

**mattamy**HOMES

the Laurels

THE LAURELS LIVING REPORT.

# URBAN ON THE RISE

APPROX.  
**9,000**  
URBAN CLOSINGS BY 2030\*



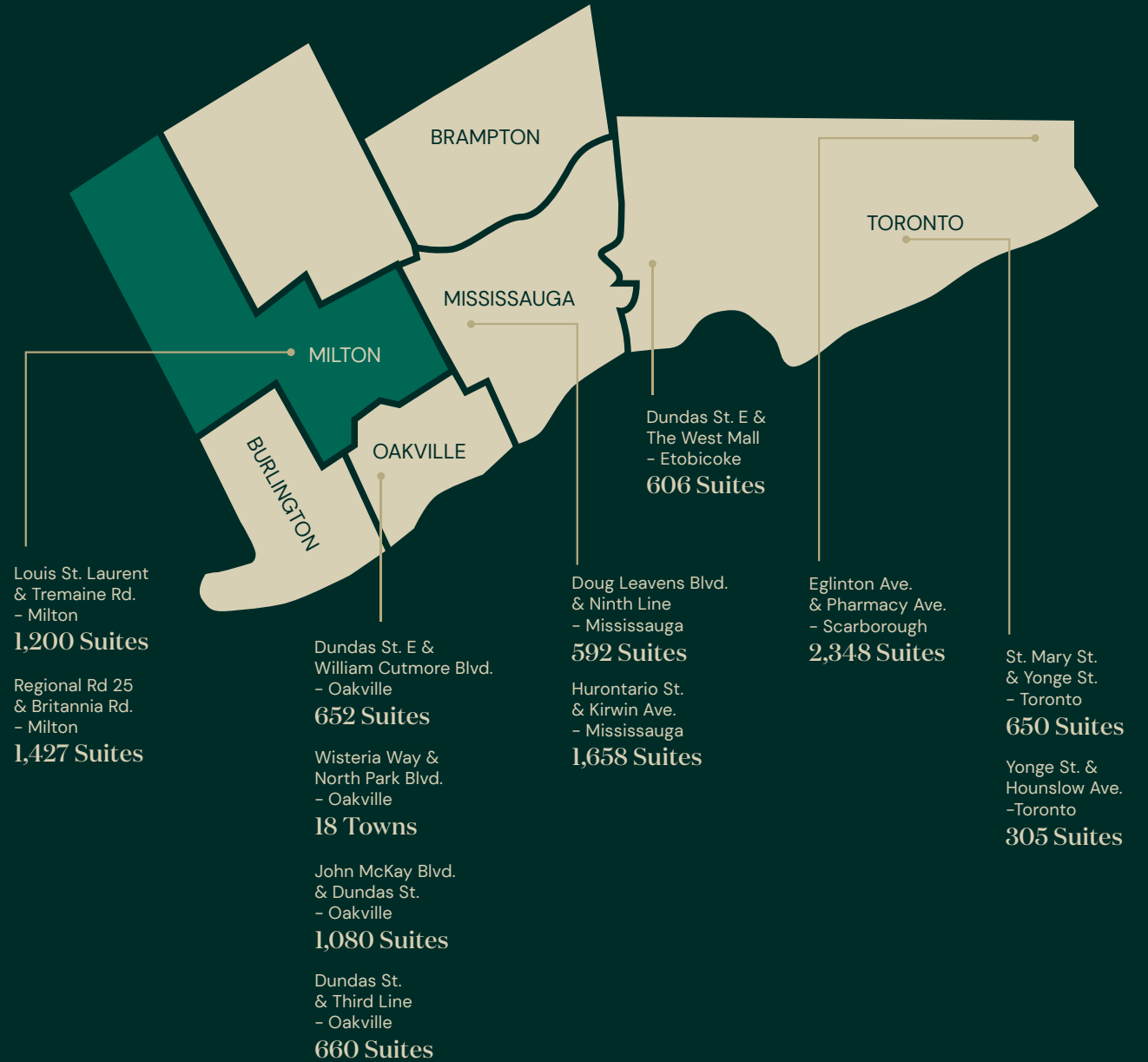
All renderings, landscaping and images are Artist's Concept Only. Illustration is artist's concept. E.&O.E.

