

TIME IS  
NOW  
2023



CLOCKW<sup>3</sup>ORK  
PHASE 3 AT UPPER JOSHUA CREEK

# THIS IS OAKVILLE STANDARD TIME





Located in Upper Joshua Creek, in the coveted heart of North Oakville, ClockWork 3 - the third building within a master planned community - offers a rhythmic beat that you can set your lifestyle to. Where the passing of time is measured by the moments that truly matter and the ones waiting to be discovered.

**7** STOREY  
MID-RISE BUILDING

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

## CONDO FEATURES:

-  Lobby with concierge and automated parcel storage
-  Social + co-working lounge
-  Fitness centre
-  Outdoor terrace with lounge, dining space and BBQs
-  Geothermal heating and cooling
-  Smart home technology

# NO TIME LIKE THE FUTURE



## OAKVILLE

One of the fastest  
growing municipalities  
in Canada

40.4

AVERAGE AGE

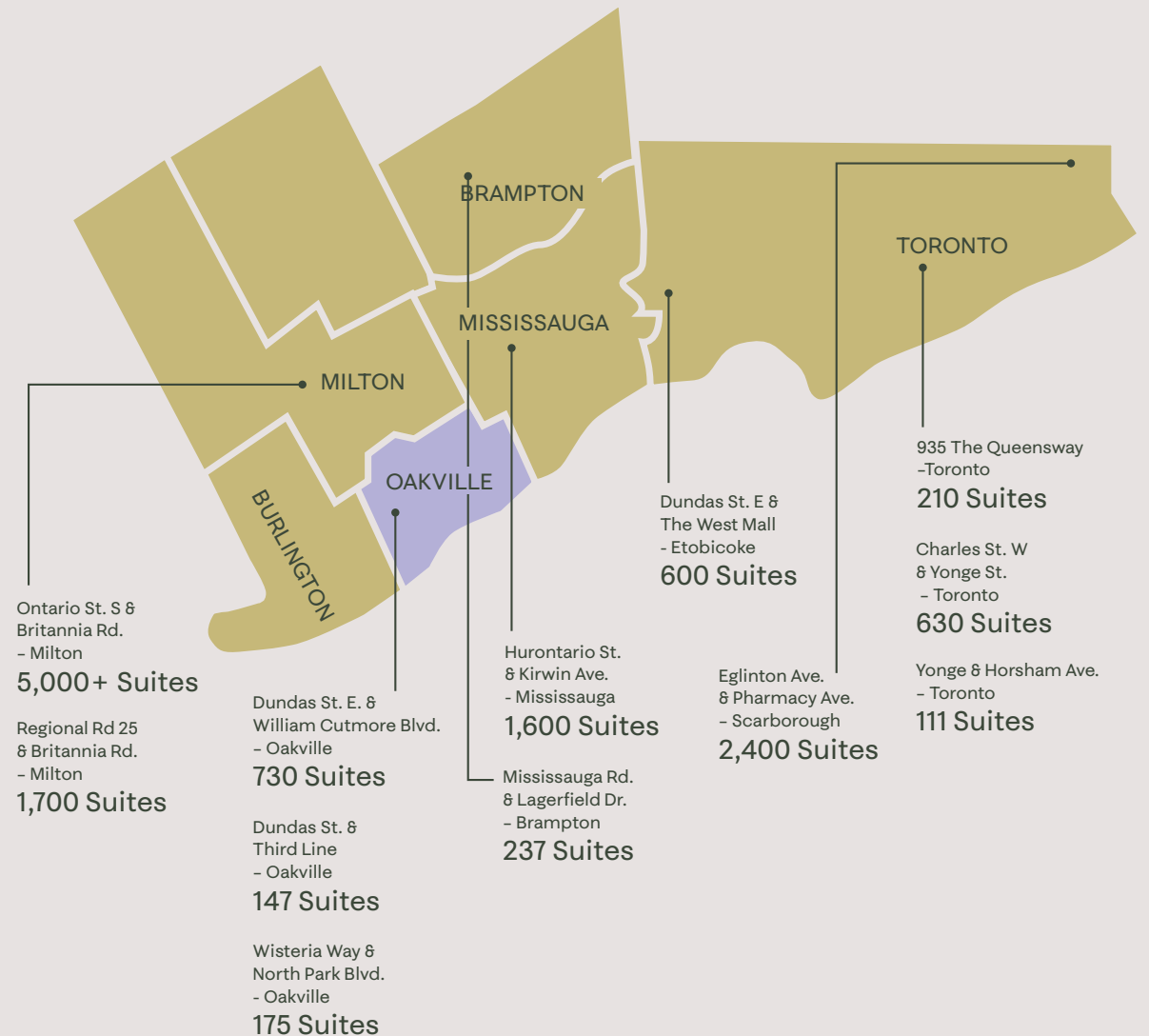
20.7%

POPULATION INCREASE OVER  
THE PAST 5 YEARS



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.

Mattamy Urban is rising to new heights. Within 5 years, Mattamy's multi-family suites will match the number of single-family suites.





# THE BEST IN URBAN LIVING RESIDES IN OAKVILLE



#1

NAMED BEST PLACE TO LIVE IN CANADA

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 PLACE TO RETIRE IN CANADA

5<sup>th</sup>  
BEST PLACE IN ONTARIO TO RAISE A FAMILY

7<sup>th</sup>  
BEST PLACE FOR NEW IMMIGRANTS

#2

IN THE GTA FOR RESIDENTS WITH A BACHELOR'S DEGREE OR HIGHER LEVEL OF EDUCATION (80% have post-secondary education)

