

# VUPPOINT

IN PICKERING

Get Excited. Get Moving. Get It All.



Secure Capital



SOUTH  
FAÇADETHE PLAN  
OF PERFECTION

It starts with an idea. One singular notion,  
from which true greatness blossoms.

The simple thought of creating Pickering's best  
lifestyle experience. But reaching the city's highest  
achievement is seldom straightforward. It takes  
courage, fortitude, passion, persistence, and just  
a little bit of luck. And in the end, it becomes a  
lasting monument amidst an ever-changing  
skyline, and a testament to the unbridled  
potential of Pickering as a whole.

The three towers of VuPoint form the basis from  
which an entire master-plan revolves.  
In Pickering's most ideal location, it puts your  
whole world within reach. Surrounded by beautiful  
community greenspace, it connects residents  
with the urban amenities, lifestyle experiences,  
and waterfront bliss Pickering is celebrated for.







# THIS IS YOUR VIEWPOINT

Towering 46-storeys above Pickering's serene skyline, the panoramic vista atop VuPoint is truly a sight to behold. From Frenchman's Bay to Toronto and beyond, see the vision of a world at your fingertips.

NORTH  
FAÇADE



## VIEW FROM THE 40TH FLOOR OF VUPOINT



40<sup>th</sup>  
FLOOR VIEW



# WATCH THE VIDEO





# A CITY ON THE RISE

With so much development, innovation, and relocation happening in Pickering, it has quickly become one of southern Ontario's premier destinations!

## 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  
**8** PRIVATE SCHOOLS  
**6** COLLEGES  
**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



# WELCOME TO FABULOUS PICKERING!

The perception of Pickering has forever changed with the opening of Durham Live Casino & Entertainment, a 240-acre leisure complex complete with five distinct districts: Hotel, Casino, Retail, Entertainment, and Studio. Anchored by a 5-star hotel and over 330,000 sq. ft. of gaming space, this entertainment epicentre is a true village of enjoyment. World-class dining, 150,000 sq. ft. of retail space, performance halls, VIP cinemas, amphitheater, golf course, indoor water park, a 15-acre film studio, and so much more culminate in a fantastical place promising endless fun for everyone.







LOCAL AMENITIES



# SUBLIME SHOPPING, SECONDS AWAY

Flanked by both Pickering Town Centre and Brookdale Shopping Centre, VuPoint offers some of Durham's best retail opportunities all within walking distance. Not to mention the array of essential outlets, and luxury brands of Steeple Hill Shopping Centre and SmartCentres Pickering, both just 5 minutes away. Better still, a host of standalone shops and boutique stores are waiting to be discovered throughout Pickering's vibrant downtown core.



## A WORLD OF TASTE

The ever-growing city of Pickering is home to the eclectic delicacies of the world's finest cuisine. From the traditional tastes of Hibachi Grill and Osmow's Shawarma to the gourmet flavours of Port, Chúk and countless others, VuPoint will open your palate to a world of taste. Cruise along Kingston Rd. and enjoy a tasting menu unlike any other.

Revitalize your mornings with the organic concoctions of Freshly Squeezed, or get energized with the perfect brew at your favourite coffee house. If flavour is what you crave, pop into Beryl's Pepper Pot for the most authentic Jamaican cuisine that will keep you coming back for more. Cleanse your palette with the refreshing flavours of Belaggios Gelato, or pass the time people-watching with a shot of their famous espresso. In the evenings, enjoy notes of the Mediterranean with traditional meat, seafood, pasta, and pizza at Amici for the finest Italian food around. Whatever your mood, hankering, craving, or fixing calls for, you're sure to find it just minutes away from VuPoint.



