



GORDON SQUARE

CONDOMINIUMS

INSIDER PREVIEW PACKAGE



The Height of Living.

PREVIEW PACKAGE

tricar.com/gordon



RIVER MILL CONDOS: GUELPH, ONTARIO



VILLAGE NORTH II: LONDON, ONTARIO

THE HEIGHT OF LIVING

THE TRICAR GROUP HAS BEEN DEVELOPING AND MANAGING AWARD WINNING MULTI-FAMILY HIGH-RISE BUILDINGS FOR OVER 30 YEARS.

Our name has become synonymous with a luxury standard that distinguishes us from other builders. We are different in what we build, how we make a difference in the community and in the overall customer home ownership experience. Committed to revitalizing downtown cores, fostering relationships within the communities where we build and providing exceptional customer service is who we are as a responsible builder.

Tricar has an impressive portfolio that has grown to over 6000 quality homes across Southwestern Ontario including both high-rise apartment rentals and luxury condominiums in London, Sarnia, Woodstock, Kitchener, Waterloo, Cambridge, Burlington, Stratford and Guelph. Our innovative and quality craftsmanship have earned us numerous awards for architecture and design excellence and our personal, dedicated attention to customer care has earned us the honour as Ontario High-Rise Builder of the Year by Tarion Warranty Corporation three years in a row (2014, 2015, 2016).

Experience The Height of Living in a Tricar home and see how we are different.



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THE HIGHEST HONOUR

THE TRICAR GROUP IS A THREE-TIME CONSECUTIVE WINNER OF TARION'S HIGH-RISE BUILDER OF THE YEAR.

The Tricar Group was awarded Ontario High-Rise Builder of the Year at the Tarion Warranty Corporation's 2014, 2015 and 2016 Awards of Excellence and was a top finalist again in 2018. This award is the home building industry's most coveted award recognizing new home-builders based solely on the homeowners' satisfaction with their customer service delivery.



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LOCATION IS EVERYTHING & EVERYTHING IS RIGHT HERE

GORDON SQUARE CONDOMINIUMS - A MASTER-PLANNED NEIGHBOURHOOD IN A LOCATION YOU'LL FALL IN LOVE WITH.

A complete community awaits you at Gordon Square; so much more than a condominium residence. Here you can enjoy the convenience of retail, recreation, leisure and outdoor parkland in your personal condominium complex. Once complete, Gordon Square will feature five impressive towers each complete with the finest finishes and dedicated amenity spaces.

Love the convenience and simplicity of living in a luxury condo in the heart of Guelph's most desirable and amenity-rich neighbourhood.

Every convenience from groceries, restaurants, movie theatres and more is just steps away at Gordon and Clair. Plus enjoy convenient access to the 401. Location truly is everything, and you'll love living in Gordon Square.



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FIND EVERYTHING HERE.



Future Gas Station

LCBO
Pizzaville
Zehrs
Tim Hortons
Crabby Joe's
Freshii
BarBurrito
Orangetheory Fitness
CIBC

Westminster Square
LifeLabs
Manual Concepts
Physiotherapy

Gosling Gardens Park

Clairfield Commons
Shoeless Joe's
Shoppers Drug Mart
Scotiabank
TD Canada Trust

Longo's
Starbucks
COB Bread Bakery
M&M Food Market
Kelsey's Roadhouse

Pergola Commons
State & Main
Galaxy Cinemas
Harvey's
The Keg
RBC Royal Bank
Sunset Grill
Beer Store
Goodlife Fitness
Bank of Montreal

Gordon Square Condominiums

LOCATION IS EVERYTHING, & EVERYTHING IS HERE

WALK EVERYWHERE IN UNDER 10 MINS

DRIVE TO ANY AMENITY IN UNDER 3 MINUTES • CONVENIENT HIGHWAY ACCESS

South End Community Park & Future Rec. Centre

25 MINUTES TO KITCHENER, WATERLOO AND CAMBRIDGE



5 MINUTES TO HIGHWAY 401 EAST & WEST



MAIN FLOOR LOBBY & LOUNGE



For illustrative purposes only. Materials and finishes subject to change without notice. See sales rep. for more information. E. & O. E.

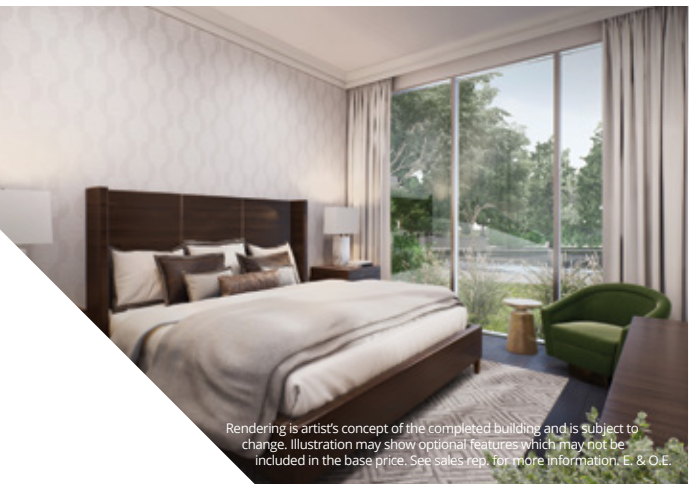


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MAIN FLOOR FITNESS CENTRE & GUEST SUITE



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ACTUAL VIEW SOUTH FROM SKY LOUNGE

13TH FLOOR SKY LOUNGE



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LUXURY FEATURES AND FINISHES



THE BUILDING

- Landscaped entrance with impressive and sophisticated lobby with dual high-speed elevators.
- Furnished billiards lounge with bar and room to socialize. Walk out to a viewing deck for your outdoor enjoyment.
- Professionally appointed fitness centre with cardio and weight equipment, space for stretching and meditation.
- Bright, extra-wide hallways lead to all of our spacious suites. A fully appointed guest suite is available for overnight guests.
- Media room and Golf Simulator with large screen and comfortable seating.

SUITE FINISHES

- Spacious suites with a combination of engineered hardwood, carpet, porcelain and ceramic tile.
- Generous-sized windows provide expansive views.
- Balconies with tempered glass and aluminum railings to maximize your view and your enjoyment of your outdoor living space.
- Select suites have terraces.
- Energy efficient central heating and cooling system that is individually controlled with programmable thermostats in each suite.
- Individually metered hydro service for each suite with a 100-amp breaker panel.

GOURMET KITCHENS

- Gorgeous custom cabinetry also features quality hardware and exterior finishes to compliment your suite design.
- Under-cabinet valance lighting illuminates your workspace while 4" pot lights adorn the breakfast bar.
- Imported granite or quartz counters, chic faucets, undermount stainless sinks and backsplash in choice of colours.
- Stainless steel appliances in each suite including self-cleaning ceramic top range; over-the-range microwave, full size refrigerator and dishwasher.

ENSUITE & BATHS

- Custom-designed vanities with soft close drawers, granite or quartz countertops, designer faucets and frameless mirrors.
- Main bath features a tub-shower combination. Ensuite baths includes a stand-up shower. Some suites may include jetted bathtubs.
- Baths and showers include choice of full-height imported porcelain or ceramic tile surround.

