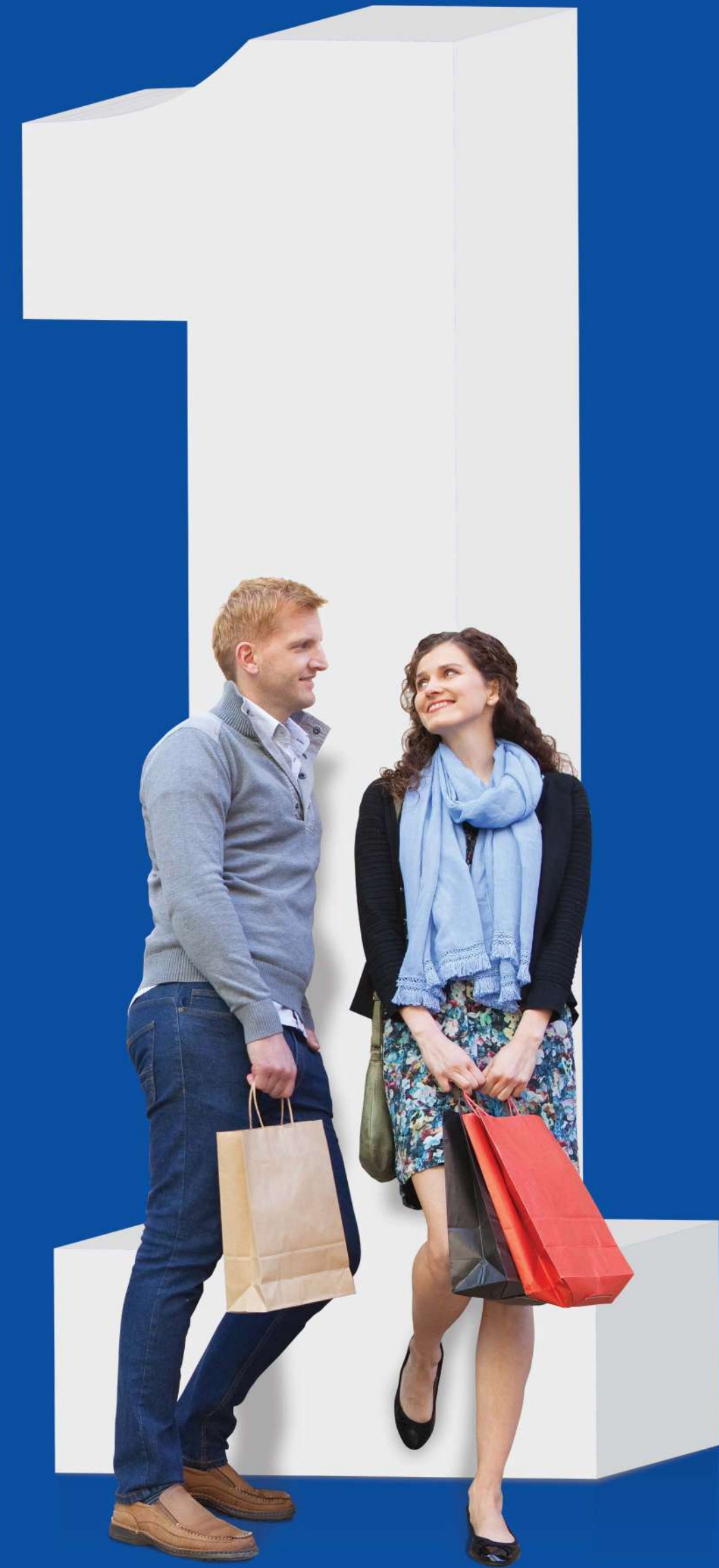


**ONE**  
**28**  
**KING ST. N.**

---

UPTOWN WATERLOO

ONE  
GREAT  
PLACE  
TO LIVE.



MOVE UP TO CANADA'S NUMBER ONE TECHNOLOGY  
EPICENTRE - WATERLOO

Located just minutes from downtown Waterloo, Wilfrid Laurier University, University of Waterloo and the UW Technology Park, ONE28 King St. N. will feature modern-designed and luxuriously finished suites near shopping, dining, and every modern amenity you could possibly imagine. Including modern building facilities like a sprawling terrace lounge, fitness room, party room and so much more. It's the number one spot in the hub of Canada's newest technological giant.



RETAIL

RETAIL

RETAIL

RETAIL



NORTH FACING ROOFTOP TERRACE



FACING ELGIN ST.



BACK OF BUILDING

# ONE GREAT ENTRANCE.

As a prelude to the luxury and quality that awaits within, residents and guests will enter through a stunning and impressive entrance with round the clock 24 hr. security surveillance. As you enter the elegant lobby you will be greeted with rich woods and sparkling majestic marble that reaches towards the sky.



# ONE GREAT SPOT TO ENTERTAIN OUTDOORS.

The expansive outdoor terrace and community BBQ area is an incredible place to socialize, host parties and spend time with neighbours and friends. It's all right here. And the best part? It's all mere steps from your suite.





OUTDOOR TERRACE

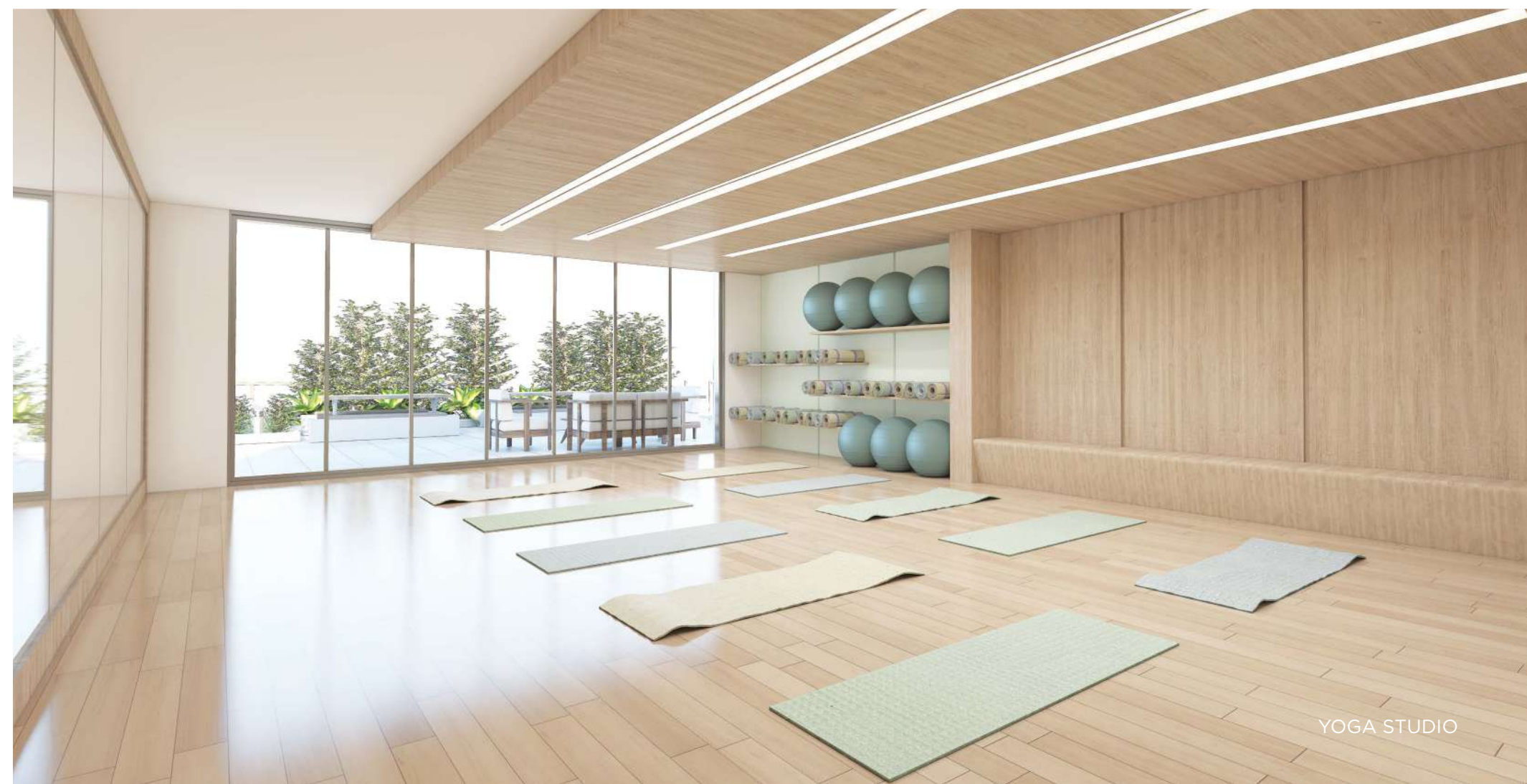
# ONE IMPRESSIVE LIST OF AMENITIES.

ONE28 King St. N. boasts an impressive list of in-house amenities for residents to take advantage of. From leisure pursuits such as a party room, or outdoor terrace with BBQs, to electric car charging stations, a fitness room and much, much more. The list of reasons to call ONE28 King. St. N. home are many.

- 120 Residential Condo Units
- 2 Commercial Condo Units including Exterior Patio
- Indoor and outdoor amenities (Party/Study Room, Fitness Room, Yoga Studio, Green Roof, Outdoor Terrace with BBQs)
- Semi-private elevators
- 24-hr. Security Surveillance
- Car parking underground and on levels 2 and 3
- Secure Bike parking
- Personal storage locker available for purchase
- 2 Electric Car charging stations
- Designated Parking for Car Sharing Services



2 Electric Car charging stations







**SPACIOUS  
MODERN  
SUITES.**





# ONE GREAT NEIGHBOURHOOD TO CALL HOME.





# ONE GREAT AREA.

- |  |   |
|--|---|
| 1 Wilfrid Laurier University               | 33 Jane Bond                            |
| 2 MacGregor Senior Public School           | 34 My-Thai                              |
| 3 Lazaridis School of Business & Economics | 35 Starlight Social Club                |
| 4 Waterloo Public Library                  | 36 Coffee Culture Cafe & Eatery         |
| 5 Starbucks                                | 37 Chainsaw                             |
| 6 Shoeless Joe's Sports Grill              | 38 Owl of Minerva                       |
| 7 Canada Post                              | 39 Taco Farm                            |
| 8 Burrito Boyz                             | 40 BMO Bank of Montreal                 |
| 9 Shawarma Royale                          | 41 TD Canada Trust                      |
| 10 University Pharmacy                     | 42 Famoso Neapolitan Pizzeria           |
| 11 RBC Bank                                | 43 Waterloo Public Square               |
| 12 Maxwell's Concerts and Events           | 44 The Shops                            |
| 13 Tim Hortons                             | Beertown Public House Waterloo          |
| 14 Dentiistry in Waterloo                  | Shoppers Drug Mart                      |
| 15 Applewood Dental Centre                 | Valu-mart                               |
| 16 RiteBite Orthodontics                   | Cora                                    |
| 17 Bridgeport Supercentre                  | Booster Juice                           |
| Walmart                                    | Zoup!                                   |
| Sobeys                                     | G&T Barber Shop                         |
| Wine Rack                                  | 45 DAVIDs TEA                           |
| Pet Valu                                   | 46 Starbucks                            |
| Subway                                     | 47 Scotiabank                           |
| 18 Tim Hortons                             | 48 LCBO                                 |
| 19 Shoppers Drug Mart                      | 49 Waterloo City Hall                   |
| 20 Beer Store                              | 50 Canadian Clay and Glass Gallery      |
| 21 Bulk Barn                               | 51 Waterloo Skatepark                   |
| 22 BMO Bank of Montreal                    | 52 Waterloo Memorial Recreation Complex |
| 23 The UPS Store                           | 53 Swimplex                             |
| 24 Tim Hortons                             | 54 Solé Restaurant and Wine Bar         |
| 25 Ethel's Lounge                          | 55 Granite Club Rink in the Park        |
| 26 Empress of India                        | 56 Waterloo Tennis Club                 |
| 27 The Pub On King                         | 57 Burger King                          |
| 28 McPhail's Cycle & Sports                | 58 Waterloo Central Supermarket         |
| 29 Princess Twin Cinemas                   | 59 University of Waterloo               |
| 30 Princess Cinema                         | 60 Alumni Field                         |
| 31 Long & McQuade Musical Instruments      | 61 Veterans' Green                      |
| 32 Carry-On Comics & Books                 | 62 Eby Farmstead-Animal Farm            |
|  | 63 Lions Lagoon Splash Pad              |



# ONE GREAT INVESTMENT.

With its rich history of reinvention and innovation, Waterloo has long been an exceptional place to live, work and play. Between 2011 and 2016, the city added 8,400 tech jobs, a 65.6 per cent growth rate. Not only is it the fastest growing city in Canada over the five-year period, it is also the fastest growing market year-over-year, adding 5,600 jobs alone in 2016, an increase of almost a third in a single year.\*

Because of the employment opportunities, educational opportunities and many amenities and services available for all ages and lifestyles, Waterloo is now ranked one of the top 10 cities to live in Canada. It has lively arts, cultural and heritage scenes, a vast array of restaurants, plenty of shopping options and many ways to get around the city.

Canada's Fastest Growing Region  
- from 535,154 people (2016) to  
an estimated

**729,000**  
BY 2031

University of Waterloo, Wilfrid Laurier  
University & Conestoga College Total  
Student Enrolment Population

**56,800**

Real estate appreciation  
- Kitchener / Waterloo  
prices have increased by

**40%**  
FROM  
2016\*\* 

## BURGEONING LOCAL INDUSTRIES:

DIGITAL MEDIA  
SOFTWARE / ICT  
WIRELESS AND MOBILE  
INTERNET  
HARDWARE  
HEALTHCARE IT  
ENVIRO-TECH

**30,000+**  
LOCAL TECH JOBS

**1,000**  
TECH JOBS AVAILABLE  
RIGHT NOW

**45**   
MINUTES  
to Pearson  
International  
Airport

**3**   
of Canada's best  
post-secondary  
institutes



\*\*CBC News May 4, 2017

\*Scoring Canadian Tech Talent Report, Nov. 23, 2017

# ONE GREAT LOCATION.

Located just minutes from downtown Waterloo, Wilfrid Laurier University, University of Waterloo and the UW Technology Park, ONE28 King St. N. puts you in the heart of Waterloo - Canada's newest technological giant.



