

An aerial photograph of a city at dusk. A tall, modern skyscraper with a blue facade and many lit windows stands prominently on the right side. The city is filled with various buildings, some with lit-up signs like "enjoy" and "POLLARINA". A large crane is visible in the background. The sky is a mix of orange, yellow, and blue, indicating sunset. The overall scene is a vibrant urban landscape.

Q CONDOS

LIFE ON Q

Momentum Developments:
A trusted real estate developer for nearly two decades.

CHANGING THE HORIZON OF WATERLOO REGION.

For nearly two decades, Momentum has been building in the community, becoming an integral part of Kitchener-Waterloo's growth. When you look around, you'll see Momentum's contribution to the changing horizon and revitalization of Uptown Waterloo and Downtown Kitchener. With each project, Momentum's goal is to provide care-free condominium living to residents while building vibrant, flourishing communities.

Learn more about Momentum at momentumdevelopments.ca



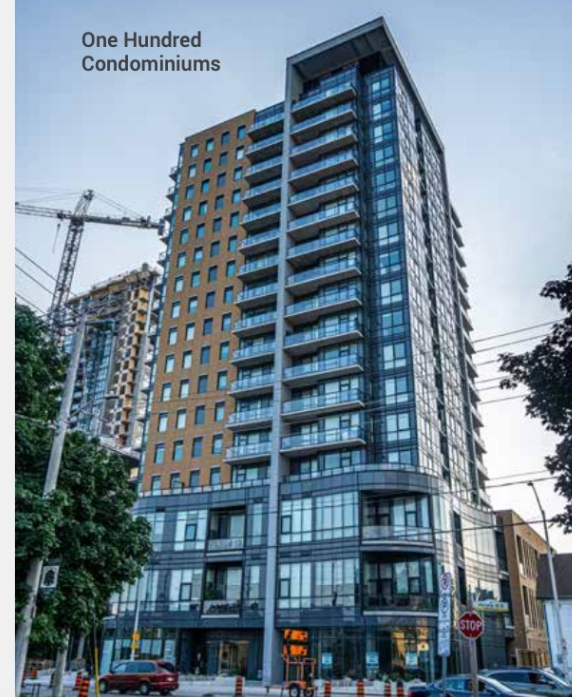
One Victoria
Condominiums



Red
Condominiums



The42
Chic Lofts



One Hundred
Condominiums



Charlie West
Condos



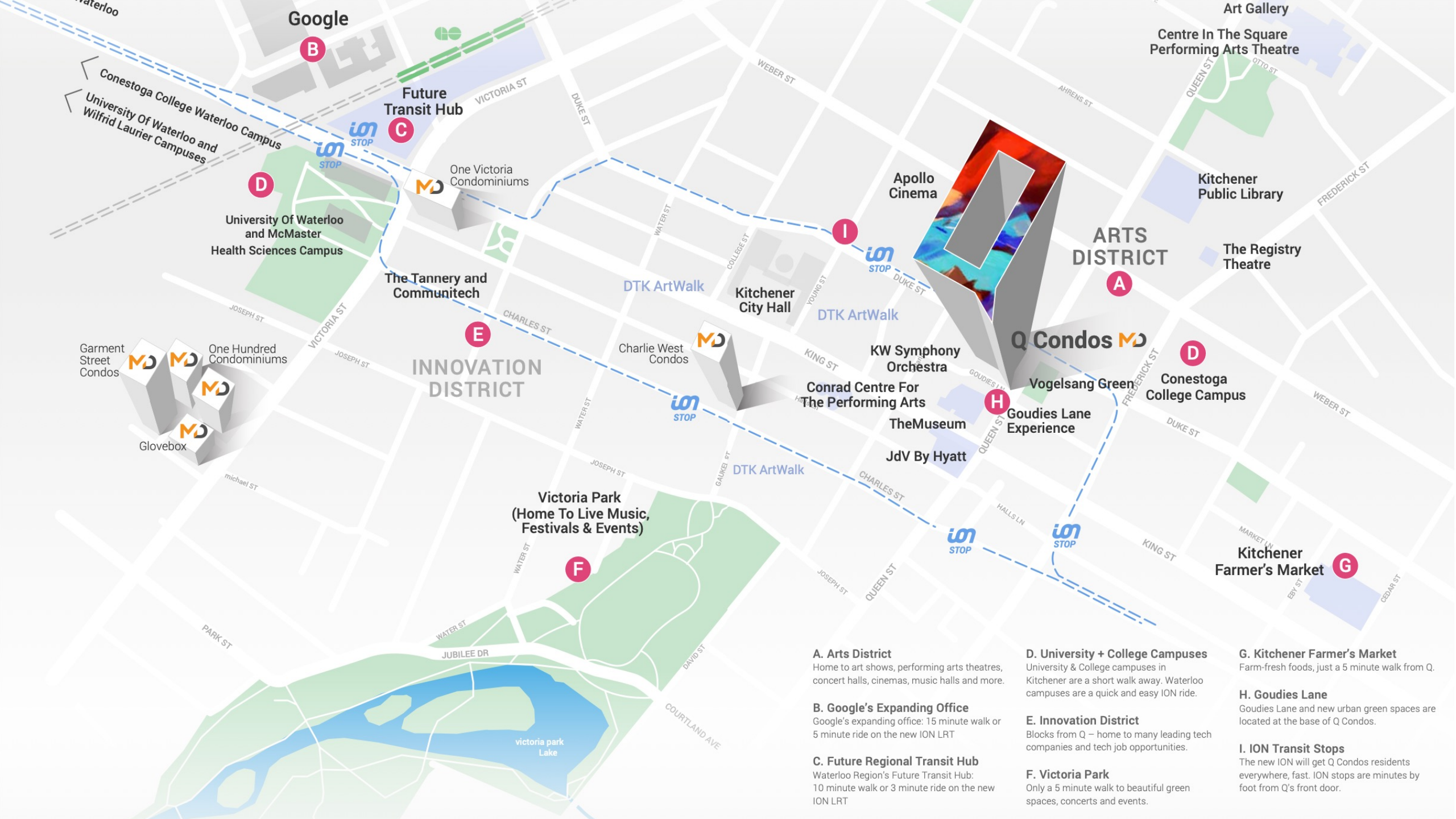
Garment Street Condos
The GloveBox
One Hundred Condominiums



Garment Street Condos
The GloveBox
One Hundred Condominiums



The GloveBox



A. Arts District

Home to art shows, performing arts theatres, concert halls, cinemas, music halls and more.

