



LIFE IS GRAND



Rendering is Artist's Impression.



# PARADIGM GRAND

[PARADIGMCONDOS.CA](http://PARADIGMCONDOS.CA)

Exclusively from

**MOLINARO** GROUP









## A GRAND VISION REALIZED

Paradigm Grand is the grand finale of an inspirational condominium development that ushered in “The New Burlington.” It is the full expression of the Molinaro Group’s vision for the future of the site.

Paradigm also represents the Group’s commitment to creating a masterpiece residence that continues to elevate Burlington as a premium destination. Visible from virtually every corner of the Burlington area, Paradigm establishes a new standard of excellence in land use planning, architectural design and lifestyle amenities that is in a class by itself.



# “WE SAW SOMETHING EVERYBODY ELSE MISSED.”

Paradigm’s success may have never happened. The original plan its previous owners were exploring called for the same commercial development that was the primary use for land along Fairview. But the Molinaro Group saw an opportunity to create something different and to establish a new neighbourhood. They saw the future and defined that neighbourhood as Midtown Burlington.



Paradigm represents a globally informed concept based on the emerging realities of rapid transit, sustainability and the desire of residents to enjoy an active lifestyle in a growing urban setting.



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“We envisioned a more European-style residential development that didn’t avoid the major transit hub on Fairview but was integrated into it. To us, that made sense.”

**VINCE MOLINARO**  
PRESIDENT, MOLINARO GROUP

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“Paradigm is a multiple award-winning development. Everything from architecture to advertising, from landscaping to suite design, Paradigm has won it all.”



**ROBERT MOLINARO**  
VICE PRESIDENT, MOLINARO GROUP

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“Despite the conventional thinking (in 2007), we knew residential would work there ... and we encouraged the landowners of the time to pursue that zoning. When that was in place, we were first in line to make the deal.”

**SAM DISANTO**  
MANAGING DIRECTOR,  
MOLINARO GROUP

## West End Home Builders Association

### 2014 AWARDS OF DISTINCTION

- Best Exterior Concept on a Highrise
- Best Newspaper Advertisement
- Best Newspaper/Magazine/Feature Advertorial

### 2017 AWARDS OF DISTINCTION

- Best TV Ad
- Project of the Year – Mid-High Rise Development
- Best Kitchen Concept in a Mid-High Rise
- Best Bathroom Concept in a Mid-High Rise
- Best Sales Office

## Ontario Home Builders Association

### 2017 AWARDS OF DISTINCTION

- Most Outstanding High-Rise Building 11+ Stories

## Ontario Concrete

### 2020 AWARDS

- Winner – Material Development and Innovation

## Landscape Ontario Awards of Excellence

### 2021 LANDSCAPE ONTARIO AWARD OF EXCELLENCE

- Commercial Construction – Multi-Residential & Industrial – Over \$250,000 Category





THE STORY CONTINUES













# THE NEW BURLINGTON, FULLY REALIZED.

Paradigm Grand brings a commanding yet inviting presence to Fairview Street. Its dramatic exterior is animated, energized and ideally suited to this lifestyle “hub” in Midtown Burlington. The mix of podium, terrace and tower residential with street level retail is unique to the area – and just what you’d expect from this best-in-class development.

In a perfect world, every city would have a master-planned community of this stature.





# REIMAGINING FAIRVIEW STREET



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Encouraging pedestrian traffic is a key deliverable of Paradigm Grand's presence along Fairview Street. Street level retail will make living here all the more convenient for residents, while also inviting shoppers from the surrounding neighbourhood.







A modern interior design rendering of a two-story space. The foreground features a dark leather armchair and a light-colored sofa on a patterned rug. In the background, a long, dark reception desk with a wooden top is visible, set against a wall of large, light-colored panels. The ceiling is high with recessed lighting and a large, dark, textured wall element. The overall aesthetic is contemporary and elegant.

## WELCOME TO GRAND LIVING

Awash in natural light and finished with style and flare, this two-storey design is a statement of confident elegance and will feature 24-hour concierge.



# WELLNESS AT YOUR OWN PACE

The Yoga Studio at Paradigm Grand is a welcome retreat to further perfect your practice. And if a higher energy workout is your preference, the Aerobics Studio will get your cardio going in a high energy environment, with a spectacular view included.