Mattamy Homes, the largest privately owned homebuilder in North America and Canada's largest new home construction and development firm, with over 45 years of industry-leading experience, is now reaching new heights.

Committed to delivering high quality homes across North America, we've launched 9 buildings for sale in the GTA over the last 24 months, all of which are currently under construction or approved to begin. Our continued investment in the GTA real estate market reflects our confidence in this vibrant region.

Mattamy Urban, a division of Mattamy Homes, is on the rise, with a bold vision for the future. Within 5 years, Mattamy's multi-family units will match the number of single-family units in our portfolio. And with over 2,600 and counting Mattamy units coming to Milton, the future is bright and bustling with possibilities.

\*This information is general and for guidance only. Data is from reliable sources, but accuracy is not guaranteed. Consult independent advisors before making financial decisions. This material does not consider individual circumstances.



# WHAT MAKES THE LAURELS A GREAT INVESTMENT?

01

## A WORLD YOUR OWN.

With 45 years of experience and 125,000 homes built and more on the way, Mattamy Homes continues to bring its expertise to Milton as the town's leading developer. Invest with the best at The Laurels.

02

## HIGH-DEMAND OPPORTUNITY.

The Laurels is perfectly situated in Milton's fastest growing and top selling community. Get in on the ground level with the first building of this master-planned community.

03

## CENTRAL LOCATION, BALANCED LIFESTYLE.

Milton offers an exceptional balance of live, work, and play with some of the province's premiere urban amenities, education innovation hubs, and natural recreation in close proximity.

04

## LOW INVESTMENT, HIGH RETURNS.

Purchase price vs rental rates are highly attractive in comparison to other high-demand GTA locations.

05

## GROW WITH THE POPULATION.

The Laurels offers a compelling investment opportunity, with an estimated 60% population growth in Milton by 2031.\*

SOURCES: \*City of Milton. (n.d.). Milton Fast Facts. Milton, Ontario explained. Retrieved from [https://web.archive.org/web/20160427200813/http://www.miltonthiswayup.ca/pdfs/Milton\\_Fast\\_Facts.pdf](https://web.archive.org/web/20160427200813/http://www.miltonthiswayup.ca/pdfs/Milton_Fast_Facts.pdf). Tracking development. Economic Development - Town of Milton. (n.d.). Retrieved from <https://www.milton.ca/en/business-and-development/tracking-development.aspx>

