

T H E
WILMOT
C O N D O S



INVESTOR PACKAGE



DEVELOPER:
WP DEVELOPMENT

BUILDER:
GCL BUILDS

SALES TEAM:
BAKER REAL ESTATE

ARCHITECT:
BARON NELSON ARCHITECTS

INTERIOR DESIGNER:
PATTON DESIGN STUDIO

LANDSCAPE ARCHITECT:
JANET ROSENBERG & STUDIO

BUILDING ADDRESS:
1005 DUNDAS ST. E, OAKVILLE

STOREYS: 9 SUITES: 380

SUITE SIZES:
441 SQ.FT. TO 1,108 SQ.FT.

CEILING HEIGHTS:
9' • 9'6" • 10' (AS PER PLAN)

TENTATIVE OCCUPANCY: 2025










WELCOME TO THE WILMOT

The newest condo by WP Development and GCL Builds is coming to North Oakville. This architectural marvel, built on the corner of Dundas Street and Eighth Line, features a stunning exterior facade and an entrance welcoming guests and residents into a grand two-storey lobby.

This is Condominium Living — Redefined.

BUILDING AMENITIES:

- | | | | |
|----|-------------------------------|----|-------------------------------|
| 01 | YOGA STUDIO | 07 | EVENT LOUNGE |
| 02 | DOUBLE-HEIGHT, FULL SIZED GYM | 08 | 24-HOUR CONCIERGE |
| 03 | CHANGING ROOM | 09 | LOBBY |
| 04 | PET SPA | 10 | ROOFTOP TERRACE |
| 05 | COURTYARD | 11 | TECH LOUNGE & BUSINESS CENTRE |
| 06 | AUTOMATED PARCEL ROOM | | |

-  Wifi Throughout Common Areas
-  Bike Storage
-  EV Charging Stations
-  BBQ Facilities
-  WP Advance Smart Technology
-  Guest Suites
-  And Much More!





SUITE FEATURES

- 9'-10' SMOOTH CEILINGS
- FLOOR TO CEILING WINDOWS
- OPEN CONCEPT, FUNCTIONAL LAYOUT
- CONTEMPORARY DESIGNED KITCHEN CABINETRY
- PREMIUM DESIGNER QUARTZ COUNTER TOPS
- PREMIUM DESIGNER LAMINATE FLOORING THROUGHOUT



- HIGH-END ENERGY START APPLIANCES
- WP ADVANCE SMART HOME SYSTEM
- INDIVIDUALLY CONTROLLED SEASONAL CENTRAL AIR CONDITIONING AND HEATING FAN COIL SYSTEM
- BELL GIGABIT FIBE 1.5 INTERNET THROUGHOUT THE BUILDING INCLUDING BOTH SUITE AND COMMON AREAS.



WP ADVANCE

The Wilmot Condos offers your new condominium residence with **Smart Home** technology by WP Advance to make your living experience easier.



KEYLESS ENTRY

Easily access your suite using your smartphone app or a unique passcode. Allow your guests to freely come and go by providing them secure, personalized access codes.



SAFE AND SECURE

Enjoy peace of mind knowing your suite includes a self-monitored security system. View designated community cameras, take pictures of suspicious activity, and use live one-way video to view visitors and grant them access.



SMART HOME AUTOMATION

Control lobby access, view community cameras, control suite temperature, and perform other local functions.



CONNECTED COMMUNITY

Be part of a community across one app experience. Stay up to date with community messaging, access community calendars, and book shared amenities.



REMOTE FAMILY CARE

Stay connected with loved ones. Family care provides active monitoring while respecting your privacy, sending critical event notifications to your family members or friends, and real-time local response in case of emergencies.



SMART PARCEL LOCKERS

Rest assured that your parcel is secured in your community's smart locker ready for pick up. Receive a notification on your mobile app as soon as your package arrives, then scan your code to retrieve your package.



LICENSE PLATE RECOGNITION

License plate recognition grants you automatic access into your building without fumbling for your FOB. Pre-register guest parking through your mobile app, so your visitors can park hassle-free.



ELECTRIC VEHICLE CHARGING

Charge your vehicle by booking a time on one of your community's shared EV charging stations.

OAKVILLE AND LOCAL AMENITIES

Located in the New Oakville, The Wilmot is close to everything you need. Whether by foot, car, or transit, getting to where you need to go is easy. North Oakville is a destination community that is rapidly growing, so your investment at The Wilmot will sure be a smart one. This is the New Oakville.