WALK SCORE

94



TRANSIT SCORE

63

Commute times from ONE28 to University of Waterloo

4  
MIN



7  
MIN



21  
MIN



14  
MIN



Commute times from ONE28 to Wilfrid Laurier University

1  
MIN



2  
MIN



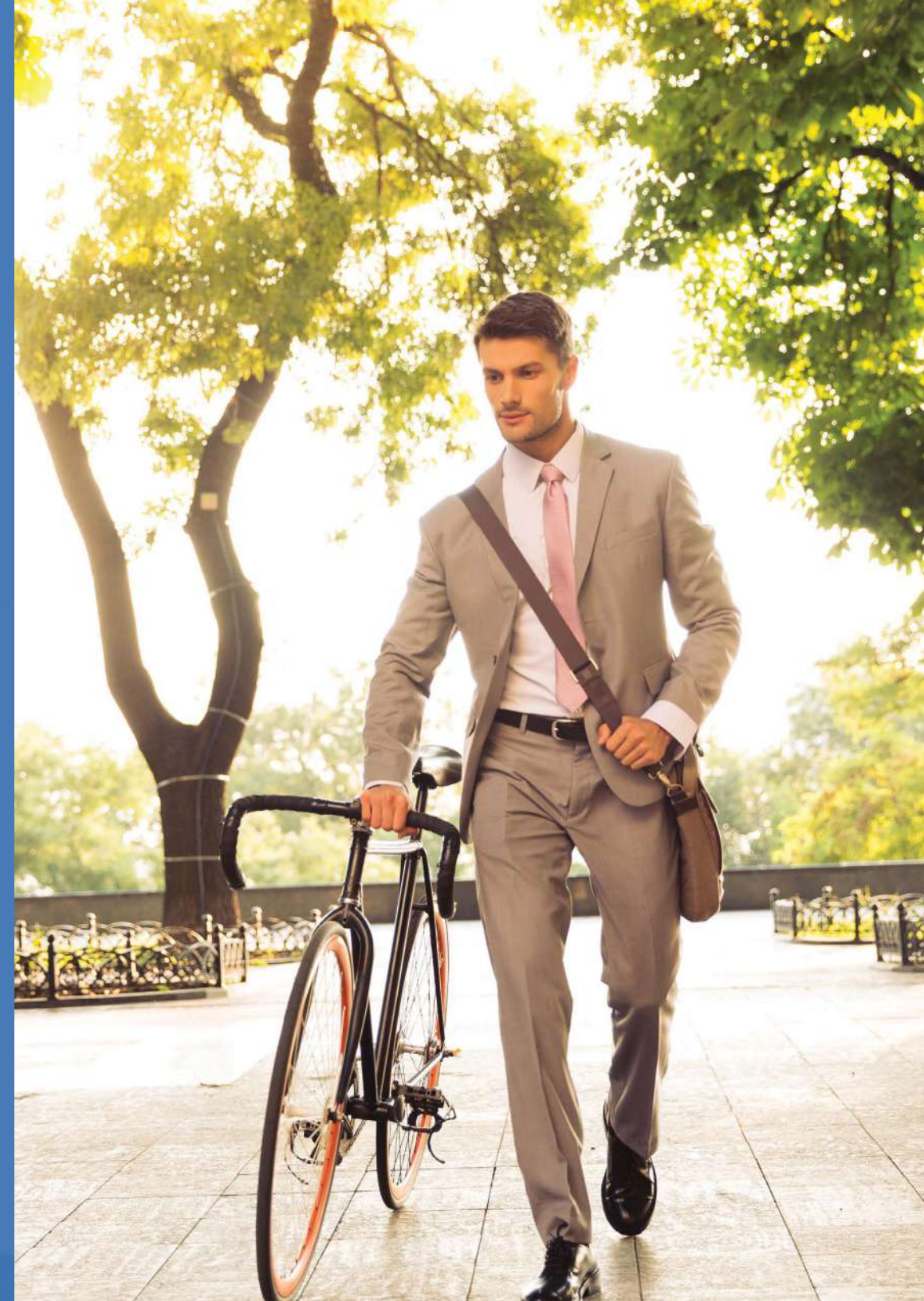
7  
MIN



6  
MIN



NEW REGION OF  
WATERLOO LIGHT RAIL  
TRANSIT (LRT) SYSTEM.



# SITE PLAN

GROUND LEVEL

- 1 COMMERCIAL SPACE
- 2 24-hr. SECURITY SURVEILLANCE
- 3 ENTRANCE LOBBY
- 4 LOUNGE
- 5 MAIN ENTRANCE VESTIBULE
- 6 MAIL ROOM
- 7 WASHROOM
- 8 OFFICE
- 9 6 COVERED BIKE SPACES
- 10 CAR SHARE SPACE
- 11 CAR CHARGING SPACE



ELGIN STREET

# AMENITIES PLAN

FOURTH LEVEL



- 1 YOGA STUDIO
- 2 PARTY / STUDY ROOM
- 3 KITCHEN
- 4 WASHROOMS
- 5 STEAM ROOM
- 6 FITNESS ROOM
- 7 LOCKERS
- 8 SUN DECK
- 9 BBQ + EATING AREA
- 10 GREEN ROOF

# FEATURES & FINISHES



## BUILDING FEATURES AND AMENITIES

- Two elevators with moving service feature
- Party/Study Room illuminated with natural light with a kitchenette and access to an exterior sitting area with barbeque
- Fitness Room
- Yoga Studio
- Landscaped outdoor terrace with barbeque area
- Enterphone system in the lobby
- Visitors parking
- Waste management and recycling system with garbage chute access
- Individual sub metering of in-suite electrical and water consumption
- Car Share, 1 Designated parking for Car Sharing Services
- Secure bicycle storage onsite
- Personal storage locker available for purchase
- Mailroom conveniently located on the main level near the elevators

## SUITE FEATURES

- Choice of four colour schemes by vendor's interior designer
- Approximately 9' ceiling heights, except where bulkheads or drop ceilings are required
- Contemporary 2" squared casings, 3" painted white baseboard
- Balconies or terrace as per drawings
- Sliding glass door to balcony or terrace
- Interior suite walls finished with off white latex paint, with a semi-gloss finishes in the kitchens, bathrooms, and laundry/storage areas
- Smooth finish ceiling in kitchen, laundry closet and bathrooms(s)
- Solid core suite entry door with deadbolt lock and security viewer

## FLOORING

- Standard laminate flooring with a choice of upgrade options in entry corridor, living/ dining areas, bedrooms, kitchens and dens\*
- Ceramic or porcelain tile flooring in the bathrooms as per Vendor's plan
- Laundry area floor finished in porcelain tile\*

## KITCHENS

- Choice of solid granite slab countertop\* or quartz countertop\* as per Vendor's standard samples
- Ceramic tile\* or glass tile\* backsplash, all as per Vendor's plan with an option to upgrade
- Vendor's interior designer appointed cabinetry with a range of colours to select and with a full bank of drawers as per Vendor's plan
- Option to upgrade with an Island as per Vendor's plan
- Double basin stainless steel under mounted sink, with pull out vegetable spray faucet
- Single-lever chrome faucets
- Option to upgrade to include under mounted cabinet lighting

## APPLIANCES

- Stainless steel slide-in glass cook top and self-cleaning oven
- Built-in stainless steel multicycle dishwasher
- Option of stainless steel frost-free double door refrigerator with bottom mount freezer or single door refrigerator with top mount freezer
- Stainless steel microwave hood fan combination mounted above range vented directly to the outdoors
- Stacked white front-load washer and dryer

## BATHROOMS AND ENSUITES

- Integrated sink vanity cabinet\* with double door as per Vendor's plan
- Contemporary accessories including toilet paper holder and towel bar
- Chrome shower/tub fixtures
- Selection of porcelain tile flooring
- Vendor's interior designer appointed cabinetry from a range of colours to select\*
- Single lever faucet
- Water-efficient toilet, faucet and showerhead
- Tub and/or shower\*, with full height porcelain tile surround\*as per Vendor's plan
- Porcelain floor tile in master ensuite\*
- Porcelain floor tile in main bath and powder room\*
- Bathroom exhaust fan

## MECHANICAL LIGHTING AND ELECTRICAL

- Small format halogen track lighting fixture in Kitchen as per Vendor's plan
- Individual service panel and circuit breakers
- Switched ceiling light fixtures in kitchen, hallways and walk-in closets
- Switched wall-mounted light fixture in bathrooms
- Individually controlled heating and cooling
- Separate meter for electricity usage\*
- Pre-wired telephone and cable outlets in living room, den and bedrooms, with high speed internet access
- Switch controlled receptacles in living, dining areas, and bedrooms, with light fixture in foyer, track lighting in kitchen\*
- Built-in smoke detector
- In-suite water sprinkler system

## SUSTAINABILITY

- Energy Star qualified appliances (where available)
- Low VOC white paints and finishes on walls, trim and doors
- Waterwise fixtures reduce water use

\* As noted below, materials and specifications are subject to change without notice and the Vendor has the right to substitute materials of equal or greater value. Any illustrations and renderings are artist's concept. E. & O. E.

Notes:

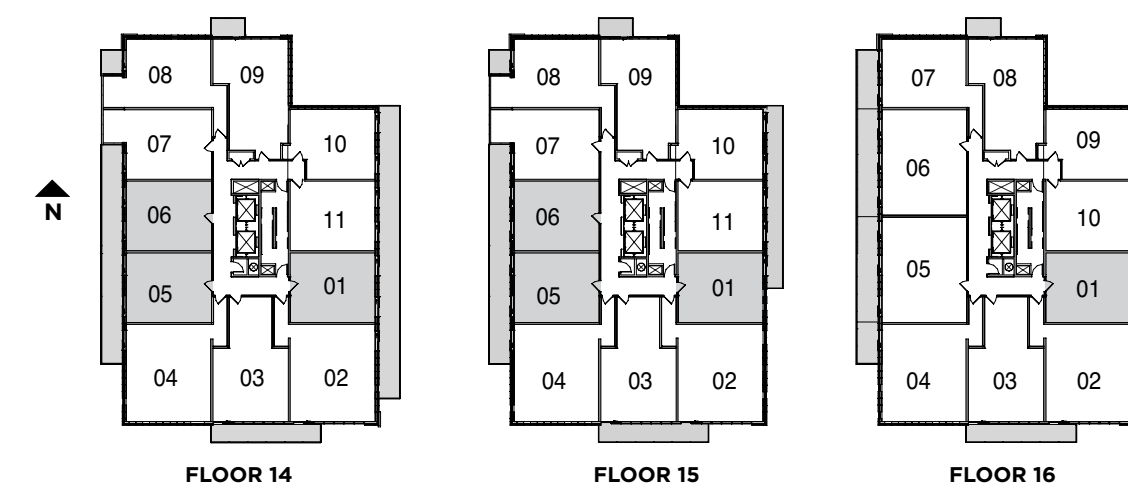
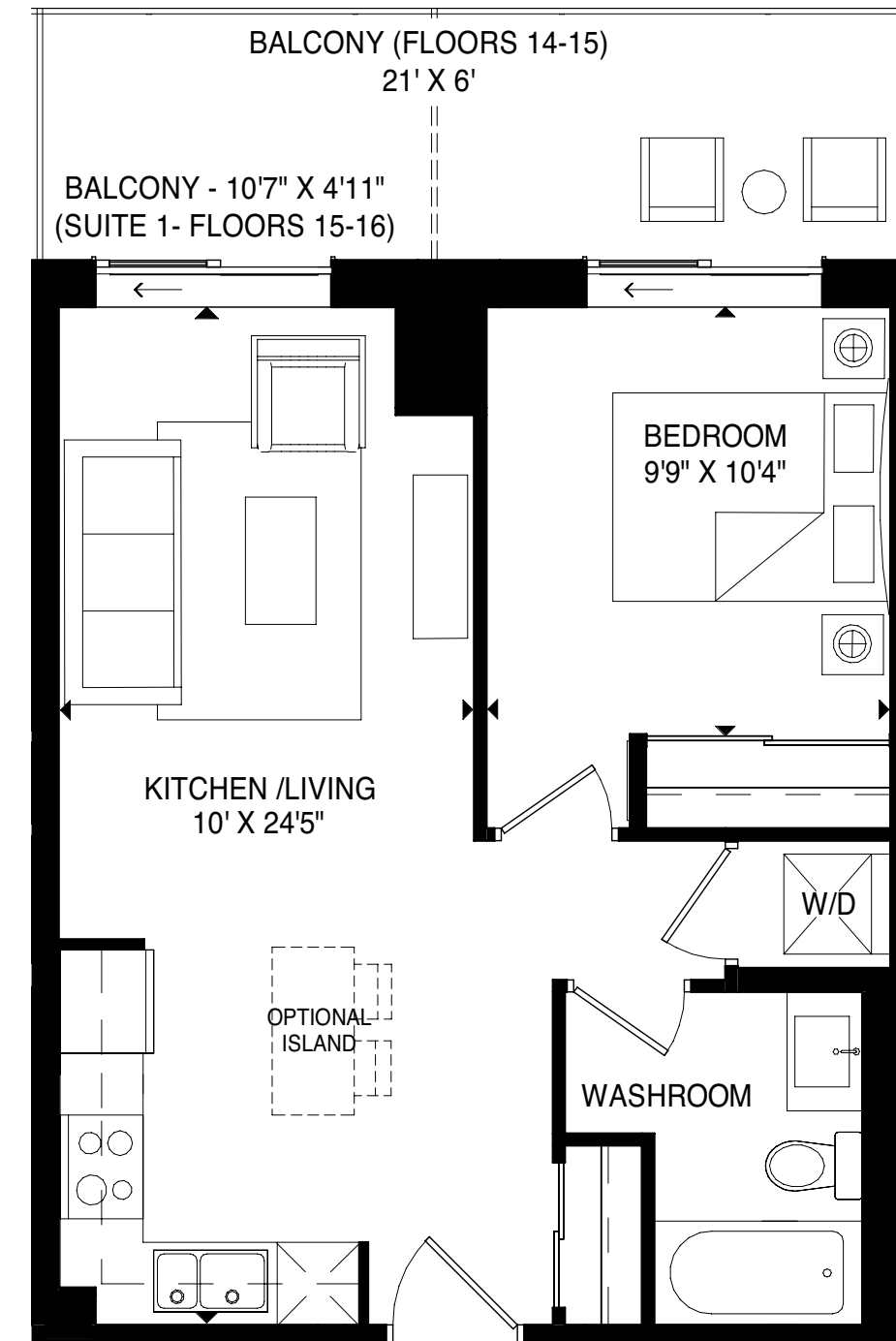
1. Natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations.
2. Purchasers must make all finishing selections from the Vendor's standard selections. If the Unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given ten (10) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of quality equal to or better than the materials and items set out herein.
3. The Purchaser acknowledges that there shall be no reduction in the price or credit given for any standard feature listed herein which is omitted at the Purchaser's request.
4. References to model types or model numbers refer to current manufacturer's models. If these types or models change, the Vendor shall provide an equivalent model.
5. All dimensions, if any, are approximate. Actual useable floor space may vary from the stated floor area, if so stated.
6. All features, finishes, specifications and materials are subject to change without notice.
7. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order, the Purchaser may have requested the Vendor to construct an additional feature within the Unit which is in the nature of an optional extra (such as, by way of example only, a fireplace). If, as a result of building, construction or site conditions within the Unit or Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the vendor in respect of such extra, without interest and in all other respects this agreement shall continue in full force and effect.
8. Floor and specific features will depend on the Vendor's package as selected.
9. The Purchaser acknowledges that the exposed texture of the concrete ceiling finish is equivalent to concrete forming industry standards.
10. The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect, whose determination shall be final and binding.
11. Colour, grain, texture and appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Sizes and specifications subject to change without notice.
12. The Purchaser acknowledges that:
  - various decorative items including light fixtures, window coverings, wall coverings and other decorative and upgraded items shown in the sales office and/or model suite are not included in the purchase price;
  - any furniture layout shown on any brochure, plans, renderings, advertising, or schedules are artist's concept and are not included in the purchase price; and
  - ceilings and walls maybe modified to accommodate boxed in areas for mechanical or other building systems, as per construction requirements
13. All suites protected by the Tarion Warranty Corporation.

