



VICTORIA

COMMON

A VIBRANT NEW URBAN LIVING CENTRE IN KITCHENER



ARTIST'S CONCEPT

Like the greatest cities of the world, Kitchener's industrial heritage is **transforming** into the ideal backdrop for a modern urban life to unfold. Now Victoria Common, has

arrived in the
heart

of it all, perfectly positioned between downtown Kitchener and uptown Waterloo. A place where condominiums and townhomes come together with parks and piazzas, in one seamless and pedestrian-friendly community. Where a day in the life can start with a morning at the Market and end with a night on the town. Victoria Common is young. Sustainable.

Vibrant. A model of everything that urban living can and should be.



ARTIST'S CONCEPT

iconic architecture

Victoria Common makes its debut with an elegant 4-storey condominium designed by a visionary young architectural firm *Architecture Unfolded* whose work both respects the city's past and is shaping its future. It is the first phase of what will evolve into a dynamic new cosmopolitan centre in Kitchener, inspired by the design and infused with the spirit of some of the greatest cities in Europe.



ARTIST'S CONCEPT

grand boulevard



With its "New Urbanism" vision, Victoria Common will be a community within a community

Victoria Common has been conceived as a pedestrian-friendly place where life's essentials are within walking distance. The heart and social hub of the community is the Piazza, a fabulous, activities-based urban park that can be found in the very heart of the community.

With its own clock tower, concert podium, splash pad/ice rink, the Piazza beckons pedestrians with public benches and café-style seating areas, all beautifully landscaped, with an ambiance that invites friends and neighbours to congregate.



alluring style

ARTIST'S CONCEPT

The entrance and lobby of the condominium has the style and panache of a boutique hotel. Modern art catches the eye as one enters, set above an equally contemporary gas fireplace, with an elegant conversation area where you can meet and greet your guests.



entertain & delight



How do you like to socialize? Victoria Common's Party Room will graciously accommodate you, whether it is gathering with neighbours for a casual cocktail and conversation in front of the fire... or entertaining a private party of 10 at the dining room table and bar.

Aerobics, cardio, weightlifting, yoga...Victoria Common's Exercise Room is well-equipped in catering to your personal fitness regime. With floor-to-ceiling windows offering a wonderful view of the gardens outside as you work out.



personal
fitness

ARTIST'S CONCEPT

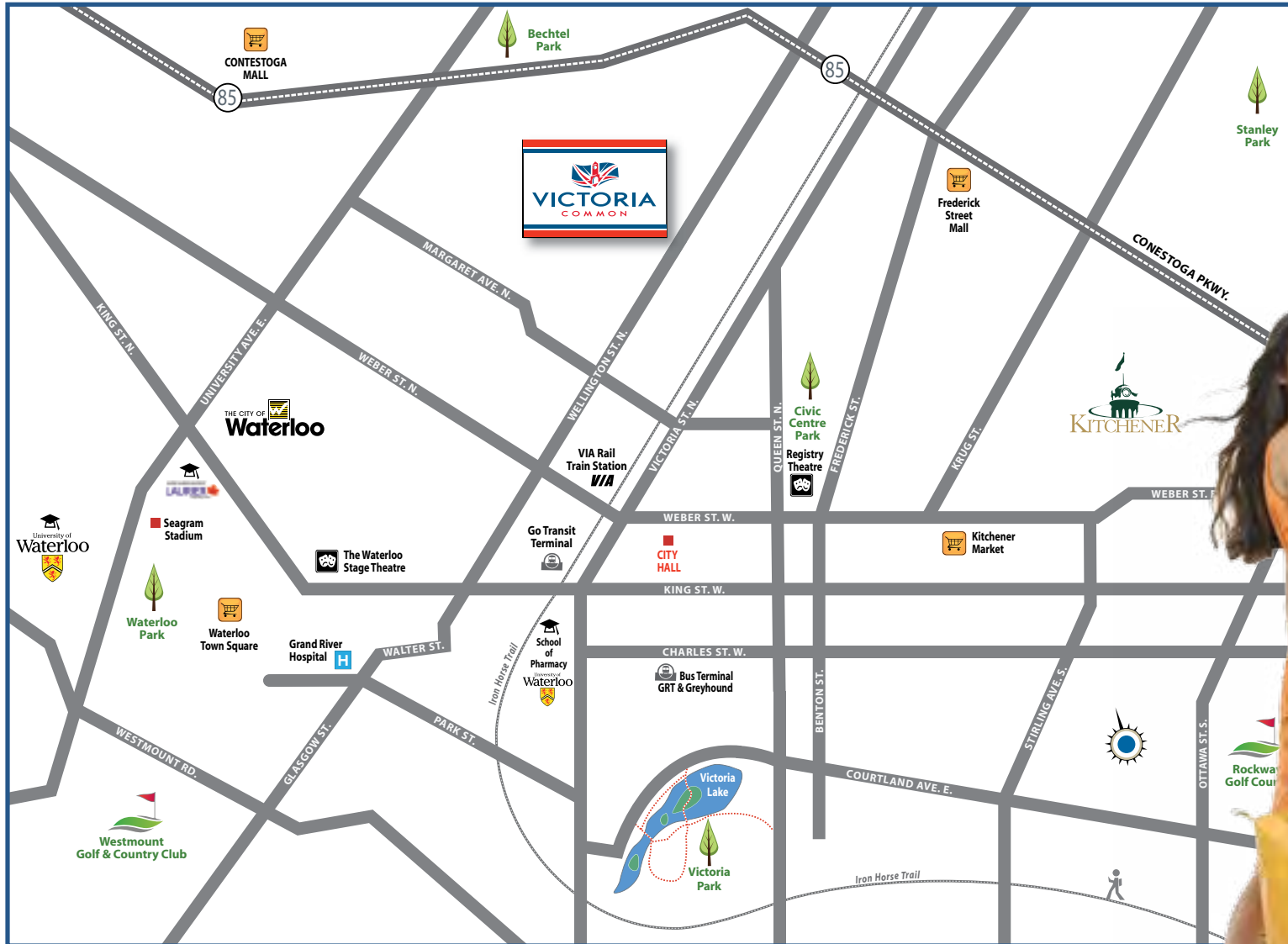
building

amenities

The common areas of Victoria Common have all been designed by Bryon Patton of the award-winning interior design firm Bryon Patton and Associates. From the welcoming embrace of the Lobby to the Party Room, each space has been designed and furnished with both flair and a discerning eye for detail.



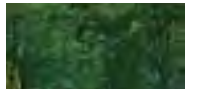
ARTIST'S CONCEPT



an urban village centre

In the heart of "Canada's Technology Triangle", Victoria Common is situated near King Street, minutes from Kitchener's downtown stores, restaurants, bars, parks and the Farmers Market. The community is within walking distance to GO Transit and the new LRT, and close to K-W's universities and colleges.

Major highways nearby provide quick and easy access to Toronto, Mississauga, Hamilton and London, including Pearson International Airport.



a landmark opportunity

When complete, Victoria Common will encompass 5 condominium buildings ranging from 4 to 12 storeys in height, along with a collection of classic townhomes. Phase 1 of the community includes a 4-storey midrise condominium, contemporary in design with a brick, steel and glass façade, and comprised of 77 suites ranging

from 490 to 915 square feet. All units include patios (1st floor), balconies (2nd and 3rd floors) or terraces (4th floor).

With prices cheaper than comparable units in Toronto by \$100,000 or more, Victoria Commons now offers the discerning real estate buyer an unprecedented opportunity.



ARTIST'S CONCEPT



One of Canada's most advanced green energy systems for new home communities

A candidate targeting LEED® Gold certification, Victoria Common is implementing a state-of-the-art Green Energy System, providing sustainable, economical heating, cooling and electricity for the community's residents.

With three primary components, the system will decrease the amount of fossil fuels required to heat and cool all buildings within the community's master plan, as well as generating its own supplemental electricity. This results in a significant reduction in the buildings' carbon footprint in comparison to those using conventional energy systems.



