

VIP BROKER
PREVIEW

 **DISTRIKT**



Enviably Oakville

With the development of Distrikt Trailside, Oakville's beauty and premier livability is taken a step further. This master-planned community of condominiums and two - storey suites nestled amid verdant parks and untouched ravines combines lush surroundings with superior connectivity at your doorstep. Experience a lifestyle imbued with fine dining, world-class shopping, Lake Ontario, and some of the best public and private schools in the area.



THE BEAUTY
OF *Oakville*





10 REASON TO BUY IN OAKVILLE

01

Ranked the number 1 place to live in Canada by Money Sense Magazine

02

Incredible employment opportunities and programs to fund businesses

03

Easy access to top schools

04

Plenty of recreational and sports facilities

05

Excellent real estate investment

06

Close proximity to top medical facilities

07

Oakville GO Station is the second largest train terminal behind to Union Station

08

Only 30 minutes from Toronto

09

Rated one of the safest places to live

10

2,500 acres of parkland along with beautiful shoreline



THE CENTRE OF OAKVILLE

DEMOGRAPHIC

- English
- Scottish
- Irish
- Italian
- German
- French
- Polish
- East Indian
- Chinese
- Iranian

RECREATION

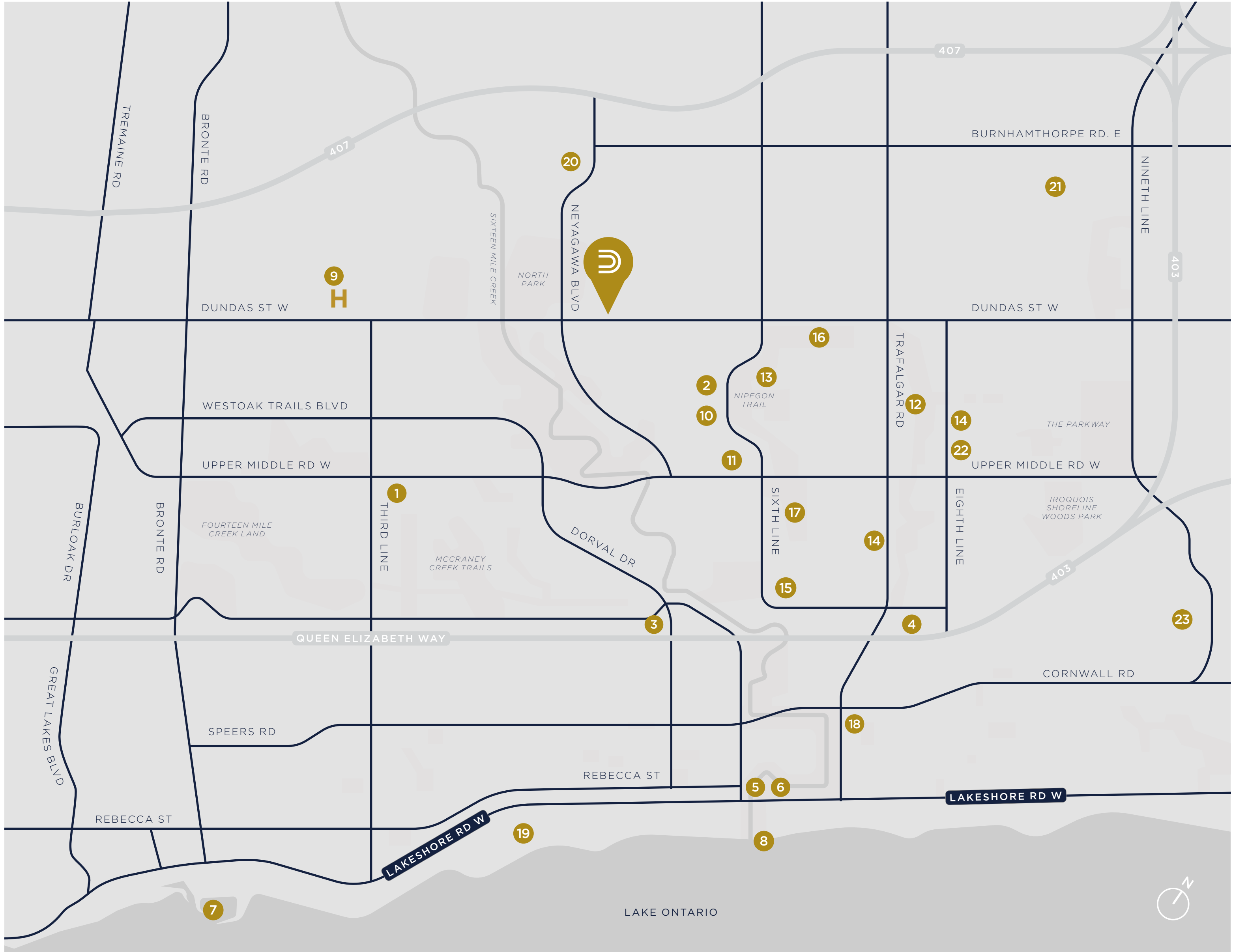
- 1 Oakville Soccer Club
- 2 River Oaks Community Centre
- 3 Goodlife Fitness
- 4 National Fitness
- 5 Oakville Galleries
- 6 Oakville Centre for the Performing Arts
- 7 Bronte Outer Harbour Marina
- 8 Oakville Harbour

