



live remarkably.

# who we are.

**GEORGIAN INTERNATIONAL**  
established 1981

- Head office located in Barrie.
- One of Simcoe County's most influential companies & recognized names.
- We are known for our uncompromising commitment to growth and for making a positive contribution to the communities in which we operate.
- Parent company of Georgian Communities.





executive leadership.



**Jamie Massie**  
Chairman and  
Chief Executive Officer



**Dan Revell**  
Chief Financial Officer



**David Bunston**  
President



**Andrew Massie**  
Executive Vice President



# a few stories.



## **BORDEN LEGACY PROJECT**

100 years of service.

The Hon. Col. Jamie Massie spearheaded a group of local Barrie business owners and residents in completing the near 10-year project to completion in CFB Borden's Centennial Anniversary. Sacred soil from Vimy Ridge is contained in a bronze urn inside the Borden Legacy Monument.



## **GEORGIAN COLLEGE AUTO BUSINESS SCHOOL OF CANADA**

driving education forward.

Georgian International was the driving force behind establishing the ABSC and has supported its programs for over 25 years. In 2006, GI created the J.C. Massie Automotive Bursary, an endowment named in memory of GI's President's late father, to provide grants to exceptional graduates from Georgian College's Automotive Marketing Program.



# a few stories.



## J.C. MASSIE FIELD from the past, for the future.

The J.C. Massie Field is a multi-use artificial turf field located in Barrie, Ontario on the Georgian College Campus. A large brick and mortar archway bears the name of one of Barrie's most passionate fans. The Massie family provided a \$500,000 donation to support in the development and completion of the field which includes a digital scoreboard and full lighting to allow for evening games. In 2021 became the home pitch of the Simcoe County Rovers FC.



## BARRIE COLTS | BARRIE MOLSON CENTRE building a community.

With a combination of hard work and determination, Georgian International and its co-founder, Jamie Massie, managed to bring together the necessary business interests, as well as federal, provincial and municipal levels of government to construct the Barrie Molson Centre (BMC) and successfully expand the OHL to Barrie. The BMC held its first ever Ontario Hockey League (OHL) game on December 31, 1995, when the Barrie Colts hosted the Sudbury Wolves. Georgian International sold its sports and hospitality interests in 2007.



# history timeline.



## GEORGIAN PONTIAC BUICK DEALERSHIP

Massie family acquires Georgian Pontiac Buick dealership originally located at the corner of Bradford St. and John St. in Barrie, Ontario.

●  
1981



## GEORGIAN AIRCRAFT FOUNDED

Georgian Aircraft founded. Establishes Barrie Executive Airport located at 560 Anne St. N, Barrie and served as home of the Barrie Flying Club.

●  
1984



## GEORGIAN INTERNATIONAL LAND CORP. ESTABLISHED

The private equity real estate investment company continues to be active in commercial and residential land development throughout Barrie and surrounding areas today.

●  
1986



# history timeline.



## GEORGIAN PONTIAC CHEVROLET BUICK GMC RELOCATES

Relocates to 65 Barrie View Drive well before this area was developed to become a major commercial sector within the city of Barrie.

●  
1990



## GEORGIAN SPORTS & ENTERTAINMENT ESTABLISHED

Purchases the Barrie Colts. The Colts would become an OHL expansion franchise and Georgian would spearhead the development of the 4200-seat arena known as the Barrie Molson Centre.

●  
1991



## GEORGIAN AIRCRAFT SIGNS CONTRACT

Signs contract with Canadian Airlines' regional carrier and then with Air Canada in 2000 to operate as Air Alliance and would grow to carry over 1.5 million passengers annually.

●  
1997



# history timeline.



## GEORGIAN BMW & MINI GEORGIAN BEGINS

Georgian Automotive begins construction of Georgian BMW and MINI Georgian bringing the luxury car brand to Barrie for the first time. Ownership would later be sold in 2016.

●  
2008



## FIRST HOME SOLD AT WINDFALL

Windfall at Blue sells its first home and would later be named Project of the Year by the Simcoe County Home Builders' Association (2017).