NORTH OAKVILLE – THE NEW OAKVILLE

OAKVILLE
LOWEST VACANCY
RATE IN GTA
0.7%



Population:
221K (40k in Ward 6)



Average Household Income
\$192K (\$50k higher than GTA)



Average Population Growth
2% (Year over year)



Average Condo Price
\$683,000



Unemployment Rate:
6.62%



Average Townhome Price
\$860,000



Labour Participation Rate:
5.11% Higher than Ontario avg.



Average Semi-Detached Price
\$1,055,000



Median Age:
40 Years Old



Average Detached Price
\$1,407,000

OAKVILLE CONDO RESALE

Average Selling Price

June 2020	June 2021
\$629,421	\$683,000

% Increase from June 2020-2021

+8%

OAKVILLE SEMI-DETACHED RESALE

Average Selling Price

June 2020	June 2021
\$908,000	\$1,055,000

+16% Increase from June 2020-2021

OAKVILLE DETACHED RESALE

Average Selling Price

June 2020	June 2021
\$1,150,150	\$1,407,000

+12% Increase from June 2020-2021

Q1 2020 – Q4 2020 VALUES

- OAKVILLE \$565k-\$618k 9%
- MILTON \$523k-\$518k 1%
- MISSISSAUGA \$545k-\$521k 9%
- TORONTO \$708k-\$644k 10%

OAKVILLE CONDO VALUES

ON THE RISE YEAR AFTER YEAR

- Price increase in % from 2020-2021: **18.43%**
- Price increase in % from 2019-2020: **13.80%**
- Price increase in % from 2018-2019: **10.84%**



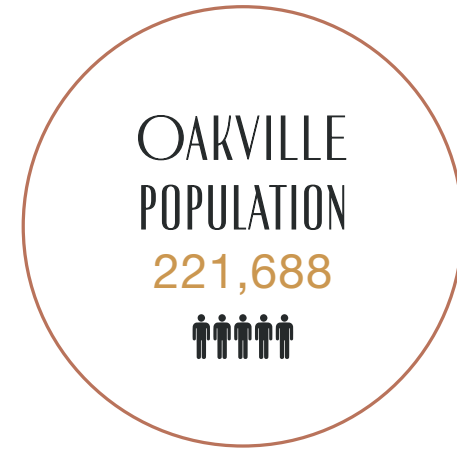
*Figures calculated based on recent condominium launches of 2021

WHY INVEST?

North Oakville, the New Oakville, is the ideal place to invest.

The steady and continued economic growth of Oakville and its proximity to the GTA attracts businesses. Due to Oakville's fast economic growth, the community's demand for housing is continually on the rise.

The Wilmot is just 5 minutes away from the QEW, and Highways 403 and 407, and 11 minutes from the Oakville GO. Its proximity to communities such as Toronto, Hamilton, Burlington, Mississauga, and Milton, makes Oakville a destination community for businesses and residents alike.



Over the next 10 years, Oakville's population is expected to grow by 3% year over year, (over 25,000 new residents), surpassing previous year growths and other historically strong markets in the GTA. Oakville (and North Oakville in particular) is attracting young entrepreneurs and families, with an unemployment rate under 7% and a median age of 40.2 years.