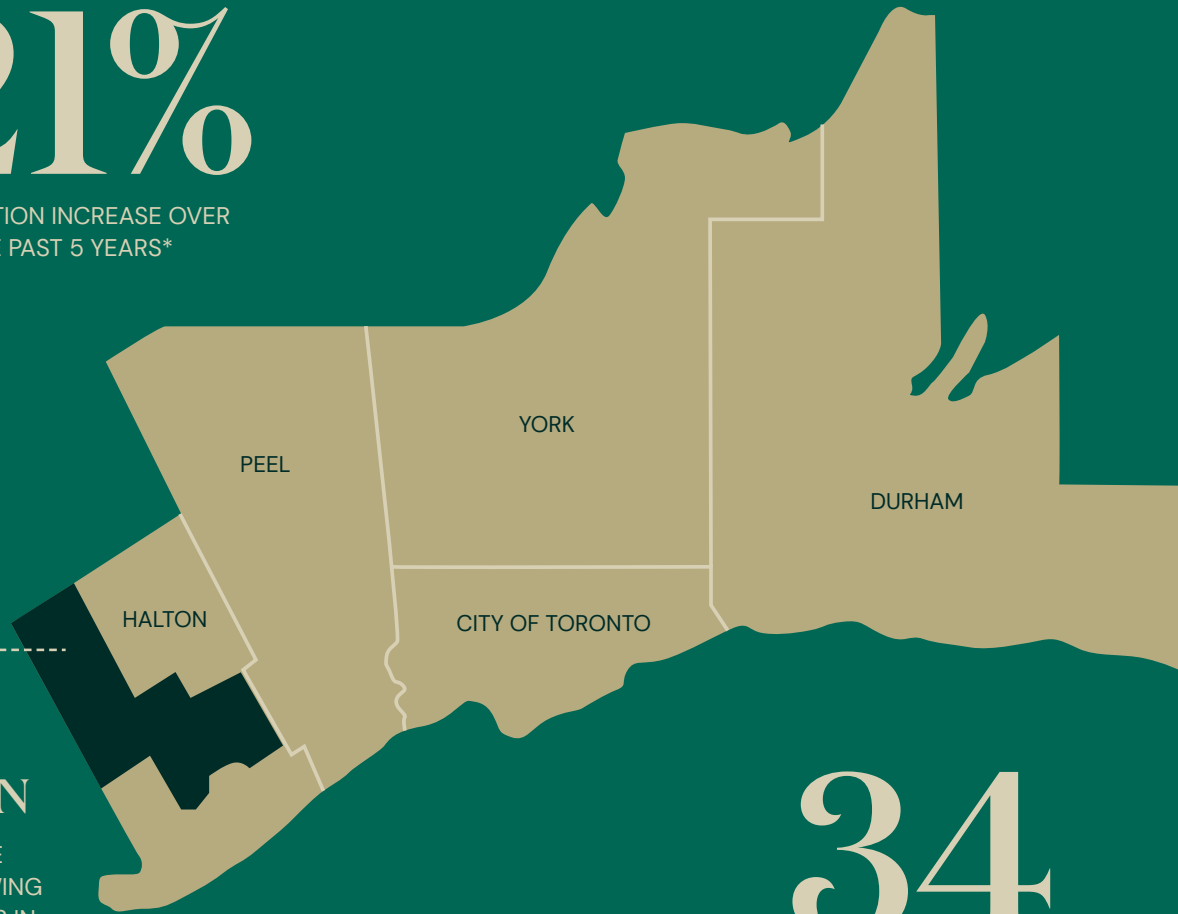
# COMMITTED TO



# COMMUNITY.

# 21%

POPULATION INCREASE OVER THE PAST 5 YEARS\*



## MILTON

ONE OF THE FASTEST GROWING MUNICIPALITIES IN CANADA\*\*

# 34

AVERAGE AGE IN MILTON\*\*\*

Milton stands out as an ethnically diverse and lively community, making it a vibrant hub within the GTA\*\*\*\*. With its dynamic blend of cultures and youthful energy, Milton represents the evolving face of our region, fostering inclusivity, innovation, and boundless opportunities for growth.

Sources: \*The Star \*\*Auston, B. R. (2020, June 29). Fastest growing cities in Canada with the most construction projects underway. Jobsite. Retrieved January 11, 2022, from procore.com \*\*\*statcan.gc.ca/census-recensement/2021 \*\*\*\*Sadewo, B. (2021, January 30). Fusion of cultures: Celebrating diversity amid the changing face of Milton. The Canadian Champion Milton. Retrieved January 11, 2022, from thestar.com

## THRIVING BEGINS IN MILTON.

# #1

RANKING IN EMPLOYMENT GROWTH IN ALL OF HALTON REGION\*

# TOP 5

HOUSEHOLD INCOMES IN ONTARIO\*

# 400

ACRES

LAND DEDICATED TO NEW WILFRID LAURIER MILTON CAMPUS\*\*

# 165

FOOTBALL FIELDS

OR

# 500

ROGERS CENTRES

# 60%

PREDICTED INCREASE IN POPULATION IN THE NEXT 10 YEARS\*\*\*

MILTON POPULATION 2021 – 143,000 • 2031 – 228,000

OF COMMERCIAL/INDUSTRIAL DEVELOPMENT PLANNED\*\*\*\*

\*Milton.ca \*\*https://www.wlu.ca/future-students/undergraduate/experience-laurier/campuses/milton.html \*\*\*City of Milton. (n.d.). Milton Fast Facts. Milton, Ontario explained. Retrieved from https://web.archive.org/web/20160427200813/http://www.miltonthiswayup.ca/pdfs/Milton\_Fast\_Facts.pdf Tracking development. Economic Development –Town of Milton. (n.d.). Retrieved from milton.ca \*\*\*\* https://www.milton.ca/en/business-anddevelopment/2021-economic-development-annual-report.aspx

# RANKING ON CANADA'S BEST PLACES TO LIVE.\*

## NEW CONDOS IN MILTON OFFER THE BEST VALUE.

MILTON



Q1 2024:

**\$1,018**/PSF

or

**\$717,299**/condo

TORONTO



Q1 2024:

**\$1,662**/PSF

or

**\$1,049,594**/condo

NEARLY  
**6,000**

High-density residential condo suites currently planned or under construction in Milton, a location where low investment opportunities result in higher growth.

