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WEST
PEAK

GUELPH LIVING



westpeakguelph.com



WEST PEAK

GUELPH LIVING

TAKE A PEAK AT GUELPH LIVING

West Peak will create an inspiring and welcoming profile on the Guelph skyline.

Rising 8 storey's, this multi-tiered exterior is expressed in comforting mid tones of grey brick accented by the natural inclusion of wood siding.

This modern palette creates a higher standard of urban living in Guelph.



All renderings, site plan, and landscaping are artists concepts. Some photographs used are stock images to illustrate lifestyle. E&OE.



SHOPPING

- 01 Costco Wholesale
- 02 Zehrs
- 03 LCBO
- 04 Walmart
- 05 Walmart Supercentre

PARKS

- 11 Elora Gorge Conservation
- 12 Victoria Park East Golf Club
- 13 Earl Brimblecombe Park
- 14 Starkley Hill Conservation
- 15 Preservation Park

RECREATION

- 20 Gryphon Soccer Complex
- 21 River Run Centre
- 22 West End Comm. Centre
- 23 The Sleeman Centre

SCHOOLS

- 27 Mitchell Woods Public
- 28 Guelph Public Library
- 29 Taylor Evans Public
- 30 St. Frances of Assisi Catholic
- 31 University of Guelph
- 32 Gateway Drive Public

RESTAURANTS

- 33 39 Carden Street Bistro
- 34 Tim Hortons
- 35 Bin 23 Restaurant
- 36 La Cucina
- 37 Dairy Queen/Orange Julius
- 38 Smoke's Putinerie
- 39 Starbucks
- 40 Mosborough Country Market
- 41 Buon Gusto Restaurant
- 42 Earth to Table: Bread Bar
- 43 York Rd Kitchen & Chocolate Bar

HEALTH

- 44 Guelph General Hospital

SIGHTS

- 46 Basilica of Our Lady Immaculate
- 47 Guelph Civic Museum
- 48 Locomotive 6167 Historical Landmark

TRANSIT

- Route 10 Imperial

- 06 Guelph Farmer's Market
- 07 Strom's Farm & Bakery
- 08 Old Quebec Street Shoppes
- 09 Shoppers Drug Mart



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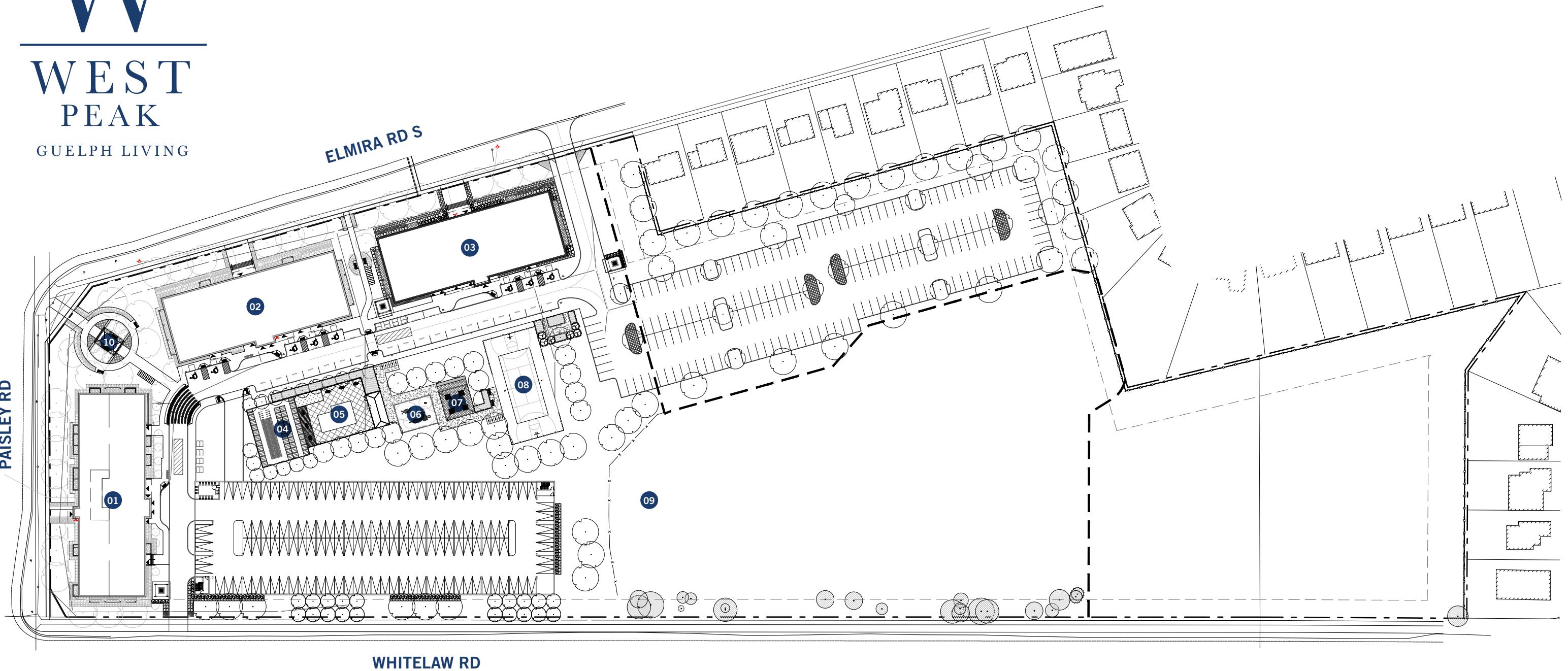
STAY CONNECTED

- 45 minutes to **GTA**
- 2 minutes to **HWY 6**
- 4 minutes to **HWY 7**
- 15 minutes to **HWY 401**
- 9 minutes to **Downtown Guelph**
- 10 minutes to **Guelph University**
- 11 minutes to **Central Station**
- 12 minutes to **General Hospital**



WEST PEAK

GUELPH LIVING



- | | |
|-----------|--|
| 01 | Building A |
| 02 | Building B |
| 03 | Building C |
| 04 | Bike Storage |
| 05 | Pool 6m x 12m |
| 06 | Tot Lot |
| 07 | BBQ Area |
| 08 | Multi-use Sport Court |
| 09 | Forested Area with Walking & Bike Trails |
| 10 | Courtyard Seating |

Nothing feels better than coming home to the place you love. Take a dip in the pool, grill up your favourites with some friends in the BBQ area, get active at the multi-use sport court or stroll through the scenic walking trails. At the end of the day, take in the views on your private rooftop terrace, and enjoy. This is peak living.



