera Monitoring in Underground, Parking Structure, Lobby and Amenity Areas
9. 24-Hour Concierge Services
10. Unlimited Usage BELL FIBRE High-Speed Internet Service Including Use of Bell Canada Wi-Fi Modem, Bulk Billed Monthly as a Part of Common Expenses.

A SMARTER WAY TO LIVE

In keeping with Tribute Communities' devotion to innovation and commitment to excellence, VuPoint Tower 2 will boast an incredible array of Smart Condo features accessible to all residents. All designed to ease your mind and provide the utmost control over your home.



STANLEY



MAX CONDOS

A TRUSTED GTA BUILDER



Founded over 35 years ago, Tribute Communities is a Builder/Developer who has built more than 35,000 new homes and condominiums with a mission to create distinctive, visionary communities across Southern Ontario. The company's reputation has been earned through their architecturally distinct and exquisitely designed homes and condominiums, ideally situated amongst the very finest streetscapes and communities. Beautifully appointed homes with many unique features and classic finishes that result in eminently liveable environments – that is the Tribute ideal. Our condominiums are expressions of a vibrant urban ethos, with iconic architecture, sophisticated designs, and inspired lifestyle amenities.

Whether living in an exquisite Tribute single family home or an elegant Tribute condominium, our customers can be sure of one thing: their home has been built by passionate people who truly care about bringing dreams to life. Some of our recent successes include: Linx Condominiums at Danforth & Main, Y&S Condominiums at Yonge and Soudan, Stanley Condominiums at Church and Carlton and Max Condominiums near Dundas and Jarvis.



PROGRESSIVE ARCHITECTURE



IBI Group is a global firm of architects, engineers, interior designers, landscape architects and technology professionals who create vibrant, livable and sustainable urban environments. IBI Group are recognized leaders in residential, hospitality, retail and mixed-use design with a strong focus on design excellence. Under the leadership of Design Principal and Global Director of Buildings, Mansoor Kazerouni, the firm has recently completed award-winning projects like the Delta Flagship hotel in downtown Toronto and L'Avenue, a 50 storey mixed-use project in Montreal. Both are recognized as landmark buildings. IBI has designed numerous award-winning condominium developments across the GTA, bringing unique and innovative design solutions to complex urban challenges. The firm is currently working in major cities across Canada, the United States, the UK, Middle East and India.

www.ibigroup.com

PROGRESSIVE DESIGN



Turner Fleischer brings over 47 years of experience in Canadian interior design and architecture to our projects. In addition to our portfolio in the residential sector, our studio is specialized in mixed-use, site planning, commercial, workplace, industrial, hospitality, and wayfinding projects. Based in Toronto, we place a strong emphasis on the fusion of assigning the right people, processes, and technology to a given project, creating a comprehensive understanding of a given job's unique needs. We are proud of the strength and continuity of our client relationships. Our studio is comprised of open, honest and continuous learners. We believe in our staff, evolve and give back to our community together. Our projects enhance communities and stand as a testament to our commitment to advancement, design quality, creativity and progress. The Turner Fleischer team consists of over 200 dedicated and creative professionals. We design for you, with our experience guiding our decisions to bring your visions to reality.

PROGRESSIVE MARKETING



At Guidelines we deliver compelling and innovative brand solutions, as well as digital and traditional marketing campaigns that stand out for some of the GTA's most preeminent developers and city makers. With over 40 years working with regional and national realty brands, we are about effective story-telling that produces tangible results. Our strength is in a team that is committed to integrity and passion, that leads with technology and human insights, and is driven by the promises we make to our clients. Shaping the future community by community.



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