IN-SUITE LAUNDRY

- In-suite laundry with full-size front-loading washer and dryer.

MULTI-MEDIA & ELECTRICAL

- Pre-wired for communications and electronics including fibre-optic network cable, high-speed internet, telephone and cable services.

LIFE & SAFETY FEATURES

- Smoke detectors monitor each suite. All suites are individually sprinklered with a fire suppression system that is electronically monitored and controlled by a fire panel.
- Each resident can control visitor access via their phone.
- High-definition colour security cameras are stationed at all entrances and include night-vision and live-time recording to a DVR system.
- All exterior and garage doors are controlled by an electronic access system.
- Barrier-free door operation offers hands-free entrance to all residents.
- One secured entry underground parking space included with every unit. Additional underground spaces may be available for purchase.



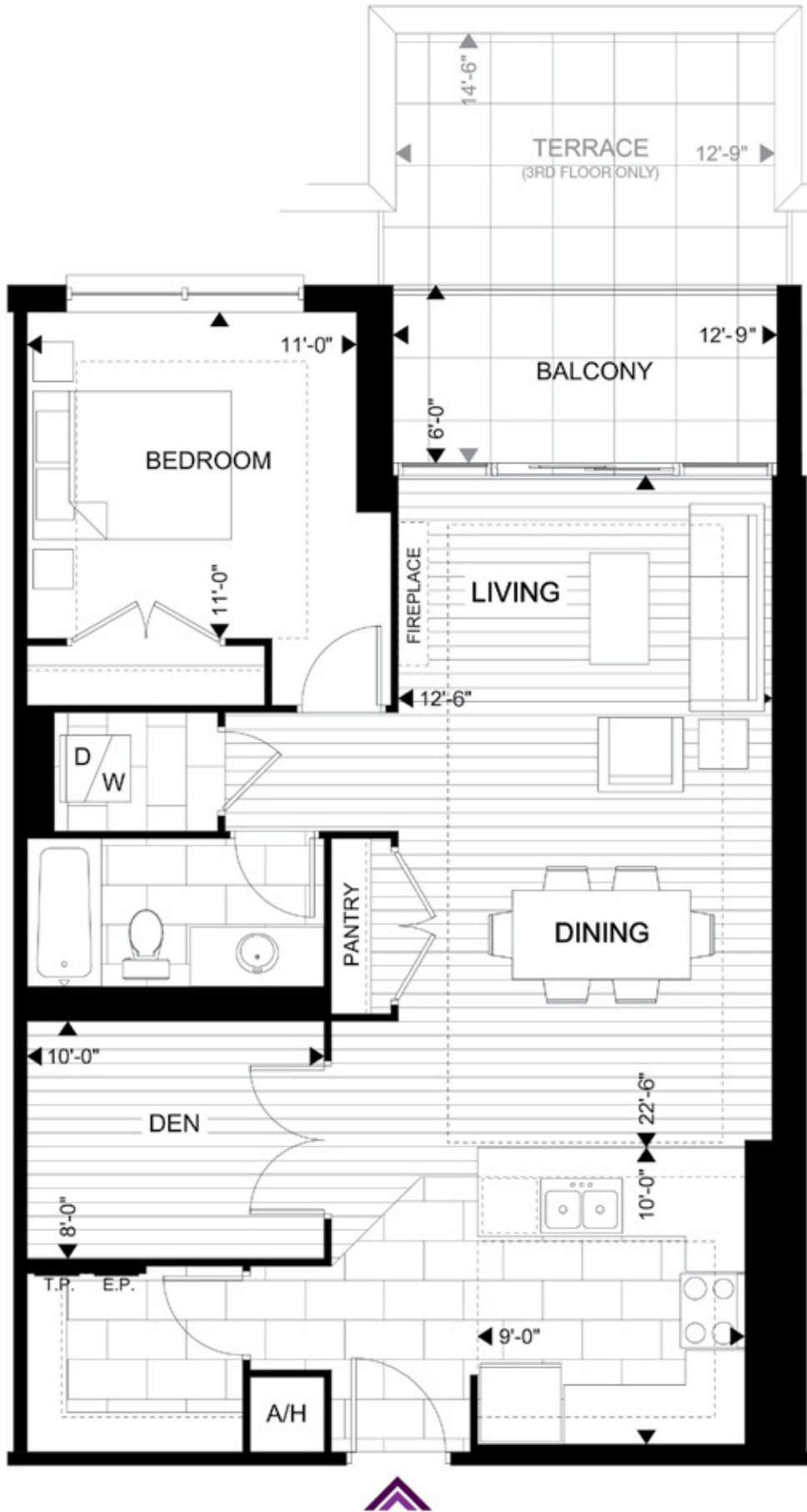
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SUITE 1A 945 SQ.FT.

BALCONY: 78 SQ.FT. | TOTAL: 1023 SQ.FT.

SUITE 305 ONLY: 945 SQ.FT. (TERRACE: 188 SQ.FT. | TOTAL: 1133 SQ.FT.)