“geothermal heat pumps (GHP’s) are the most energy efficient, cost effective and environmentally friendly home heating and cooling systems available”

– David Suzuki

green features

- A candidate for LEED® Gold certification, Victoria Common's state-of-the-art Green Energy System, provides sustainable, economical heating, cooling and electricity.
- It features a unique co-generation system with its own generators that come on when the system senses that hydro power from the City's electrical grid is more expensive than generating the community's own power.
- This means residents can use power at any time of day or night and not worry about being charged premium rates. It also provides emergency power during city brownouts or blackouts.
- Victoria Common's geo-exchange system together with its co-generation production provides 100% of the community's heating and cooling with very little use of natural gas, so it is virtually emission-free.
- By decreasing the amount of fossil fuels required to heat and cool, there is a resulting dramatic reduction in the community's carbon footprint.
- When there is unused energy, it is stored in various locations ready to be used when needed – nothing is wasted.
- Solar panels will also be placed on the roof of each building at Victoria Common, saving residents money by reducing the community dependence on the City's electrical grid.
- From its energy-efficient low-E argon-filled windows to its environmentally friendly landscaping, Victoria Common's green design thinking means significant savings and greater resale value for those who purchase a home here.

GEO-EXCHANGE SYSTEM

With a geo-exchange system, Victoria Common's heating and cooling is provided with no burning of natural gas or oil. Instead, deep holes are bored into the ground, and tubes filled with water and glycol are inserted into each hole. The water is pumped through each tube where it is warmed by the earth's temperature in the winter and cooled in the summer. The ground acts as a "natural" heat exchanger where heat is expelled into the ground during the summer months and absorbed from the ground during the winter months. These tubes then go through a number of heat pumps located at the surface where hot and cold energy is extracted and used to heat or cool each building. Using proven, reliable technology this geo-exchange system is highly efficient; for every unit of energy that this system uses to work, it produces 4 units of heating or cooling energy. Virtually emission-free, the system doesn't have boilers or chillers that are expensive to replace. In addition it, reduces water consumption compared to traditional air conditioning, and requires no cooling towers.

Building for today and future generations

SOLAR PANELS

Solar panels will be placed on the roof of each building at Victoria Common. These panels absorb the sun's energy and turn it into electrical power which is then fed into each building's electrical system -- another way in which Victoria Common cuts down on the community's use of hydro power from the City's electrical grid.

From its energy-efficient low-E argon-filled windows to its environmentally friendly landscape architecture, Victoria Common's green thinking shows up in every detail of the community and its homes. And that translates into both great savings and greater resale value for those who own here.

Over time, residents' energy costs at Victoria Common will be increasingly less than they would have been under a conventional energy system. Our Green Energy System guarantees that as utility prices are rising, residents' own energy costs will remain relatively constant over the years.



CO-GENERATION SYSTEM

A co-generation system will make electrical power for Victoria Common, with generators installed in various locations around the project. Fueled by natural gas, these generators will only come on when the system senses that hydro power from the City's electrical grid is more expensive than generating our own power.

The co-generation system's exhaust heat is recovered and recycled into the overall heating and cooling making it a very efficient system to run. Again, nothing in the system is ever wasted.

This helps level out any spikes in the cost of hydro for residents and helps stabilize hydro costs over time. It means residents can use power at any time of day or night and not worry about being charged premium rates for that power. Plus it also protects Victoria Common from experiencing any blackouts -- even when the rest of the neighbourhood goes dark.



The Building & Amenities

- 4 storey architecture designed by Architecture Unfolded
- Interiors by Bryon Patton and Associates
- Fantastic urban location close to King Street and Downtown Kitchener
- Nearby array of Kitchener shops, bars, restaurants, and the Market
- The largest urban master planned community in the Region of Waterloo with its own activities based park space
- Access to major highways is within minutes
- Walking distance to GO Transit and new LTR system, connecting to Waterloo
- The chic lobby will welcome you home
- A fully equipped Fitness Studio with washrooms and a yoga area
- Secured bicycle storage area
- Exquisitely appointed Party Room with gas fireplace, seating for dining or lounging, bar, and outdoor BBQs.
- All suites feature private balconies or terraces (as per plan)
- Central domestic hot water system
- Energy-efficient thermal glazed windows
- Occupancy sensors in selected areas, including stairwells and parking garage, to reduce electricity usage
- Building security camera system with safety measures in the parking garage including video surveillance and emergency communication stations
- Electronic access control system for the recreation amenities, parking garage, and common area
- Drive up entrance with enterphone and camera system in lobby, allowing residents to view visitors through a dedicated television channel
- Underground visitors parking
- One underground parking space per suite

State-Of-The-Art Suite Features

- Efficient layouts
- Choice of contemporary interior colour schemes by Patton and Associates to personalize suite
- Typical suites to have 9' height from concrete flooring to ceiling (excluding washrooms and mechanical bulkheads)
- Solid core wood veneer suite entry door with a contemporary brushed nickel lever handle
- Interior walls painted white with two coats of high quality latex paint
- Contemporary 6" squared baseboards and 3" squared casings
- Paint grade sliding closet doors (as per applicable plan)
- White wire closet shelving system
- Laminate flooring (as per Builder's Decor package selection) in living/dining, kitchen, main hallway, bedroom(s) and den (as per applicable plan)
- White Decora-style switches and receptacles throughout
- Switched wall receptacle in living/dining, bedroom(s) and den (as per applicable plan)
- Ceiling light fixtures in foyer, hallway, kitchen, laundry closet, and bedroom(s) (as per applicable plan)
- Capped switched ceiling outlet in the dining room
- Smooth ceiling in kitchen, laundry closet, and bathroom(s)
- Stippled ceiling in foyer, hallway, bedroom(s) and den (as per applicable plan)
- Stacked white Energy Star washer and dryer in laundry closet
- Ceramic flooring in laundry closet
- Balcony or terrace with sliding door entry, glass and aluminium railings (as per applicable plan)

Exceptional Kitchens

- Polished granite counter tops in your choice of colours (as per Builder's Decor package selection)
- Undermount stainless steel sink with goose neck faucet/ pull out spray
- Your choice of European-style kitchen cabinetry (as per Builder's Decor package selection)
- Modern hardware on all cabinets and drawers
- Glass mosaic backsplash above the counter
- Premium stainless steel Energy Star appliances including an over-the-range microwave-hood fan combination

Luxurious Bathrooms

- Contemporary floating vanity cabinet OR choice of a European (as per Builder's Decor package selection)
- Tiled floor and shower surround (as per Builder's Decor package selection)
- Wall-mounted light fixture above frameless vanity mirror
- Mirror extending the width of the vanity
- Sleek one-piece white integrate vanity countertop with basin or marble countertops with undermount sink (as per Builder's Decor package selection)
- Single lever chrome faucets
- Ensuite shower finished with a framed glass shower enclosure with shower light and white mosaics matte tile (as per applicable plan)
- Ceramic shower wall tile (as per Builder's Decor package selection)
- White acrylic soaker tub
- Porcelain floor tile in guest bath (as per applicable plan and Builder's Decor package selection)
- Ceramic wall tile in guest bath (as per applicable plan and Builder's Decor package selection)
- High pressure, low-flow shower heads
- White Dual Flush / Low Water consumption toilet
- Low noise washroom exhaust fan vented to the exterior

Mechanical & Electrical Systems

- Category 5 voice and data wiring and RG6 coaxial cable wiring in living/dining, kitchen, bedroom(s) and den (as per applicable plan)
- Programmable thermostat
- Individual suite hydro and heating and cooling metering for maximum control of use
- All year round heating and cooling at your choice
- Hard-wired smoke, heat and carbon monoxide detectors in all suites
- In-suite fire alarm speaker and heat detector connected to the fire alarm annunciation panel
- 100amp electrical service with circuit breaker panel

