NORTHSHORE

INVESTOR INSIGHTS



MODERN URBAN LIVING IS COMING TO BURLINGTON'S MOST DESIRABLE ADDRESS. WHERE LASALLE MEETS THE HARBOUR, A STRIKING NEW CONDOMINIUM WILL RISE ABOVE THE ROLLING FAIRWAYS OF BURLINGTON GOLF AND COUNTRY CLUB, WHERE EVERY OPPORTUNITY IS WITHIN REACH. THIS IS LIFE ON THE NORTH SHORE.

THE ESSENCE OF *NORTHSHORE*

Stylish, sophisticated, and serene. NORTHSHORE is the peak of refined living, packed with lifestyle amenities and elegant designs to meet the desires of the modern buyer.



490
PLAINS ROAD EAST



8
STOREYS



153
CONDO SUITES



5,014 sf.
AMENITY SPACE

SUITE STYLES:

1 BEDROOM

1 BEDROOM + DEN

2 BEDROOM

2 BEDROOM + DEN

3 BEDROOM

3 BEDROOM + DEN

IN THE AREA

Lush nature, sparkling waves, and all the urban energy you could ask for. Burlington is a vibrant city filled with endless opportunities for recreation and education, wining and dining, or shopping and commuting.



117
PARKS

13
COMMUNITY CENTRES

16+
KILOMETERS OF SHORELINE

130+
KILOMETERS OF TRAILS

64
PUBLIC & PRIVATE SCHOOLS

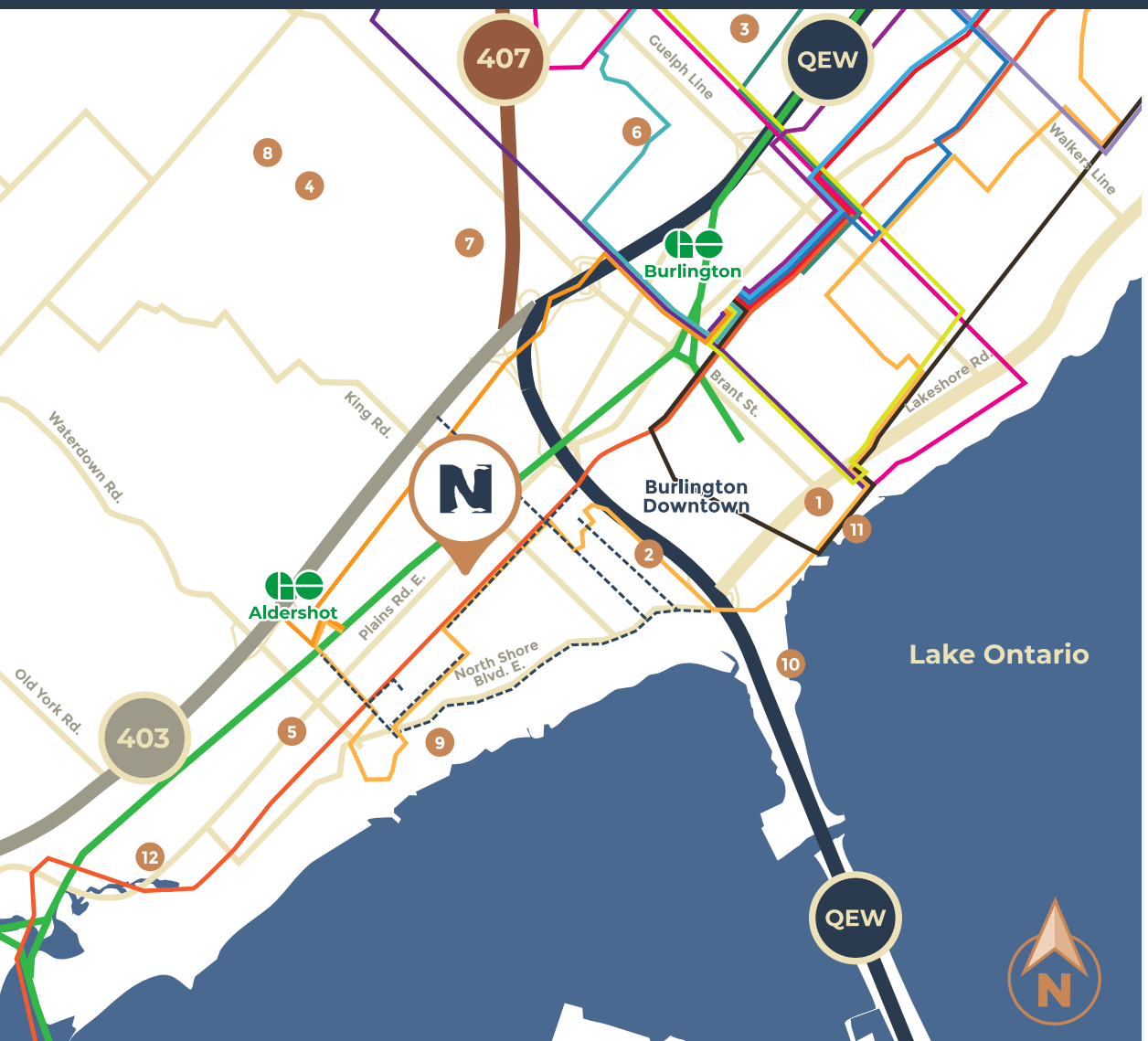


NORTHSHORE NEIGHBOURS

- **2 Mins** RESTAURANTS
- **3 Mins** SHOPPERS DRUG MART
- **7 Mins** KIWANIS PARK
- **9 Mins** ALDERSHOT ARENA
- **10 Mins** ALDERSHOT PARK
- **2 Mins** ALDERSHOT GO STATION
- **7 Mins** BURLINGTON GO STATION
- **3 Mins** THE QEW
- **3 Mins** BURLINGTON GOLF & COUNTRY CLUB
- **4 Mins** MAPLEVIEW SHOPPING CENTRE
- **4 Mins** HIGHWAY 403
- **5 Mins** GROCERIES

TO THE NORTHSHORE *AND BEYOND*

Between Burlington Transit, GO Transit, and three major highways, commuting to and from Burlington is a breeze. At NORTHSHORE, two bus routes stop right outside the door, taking residents straight to downtown Burlington, right into Hamilton, or to the Aldershot GO Station for a quick trip into Toronto.



BUS ROUTES

- PLAINS-FAIRVIEW
- BRANT
- GUELPH
- CENTRAL
- HEADON
- NEW MAPLE
- UPPER MIDDLE
- WALKERS
- BURLINGTON SOUTH
- BURLINGTON NORTHEAST
- BURLINGTON NORTHWEST
- HARVESTER
- NORTH SERVICE
- NORTH SERVICE ALDERSHOT

GO TRAIN ROUTE

- GO TRAIN

BIKE TRAILS

- LOCAL BIKE PATHS