SUITE AVAILABILITY

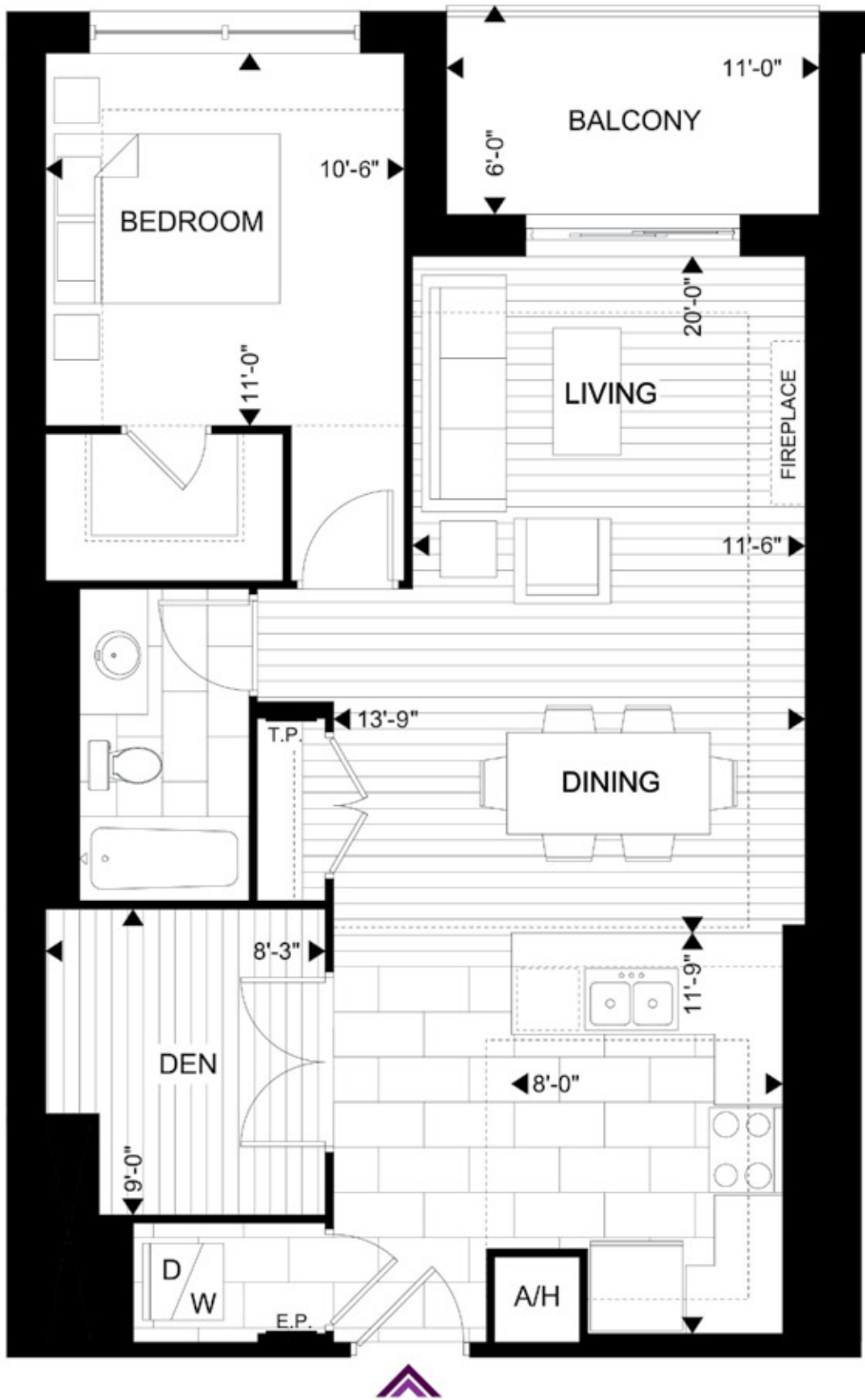


SUITE 1B 860 SQ.FT.

BALCONY: 68 SQ.FT. | TOTAL: 928 SQ.FT.



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SUITE AVAILABILITY



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Plans are subject to change without notice. Actual floor space may vary from stated area. Plans may show optional features not included in base price. See sales staff for more details. E. & O. E.



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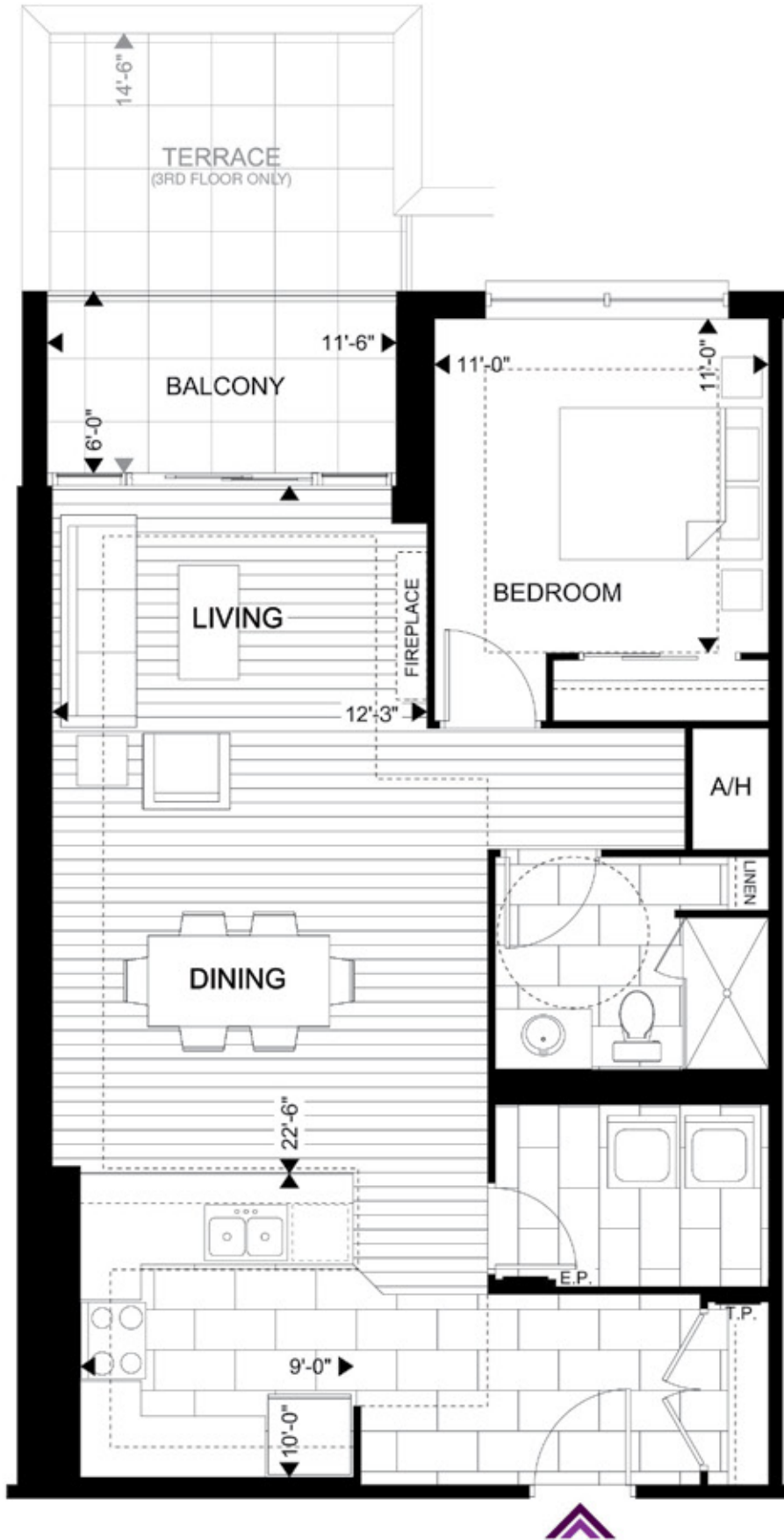
SUITE 1C 894 SQ.FT. &

BALCONY: 69 SQ.FT. | TOTAL: 963 SQ.FT.

SUITE 309 ONLY: 894 SQ.FT. (TERRACE: 166 SQ.FT. | TOTAL: 1060 SQ.FT.)