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GUELPH LIVING

RENDER TO GO HERE



YOUR SUITE FEATURES

- Impressive 8' 8" ceilings except in areas where architectural details, mechanical or duct work require ceiling height to be lowered.
- Balcony or terrace as per plan
- Plank laminate wood flooring chosen from builder's samples in all rooms except bathroom and laundry
- Ceramic tile flooring in bathroom and laundry
- Stylishly designed painted 2 1/4" trim and casings and 3 1/4" baseboard throughout
- Fire Rated entry door with standard hardware, deadbolt & security viewer
- Hollow core interior doors with standard hardware
- Paint finished contemporary style wood baseboards with matching window trim
- Sliding or swing doors to balcony or terrace as per plan
- Interior walls to be painted with one coat tinted primer and one finish coat of quality flat latex paint, all interior doors and trim finished in white semi-gloss latex paint. Colour chosen from builder's samples. One paint colour throughout
- Wire shelving in all closets
- Oversized Low E argon gas filled windows. Some units with floor to ceiling windows
- Smooth ceilings throughout
- All interior demising walls insulated for sound attenuation

YOUR KITCHEN

- Granite countertops
- Deluxe Stainless Steel Energy Star appliance package includes refrigerator, stove, dishwasher and hood fan.
- Stainless steel double bowl sink
- Chrome single lever kitchen faucet
- Quality kitchen cabinetry with soft close hardware from builder's standard samples

YOUR BATHROOM

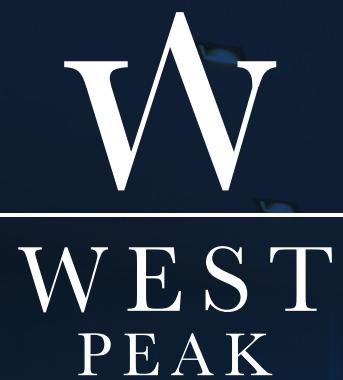
- Contemporary vanity and white sink with modern chrome single lever faucet
- Granite countertop
- Ceiling mounted exhaust fan
- White acrylic 1-piece full size tub/shower or 1-piece shower as per plan
- White low flow toilets
- Large wall mounted mirror
- LED pot lights

YOUR LAUNDRY

- Convenient in-suite laundry
- Stacked washer and dryer

RENDER TO GO HERE





THE SHAPE OF THINGS TO COME

You can forget about those expensive gym memberships because now you have what every Hollywood heavy weight has: their own private gym.

Stocked with all the newest toys this sparkling light filled space is ready for your stretching, lifting and running. For those who want a more tranquil experience, enjoy your very own yoga area, for all your downward dogging.



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AMENITIES
LIKE NO OTHER

Yoga Studio



Co-working Space



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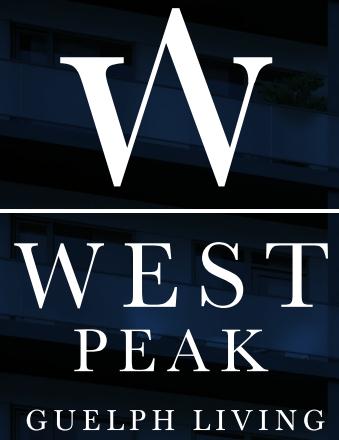
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BUILDING FEATURES

- Precast concrete construction system with architecturally designed finishes and colours
- Poured concrete foundation walls and basement floors
- Foundation exterior wall wrapped with Platon membrane to guard against leaks (or equivalent)
- Quality caulking to all exterior windows and doors
- All windows are maintenance free Low E Argon gas filled
- Spray applied urethane insulation installed on all exterior walls as required by the Ontario Building Code
- Front door access control system for visitors
- Two Hi efficient Upgraded MRL elevators

- Fitness room (may be located in another building within the complex)
- Party room (may be located in another building within the complex)
- Rooftop patio area (may be located in another building within the complex)
- Bicycle storage area (may be located in another building within the complex)
- Moving room
- Outdoor amenity area with seasonal outdoor pool, multi-sport court, courtyard pergola, covered BBQ area, child play area, lit forest walking trails and outdoor pet wash station.
- Energy efficient central HVAC system and hot water generation
- Energy efficient light fixtures
- Central water softeners



WELCOME TO THE HIGH LIFE

Nothing can top your new home like our roof top sky-space. Take in the fabulous views while you chill in your private club-like lounge. You'll be surrounded by garden planters, so you are sure to be tempted to fire up one of our chef inspired BBQ's and create an impressive spread for your guests.



BUILDING A ROOFTOP TERRACE

Professionally designed rooftop patio space with gas BBQ, outdoor kitchen and outdoor seating areas