E. & O. E.

# The Central

1 BEDROOM  
536 sq. ft.  
115 SQ. FT. BALCONY

# MODERN FUNCTIONAL FLOORPLAN DESIGNS.



**ONE  
28**  
KING ST. N.  
UPTOWN WATERLOO



Balconies can be variable and suites can be mirrored. All dimensions are approximate. Actual square footage may vary. Suites are sold unfurnished. Illustrations and Renderings are artist's concept only. E. & O. E.

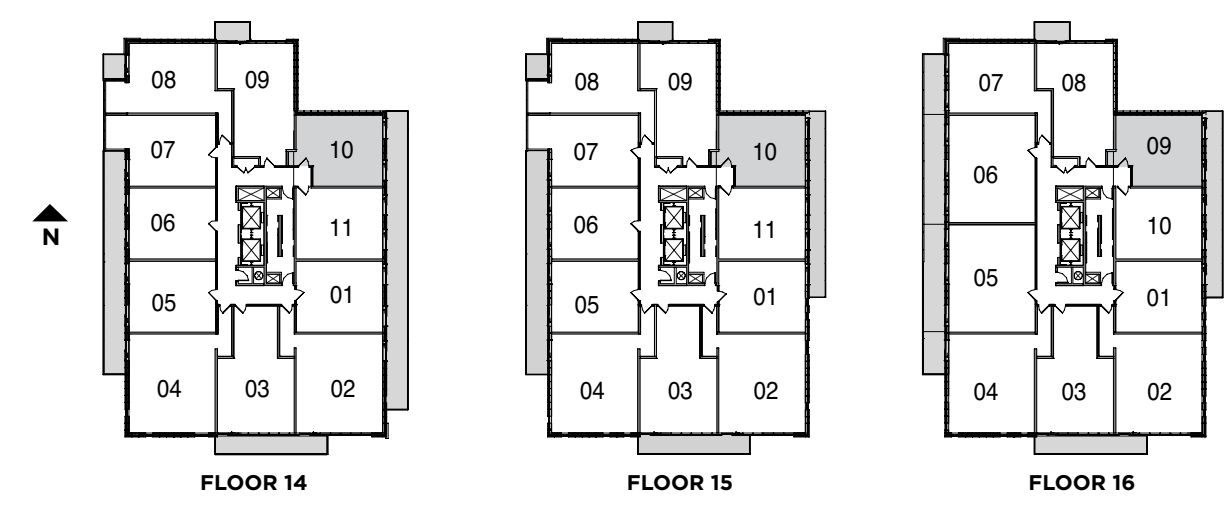
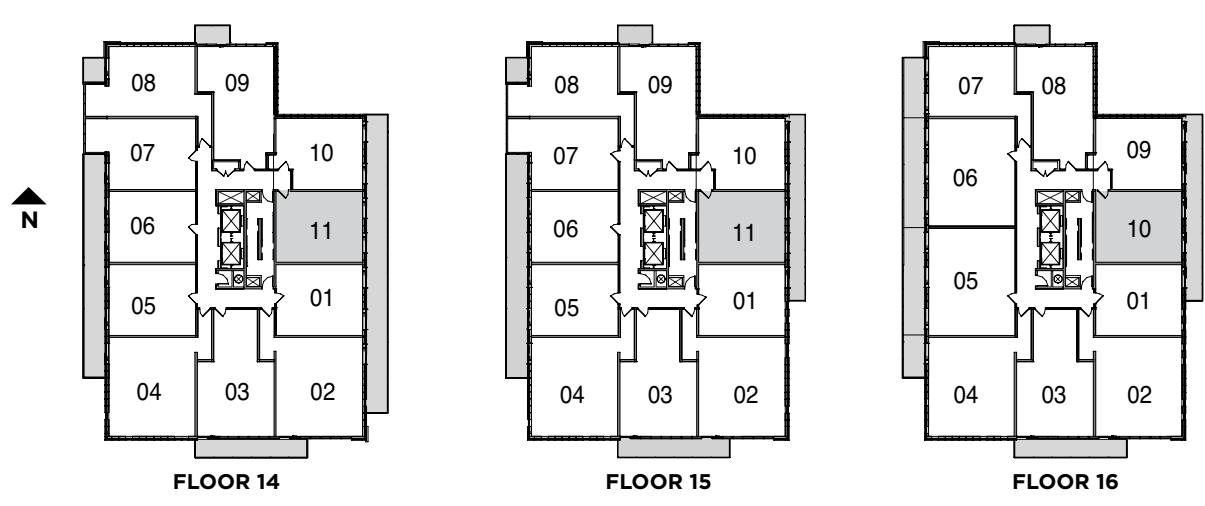
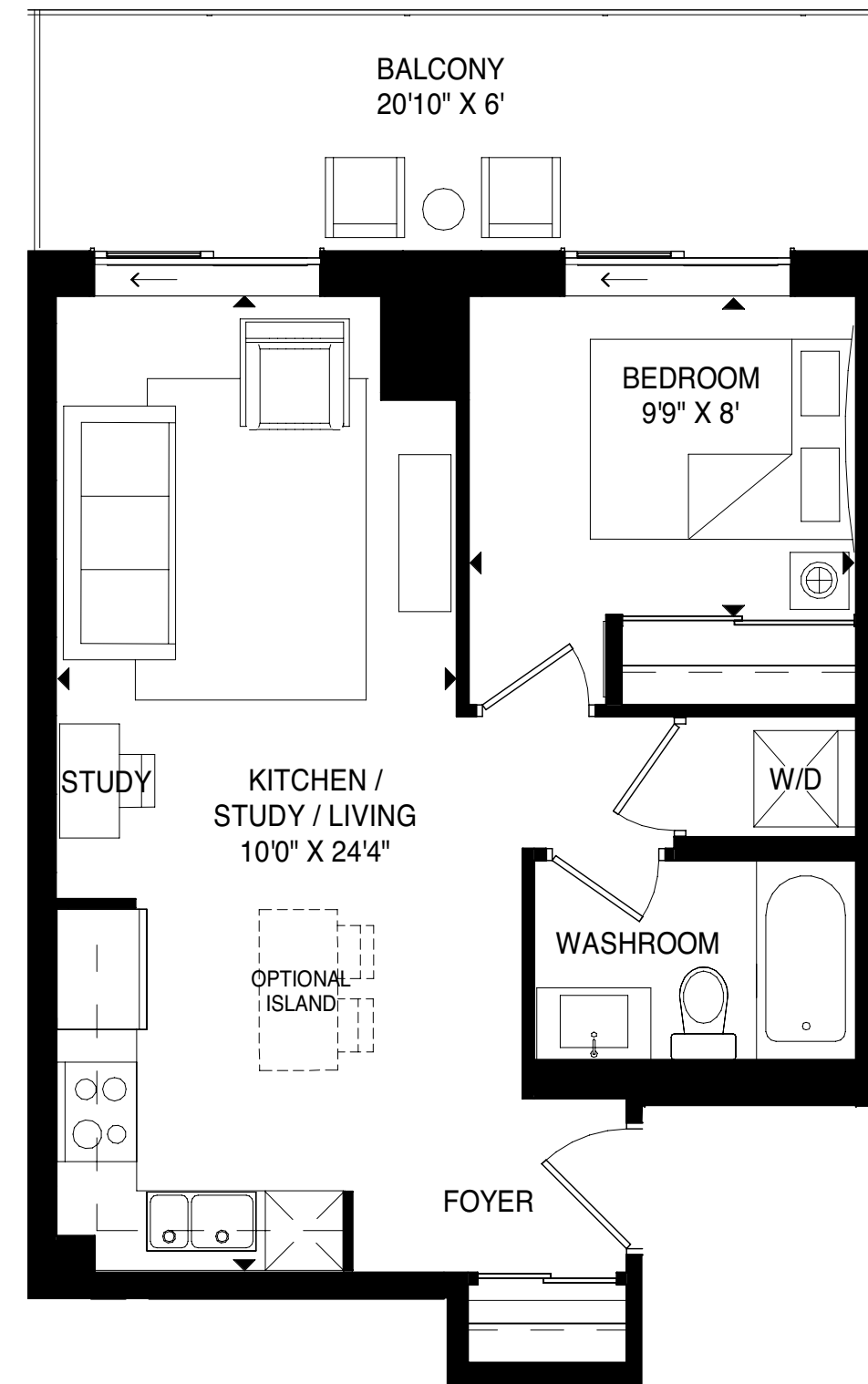
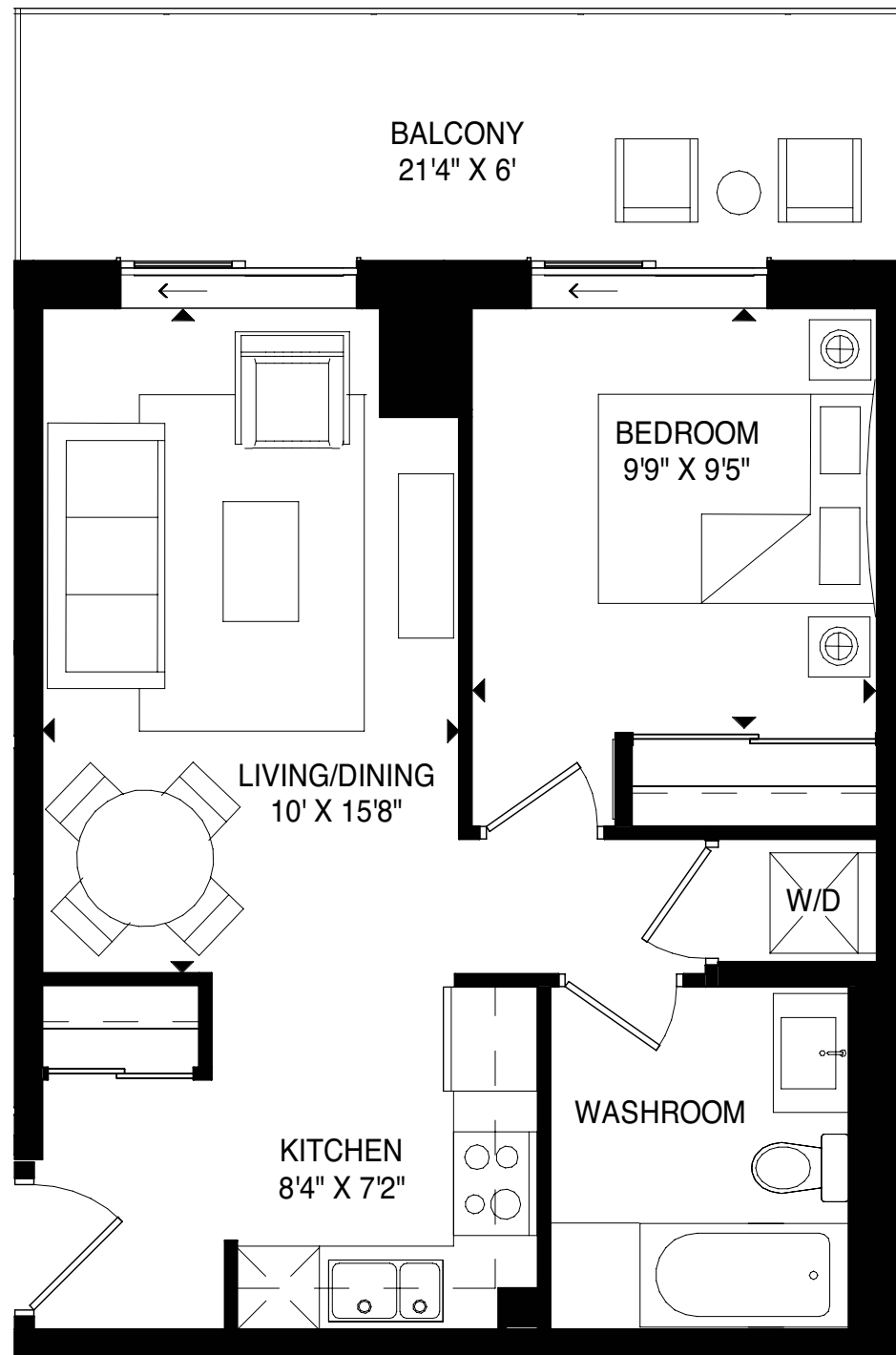