GORDON SQUARE
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SUITE AVAILABILITY

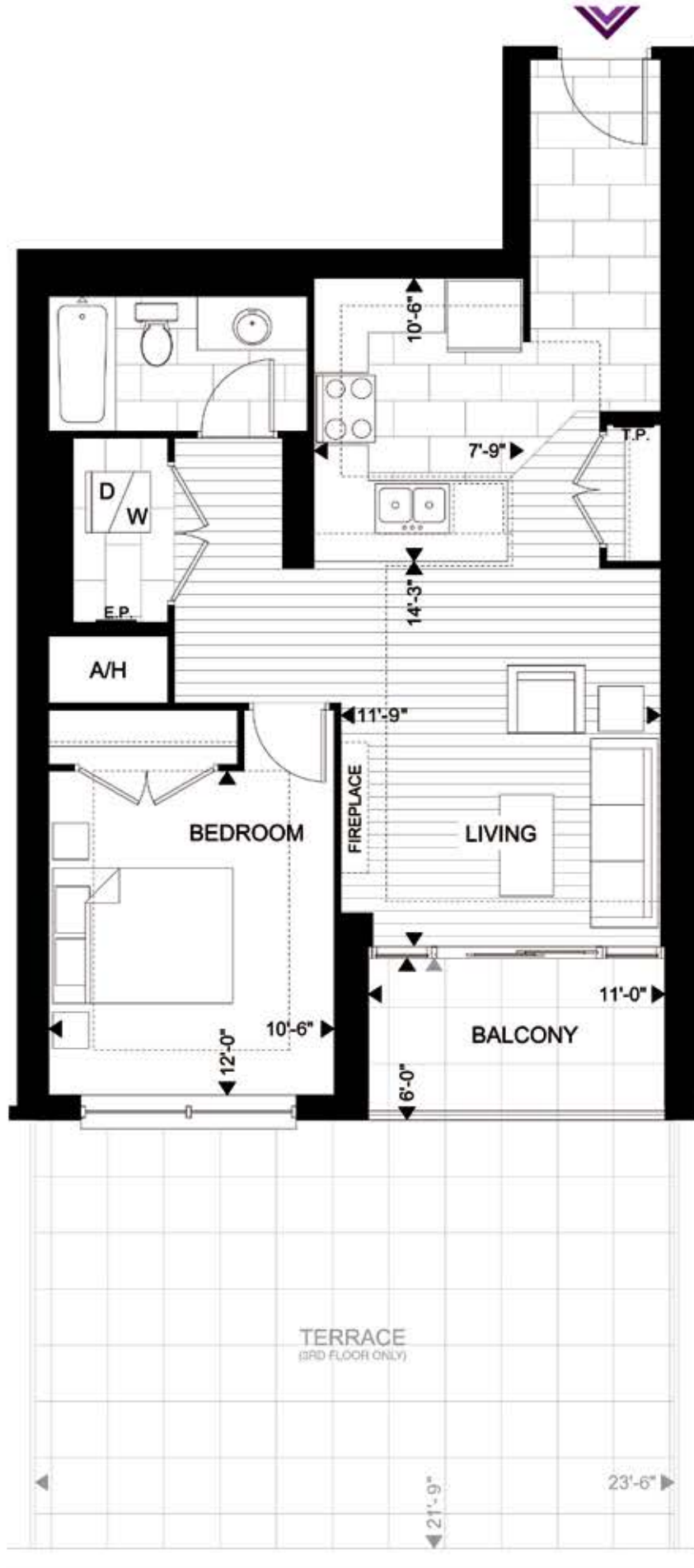




SUITE 1D 736 SQ.FT.

BALCONY: 66 SQ.FT. | TOTAL: 802 SQ.FT.

SUITE 314 ONLY: 736 SQ.FT. (TERRACE: 442 SQ.FT. | TOTAL: 1178 SQ.FT.)



SUITE AVAILABILITY

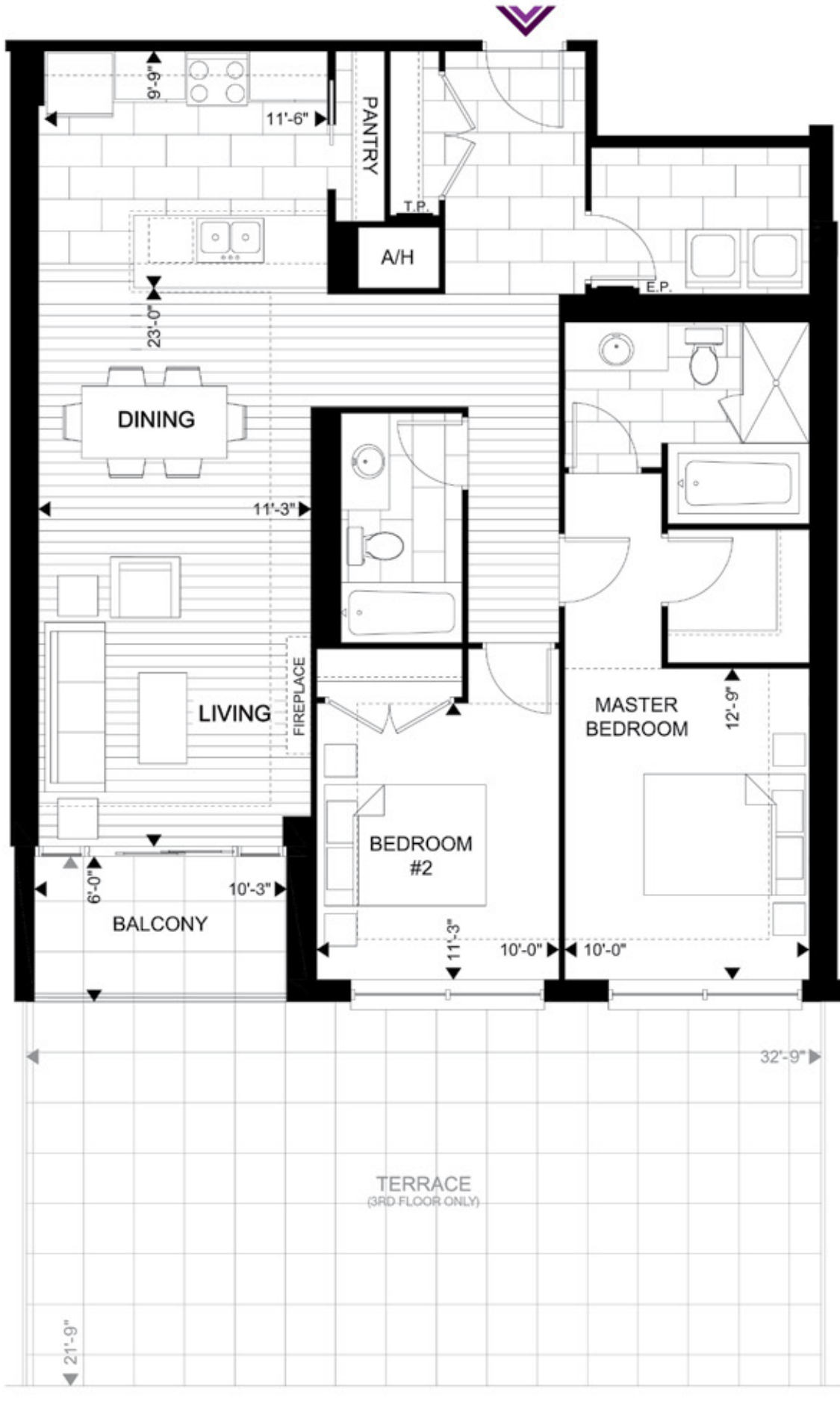




SUITE 2A 1201 SQ.FT.

BALCONY: 63 SQ.FT. | TOTAL: 1264 SQ.FT.

SUITE 301 ONLY: 1201 SQ.FT. (TERRACE: 584 SQ.FT. | TOTAL: 1785 SQ.FT.)



SUITE AVAILABILITY





SUITE 2B 1235 SQ.FT.

BALCONY: 78 SQ.FT. | TOTAL: 1313 SQ.FT.

SUITE 302 ONLY: 1235 SQ.FT. (TERRACE: 676 SQ.FT. | TOTAL: 1911 SQ.FT.)