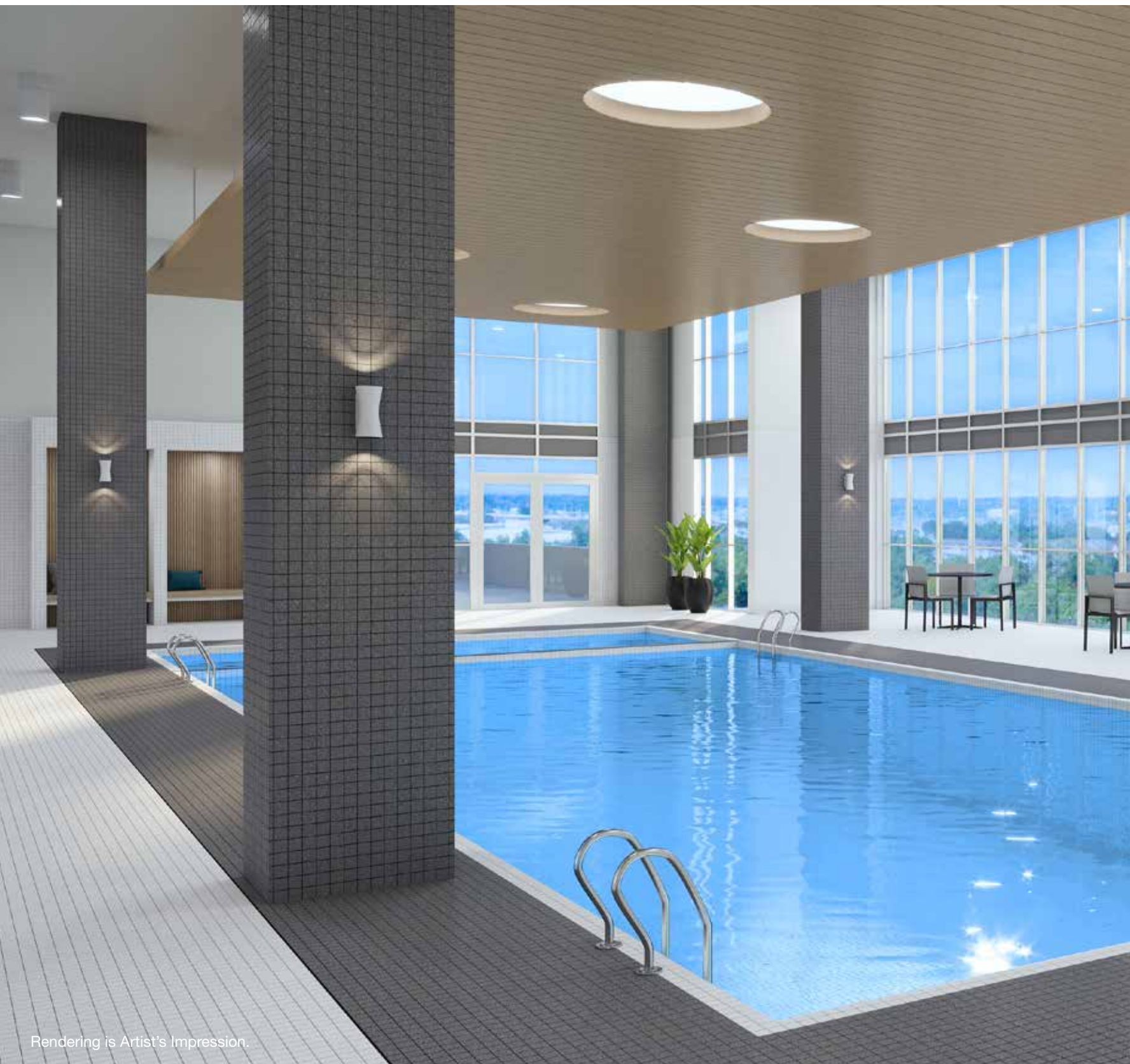






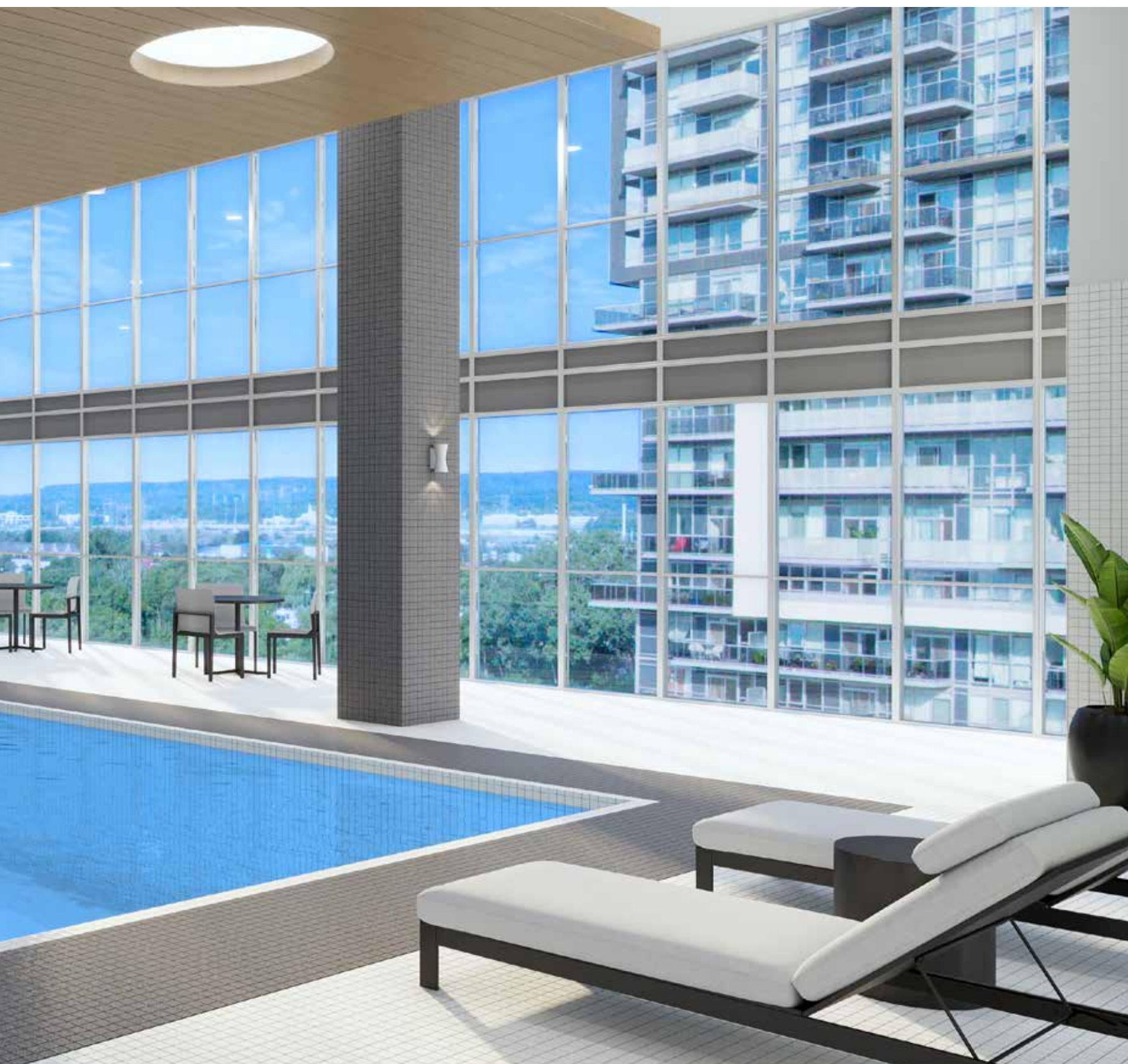


# POOL YOUR NATURAL RESOURCES



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The pool and spa bring light and water together in perfect harmony. Here you can get in your daily lengths or stretch out to bathe in the relaxing natural light that fills this luxurious space.









## DELIGHTFUL LIVING INSIDE AND OUT

A defining feature of the master-planned Paradigm community is a wealth of first-class lifestyle amenities. Here at Paradigm Grand, that tradition is fully expressed with party and game rooms, and an elegant exterior terrace featuring barbecues and well-appointed seating areas.





