

# TIME IS NOW 2024

Market highlights,  
trends and forecasts  
on Oakville living.



CLOCKW<sup>4</sup>ORK

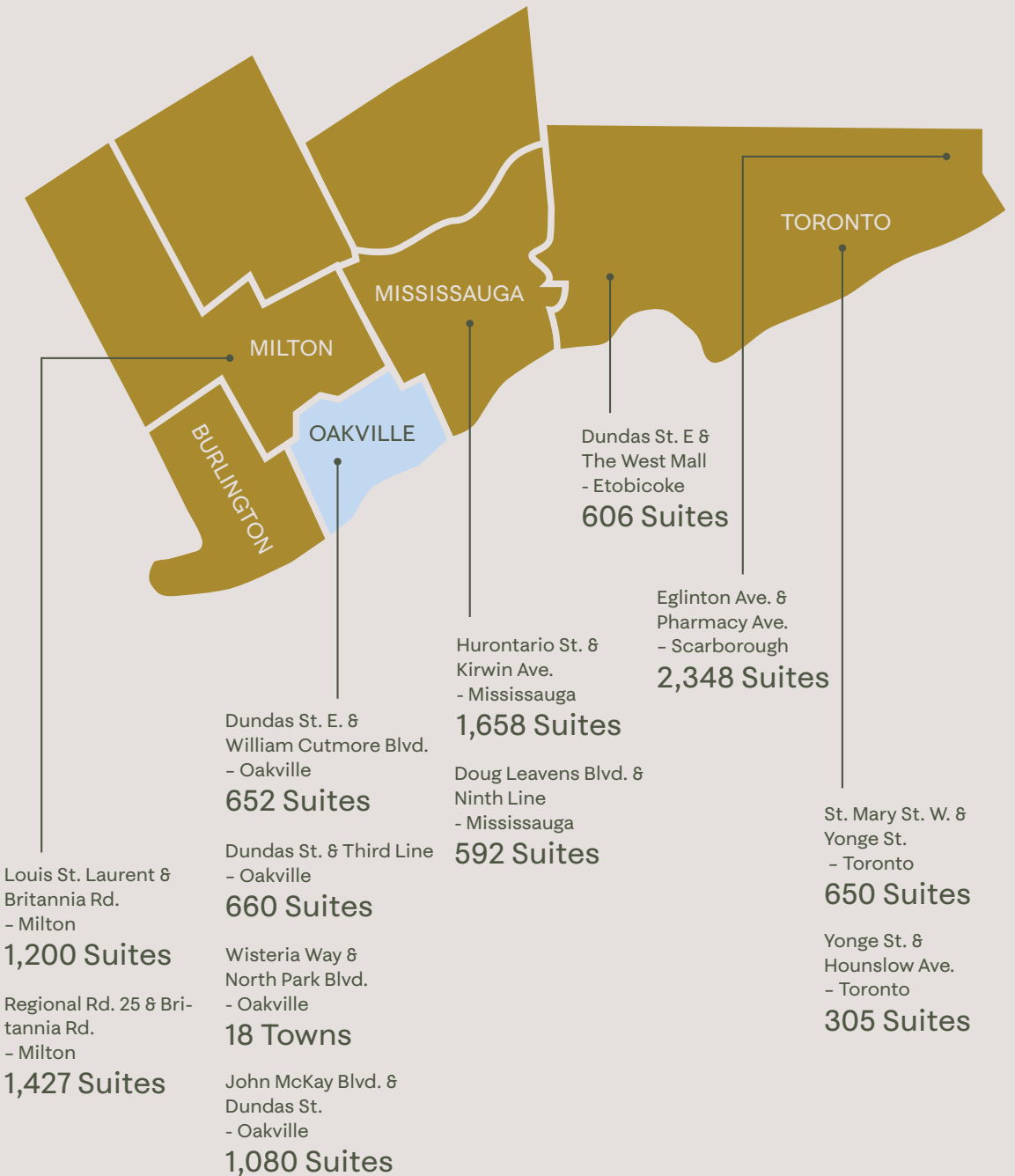
# Steps into exceptional



Mattamy Homes is 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.

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 is rising to new heights. Within 5 years, Mattamy's multi-family units will match the number of single-family units. The map to the right is an outline of the Mattamy communities that are coming soon to the GTA.