SUITE AVAILABILITY

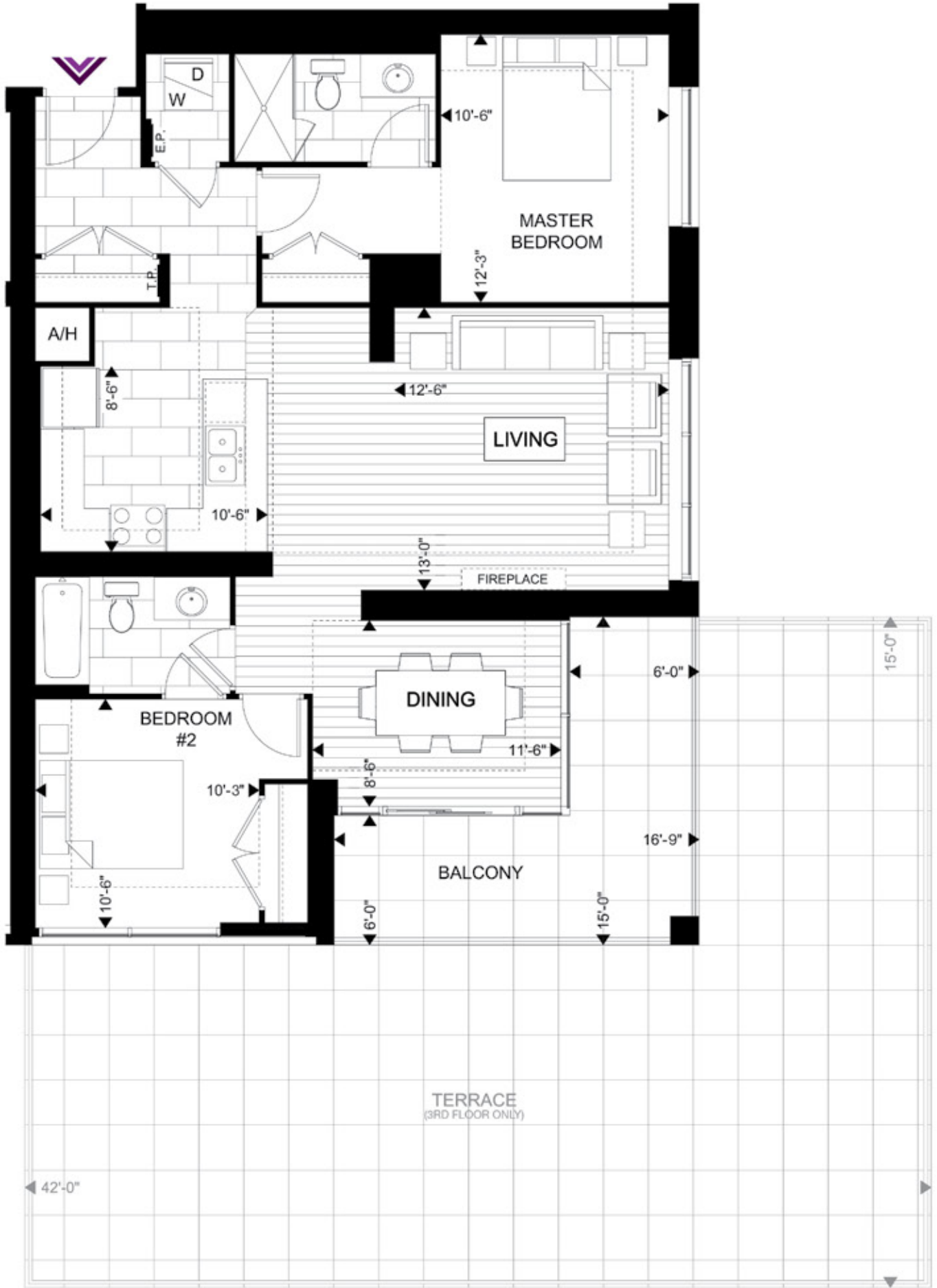




SUITE 2C 1165 SQ.FT.

BALCONY: 157 SQ.FT. | TOTAL: 1322 SQ.FT.

SUITE 303 ONLY: 1165 SQ.FT. (TERRACE: 987 SQ.FT. | TOTAL: 2152 SQ.FT.)



SUITE AVAILABILITY





SUITE 2D 1632 SQ.FT.

BALCONY: 157 SQ.FT. | TOTAL 1789 SQ.FT.

SUITE 304 ONLY: 1632 SQ.FT. (TERRACE 1: 557 SQ.FT. | TOTAL: 2189 SQ.FT.)

SUITE 310 ONLY: 1632 SQ.FT. (TERRACE 2: 500 SQ.FT. | TOTAL: 2132 SQ.FT.)