# EVENTFUL, EXCITING AND AVAILABLE

Paradigm Grand's event space is where your party will come to life. This welcoming environment includes full bar and kitchen facilities, breathtaking views of the lake and the city, and an atmosphere that delights and surprises, in grand style.







# DESIGNED FOR EASY ENJOYMENT

The abundant amenities Paradigm Grand offers have been thoughtfully assembled so you can access them easily.



## 1<sup>ST</sup> FLOOR AMENITY PLAN

- Lobby



## 3<sup>RD</sup> FLOOR AMENITY PLAN

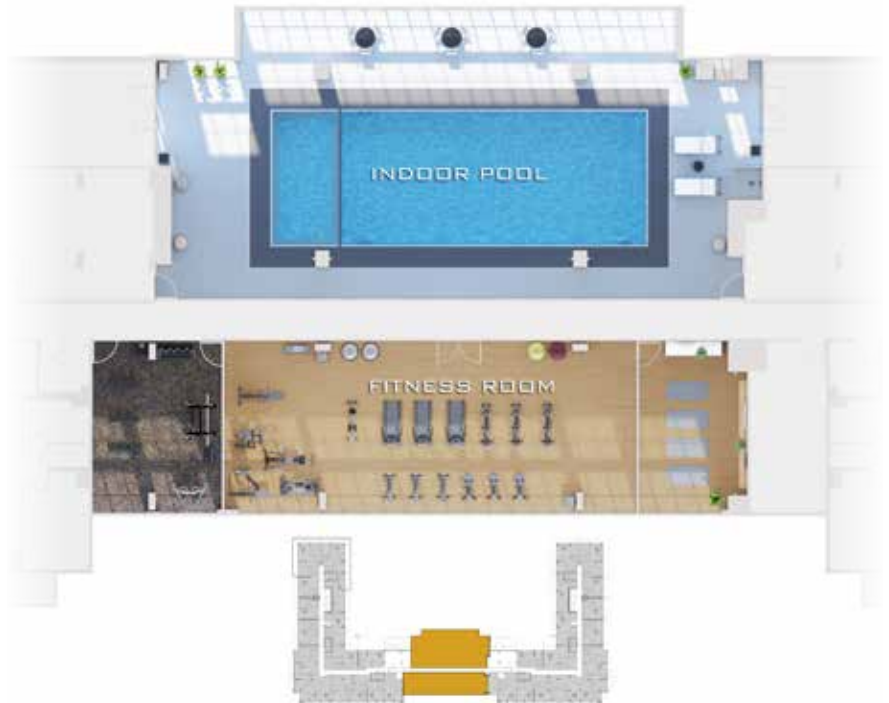
- Party Room
- Kids Room
- Game Room





#### 4<sup>TH</sup> FLOOR AMENITY PLAN

- Guest Suites 1 and 2



#### 5<sup>TH</sup> FLOOR AMENITY PLAN

- Indoor Pool
- Fitness Room
- Yoga Studio



#### 7<sup>TH</sup> FLOOR AMENITY PLAN

- Outdoor Terrace
- Lounge



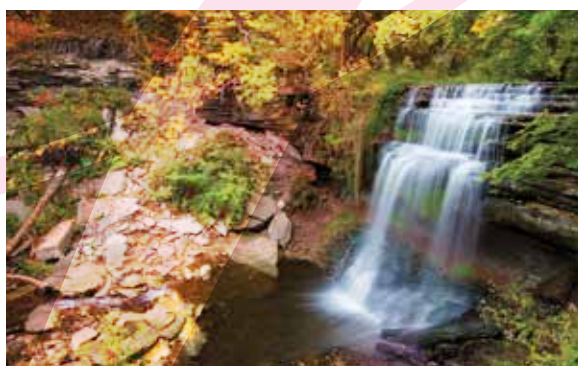


# A VIBRANT CITY YOU'LL LOVE EXPLORING

Burlington is a charming mid-sized city with a breathtaking waterfront park, a host of cultural and entertainment venues, and a location that puts you in the midst of everything Southern Ontario has to offer.







