

SQUARE

Be in the

**K** NOW

■ **square**  
**yards** Real Estate Inc.,  
Brokerage









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# KSQUARE CONDOS: SNAPSHOT

**BOLD. BREATHTAKING. VISIONARY.**

Introducing KSquare Condos. Two soaring towers rising above a multi-storey podium in the heart of Scarborough. Wavy bands of glass and steel making a distinct architectural statement. A cool urban streetscape animated by retail and public space. A wide range of modern suite designs plus a fine roster of lifestyle amenities. This is the new benchmark of city living. Welcome home to KSquare Condos.



# AT A GLANCE

## Developer:



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

## Location:

2035 Kennedy Road

## Architect:

IBI Group

## Interior Designer:

Tomas Pearce

## Landscape Designer:

Ferris + Associates Inc.

## Building Facts:

West Tower (36 Storeys)  
East Tower (39 Storeys)

## Building Amenities:

- Toronto's largest private library and study area in a condominium
- 24-hour concierge
- Party room
- Two dining areas with catering
- Fitness room
- Pet spa
- Kids play room





# KENNEDY CENTRAL



An exciting, dynamic, vibrant new community is coming to Toronto





Bounded by Highway 401, Sheppard Avenue, Birchmount Avenue and Midland Avenue. Kennedy Central is in the heart of Scarborough – one of the most diverse and multicultural areas in the Greater Toronto Area, being home to various cultures and ethnic groups.

And now, right in the heart of Kennedy Central, at the intersection of Kennedy Rd. and Sheppard Ave., a spectacular new residential address will take pride of place. Introducing KSquare. A masterfully planned community of two soaring towers within beautifully landscaped grounds. A prestigious new address that will connect residents to the vibrant community around it. A place for people from all over the world to call home.

**PREMIER DOUG FORD RECENTLY UNVEILED HIS VISION TO BUILD A THREE-STOP SUBWAY EXTENSION IN SCARBOROUGH. IT WOULD INCLUDE STOPS AT LAWRENCE EAST, SCARBOROUGH TOWN CENTRE AND MCCOWAN ROAD. TOGETHER WITH THE PLANNED SHEPPARD EAST SUBWAY EXTENSION, THIS WILL OFFER RESIDENTS VASTLY IMPROVED CONNECTIVITY AND EASIER ACCESS TO KEY DESTINATIONS.**



**K**

**SQUARE**



MIDLAND AVENUE





SCARBOROUGH  
AT A  
GLANCE

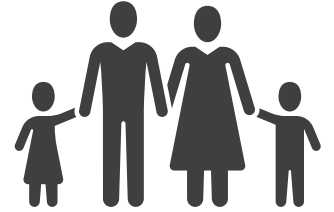


Median age

**40 yrs**

Families with children:

**72%**



Average household size

 - **22%**

 - **27%**

 - **19%**

 + - **32%**

Increase in employment:

**2011: 275,345**

**88.7%**  
**employment**

**2016: 280,885**

**90.2%**  
**employment**

Real Estate Appreciation in Scarborough over a 3 year period

**Condos: 69.72%**

**Detached 22.01%**

**Semi detached 23.18%**

**Townhouse 36.42%**



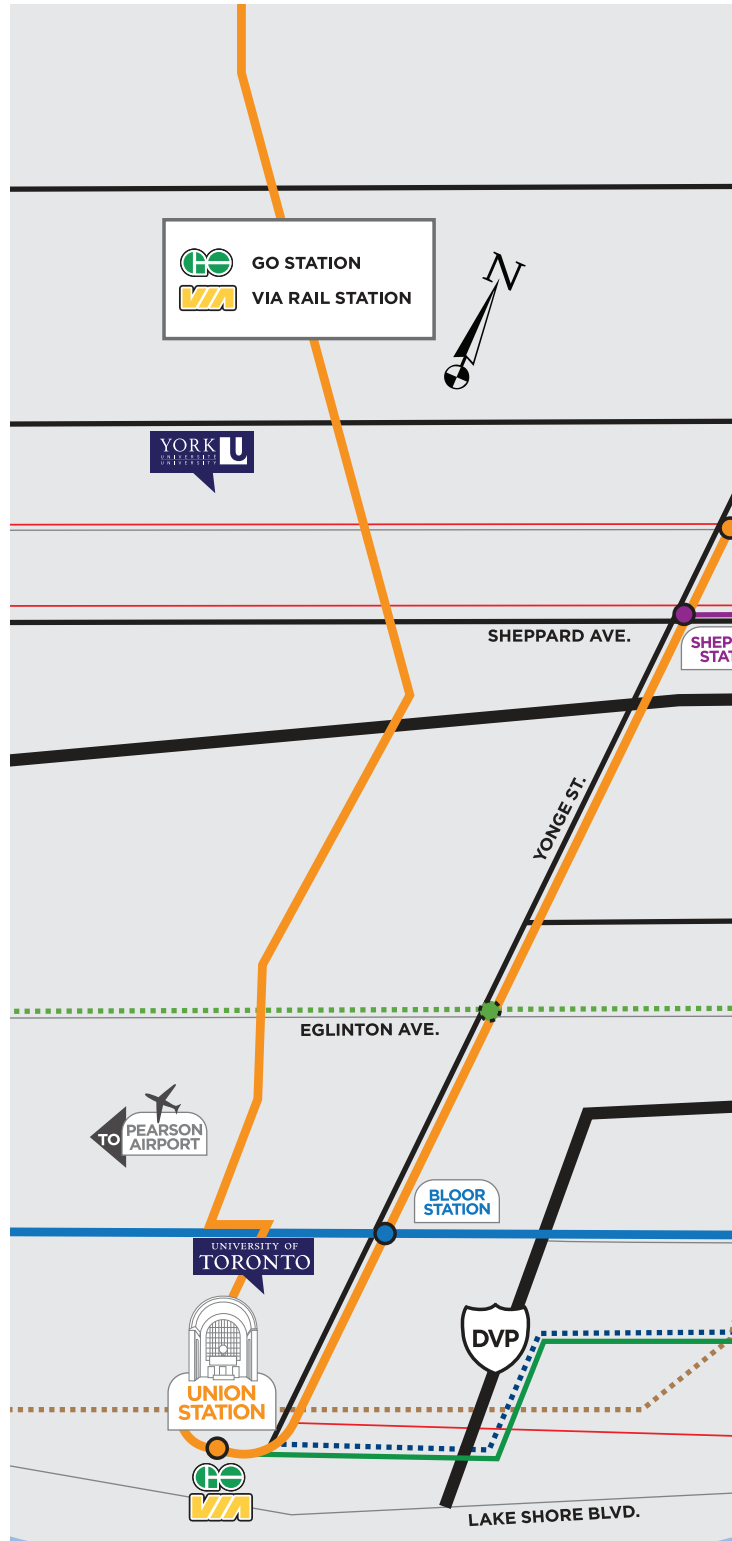
# TRANSIT



Scarborough is well connected to all parts of the GTA



Whether it's subway, GO transit, LRT or Viva, every neighbourhood in Scarborough is connected via a dense network of transit routes. No residence is more than a 5 minute walk from a transit stop. A new pedestrian connection, and eventually a new road under the CP Railway, will connect the new community to the neighbourhood and park to the north, while an internal network of roads, lanes and walkways will provide convenient access within the community.



Midland Subway Station:  
**9-min bike/5-min drive**  
from the site

Scarborough Town Centre Station:  
**7-min drive/16-min transit**  
from the site

Don Mills Subway Station:  
**7-min drive/25-min transit**  
from the site



Agincourt station:  
**9-min bike/3-min drive**  
from the site

Travel time to Union Station:  
**26-min**  
from the site

Weekday rush hour:  
**15-min**  
two-way service between Unionville  
and Union Station

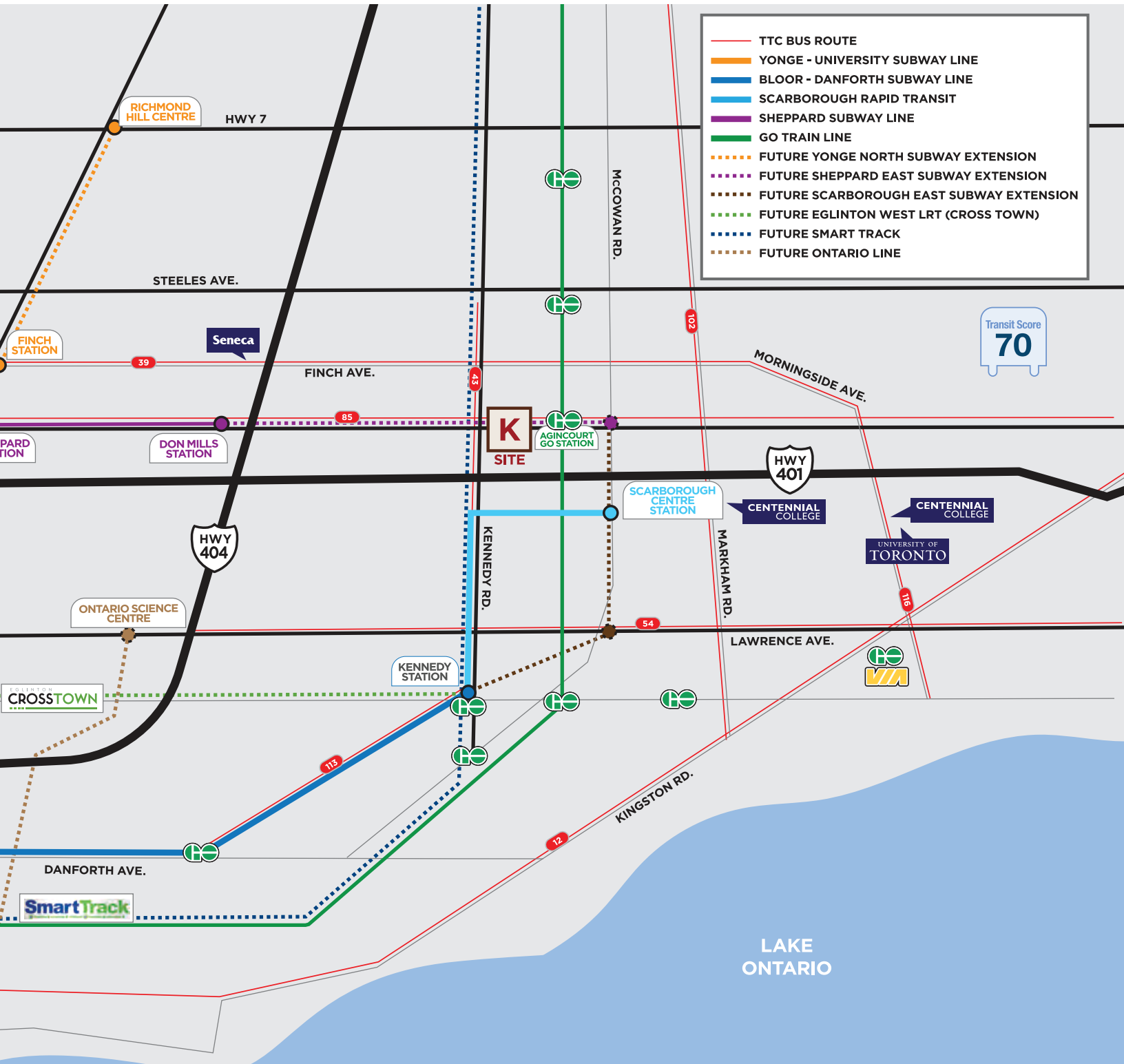
Ridership:  
**134,000**



Scarborough Town Centre Station:  
**5-min car/27-public transit**  
from the site