SUITE AVAILABILITY

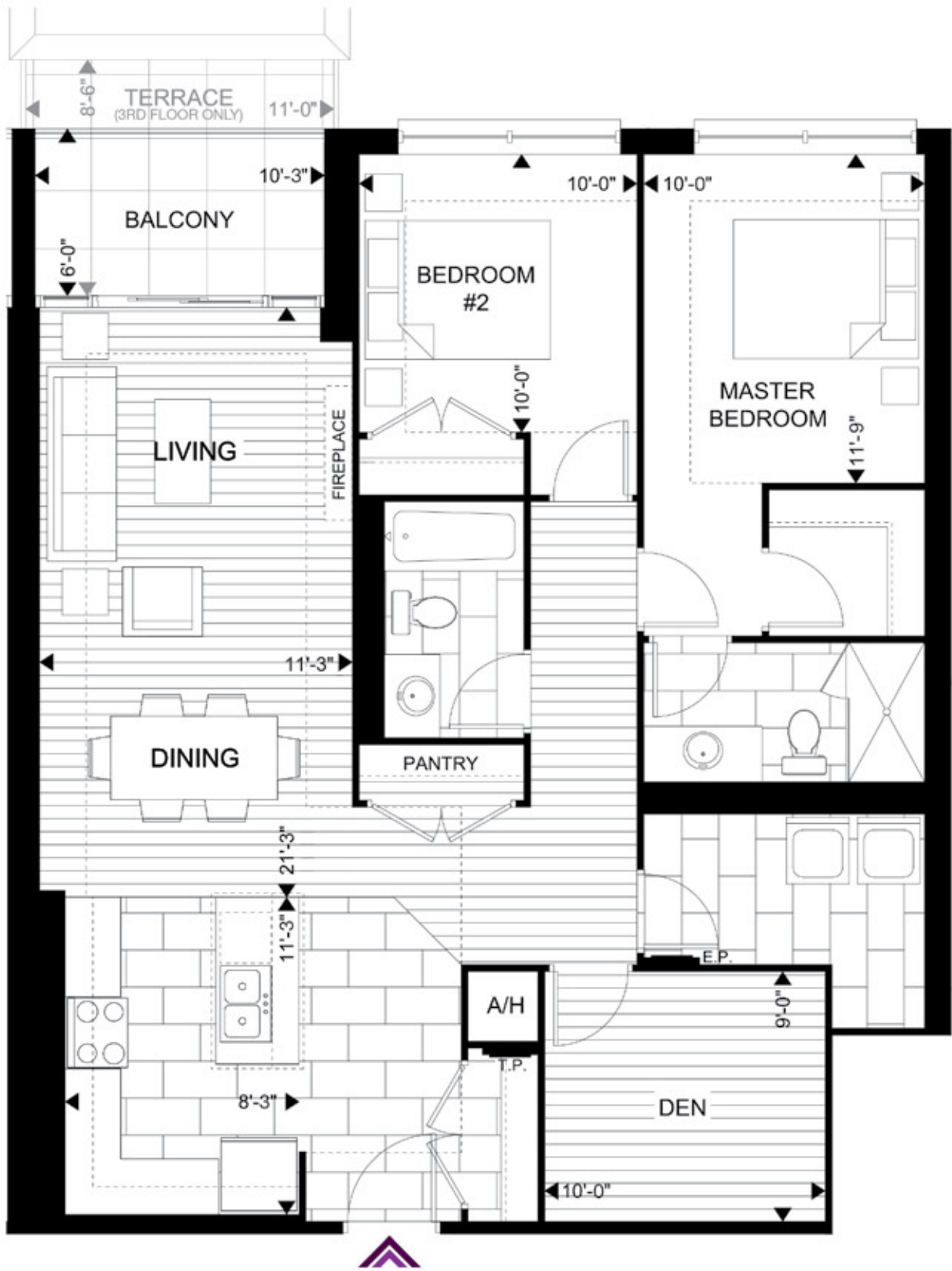




SUITE 2E 1212 SQ.FT.

BALCONY: 63 SQ.FT. | TOTAL: 1275 SQ.FT.

SUITE 306 ONLY: 1212 SQ.FT. (TERRACE: 90 SQ.FT. | TOTAL 1302 SQ.FT.)



SUITE AVAILABILITY

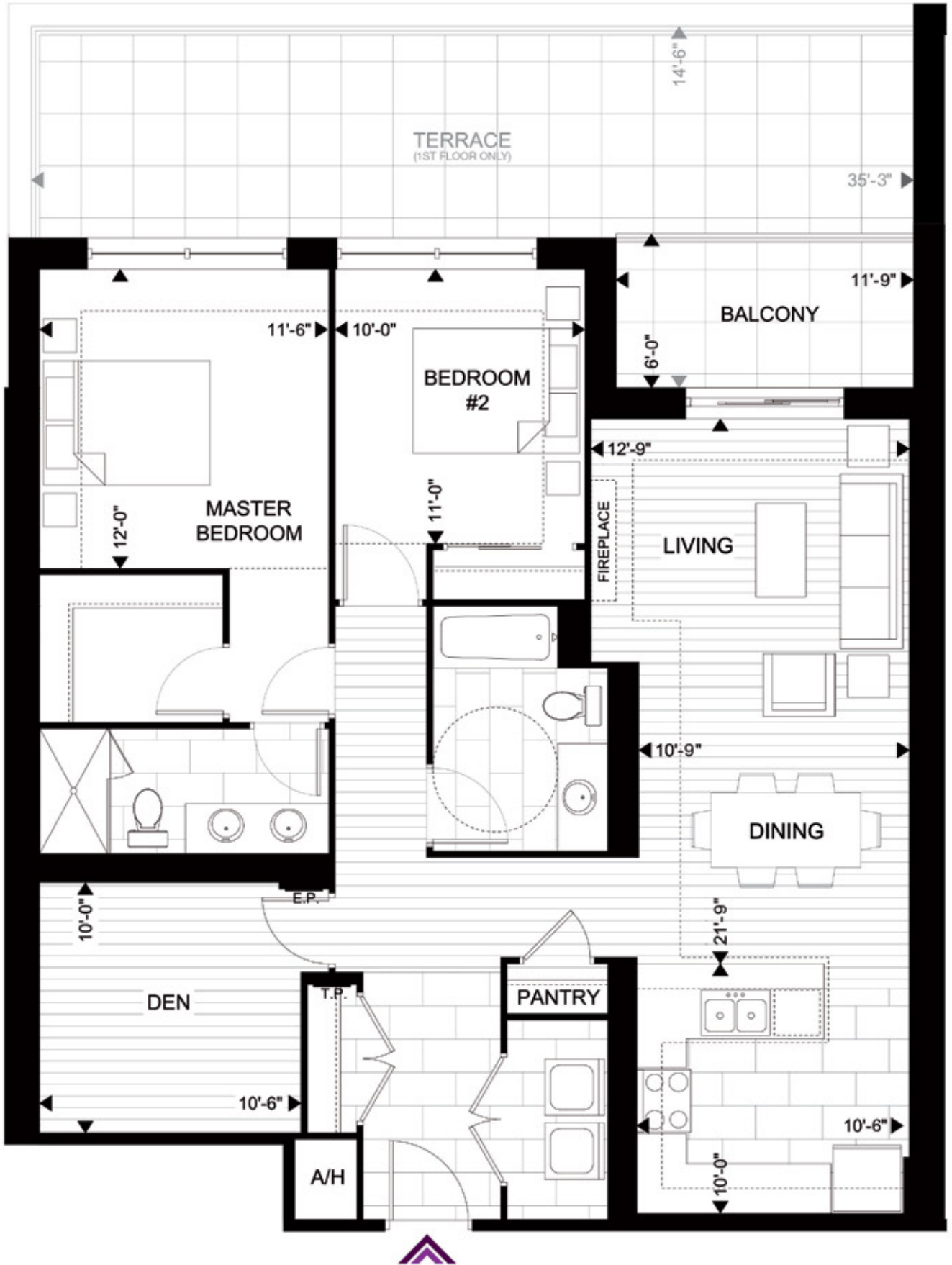




SUITE 2F 1325 SQ.FT. &

BALCONY: 74 SQ.FT. | TOTAL 1399 SQ.FT.

SUITE 112 ONLY: 1325 SQ.FT. (TERRACE: 370 SQ.FT. | TOTAL: 1695 SQ.FT.)