COURTYARD SEATING BETWEEN BUILDING B & C



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TOT LOT



6M X 12M POOL



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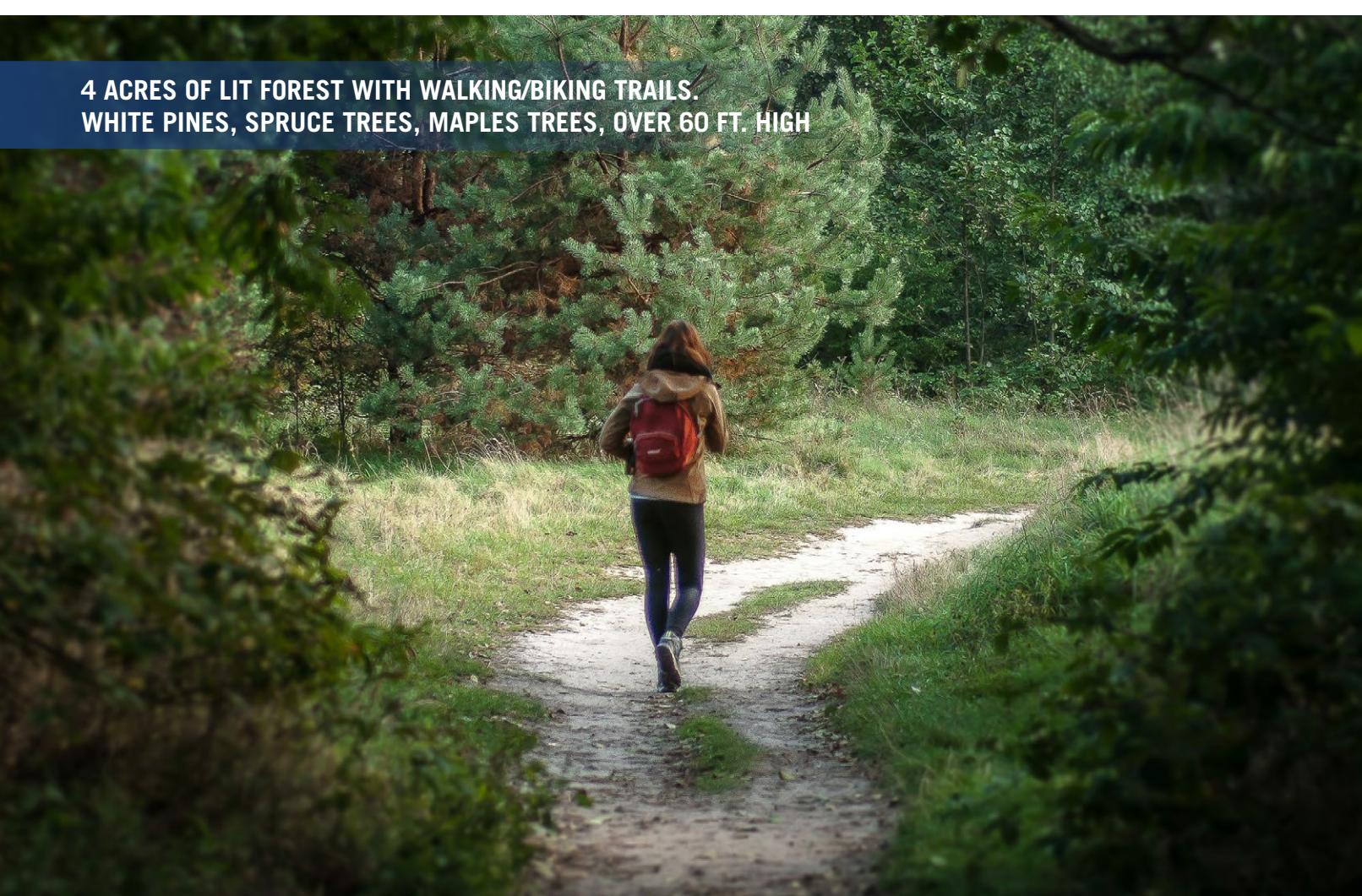
MULTI-SPORTS COURT: FULL SIZE TENNIS COURT, BASKETBALL COURT & PICKLEBALL.