LINEAR CORRIDOR TRAILS

1. Elgin Promenade
2. Francis Road Trail
3. Centennial Trail

PARK TRAILS

4. Kerncliff Park
5. Hidden Valley Park
6. Mountainside Park
7. Kerns Park
8. City View Park

WATERFRONT TRAILS

9. LaSalle Park
10. Beachway Park
11. Spencer Smith Park

CONSERVATION

12. Royal Botanical Gardens

BUILDING BIKE INFRASTRUCTURE

Burlington has invested in a sustainable future through over 48 km of bike lanes, 47.3 km of bike route streets, and implementing “Sharrows” throughout the city to promote shared usage of roadways. Buses each have free bike transportation, and the city offers a bike-borrowing service for those without their own.



2 mins
TO ALDERSHOT GO STATION

7 mins
TO BURLINGTON GO STATION

15 mins
TO HAMILTON

35 mins
TO TORONTO

HEALTHCARE

Located conveniently close to three major hospitals, Burlington provides the population with the comfort and confidence to take their health into their own hands. Between hospitals, clinics, dentists, and more, residents always have a choice in their care.







7 mins

TO JOSEPH BRANT HOSPITAL

15 mins

TO OAKVILLE TRAFALGAR MEMORIAL HOSPITAL

16 mins

TO HAMILTON GENERAL HOSPITAL



EDUCATION

With a robust education system through the Halton District School Board, Burlington is home to more than 60 public and private schools to build the foundations for lifelong learning, all within a 30 minute drive.

Across the street **MAPLEHURST PUBLIC SCHOOL**

2 Mins **HOLY ROSARY CATHOLIC ELEMENTARY SCHOOL**

3 Mins **GLENVIEW PUBLIC SCHOOL**

3 Mins **KING'S ROAD PUBLIC SCHOOL**

4 Mins **ALDERSHOT SECONDARY SCHOOL**

8 Mins **BURLINGTON CENTRAL SECONDARY SCHOOL**

12 Mins **LAUREATE COLLEGE**

12 Mins **MCMASTER UNIVERSITY**

WHY *BUY* BURLINGTON

Between Hamilton and Toronto, Burlington is the natural choice for those seeking modern living in an up-and-coming neighbourhood near the lake. With value steadily climbing in Burlington real estate driven by the highly coveted lifestyle of this growing urban centre, it's the perfect time to take advantage of this opportunity and get into the Burlington real estate market.