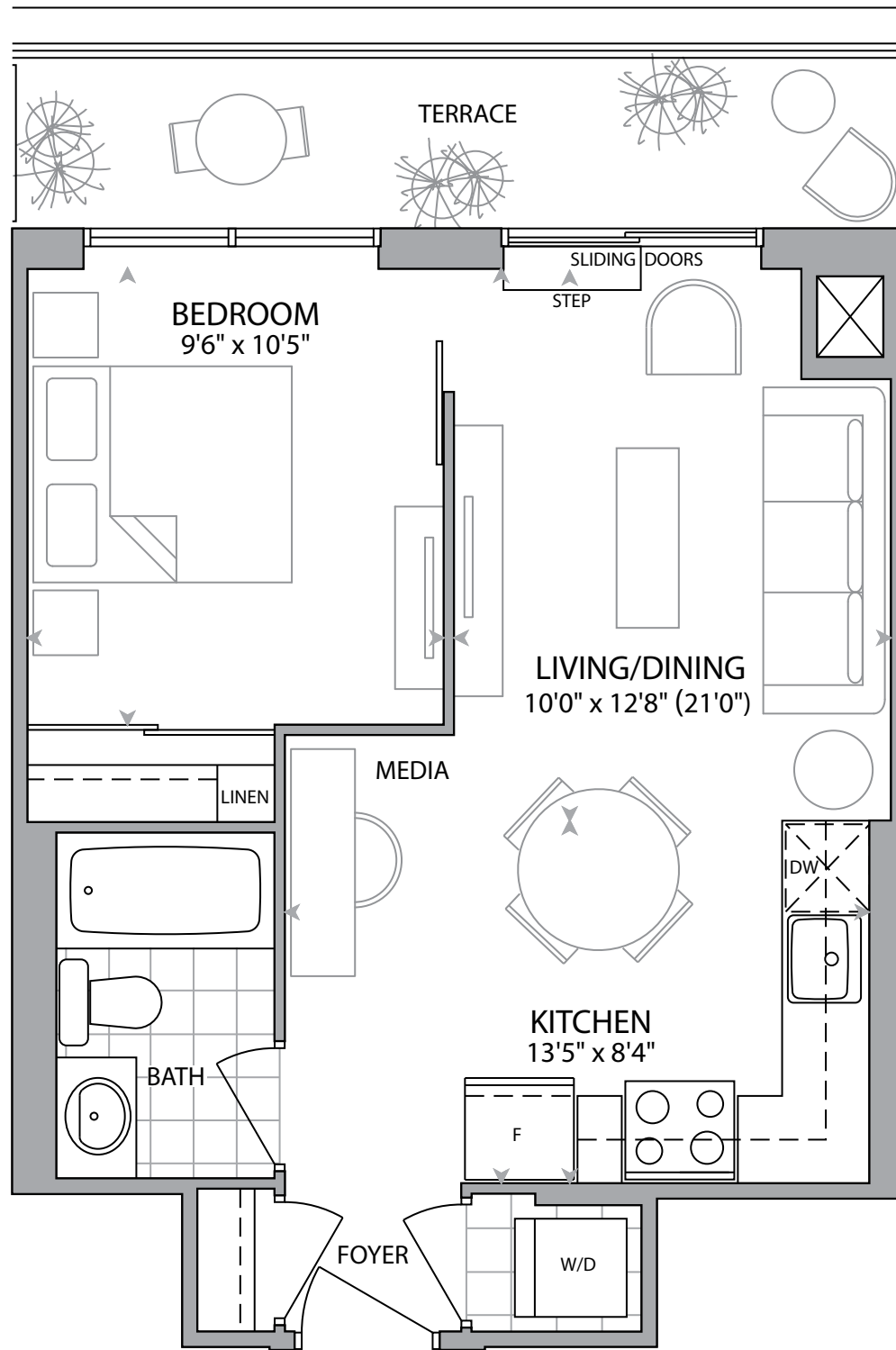
Energy Efficient & Green Features

- Roof-top solar panels to assist with the building's energy needs. All other roof areas will be coated with highly reflective membranes. These measures will reduce heat gain in summer months
- Ontario's largest green district energy community which adds up to energy price stability over time
- Geothermal heating/cooling system with vertical fan coil unit
- Hydro co-generation system to ensure hydro price stability
- Significant reduction in carbon footprint
- Candidate targeting a LEED® Gold rated building
- Advance recycling system for separate recyclable materials
- Environmentally friendly landscaping and outdoor lighting
- Collection of storm water for irrigation

Homeowner Warranty Protection

- Tarion Warranty Corporation New Home Warranty protection
- Manufacturer's warranty on appliances

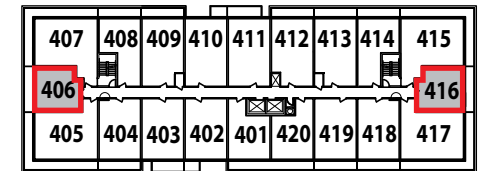
1A
1 bedroom



605

sq.ft.

indoor living 490 sq.ft.
outdoor living 115 sq.ft.
total 605 sq.ft.



fourth floor

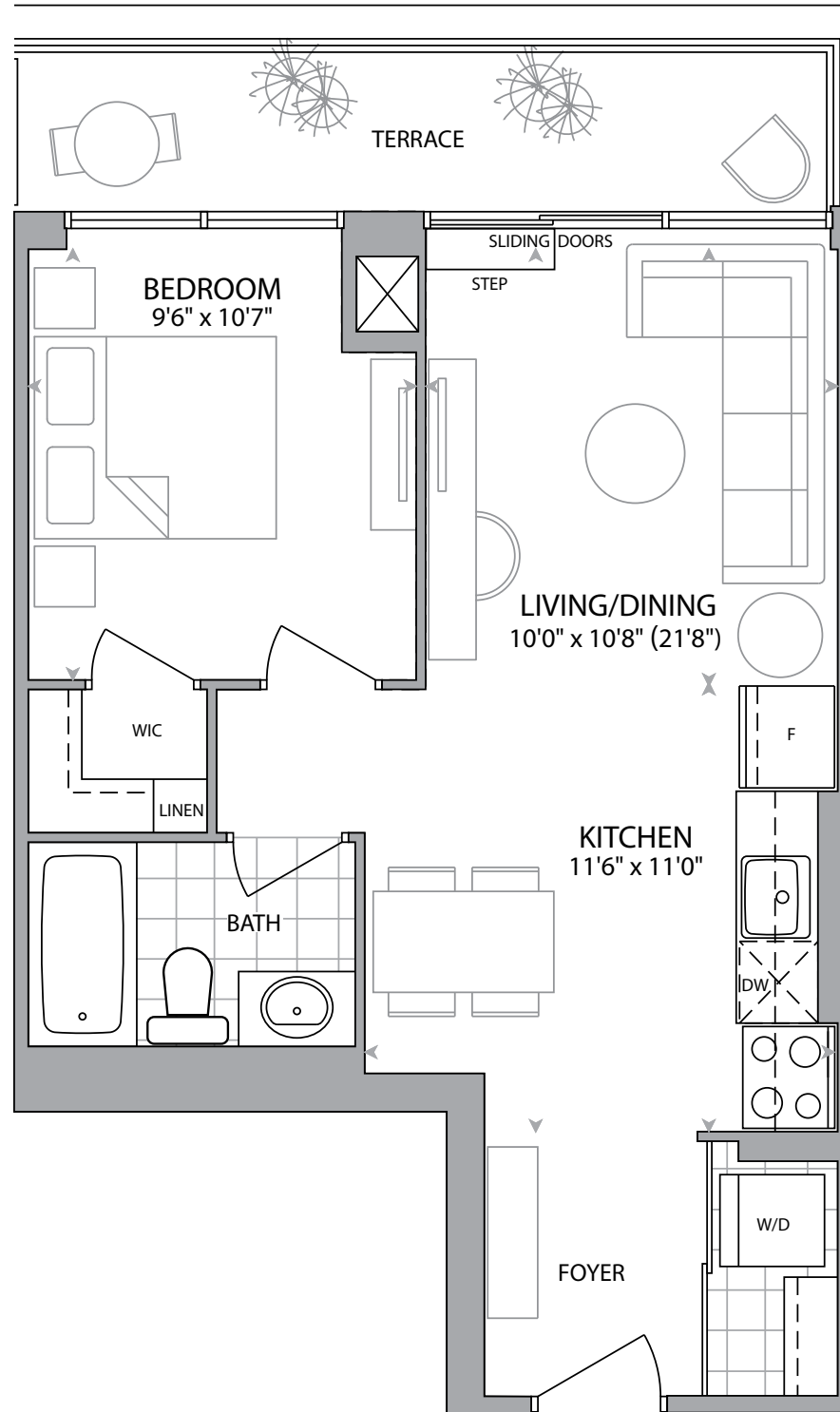


Actual usable space may vary from stated area. Dimensions, specifications and architectural detailing are subject to changes without notice E. & O.E. All renderings are artist's concepts.