SUITE AVAILABILITY

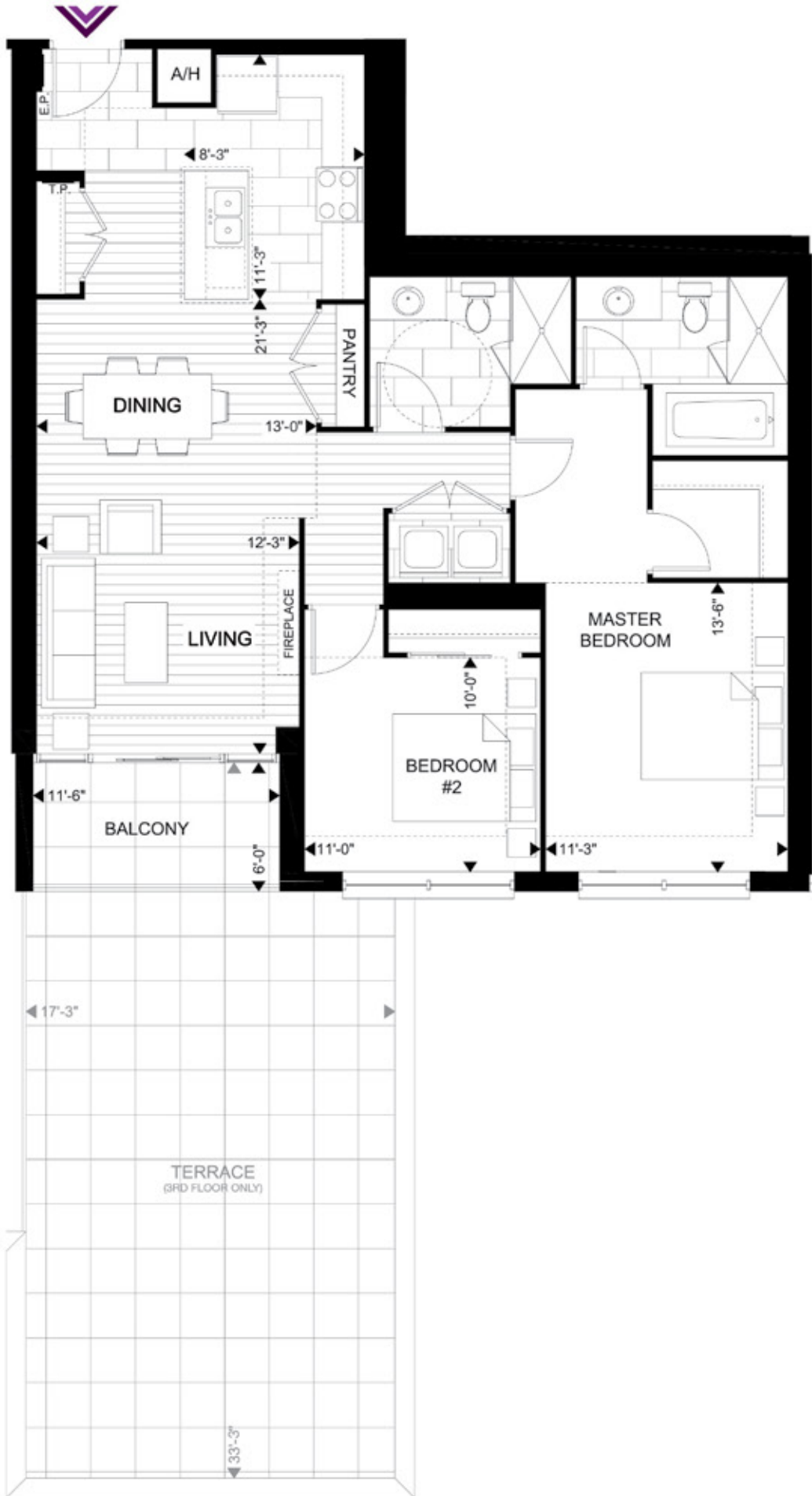




SUITE 2G 1184 SQ.FT. &

BALCONY: 69 SQ.FT. | 1253 SQ.FT.

SUITE 312 ONLY: 1184 SQ.FT. (TERRACE: 540 SQ.FT. | TOTAL: 1724 SQ.FT.)



SUITE AVAILABILITY





SUITE 2H 1361 SQ.FT.

BALCONY: 71 SQ.FT. | TOTAL: 1432 SQ.FT.

SUITE 313 ONLY: 1361 SQ.FT. (TERRACE: 647 SQ.FT. | TOTAL: 2008 SQ.FT.)



SUITE AVAILABILITY





EVERYTHING ABOUT GORDON SQUARE

GORDON SQUARE; THE COMMUNITY

Tricar Group is the developer and builder of GORDON SQUARE, a master-planned condominium community situated on almost 9 acres, located just south of Clair Road on the east side of Gordon Street. Buildings 1 and 2 will both be 14 storeys, each will offer 167 residential suites and 5 walk-up townhomes. Buildings 3 and 4 will be 8 storeys and will feature approximately 100 residential suites plus townhomes. A separate 2 storey commercial building will be located at the entrance of Gordon Square offering convenient services to the residents of the community. Over 50% of the Gordon Square community will be dedicated to green space, walking paths, park benches and public spaces for all residents to enjoy.

GENERAL INFORMATION - BUILDING ONE

CAN I BUY ADDITIONAL PARKING?

All suites will include 1 single underground parking space with the purchase price. Based on availability, one (1) additional single parking space can be purchased for \$30,000. The developer may limit the purchase of an additional space to select suites. There are 7 accessible spaces – 3 on underground level 1 and 4 on underground level 2.

WILL THERE BE ANY ELECTRICAL PARKING UNITS?

Yes. Limited spaces will be available for purchase with an additional upgrade cost of \$7,500

IS THERE VISITOR PARKING?

Yes. There will be visitor parking spaces provided.

WHERE DO I PARK MY BICYCLE?

Secured bike storage rooms will be part of the common elements and will be located in the parking garage. They are available for use by all residents.



GENERAL INFORMATION - BUILDING ONE

ARE THERE STORAGE LOCKERS?

Yes. Storage lockers are climate controlled and available for purchase at a cost of \$7,500 based on availability.

HOW MANY ELEVATORS ARE THERE?

There will be 2 high-speed elevators with convenient rear-access for move-ins.

WHAT ARE THE CEILING HEIGHTS?

Floors 2 through 11 will have ceilings just under 9' (not including bulkheads). Sky Suites located on floors 12, 13 and 14 will have ceiling heights just under 10' (approximately 9' where bulkheads are located)

ARE THERE PREMIUMS ON THE PURCHASE PRICE OF SOME SUITES?

There is a \$2,000 premium per floor for standard suites which includes floors 1 to 11. There is a \$10,000 premium between floors 12 and 13. Suites with outdoor terraces will also include a premium. Additional premiums may apply to select suites.

WHAT AMENITIES WILL BE AVAILABLE IN BUILDING 1?

First floor amenities include:

- Luxurious lobby with fireplace and sitting area
- Guest suite
- Media room
- Golf Simulator
- Fitness room

The 13th floor will feature:

- Resident's social lounge with club seating and billiards
- Outdoor viewing deck

Amenities on the 1st floor should be available on occupancy.

The 13th floor and outdoor space will be available late 2021.

An outdoor courtyard and greenspace between Building 1 and Building 2 is planned and will feature a BBQ area with outdoor seating (future completion date to be determined).

WHAT IS THE MUNICIPAL ADDRESS OF BUILDING 1?

1888 Gordon Street, Guelph, Ontario (subject to change).

WHAT IS THE CONSTRUCTION START DATE?

Now under construction.

WHEN IS THE FIRST TENTATIVE OCCUPANCY DATE?

Spring 2021.

WHAT IS THE EXTERIOR CLADDING OF THE BUILDING?

Concrete, brick, aluminum framed windows & window wall.

CAN HEATING & COOLING BE CONTROLLED IN THE SUITE?

Each suite will include an individual thermostat.

WHAT UTILITIES WILL BE METERED?

Electricity will be individually metered with Guelph Hydro.

TELL ME ABOUT THE HEATING AND COOLING SYSTEM?

The building is heated & cooled by a central high efficiency boiler and chiller system on the roof of the building. Each unit is serviced by a 4-pipe fan coil air handler unit.