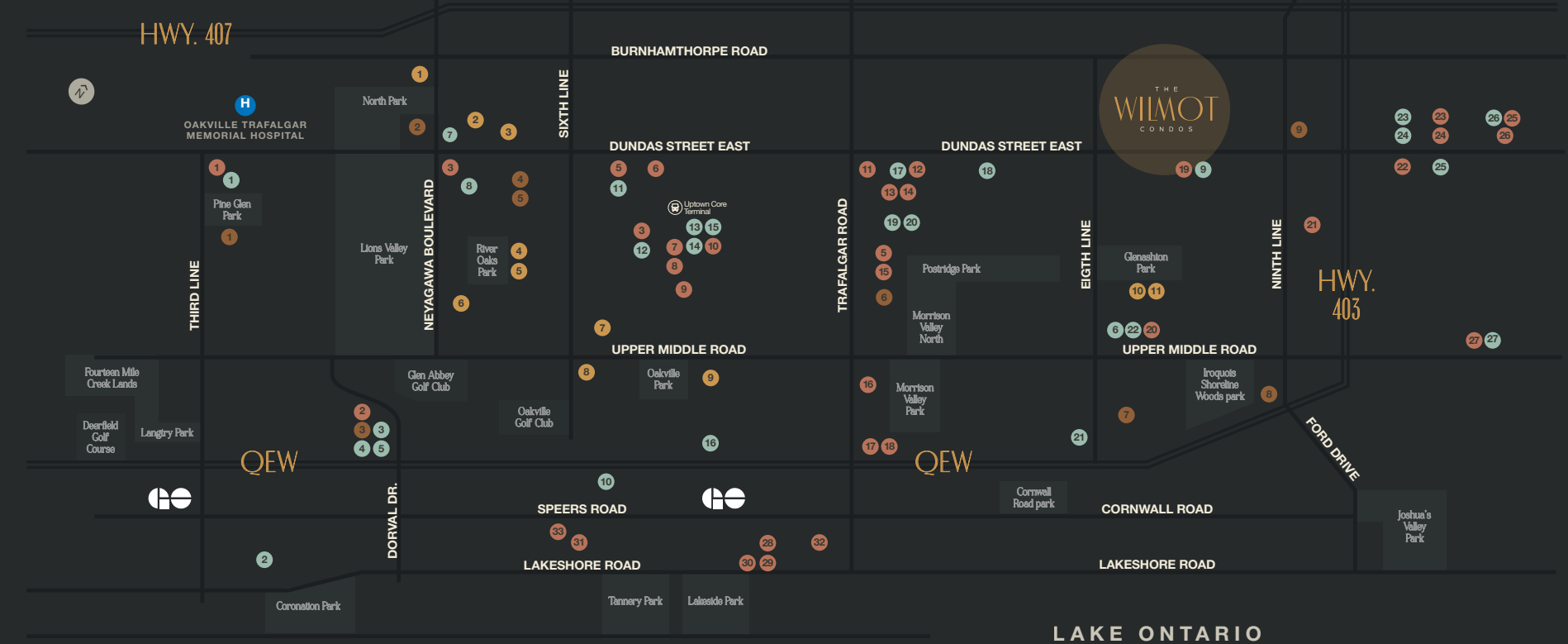


STRONG BUSINESS SECTOR

Oakville is home to industry leading businesses from all major sectors of Canada's economy, thus creating a strong local and vibrant job community. There is a continued upward trend projecting to bring over 41,000 new jobs by 2041.

FORD
MANULIFE
AVIVA
TIM HORTON'S

SUNCOR
SIEMENS
PWC



DINING & ENTERTAINMENT

- House of Wings
- August 8
- McDonald's
- The Original 6Line Pub
- Tim Hortons
- Ritorno
- Halibut House
- Sunset Grill
- Pipes & Taps
- The Keg Steakhouse
- Starbucks
- Pizza Hut
- Fionn MacCool's
- Turtle Jack's Muskoka Grill
- Spoon & Fork
- Monaghan's
- Artisano Bakery Cafe
- Moods Eatery & Cafe
- Sushi Hour
- Swiss Chalet
- 5 Drive-In
- Lone Star Texas Grill
- Milestones Grill and Bar
- Jack Astor's Bar & Grill
- Classic Bowl
- Mandarin
- Cineplex Cinemas
- Seasons
- Bru Restaurant
- Paradiso
- Pasquale's Trattoria
- Noble Bistro Oakville
- Stoney's Bread Company

SCHOOLS & COMMUNITY

- King's Christian Collegiate
- Oodenawi Public School
- St. Gregory the Great Catholic School
- Holy Trinity Catholic Secondary School
- River Oaks Community Centre
- River Oaks Public School
- Rotherglen School
- Munn's Public School
- Sheridan College
- Iroquois Ridge Community Centre
- Iroquois Ridge High School

RETAIL & SHOPPING

- FreshCo
- South Oakville Centre
- Chapters
- LCBO
- Staples
- Bed Bath & Beyond
- Fortinos
- RioCentre
- Shoppers Drug Mart
- The Home Depot
- Real Canadian Superstore
- Walmart Supercentre
- Pet Valu
- The Beer Store
- Smart Centre Oakville
- Oakville Place
- Longo's
- Canadian Tire
- Winners/HomeSense
- East Indian Supermarket
- Soccer World
- Metro
- Golf Town
- Michaels
- Best Buy
- Costco Wholesale
- Oakville Entertainment Centrum

HEALTH & RECREATION

- Oakville Soccer Club
- Sixteen Mile Sports Complex
- GoodLife Fitness Centre
- Oak Park Community Pharmacy
- North Oakville Animal Hospital
- Glenashton Pharmacy
- Toronto Rock Lacrosse
- Joshua's Creek Arena
- Ninth Line Sports Park

JUST MINUTES AWAY

The Wilmot is minutes away from major public health, shopping, and local amenities. Elementary, secondary, and major post-secondary institutions are close by, making The Wilmot an ideal location for students and recent graduates entering the workforce.