635

sq.ft.

indoor living 530 sq.ft.
 outdoor living 105 sq.ft.
 total 635 sq.ft.



fourth floor

1B
 1 bedroom

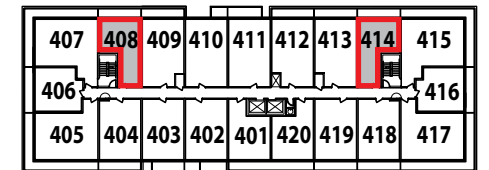
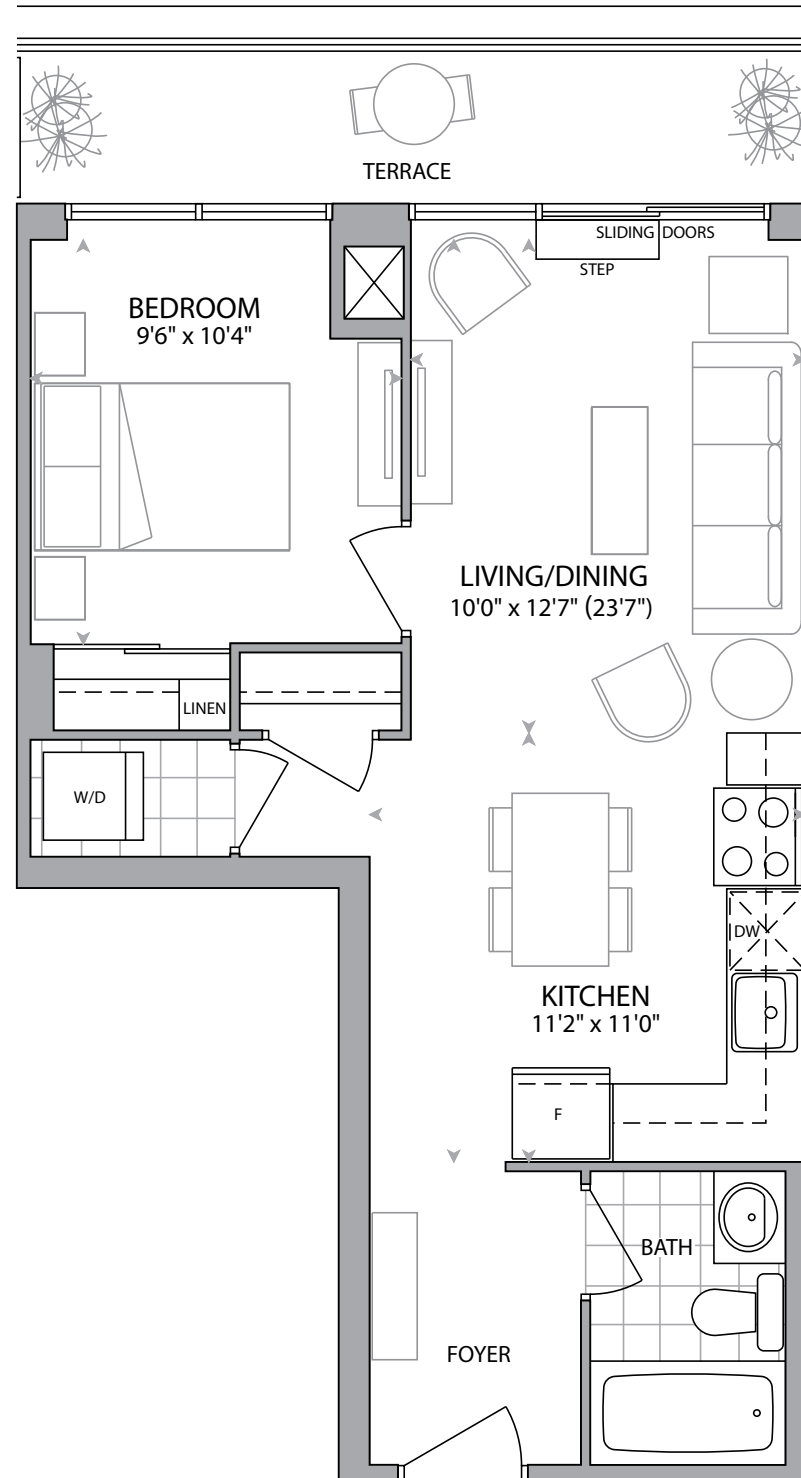


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655

sq.ft.

indoor living 550 sq.ft.
 outdoor living 105 sq.ft.
 total 655 sq.ft.



fourth floor

1C
1 bedroom

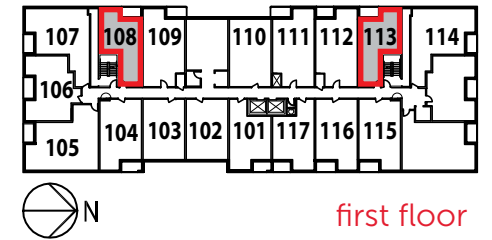
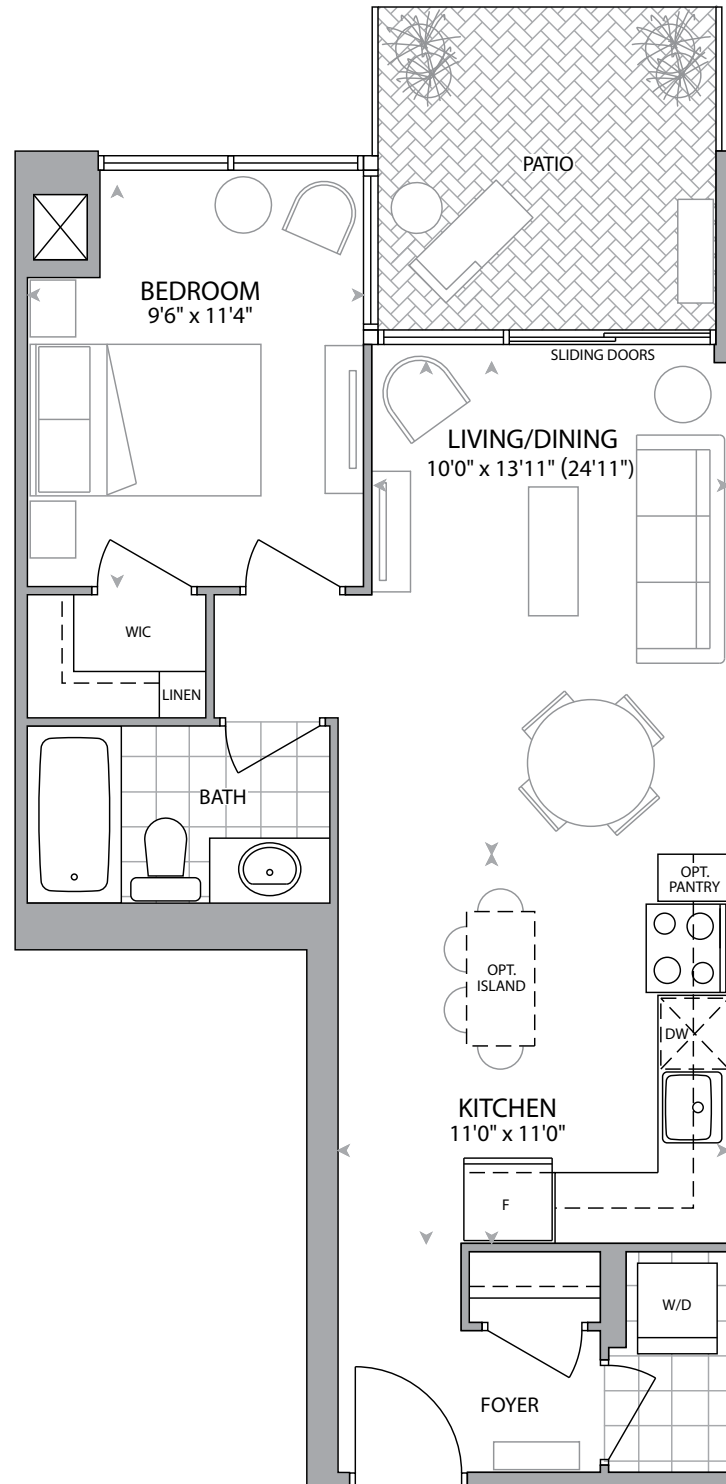


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680

sq.ft.

indoor living 600 sq.ft.
outdoor living 80 sq.ft.
total 680 sq.ft.



