

# THE CRAND AT UNIVERSAL CITY









# **OPENING**

SOLD-OUT SUCCESS IS A RETURNING THEME AT UNIVERSAL CITY. AS ONE OF THE GTA'S MOST HIGHLY COVETED LOCATIONS AND LIFESTYLE DESTINATIONS, IT IS NO SURPRISE THAT EACH OF THE FOUR PREVIOUS LAUNCHES HAVE SECURED COMPLETE SELL-OUT SUCCESS.

Introducing The Grand – Universal City's 5th and latest addition to arrive on the scene. A shining pillar of contemporary design, the high-rise tower sits a top of a stunning podium surrounded by lush landscape and pedestrian path. A dramatic icon of undulating steel waves rises into the sky providing phenomenal views.

Embrace the luxury and live life to the fullest, all just minutes from an epicentre of shops, restaurants, entertainment, and breathtaking natural spaces. Inspirational and aspirational, The Grand celebrates a sparkling lifestyle in this showcase community.





#### **LOBBY**

Make a first impression that will last a lifetime in a stunning hotel-inspired lobby. Warm and welcoming, the environment is beautifully adorned with luxurious finishes and furnishings that invite style and comfort. The modern artful lounge is the perfect place to relax and greet guests, while a friendly concierge is at your service. Residents will also enjoy the ease of a secure automated parcel room and Pet Spa for their best four-legged friends.