B. Google's Expanding Office

Google's expanding office: 15 minute walk or 5 minute ride on the new ION LRT

C. Future Regional Transit Hub

Waterloo Region's Future Transit Hub: 10 minute walk or 3 minute ride on the new ION LRT

D. University + College Campuses

University & College campuses in Kitchener are a short walk away. Waterloo campuses are a quick and easy ION ride.

E. Innovation District

Blocks from Q – home to many leading tech companies and tech job opportunities.

F. Victoria Park

Only a 5 minute walk to beautiful green spaces, concerts and events.

G. Kitchener Farmer's Market

Farm-fresh foods, just a 5 minute walk from Q.

H. Goudies Lane

Goudies Lane and new urban green spaces are located at the base of Q Condos.

I. ION Transit Stops

The new ION will get Q Condos residents everywhere, fast. ION stops are minutes by foot from Q's front door.

A SMART BUILDING DESIGN IN A SUPERB LOCATION.

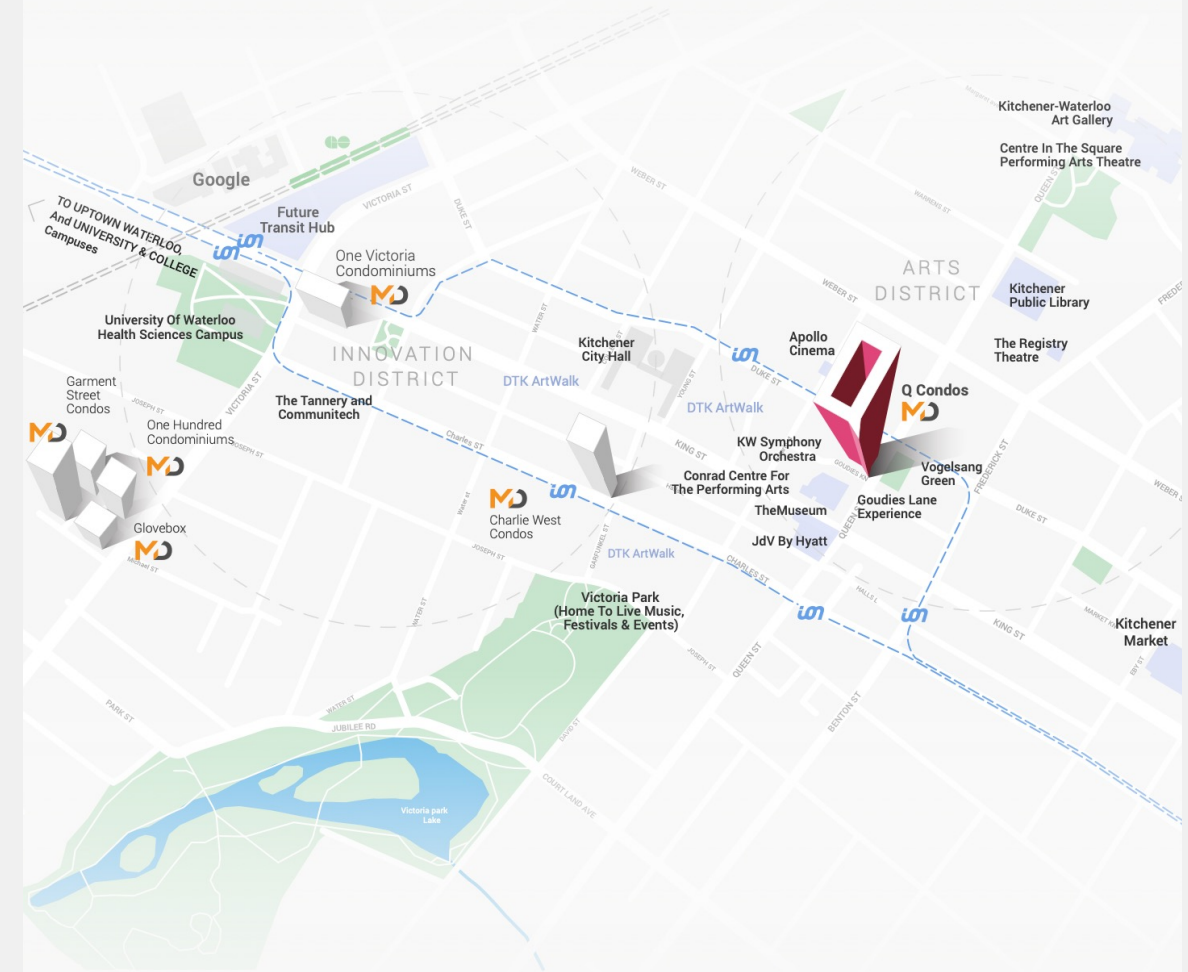
Introducing Q Condos

Q Condos will be the beacon of Kitchener's creative scene. Its slender design will rise 34 storeys above Queen Street's creative vibe. Overlooking Victoria Park, the location is steps to an ION transit stop and surrounded by tech jobs, restaurants, art galleries and theatres.