1E
1 bedroom

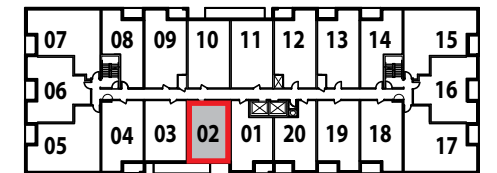
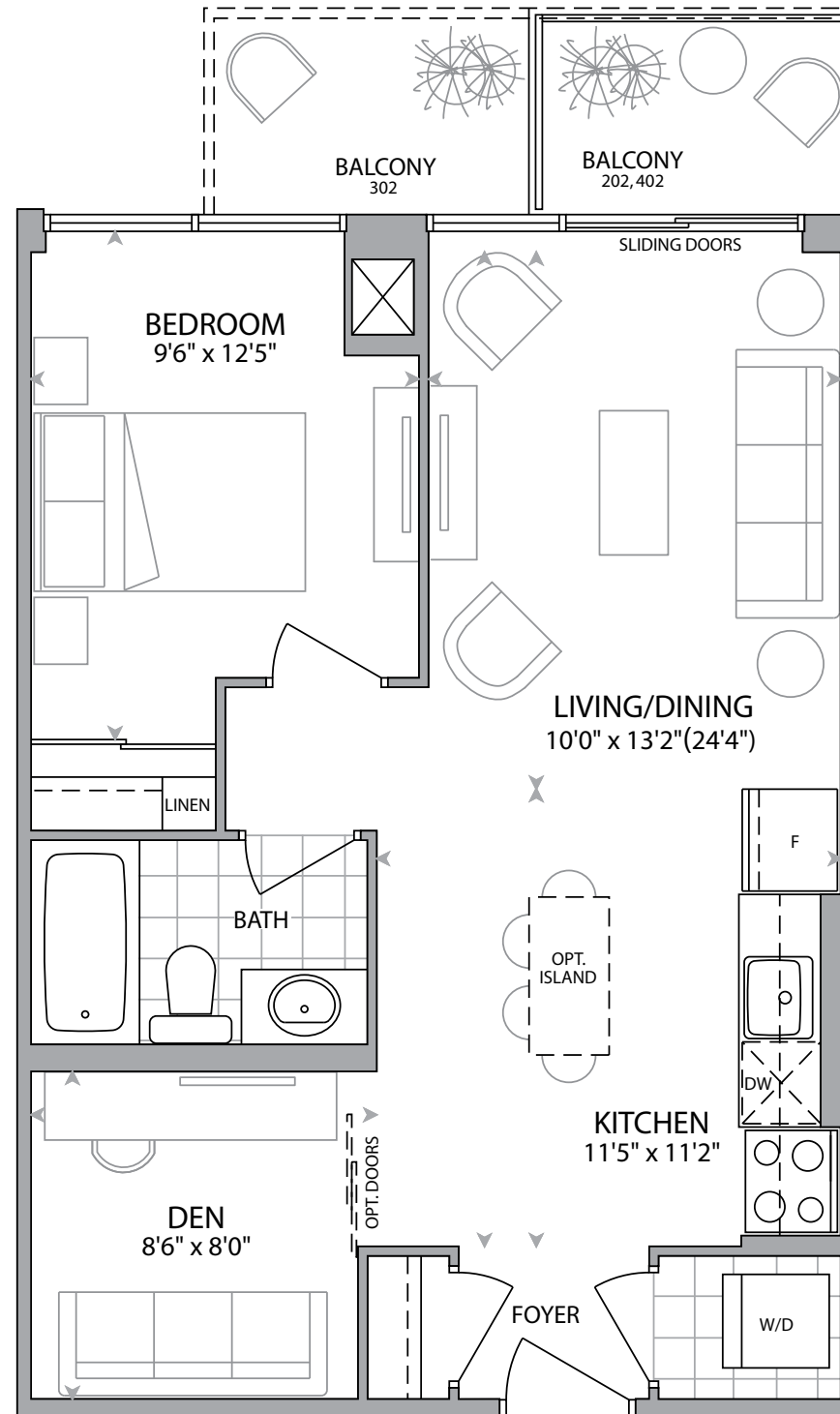


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682

sq.ft.

indoor living 605 sq.ft.
 outdoor living 77/37 sq.ft.
 total 682/642 sq.ft.



 N second and third floor
682 sq. ft.



fourth floor
642 sq. ft.

1G+D
1 bedroom + den



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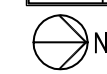
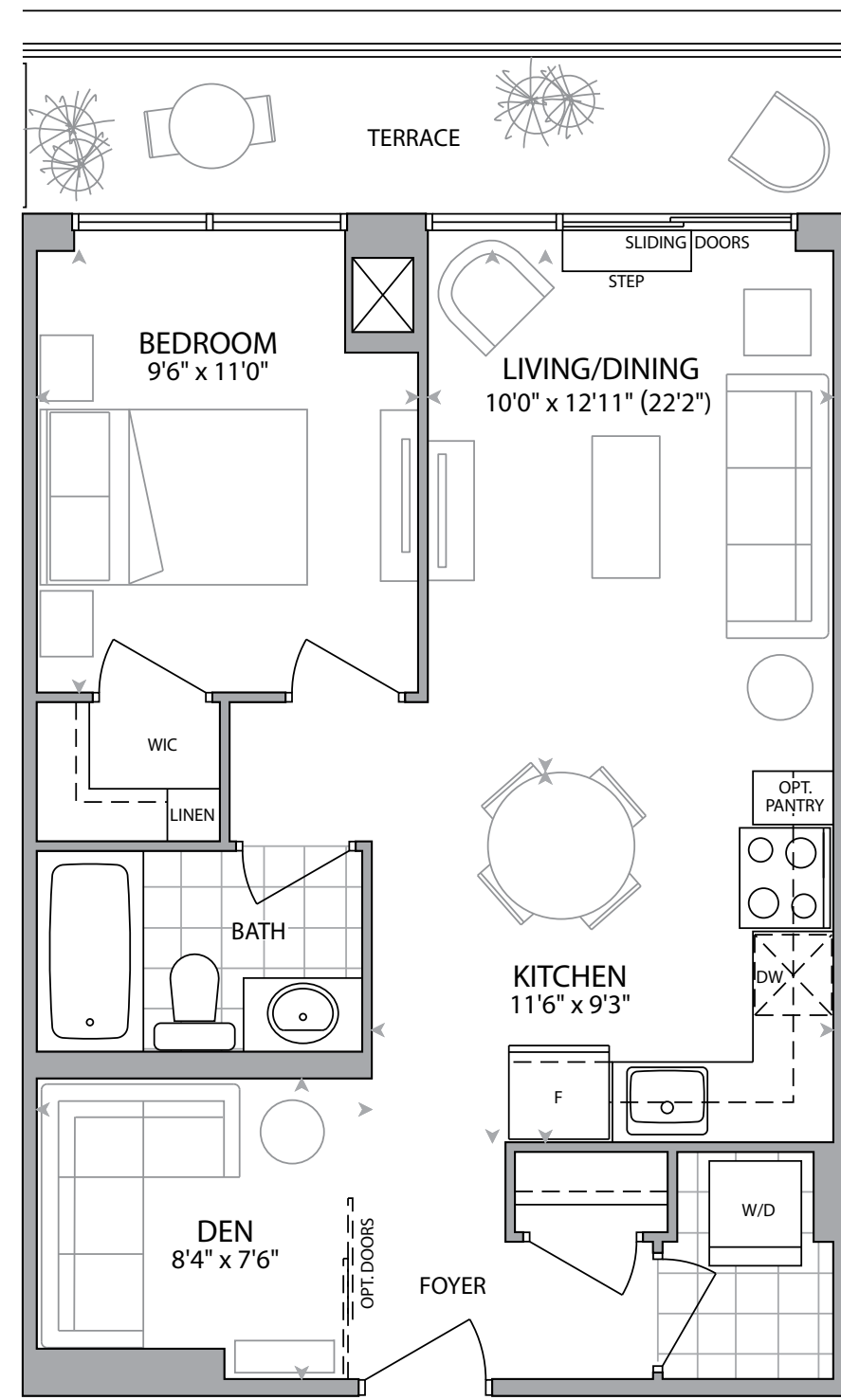


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715

sq.ft.

indoor living 600 sq.ft.
 outdoor living 115 sq.ft.
 total 715 sq.ft.



