



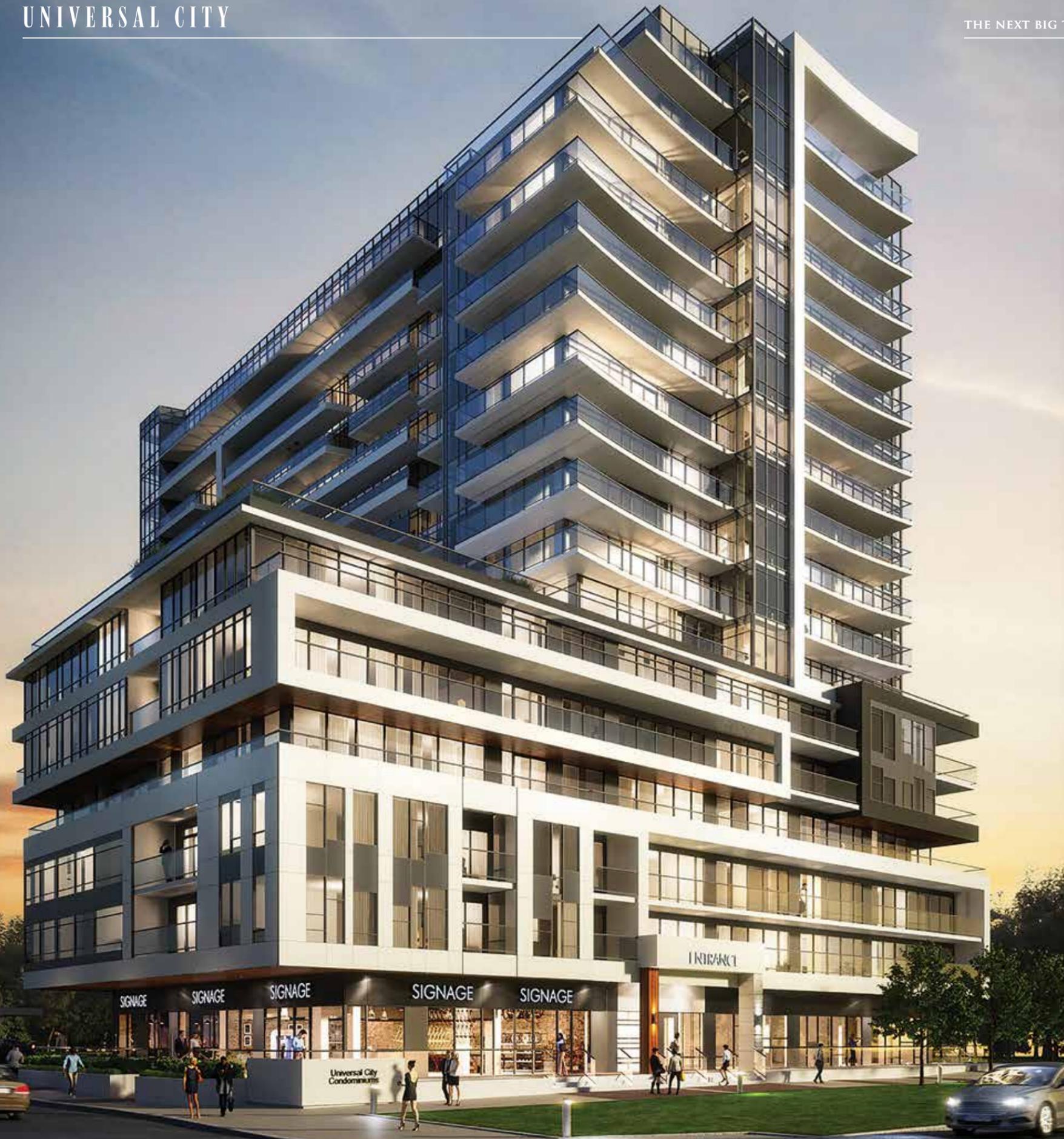
UNIVERSAL CITY

CONDOMINIUMS



The background is a dark grey color on the left side. On the right side, there is a central point from which several colored triangles radiate outwards. The colors include a light blue triangle at the top, a yellow triangle below it, a brown triangle below that, and a red triangle at the bottom. To the right of these triangles, there is a dark blue vertical band. The text is positioned on the right side, overlapping the red and dark blue areas.

I'M SO
EXCITED
FOR THE
NEXT BIG
THING



UP AND COMING

WELCOME TO THE CENTRE OF THE UNIVERSE

The next big thing is coming soon to Bayly St, just east of Liverpool Rd in Pickering – a neighbourhood on the rise. Introducing Universal City, a brilliant collection of 5 towers in the heart of the action, minutes from HWY 401 and GO Transit. Enjoy exquisitely designed suites, exceptional amenities, and a buzzing city setting with an abundance of shopping, dining, parks, and entertainment.