## SERVING RURAL OAKVILLE

3  
PRIVATE SCHOOLS

9  
CATHOLIC SCHOOLS

17  
PUBLIC SCHOOLS

1

AWARD WINNING POST-SECONDARY SCHOOL, SHERIDAN COLLEGE

# WHERE GROWTH



# NEVER STANDS STILL

GROWTH WATCH:  
Oakville is growing almost twice the  
provincial and national average

23%

EXPECTED POPULATION GROWTH,  
REACHING A POPULATION OF 284,800 BY 2041

215,700

CURRENT POPULATION

\$202,026

ESTIMATED AVERAGE HOUSEHOLD INCOME

\$1.8 BILLION

FORD ADVANTAGE  
Ford Motor Company is making a significant  
investment in its Oakville Assembly Complex,  
turning it into a hub for high-volume electric  
vehicle manufacturing.

North Oakville will soon  
become home to over  
50,000 people and bring  
approximately 35,000 new  
job opportunities.



# A PRIME NEW SETTING

Located in the coveted Upper Joshua Creek community, ClockWork 3 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>

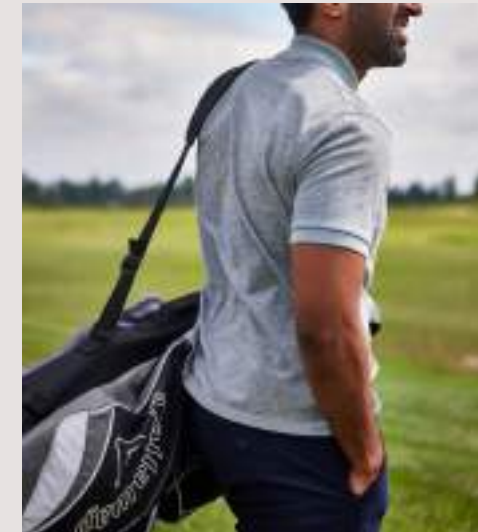
KMS OF ACTIVE  
RECREATIONAL TRAILS

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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.

# REAL ESTATE WATCH

OAKVILLE VS. TORONTO

# 30%

MORE AFFORDABLE THAN TORONTO

New Oakville condos are 30% more affordable than Toronto as per Urbanation Q2-2023

RESALE VALUE

## \$819,000

Avg resale condo price in Oakville

SUPPLY VS. DEMAND

# 33K

# of houses Oakville needs to build by 2032

# 2K

Avg number of units Oakville currently builds a year

TORONTO AVG.