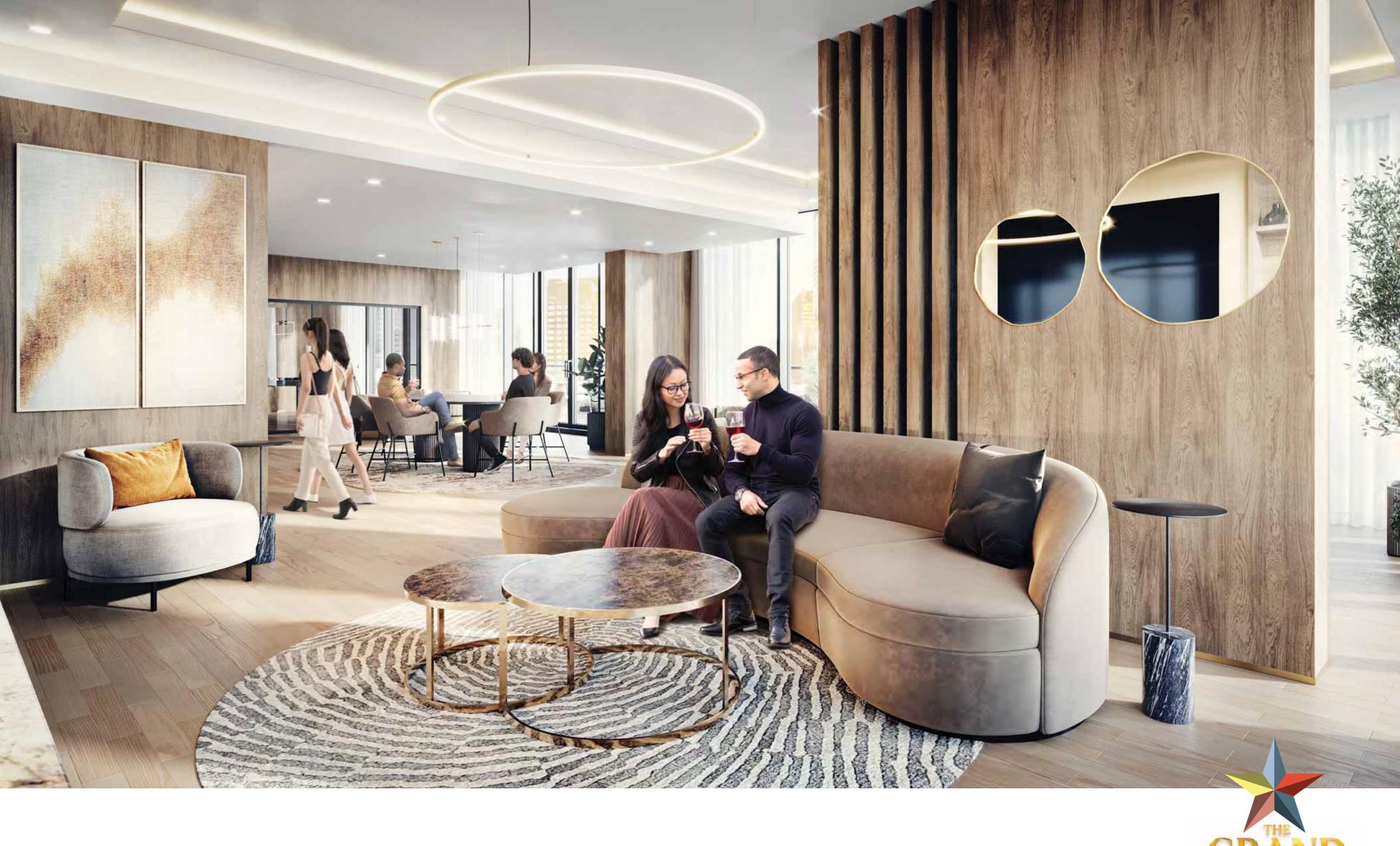
#### **CO-WORK LOUNGE**

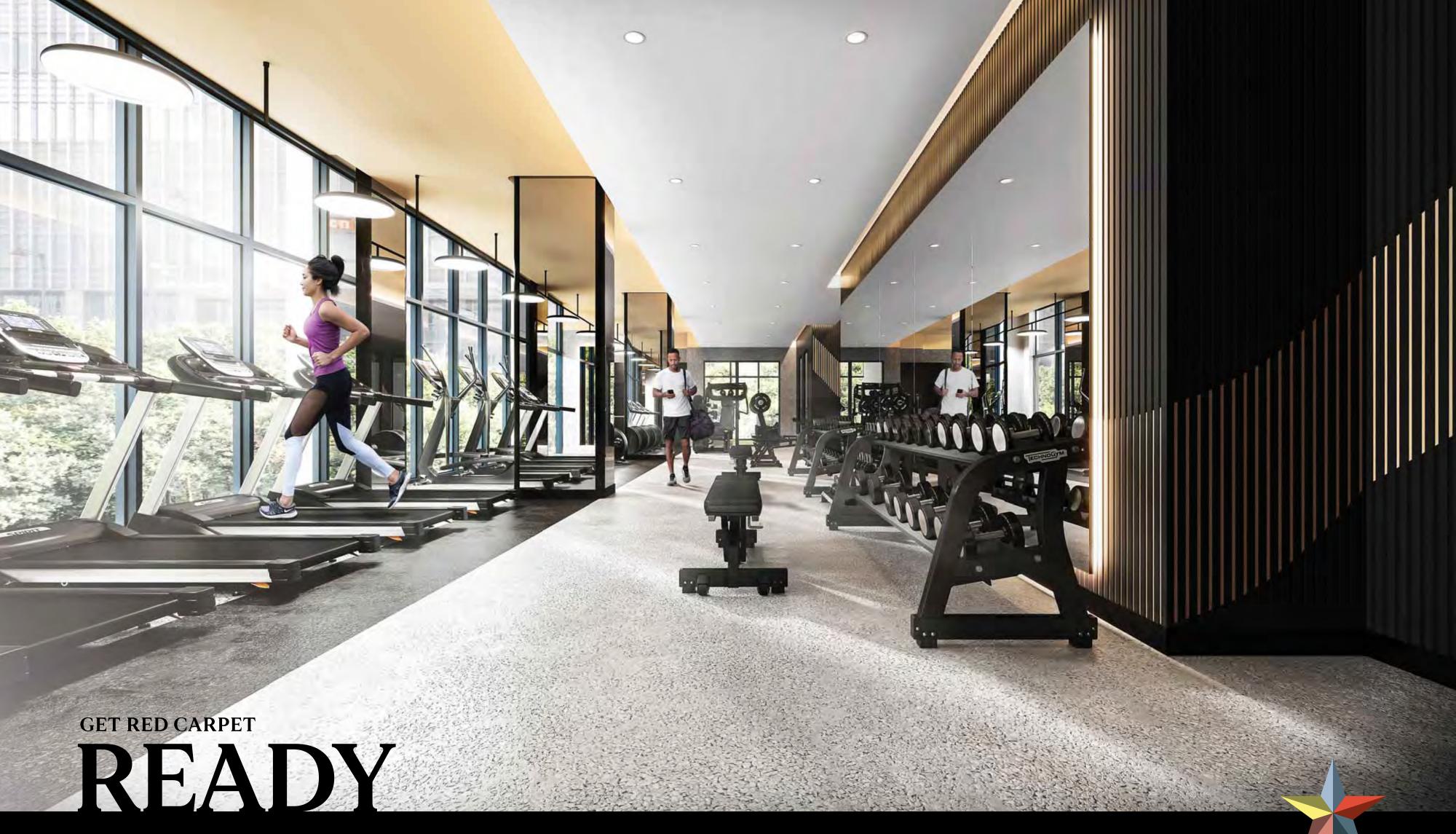
Bring your best to the table in a spacious Co-work Lounge designed to make working from home or on the go more convenient. Contemporary in style and comfortable in functionality, the room features a large communal table for brainstorming, a zoom room for conference calls, as well as more intimate corners to sofa surf on, plug in and take a break from the hustle.