HEALTHCARE

- 9 Oakville Trafalgar Memorial Hospital

SCHOOLS

- 10 Holy Trinity Catholic School
- 11 St. Andrew Catholic Elementary School
- 12 Trafalgar Ridge Montessori School
- 13 River Oaks Public School
- 14 Iroquois Ridge High School
- 15 Munn's Public School
- 16 Sheridan College
- 17 White Oaks Secondary School
- 18 MacLachlan College
- 19 Appleby College
- 20 King's Christian Collegiate
- 21 Fernhill Private School
- 22 Oakville Academy for the Arts
- 23 Liaison Culinary College



EASY ACCESS TO ALL MAJOR HIGHWAYS AND TRANSIT HUBS

Getting around Oakville or anywhere else in the GTA is easy. Simply choose your preferred mode of transportation and access anywhere you desire in a matter of minutes. Over 25 regular transit routes. Oakville was the first city to incorporate the Presto Card.

- QEW/Highway 403
- Highway 407
- Go Transit Bus Routes
- - - - - GO Transit Line
- VIA Rail Station



OAKVILLE IS AN ANCHOR HUB – AND WHAT THAT MEANS

An Anchor Hub joins together diverse forms of public transportation, making the surrounding area very easily accessible for commuters. With the Oakville GO Station on the Lakeshore West Line and the bus loop for Oakville Transit, along with plans to integrate the Regional Express Rail, Rapid Transit and local service, Oakville is recognized an Anchor Hub in the Greater Toronto Hamilton Area.

APPROX. **5,000**

people enter Oakville for work. This number will only continue to grow as the commuting experience becomes even more efficient.

SOME KEY POINTS

Anchor Hubs have the potential to transform the regional urban structure because they are anchors of the regional transportation system.