Other routes:  
**96 Oshawa-Finch**  
**51 Pickering - Scarb. Centre**  
**92 Oshawa - Yorkdale**





Expected Completion:  
**2021**  
east-west across Toronto

From Kennedy Station  
**14-min drive**  
from the site west through Eglinton Station

**Link to 54 local bus routes,**  
three TTC interchange subway stations and GO Transit.



**SHEPPARD SUBWAY**

Expected Completion:  
**2031 +**  
Run through Sheppard/Kennedy from Sheppard/Yonge connected with Sheppard/McCowan



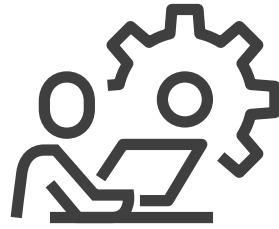
**Connection from Don Mills Station**

## \$5.5 Billion Transit Plan for Scarborough

Premier Doug Ford recently unveiled his vision to build a three-stop subway extension in Scarborough. The Scarborough extension would include stops at Lawrence East, Scarborough Town Centre and McCowan Road. Ford said that the province is willing to pay the entire cost of the Scarborough extension if need be.



# EMPLOYMENT



Scarborough is a dynamic neighbourhood with a strong focus on job-creation

## Agincourt Growth Plan

**MANAGE FUTURE GROWTH** and redevelopment of the Agincourt Mall lands

**CREATE A VIBRANT** and complete community

**PROMOTE UNIQUE AND DIVERSE CHARACTER** of the Agincourt area

**MAKE IT A GREAT PLACE TO LIVE, WORK, PLAY AND SHOP**

## Employed as a % of Labour Force

(From City of Toronto)

**22.6%** 22.6% of employment area jobs (93,310 jobs) are in Scarborough

**3.8%** In 2017, the manufacturing sector increased exponentially in the East EMA by 3.8%, adding 1,010 jobs

**16.8%** Since 2013, the professional, scientific and technical services sector experienced the highest growth rate at 16.8% annually

**61,450  
Jobs  
within  
10 mins**

With impressive job growth numbers year after year, this is a dynamic commercial zone that includes 4 key business districts which are home to several large and small businesses.