The architects of Q Condos designed a structure that uniquely blends history, art, and engineering. The original 1917 building at the corner of 20 Queen Street and Goudies Lane was inspired by the Beaux-Art architectural era. Q Condos' large window wall glazing, coloured concrete panels and perforated metal panel balcony screens will rise together, juxtaposed above the original 1917 reclaimed brick building.



LIVE AT Q, WHERE EVERYTHING IS WALKABLE IN MINUTES.



One minute walk to ION light rail transit to get anywhere fast



World-class Universities & Colleges are a short walk or LRT ride

Google

A short walk to the Innovation District, home to many tech co's and major employers



Steps to Victoria Park and peaceful urban green spaces



Surrounded by music and theatre from large venue to street side



Restaurants and bars offer social choices on every corner



Feed your creativity on Goudies Lane and in the Art Walk

Rental Stats

Rental Increase

Kitchener's RENTAL GROWTH had the largest increase in all of Canada at

31.4%
Year Over Year

Vacancy Rate

At October, 2022, Kitchener's RENTAL VACANCY was a low

1.2%

Technology

51% growth in tech jobs over the past 5 years in Waterloo Region, which outpaced Toronto and Vancouver.³

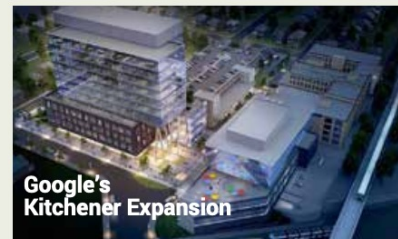
1,400

tech companies employ 23,200+ people, making Waterloo Region the second highest density of startups in the world.⁴

Kitchener-Waterloo is where technology is heading

Google's Kitchener office is their largest R&D facility, and is the home of their first accelerator in Canada. Google employs **1,400** in this **500,000 square foot** office location.

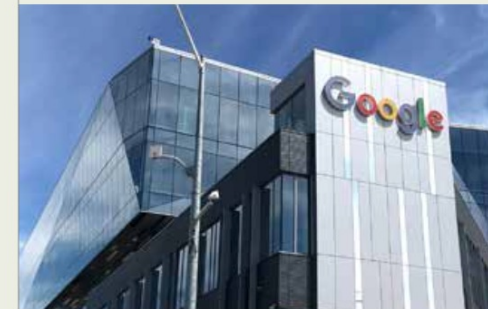
Communitech supports a community of over 1,200 tech companies. **Velocity** companies helped raise over **\$4.2B** in funding to date, resulting in **400+** companies being incubated since 2008. **Accelerator Centre** is Canada's #1 accelerator for tech companies



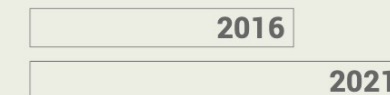
Job Market

30K NEW TECH JOBS

In the last 20 years, Waterloo Region's innovation companies have created over 30,000 new technology jobs. The area is home to over 1,000 tech companies, including Google, ApplyBoard, NetSuite, VidYard, Magnet Forensics, Faire, Igloo, and Shopify.



Exponential Population Growth



The Region has been the second-fastest growing community in Canada the past 3 years. Waterloo Region's population growth rose from approx. 524,000 in 2016 to approx. 576,000 in 2021⁵ – and is expected to reach 742,000 by 2031.

Transit

ION quickly transports residents in the downtown cores to school campuses, jobs, entertainment and parks.

\$868M⁶

Waterloo Region invested \$868M in the **ION** LRT, completed in 2019 – the most expensive project in the region's history.

\$1.52B⁷

ION Stage 2 is now in being planned with an anticipated cost of \$1.52B.



Waterloo Region's future transit hub is also in the planning stages and will become the central connection of the Waterloo-Toronto tech corridor.

Invest in a smart community.

Education & Innovation: World-renowned, post-secondary Institutions like University of Waterloo, Wilfrid Laurier University, Conestoga College and McMaster University are located in walking distance from Q or a short ION ride away. The Region and Kitchener's Innovation District are home to Communitech, Velocity and the Accelerator Centre, some of the world's best accelerators/incubators.

University of Waterloo

- 42,000 students
- #1 for computer science, engineering and mathematics*
- #1 for experiential learning amongst comprehensive universities*

* Maclean's 2021

Campus proximity to Q Condos:

- Waterloo
10 minute ION ride
- Kitchener
4 minute ION ride / 8 minute walk

Wilfrid Laurier University

- 20,000 students
- A global leader in social entrepreneurship and social innovation education
- Laurier StartUp Lab campus-linked accelerator dedicated to assisting students and alumni start and scale businesses

Campus proximity to Q Condos:

- Waterloo
10 minute ION ride

McMaster University

- 32,000 students
- Ranked in the top 100 schools worldwide; 4th best school in Canada

Campus proximity to Q Condos:

- Kitchener
4 minute ION ride / 8 minute walk

Conestoga College

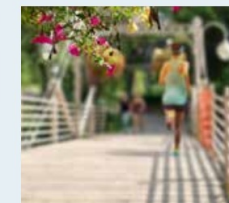
- 26,000+ students
- 26,000 continuing education enrolments annually
- A leader in polytechnic education and one of Ontario's fastest-growing colleges.