85%

of GO Train commuters live within 5 km of a station

4.7 km

between Distrikt Trailside and a GO Station

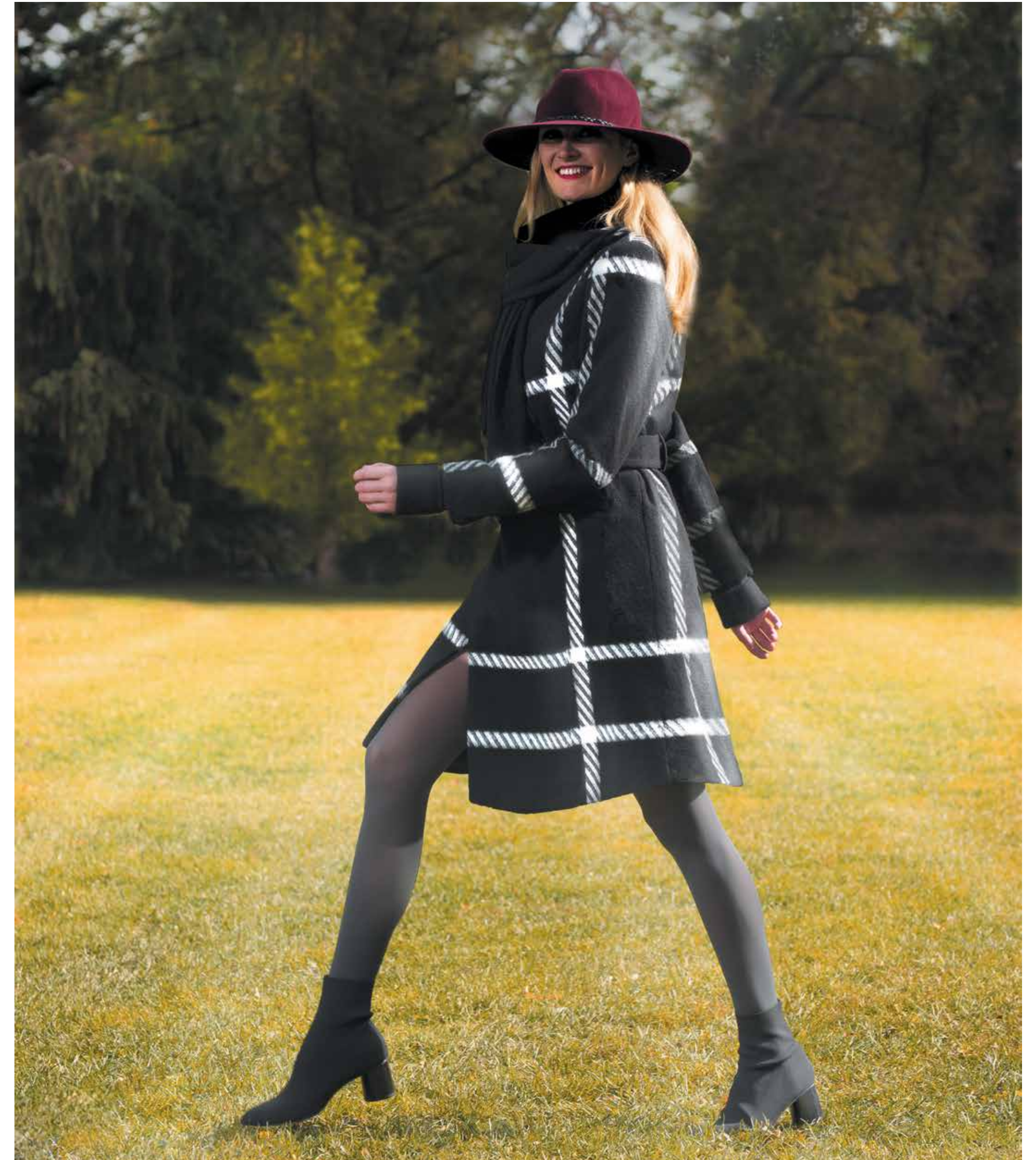
47.7

JOB PER ACRE
in Midtown Oakville, whereas there are only 9.4 jobs per acre in the GTHA



THE DESIRE FOR CONDOS IN OAKVILLE

With an average sale price of **\$1,230,740** affordability is the major issue driving the need for smaller products at reasonable price points.



COMPARING CITIES

LAST 24 MONTHS

VAUGHAN

31%

NEW SALE

6.9%

RE-SALE

RICHMOND HILL

20%

NEW SALE

4%

RE-SALE

MISSISSAUGA

26%

NEW SALE

7.6%

RE-SALE

OAKVILLE



NEW SALE

21%

RE-SALE



OAKVILLE RENTAL MARKET

Oakville leases at **100% ask** and on average in 12 days.

CONDO RENTALS

Q1	2019	↑	10%
2017	2018	↑	8%

Q1 2019

Avg. Rental **\$1,937**

Q2

1 Bed **\$1,750**

Avg. Rental **\$2,060**

VACANCY RATE

0.6%





DISTRIKT

STORY ON DISTRIKT

Distrikt has been designing and constructing homes in the GTA for over a decade, blending design excellence with the best construction practices to deliver unprecedented value to their customers. With a hands-on approach and a reputation for design and collaboration, Distrikt delivers exceptional quality and overall project synergy. Distrikt is proud to be developing over 1,500 units in Oakville.