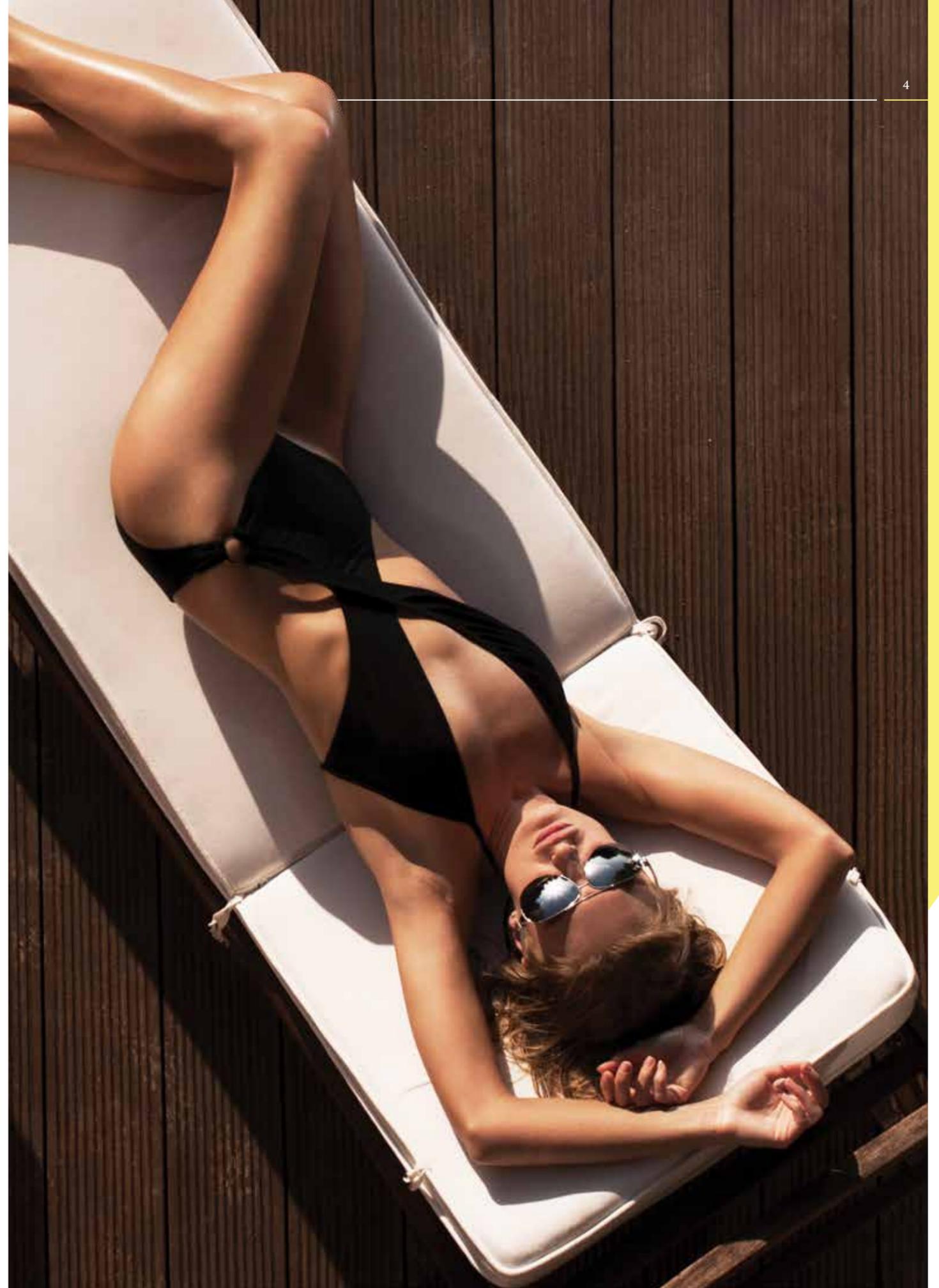
THE ONLY THING UNIVERSAL CITY IS MISSING IS YOU.