HUDSON'S BAY  
INCORPORATED 2 MAY 1670



PANDORA





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

DAVID RYAN, MAYOR OF PICKERING

LOCAL AMENITIES

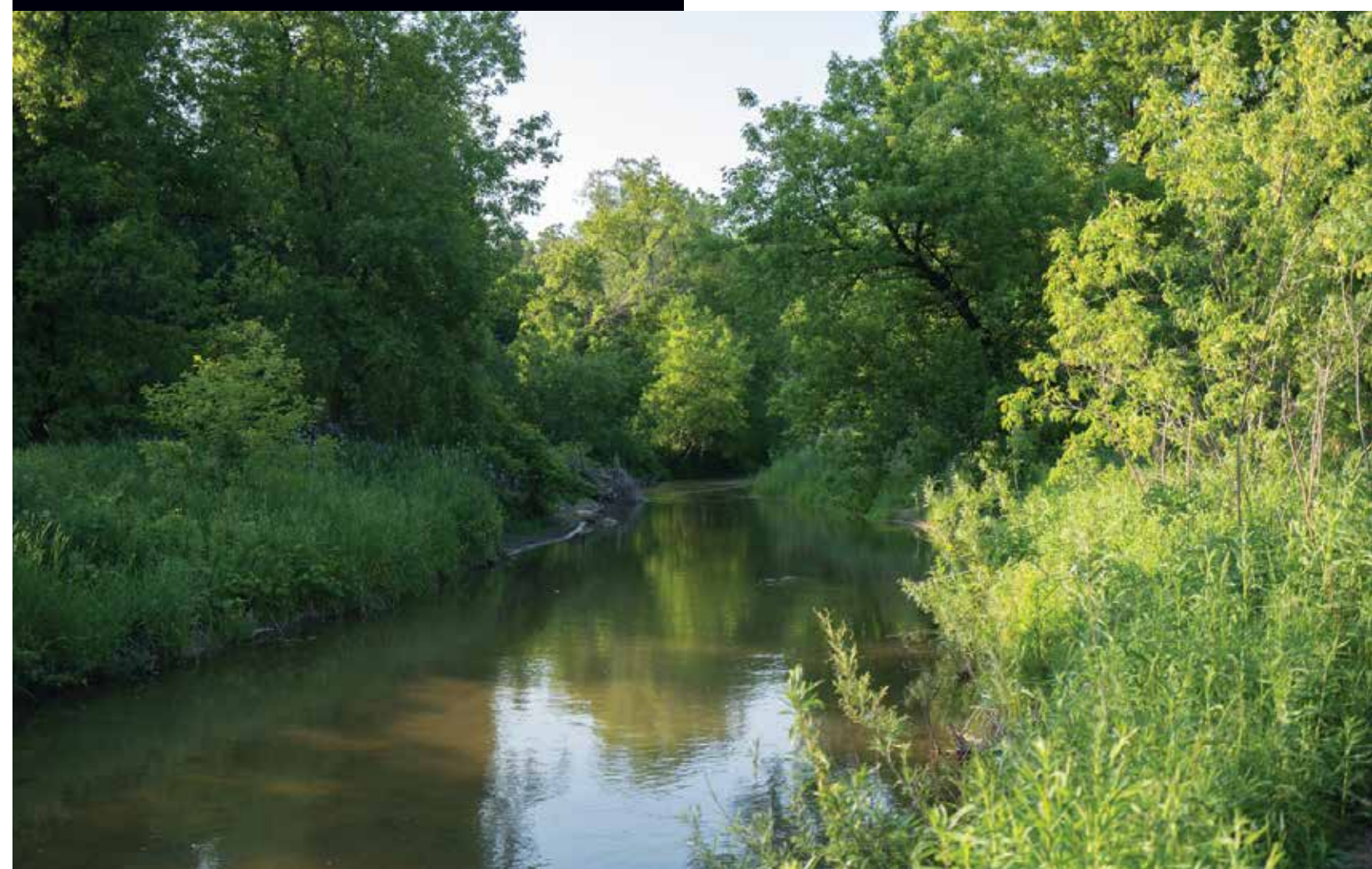
# YOUR WATERFRONT BACKYARD

Welcome to your perfect city escape, right in Pickering’s downtown core. A true urban oasis, Pickering’s waterfront district offers the region’s best lakefront recreation opportunities within walking distance of VuPoint. From peaceful picnics overlooking Frenchman’s Bay to thrilling kite boarding and surfing, or strolls through sandy shorelines, watch your worries wash away by the waterfront.