#### **PARTY ROOM**

Meet, mingle, and get the party started in a Party Room set to celebrate every occasion. The Lounge invites a cozy environment to hang out with friends and share a sip at the Bar before heading to the Games Room for a round of pool. For special gatherings, host a private party in a stylish dining room, complete with a catering kitchen to serve up the essentials for a good time.





#### FITNESS CENTRE

Balance the busy with a workout that ensures your best all-around health and well-being in a state-of-the-art fitness centre. Run the gamut with all the latest equipment, stretch your limits, ground the spirit in a serene yoga studio and soak up your accomplishment in a steamy sauna.



#### KIDS PLAYROOM

Let the kids do what they do best in a wonder-filled Playroom full of fun and inspiration for little minds. The perfect place for children and parents to meet, share, learn and play together, the space is packed with games, books, and toys to entertain the kids.





**OUTDOOR POOL** 

Lap up the life of luxury poolside on a lavish outdoor terrace complete with a cabana-style deck, lounge chairs, comfy seating and a BBQ and dining area for al fresco living.









# 5<sup>TH</sup> FLOOR AMENITIES





## WELCOME TO THE GREAT OUTDOORS

- 1. PARTY ROOM & DINING
- 2. OUTDOOR DINING
- 3. BBQ
- 4. OUTDOOR LOUNGE
- 5. OUTDOOR POOL
- 6. TREATMENT ROOM
- 7. YOGA/PILATES STUDIO
- 8. SAUNA
- 9. EDITING SUITE
- 10. TIKTOK/KARAOKE STUDIO
- 11. GAMES ROOM
- 12. OUTDOOR TERRACE



As far as a master-planned location goes, Universal City is a hot spot in a cool setting. Inside the community, sparkling towers adorn the skyline, while lush greenspace surrounds creating a private buffer to the outside world. There's a feeling of a village in a city, where residents enjoy being linked to the surrounding community and amenities yet appreciate living in self-contained neighbourhoods where they can walk down the street and say hello to familiar faces.