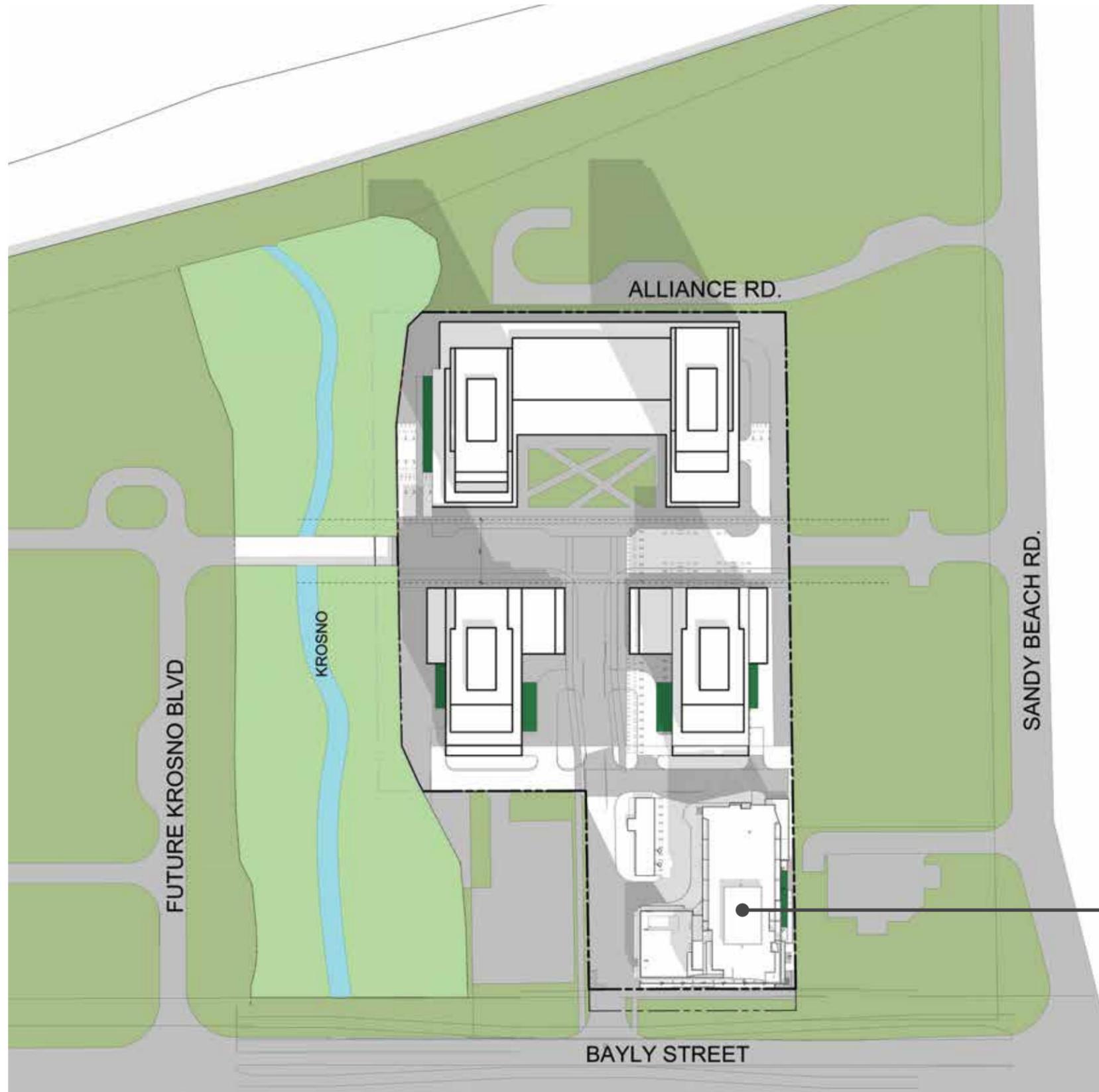
**THE AMENITIES AT
UNIVERSAL CITY**

Designed with your enjoyment as the first priority, Universal City features a stunning lobby to welcome you home each day, a premium party room for entertaining loved ones, and an outdoor terrace where you can completely unwind. Take a dip in the outdoor pool, soak up the sun, and hit the on-site fitness centre to feel your very best. Built on the belief you shouldn't have to go to a resort or spa to truly relax, Universal City is more than just condominiums – it's your private oasis.



**SUITE
SERENITY**





COMMUNITY MASTER PLAN



SHOPPING

1. Ashley Homestore
2. Bay Ridges Pharmacy
3. Blue Sky Supermarket
4. Bulk Barn
5. Canadian Tire
6. Dollarama
7. Healthy Planet Pickering
8. Kitchen Stuff Plus
9. LCBO
10. Loblaws
11. Lowe's Home Improvement
12. Michaels
13. No Frills
14. Pickering Town Centre
15. SmartCentres Pickering
16. Sobeyes Pickering
17. SVP Sports
18. The Beer Store
19. The Home Depot
20. The Pickering Markets
21. Walmart Supercentre
22. West Indian Food Mart
23. Winners