	BURLINGTON	MISSISSAUGA	TORONTO
AVERAGE CONDO PRICE*	$580K	$599K	$730K
MONTHLY CHANGE*	+1.1%	-9%	-6%
SALE TO LIST RATIO*	97%	96%	97%

Source: *https://www.zolo.ca/ **https://www.buzzbuzzhome.com/



RENTAL INSIGHTS

As Burlington grows, it has developed a healthy rental market resulting in a good climate for strong investments with prices rivalling Mississauga's hot market. Rent hikes across the GTA have seen prices surpassing their pre-pandemic rates, promoting high demand for condo rentals.

In comparison to purchase prices, these numbers reflect well on the investment climate.

	BURLINGTON	MISSISSAUGA
AVERAGE 1-BEDROOM RENTAL	$2,057/month	$2,143/month
AVERAGE 2-BEDROOM RENTAL	$2,505/month	$2,502/month
AVERAGE 3-BEDROOM RENTAL	$2,773/month	$2,942/month

Source: *https://www.zumper.com/

BURLINGTON *BY THE* NUMBERS

POPULATION:



2021 POPULATION

125,435

2016 POPULATION

123,180





APPROXIMATE GROWTH OF

+1.8%

EMPLOYMENT:



64.2%

EMPLOYMENT RATE VS.

61%

ONTARIO EMPLOYMENT RATE

68%

PARTICIPATION RATE VS.

65%

ONTARIO PARTICIPATION RATE





5.6%

UNEMPLOYMENT RATE VS.

6.1%

ONTARIO UNEMPLOYMENT RATE

Source: *https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&SearchText=Burlington&DGUIDlist=2013A000435015&GENDERlist=1,2,3&STATISTIClist=1&HEADERlist=0



LABOUR FORCE BY OCCUPATION *& INDUSTRY*

Labour Force Top 5 Occupations

Total Population per Category

SALES & SERVICE	24,630
BUSINESS, FINANCE & ADMINISTRATION	20,930
EDUCATION, LAW AND SOCIAL, COMMUNITY & GOVERNMENT SERVICE	12,345
TRADES, TRANSPORT & EQUIPMENT OPERATORS	12,230
NATURAL & APPLIED SCIENCES	9,970

Labour Force Top 5 Industries

Total Population by Industry

RETAIL TRADE	11,755
PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES	11,210
HEALTH CARE & SOCIAL ASSISTANCE	10,925
MANUFACTURING	8,850
EDUCATIONAL SERVICES	8,395

Source: Statistics Canada Census. Last Updated: December 2022

*https://www12.statcan.gc.ca/ https://townfolio.co/on/burlington/ https://investburlington.ca/major-employers/



DEVELOPED OVER

20,000 acres of land

PORTFOLIO OF OVER

15,000 homes in GTA

YOU ARE *THE BLUEPRINT*

NATIONAL DEVELOPMENTS
You are the blueprint™

National Developments

National Developments has deep roots as part of a broadly based group of companies that traces its origin back to its establishment in 1974, almost 50 years ago.

In 1992, National Developments was founded on the principle that You Are the Blueprint, and with this customer-focused philosophy, backed by buyer focus groups, research and customer think tanks, National has grown into one of the GTA's most respected builders. With over 20,000 acres of land developed, a portfolio of over 15,000 homes built, and a 20 year high-rise history of award winning buildings, National is at the leading edge of real estate innovation and property technology.

KIRKOR
ARCHITECTS AND PLANNERS

Kirkor

Key players in Canada's thriving architectural landscape, KIRKOR is a world-class development architecture firm with experience across a wide variety of residential typologies. From low to high-rise, they remain ahead of the curve as consistent thought leaders.

esqape
design

Esqape

Interior design that inspires. That is the goal of Esqape, an interior design firm striving to create organic spaces that soothe and enrich the soul. With simple, creative solutions, they imbue every home with a blend of form and function that will last decades into the future.

NATIONAL
DEVELOPMENTS
You are the blueprint™

Pricing, specifications and information are subject to change without notice.
Illustration's are artist's concept. Maps are not to scale. E. & O.E.
Brokers protected. Exclusive Listing Brokerage: Baker Real Estate Incorporated.