Mattamy is committed to fueling Milton's growth with plans for over 2,600 new homes in the community. Our dedication to expanding homeownership options ensures that Milton continues to flourish and evolve, providing more families with the opportunity to thrive in this vibrant town.

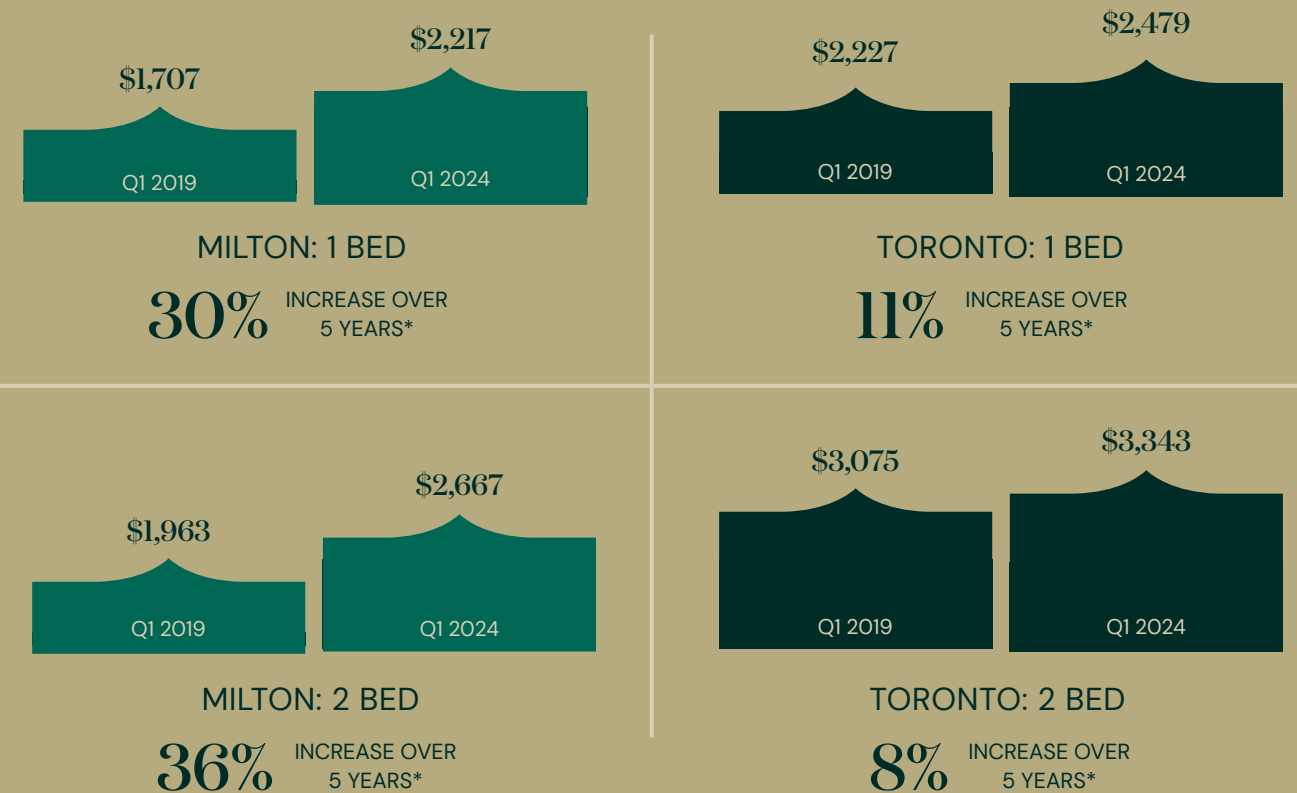
## LIVE IN A COMMUNITY WITH BOOMING REAL ESTATE.



## LOW VACANCY, HIGH RETURN.



## MILTON: STRONGER RENTAL PRICE GROWTH.



## LAURELS IN THE FORD NEIGHBOURHOOD.

# \$1,465,000

FORD NEIGHBOURHOOD HAS ONE OF THE HIGHEST RESALE VALUES FOR DETACHED HOMES IN MILTON.\*

The Laurels is at the heart of this prestigious community. Created in 2004, the Ford Neighbourhood is part of the Boyne Survey. It is surrounded by an intimate single-family Mattamy neighbourhood and protected greenspace.