DINING

24. Amici
25. Dairy Queen
26. Dragon Rolls
27. Edamame Sushi
28. Hy-Tea Tea House & Restaurant
29. Island Mix Restaurant & Lounge
30. Jack Astor's Bar & Grill
31. Lone Star Texas Grill
32. Mandarin Restaurant
33. Moonshine Brew
34. Moxie's Grill & Bar
35. Mr. Greek
36. Mt. Everest Indian Cuisine
37. Mumbai Grill
38. OpenStudio Art Café
39. PORT
40. South St. Burger
41. Sunset Grill
42. St. Louis Bar & Grill
43. Sun Win Chinese Restaurant
44. Swiss Chalet Rotisserie & Grill
45. Ther Waterfront
46. The WORKS Gourmet Burger
47. Tim Hortons
48. Wendy's

EDUCATION

49. Centennial College
50. Dunbarton High School
51. Durham College
52. Bayview Heights Public School
53. Frenchman's Bay Public Schol
54. Glengrove Public School
55. Pickering Child Care Centre
56. Pickering High School
57. Pickering Public Library
58. Sir John A MacDonald Public School
59. St. Isaac Jogues Catholic Secondary School
60. Vaughan Willare Public School
61. William Dunbar Public School

RECREATION & FITNESS

62. Annandale Golf & Curling Club
63. East Shore Community Centre
64. Don Beer Arena
65. Durham Live
66. Frenchman's Bay Marina
67. Frenchman's Bay Yacht Club
68. GoodLife Fitness Centres
69. GoodLife Fitness Centres
70. Millennium Square
71. Pickering Athletic Centre
72. Pickering Lawn Bowling Club
73. Pickering Playing Fields
74. Pickering Recreation Complex
75. Planet Gymnastics
76. The Fun Factory Indoor Playground
77. West Shore Community Centre

PARKS & GREEN SPACES

78. Alex Robertson Park
79. Bay Ridges Kinsmen Park
80. Beachfront Park
81. Bruce Hanscombe Memorial Park
82. Diana Princess of Wales Park
83. Douglas Park
84. Dunmoore Park
85. Glengrove Park
86. Petticoat Creek Conservation Area
87. Progress Park
88. Rotary Frenchman's Bay West Park
89. Rouge National Urban Park
90. The Esplanade Park
91. Waterfront Trail
92. West Shore Beach



PICKERING POPULATION EXPECTED TO GROW FROM **96,089** TO **190,000** BY 2031

1 MIN TO PICKERING GO TRAIN STATION AND...

ARRIVE DOWNTOWN T.O. IN 28 MINS

Compared to
40 mins from Markham
50 mins from Brampton,
50 mins from Richmond Hill
60 mins Newmarket

PICK PICKERING

Take a look at the numbers behind the city and see why so many homebuyers are picking Pickering.

The city of Pickering is undergoing a dramatic transformation with a landmark pedestrian bridge, casino, waterpark, airport, and more on the way. With a myriad of businesses, parks, stores, restaurants, and transit readily available, it's no wonder Pickering has been named "the best place in Canada to raise a family". Enjoy the convenience of having everything you need just steps away at Universal City.



85+

Parks and Trails

2.7 KM

of Sandy Beaches

7.6 KM

of Waterfront

3

Full-Service Hospitals

800 ACRES

of Designated Employment Lands

200

Stores in Pickering Town Centre

2.3 MILLION

Landmark Pedestrian Bridge Coming Soon

27

Schools

35 MINS

to Pearson International Airport

32 MINS

to Union Station

91%

Employment Rate

5

Us Border Crossings within 1 Day's Drive

CASINO
DINING
HOTEL
RETAIL
ENTERTAINMENT
STUDIO DISTRICT

D LIVE

A new destination for dining, shopping, and entertainment is coming soon to Pickering. Durham Live will include a massive casino, hotel, film studio, theatre, waterpark, big box retail, luxury stores, golf course, performance hall, and gourmet dining.

**OVER 1 MILLION SQUARE FEET.
OVER 1 MILLION REASONS TO
DISCOVER DURHAM LIVE.**

10

9

5

1

6

7

2

8

3

4

11

LEGEND:

- 1. Casino and Five Star Hotel
- 2. Restaurant Plaza
- 3. Cinema Entertainment Complex
- 4. Fitness Centre and Spa
- 5. Waterpark & Waterpark Hotel
- 6. Landmark Office Building
- 7. Performing Arts Centre
- 8. Convention Centre
- 9. Amphitheatre
- 10. Film Studio
- 11. Office Buildings



D LIVE

CASINO

Durham Live is a sure bet! It has been announced the project will include a casino, film studio, water park, convention space, and more. Situated in Pickering near Highway 401, the new complex is expected to bring approximately 10,000 new jobs to the area.

Roll the dice in a glimmering 330,000 square foot casino featuring a grand fountain and a glamorous ambiance reminiscent of Las Vegas.