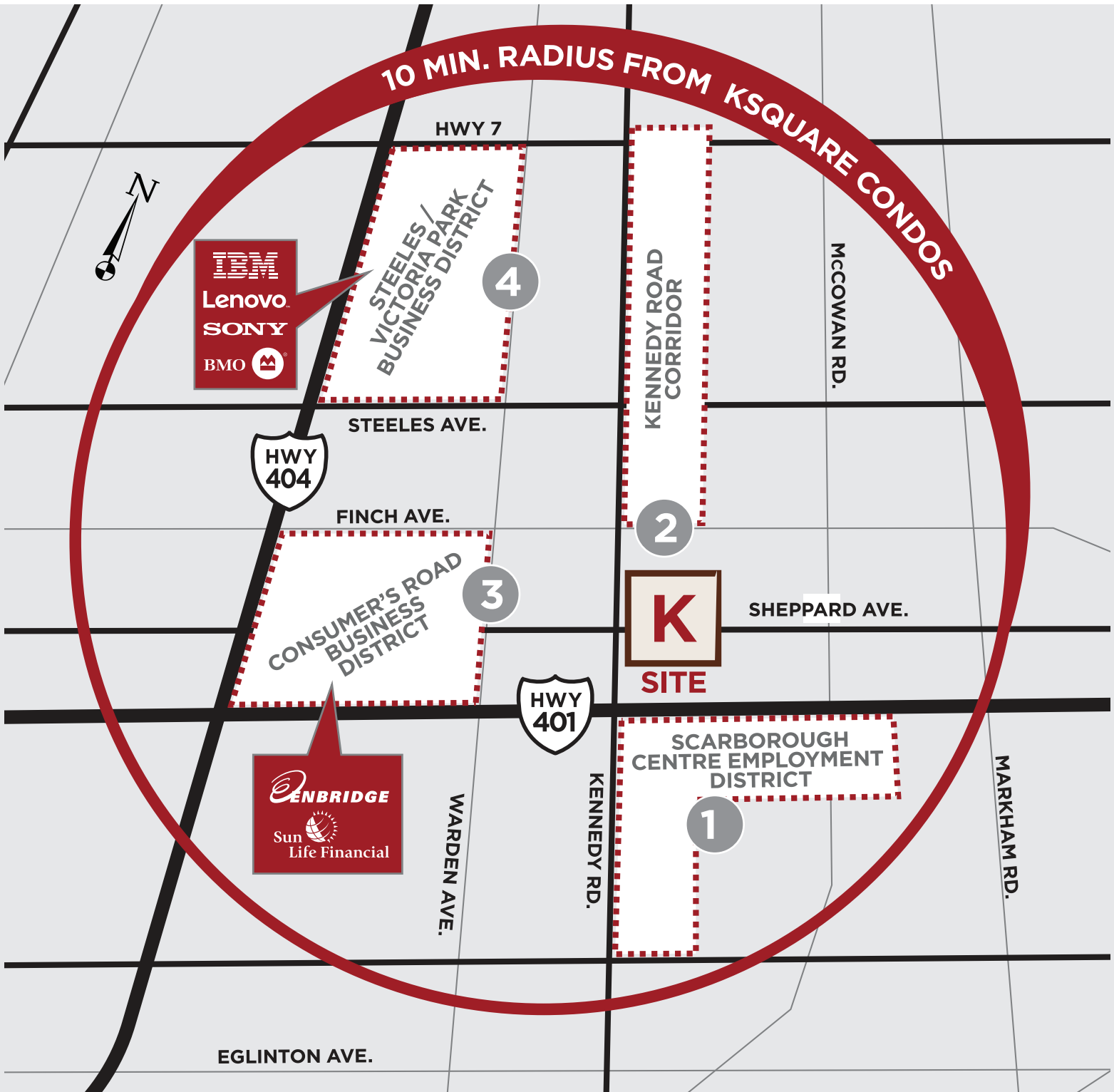
## Major Employment Districts

### SCARBOROUGH CENTRE EMPLOYMENT DISTRICT

1

- Scarborough Centre is the second largest centre in Toronto with 23,450 jobs, or 1.5% of the City's total.
- In 2017, employment increased by 6.3%.
- 60.6% of East EMA/Scarborough jobs are within Scarborough Centre
- Since 2012, Scarborough Centre added 8,060 jobs to grow annually at 8.8%
- Scarborough Centre Secondary Plan The Centre has the potential to welcome upwards of 40,000 residents and attract upwards of 23,000 jobs.
- Toyota Canada Inc. headquarter
- Kennedy Commons 387,849 sq. ft of Retail Space
- Notable Headquarter: Thomson Reuters





<b>KENNEDY ROAD CORRIDOR</b> <span style="float: right;"><b>2</b></span>	<b>CONSUMER'S ROAD BUSINESS DISTRICT</b> <span style="float: right;"><b>3</b></span>	<b>STEELES/VICTORIA PARK BUSINESS DISTRICT</b> <span style="float: right;"><b>4</b></span>
<ul style="list-style-type: none"> <li>Over 100 retail stores and restaurants                             <ul style="list-style-type: none"> <li>Skycity Shopping Mall</li> <li>Splendid China Mall</li> <li>Pacific Mall</li> <li>RONA Home</li> <li>Carefirst Family Health Team</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>9th largest employment district in Toronto, representing 4.8% of all employment district jobs</li> <li>Over 3.5 million sq. ft. office space</li> <li>135 new businesses in the park since 2012</li> <li>Head offices:                             <ul style="list-style-type: none"> <li>American Express</li> <li>Universal Studios</li> <li>Shoppers Drug Mart</li> <li>Rogers</li> <li>Enbridge</li> <li>Hallmark Cards</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Over 5.8 million sq. ft. of office space</li> <li>Head offices:                             <ul style="list-style-type: none"> <li>IBM</li> <li>Compaq</li> <li>BMO</li> <li>HSBC</li> <li>Tangerine</li> <li>Sony</li> <li>Volvo</li> <li>Lenovo</li> <li>Yamaha</li> <li>Grey Power Insurance</li> </ul> </li> </ul>





# EDUCATION



Scarborough leads the city with world-class primary, secondary and post-secondary education





## Elementary Schools

Inglewood Heights Junior Public School: **8.0/10**

**3 min drive**  
**20 min walk**  
**15 min bus**

Ellington Montessori School:

**2 min drive**  
**7 min walk**  
**10 min bus**

Glamorgan Junior Public School: **7.1/10**

**4 min drive**  
**15 min walk**  
**20 min bus**

Donwood Park Public School: **6.5/10**

**9 min drive**  
**20 min bus**

## Secondary Schools

Agincourt Collegiate Institute:  
 #33 in Fraser Institute, Top 5 Percentile in the Province

**5 min drive**  
**28 min walk**  
**23 min bus**

Stephen Leacock Collegiate Institute: **6.7/10**

**5 min drive**  
**30 min walk**  
**22 min bus**

Sir William Osler High School: **6.5/10**

**6 min drive**  
**20 min bus**







- **13,574** students enrolled in 2018
- **\$1.85M** in entrance scholarships awarded to incoming students in 2017
- **51,208 Alumni**
- Over **3,097** students enrolled in co-op
- Students get a head start on their future through **U of T's only co-op** program as well as internships, hands-on research, community engagement and a vibrant campus life
- Over **2,735** international undergrads, 70.9% growth in international students from 2014
- **\$18.3M** in Matching Funds to upgrade and build new lab space
- Research Power House
- **86.7%** grant success rate, compared to national rate of 67.5% (NSERC: Natural Sciences and Engineering Research Council)
- Over **\$12M** in grants and contract
- One of the **best employability** outcomes in the world (2017 ranking)
- Recently began construction for the new Environmental Science and Chemistry Building (**110,000-square-foot**)

## The Hub

- **Entrepreneurial incubator**
- **217 founders created 111 businesses over the last 5 years at the hub**

## CENTENNIAL COLLEGE

The Centennial College logo, featuring the words "CENTENNIAL" and "COLLEGE" in white and yellow text on a dark background, enclosed in a white border.