●  
2013



## BRAESTONE ESTATES SELLS FIRST HOME

Braestone Estates sells its first home, construction would begin shortly after and Braestone Estates would win Best New Home Community in Canada from the Canadian Home Builders' Association (2016).

●  
2014



# history timeline.



## BRAESTONE CLUB ACQUIRED

Orillia Golf & Country Club is acquired and is rebranded as Braestone Club. Over the next few years, major strides are made to the golf course and construction begins on the club house.

●  
2017



## FIRST PHASE SOLD & PROJECT OF THE YEAR

Mountain House at Windfall sells its first phase of condominiums and is named Project of the Year by the Simcoe County Home Builders' Association (2018).

●  
2018



## CLUB HOUSE OPENS AT BRAESTONE CLUB

Construction is completed on the clubhouse at Braestone Club, welcoming its members and guests to an elevated dining experience at The Ktchn and further enhancing the golf facilities.

●  
2019

# history timeline.



## GEORGIAN INTERNATIONAL RELOCATES TO MULCASTER STREET

Georgian International headquarters relocates to 55 Mulcaster St. following the sale of the Bayfield St. building.

●  
2022



## VICTORIA ANNEX BEGINS SALES

The historic Maple Street address begins sales and restoration commences on the century-old school house.

●  
2023



## CRAIGHURST CROSSING MODEL HOMES OPEN

Design Model Homes & Sales Centre open their doors as Phase 1 sales begin, welcoming the community's inaugural residents.

●  
2023



our company in 2024.



**GEORGIAN**  
HOSPITALITY

Braestone Club

The Ktchn

Upcountry Venues

Common Good

**GEORGIAN**  
COMMUNITIES

Mountain House at Windfall – complete

Braestone Estates

Craighurst Crossing

Windfall at Blue

Victoria Annex

Future Project – Nottawa



# what we stand for.



## our purpose.

We exist to create remarkable communities and cultivate a lifestyle that connects Canadians with their families, neighbours, and nature.

## our mission.

To set the benchmark for community development through unparalleled expertise, quality, passion, and drive.

## our vision.

To be Canada's most dynamic, trusted, and valued community development partner.

Each community we create is an opportunity to deliver something truly remarkable.



# mountain house at windfall.



MOUNTAIN  
HOUSE  
*at*  
WINDFALL

**DELIVERED 230 UNITS**

12 mid-rise condos  
and spa-like amenities.





# braestone estates.



**BRAESTONE**  
HORSESHOE VALLEY

## PROJECT DETAILS

<b>Location</b>	Oro-Medonte, HSV Road & Line 9
<b>Lots</b>	.5 to 1.5 acres
<b>Homes</b>	Detached, Bungalow/Loft, Two Storey
<b>Ownership</b>	Common Element Condo
<b>Features</b>	Access to Braestone Farm, Trails, Skating on Pond, Sugar Shack, Pumpkin Patch, Orchard and more.
<b>Sales Status</b>	Selling final phase. 11 of 229 lots available.