DINING

Enjoy fine gourmet experiences or grab a quick bite on the go. There's something for everyone's taste at Durham Live.



RETAIL

Explore 150,000 square feet of haute fashion, big box retail, and global brands for women, men, and children.



HOTEL

Stay a while in one of more than 600 lavish hotel rooms and take in stunning views of Lake Ontario from your suite.

ENTERTAINMENT

Experience all Durham Live has to offer, including VIP cinemas, an amphitheatre, performance hall, golf course, waterpark, and more.

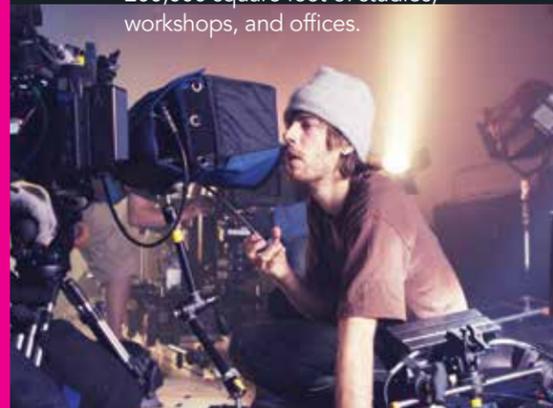


STUDIO DISTRICT

Film and television production by TriBro Studio will take place across 200,000 square feet of studios, workshops, and offices.



LIVE IN THE MOMENT





**FROM GOURMET TO
GRAB-AND-GO**

With so many restaurants, bars, and cafés surrounding Universal City, there's truly something for every palate and every occasion.

DIVINE DINING



Pizza Pino

here's no need to leave the comfort of your suite when Pizza Pino delivers delicious pizza to your door.



Bistro 36

Stop by Bistro 36 for your choice of all-day breakfast, pasta, burgers, salad, pub grub, and more.

A community favourite for over 25 years!



*Paul Wong Fine
Chinese Cuisine*

Paul Wong's offers family dinner specials and a wide range of individual dishes.



Debbie's Boutique Cafe

This charming European-style café offers organic coffee, tea, and fantastic homemade meals and desserts.



Sakura Sushi

Indulge in authentic Japanese sushi, sashimi, udon, and more.



L'Artisan Gallery

This unique shop is art gallery meets gift shop, offering colourful jewelry, vivid artworks, and décor for your suite.



H&M

Get your fast fashion fill for the whole family at H&M, where affordable basics sit alongside trendy finds.

Hudson's Bay

THIS CANADIAN CLASSIC IS JUST AROUND THE CORNER, MAKING IT A PERFECT ONE-STOP SHOP FOR FASHION, APPLIANCES, AND MORE.