# NO TIME LIKE THE FUTURE



Information subject to change All renderings, landscaping and images are Artist's Concept Only. Illustration is artist's concept. E.8.O.E.



## APPROX. 9,000 URBAN CLOSINGS BY 2030

# THIS IS OAKVILLE STANDARD TIME



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Located in North Oakville's prestigious Upper Joshua Creek, ClockWork 4 presents a unique opportunity within this community. Here, time is marked by the moments that matter most. We're offering exceptional value without compromising on location in a community where you truly can have it all.

**143** SUITES  
PRODUCT MIX:  
1, 2 & 3 BEDROOMS

## COMMUNITY FEATURES:



Lobby with concierge and automated parcel storage



Social lounge



Co-working lounge



Fitness centre



Geothermal heating and cooling



Smart home technology

# THE BEST IN URBAN LIVING RESIDES IN OAKVILLE



# 1

OF CANADA'S BEST  
PLACES TO LIVE\*

Source: \*Oakville.ca



Nestled along the scenic shores of Lake Ontario, Oakville is both lakefront and front and centre to all the urban action, as one of Canada's most sought after and celebrated urban communities.

# 3<sup>rd</sup>

BEST COMMUNITY FOR FAMILIES\*

BEST COMMUNITY FOR IMMIGRANTS\*

# 4<sup>th</sup>

BEST COMMUNITY TO RETIRE\*

BEST COMMUNITY IN ONTARIO AND CANADA\*

Sources: \*Macleans.ca\*\*InvestOakville

# 1

AWARD WINNING POST-SECONDARY SCHOOL, SHERIDAN COLLEGE\*\*

# 3

PRIVATE SCHOOLS\*\*

# 9

CATHOLIC SCHOOLS\*\*

# 17

PUBLIC SCHOOLS\*\*

## A CONNECTION TO EDUCATION

# 10<sup>MINS</sup>

TO UOFT MISSISSAUGA CAMPUS\*\*

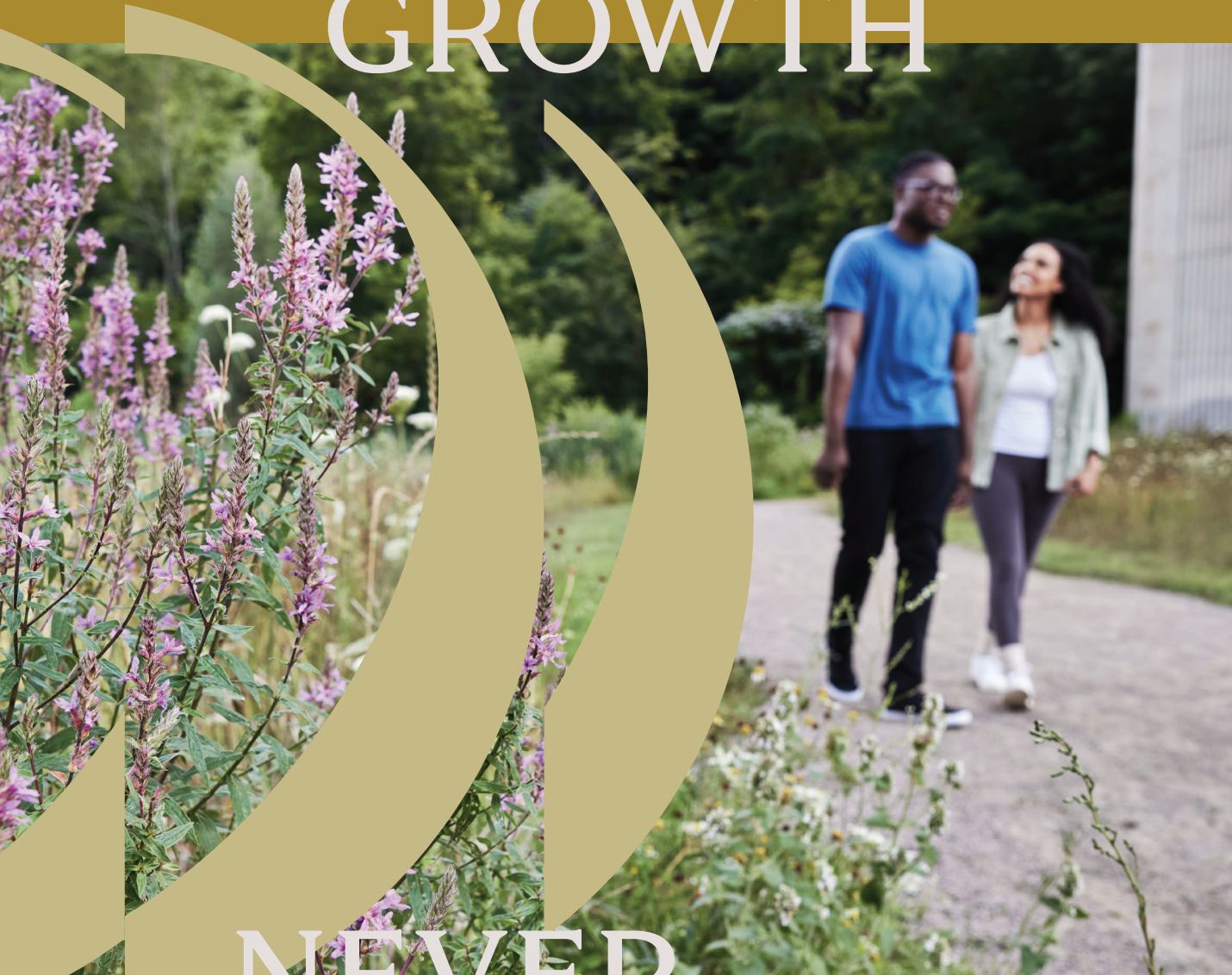
# 20<sup>MINS</sup>

TO FUTURE WILFRID LAURIER MILTON CAMPUS\*\*

# 30<sup>MINS</sup>

TO MCMASTER UNIVERSITY CAMPUS\*\*

# WHERE GROWTH



# NEVER STANDS STILL

For the 5th year in a row, Oakville has been named one of the best locations to invest in Canada by Site Selection Magazine.

ONLY  
**8%**  
UNEMPLOYMENT RATE\*

**37%**  
LOWER THAN THE  
NATIONAL AVERAGE\*