# The James

1 BEDROOM  
541 sq. ft.  
100 SQ. FT. BALCONY

# The Willis

1 BEDROOM + STUDY  
541 sq. ft.  
100 SQ. FT. BALCONY

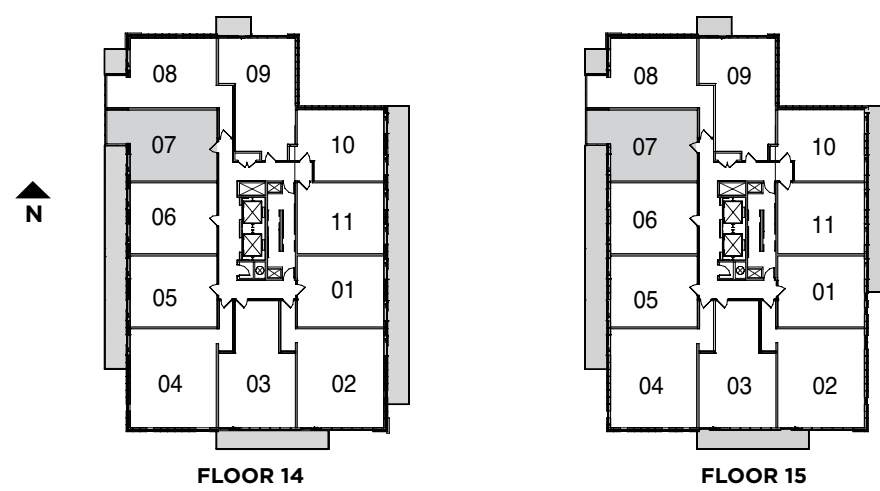
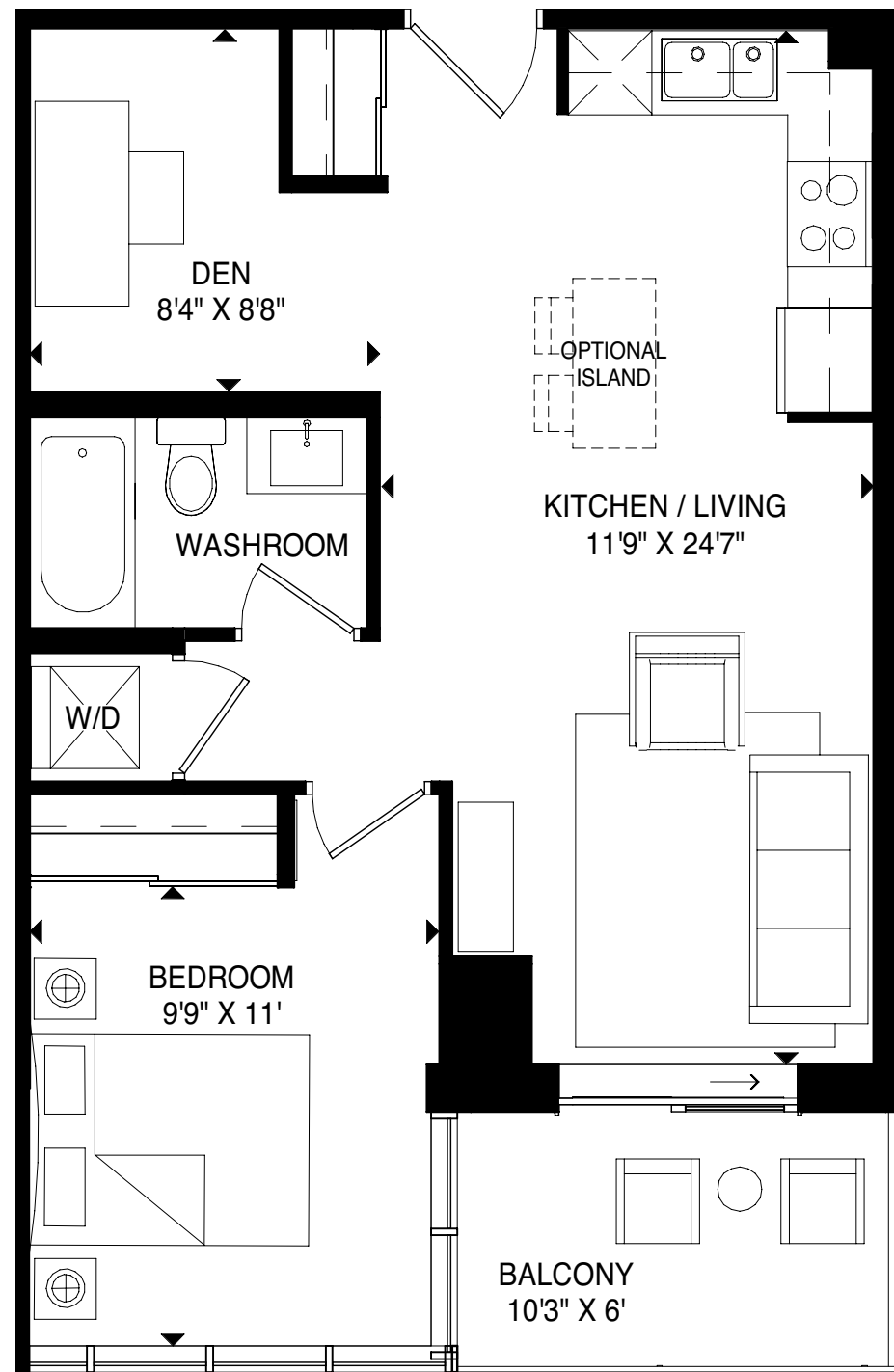


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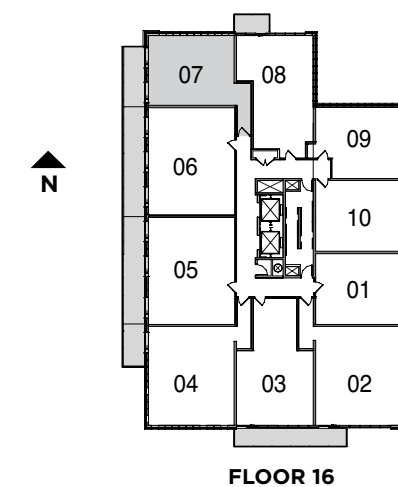
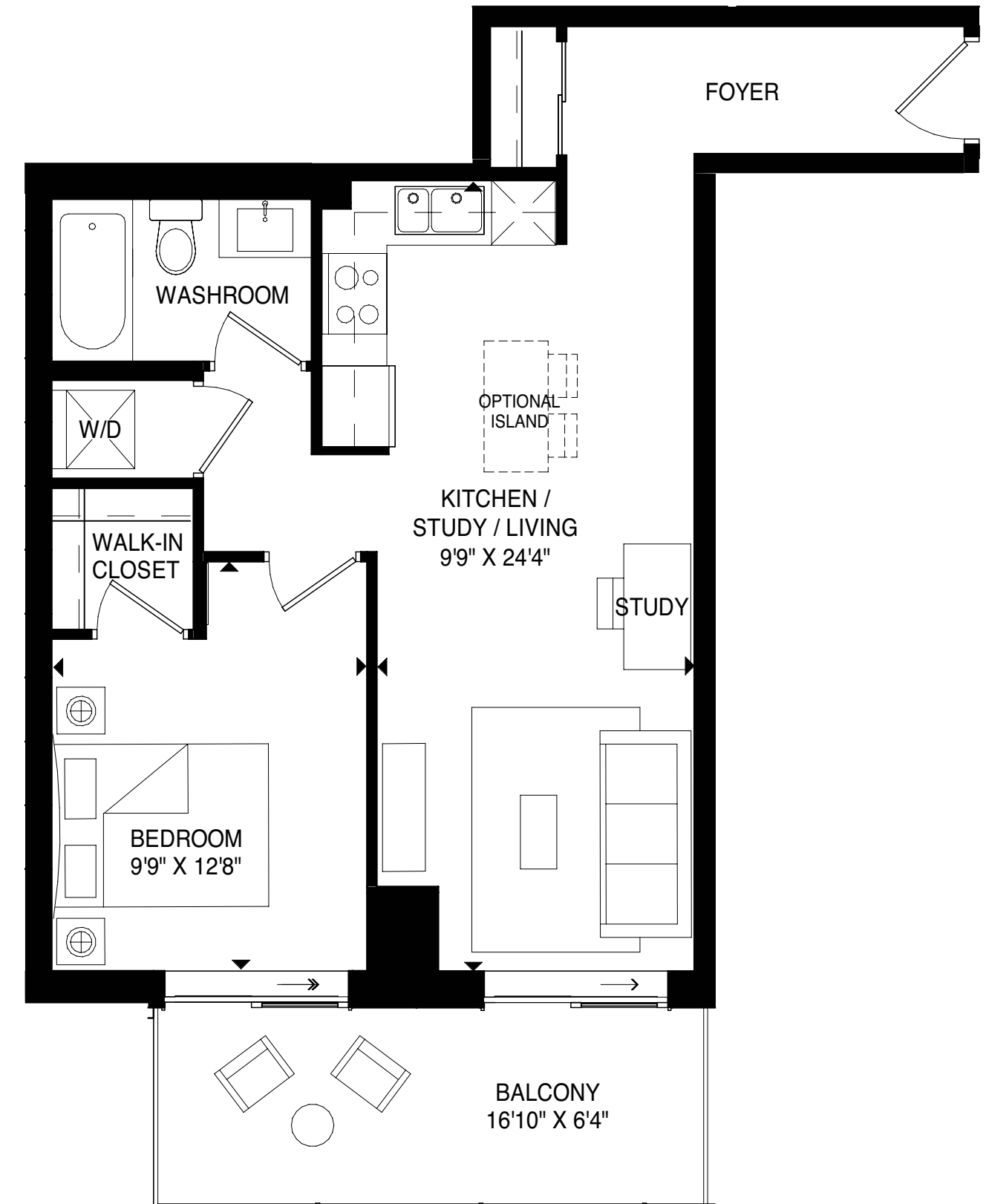
# The Fountain

1 BEDROOM + DEN  
603 sq. ft.  
63 SQ. FT. BALCONY



# The Brighton

1 BEDROOM + STUDY  
616 sq. ft.  
100 SQ. FT. BALCONY

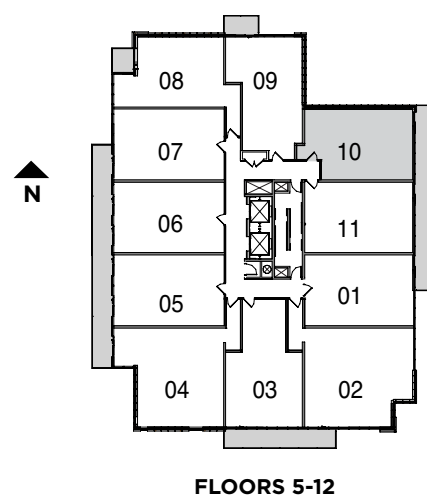
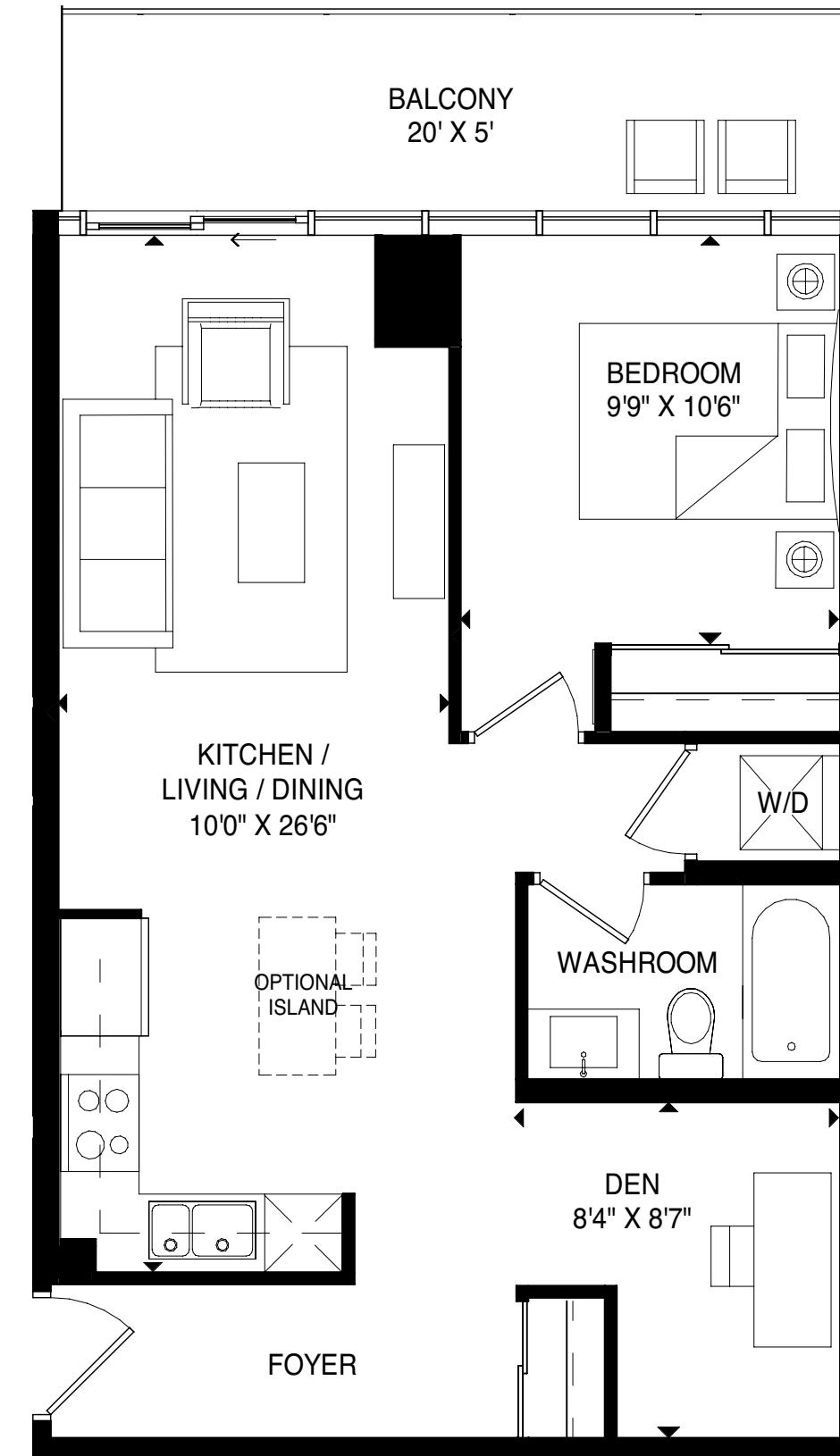
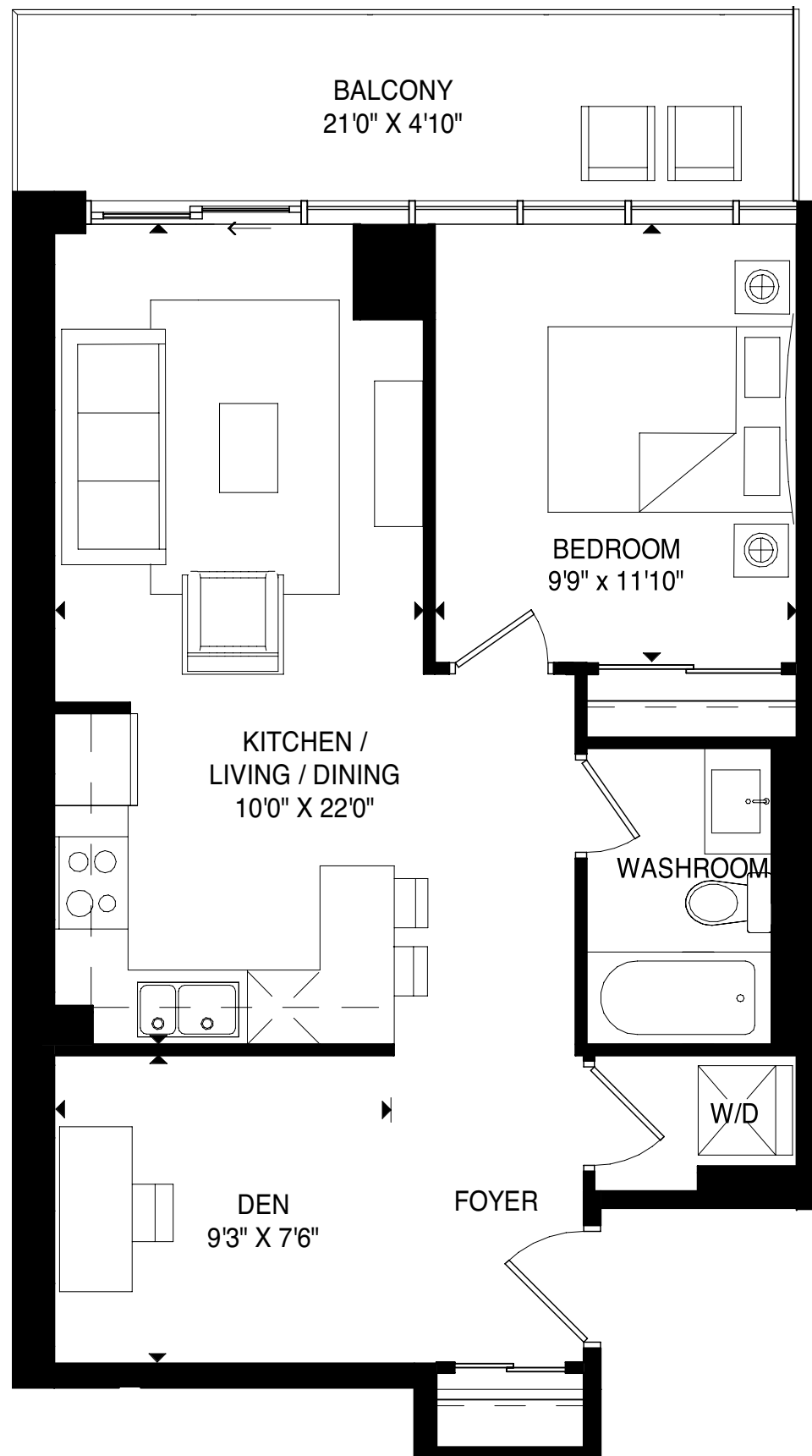