ARE THE SUITES WIRED FOR HIGH SPEED INTERNET?

All units will be wired for high speed internet and TV service. Service providers will include Rogers and Bell.

CAN I BBQ ON MY BALCONY?

The City of Guelph By-Law does not permit a barbeque on a balcony. However, barbequing is allowed on terrace suites provided the barbeque is located 3 meters from the outer wall as per the City of Guelph By-Law.

HOW WILL GARBAGE BE RECYCLED?

Each building will have a tri-sorter system located on each floor of the building to separately stream organics, waste and recyclables as per Guelph by-laws.

WHO IS THE PROPERTY MANAGEMENT COMPANY?

Tricar will manage the building initially however management is subject to change by the Board of Directors.

WILL THERE BE AN ON-SITE LIVE-IN SUPERINTENDENT?

Yes. He/She will reside in a suite in the building (owned by the Condo Corp) and will work out of the lobby office. Their role will be to clean and maintain the building and to address day to day questions and activity as per direction from the Board of Directors.

WHAT IS INCLUDED IN THE PURCHASE PRICE?

Appliances include a stainless-steel fridge, stove, dishwasher, over-the-range microwave; a washer and dryer (stacked or side by side as per plans), window blinds, and one (1) parking space. Please refer to standard finishes as outlined in Schedule C of the Agreement of Purchase and Sale.

WHAT IS THE MONTHLY CONDO FEE? AND WHAT DOES IT INCLUDE?

Monthly fees will be approximately \$0.35 per sq.ft. and cover the cost of the centralized heating & cooling, water, sewage, building insurance, reserve fund contribution and maintenance of the common areas of the building.

HOW MUCH ARE PROPERTY TAXES?

The property will be assessed by the Municipal Property Assessment Corporation after occupancy and the property taxes are to be determined by the City of Guelph. For budgeting the property taxes have been estimated at approximately 1.2% of the base purchase price.

IS HST INCLUDED IN THE PURCHASE PRICE?

For owner occupied suites, HST is included in the purchase with the new housing HST rebate assigned to the builder upon completion. (*Please note some conditions apply. Please obtain independent legal and accounting advice). For non-owner occupied suites, the buyer will be required to pay the HST rebate amount to the Builder on completion. The Buyer can apply to the Canada Revenue Agency for an HST rebate. (*Please note some conditions apply – please obtain independent legal and accounting advice).





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EVERYTHING YOU NEED TO KNOW TO PURCHASE

HOW MANY SUITES CAN I PURCHASE?

Each person is limited to purchase two (2) suites.

WHAT IS THE DEPOSIT STRUCTURE?

A total deposit of \$40,000 is required for the purchase of each suite. \$20,000 dated on signing plus an additional \$20,000 post-dated within 60 days of signing.

WILL PURCHASE FINANCING BE AVAILABLE?

RBC will be providing preferred Builder Financing Packages with capped rates up to 36 months. More information and contact info will be provided. (Note that the Builder reserves the right to request satisfactory financing approvals on all suite purchases).

CAN THE AGREEMENT OF PURCHASE AND SALE BE SENT TO ME ELECTRONICALLY SO I CAN SIGN?

All Purchasers must attend in person to review and execute all documentation and provide valid identification.

WILL THE BUILDER ALLOW ASSIGNMENTS OF THE AGREEMENT OF PURCHASE AND SALE?

Authorization and timing of any assignments are solely at the Builder's discretion and are not guaranteed. An Assignment Fee of \$15,000 will apply on all approved assignments payable to the Builder at the time of approval by the Builder.

WHAT SHOULD I BRING TO THE SALES OFFICE IF I AM BUYING?

Photo identification is required (i.e. Driver's License or passport). Two (2) deposit cheques as outlined herein.

WHEN CAN I CHOOSE COLOURS AND FINISHES?

Our Client Relations Team will be in touch to schedule Décor appointments. They will begin approximately late 2019 starting with the lower floors and progressing by floor.

WILL THERE BE A RANGE OF FINISHES TO SELECT FROM?

Yes. The Tricar Group will offer a range of colors and designs from their standard finishes. Purchasers can mix and match their selections.

WILL UPGRADES/EXTRAS BE OFFERED?

Yes. Upgrades/extras will be available at décor time. Any upgrades selected over \$10,000, Must be paid for in full at colour selection.

SALES INFORMATION

Karen Kessel
PLANET REALTY INC.
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Broker
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PREVIEW PRICING

Saturday November 3 & 4, 2018

Pricing will be revised as of Monday, November 5, 2018.



GORDON SQUARE
CONDOMINIUMS

TOWER COLLECTION FLOORS 3 - 11

ONE BEDROOM SUITES

PLAN	SUITE SQ. FT.	BALCONY SQ. FT.	TERRACE SQ. FT.*	EXPOSURE	ESTIMATED CONDO FEES*	PRICED FROM
1D	736	66	-	SOUTH	\$254.43	\$352,900
1C	894	69	166	NORTH	\$309.05	\$401,900

ONE BEDROOM + DEN SUITES

PLAN	SUITE SQ. FT.	BALCONY SQ. FT.	TERRACE SQ. FT.*	EXPOSURE	ESTIMATED CONDO FEES*	PRICED FROM
1B	860	68	-	NORTH	\$297.29	\$396,900
1A	945	78	-	NORTH	\$326.68	\$426,900

TWO BEDROOM SUITES

PLAN	SUITE SQ. FT.	BALCONY SQ. FT.	TERRACE SQ. FT.*	EXPOSURE	ESTIMATED CONDO FEES*	PRICED FROM
2C	1165	157	987	SOUTH/EAST	\$402.73	\$510,900
2G	1184	69	540	SOUTH/EAST	\$409.30	\$512,900
2A	1201	63	584	SOUTH	\$415.17	\$518,900
2E	1212	63	90	NORTH	\$418.98	\$522,900
2B	1235	78	676	SOUTH	\$426.93	\$532,900
2F	1325	74	-	NORTH	\$458.04	\$573,900
2H	1361	71	647	SOUTH	\$470.48	\$590,900

TWO BEDROOM + DEN SUITES

PLAN	SUITE SQ. FT.	BALCONY SQ. FT.	TERRACE SQ. FT.*	EXPOSURE	ESTIMATED CONDO FEES*	PRICED FROM
2D	1632	157	557	NORTH/WEST	\$564.17	\$671,900
2D	1632	157	550	NORTH/EAST	\$564.17	\$673,900

*Terrace suites only available to the following suites: 305-1A, 309-1C, 314-1D, 301-2A, 302-2B, 303-2C, 304-2D, 310-2D, 306-2E, 112-2F, 312-2G, 313-2H

Sales Representatives Planet Realty Inc., Brokerage

KAREN KESSEL & MATTHEW LAFONTAINE

Broker of Record

Broker

gordonsquare@tricar.com 519-265-1125 www.tricar.com/GordonSquare

See Sales Representative for verification of plan. Price chart indicates starting floor base price for suites available as of the effective date. *Pricing current as of November 2nd, 2018 and is subject to change. E. & O.E. Condo fees are estimated at \$0.35 per square foot. © The Tricar Group
Terraces located on 1st & 3rd floor. Premiums do apply.

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