THE FUTURE OF DISTRIKT'S DEVELOPMENTS

+ **DISTRIKT
TRAILSIDE**
Oakville

+ **DISTRIKT
TRAFALGAR**
Oakville

+ **DISTRIKT
THE SIXTH**
Oakville

+ **DISTRIKT
FOREST HILL**
Bathurst / Elderwood

+ **DISTRIKT
FOREST HILL
VILLAGE**
Relmar Gardens

+ **DISTRIKT
ISLINGTON
VILLAGE**
Burnhamthorpe / Dundas



BRINGING THE BEST OF THE BEST TOGETHER

FIGUR3

INTERIOR DESIGN: FIGURE3

Living environments are more than the physical space. They need to evoke an emotional response that inspires an energized and centered lifestyle.

An award winning influencer, figure3 creates environments that elevate the living experience. With a philosophy and approach that is deeply rooted in purposeful and timeless design, figure3 understands that great design is about more than just the aesthetics, it is about understanding how people both want and need to live. Local and international clients benefit from figure3's 20+ years of cross-industry insights and a highly collaborative process - connecting people to place.



FINANCING: FIERA REAL ESTATE

Fiera Real Estate is a Canadian real estate investment management company that provides direct real estate investment opportunities to institutional investors, foundation and endowment clients, and high net-worth investors.

Committed to providing superior client-driven investment strategies that continuously generate value for their investors.

Their vision is to be the most trusted real estate investment management firm in Canada as recognized by their stakeholders.



ARCHITECT: KIRKOR

KIRKOR's success is informed and driven by the talents of their growing studio. They strongly believe in the ability for young architects and designers to be responsible for complex projects. They encourage leadership through continuous mentoring. They foster exploration and questioning. And just as importantly, they develop the skills required to build support around their ideas. This is how they achieve consensus around designs that can be ultimately executed into form. Building on 35 years of architectural practice. And together we are leading the field to exciting new possibilities. Design solutions are strengthened when Kirkor can inspire others to believe in them.



SALES: KUZUIAN REAL ESTATE

Kuzuian Real Estate combines unrivaled sales and marketing expertise with an in-depth awareness of the development landscape. Their team is driven, dedicated and uniquely qualified in commanding real estate sales in Toronto. With more than \$6 billion of real estate sold in the last 5 years, they continue their legacy of overwhelming success in condominium sales. They deliver a complete approach encompassing comprehensive in-house research, design and product development, marketing, and sales experience.