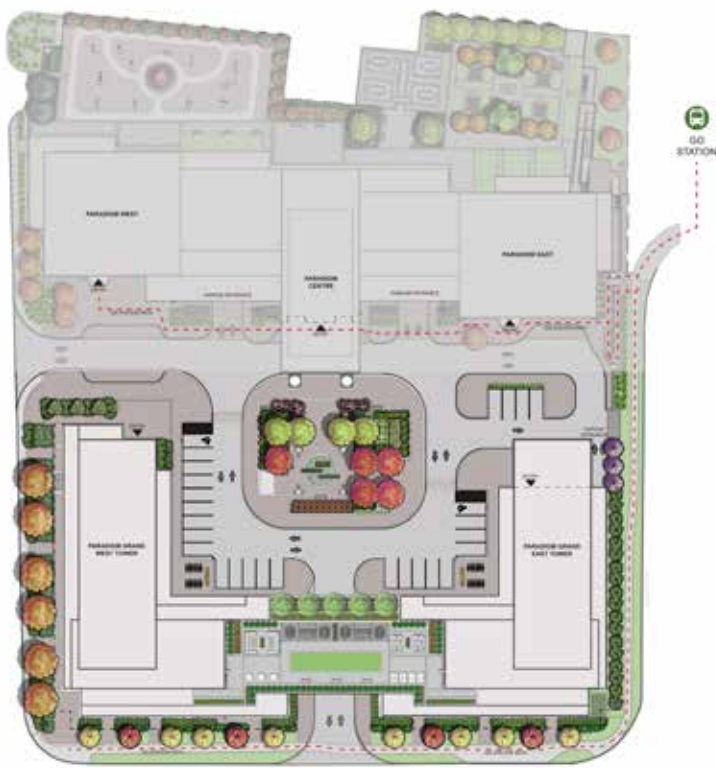
Consistently ranked as one of the best places to live in Canada\*, Burlington offers first class healthcare, a vibrant business climate and an approach to growth that is measured and sustainable.

\*MoneySense magazine – **Best Mid-Sized City** 2013, 2014, 2015, 2016, 2017

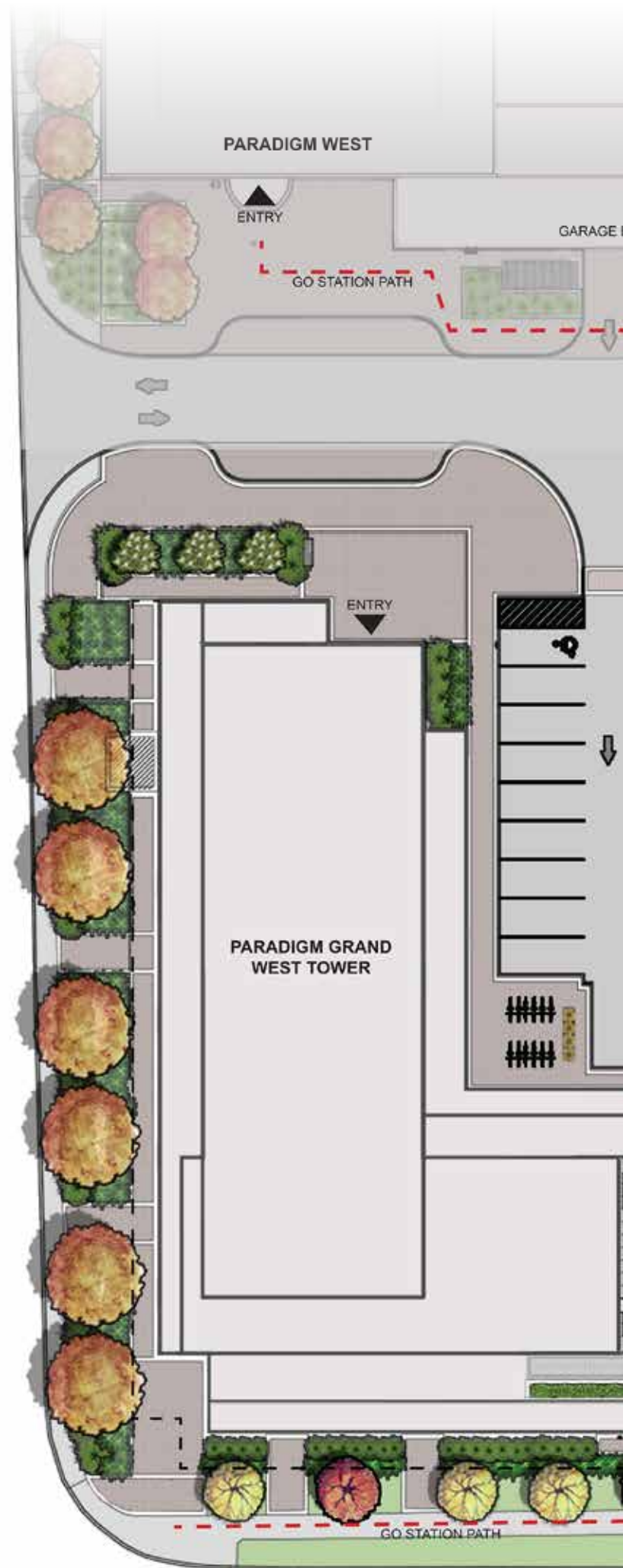
\*Maclean's magazine – **Best Community in Canada** 2019