## \$1,548/PSF

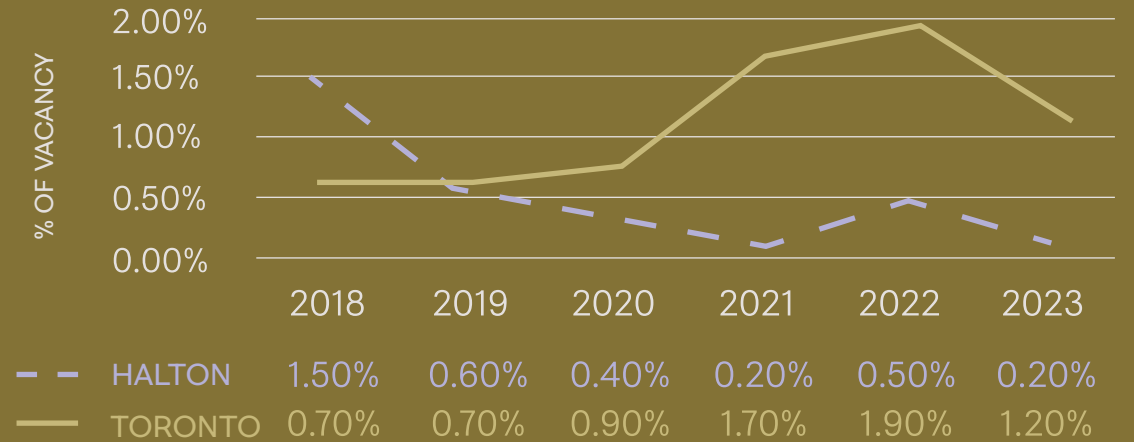
as per Urbanation Q2-2023

OAKVILLE AVG.

## \$1,197/PSF

as per Urbanation Q2-2023

## HALTON REGION VACANCY RATES



## CONDO RESALE PRICING COMPARISON



## OAKVILLE CONDO RENTAL RATES





# ACCESS IN EXCESS

## 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 **The Market by Longo's**  
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 Cir