- **Progress** is home to the Schools of Business and Hospitality, Tourism and Culinary Arts. Here you'll also find Advanced Manufacturing and Automation Engineering Technology programs, as well as many Child Studies and Community Service programs.
- It is no surprise that Centennial is the number one college choice for international students in Canada for the last five years in a row. With over 80 languages spoken on campus, and a huge international community of over **9,000** overseas students from **134** different countries, it is seen as one of the most multicultural higher education institutions in Canada.
- Ranked **Top 80** in Canada
- **76%** employment rate post graduation



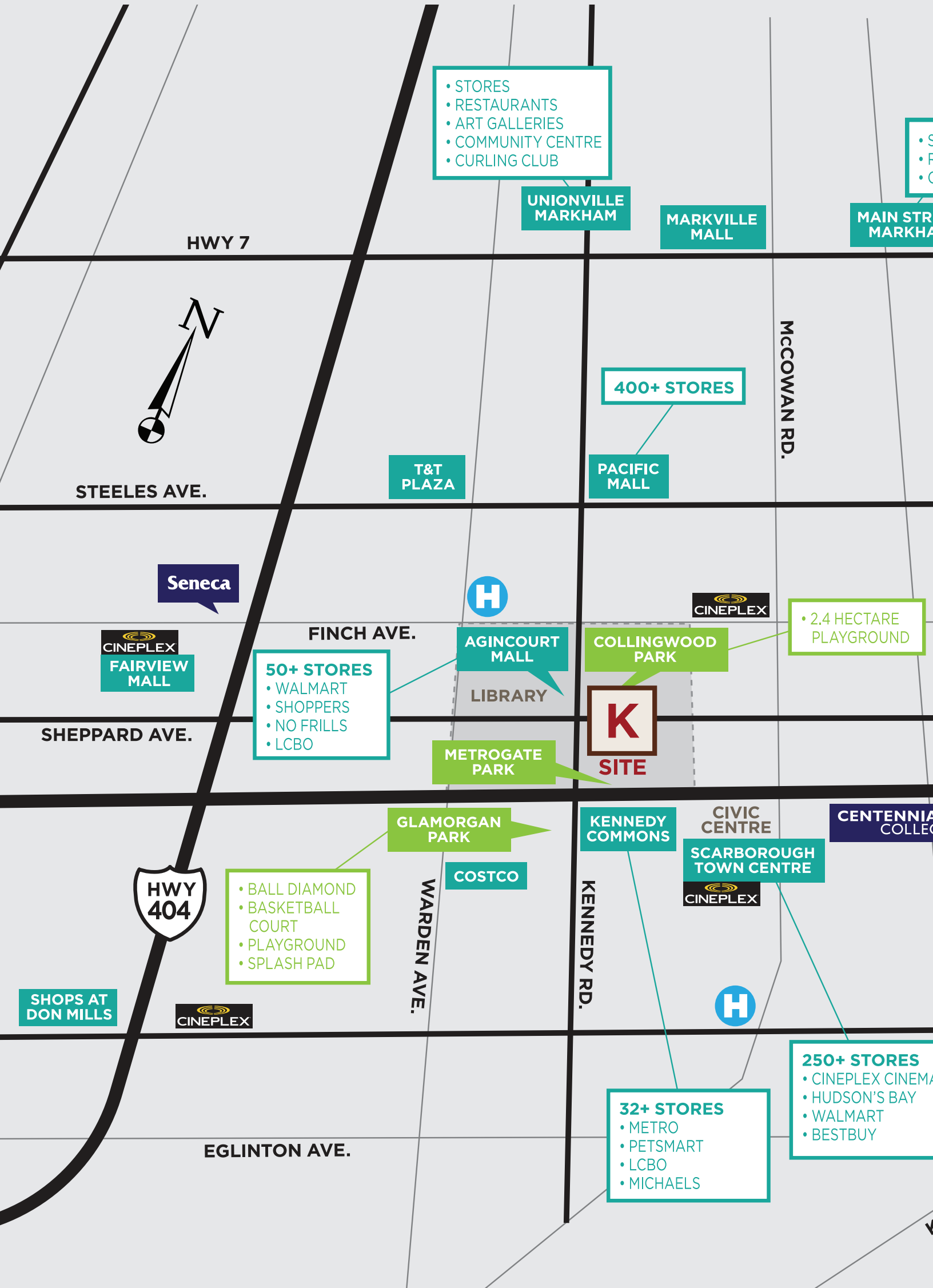
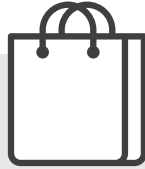