EDUCATION

MCMASTER UNIVERSITY

Student Body Population: 33,147
Ranked one of Canada's Top 10 Universities*

UNIVERSITY OF TORONTO (MISSISSAUGA)

Over 14,000 Students
Ranked Canada's Best University*

SHERIDAN COLLEGE

Over 24,000 Students

Nationally and internationally recognized for excellence in business, digital media and communications, performing arts, visual arts and design, applied computing and engineering sciences, and community service studies.

OAKVILLE AMENITIES

TRANSIT:

The Wilmot is located 10 minutes away (driving) from Oakville Go Station. The nearest transit stop is a 1 minute walk away.

Situated 7 minutes from Highway 403, and under 5 minutes from Highway 407 and the QEW.

PUBLIC SERVICES

- Oakville Trafalgar Memorial Hospital – (3001 Hospital Gate) – 11 Minute Drive
- Fire Station (2010 Joshuas Creek Dr) – 6 Minute Drive
- Police Station (95 Oak Walk Drive) – 4 Minute Drive
- Service Ontario (105 Cross Ave) – 12 Minute Drive

PARKS & RECREATION

- North Ridge Trail Park (2548 North Ridge Trail) – 6 Minute Walk
- Postridge Park (2742 North Ridge Trail) – 9 Minute Walk
- Craigleith Park (1326 Craigleith Park) – 11 Minute Walk

By car: Coronation Park, Lakeside Park, Lions Valley Park, Oakville Park, Bronte Heritage Waterfront Park, Tannery Park, Gairloch Gardens and many more

NEARBY AMENITIES

OAKVILLE AREA AMENITIES:

TRANSIT: The Subject Property is located 10 minutes away (driving) to Oakville Go Station. The nearest street transit stop is only a 1-minute walk away.

HIGHWAYS: Major Highways serving Oakville are QEW, HWY 407, and HWY 403. Ideally situated 7 minutes to the Highway 403 on ramp, under 5 minutes to either to HWY 407, or QEW.

AFFORDABILITY & LIVEABILITY: Oakville has much more attractive and affordable pricing per square footage compared to the above Toronto developments and has a lesser density of people per hectare.

EDUCATION:

- 3 top post secondary institutions – within 25 Minutes
- Sheridan College, U of T Mississauga Campus, McMaster University
- 15 private schools in Oakville, including top ranked Appleby College

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WALMART SUPERCENTRE (234 HAYS BLVD.)

6 Minute Drive, 20 Minute Walk, 12 Minute Transit
Complex has Wine Rack, LCBO, The Beer Store

RIOCENTRE (478 DUNDAS ST. W)

9 Minute Drive - Complex has Food Basics, Canada Post, TD Bank and multiple fast food chains

IROQUOIS RIDGE SHOPPING CENTRE (338 DUNDAS ST. E)

3 Minute Drive - complex has Longos, Starbucks, Canadian Tire, restaurants and banks

DUNDAS MARKET SQUARE (493 DUNDAS ST. W)

10 Minute Drive - Complex has Fortinos, banks, and numerous fast food chains

GOLF COURSES:

All under 20 Minute Drive - Rattlesnake Point Golf Club, Oakville Executive Golf, Glen Abbey Golf Club, Pipers Heath Golf Club, Royal Ontario Golf Club

OTHER AMENITIES:

Oakville Place, Upper Oakville Shopping Centre Smart Centre Oakville, Oakville Entertainment Centrum Dave & Buster's, Cineplex Cinemas Oakville, 5 Drive-in



AN INDUSTRY-LEADING PARTNERSHIP



WP Development has partnered with GCL Builds to construct The Wilmot, a contemporary and unique architectural landmark in Oakville.

This partnership brings over 30 years of experience across sectors as diverse as retail, healthcare, urban high-rise condominiums, and prestigious hotels. Individually, and through decades of collaboration, WP Development and GCL Builds have managed complex projects with innovation, versatility, and technical prowess, creating communities that cater to clients' business needs and lifestyles. But these communities are not only pragmatic. Through a thoughtful fusion of design, function, natural surroundings, and amenities, these communities have also developed identities that stand the test of time.

The Wilmot is one such community. It fosters comfort and wellness through natural, interconnected spaces and state-of-the-art features. WP Development and GCL Builds have actively incorporated sustainable design, luxury finishes, and verdant landscaping throughout the common areas and rooftops. The result is our latest designer community with homes that are both affordable and expertly crafted.

T H E
W I L M O T
C O N D O S

Renderings are artist's concept. Map not to scale. Information for reference only and is subject to change without notice. E. & O. E.