# The Elgin

1 BEDROOM + DEN  
 660 sq.ft.  
 111 SQ. FT. BALCONY

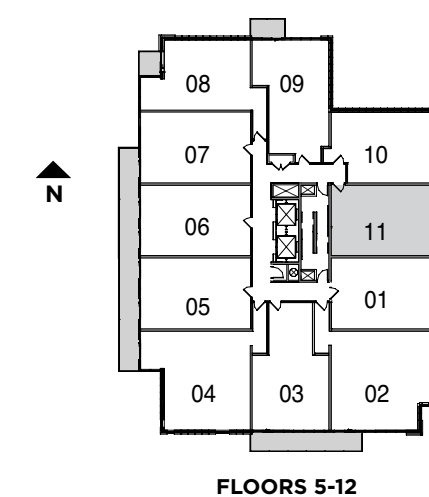
# The Noecker

1 BEDROOM + DEN  
 664 sq.ft.  
 100 SQ. FT. BALCONY



FLOORS 5-12

Balconies can be variable and suites can be mirrored. All dimensions are approximate. Actual square footage may vary. Suites are sold unfurnished. Illustrations and Renderings are artist's concept only. E. & O. E.



FLOORS 5-12

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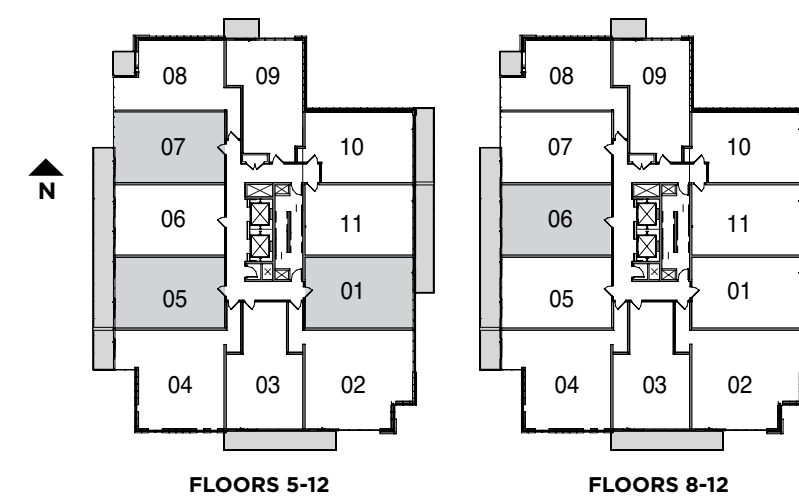
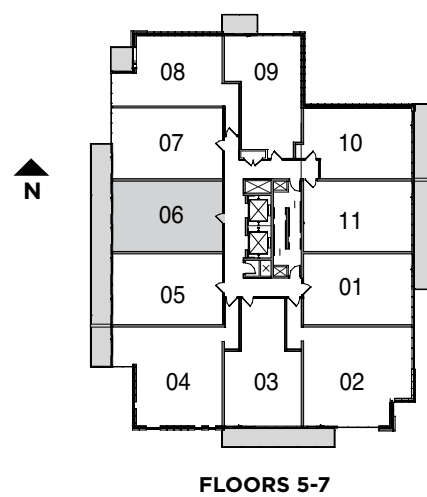
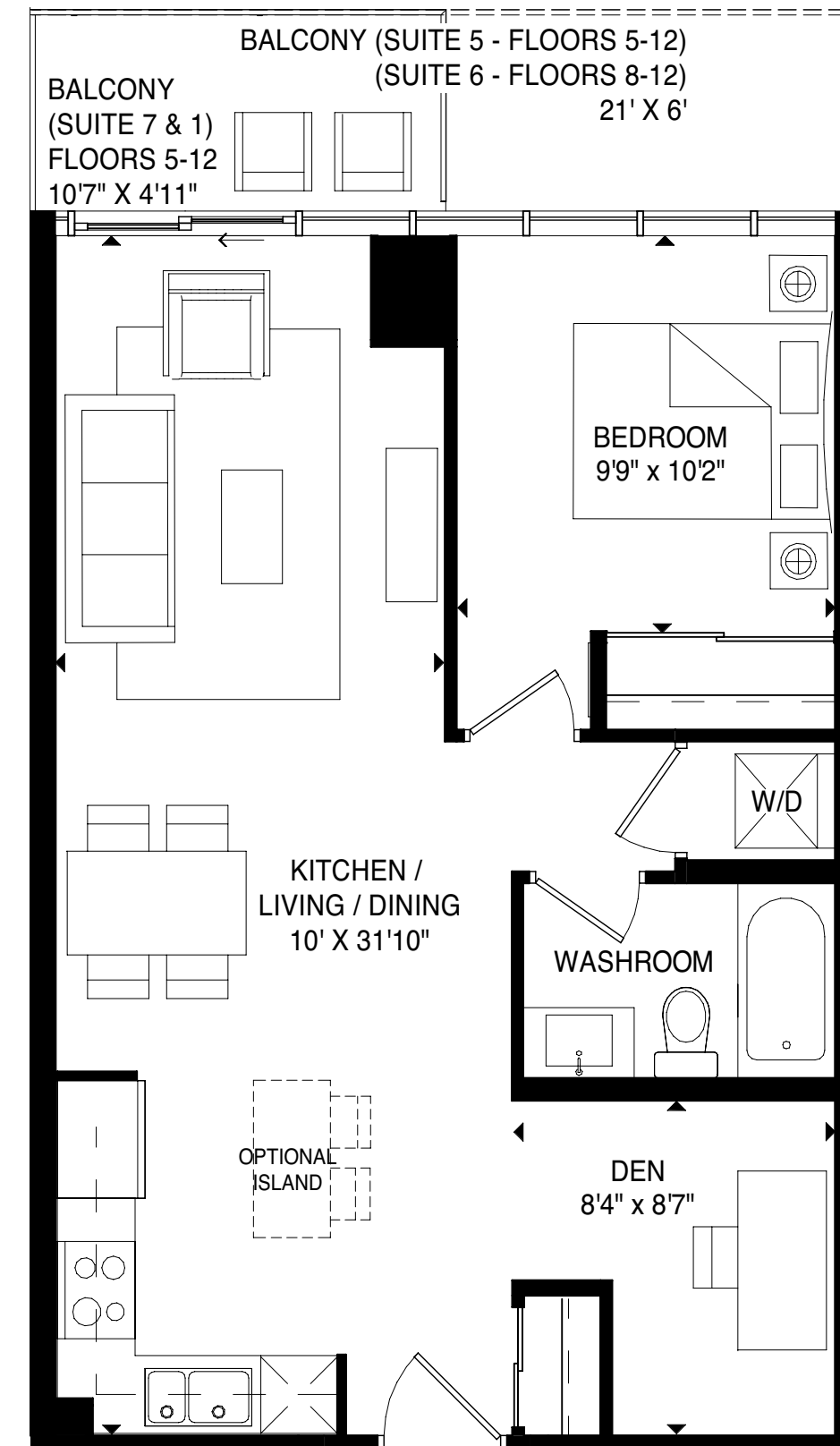
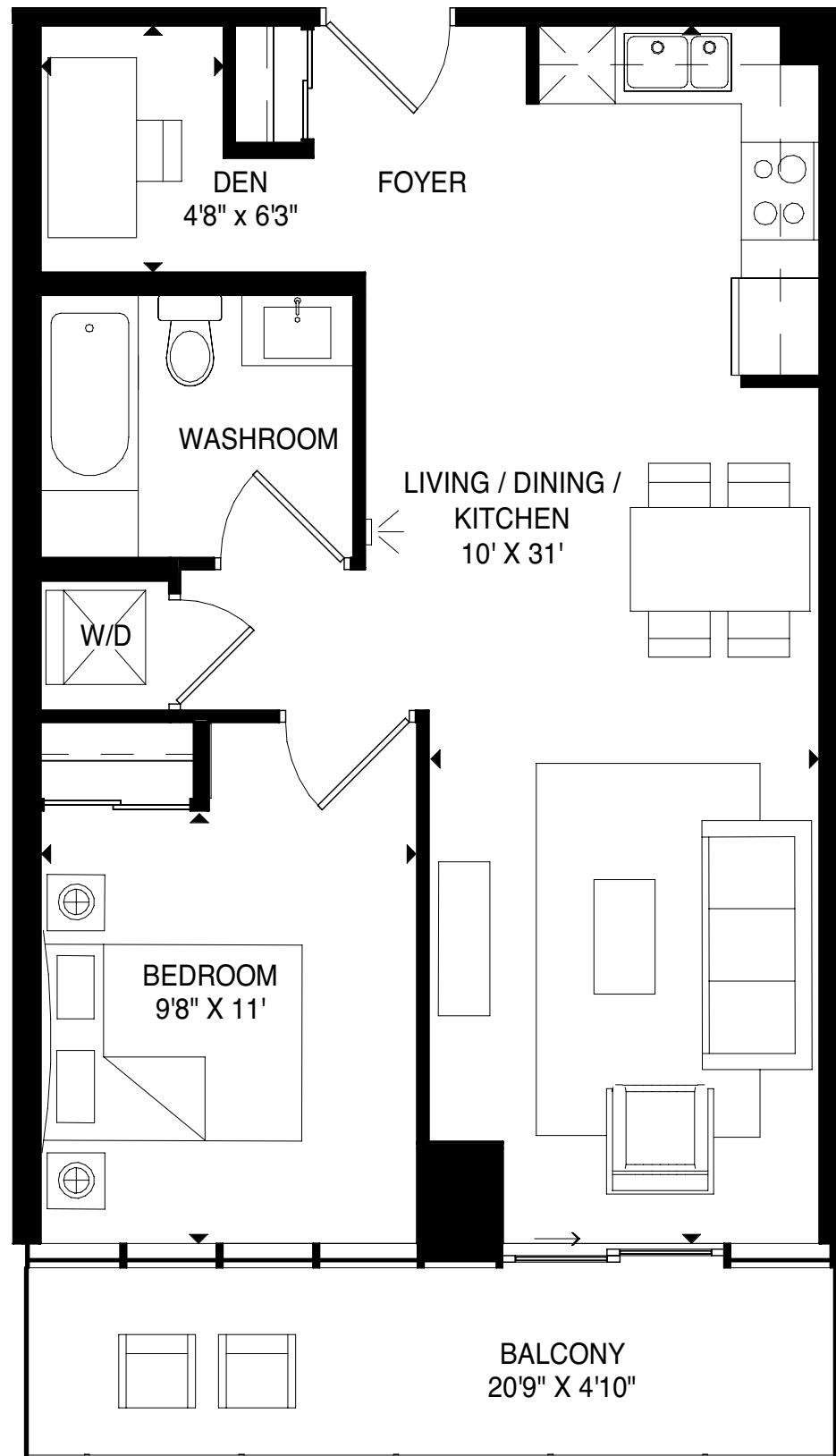