Viva la lifestyle! Discover an entertainment epi-centre well on it's way to Pickering. Destined as Ontario's next tourist hot spot, **DLIVE** invites something for everyone from family fun to an amazing adult playground. Experience a vacation destination in your own backyard. DLIVE will be home to a world-class casino, year-round indoor waterpark, a giant performance amphitheatre, stateof-the-art cinemas, and film studio. Foodies and fashionistas will flock to a five-star restaurant strip and luxury shopping mall, along with three luxury hotels, fitness centre and spa, golf course, and even a botanical garden.

ENDLESS POSSIBILITIES

Source: dlive.ca I All illustration are artist's concept. E. & O.E.

9. AMPHITHEATRE

11. OFFICE BUILDINGS

10. FILM STUDIO



foot convention centre, 150,000 square feet of restaurants and food offerings, and a concert venue with 2,500 seats and 250,000 square feet of film studios. Expected to attract visitors from far and wide, residents of Universal City will be lucky to have this showstopper destination just minutes from

home. Go ahead and roll the dice. We bet

you'll have a ton of fun.

#### LET THE MUSIC **MOVE YOU!**

Experience all **DLIVE** has to offer, including VIP cinemas, an amphitheatre, performance hall, golf course, and waterpark. Get tickets for world-class DJs, bands, solo artists, theatre groups, and more. Specially designed to enhance acoustics, **DLIVE** will offer entertainment experiences unlike anywhere else in the GTA.

Attend intimate performances or grand shows and enjoy your favourite acts while also discovering new styles and sounds. Treat yourself to tickets that give you an event to look forward to and memories

#### **EPIC MOVIE MAKING!**

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





STUDIO DISTRICT



#### A POOLSIDE PARTY

This park is a ton of fun for people of all ages.
At DLIVE slip and slide your way through the waterpark or sit back and relax by the pool. Explore the wave pool, lazy river, waterslides, and surfing.
Hot weather calls for hot parties, so grab your friends and cool down at the waterpark. You'll have the time of your life at DJ hosted pool parties, where beats are pumping, drinks are flowing, and the good times keep on rolling.



#### A CULINARY ADVENTURE

There's something for everyone's tastes at **DLIVE**. Find the perfect restaurant or bar for date night, girls' night out, lunch with the kids, or your new favourite solo spot. Explore the massive food court and choose between nutritional options, mouth-watering meals, indulgent desserts, and more. Drink up craft beers, classic cocktails, and creative concoctions at any one of DLIVE's fantastic bars. Don't forget water to stay hydrated.



## A SUITE ESCAPE

At DLIVE make yourself at home in one of more than 600 lavish hotel rooms and take in stunning views of Lake Ontario from your suite. Popular for birthday celebrations, bachelor, and bachelorette parties, and escaping from your little ones, stay at DLIVE for a vacation just minutes from home. If you are a businessperson or entrepreneur, you may consider the exciting current leasing opportunities in the hotel for retail, restaurants, offices, and large conference hall.

**EXPLORE** 150,000 SQUARE FEET OF HAUTE FASHION, BIG BOX RETAIL AND GLOBAL BRANDS FOR WOMEN, MEN, AND CHILDREN.

A PASSION FOR FASHION

Treat yourself to that luxury purse you've been eyeing or find incredible deals on your everyday essentials, and remember, you can never have too many shoes. Thankfully, spacious closets at Universal City offer more than enough room for your fabulous finds.







FALL HEAD OVER HEELS
AT ALDO, SCORE SOME
SERIOUS BLING AT
SWAROVSKI AND SHOP
WHERE EVERYONE IS A
WINNER AT PICKERING
TOWN CENTRE.

**CLAIM YOUR** 

# FASHION AND A STATE OF THE PROPERTY OF THE PRO

WHERE SHOPPING NEVER GOES OUT OF STYLE

Fashionistas, hipsters, garment gurus and trendsetters unite! Whatever your personal style savvy senses desire you'll find it and more at the nearby Pickering Town Centre and SmartCentres Pickering. This shopper's paradise continues to expand with ongoing redevelopment bringing even more high style to your doorstep. Explore over 150 of your brand name stores including H&M, Foot Locker, ROOTS, Boathouse, Tip Top Tailors, Pandora, HomeSense, Coles, Dynamite, Winners, plus a new Saks Fifth Avenue OFF 5th, Farm Boy food market and Cineplex VIP Cinemas.