UNIVERSITIES



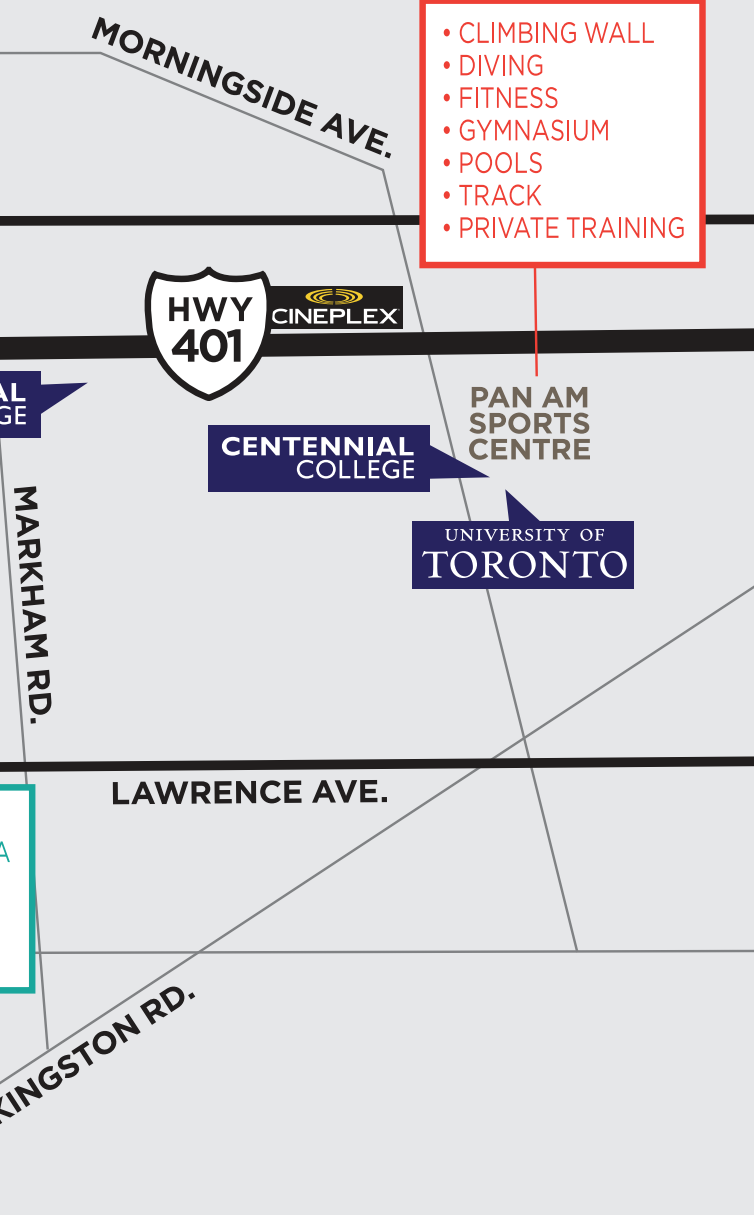
# SHOPPING





STORES  
RESTAURANTS  
OFFICES

MEET  
TEAM



### Kennedy Commons, South of Kennedy/401

**1 min drive**  
**8 min walk**  
**2 min bus**

Metro, PetSmart, LCBO, Michaels, Chapters,  
Dollarama, Structube, etc

### Scarborough Town Centre, 401/McCowan Rd

**5 min drive**  
**27 min bus**

Hudson's Bay, Walmart, Cineplex Cinema,  
Bestbuy, Aritzia, Muji, etc

### Fairview Mall, Don Mills Rd/ Sheppard Ave

**7 min drive**  
**29 min bus**

### Pacific Mall, Kennedy/Steeles

**10 min drive**  
**20 min bus**

### Agincourt Mall, Kennedy/Sheppard

**1 min drive**  
**3 min bus**

Walmart, Shoppers, No Frills, LCBO, etc

### Steeles / Warden

**13 min drive**  
**22 min bus**

Walmart, Shoppers, No Frills, LCBO, etc

### Costco, Ellesmere/Warden

**7 min drive**  
**25 min bus**

Walmart, Shoppers, No Frills, LCBO, etc









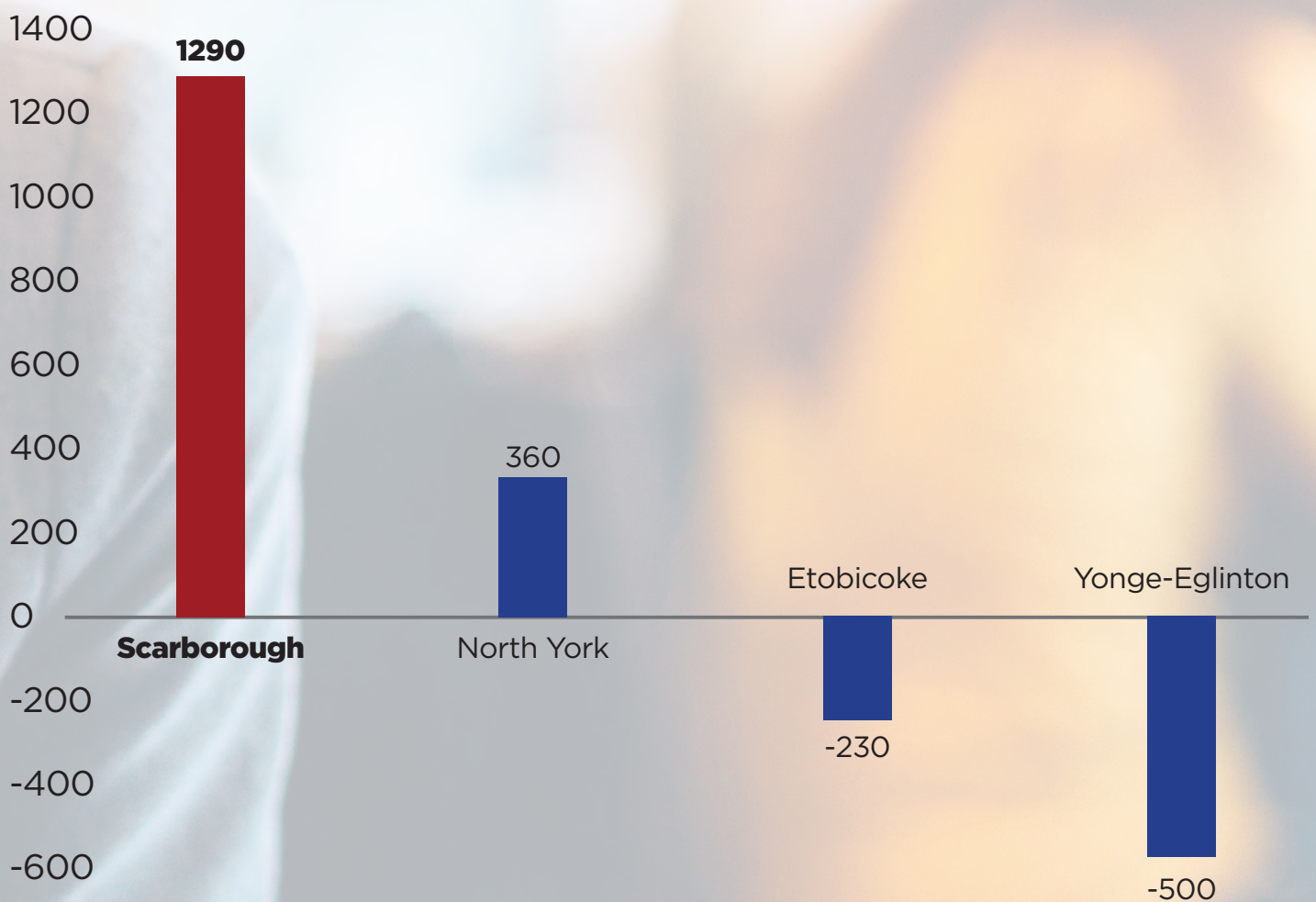






## 2017-2018 Office Jobs Added

### Major Employment Centre in Toronto







## LIFESTYLE

Enjoy a vibrant and dynamic lifestyle enriched with parks, nature and recreation.







## PARKS



25

Metrogate Park

**Directly across the street from the building**

Collingwood Park

**10 min walk  
2.4 hectare, playground**

Glamorgan Park -South of Kennedy/401,

**3 min drive  
15 min walk  
3 min bus**

Ball Diamond, Basketball Court, Playground, Splash Pad

Bluffer's Park Beach

**17 min drive**

Sandy beach, picnic areas, walks, lookouts, a boat launch and visitors dockage.

## LIBRARIES



Scarborough Civic Centre Library

KidsStop Early Literacy Centre

Book Drop - 24 Hours

Borrow a Laptop

Medium collection in Chinese, Small collection in French, Gujarati, Tamil