# The Ezra

1 BEDROOM + DEN  
665 sq.ft.  
115 SQ. FT. BALCONY

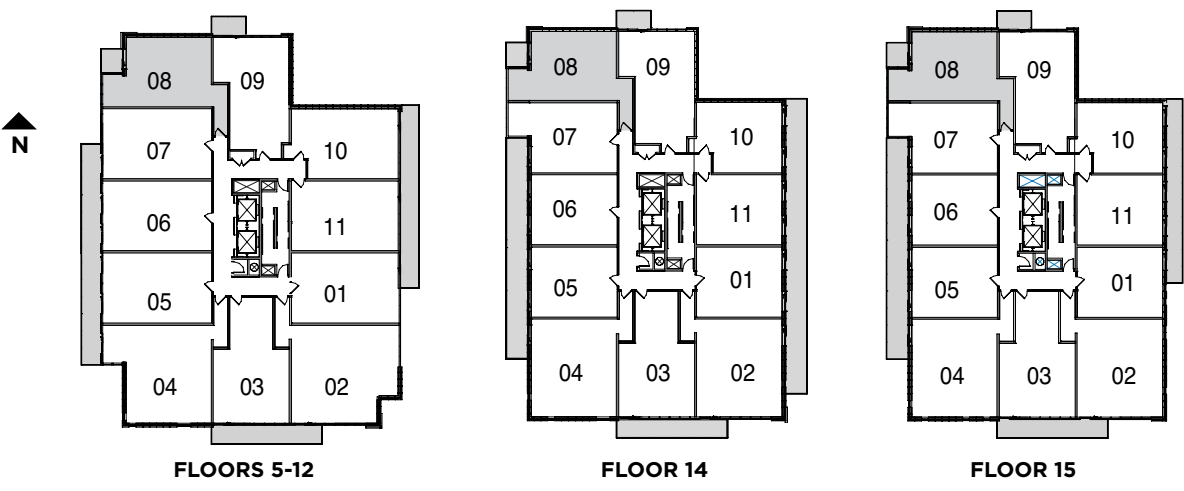
# The Young

1 BEDROOM + DEN  
665 sq.ft.  
53 TO 115 SQ. FT. BALCONIES



# The Dorset

1 BEDROOM + DEN  
683 sq.ft.  
42 SQ. FT. BALCONY



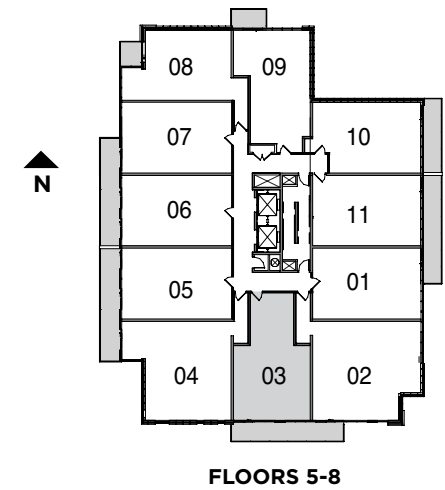
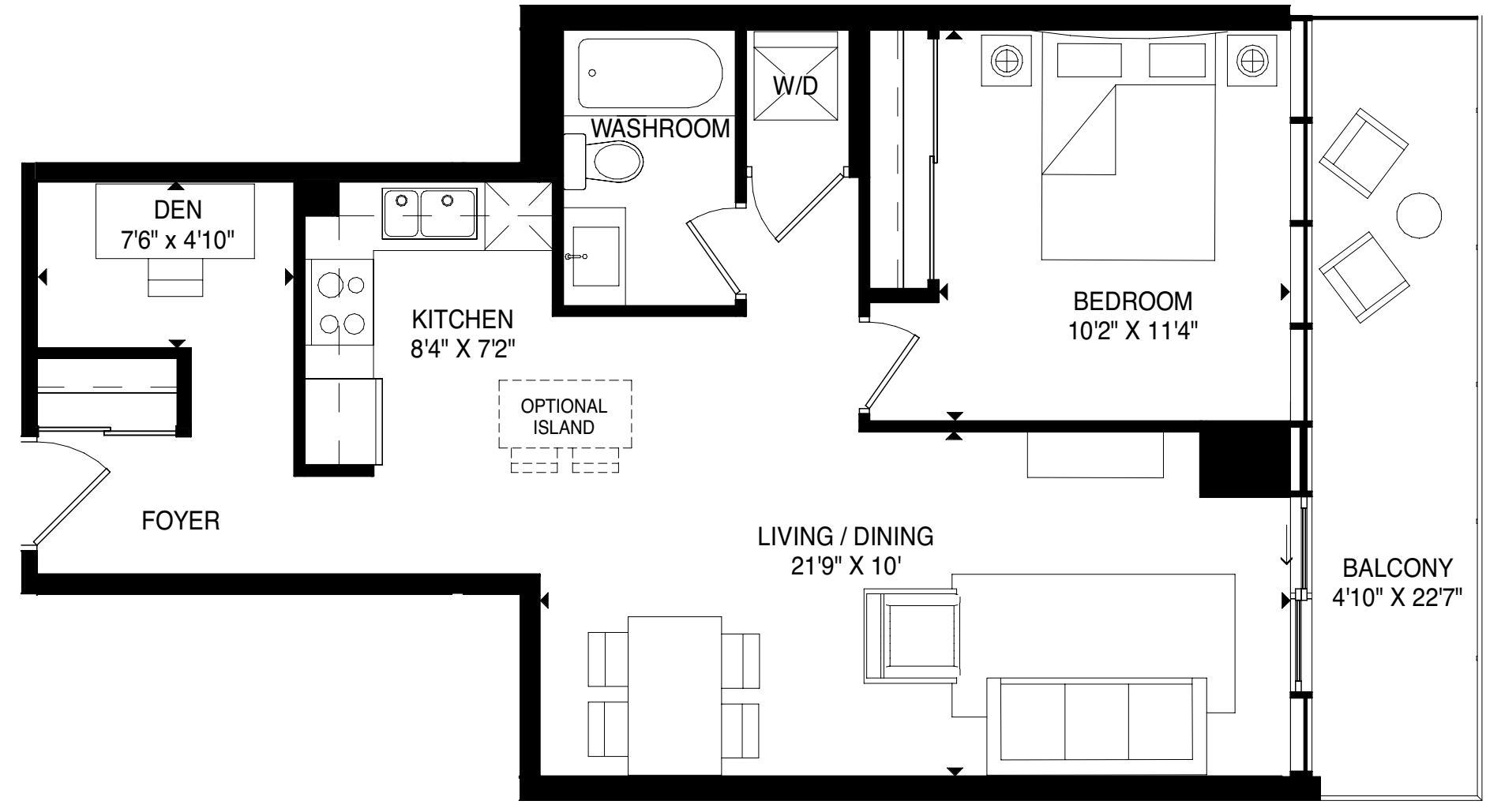
**ONE  
28**  
KING ST. N.  
UPTOWN WATERLOO



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# The Marshall

1 BEDROOM + DEN  
684 sq.ft.  
117 SQ. FT. BALCONY



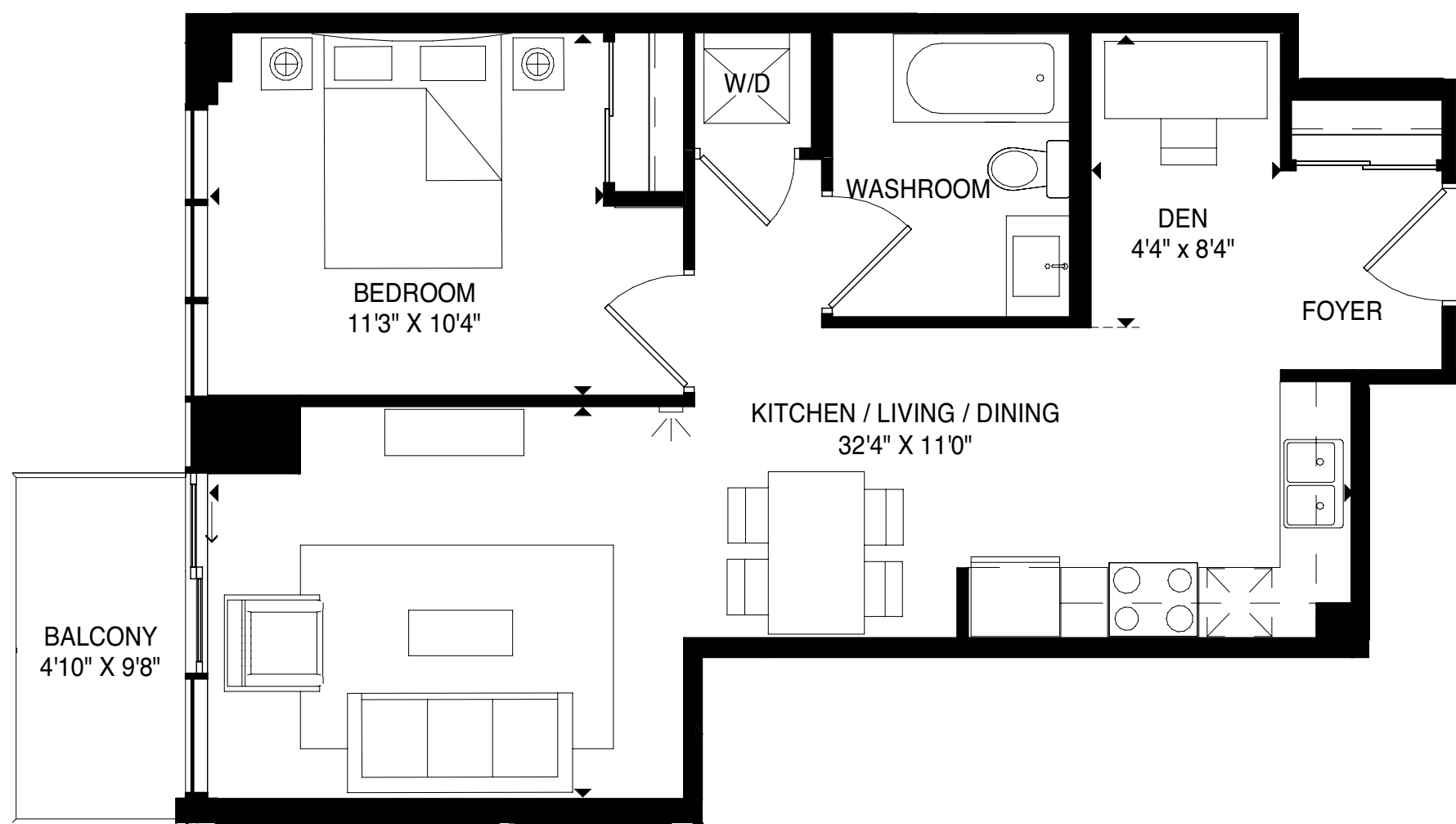
**ONE  
28**  
KING ST. N.  
UPTOWN WATERLOO