**40.4**  
AVERAGE AGE IN OAKVILLE\*

Oakville is home to an affluent community with a higher-than-average household income when compared with Ontario.

# GROWTH WATCH:

Oakville is growing almost twice the provincial and national average.

**23%**  
EXPECTED POPULATION GROWTH REACHING  
A POPULATION OF 284,800 BY 2041\*\*

APPROX.  
**233,700**  
CURRENT POPULATION\*

**\$202,027**  
ESTIMATED AVERAGE HOUSEHOLD INCOME  
(vs provincial avg \$126,953)\*

# COMMUNITY DIALED INTO INNOVATION



OAKVILLE COMPANIES' ACCESS TO LABOUR POOL



Located in the nation's most economically competitive province, talent from Sheridan College, local tech companies, and community organizations drive innovation.

Ford Motor Company invests in its Oakville Assembly Complex, transforming it into a high-volume home of electric vehicle manufacturing.

Investing in condos in Oakville ensures access to a high-quality tenant pool, thanks to the surplus of skilled professionals in finance, insurance, and lucrative sectors.

Haltech Regional Innovation Centre in Halton supports innovation companies through education, advisory services, and connections, accelerating their growth from startup to scale-up.

Approx. 250 net hectares of employment and 10,000 jobs at capacity and within a 15-minute walkable community where people can live, work, shop, and play.

Siemens Canada opened its first MindSphere Application Center (MAC) in Oakville, focusing on smart energy grids, intelligent buildings, and industry digitalization.

## OAKVILLE'S HOSPITAL DISTRICT IS THE FUTURE FOR HEALTH & INNOVATION

SHERIDAN'S FACULTY OF ANIMATION, ARTS, AND DESIGN IS CANADA'S LARGEST AND MOST INNOVATIVE ART SCHOOL, WITH OVER



# A PRIME NEW SETTING

Located in the coveted Upper Joshua Creek community, ClockWork 4 is part of the town's largest remaining area for new development and will feature residential, commercial, transit, and institutional establishments, as well as an extensive trail network and bike paths.