# braestone estates.





# craighurst crossing.

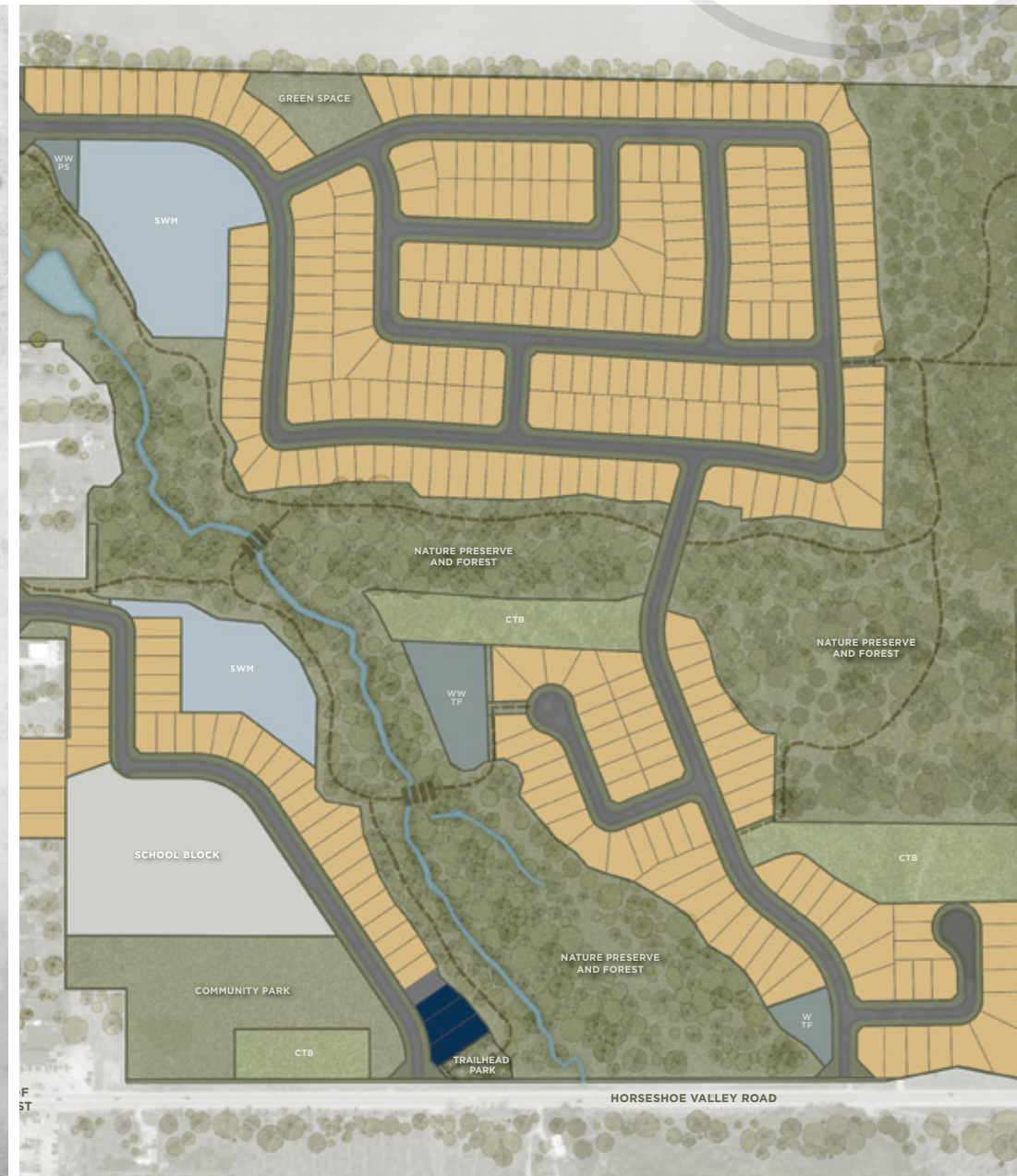


## PROJECT DETAILS

Location	Village of Craighurst
Lots	50' x 100' average
Homes	Detached, Bungalow/Loft, Two Storey
Ownership	Freehold
Features	Community trails, 10 minutes to Barrie, HSV resort, golf, spa and much more.
Sales Status	Selling Phase 1. 16 of 58 lots available.