Shop the best designer finds at Saks OFF 5TH.
Get inspired by a curated assortment featuring the latest trends in luxury apparel.



This Canadian classic is just around the corner, making it a perfect onestop shop for fashion, appliances, and more.



Н&М

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



#### WITH SO MANY RESTAURANTS, BARS, AND CAFÉS SURROUNDING UNIVERSAL CITY, THERE'S TRULY SOMETHING FOR **EVERY PALATE AND EVERY OCCASION**

The Greater Toronto Area is the most diverse city in the world, and that is clearly reflected in all the incredible dining options around Pickering.

Start your days with a caffeine fix from any one of the nearby Tim Hortons or Starbucks. Be sure to try the Hawaiian donut to satisfy your sweet tooth at Country Style Donuts or enjoy fresh waffles, gelato and shakes at Heaffles. Spice up your lunch routine with a bite at Zeera by the Bay for exquisite Indian cuisine in a relaxed setting or go to Big M for a quick drive-in burger at a retro joint. Date night calls for a trip to Island Mix Restaurant & Lounge, offering West Indian bar and grill bites or go for all-you-can-eat sushi at Makimono Japanese Restaurant. Staying home with the family? Order from Chuuk Modern Mexican or have a pizza night with delivery from Pizza Pizza, Domino's, Pizza Hut, or Pizza Nova. Whatever your tastes, enjoy flavourful dining from around the world in Pickering.

There's no need to leave the comfort of your suite when Vis-à-Vis delivers delicious pizza to

#### PAUL WONG'S

A community favourite for over 25 years! Paul Wong's offers family dinner specials and a wide range of dishes.



#### AMICI

For an authentic taste of Italy enjoy carefully crafted old family recipes prepared with fresh flair.



#### OPEN STUDIO ART CAFÉ ESPRESSO BAR

Feeling creative? Visit Open Studio Art Café Espresso Bar by the waterfront to enjoy specialty coffee and tea in a life drawing and painting studio.







GLEN ROUGE PARK

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



BEACHFRONT PARK

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



PICKERING PLAYING FIELDS

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



FRENCHMAN'S BAY

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



WATERPARK AT DLIVE

For a day of family fun, visit the incredible waterpark set to go up at DLIVE in the coming years.





#### ALTONA FOREST

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



#### FRENCHMAN'S BAY WATERFRONT TRAIL For true trailblazers, explore this scenic 9 km trail with brilliant views of Lake Ontario.



DUNMOORE PARK

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



PETTICOAT CREEK
CONSERVATION AREA

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



GREENWOOD CONSERVATION AREA

This is a spot for stellar cross-country skiing. Hop onto the Trans Canada Trail passing right through here.



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.