fourth floor

1F+D
 1 bedroom + den

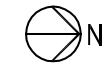
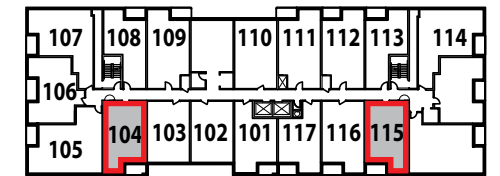
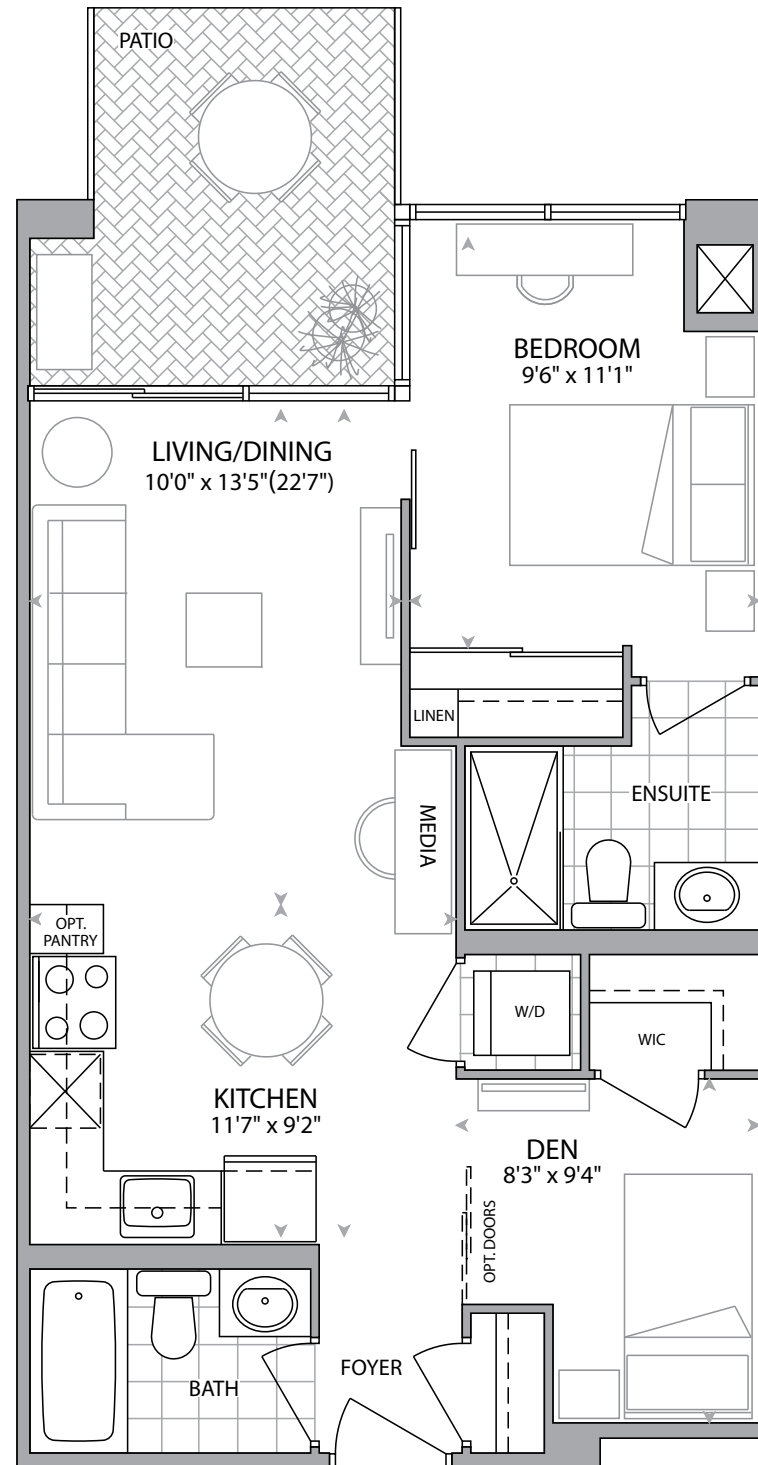


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745

sq.ft.

indoor living 650 sq.ft.
outdoor living 95 sq.ft.
total 745 sq.ft.



first floor

1J+D
1 bedroom + den

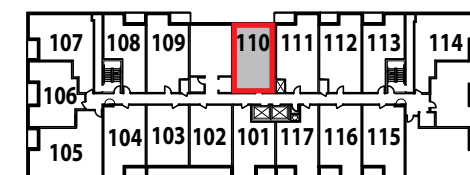
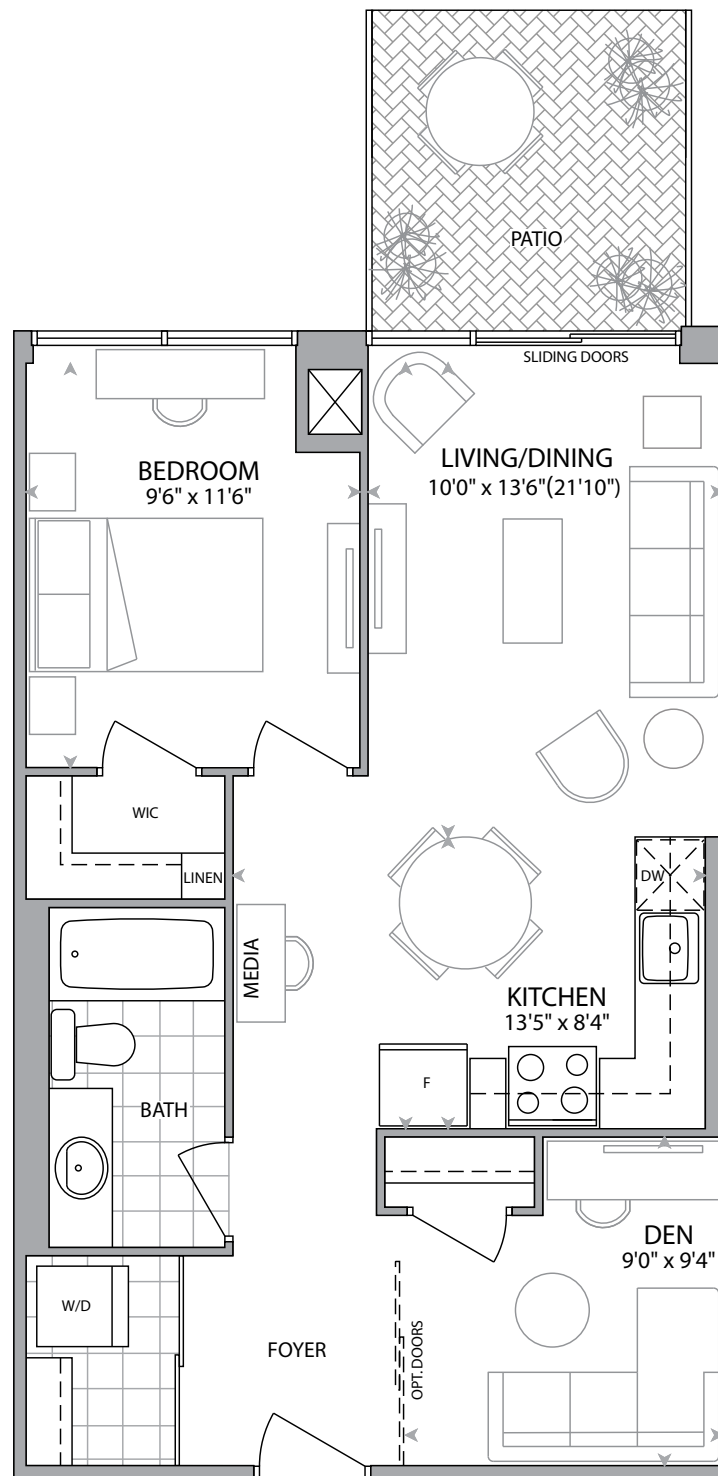


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755

sq.ft.

indoor living 675 sq.ft.
outdoor living 80 sq.ft.
total 755 sq.ft.