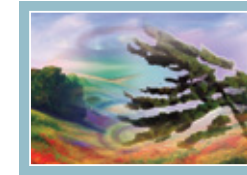


# craighurst crossing.





# windfall at blue.



**WINDFALL**  
BLUE MOUNTAIN



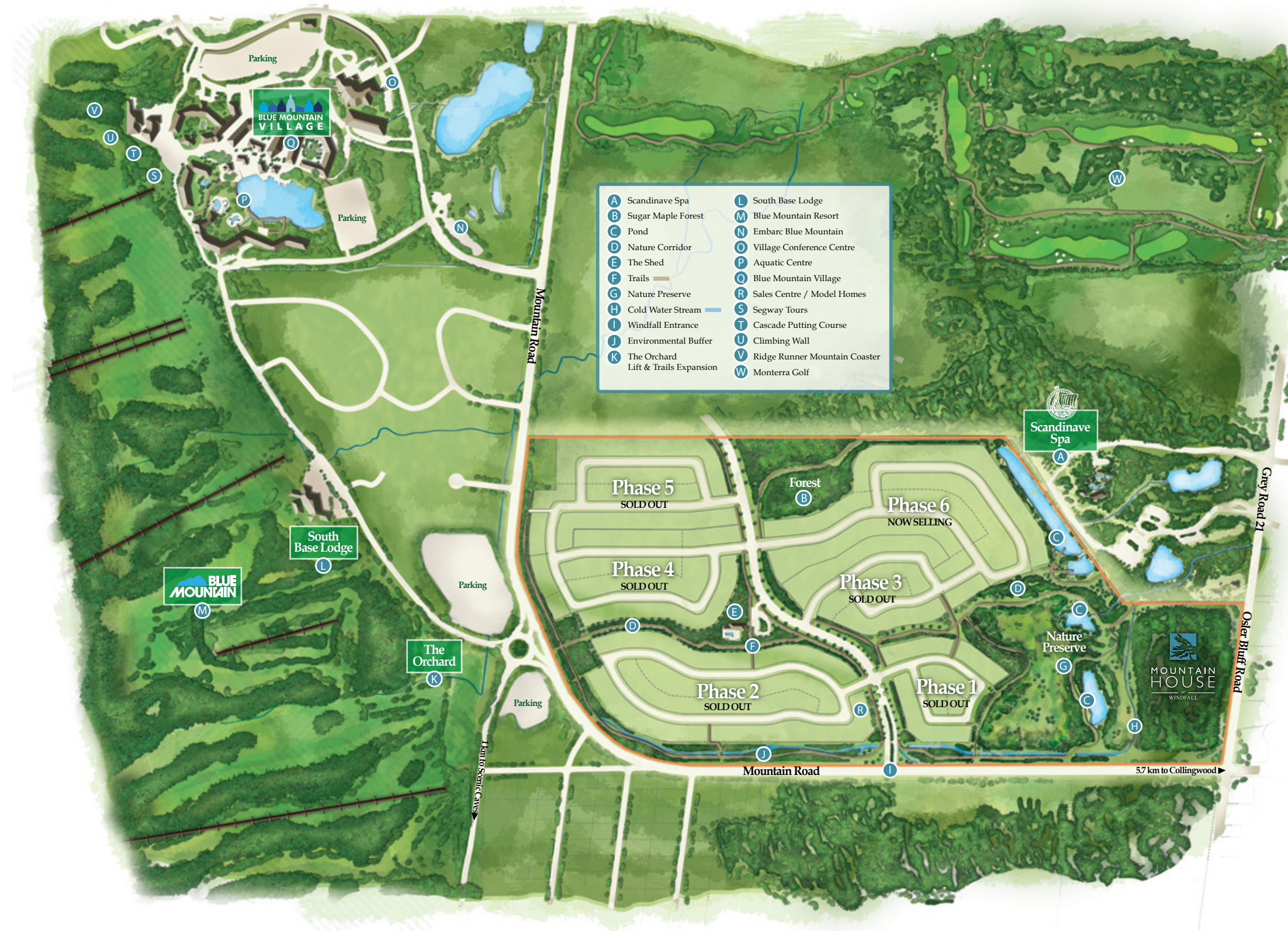
## PROJECT DETAILS

Location	Blue Mountain
Lots	25'/50' x 100' average
Homes	Semi & Single Detached, Bungalow/Loft, Two Storey
Ownership	Common Element Condo
Features	The Shed, community trails, sought after location.
Sales Status	Selling final phase, 166 lots.