Campus proximity to Q Condos:

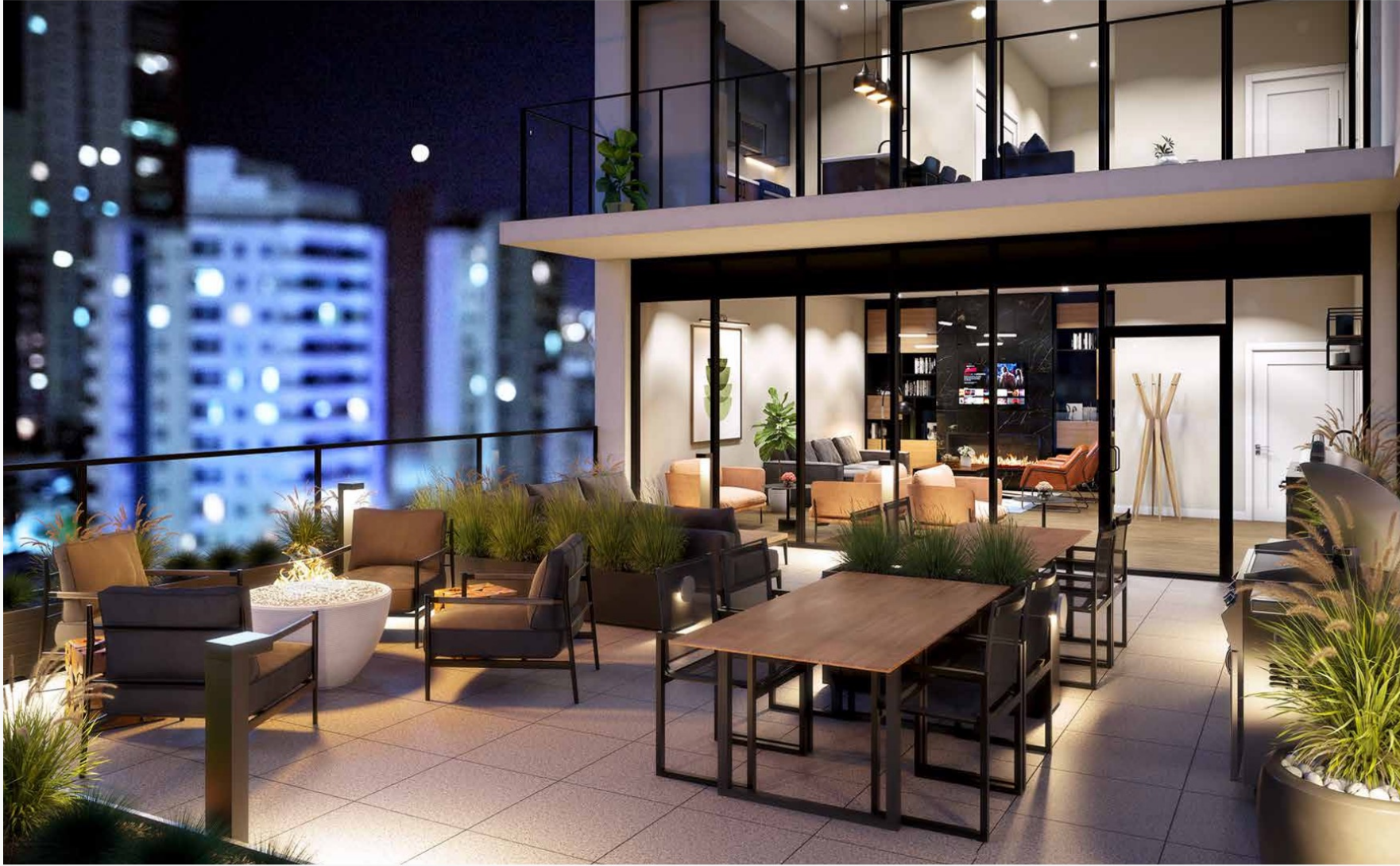
- Waterloo
15 minute GRT bus ride
- Kitchener (2 campuses)
3 minute walk / 20 minute ION/GRT ride

Location, location, location.

Surrounded by lifestyle benefits: For those who will live at Q, every day will feel like play-day. They will put their feet up in Vogelsang Green, or kick them up in Victoria Park. Everything is walkable – theatres, bars, fine restaurants, concerts, the library, THEMUSEUM, street art and the art gallery. A short walk around the corner from Q is farm-fresh food at the Kitchener Farmer's Market.



AMENITIES



Landscaped Outdoor Terrace & Social/Party Lounge

Location: 9th Floor
Features: Furnishings, gas firepit, BBQ, indoor fireplace, television, coffee bar



Community Benefit Space* in Goudies Lane

Location: 1st Floor

Features:

- Creative space designed to host and feature Canadian artists and art installations.
- Boutique retail space with a proposed café located on the first floor, opening into the outdoor social area within Goudies Lane.



Additional Amenities

Location: 1st Floor
Features: Executive Concierge, Lounge, Mail Room

Location: Lower Floor
Features: Bike Storage, Lockers



Cross-training Facility

Location: 2nd Floor

Features: Peloton Studio, cardio equipment, combat area, Lululemon Mirrors, free weights



Lululemon Mirrors

Multi-Sport Simulator

Location: 4th Floor

Features: Virtual golf, soccer, football, hockey, baseball, games and more



Peloton Studio

Furnished Guest Suite

Location: 3rd Floor

Features: Fully furnished suite for residents' overnight guests



Convenience

- **Café*** is proposed for the first floor and will open up to the shared community space in Goudies Lane
- **Guest Suite** for booking overnight visitors
- **Bicycle** secure parking
- **KitchenMate*** is proposed for the lobby to provide an on-site food service – a healthy, convenient solution for busy urban professionals



TECHNOLOGY AMENITIES

General

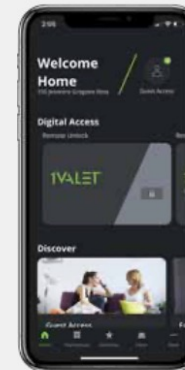
- Smart Entrance phone security system for residents
- Wireless Internet in suites and common areas
- Programmable smart thermostat for heating/cooling
- Smoke and heat detectors