# REASONS TOINST



OVER THE NEXT 20 YEARS,
PICKERING WILL LEAD THE GTA IN
GROWTH WITH AN ADDITIONAL

74,500 RESIDENTS INCREASE

ACRES OF LAND FOR BUSINESS AND HOMES

**NATURE** 

HECTARES OF GREENSPACE

PARKS + NUMEROUS TRAILS

CONSERVATION

**EDUCATION** 

666 %
AGED 24-64 HAVE POST-SECONDARY
DEGREE OR DIPLOMA

PUBLIC SCHOOLS

CATHOLIC SCHOOLS



**SHOPPING & DINING** 

200 STORES IN PICKERING TOWN CENTRE + NAUTICAL VILLAGE SHOPS

RESTAURANTS IN PICKERING

WATERFRONT

**2 7** KM OF WATERFRONT

76 KM OF SANDY BEACH

MEDICAL FACILITIES

LOCAL FULL-SERVICE HOSPITALS
LAKERIDGE HEALTH - AJAX & PICKERING
LAKERIDGE HEALTH - WHITBY
LAKERIDGE HEALTH - OSHAWA

**EMPLOYMENT** 

35,000 NEW JOBS EXPECTED WITH UPCOMING SEATON DEVELOPMENT

% OF POPULATION IS WORKING AGE



#### SHOPPING

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

#### DINING

- 21. Amici
- 22. Dairy Queen
- 23. Dragon Rolls
- 24. 1298 Sushi
- 25. Island Mix Restaurant & Lounge
- 26. Jack Astor's Bar & Grill
- 27. Lone Star Texas Grill
- 28. Mandarin Restaurant
- 29. Moxie's Grill & Bar
- 30. Mr. Greek
- 31. Mumbay Grill
- 32. OpenStudio Art Café
- 33. PORT
- 34. South St. Burger
- 35. Sunset Grill
- 36. St. Louis Bar & Grill
- 37. Swiss Chalet Rotisserie & Grill
- 38. The Sailing Restaurant and Bar
- 39. The WORKS Gourmet Burger
- 40. Tim Hortons
- 41. Wendy's

#### EDUCATION

- 42. Dunbarton High School
- 43. Bayview Heights Public School 44. Frenchman's Bay Public School
- 45. Glengrove Public School
- 46. Pickering Child Care Centre
- 47. Pickering High School
- 48. Pickering Public Library
- 49. Sir John A MacDonald **Public School**
- 50. St. Isaac Jogues Catholic Secondary School
- 51. Vaughan Willard Public School
- 52. William Dunbar Public School

#### RECREATION & FITNESS

- 53. East Shore Community Centre
- 54. Don Beer Arena
- 55. DLIVE (Durham Live)
- 56. Frenchman's Bay Marina
- 57. Frenchman's Bay Yacht Club 58. GoodLife Fitness Centres
- 59. GoodLife Fitness Centres
- 60. Millennium Square
- 61. Pickering Athletic Centre
- 62. Pickering Lawn Bowling Club
- 63. Pickering Playing Fields
- 64. Pickering Recreation Complex
- 65. Planet Gymnastics
- 66. The Fun Factory Indoor Playground
- 67. West Shore Community Centre

#### PARKS & GREEN SPACES

- 68. Alex Robertson Park
- 69. Bay Ridges Kinsmen Park
- 70. Beachfront Park
- 71. Bruce Hanscombe Memorial Park
- 72. Diana Princess of Wales Park
- 73. Douglas Park
- 74. Dunmoore Park
- 75. Glengrove Park
- 76. Petticoat Creek Conservation Park 77. Progress Frenchman's Bay East Park
- 78. Rotary Frenchman's Bay West Park
- 79. Rouge National Urban Park
- 80. The Esplanade Park
- 81. Waterfront Trail





TO PICKERING GO TRAIN STATION AND...

### PICKERING POPULATION **EXPECTED TO GROW**

FROM 94,500 T0169,000 BY 2041

# GRAND CENTRAL

ARRIVE DOWNTOWN **T.O.IN 28 MINS** 

50 MINS FROM RICHMOND HILL

60 MINS NEWMARKET

With so much shopping, dining, entertainment, and green space surrounding Universal City, you might find yourself staying close to home. However, should you feel like exploring or must commute to work, you'll find it's incredibly easy to get around. Only one minute to Pickering GO Station, Highway 401, and Via Train, discover transit options that will quickly transport you to your every destination.

#### PICKERING GO STATION

In between Rouge Hill Station and Ajax GO Station, this nearby train and bus stop is on the Lakeshore East line and features a landmark pedestrian bridge connecting passengers to Downtown Pickering. It includes over 2,500 parking spaces, bicycle facilities, and is wheelchair accessible.

#### **HIGHWAY 401**

This nearby highway weaves through the GTA and beyond, providing easy access to Pearson International Airport.



the 404, Don Valley Parkway, and Toronto

GO TRAINS TO TORONTO EVERY 15 MINUTES!