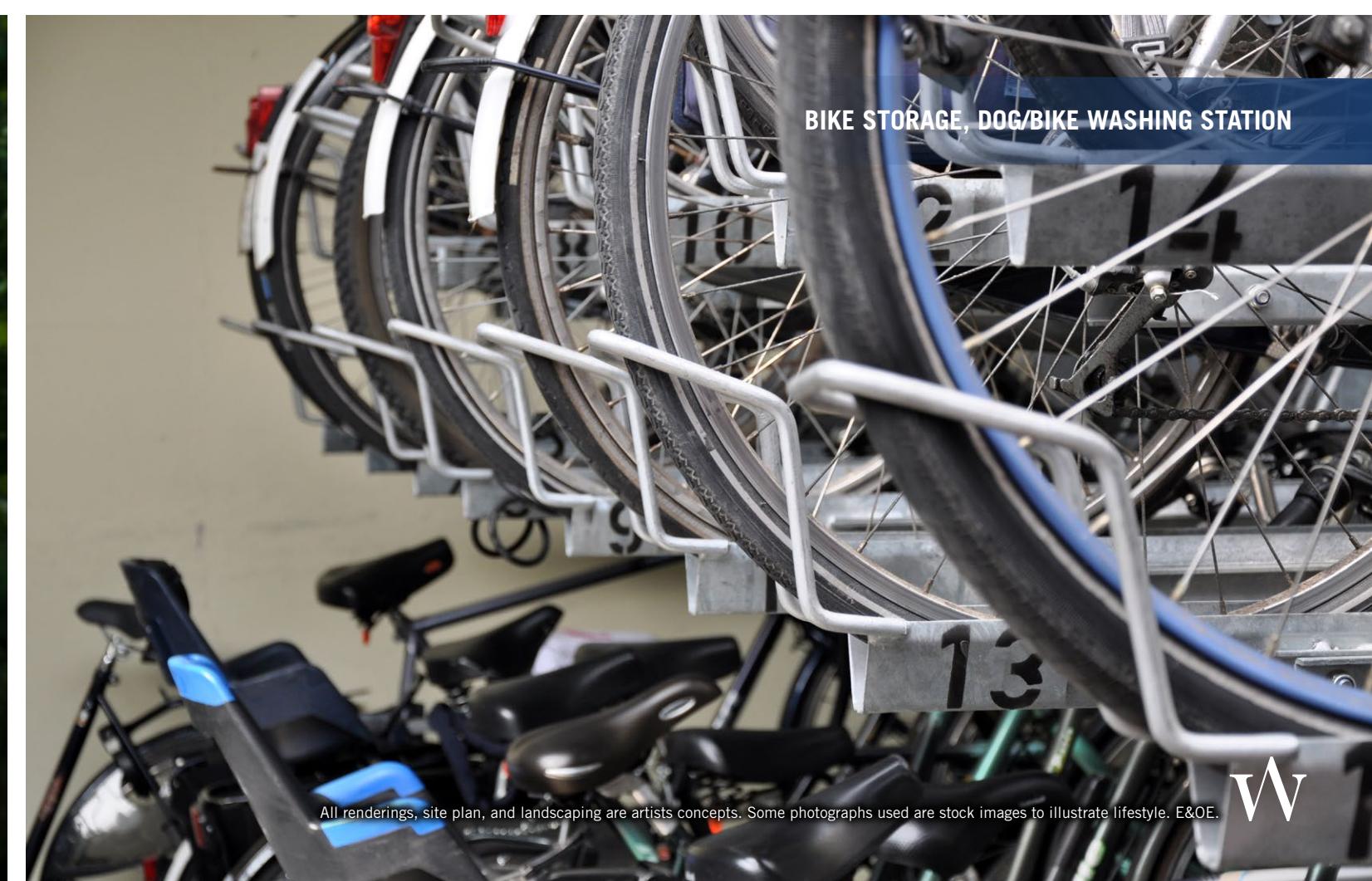
BBQ AREA: TABLES & WET BAR



4 ACRES OF LIT FOREST WITH WALKING/BIKING TRAILS.
WHITE PINES, SPRUCE TREES, MAPLES TREES, OVER 60 FT. HIGH



BIKE STORAGE, DOG/BIKE WASHING STATION

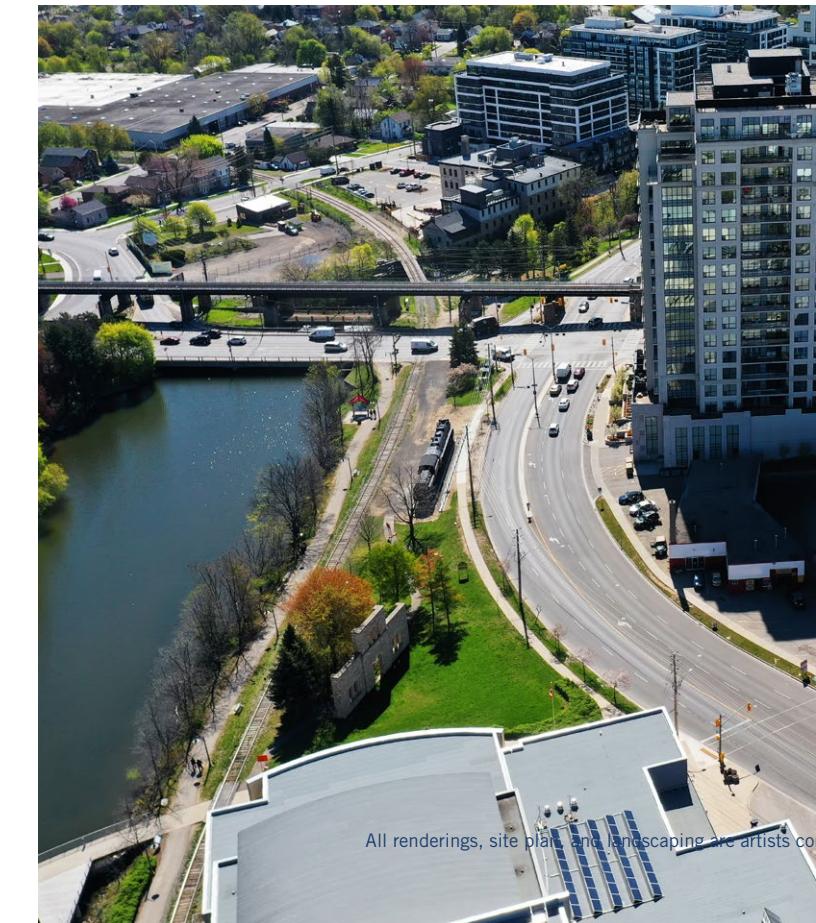
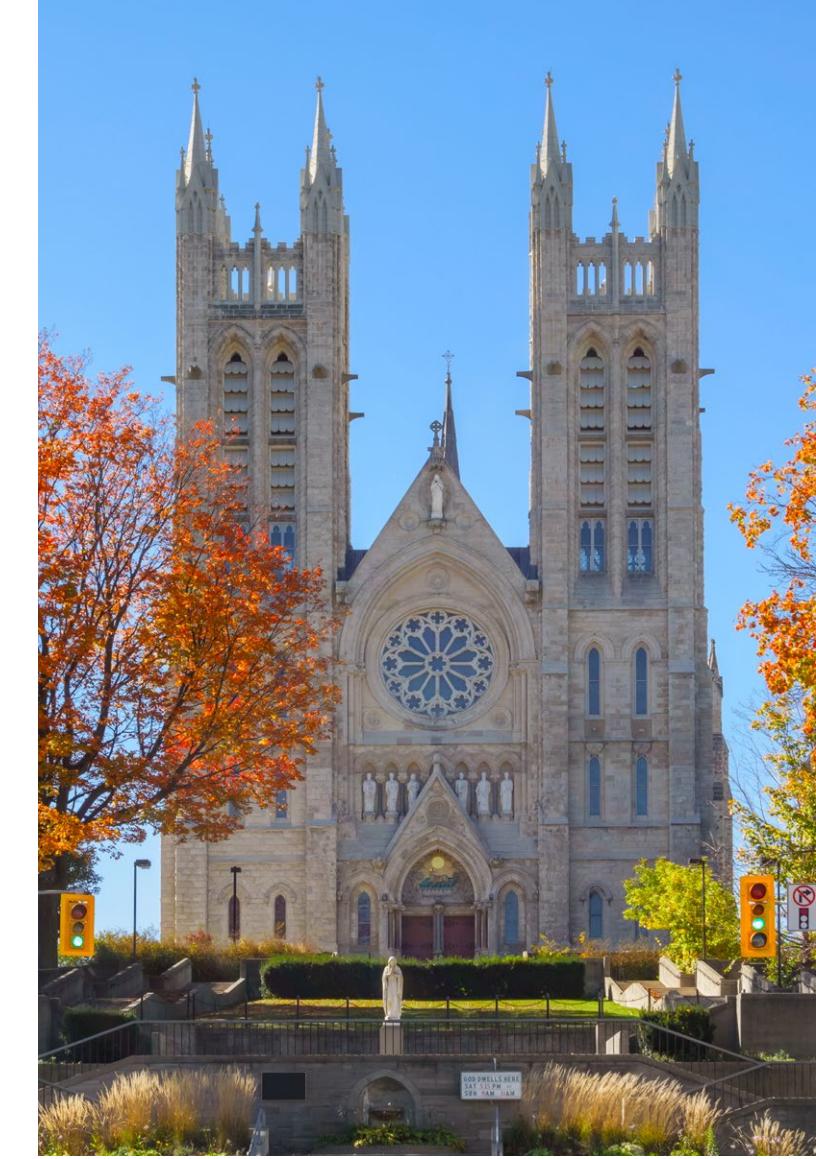
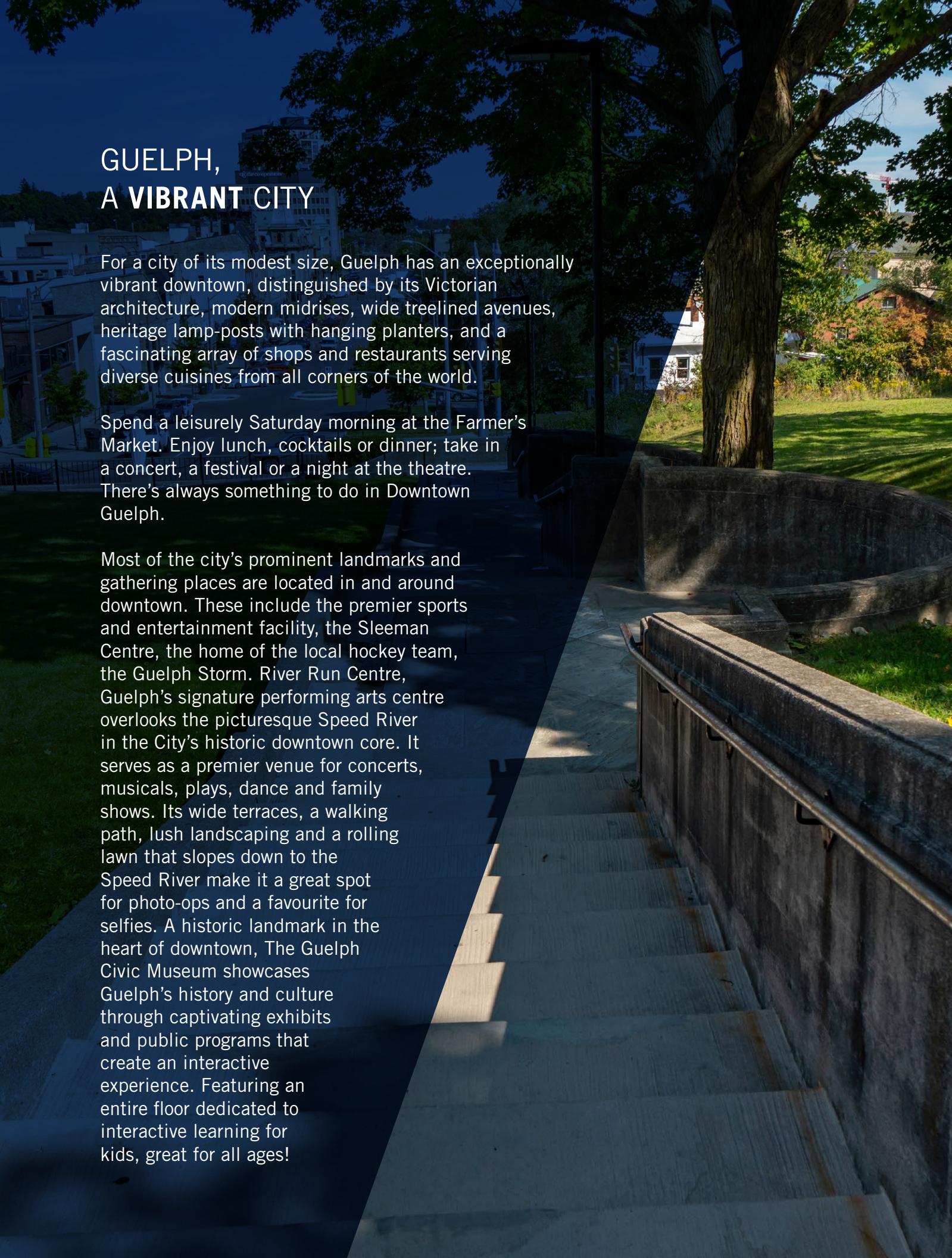