1VALET Smart System*

Powered by Rogers

- Building and suite access, control and security
- Digital key access
- Smart, individual heating/cooling control in each suite
- Text message entry for guests
- Video intercom
- Smart control of package delivery, storage, and retrieval
- Visitor management (eg. food delivery)

1VALET®



FEATURES & FINISHES

General

- Ceiling height of approx 9' (excluding bulkheads) for residential units; Ceiling height of approx 10' (excluding bulkheads) on floors 33 and 34
- Full height double glazed windows as per plan
- Double glazed balcony door(s)
- Designer vinyl flooring with backing
- Balcony or terrace as per plan
- Oversized wood solid core entry door with lever handle and deadbolt
- Stacked washer and dryer vented to exterior
- Low VOC latex paint finishes
- Drywall ceilings
- Master light switch in foyer to control all lights

Energy Efficiency

- Energy and material efficient central heating and cooling systems (4-pipe)
- Energy efficient windows and doors
- Energy efficient lighting

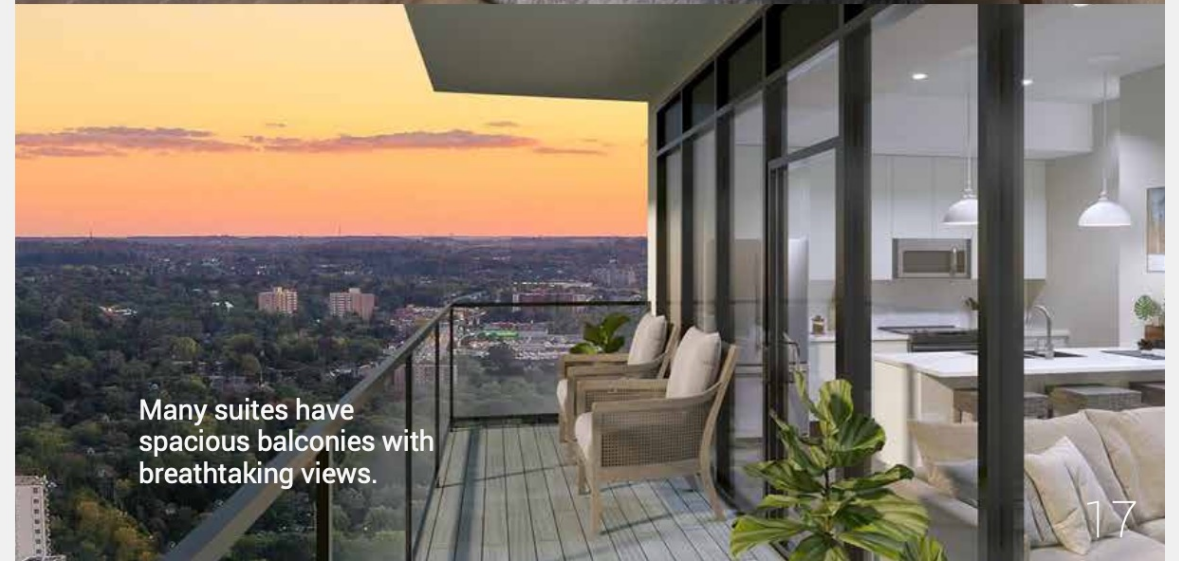


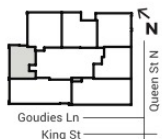
Bathroom

- Porcelain/ceramic tiles will be installed on the floor and the wet walls to the ceiling for tubs/showers
- Granite countertop
- Standard drop-in sink with chrome single lever faucet
- White high efficiency toilets
- Bathroom fan vented to exterior

Kitchen

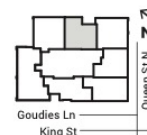
- Gourmet chef-inspired kitchen with custom style cabinetry
- Granite countertops
- Fully installed premium Energy Star stainless steel appliance package
- Stainless steel sink
- Single handle faucet with pullout sprayer
- Ceramic tile backsplash