## LIVE YOUR NATURAL LIFESTYLE

With over 220 hectares of open space and National Parks, including more than 85 parks, endless trails and many stunning conservation areas, VuPoint surrounds you with the best of Pickering’s naturality. A wonderful landscape stretching from the shores of Lake Ontario up through Pickering’s dense urban areas, and out to the city’s farthest reaches.







# EVERYTHING AT YOUR FINGERTIPS

## 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

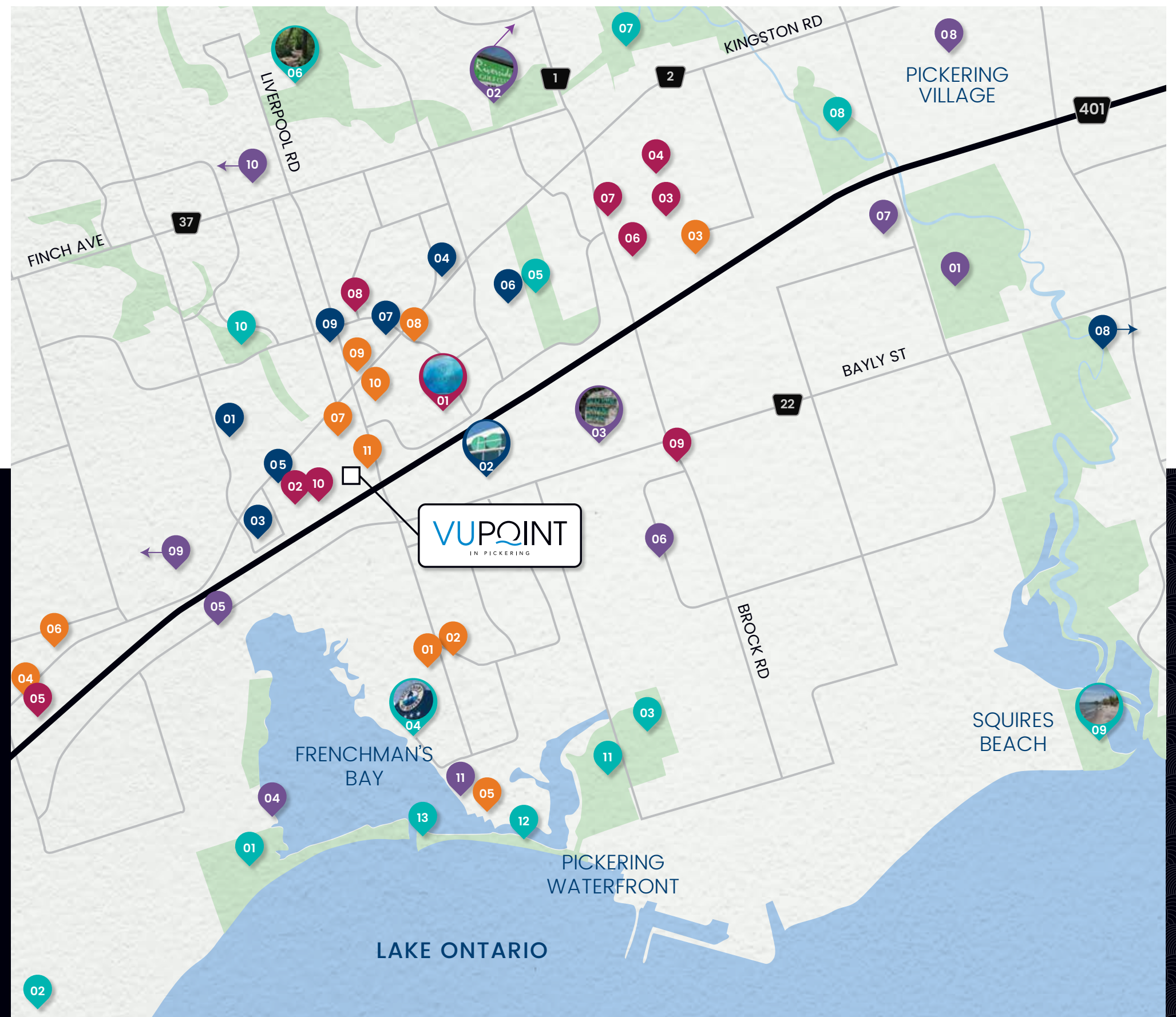
- 01 Vaughan Willard PS
- 02 Pickering GO
- 03 Home Care 4 U Inc - Home Health Care Services
- 04 Pickering Urgent Care Walk-In Clinic
- 05 West Durham Family Health Team
- 06 Sheridan Dental Centre
- 07 Durham Optometric Clinic
- 08 Lake Ridge Health Hospital
- 09 Millennium City Veterinary Hospital