# SITE PLAN



FAIRVIEW STREET







GO  
STATION



FAIRVIEW STREET





## DISCOVER YOUR SUITE SPOT

With thirty-four inspiring choices, each with ample outdoor living space, great views and quality finishes, the challenge will be picking just one.







# FEATURES AND FINISHES

## BUILDING & LOCATION FEATURES

- Landmark, iconic architecture and design
- Building will be LEED Accredited, and includes Energy Star Appliances, low-flow plumbing fixtures
- Steps away from the Fairview GO Station and major highway routes (QEW, 403 and the 407)
- Centrally located in Midtown Burlington, minutes from all of life's necessities and conveniences including shopping, dining and recreation, and a short walk to downtown Burlington



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## BUILDING FEATURES, SECURITY & SAFETY

- Professional security monitoring, with surveillance cameras throughout lobby, main entry vestibule
- Secure and well-lit monitored underground parking area
- Key fob access to building entrances, underground parking garage and common areas
- Interphone system for in-suite two way communication with entering visitors
- Fire safety system in accordance with the current Ontario Building Code for your protection
- In suite smoke, heat and carbon monoxide detectors added for peace of mind

## AMENITIES

- Artistically designed lobby
- Secured bicycle storage area
- Furnished guest suites to accommodate visiting family and friends
- State of the art, fully equipped fitness studio with weight training, cardio and yoga
- All season indoor swimming pool, lounge area and change rooms
- Equipped outdoor landscaped terrace decorated with lounge seating and BBQ area
- Multiple party rooms complete with kitchen, wet bar, billiard games and lounge area with fireplace
- Business lounge with private offices and boardroom
- Pet friendly area

## LIGHTING AND ELECTRICAL

- Pre-wired outlets for cable TV in master bedroom, living area and den, as per plan\*\*
- Pre-wired for one dedicated telephone line and data line in living area, as per plan\*\*
- Flush mounted ceiling light fixtures in foyers, kitchen, bedrooms, bathrooms, and dens, as per plan\*\*
- Individual suite Sub-metering system for electrical



## SUITE FEATURES

- 9-foot finished ceilings
- Walls and trim painted off white
- Built-in closet system design in bedrooms
- Private balcony or terrace as per plan
- Solid core suite entry door with modern hardware
- Energy efficient double glazed floor to ceiling windows\*\*
- Luxury plank flooring throughout, with bathrooms finished with tile as per plan\*\*
- Contemporary style interior doors, baseboards and trim package with modern metal hardware
- Individual comfort-controlled heating and air conditioning on demand for seasonal comfort year round

## APPLIANCES

- Energy Star® Fridge
- Modern Range Hood Fan
- Energy Star® Built-in Dishwasher
- Energy Star® Electric Slide-In Range
- Energy Star® Front Load Washer and Dryer

## KITCHEN FEATURES

- Choice of contemporary backsplash\*
- Stainless steel kitchen sink with single lever pull-out faucet
- Choice of contemporary designed cabinetry and coordinating hardware\*
- Choice of polished quartz counter tops with straight polished edge\*
- Lighting in kitchen as per plan\*\*