1.5<sub>KM</sub>

PICKERING TOWN CENTRE

2.1<sub>KM</sub>

TO **BEACHFRONT**  2.3<sub>km</sub>

TO FRENCHMAN'S **BAY MARINA** 

 $2.7_{\text{KM}}$ 

**DURHAM BUSINESS COMPUTER COLLEGE**   $10_{\text{KM}}$ 

TO HIGHWAY 407 28<sub>KM</sub>

TO ONTARIO TECH UNIVERSITY

**23** MINS

TO YONGE & HIGHWAY 401 31<sub>mins</sub>

TO YONGE & **BLOOR** 

32 MINS

TO UNION STATION **33**<sub>mins</sub>

TO YONGE & DUNDAS

35<sub>mins</sub>

TO **PEARSON** INTERNATIONAL **AIRPORT** 

**36**<sub>mins</sub>

TO SPADINA & DUNDAS





#### THE SUITE RETREAT

Come home to thoughtfully designed, spacious suites that reinvent a new level of luxurious comfort. Urbane nuances blend with sophisticated design elements to inspire beautiful living. Stunning modern kitchens featuring stainless steel appliances create a wow factor, while a variety of suite sizes with up to three bedrooms offer versatility to complement your lifestyle.



## CHESTNUT HILL DEVELOPMENTS



RALPH DEL DUCA

President

Chestnut Hill Developments offers fine-quality homes in memorable settings for attainable prices. Renowned for recognizing the early potential of a location, they develop a vision for what a residential property can become, then research exactly what the market is asking for. Their customer-focused approach begins by choosing the right place to build, reflecting on the natural surroundings by incorporating beautiful views of Lake Ontario, and ensuring desirable amenities are in the surrounding community including schools and playgrounds. A perfect example is their long-standing commitment to Pickering, contributing to this city's tremendous growth since 1987 with the recent sell-out success of Universal City Towers One, Two, Three and Universal City East. Add to this dedication, meticulous attention to detail, superior features, exciting amenities and excellent craftsmanship, Chestnut Hill puts the consumer at the forefront of everything they do.

# GRANDSLAM TEAM

#### KIRKOR ARCHITECTS



CLIFFORD KORMAN Founding Partner

Kirkor Architects and Planners is recognized as one of the leading practices in Canada, undertaking large-site, urban intensification projects comprising of complex, mixed use programs. KIRKOR pursues a discipline of architecture that speaks directly to the context of its setting, while offering design solutions that create desirable, multi-faceted, sustainable communities. The firm is leading the field to exciting new possibilities.

## FIGUR3 INTERIOR DESIGN



DOMINIC DE FREITAS

Figure3 is one of Canada's most distinguished interior design firms. Leveraging design-based research and brand strategy, Figure3 helps its clients realize environments which achieve the best connection between people and place. Independently-owned and based in Toronto with an entrepreneurial team of 60+ creative thought leaders in workplace, residential, hospitality and retail, Figure3 has established itself as a trusted partner for 25 years.

## IN2ITION REALTY & BROKERAGE



DEBBIE COSIC

Founded by Debbie Cosic, In2ition Realty is recognized not only as an astute professional, but also as a fearless innovator in the industry. The company is an innovative real estate brokerage that specializes in marketing, merchandising and selling of new home and condominium communities. In2ition has been able to meticulously understand opportunity while creating industry trends with award-winning and profitable results for their clients.



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. FAMILIES ARE AT THE HEART OF EVERYTHING WE DO. THAT IS WHY WE ARE COMMITTED TO BUILD AND SUPPORT THE COMMUNITY WITH A REVITALIZATION OF THE NEWLY NAMED CHESTNUT HILL DEVELOPMENTS RECREATION COMPLEX. CHESTNUT HILL'S CONTRIBUTIONS TO PICKERING, DURHAM'S FASTEST GROWING CITY, ALSO 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.



