DISTRIKT
TRAILSIDE



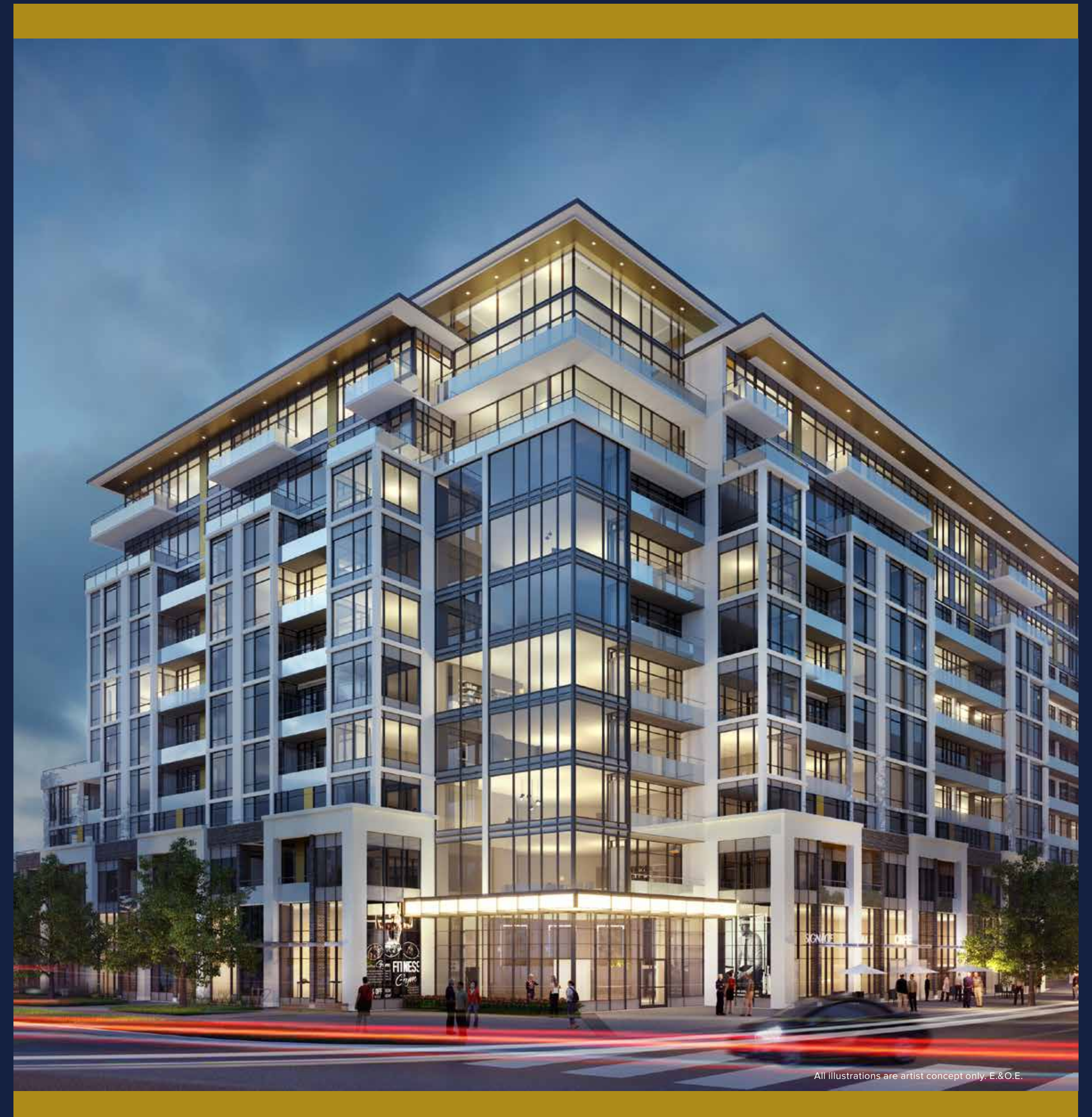
TRAILSIDE DRIVE

DUNDAS STREET



DISTRIKT TRAILSIDE WEST

- 6 acre development site
- Condominiums with 9ft ceilings, Lower and Upper Penthouses with 10ft ceilings
- 2-Storey Executive Suites with 10.5ft ceilings
- Traditional masonry craftsmanship with modern brass metal panel inserts throughout
- Ground floor Lifestyle Retail programmed for future cafe, gallery or studio
- All ground floor patios, lower PH and PH balconies or terraces, One and Two-storey Executive Suites equipped with gas lines
- Designer kitchens and vanities imported from Italy
- Distrikt AI – Next generation smart living
- Over 40 visitor parking spots



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IMPORTED KITCHENS AND BATHS CRAFTED IN ITALY



ANOTHER NAME IN EXCELLENCE



DESIGN FOR LIFE, BUILD FOR A LIFETIME.