## BATHROOMS FEATURES

- Contemporary designed cabinetry and coordinating hardware\*
- Choice of polished quartz counter tops with straight polished edge\*
- Modern light fixture over vanity
- Choice of tile floor, tub surround and shower tile\*
- Glass shower enclosures as per plan\*\*
- Modern faucets and pressure balanced shower control

## WARRANTY

- All units are protected under the **HOME CONSTRUCTION REGULATORY AUTHORITY** and **TARION** Warranty Program

## GENERAL NOTES

1. Specifications are subject to change without notice. All room sizes are approximate. Builder may substitute materials for those provided in the plans and specifications, provided such materials are of equal quality to other materials provided for in the plans and specifications.
2. Decorative and upgraded items provided for herein and/or displayed in the sales centre are for display purposes only and are not included in the purchase price. The purchaser acknowledges that variations in colors and shade uniformity may occur in finishing materials: cabinetry, flooring, wall finishes, and countertops from those displayed in the sales centre or standard samples, due to normal production processes.
3. Actual square footage and usable floor space may vary slightly from those stated in printed material. Ceilings and walls may be modified to accommodate for mechanical and electrical systems.
4. Certain color selection upgrades must be made at the time of purchase. Please see Sales Representative for details.
5. The condominium is subject to the conditions of the Purchase and Sale Agreement.
6. Prices, terms and conditions are subject to change without notice, E. & O.E.

## NOTES

\* As Per Vendor's standard samples. Please see Sales Representative for details.

\*\* Is only applicable in selected suites. Please see Sales Representative for details.





# COMMITTED TO CUSTOMER CARE

Molinaro buyers consistently comment on how happy, even surprised they are with the personal service we offer. It's a primary reason many have bought more than one residence from us. From your very first meeting to your occupancy move-in, we make your satisfaction our priority. Here is what you can expect when you work directly with the Molinaro Team.

## 1. PERSONAL CUSTOMER CARE

Our hands on, family-style approach and quick on-site response times are at the heart of our customer-focused mindset from interest to occupancy. You deal directly with the Molinaro Team, from our senior management and ownership group, and throughout our organization, you'll work with people who are invested in the business and in your satisfaction.

## 2. LUXURY FINISHES

We're dedicated to using high quality, sustainable materials and offer second-to-none, meticulous design finishes throughout the building process.

## 3. QUALITY BUILDING PRACTICES

We maintain long-term relationships with building experts who specialize in high-rise condominiums, ensuring projects are completed in a timely, orderly manner.

## 4. LEADERS IN INNOVATIVE DESIGN

We pride ourselves on intelligent, respectful, and efficient building practices that emphasize our commitment to innovation and sustainability. This is why we committed to build the first Energy Star, multifamily, high-rise building in Canada – and plan to build many more.

## 5. COMMUNITY PARTNERS

Being heavily involved with philanthropic initiatives in Burlington – including the Joseph Brant Hospital and Carpenter Hospice – means we're fully committed to investing in the future of our city.







# BUILDING A BETTER BURLINGTON

The Molinaro Group's role as a community leader extends beyond the real estate developments we have brought to life here. The success of those developments has afforded us the opportunity to build a better future for Burlington by consistently investing in the health and welfare of our community.

In addition to the bricks and mortar, the Molinaro family has, for decades, contributed to the success of Burlington through numerous charitable efforts, and by being impassioned advocates for the city we've helped build for over 55 years.



## JOSEPH BRANT HOSPITAL

Joseph Brant Hospital's mission is simple: to provide quality patient care. They do this by always following and living by their core values: compassion, accountability, respect, and excellence. So in 2012, when they embarked on a multi-year revitalization project to expand and modernize their facilities, Molinaro Group jumped at the opportunity to help with a \$1 million dollar donation.



## CARPENTER HOSPICE

Carpenter Hospice is a home in the heart of Burlington that offers both residential-based care to people in the last stage of their lives, and community-based programs for people dealing with grief or a life-limiting illness. For the past 3 years, Vince Molinaro and his wife Tina have had the honour of being the Co-Chairs at the yearly gala for Carpenters Hospice. Through their efforts, they've helped to raise over \$600,000 for the organization.