first floor

1I+D
1 bedroom + den

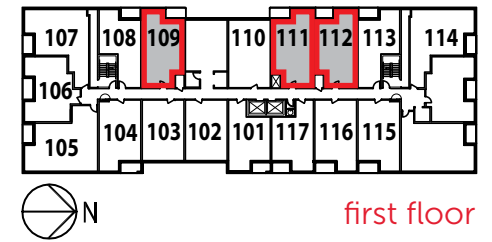
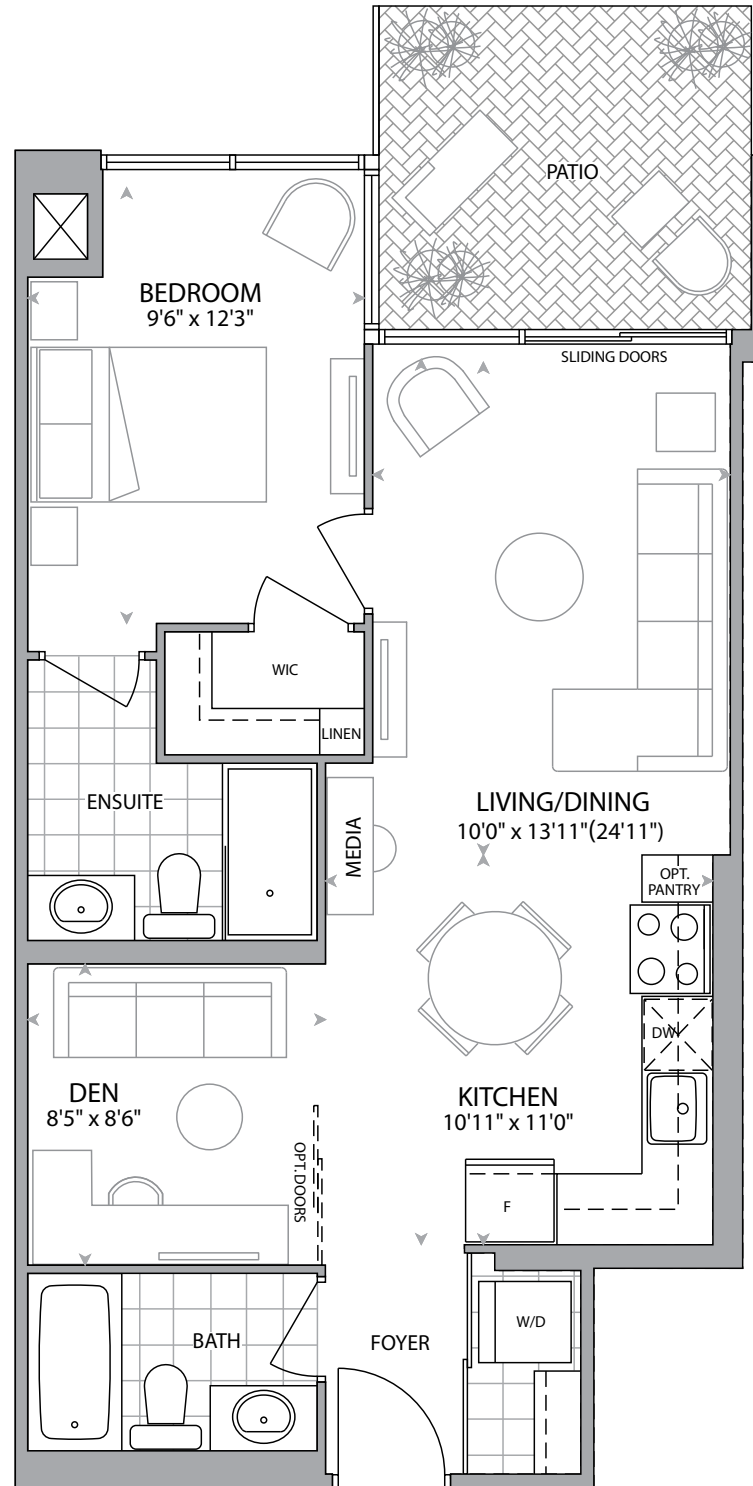


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820

sq.ft.

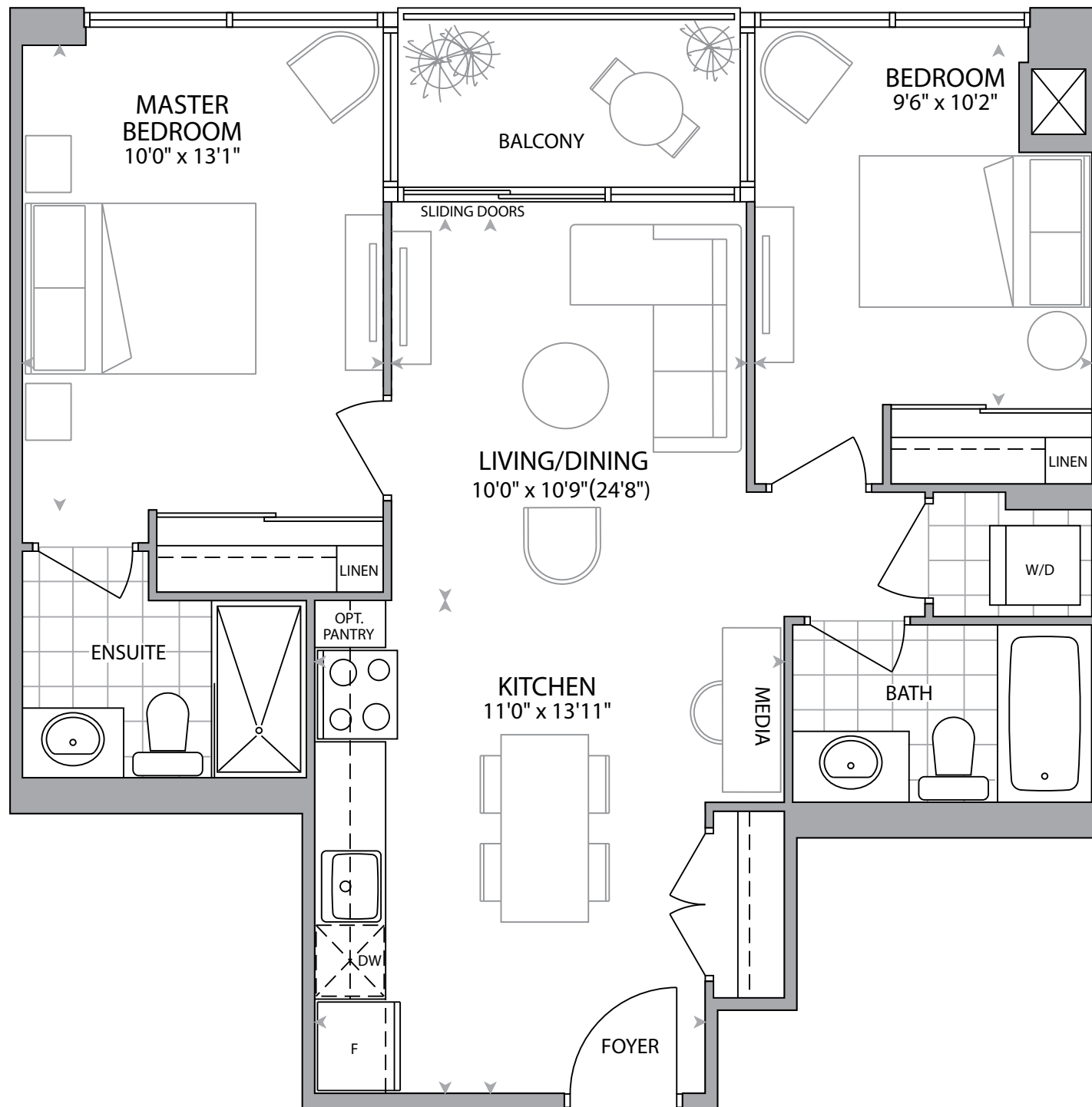
indoor living 725 sq.ft.
outdoor living 95 sq.ft.
total 820 sq.ft.



1K+D
1 bedroom



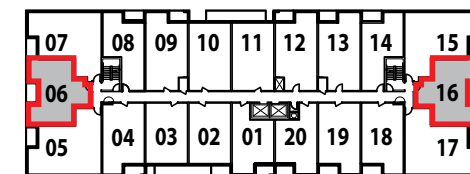
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830

sq.ft.

indoor living 780 sq.ft.
 outdoor living 50 sq.ft.
 total 830 sq.ft.