GUELPH, A VIBRANT CITY

For a city of its modest size, Guelph has an exceptionally vibrant downtown, distinguished by its Victorian architecture, modern midrises, wide treelined avenues, heritage lamp-posts with hanging planters, and a fascinating array of shops and restaurants serving diverse cuisines from all corners of the world.

Spend a leisurely Saturday morning at the Farmer's Market. Enjoy lunch, cocktails or dinner; take in a concert, a festival or a night at the theatre. There's always something to do in Downtown Guelph.

Most of the city's prominent landmarks and gathering places are located in and around downtown. These include the premier sports and entertainment facility, the Sleeman Centre, the home of the local hockey team, the Guelph Storm. River Run Centre, Guelph's signature performing arts centre overlooks the picturesque Speed River in the City's historic downtown core. It serves as a premier venue for concerts, musicals, plays, dance and family shows. Its wide terraces, a walking path, lush landscaping and a rolling lawn that slopes down to the Speed River make it a great spot for photo-ops and a favourite for selfies. A historic landmark in the heart of downtown, The Guelph Civic Museum showcases Guelph's history and culture through captivating exhibits and public programs that create an interactive experience. Featuring an entire floor dedicated to interactive learning for kids, great for all ages!



The Civic Museum is located in the recently renovated Loretto Convent, that now provides the much-needed space for creative and interesting exhibits to take place. With its new prominent location, you will not miss the beautiful glass wall that affords the stunning views of the City. The building's architecture is a perfect blend of the old and the new, much like the rest of the city.

Much of the downtown activity is centered where Quebec Street meets Wyndham Street at St. George's Square. Conveniently located, it is easily accessible by car, local transit, walking or biking. This is where you will find the locals enjoying everything downtown has to offer – from retail therapy, foodie experiences and lively entertainment, just to check off a few.

The Old Quebec Street Mall is a vintage journey with attractive interior design that will transport you to a beautiful European city. With a high skylight roof, exposed bricks, decorations of hanging plants and banners, you will love its old-world charm. This will surely be a unique shopping experience but will provide the convenience and variety of a modern mall to satisfy all your shopping needs.