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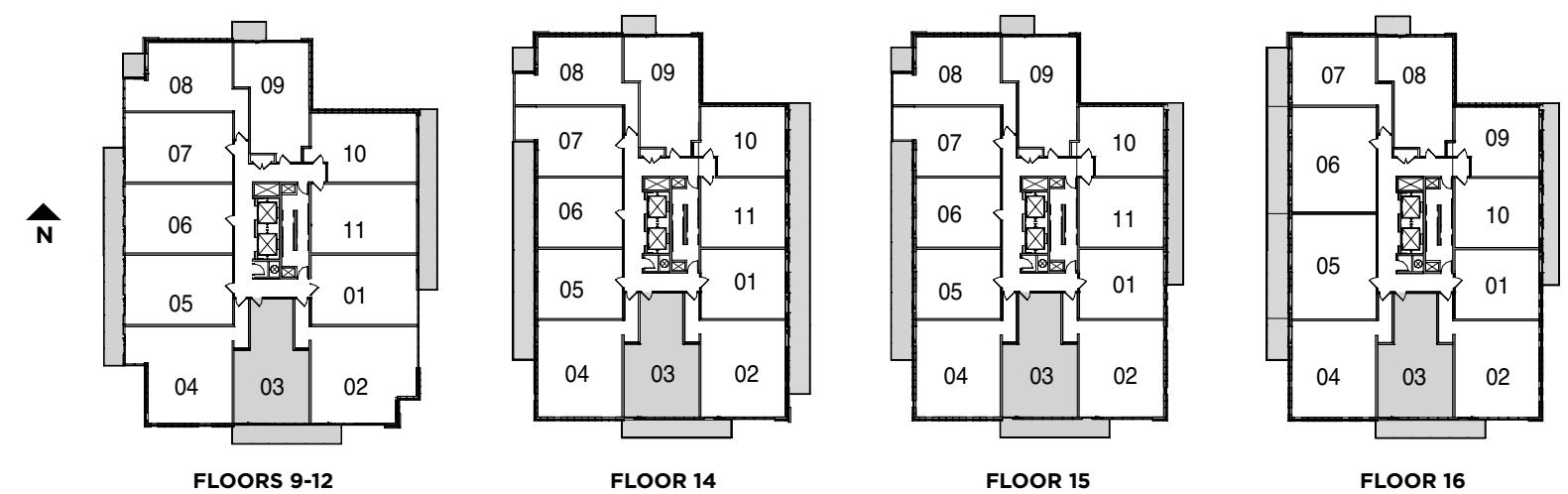
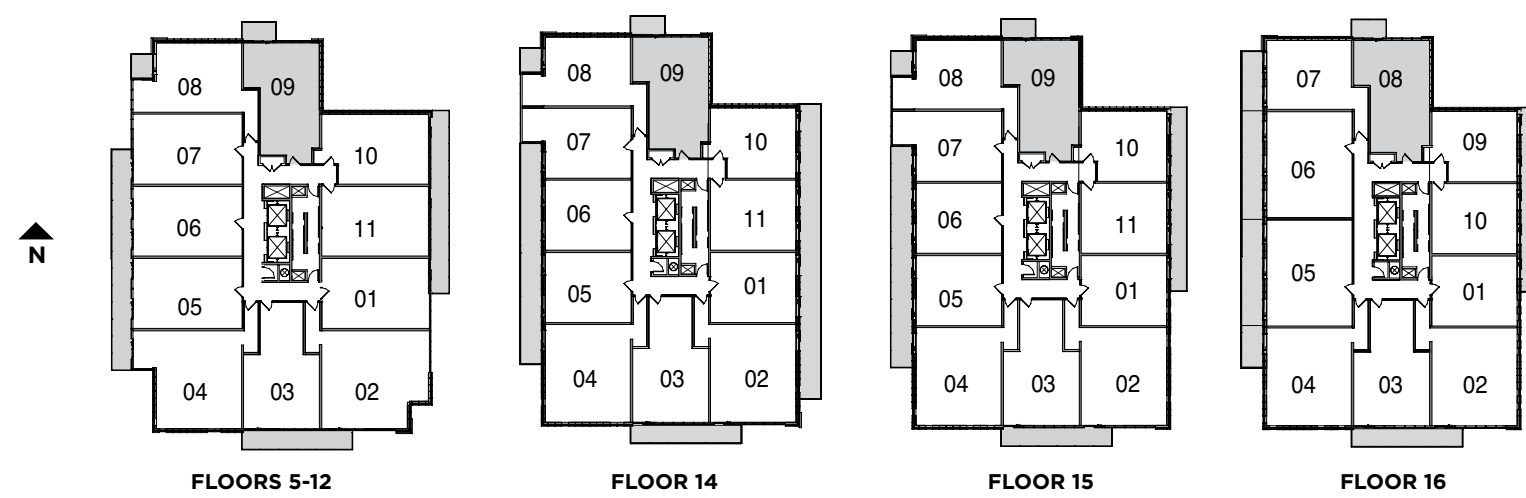
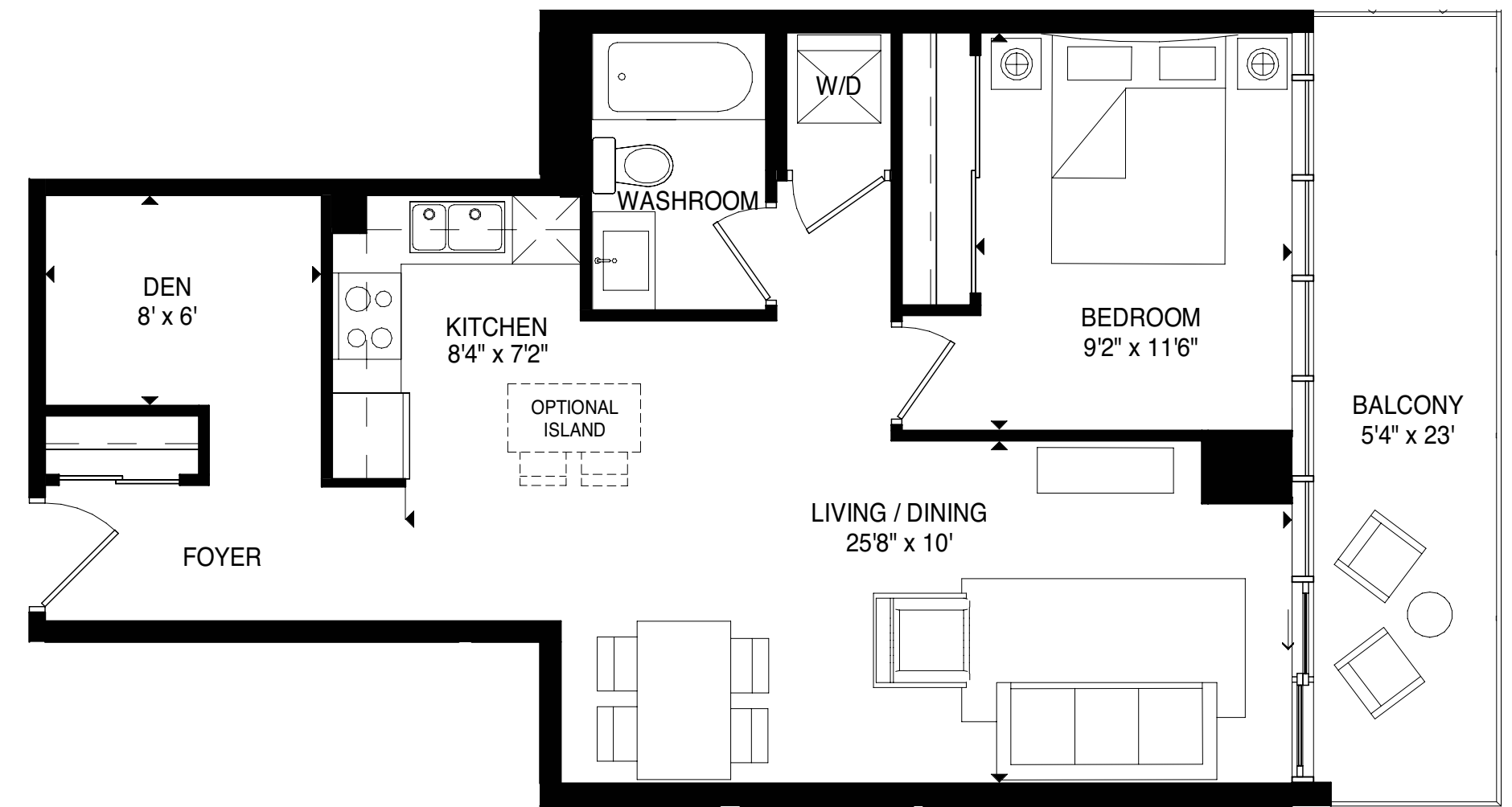
# The Hughes

1 BEDROOM + DEN  
696 sq.ft.  
54 SQ. FT. BALCONY



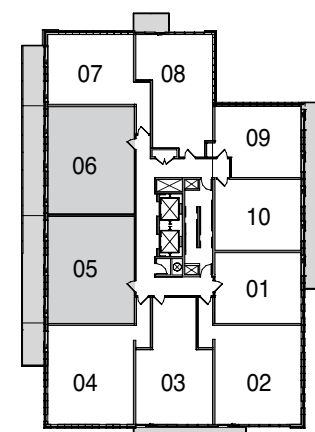
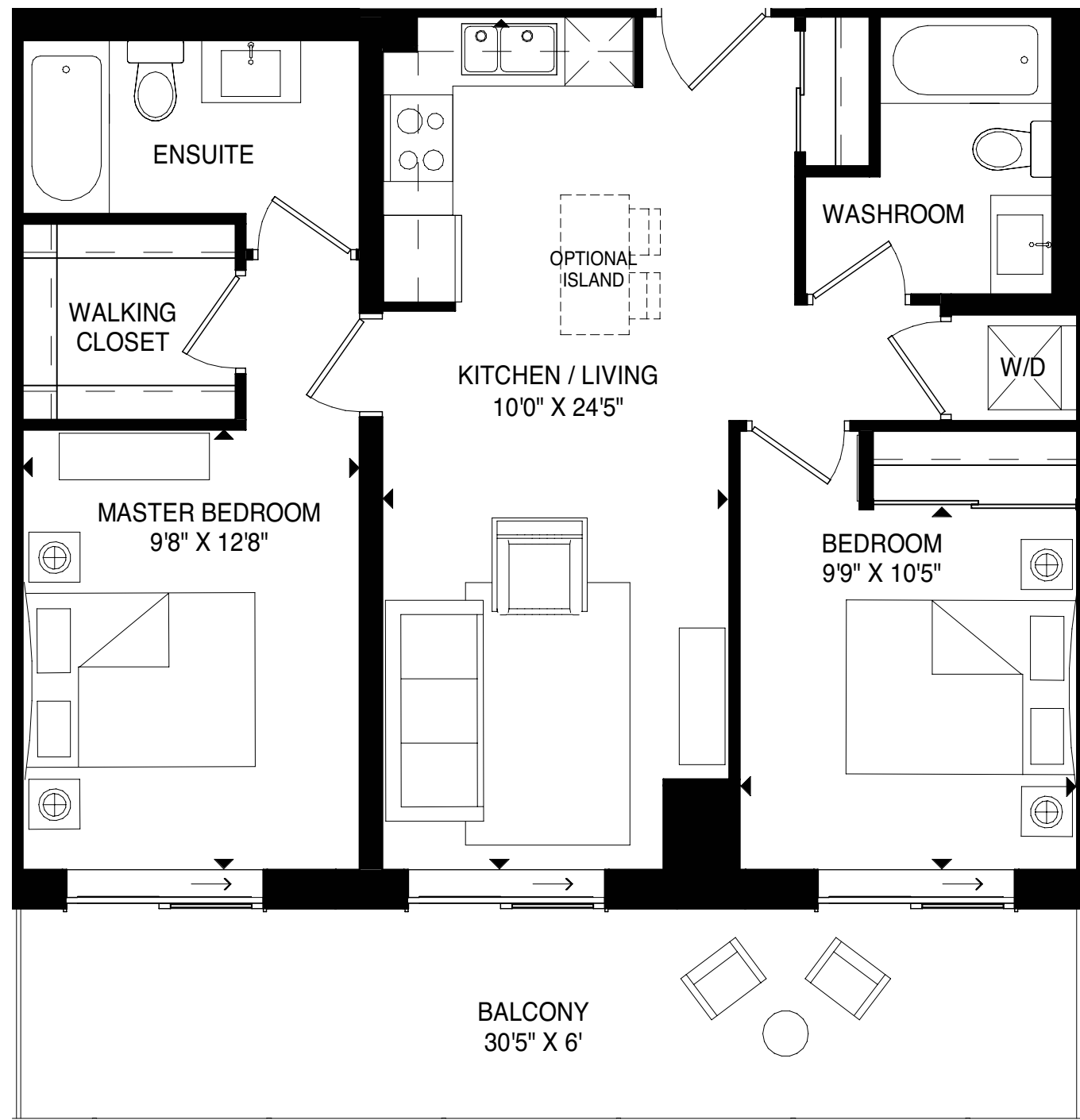
# The Regina

1 BEDROOM + DEN  
703 sq.ft.  
112 SQ. FT. BALCONY



# The Albert

2 BEDROOM  
800 sq. ft.  
190 SQ. FT. BALCONY

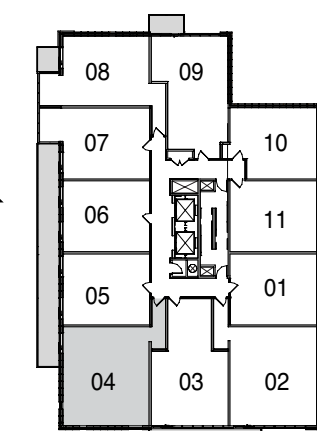


FLOOR 16

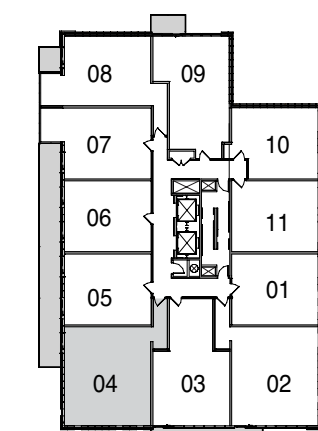


# The Peppler

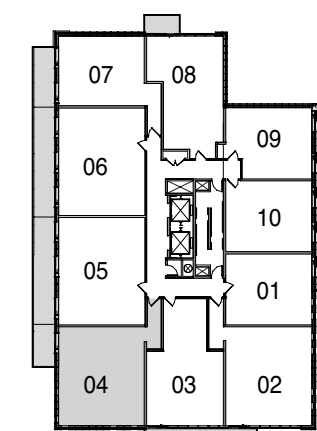
2 BEDROOM + STUDY  
825 sq. ft.  
70 SQ. FT. BALCONY



FLOOR 14



FLOOR 15



FLOOR 16



Balconies can be variable and suites can be mirrored. All dimensions are approximate. Actual square footage may vary. Suites are sold unfurnished. Illustrations and Renderings are artist's concept only. E. & O. E.

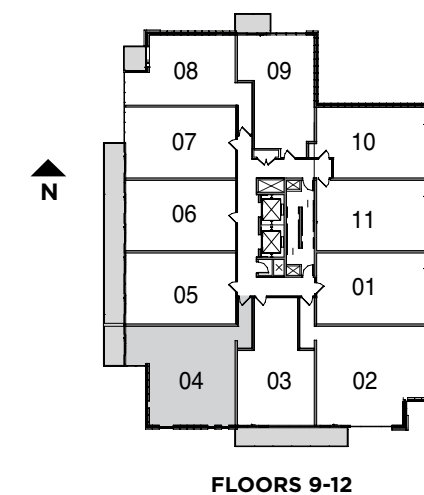
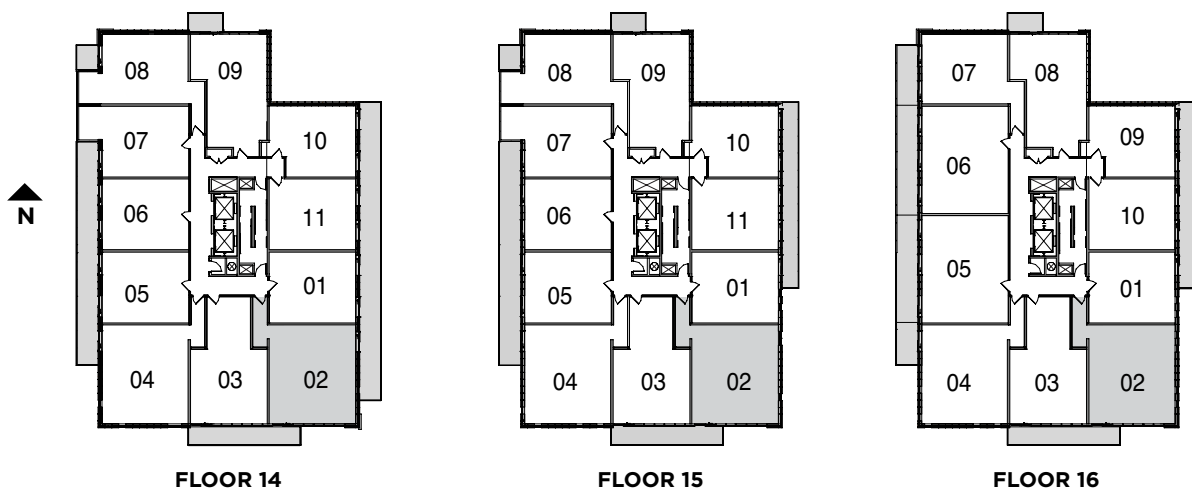
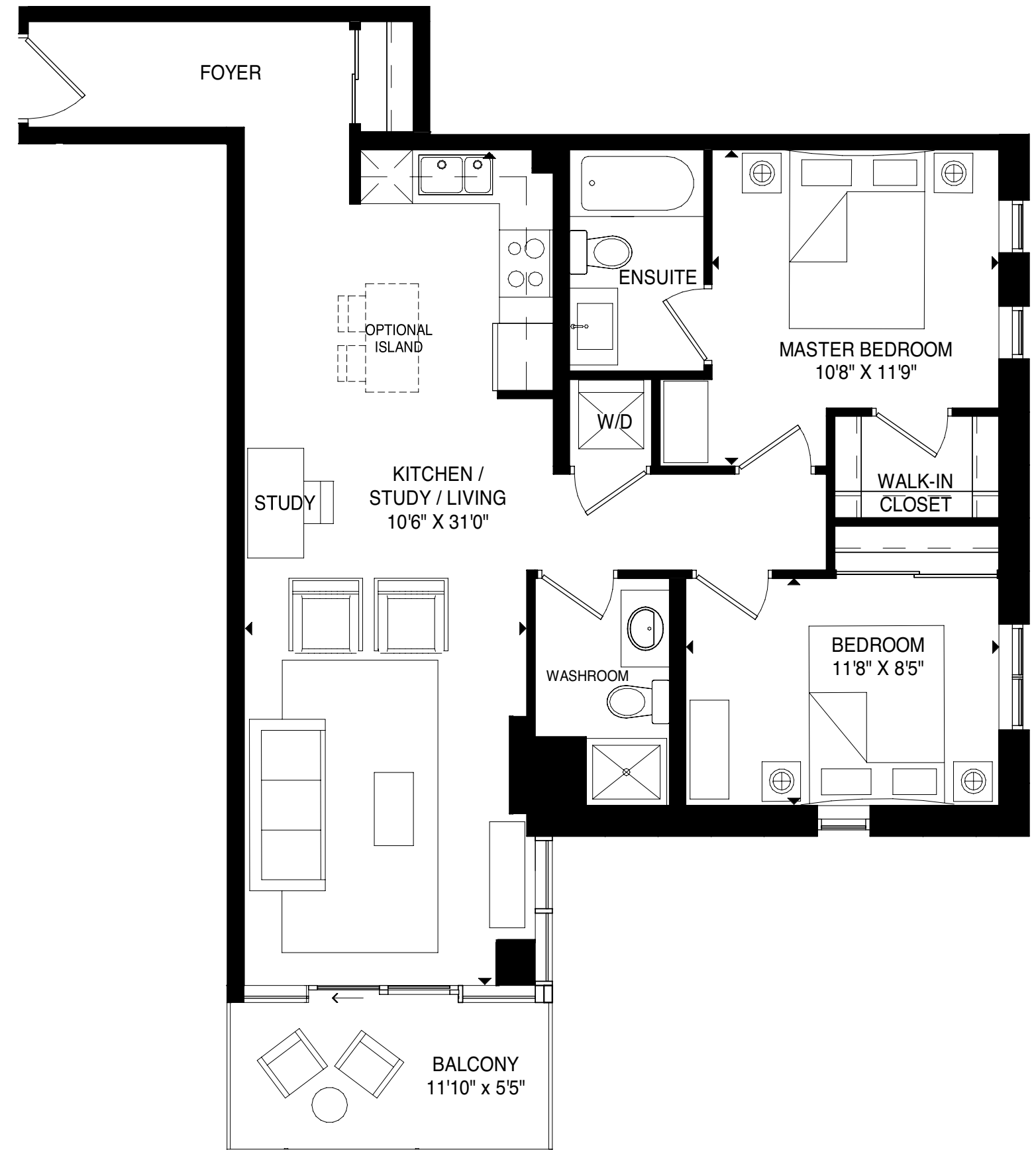
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# The Dupont