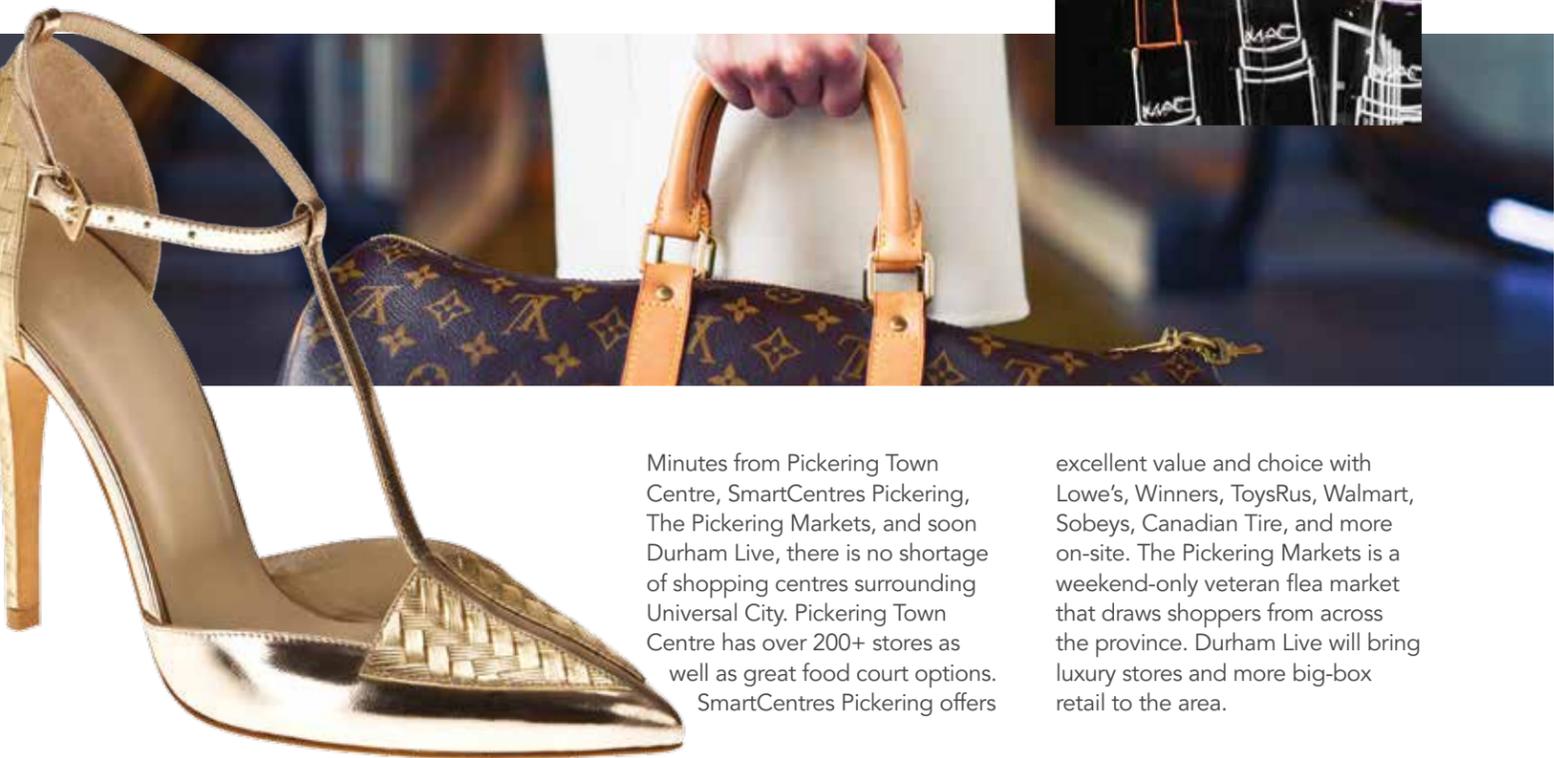


HUNDREDS OF SHOPS TO EXPLORE

It's a good thing Universal City suites feature spacious closets to fill with your cherished pieces, simple essentials, and outfits for every occasion. Sparkle and shine with jewels from Swarovski. Go glam with a makeover at MAC. Update your work attire at Tristan.



Find everything you need and more in your convenient Pickering neighbourhood.



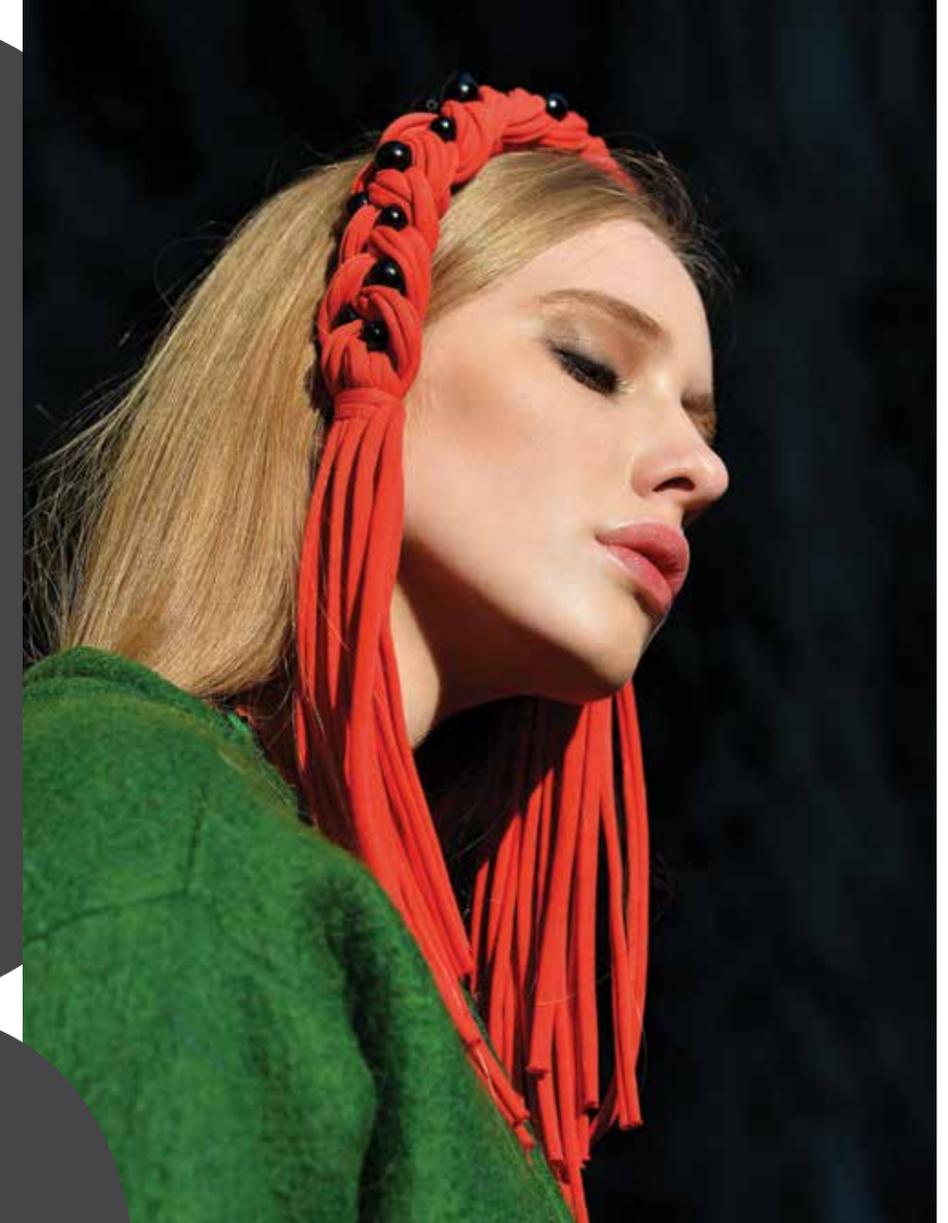
Minutes from Pickering Town Centre, SmartCentres Pickering, The Pickering Markets, and soon Durham Live, there is no shortage of shopping centres surrounding Universal City. Pickering Town Centre has over 200+ stores as well as great food court options. SmartCentres Pickering offers