## 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

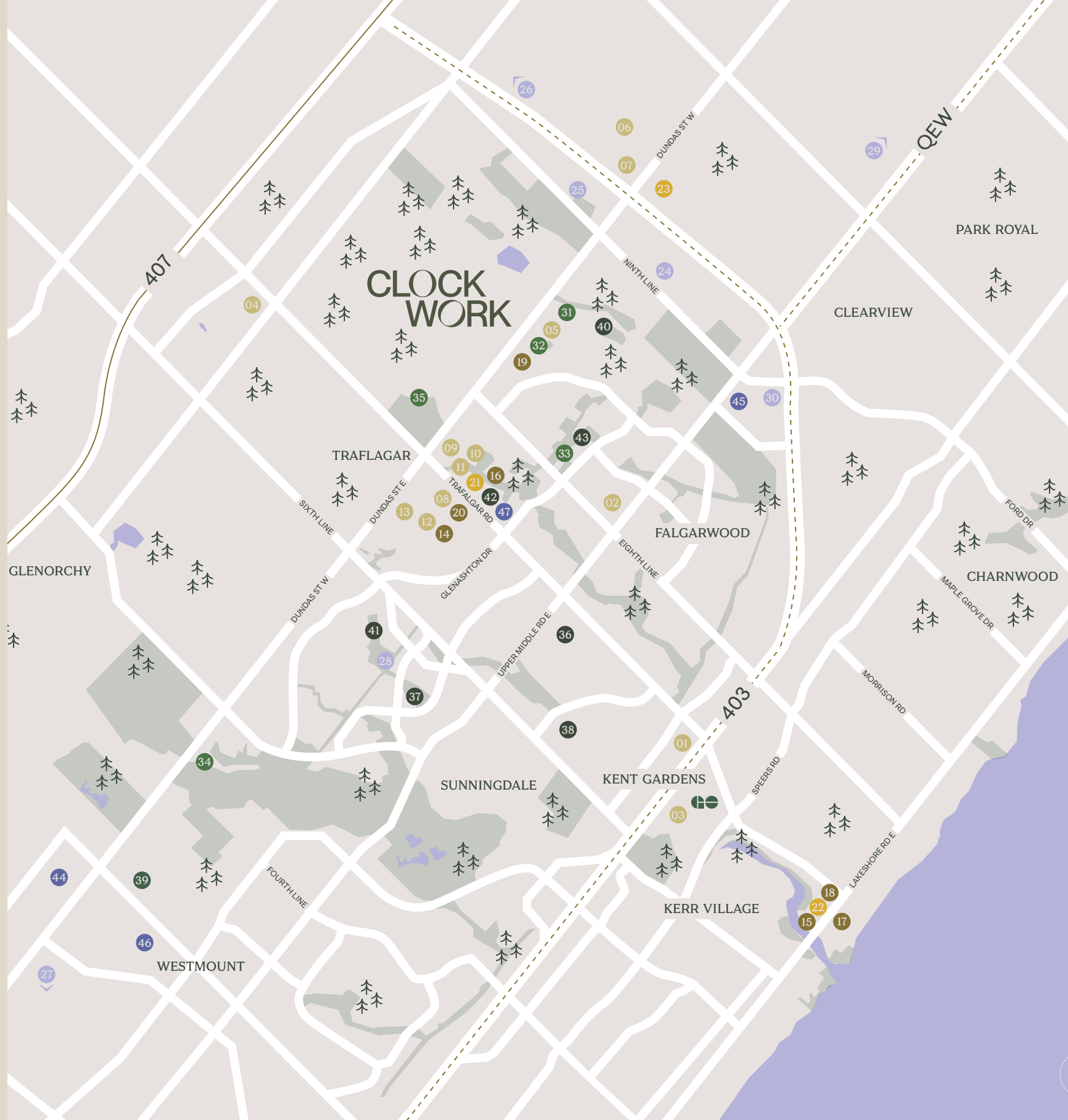
- 31 **Joshua's Creek Trail**  
Dundas St E
- 32 **Cragleith Park**  
1326 Craigeith Rd
- 33 **Glenashton Park**  
1051 Glenashton Dr
- 34 **Lion's Valley Park**  
1227 Lions Valley Park Rd
- 35 **Buttonbush Woods Park**  
3295 Meadow Marsh Cres

## LEARN

- 36 **Sheridan College (Trafalgar Road Campus)**  
1430 Trafalgar Rd
- 37 **River Oaks Public School**  
2173 Munn's Ave
- 38 **White Oaks Secondary School**  
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

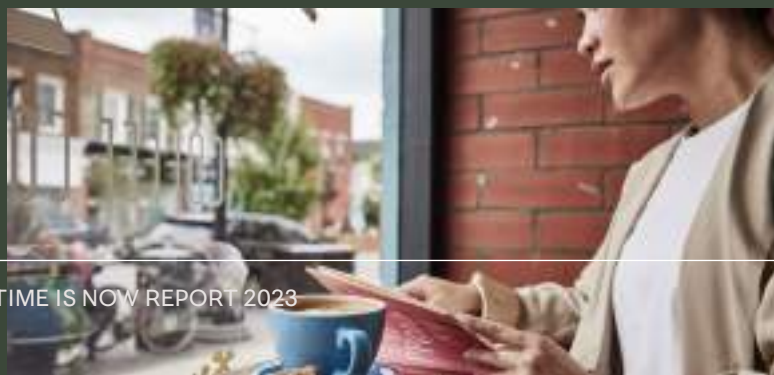
## CARE

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



Parks & Greenspace	Oakville GO Station	QEW / 403





# TIME IS ON YOUR SIDE AT CLOCKW<sup>3</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 HIGH DEMAND MEETS LOW SUPPLY

ClockWork 3 is perfectly situated in the GTA's fastest growing and selling community, making it an enduring investment opportunity, one that has similar value to the Toronto market.

03

## PREMIERE NORTH OAKVILLE LOCATION

ClockWork 3 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.