2 BEDROOM + STUDY  
826 sq.ft.  
44 TO 193 SQ. FT. BALCONIES

# The Spring

2 BEDROOM + STUDY  
903 sq.ft.  
66 SQ. FT. BALCONY



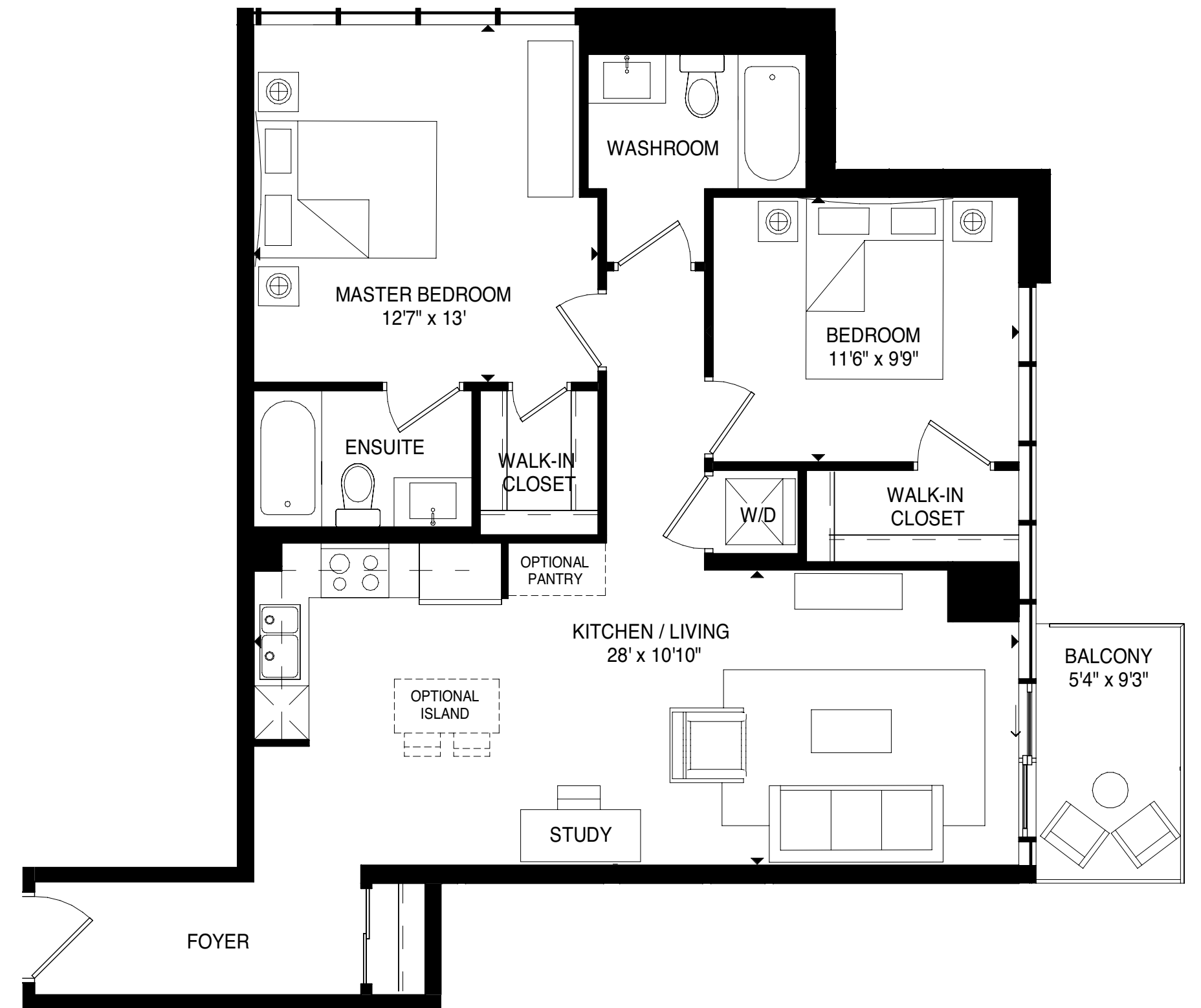
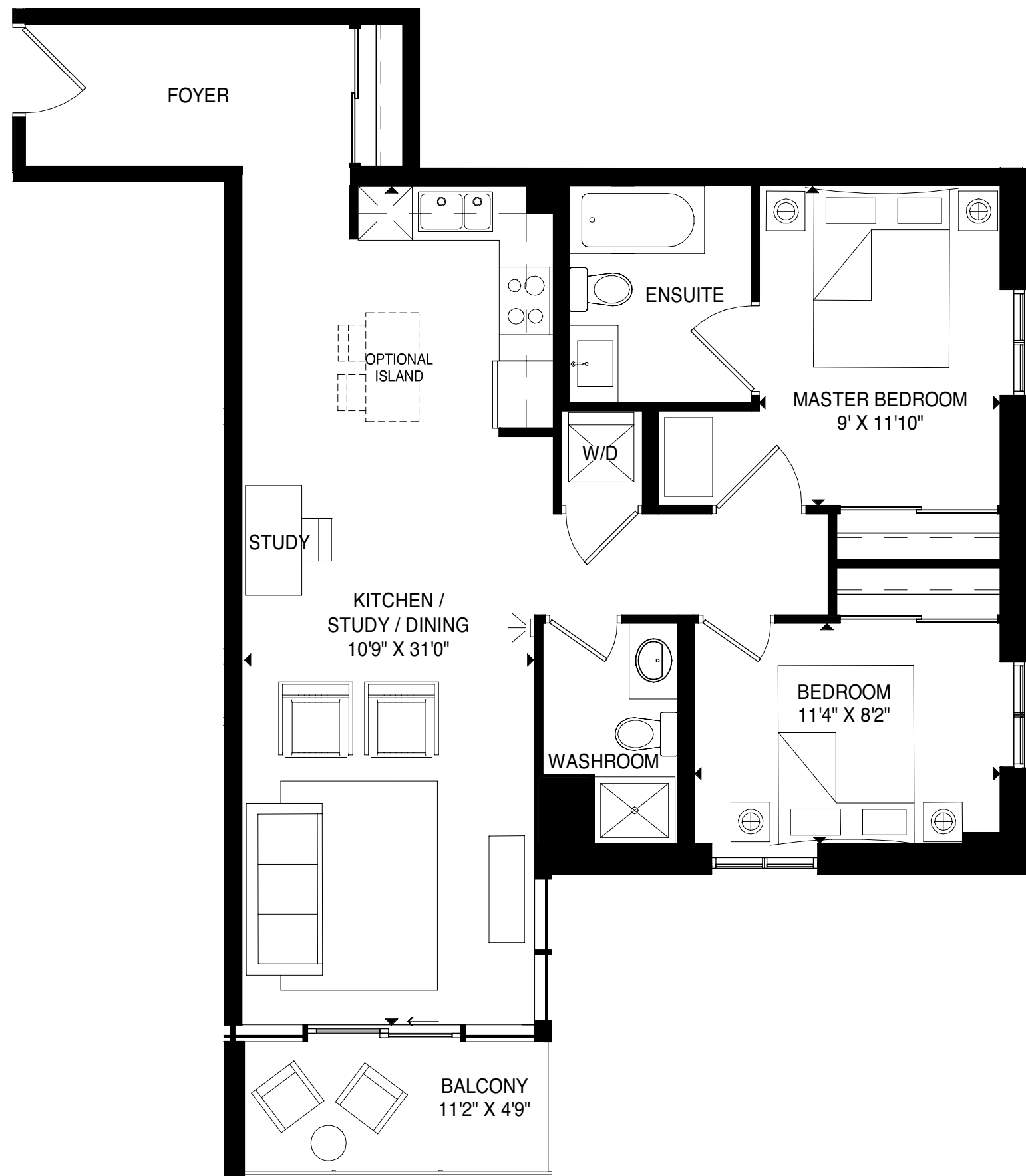


# The Lodge

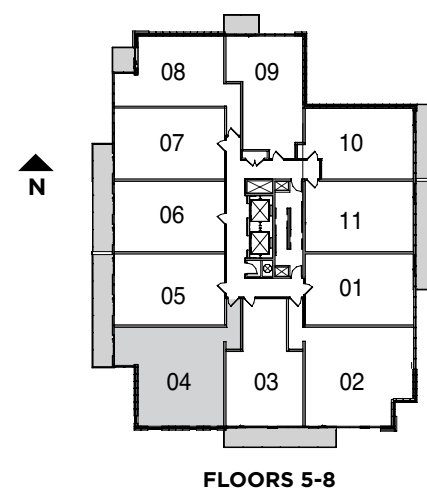
2 BEDROOM + STUDY  
919 sq.ft.  
66 SQ. FT. BALCONY

# The Bridgeport

2 BEDROOM + STUDY  
959 sq.ft.  
50 SQ. FT. BALCONY



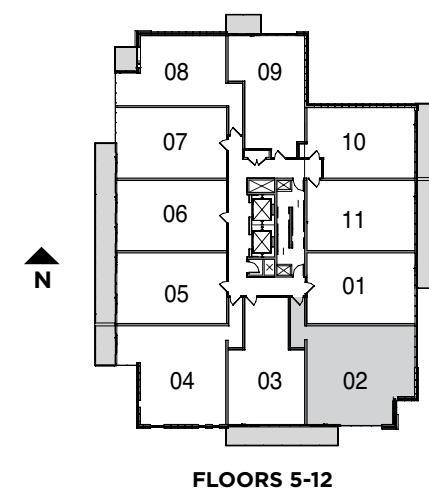
**ONE  
28**  
KING ST. N.  
UPTOWN WATERLOO



BARRIER-FREE



**ONE  
28**  
KING ST. N.  
UPTOWN WATERLOO



Balconies can be variable and suites can be mirrored. All dimensions are approximate. Actual square footage may vary. Suites are sold unfurnished. Illustrations and Renderings are artist's concept only. E. & O. E.





# ONE GREAT DEVELOPER.

## **Built with pride, driven by passion.**

At CTN Developments we build with passion, creating vibrant communities. We look beyond the cement and steel to focus on the social, cultural and economic infrastructures to help establish a sense of diversity. This commitment has been an essential part of CTN Developments' corporate philosophy.

CTN Developments is a privately owned residential and commercial real estate development firm. Our activities span the entire real estate spectrum and include land acquisition, planning and design, construction, marketing, sales and property management.

Current projects are in various stages of development across the GTA, Southern Ontario and the United States. And with an experienced team led by the hands-on guidance of principal, Abdul Alshoghri, P.Eng., who has been instrumental in the building of world-renowned projects, and condominium and student housing projects in the City of Waterloo and Toronto, notably:

### **WATERLOO**

208 Sunview St.  
58 Cardill Cres.  
86 University Ave.  
313 Spruce St.  
203 Lester St

### **TORONTO**

2150 Condos - 2150 Lawrence Ave.  
Dragon Condos - 270 Spadina Ave  
Markham Square Condos -  
28 Main St., Markham

CTN Developments is taking a lead position in developing sustainable communities where the design respects the land and where homes leave a reduced footprint on the environment. To this end, we incorporate sustainable features into every project that result in improved energy savings and efficiency, which can all contribute to a healthy lifestyle.

As we look forward to a bright future of successful developments, CTN Developments is proud to build the communities of tomorrow, today.



**ONE  
28**  
KING ST. N.  
UPTOWN WATERLOO

[ONE28.ca](http://ONE28.ca)