excellent value and choice with Lowe's, Winners, ToysRus, Walmart, Sobeys, Canadian Tire, and more on-site. The Pickering Markets is a weekend-only veteran flea market that draws shoppers from across the province. Durham Live will bring luxury stores and more big-box retail to the area.

RITZY RETAIL

Pickering Town Centre

FALL HEAD OVER HEELS AT ALDO, CALL IT SPRING, AND SOFTMOC.



FRENCHMAN'S BAY

ROCK THE BOAT

Where Lake Ontario meets Pickering's shoreline, nature-lovers unite for a stroll along the path or a ride on a boat. Part of a 900 km waterfront trail that runs along the shores of Lake Ontario and the St. Lawrence River, discover pristine hiking trails and bicycle paths extending from Niagara-on-the-Lake all the way to the Quebec border.

Have a picnic, catch the sunset, or simply watch the clouds float by at Frenchman's Bay.





BLUE

FRENCHMAN'S BAY

Ride, walk, or jog along the sandy shoreline, lush meadows, and vast wetlands at Frenchman's Bay, just moments from Universal City.



GREEN

SEATON HIKING TRAIL

Go wild! Explore a 12.7 km trail that's home to a number of historic hunting and fishing routes along West Duffins Creek.



Rotary Frenchman's Bay West Park

Here are sand dunes, barrier beach, and some of the region's best surfing, kite boarding, and kayaking.



Beachfront Park & Millennium Square

The beautiful wetlands and marsh provide a great location for fishing and bird watching.



Pickering Playing Field

Featuring mini putt, driving range, volleyball, and camps, this park offers fun for the whole family.



Glen Rouge Park

This park is home to some of Canada's oldest known aboriginal historic sites, trails, forests and meadows.



Dunmoore Park

Feeling sporty? This Park features softball fields, soccer fields, tennis courts, a playground.



Altona Forest

Nature lovers flock to this 102-acre habitat to observe songbirds, foxes, hawks and rare amphibians.



Petticoat Creek Conservation Area

This park offers a huge 750 person capacity swimming area and an amazing waterfront trail.



Greenwood Conservation Area

This is where to find stellar cross country skiing. Hop onto the Trans Canada Trail passing right through here.



INSPIRED
BY VISION
DRIVEN
BY VALUES

AT CHESTNUT HILL DEVELOPMENTS, WE CREATE VISIONARY COMMUNITIES THAT STAND THE TEST OF TIME. SINCE 1981, OUR REPUTATION FOR PROVIDING PREMIUM LOCATIONS, BRILLIANT DESIGN, AND UNPRECEDENTED VALUE HAS EARNED US THE TRUST OF THOUSANDS OF HOMEOWNERS. OUR TRACK RECORD OF CREATING OUTSTANDING HOMES IN PICKERING OVER THE PAST TEN YEARS IS LARGELY THANKS TO OUR PRECISE UNDERSTANDING OF THE NEEDS AND WANTS OF THE COMMUNITY. CHESTNUT HILL'S CONTRIBUTIONS TO PICKERING, DURHAM'S FASTEST GROWING CITY, INCLUDE THE HUGELY SUCCESSFUL SAN FRANCISCO BY THE BAY PROJECT FEATURING TOWNHOMES AND THREE STRIKING TOWERS WITH BRILLIANT VIEWS OF THE LAKE. OUR VISION FOR ALL COMMUNITIES INCLUDES METICULOUS ATTENTION TO DETAIL, SUPERIOR FEATURES, EXCITING AMENITIES, AND EXCELLENT CRAFTSMANSHIP, USING THE LATEST IN TECHNOLOGY AND DESIGN ADVANCEMENTS. SUCCESS AFTER SUCCESS, COUNT ON CHESTNUT HILL FOR CONNECTED, CONTEMPORARY LIVING IN PICKERING AND BEYOND.