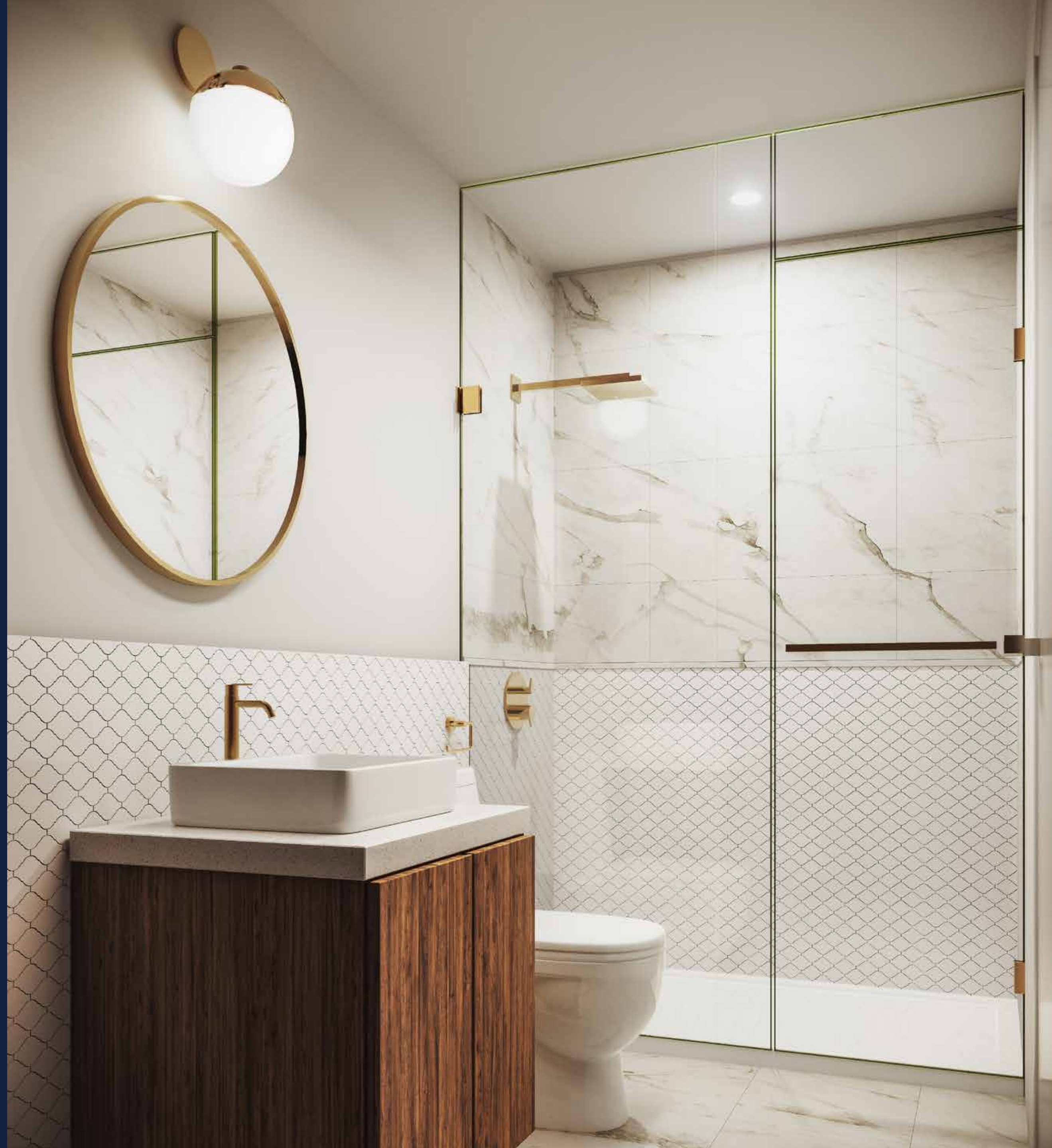
Our story starts in our name. Trevisana.

Treviso is a small town in the heart of Italy, world-renowned for their design and craftsmanship of furniture and home interiors. 50 years ago, just outside Treviso, the Ongaro family opened a small workshop to pursue their vision of what kitchen design should be.





THE KITCHENS



THE ENSUITES

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THE SUITES



THE BALCONIES



THE EXECUTIVE SUITES



THE ROOFTOP TERRACES

GROUND FLOOR AMENITIES PLAN

- 1. THE LOBBY
- 2. RETAIL
- 3. THE FITNESS STUDIO
- 4. MAIL ROOM
- 5. PET SPA
- 6. MOVING ROOM
- 7. PARCEL ROOM



6TH FLOOR AMENITIES PLAN

- 1. OUTDOOR TERRACE
- 2. RESIDENCE LOUNGE
- 3. BAR
- 4. PREP KITCHEN
- 5. DINING
- 6. GAMES
- 7. BBQ AREA



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THE AMENITIES

OVER 15,000 OF INDOOR/OUTDOOR AMENITY SPACE





THE LOBBY



THE FITNESS STUDIO



THE RESIDENCE LOUNGE



THE 6TH FLOOR TERRACE

THERE IS ONE MORE THING...





PHASE 2 - DISTRIKT TRAILSIDE EAST

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THANK YOU