COMPLETE NEIGHBOURHOODS BUILD  
BRIGHTER FUTURES.



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38%

HIGHER ROI ON MASTER PLANNED COMMUNITIES, LIKE THE LAURELS,  
COMPARED TO STAND ALONE CONDOS\*

SOURCES: \*Trebb.com

THRIVE



IN MILTON.

# IN PROXIMITY TO PRODUCTIVITY.

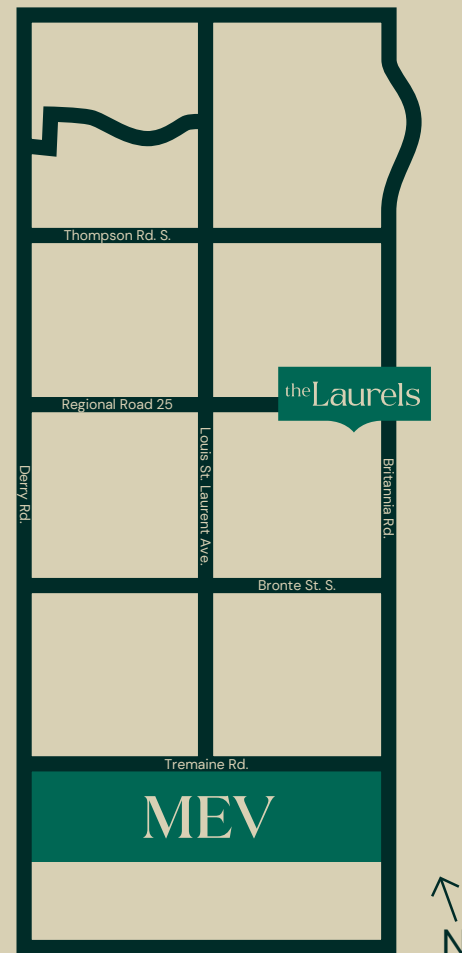
The Milton Education Village (MEV) is just 5 minutes from The Laurels and will be home to prominent schools that will open by September 2028\*. It will integrate people, business, education, healthcare, and recreation through a comprehensive transportation system supporting public transit, vehicles, walking, and cycling.\*

The MEV is a hub for innovative solutions and education, fostering on-the-job learning for young individuals and connecting forward-thinking businesses with local talent.



## 2X THE SIZE OF UTM

Centred on the Mattamy National Cycling Centre and bounded by the Niagara Escarpment Plan Area to the north, Tremaine road to the east, Britannia road to the south and the Greenbelt Plan Area to the west.\*



SOURCES: \*<https://www.milton.ca/en/business-and-development/milton-education-village-secondary-plan.aspx#2022-23>

The MEV will be a comprehensively  
planned community  
integrating higher education  
with complementary uses.



**6,503** RESIDENTS\*

**3,659** JOBS\*

**15,000** STUDENTS\*

UP TO  
**100,000** SQ FT  
OF RETAIL AND SERVICE SPACES\*

**5** MIN  
DRIVE FROM THE LAURELS TO THE MEV\*

MILTON BY  
THE NUMBERS

**73%**

MILTON RESIDENTS WITH  
POST-SECONDARY  
EDUCATION\*

**#5**

MOST EDUCATED  
WORKFORCE IN ONTARIO\*

**#4**

MOST-EDUCATED  
COMMUNITY IN CANADA\*

TALENTED  
LABOUR  
THRIVES IN  
MILTON

Milton is home to one of Ontario's most educated workforces & located in the centre of Canada's largest technology cluster (North America's second largest).\*

SOURCES: \*<https://www.milton.ca/en/business-and-development/milton-education-village-secondary-plan.aspx#2022-23>





**FIND WHERE  
YOU FLOURISH.**

Nurture your well-being both  
indoors and out with our  
community amenities.



# DEDICATED TO A SUSTAINABLE\* TOMORROW.

At The Laurels, our commitment to sustainability\* is shown through various initiatives to minimize our carbon footprint.