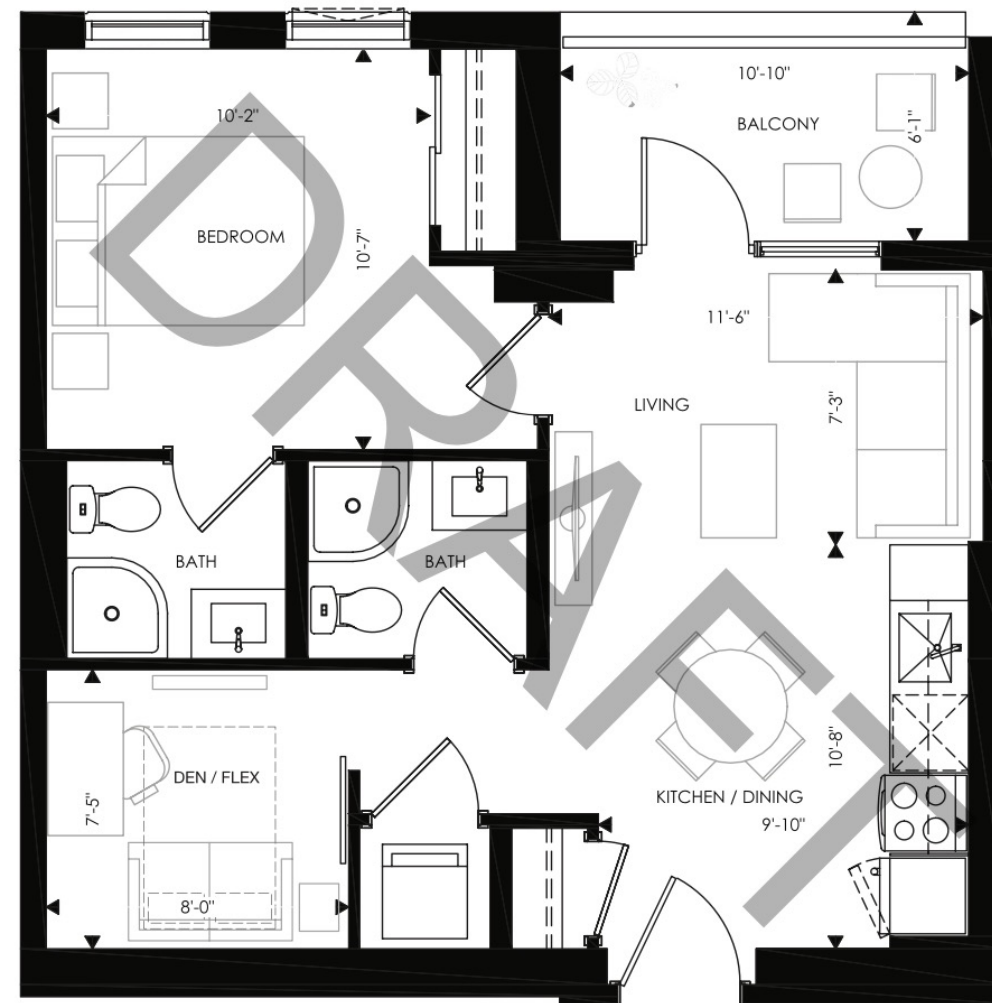
Suite 1P

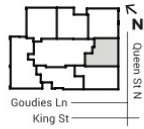
One Bedroom | 584 sq.ft.
Interior size: 452 sq.ft., Balcony size: 132 sq.ft.
Available on floors: 22 – 32



Suite 1A

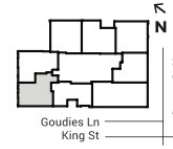
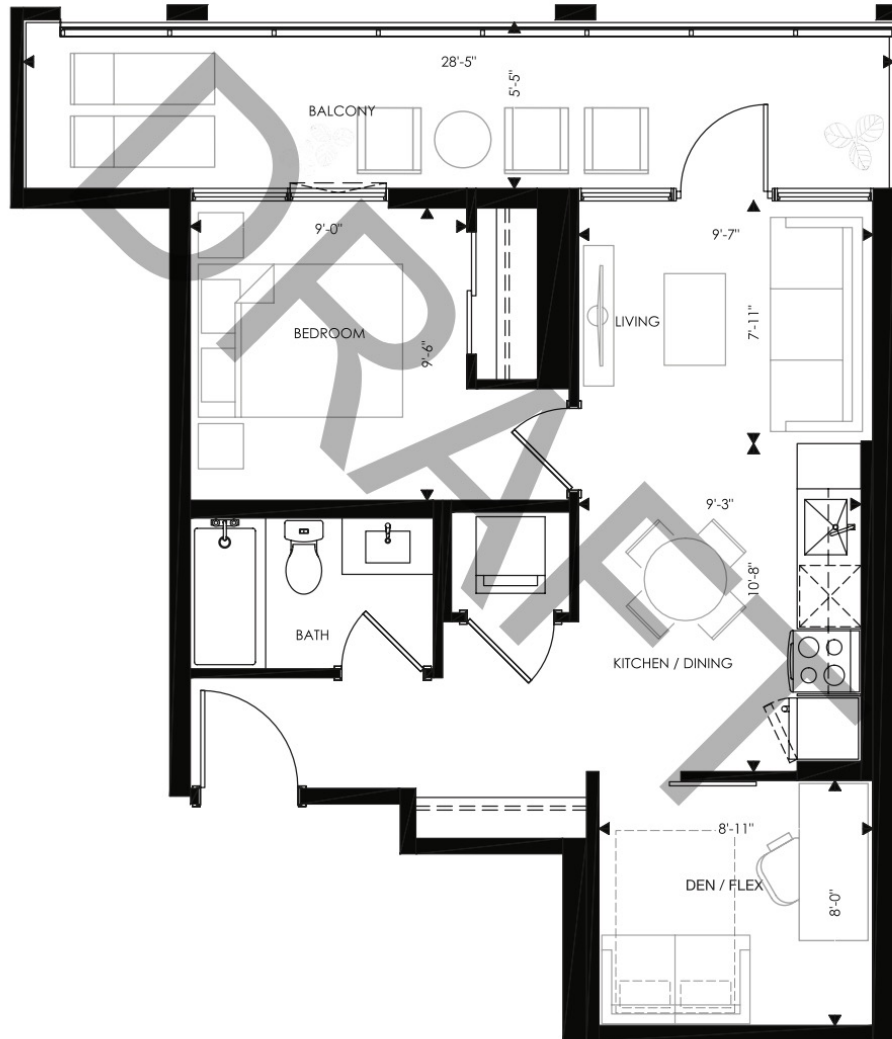
One Bedroom + Den | 679 sq.ft.
Interior size: 613 sq.ft., Balcony size: 66 sq.ft.
Available on floors: 2 – 32