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## 1400<sup>+</sup>

HECTARES OF PARKLAND  
& GREENSPACE

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## 300<sup>+</sup>

KMS OF ACTIVE  
RECREATIONAL TRAILS

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## 20<sup>+</sup>

GOLF COURSES  
(INCLUDING RENOWNED  
GLEN ABBEY GOLF CLUB)

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Oakville has preserved over 900 hectares of green space known as the Natural Heritage System (NHS). The NHS stretches across north Oakville - 600 hectares east of Sixteen Mile Creek and about 300 hectares west.





**LOBBY\***  
\* Located in Building 5

# REAL ESTATE WATCH

OAKVILLE VS. TORONTO

# 42%

MORE AFFORDABLE THAN TORONTO (Q1-2024 ZONDA)

Double your investment in Oakville with returns that rival Toronto properties.

## SUPPLY VS. DEMAND

# 33K

# OF HOUSES OAKVILLE NEEDS TO BUILD BY 2032

# 2K

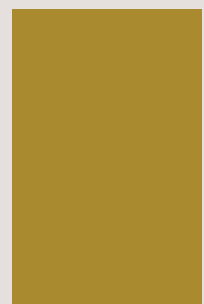
AVG NUMBER OF UNITS OAKVILLE CURRENTLY

# \$1,670 /PSF



TORONTO AVG.

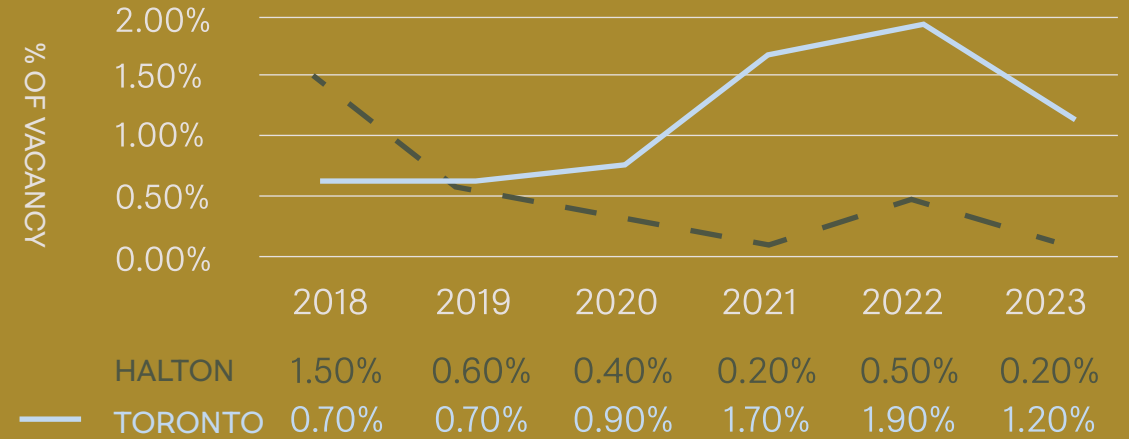
# \$1,100 /PSF



OAKVILLE AVG.

Zonda, June 2024

## HALTON REGION VACANCY RATES



## NEW CONDO PRICES (Q1 2024 ZONDA)

OAKVILLE

# \$737,617

# +66.5%

TORONTO

# \$1,049,594

# +30.9%

----- 5 YEAR INCREASE (AS PER Q1/24) -----

2024 YTD RENTAL MARKET SUMMARY:  
TORONTO AVG RENT

1 BED: \$2,441

2 BED: \$3,139

2024 YTD RENTAL MARKET SUMMARY:  
OAKVILLE AVG RENT

1 BED: \$2,311

2 BED: \$2,880

# A HIGHWAY CONNECTION IN EVERY DIRECTION

## SHOP

- 01 Oakville Place  
240 Leighland Ave
- 02 Upper Oakville Shopping Centre  
1011 Upper Middle Rd E
- 03 Trafalgar Village  
125 Cross Ave
- 04 Ren's Pet Depot  
4002 Trafalgar Rd
- 05 Shoppers Drug Mart  
2525 Prince Michael Dr
- 06 Costco  
3180 Laird Rd
- 07 Chapters  
3050 Vega Blvd
- 08 LCBO  
251 Oak Walk Dr
- 09 Longo's North Oakville  
338 Dundas St E
- 10 Canadian Tire  
400 Dundas St E
- 11 Winners/ Homesense  
2431 Trafalgar Rd
- 12 Walmart  
234 Hays Blvd
- 13 Real Canadian Superstore  
201 Oak Park Blvd