### 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

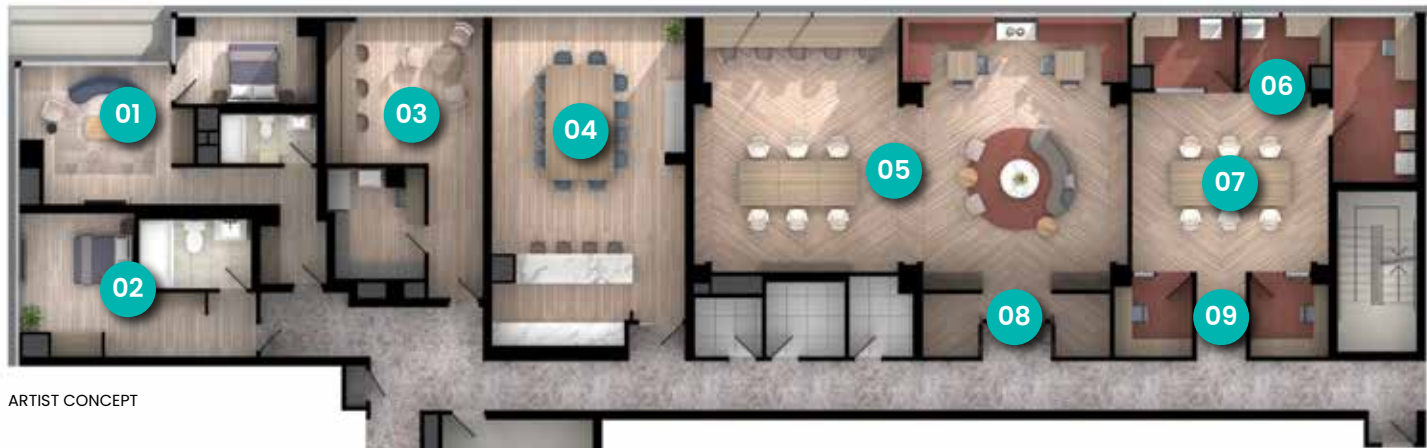
# EXPERIENCE THE ENDLESS DELIGHTS

As Pickering's most engaging new condominium offering, VuPoint features unrivaled amenity spaces that are guaranteed to astound. From its serene lookout points to the fully-equipped fitness facility, versatile party room, and so much more, there's always more to do in the condominium community that offers everything.



ARTIST CONCEPT





ARTIST CONCEPT

6TH FLOOR AMENITY AREA | 4,562 SQ.FT.

- |                      |                    |
|----------------------|--------------------|
| 01 GUEST SUITE       | 06 PRIVATE OFFICES |
| 02 GUEST SUITE       | 07 WORK STATIONS   |
| 03 MANAGEMENT OFFICE | 08 PRIVACY ROOMS   |
| 04 BOARD ROOM        | 09 PODCAST STUDIOS |
| 05 BUSINESS CENTRE   |                    |



ARTIST CONCEPT



ARTIST CONCEPT

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

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



# FOR WHATEVER YOU DESIRE

Upon entering the refined lobby space of VuPoint, its comprehensive elegance is immediately apparent. From sophisticated design to premium finishes and upscale features, all of VuPoint's interior spaces have been designed to surround you with a striking sense of elegance and ease.