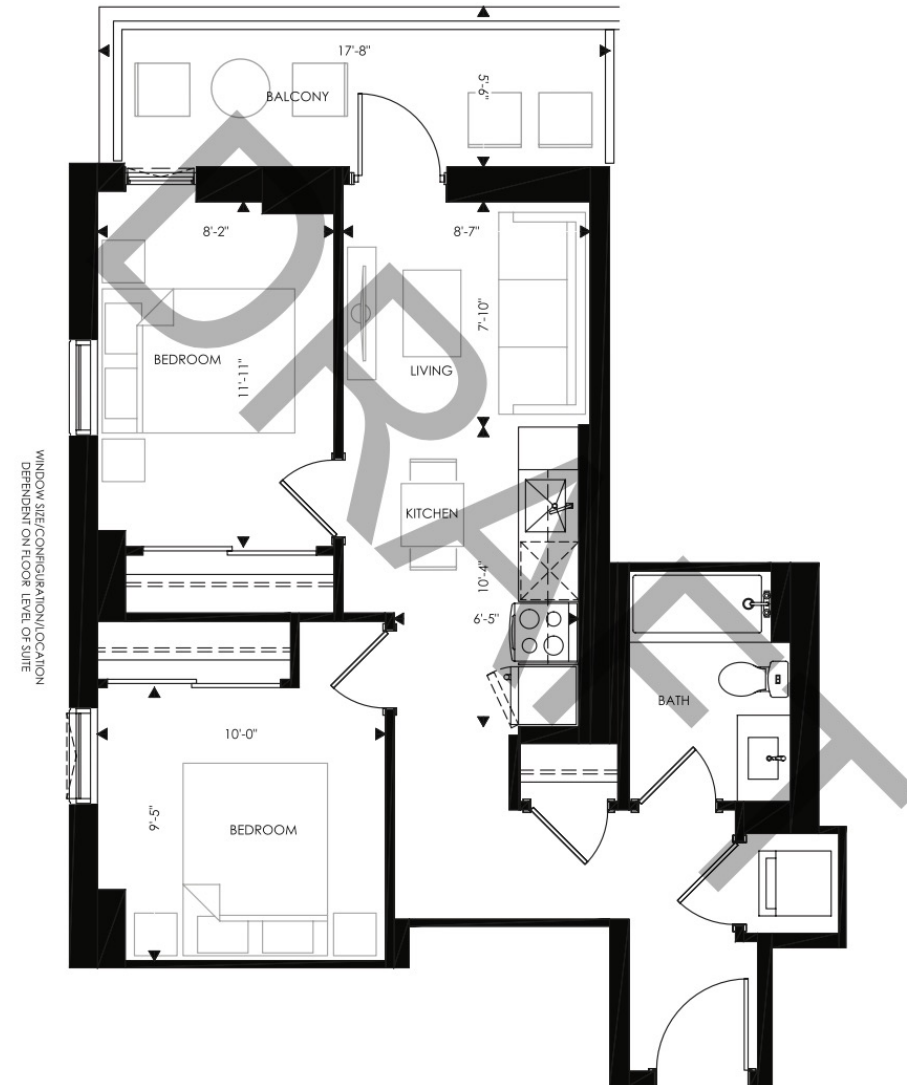
Suite 1H

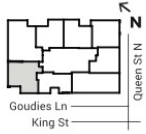
One Bedroom + Den | 720 sq.ft.
Interior size: 567 sq.ft., Balcony size: 153 sq.ft.
Available on floors: 4 – 32



Suite 1J

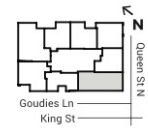
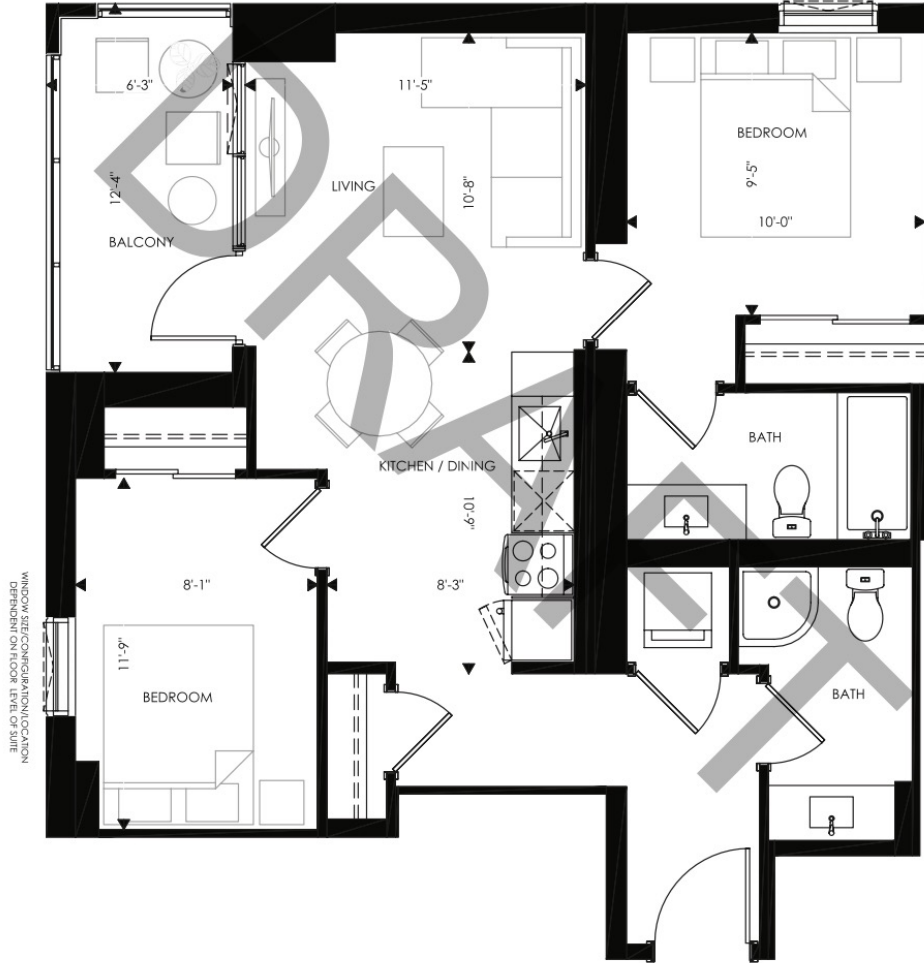
Two Bedroom | 735 sq.ft.
Interior size: 637 sq.ft., Balcony size: 98 sq.ft.
Available on floors: 9 – 20