## DINE

- 14 The Pipes and Taps Pub  
231 Oak Park Blvd
- 15 Piano Piano  
120 Thomas St
- 16 Spoon & Fork  
2345 Trafalgar Road
- 17 7 Enoteca  
216 Lakeshore Rd E
- 18 Pilot Coffee  
251 Lakeshore Rd E
- 19 Starbucks  
2509 Prince Michael Dr
- 20 State & Main  
301 Hays Blvd

## STRETCH

- 21 Goodlife  
2395 Trafalgar Rd
- 22 SpinCo  
229 Lakeshore Rd E
- 23 Inye Yoga  
2640 Bristol Circ

## ENTERTAINMENT

- 24 5 Drive-In Theatres  
2332 Ninth Line
- 25 Ninth Line Sports Park  
3115 Ninth Line
- 26 Mattamy Sports Park  
5320 Ninth Line
- 27 Bronte Creek Disc Golf Course  
1219 Burloak Dr
- 28 River Oaks Park Multi-Lined  
Pickleball and Tennis Court  
2400 Sixth Line
- 29 Cineplex  
2081 Winston Park Dr
- 30 Joshua Creek Arena  
1663 North Service Rd E

## TREK


- 31 Joshua's Creek Trail  
Dundas St E
- 32 Cragleith Park  
1326 Cragleith Rd
- 33 Glenashton Park  
1051 Glenashton Dr
- 34 Lion's Valley Park  
1227 Lions Valley Park Rd
- 35 Buttonbush Woods Park  
3295 Meadow Marsh Cres

## LEARN


- 36 Sheridan College  
(Trafalgar Road Campus)  
1430 Trafalgar Rd
- 37 River Oaks Public School  
2173 Munn's Ave
- 38 White Oaks Secondary School  
(South Campus)  
1330 Montclair Dr
- 39 Forest Trail Public School  
1406 Pine Glen Rd
- 40 Joshua Creek Public School  
1450 Arrowhead Rd
- 41 Holy Trinity Catholic Secondary School  
2420 Sixth Line
- 42 Trafalgar Ridge Montessori School  
2379 Trafalgar Rd
- 43 Iroquois Ridge High School  
1123 Glenashton Dr
- 44 University of Toronto Mississauga  
3359 Mississauga Rd

## CARE


- 45 Oakville Trafalgar Memorial Hospital  
3001 Hospital Gate
- 46 Joshua Creek Medical  
1915 Ironoak Wy
- 47 Kingridge Medical Clinic & Walk In  
2015 Kingridge Dr
- 48 Glenashton Medical Clinic  
333 Glenashton Dr