1. SF3 Condos, Pickering
2. San Francisco by the Bay, Pickering
3. SF3 Townhomes, Pickering
4. Lotus Condos, Toronto
5. Life Condo, Toronto
6. The Address at High Park, Toronto
7. San Francisco 2, Pickering



WHEN A
BRILLIANT DESIGNER,
SAVVY
BROKERAGE,
PIONEERING
MARKETING FIRM,
AND
INNOVATIVE
ARCHITECTS
COME TOGETHER,
GREAT THINGS
HAPPEN.
OUR TEAM
JOINED FORCES
TO REALIZE
A SHARED VISION
OF THE
NEXT BIG THING
IN PICKERING,
ENSURING EVERY
ASPECT OF
UNIVERSAL CITY IS
NOTHING SHORT OF
EXTRAORDINARY.

THE TEAM

In2ition

In2ition Realty is an innovative real estate brokerage that specializes in marketing, merchandising and selling of new home and condominium communities. In2ition provides a dynamic and unique turnkey formula for positioning and selling new developments, from land assembly, to market research, to strategy, planning and execution. Complimented by the Design Division, Leasing and Property Management and their international presence, In2ition has been able to meticulously understand opportunity while creating industry trends with award-winning and profitable results for their clients. In2ition is a trailblazer in the real estate industry and has grown to be a leader in the sales and marketing profession.

Figure 3

Figure3 is a multidisciplinary independently owned interior design firm specializing in exceptional workplaces, retail and residential spaces. Our work is inspired by a singular purpose: to change how people think, feel, decide and behave.

We use the following principles to guide us:

Brave; We like to step off the well-travelled path, defy convention and see what others don't.

Bright; We'll truly interrogate your challenge, create fresh hypotheses around where the answers may lie and lay the groundwork for change.

Curious; As designers, we've turned our curiosity into our profession.

Connected; We believe people want to be connected to the places they inhabit and to each other.

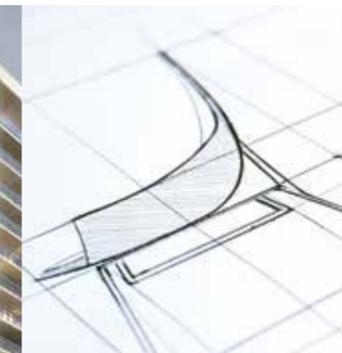
These benchmarks enable us to design interiors that connect people to place.

Kirkor Architects

KIRKOR Architects and Planners is recognized as one of the leading practices in Canada undertaking large-site, urban intensification projects comprising complex, mixed-use programs. KIRKOR pursues a discipline of architecture that speaks directly to the context of its setting. We invite deep questioning, responding to what we hear, and believe this is absolutely necessary to fulfill both the aspirations of our clients and those who live among our work. KIRKOR will continue to lead the way with visionary thinking and transcending design solutions to create desirable, multi-faceted, sustainable communities.

Terraplan Landscape Architects

Terraplan is an award winning firm established in 1980, with an earned reputation for its professionalism, creativity, and technical competence, that provides its clients with inspiring design and outstanding cost-effective outcomes. We have extensive public and private sector experience in both large and small scale projects. No matter the project scope or budget our passion for excellence and our commitment to collaboration and service never wavers. Terraplan provides consistently exceptional work that reflects our enduring commitment to design quality and an unrelenting desire to deliver on our clients' vision and aspirations.



Montana Steele

Montana Steele is a full-service Toronto-based strategic marketing firm with over 25 years of experience and over 700 successful projects in all sectors of the industry. Over the years, Montana Steele has launched numerous iconic real estate and destination brands that have achieved both market success and industry accolades across North America. Montana Steele has won over 200 awards of excellence, at both the national and international levels. With a full range of services available in-house, Montana Steele consistently delivers a high level of quality control and cohesiveness across various platforms, along with the ability to respond quickly to changing needs.



THE
NEXT
BIG
THING



CHESTNUT HILL
DEVELOPMENTS