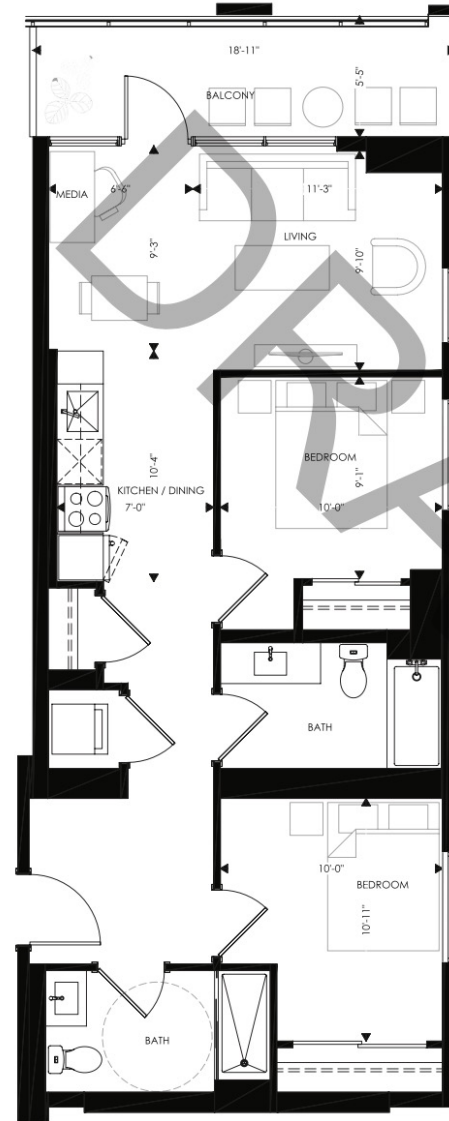
Suite 2B

Two Bedroom | 835 sq.ft.
Interior size: 760 sq.f t., Balcony size: 75 sq.ft.
Available on floors: 2 – 8



Suite 2E (Barrier Free)

Two Bedroom (*barrier free*) | 962 sq.ft.
Interior size: 860 sq.ft., Balcony size: 102 sq.ft.
Available on floors: 6 – 20



Quick Facts

Developer:
Momentum Developments

**Past Projects
by Momentum:**

Garment Street Condos
One Hundred Condominiums
GloveBox
Charlie West Condos
Red Condominiums
One Victoria Condominiums
The42 Chic Lofts

Q CONDOS:

Architect:
ABA Architects

Project Solicitor:
Sorbara Law

Broker:
Milborne Group

Building Address:
20 Queen St. N., Kitchener

Building Height:
34 Stories

Number of Suites:
240

Tentative Occupancy:
2026

Technology:

• **1Valet Smart System¹**

Smart services include building access, suite door locks, parcel delivery management, visitor access

- Smart, individual heating/cooling control in each suite

Amenities:

- Ground floor arts and culture space, including a café²
- State-of-the-art fitness centre including weights, cardio machines, Peloton Studio, Lululemon Mirrors, and a combat area
- Sports/golf simulator
- Furnished guest suite for overnight accommodations
- Library lounge and party room
- Outdoor terrace with firetables and BBQs
- Proposed KitchenMate³ grab-and-go meal system in lobby

- Executive Concierge service for residents
- 3 high-speed elevators

Parking:

- Leased spaces with adjacent secure City garage (ask Sales Team for details)

Bicycle storage:

- Residents have access to a secure storage room

Storage lockers

Energy Efficiency:

- Smart thermostat in each suite for individually controlled heating and cooling, all year round.
- ERVs providing a high standard of indoor air quality and efficiency
- Master light switches in suite foyers allowing residents to conveniently power on/off suite lighting as they enter/exit

Transit Proximity:

- Two ION stops are less than a 3 minute walk away
- Future Waterloo Region Transit Hub is a few minutes by ION or a 10 minute walk



Q CONDOS
ON QUEEN

KITCHENER'S VIBRANT FUTURE, DOWN THE STREET FROM Q.

Waterloo Region is moving forward with construction of a new transit hub located at the corner of King and Victoria Streets in Kitchener, walkable from Q Condos.

For recent updates on the project, visit engagewr.ca/king-victoria-transit-hub.

The new transit hub will connect the ION light rail transit, Grand River Transit, expanded GO train and bus service, VIA Rail, Coach Canada, CarShare, cyclists and pedestrians.

Images shown are artist concepts. Site design is expected to change based on public input.



The growth of both the Innovation District and Google's presence in Kitchener continues.

Google



THIS IS LIFE ON Q.

Arts, culture and entertainment are steps away. Enjoy fresh food at the Kitchener Market, fine dining, outdoor cafés, pubs and clubs, the downtown's ArtWalk, theatres, galleries and events.



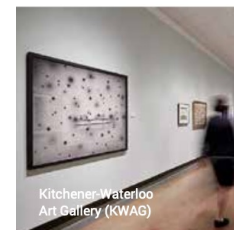
Q Condos is at the centre of Queen Street's Arts District and is surrounded by the ArtWalk.



Victoria Park
hosts many events



The Centre in The Square
Performing Arts Centre



Kitchener-Waterloo
Art Gallery (KWAG)



Kitchener
Public Library



KW Symphony
Orchestra



Kitchener's
THEMUSEUM