second and third floor

2B
 2 bedroom

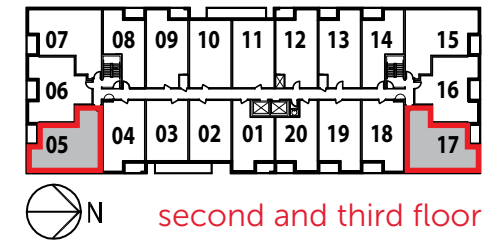
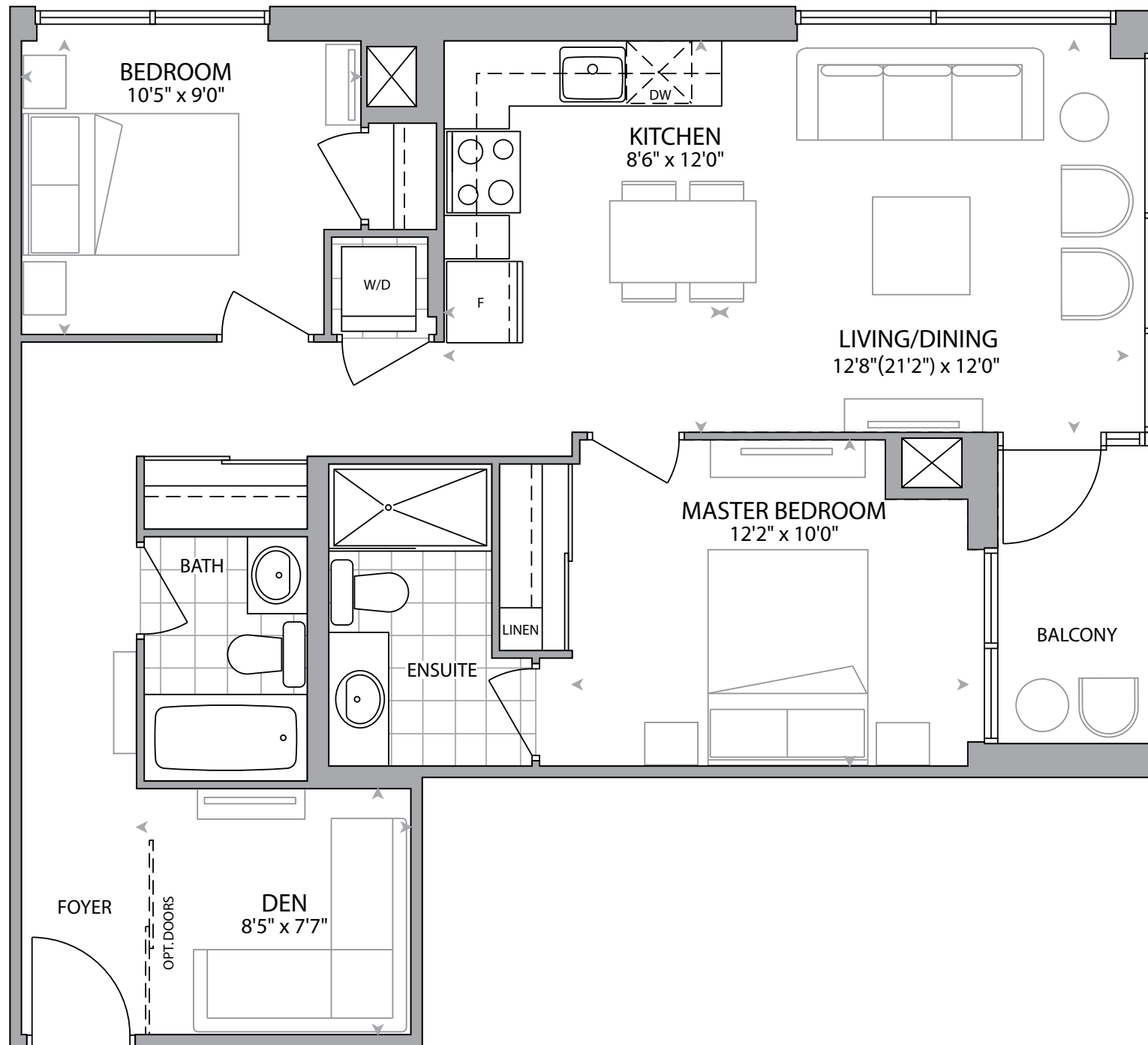


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940

sq.ft.

indoor living 890 sq.ft.
outdoor living 50 sq.ft.
total 940 sq.ft.



2G+D
2 bedroom
+ den



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Our community is fortunate to have so much going for us – and something for everyone to enjoy, which makes it difficult to sum up our best traits in one short list.

From our perspective, and from what we've been told by a cross-section of our community, here are the top 10 reasons why our residents have chosen to build their lives in Kitchener:

Top10

Reasons to Live Here

The Kitchener Lifestyle

From our spirited history and heritage that has formed the foundation of our community, to our vibrant arts and culture scene, our countless natural spaces to enjoy active, outdoor living, and high-quality programs and services we provide – Kitchener's quality of life is second to none.

Cultural Amenities

Kitchener is at the centre of it all when it comes to arts and cultural amenities in Waterloo Region. From theatre, art, image and storytelling, to music and cultural events, including festivals showcasing a wide diversity of traditions and heritage – our choices satisfy every palette.

Diversity

Each person has their own story. Our city tells a story, too; a tale of diversity. We are constantly working toward our collective vision of being a community that acknowledges and embraces ethnic, cultural and social differences.

Great Places to Live

Whether you're a busy professional, a parent with a young family or a retiree, Kitchener has a neighbourhood to suit your taste, style and way of life. Find the home of your dreams, whether it's a rambling century home on a tree-lined street or a luxury condo or loft in the heart of downtown. If it's renting you prefer, Kitchener has what you're looking for. Lofts, highrises, duplexes, an entire floor of a Victorian House – the options are all here.

Recreational Opportunities

Kitchener residents enjoy more programs and resources than residents in any other city in Waterloo region, including 14 community centres, four indoor pools, three outdoor pools, two municipally-owned golf courses, nine ice pads, a premier sports and entertainment complex – The Aud, and recreational programming for everyone from babies to older adults. The city also has 304 parks, 115 playgrounds, more than 200 kilometres of community trails and thousands of acres of groomed and natural green spaces. The nearby Grand River, a Canadian heritage river, is ideal for canoeing, fishing and kayaking.

Sports

Many local sports organizations offer affordable, instructional and competitive programs from local to international calibre. From basketball to water polo, track and field to swimming, golf and hockey to downhill skiing, there are activities to suit every sports enthusiast's needs.

Great Schools

Kitchener offers a range of public, Catholic and private elementary and secondary schools. Excellent facilities – many modern and contemporary and others in quaint historic buildings amid shaded schoolyards – provide the backdrop against which dynamic teaching strategies come alive. The city is also minutes from the main campuses of two outstanding universities – the University of Waterloo and Wilfrid Laurier University – both of which have downtown Kitchener campuses. Kitchener is also home to the widely respected Conestoga College Institute of Technology and Advanced Learning, consistently ranked the number one college in the province by the Ministry of Training, Colleges and Universities.

Health Care

Two city hospitals – Grand River Hospital and St. Mary's Hospital – provide state-of-the-art medical care to city residents. A major cancer treatment centre – the Grand River Regional Cancer Centre – and an enhanced cardiac care centre are also part of their facilities. The University of Waterloo's Downtown Health Sciences Campus also includes the Centre for Family Medicine and an integrated primary care clinic, where new doctors train and where a family health team includes physicians, nurse practitioners and other health professionals.

Resilient Economy

Part of Canada's Technology Triangle, Kitchener boasts an exciting mix of traditional and new economy businesses. Diverse industry clusters, including a downtown education and knowledge creation cluster, industrial parks, ongoing downtown revitalization, and rapidly growing high tech enterprises and start-ups provide a wealth of opportunity for the discerning real estate buyer and those seeking employment.

Big City Amenities, Small Town Friendliness

What makes Kitchener truly remarkable is our ability to provide big-city amenities, while sustaining that small-town, welcoming feel that residents – and visitors – recognize and appreciate. We are a community where neighbours watch out for one another – whether they live in the suburbs or in a new, contemporary loft downtown. People smile and say hello – on their way to the latest performance art show at a trendy local studio. We hold the door for one another, as we carry our Mediterranean-inspired wraps and our mocha lattes back to the office. Kitchener is the perfect balance of friendliness and dynamism.

QUEENSGATE



Look at the small details of craftsmanship when you really want to measure the worth of a builder. It's there that our commitment to quality stands out.

For more than 30 years our pursuit of excellence has been evident in a steady stream of successful residential and commercial developments in both Canada and the United States. **Queensgate** has been involved in both land development and construction to ensure a high quality product from start to finish.

With a variety of housing styles ranging from custom built masterpieces in exclusive neighbourhoods such as Forest Hill and Lawrence Park, to intimate townhome communities and spacious country estates, you'll find our communities across Southern Ontario - in Aurora, Woodbridge, Mississauga, Brooklin, Georgetown, Thornhill, Richmond Hill and Whitby.

As well, **Queensgate** has continued its commitment to excellence in the building field with a number of projects in Florida including residential condominiums in Clearwater and Sarasota, as well as a number of low-rise residential developments.

As members in good standing in the Greater Toronto Home Builders' Association, our companies have been further recognized by the Ontario New Home Warranty Program.

At **Queensgate**, our vision of creating outstanding communities is achieved by successfully integrating design and planning with our technical and financial expertise. In each and every case our hands-on management style and thorough, custom builder approach to quality ensures the highest level of customer service and satisfaction. Today, as in the past, purchasing a **Queensgate** home is your guarantee of satisfaction.



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