## SPORTS



Toronto Pan Am Sports Centre

**8 min drive**

312,000 sq ft (29,000 m2)

Two 10-lane 50 metre pools

Dive tank

Four-court gymnasium

Fitness Class and private training

## GOLF



Tams 'O Shanter

**3 min drive**

Moderately difficult 18 hole

Par 72 - 6083 yards

Licensed restaurant

Green Fees adult 9 holes starting from \$29.50

## TORONTO ZOO



Largest zoo in Canada Seven zoogeographic regions: Indo-Malaya, Africa, Americas, Tundra Trek, Australasia, Eurasia, and the Canadian Domain

Over 5,000 animals (including invertebrates and fish) representing over 500 species



# WELCOMING 24-HR CONCIERGE









# SOPHISTICATED LOBBY LOUNGE









# GRAND FIRE LOUNGE









# RESTFUL LOUNGE









# CONTEMPORARY SPORTS BAR & WORK SPACE









# IMAGINATIVE KIDS ZONE







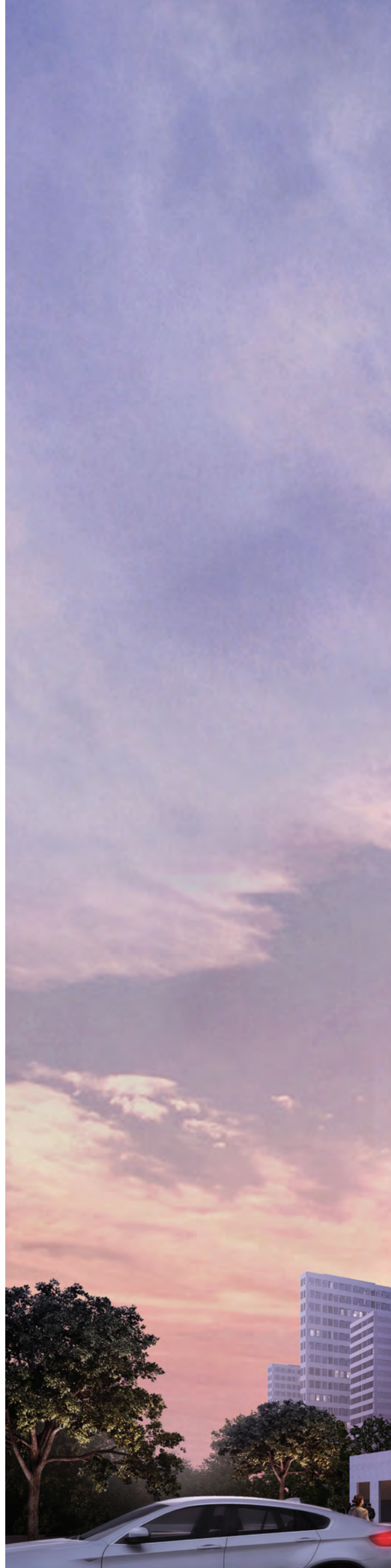


# KINGDOM CORPORATE STORY

For over 20 years, Kingdom has brought their unique vision and perspective to communities around the world. You will find that vision expressed in projects ranging from infill enclaves that enhance established neighbourhoods, to major developments that help to transform cities.

With interests in real estate development, investments, property management, landscaping and modern agriculture, Kingdom is a broadly-based group of companies operating in Vancouver, Toronto and globally. Their portfolio of accomplishments includes millions of square metres built and developed, including residential and commercial projects as well as entertainment complexes and conference centres.

Since 1997, Kingdom has been committed to building a better city for the communities they choose to invest in, and providing better life experiences for the families who decide to make Kingdom their home.