## BUILDING AMENITIES



## SUITE INTERIOR

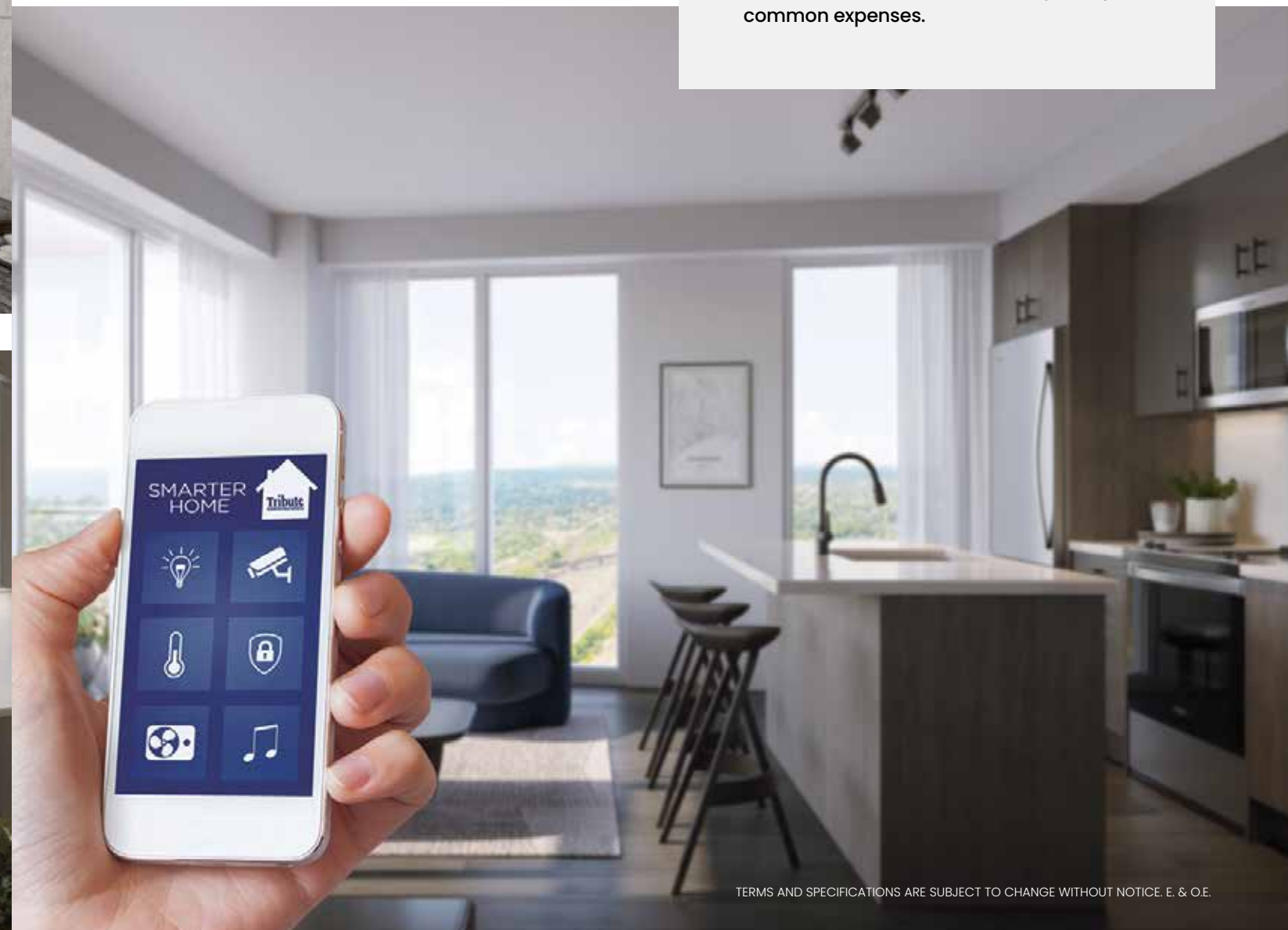


# A SMARTER WAY TO LIVE

In keeping with Tribute Communities' devotion to innovation and commitment to excellence, VuPoint Condos 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.

## 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.







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.

**Tribute**  
communities

OVER  
35  
YEARS



## 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](http://www.ibigroup.com)

## PROGRESSIVE DESIGN

**TURNER  
FLEISCHER**

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

**guidelines**  
advertising inc.

At Guidelines we deliver compelling, innovative, creative brand solutions and 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, creative story-telling that produces tangible results. Our continued 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.





VUPOINT CONDOS IN PICKERING



Secure Capital