POINTS OF INTEREST

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GUELPH COVERED BRIDGE

In 1992 400 volunteers from the Timber Framers Guild worked near the confluence of the Eramosa and Speed Rivers. The bridge was constructed using building designs from the 1800s and is almost completely unique—being one of two lattice covered bridges in Ontario



BASILICA OF OUR LADY IMMACULATE

A defining landmark of Guelph, one that can be seen for miles around, the Basilica of Our Lady Immaculate, stands in the centre of the city, its twin Gothic spires soaring into the sky. According to the Guelph Public Library archives, founder John Galt wrote the following statement in the deed transferring the land on which the church would oneday stand: “On this hill would one day rise a church to rival St. Peter’s in Rome.” Construction of the new church, inspired by the Cologne Cathedral in Germany, began in 1877. In 2014, the Pope bestowed the rare and honoured designation “minor basilica” on the famed church, and it became known as the Basilica of Our Lady Immaculate.



MARKET SQUARE

Located in the heart of historic downtown Guelph, Market Square is a community gathering place for local neighbours and visitors to enjoy festivals, concerts, civic celebrations, dancing and more. The giant screen is the perfect place to catch an outdoor movie screening on a warm summers night. Splash around in interactive water features with a splash pad and streaming jets of water. In the winter months the activities don’t stop. Enjoy the outdoor skating rink or lounge around on the stone benches, bistro tables and chairs while sipping on a hot chocolate from the local Market Square Bakehouse. The open space at the Square provides easy access to the shops and patios lining Carden Street.

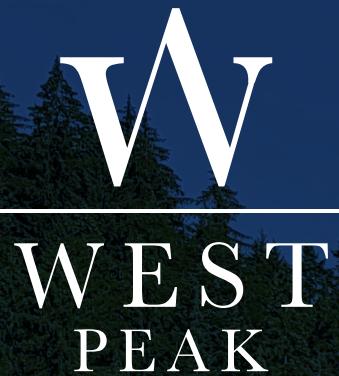


NEED ROYALTY FREE IMAGE

GUELPH CIVIC MUSEUM

GUELPH CITY MUSEUM

The museum was established to explore the culture and natural history of Guelph through exhibitions and public programs. In 2012, it opened a new location at 52 Norfolk St. after having previously been located in a three-story building at 6 Dublin Street. The Guelph Civic Museum showcases Guelph’s history through permanent and changing exhibits, a fun and interactive families gallery, and special events and activities. Located in the recently renovated Loretto Convent, atop the hill at Norfolk Street and beside the landmark Church of Our Lady, the museum is home to a collection of over 30,000 artifacts that bring Guelph’s past to life.



GUELPH LIVING

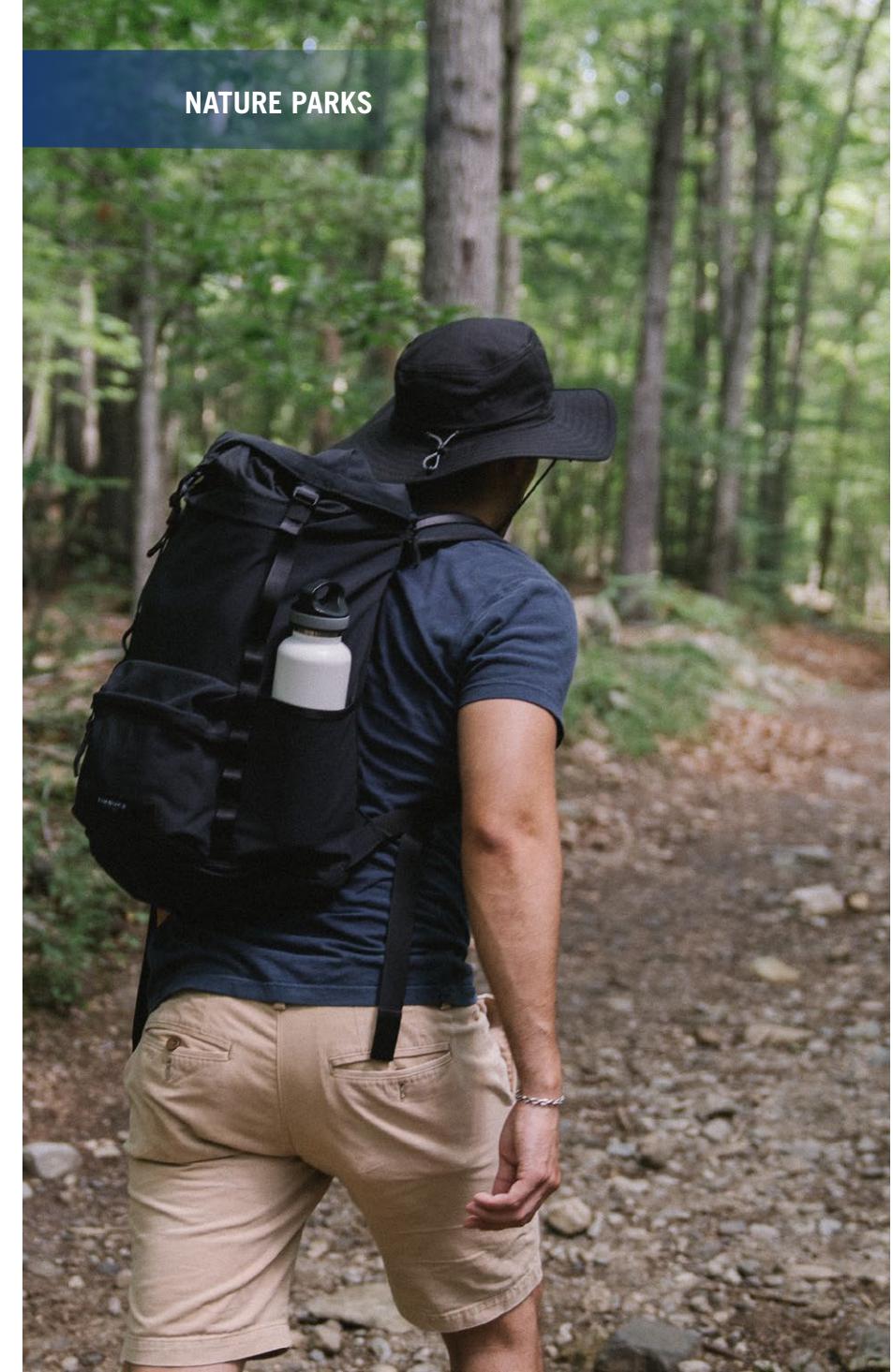
A FRONT ROW SEAT TO NATURE

Whether you're an avid hiker or just want to take a morning stroll, Guelph offers you innumerable possibilities to get out and enjoy the great outdoors. Living at West Peak will encourage you to live an active lifestyle with all the different parks to choose from, including Margaret Greene Park, Stephanie Drive Park, Deer Path Park, Earl Brimblecombe Park, Ellis Creek Park and Springdale Park.