THE FOUR  
PILLARS  
OF  
KINGDOM



## REACH HIGHER

We set the highest standards for our company and our employees. We hire the best and we train them to achieve even higher goals year after year.

## BE BETTER

Our goal is to be recognized as one of the top builders in the Canadian real estate development industry.

## THINK DEEPER

The deeper needs of our customers are what drive our company. We aren't just here to build great condominiums, we're here to make their lives better too.

## BUILD A BETTER WORLD

We are an international company with a commitment to sustainable construction and bringing a healthy lifestyle to every building and every community we are a part of.

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## THE KINGDOM PHILOSOPHY

For over 20 years, in Vancouver, now in Toronto and around the world, Kingdom has built an enviable reputation based on one simple premise. The deeper needs of our customers inspire everything that we do.

The people who choose Kingdom want more than a comfortable home to live in. That's why we create welcoming communities in neighbourhoods near parks, schools, entertainment and transit.

Our buyers believe in sustainability, so we incorporate Green practices into our building program and energy efficiency into our designs.

They want architecture that makes a statement, and our modern contemporary vision creates homes and communities that are both functional and stylish.

Value is key for our customers, so we've made it an essential part of our design, with thoughtful floor plans, better features and fine finishes.

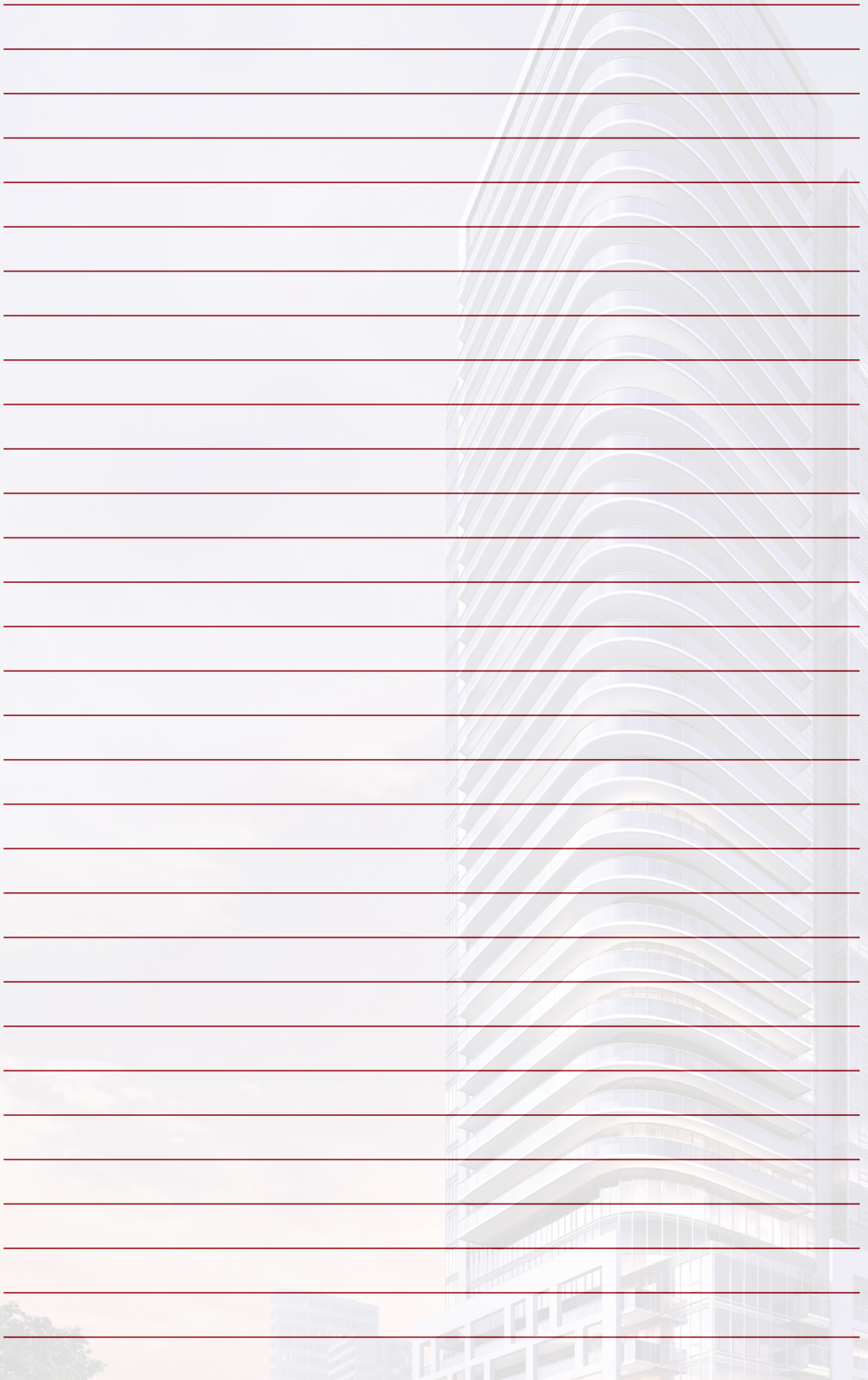
But, at the heart of it all, each family is looking for the reassurance that they are making the right decision, that they are choosing the right developer. At Kingdom, we know that trust and integrity are the only foundation that a reputation can be built on. We are committed to bringing the highest degree of reliability and professionalism to every home, every condominium and every community we build.

We are Kingdom. Reaching higher, thinking deeper and building a better world.





# ON THAT NOTE:



A background image of a modern skyscraper with a curved facade, overlaid with horizontal red lines for writing. The building is white with glass windows and has a distinctive curved top. The sky is light blue with some clouds. The overall image is a template for a document or report.







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