## GROW FOR CHANGE

Burlington's Grow for Change Urban Farm is a volunteer based not-for-profit group focused on growing food for local food security organizations and expanding community connections. The Molinaro Group is proud to have provided the space and start-up funds for the Urban Farm, which will be in operation for approximately two years, across spring to late fall growing seasons.



## BURLINGTON MURAL

The Burlington mural is part of a province-wide program, driven by STEPS Public Art called I HeART Main Street, a Canadian-based public art organization that fosters dynamic, inclusive, and resilient communities through one-of-a-kind art initiatives. Designed and painted on the exterior of one of the Molinaro Group's properties, 404 John St., the mural is the vision and accomplishment of Canadian artist, Chris Perez.





## A LEGACY OF SUCCESS THAT CONTINUES

By consistently creating and delivering premium quality projects, the Molinaro Group sets the standard for intelligent, respectful, and high value real estate that enhances the already enviable lifestyle that Burlington has to offer.



Since our humble beginnings in 1963, the Molinaro Group has developed over 10,000 residential units and more than one million square feet of commercial real estate. Our developments transcend their material value and ultimately take on a personal and unique meaning. That's why, from land use to architecture, from amenity designs to suite finishes, we focus on delivering excellence in every aspect of our projects.

Maintaining high standards when it comes to design, accessibility, and efficiency provide the platform for which creativity and innovation stand upon. The Molinaro Group puts innovation and originality at the heart of all their projects—and their methods are consistently re-optimized to keep fresh in an ever-changing real estate landscape.





PARADIGM



THE BROCK



STRATA



SPENCER'S LANDING



BUNTON'S WHARF



360 ON PEARL



BAXTER



# A GRAND TEAM



## **MOLINARO GROUP** DEVELOPER/BUILDER

Collaboration, creativity, and mutual respect are the keystones of our approach to developing and delivering premium quality projects. We set a high standard for intelligent, respectful, and high-value real estate that enhances Burlington's enviable lifestyle. And we enlist professionals who are just as passionate as we are about making the extra effort in every aspect of the project.

The team we've assembled for Paradigm Grand is the original line-up of experts whose talents and skills continue to help bring our company's vision to life.



## **GRAZIANI + CORAZZA** ARCHITECTS

G+C's fusion of architectural vision and experience is tailor-made to create the singular and iconic. They embrace a philosophy dedicated to viewing each project on its own merits, then pushing the creative envelope to find the most unique and dynamic solution. Paradigm was always meant to be a landmark development that showcased G+C's ability to seamlessly integrate a range of suite designs along with outstanding amenities.



## **TARA LEE JARVIS** DESIGNER

Tara Lee Designs Inc is a residential and commercial design firm that has worked with builders and developers on various projects for over 20 years. With Paradigm Grand, Tara focused on clean, modern and yet classic designs with natural elements of wood and light. The aim was to bring functionality and simplicity to all of Paradigm Grand's private and common spaces.



## **OUR BUILDING TRADES**

Over the past 50+ years, we have created developments in the Burlington area and beyond by cultivating collaborative, long-term relationships with a broad range of building trades. Their consistent performance, attention to detail and personal commitment to excellence have ensured every Molinaro development meets the exacting standards we have established.



## **DAVIES CONDOS** REAL ESTATE BROKERAGE

Specializing in condominium sales for over 30 years, Linda Davies of Davies Condos Real Estate Brokerage offers specialized services to condo buyers, sellers and renters. Linda wears many hats during the development process including design, planning, marketing and sales.



## **NEEZO STUDIOS** ARCHITECTURAL VISUALIZATIONS

NEEZO Studios is an award-winning creative studio and architectural visualization firm with an extensive suite of services, many of which have been skillfully deployed in support of the Molinaro Group's landmark condominiums. First at Paradigm, then at Illumina, and now returning to Paradigm Grand, NEEZO's visual presentations are captivating and effective in support of Molinaro's sales and marketing success.



## **BLADE** CREATIVE BRANDING

Blade's collaboration with the Molinaro Group created Burlington's most recognizable condo brand in the first three phases of Paradigm. With Paradigm Grand, Blade continues its relationship with the Molinaro team to bring this latest chapter to life with a reimagined branding approach that captures the development's importance as a hallmark of the New Burlington.



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