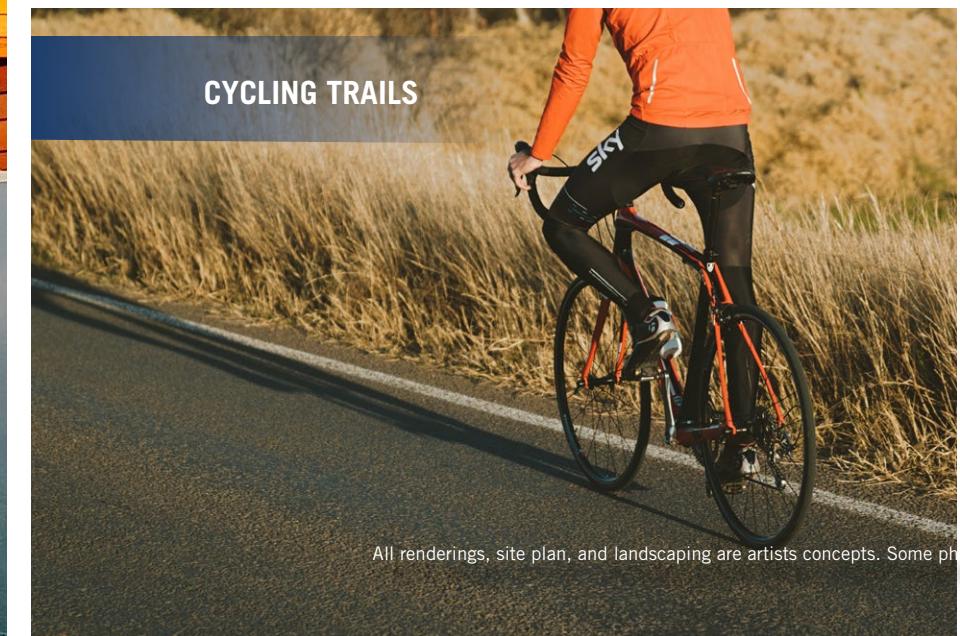
CONSERVATION AREAS



NATURE PARKS



CYCLING TRAILS



GOLF CLUBS



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UNIVERSITY OF GUELPH

One of Canada's premier institutions of post-secondary education and research, the University of Guelph has a reputation for innovation, creativity and discovery that dates back more than 150 years.

Over the decades, the University has carved a niche for itself with pioneering work in the life sciences, arts and humanities, and today, is actively engaged in educating and inspiring the next generation of leaders and entrepreneurs.

The University of Guelph is researchintensive and learner-centred, with nearly 28,000 undergraduate and graduate students at three campuses in Guelph, Toronto and Ridgetown. There are more than 1,200 international students from 100 countries, bearing testimony to the University's worldwide reputation for excellence in academics and research.

Known for its bucolic campus, the University blends historical and modern architecture with cutting-edge technology. An acknowledged leader in the botanical and biological sciences, the University's living and learning environments encourage exploration and the interdisciplinary sharing of new ideas and critical thinking for meeting the challenges of the future.

A world-class faculty and advanced facilities provide students with groundbreaking research opportunities in laboratories, art studios, libraries and in the field.

Elementary, middle and high school education in Guelph is provided by the Upper Grand District School Board and the Wellington Catholic District School Board. In addition, there are a number of reputable private schools.

The Guelph General Hospital is a dynamic, comprehensive acute care facility providing a full range of services to the 200,000 residents of Guelph and Wellington County. Services include 24-hour emergency coverage, advanced technology and diagnostic support, and specialty programs.

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We have the opportunity and responsibility to improve the lives of individuals, our communities and the world around us. That's important. That's exciting. Let us take what is best about the University of Guelph and share it around the world.

Franco Vaccarino
President of University of Guelph

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GUELPH INFRASTRUCTURE

While the world talks about connectivity, Kitchener and Guelph are creating it. With the plans for a new four lane highway connecting Kitchener and Guelph well underway, commuting will take a giant leap forward. This new state-of-the-art super highway will essentially connect highway 85 in Kitchener to Highway 6 North in Guelph, cutting travel times dramatically.