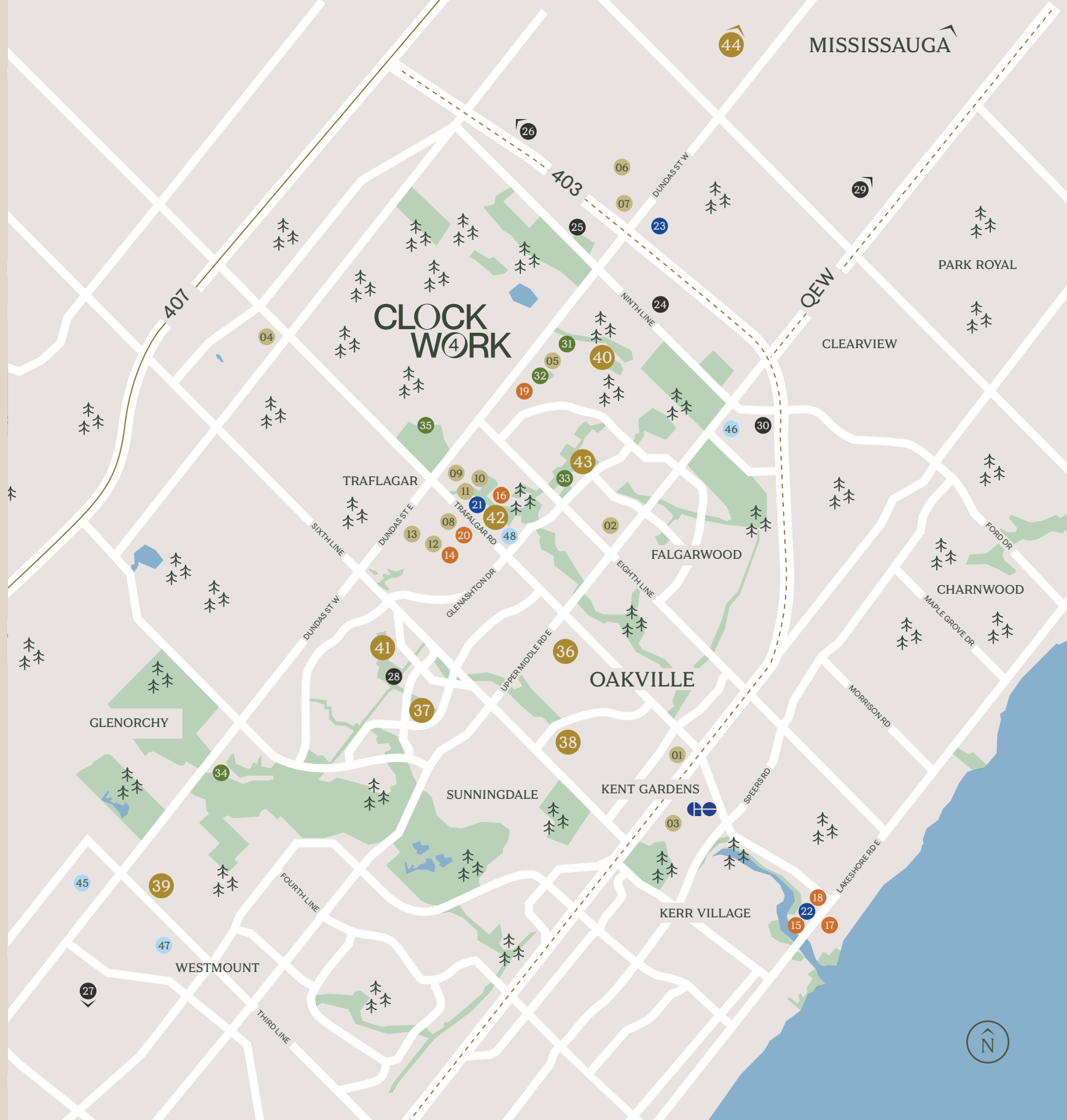
Parks &  
Greenspace



Oakville  
GO Station



407  
QEW / 403





**CO-WORKING LOUNGE\***  
\* Located in Building 4

# TIME IS ON YOUR SIDE AT CLOCKW<sup>4</sup>ORK

01

## MATTAMY-MADE. COMMUNITY APPROVED

For over four decades, Mattamy Homes has honed its skills and refined its craft. The company has had the privilege of building homes for over 100,000 families, while quietly growing its world-class condominium portfolio.

02

## WHERE GROWTH NEVER STANDS STILL

Positioned in Oakville, ClockWork 4 is consistently recognized as one of Canada's prime investment destinations. Boasting access to a robust labour pool of over 3.9 million individuals, this location offers unparalleled growth potential synonymous with the thriving Toronto market.

03

## PREMIERE NORTH OAKVILLE LOCATION

ClockWork 4 is part of an emerging community in Oakville, providing an exclusive opportunity to become a part of its residential landscape right from its inception. Experience an unparalleled balance of work, life, and play, with some of the province's premiere urban amenities, convenient connectivity to major highways and city centres, and immediate access to pristine natural areas.



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# DEDICATED TO A SUSTAINABLE\* TOMORROW



At ClockWork 4, our commitment to sustainability\* is shown through various initiatives to minimize our carbon footprint.

## 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 ClockWork 4.

### SMART THERMOSTAT.

Easily control your home's heating and cooling.

## SMART BUILDING FEATURES.



### RESIDENT COMMUNICATIONS APP.

ClockWork 4 also integrates modern smart building technology to enhance daily comfort and convenience for residents.



### DIGITAL ACCESS CONTROL.

ClockWork 4 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.

\* 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 the Ontario Building Code SB-10 (2017) baseline set by the Toronto Zero Emissions Building Framework. ClockWork 4 has an estimated energy use reduction of 31% and carbon reduction of 50%. 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 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. \*\*"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.



CLOCKWORKCONDOS.COM

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