\* Sustainability/Sustainable in the context of this display, refers to designing to a higher energy efficiency and lower carbon emissions of a building compared to minimum requirements set by the Ontario Building Code, using typical natural gas boilers and chillers under similar building conditions. The Laurels has an estimated energy use reduction of 19% and carbon reduction of 26%. Source for this data was provided by EQ Building Performance in collaboration with Mattamy Homes. Source data are projections only and the parties are not liable if actual amounts differ. This data is based on what management of EQ Building Performance and Mattamy Homes believe are reasonable assumptions. There can be no assurance that such projections will prove accurate and actual results could differ from such projections. Illustration is artist's impression. \*\* "Conventional" system refers to in-suite 4-pipe Fan Coil Units. Using in-suite heat pumps shows a 5% energy efficiency improvement, based on historical Mattamy average. \*\*\*"Smart" home features in this context refers to features that improve accessibility and security as it pertains to buildings elements.

## Sustainable and smart\*\*\* home features.

### Geothermal heating & cooling.

A renewable technology that uses thermal energy from the ground to provide sustainable\* heating and cooling to homes and buildings.

### In-suite ERV & heat pumps.

The ERV transfers heat from exhaust air to incoming fresh air, while the heat pump primarily regulates temperature to match the thermostat setting. The ERV indirectly affects relative humidity, which is temperature-dependent. Heat pump systems have better energy performance than a conventional system\*\*.

### EV smart charging.

EV charging available at select parking spots at The Laurels.

### Smart thermostat.

Easily control your home's heating and cooling.

## Smart building features.



### Resident communications app.

The Laurels also integrates modern smart building technology to enhance daily comfort and convenience for residents.



### Digital access control.

The Laurels offers modern conveniences including mobile access to the lobby and amenities, smart locks for digital suite entry, a resident guest registration system, and secure courier delivery access.



### Automated parcel lockers.

Smart parcel lockers provide a secure place for postal workers to drop off deliveries and automatically send a notification to the resident when their package arrives.

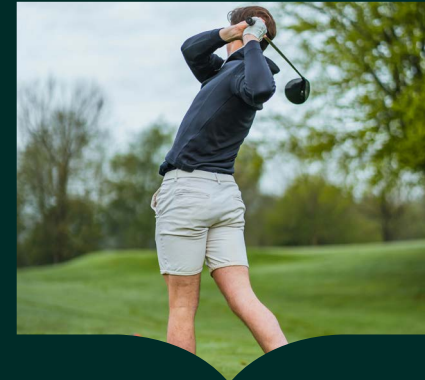


# THRIVE INSIDE

Just minutes from fantastic restaurants, local shops, and the major highways, The Laurels is a celebration of urban amenities and modern living, putting convenience at your doorstep.

# & OUT.

## PARKS + RECREATION.



**5 MIN**  
RATTLESNAKE POINT GOLF CLUB



**13 MIN**  
KELSO CONSERVATION AREA



**18 MIN**  
CHUDLEIGH'S ENTERTAINMENT FARM

## EDUCATION.



**5 MIN**  
COMING SOON:  
THE MEV & LAURIER MILTON CAMPUS



**20 MIN**  
SHERIDAN COLLEGE OAKVILLE  
& UNIVERSITY OF TORONTO  
MISSISSAUGA CAMPUS



**35 MIN**  
MCMASTER UNIVERSITY  
IN HAMILTON

## TRANSIT + CONNECTION.



**5-10 MIN**  
HIGHWAY 401/407



**10 MIN**  
MILTON GO STATION



**30 MIN**  
PEARSON  
INTERNATIONAL  
AIRPORT

## SHOPPING + RETAIL.



**5 MIN**  
FRESHCO & SOBEYS



**15 MIN**  
TORONTO PREMIUM OUTLETS



**WITHIN 25 MIN**  
SHOPPING CENTRES (ERIN MILLS  
TOWN CENTRE, SQUARE ONE,  
MAPLEVIEW MALL)

## HEALTH + WELLNESS.



**5 MIN**  
MILTON DISTRICT HOSPITAL



**8 MIN**  
MILTON SPORT CENTRE &  
LIONS SPORTS PARK



**10 MIN**  
MATTAMY NATIONAL  
CYCLING CENTRE



**10 MIN**  
OAKVILLE TRAFALGAR  
MEMORIAL HOSPITAL





the Laurels

[thelaurelscondos.com](http://thelaurelscondos.com)

Information subject to change. E. & O.E. All illustrations are artist's impression