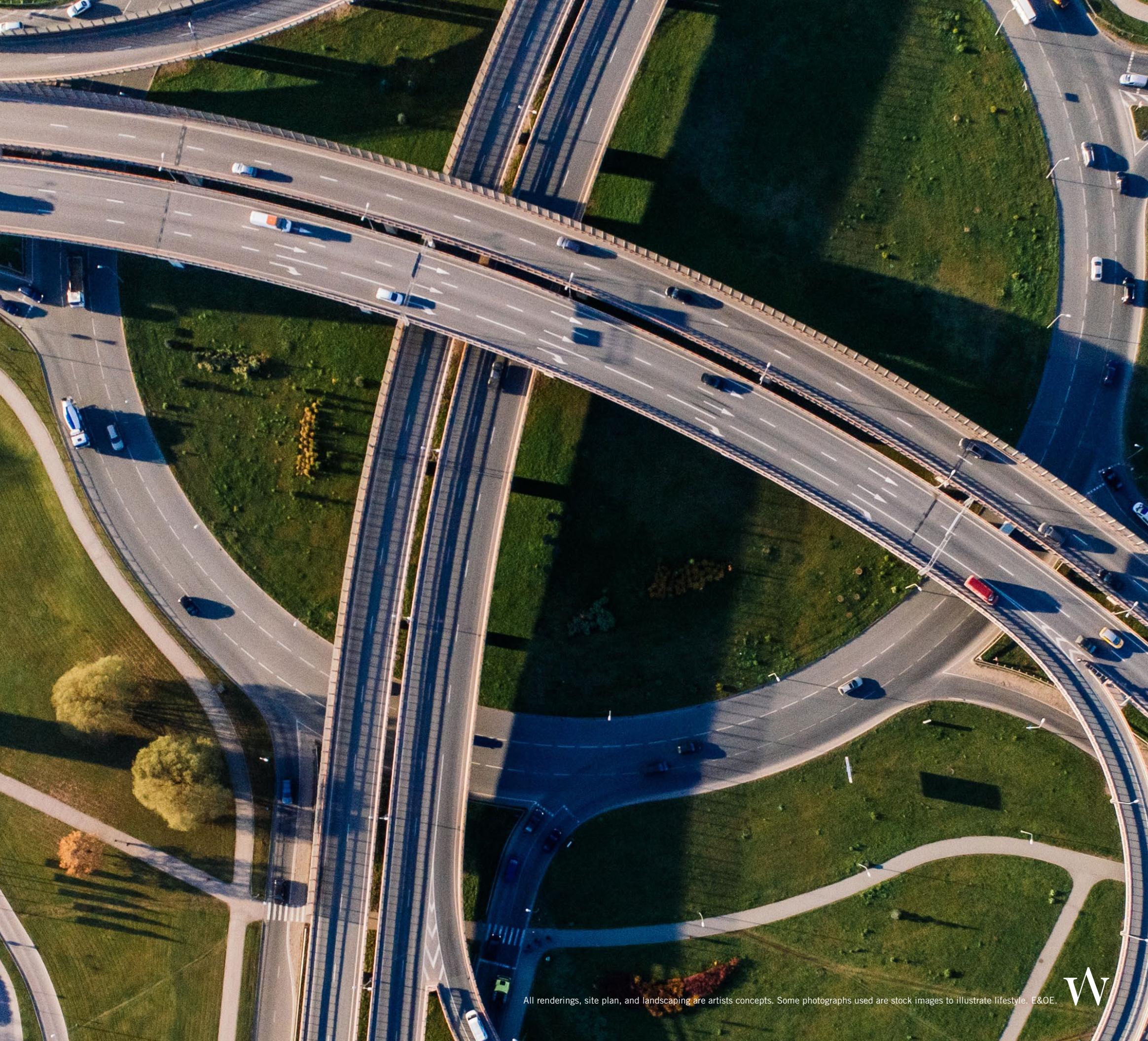
With plans firmly in place the project is planned to be completed by 2021.

Art Sinclair, the Vice-President of the Greater Kitchener Waterloo Chamber of Commerce has promised:

"This is a key infrastructure project for connecting two major growth centres in the province of Ontario, both economically and population wise. Guelph and Waterloo Region are both growing, and have similar economies, plus they have a very strong post-secondary presence in both cities. There's really a lot of potential here."

That means that the West Peak Area will only become more and more desirable in the future. With more convenience and more choices for homeowners who value their time, this is definitely where you want to live!

Sinclair estimates between 20,000 to 25,000 people travel between both cities on a daily basis.



THE TEAM



At E Squared Developments we believe in pursuing excellence in every aspect of what we do. For over 20 years we have specialized in high quality residential developments.

With a diverse portfolio of over 30 rental buildings ranging from low rise properties to an award winning 24 storey address, we have consistently delivered superb quality and attention to detail.

Other past accomplishments include Carriage Trade Homes and Medical Buildings. E Squared Developments, with strategically prime locations, continually strives to provide purchasers with solid quality and a sense of security, by creating the best possible product on the market.

Our Current management team is comprised of senior key personnel with approximately 130 years of construction experience between them.



We believe that successful architecture is best achieved through effective partnerships of all project stakeholders with the common goal of optimizing functional and market viability through creative architectural design.

We work together with our customers and function as a collaborative member of their project teams. We are dedicated to understanding our clients' specific economic and functional goals. We adopt them as our own, and work together with them towards implementation.

Our Design Philosophy constantly seeks to produce excellence: high quality work, completed on time and within budget. Function, efficiency, beauty, and economy are the keystones of each ABA project.

P U R
E B L
I N K

We partner with Real Estate forward thinking Developers, Architects, Designers and Ad agencies to enhance brand value and create desire by connecting with users through impactful and creative visual stories of the unbuilt space.



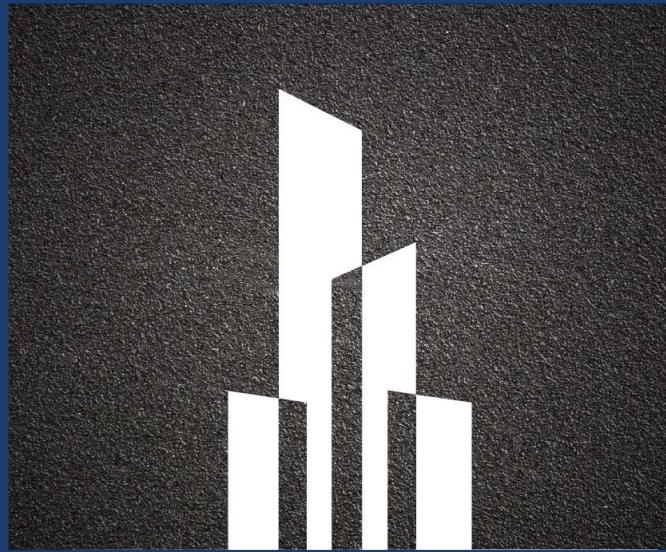
With multiple awards for Building Excellence, Urban Design and a Business of the Year Nominee by the Chamber of Commerce, we are conscious of the distinct needs of our clients and focussed on quality. Melloul-Blamey is proud to be the repeat builder of choice for many respected world-class businesses and institutions in Ontario.

REGO
REALTY
INC., BROKERAGE

With experts in new developments, residential, commercial, and luxury real estate, we ensure your property is overseen by those with the most tailored skill sets and specialties. No matter the task, you're always working with the best.

Our agile approach equips customers with their own personal real estate team. Composed of division specialists, marketing experts, and administrators, our unique full-service approach delivers expertise at every stage and is exclusive to Rego Realty.

With over \$2 billion sold, our approach to world-class service and real estate data analysis is unparalleled in the market. Our rapid rise to the forefront of the industry speaks to what we've done for our clients and what we'll continue to do — deliver premium results faster and without stress.



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