# windfall at blue.

The Windfall site is an extraordinary one, 148 acres in all, and dedicates one-third of the land to parks, ponds, trails, wildlife and nature preservation areas, and other natural features. The proximity to Blue Mountain gives a stunning backdrop to the community.





# victoria annex.



## PROJECT DETAILS

Location	Town of Collingwood
Lots	30'/46' x 90' average
Homes	Semi & Single Detached, Two Storey, Condo Building
Ownership	Freehold & Condo
Features	Downtown location, heritage building, boutique development.
Sales Status	Selling freehold units



# THE TOWN OF COLLINGWOOD



- 1 Collingwood General & Marine Hospital
- 2 OPP Station
- 3 Fire Department
- 4 Service Ontario
- 5 Canada Post
- 6 Town Hall – Clock Tower
- 7 Arenas
- 8 Collingwood Yacht Club
- 9 Collingwood YMCA
- 10 Centennial Aquatic Centre
- 11 Public Library
- 12 Collingwood Museum
- 13 Tremont Studios
- 14 The Historic Gayety Theatre
- 15 Galaxy Cineplex Cinema
- 16 Downtown Collingwood Farmers' Market
- 17 Blue Ridge Meats
- 18 Dags & Willow Cheese Shop
- 19 Low Down
- 20 Tesoro
- 21 1858 Caesar Bar
- 22 Bent Taco
- 23 Black Bellows Brewing Co.
- 24 Gibson & Co.
- 25 Starbucks
- 26 Collingwood Flowers & Home Decor
- 27 LCBO
- 28 Global Pet Foods
- 29 Harbourview Park
- 30 Millennium Park
- G Grocery Stores
- F Financial Institutions
- S Shopping/Box Stores
- P Pharmacies
- Schools
- Churches
- Parks & Green Spaces
- Bike/Walking Trails



# victoria annex.

## CONNECTED TO EVERYTHING.

- Exterior freehold unit construction planned to commence early summer 2024
- Coach House and School House sales launch planned for summer 2024

● Firm Sales ● Pending





# our commitment.

- Reputation for integrity
- Community engagement
- Experienced consultants
- Market knowledge
- Financial stability
- Efficient processes
- Quality craftsmanship





# award winning.



## **BRAESTONE ESTATES**

**2020 New Home Kitchen** – Ontario Home Builders' Association

**Finalist – 2019 Production Built Home (One Storey)** – Ontario Home Builders' Association

**2018 Excellence In Single Family Dwelling (Morgan Model)** – Simcoe County Home Builders' Association

**2018 Production Built Home (Thoroughbred Model)** – Ontario Home Builders' Association

**2016 Best New Home Community Community Development** – Canadian Home Builders' Association

**2016 Best Sales Centre, Low Rise** – Canadian Home Builders' Association

## **WINDFALL AT BLUE**

**Finalist – 2021 Best New Community Award** – Canadian Home Builders' Association

**2019 Consumers Choice Award (Large Volume)** – Simcoe County Home Builders' Association

**2019 Excellence in Single Family Dwelling (Churchill Model)** – Simcoe County Home Builders' Association

**2017 Project of the Year** – Simcoe County Home Builders' Association

**2017 Excellence in Single Family Dwelling (Crawford Model)** – Simcoe County Home Builders' Association

**2016 Excellence in Single Family Dwelling (Lambert Model)** – Simcoe County Home Builders' Association

## **MOUNTAIN HOUSE AT WINDFALL**

**2021 Best Production Kitchen | Under 175sq ft.** – Canadian Home Builders' Association

**Finalist – 2021 Best Growing Community Award** – Canadian Home Builders' Association

**Finalist – 2020 Amenities** – Ontario Home Builders' Association

**2019 Excellence in Condo Suite** – Simcoe County Home Builders' Association

**2019 Best Condo Suite Kitchen** – Ontario Home Builders' Association

**2018 Project of the Year** – Simcoe County Home Builders' Association

## **CRAIGHURST CROSSING**

**2024 Award of Distinction Production Built Home (One Storey) (The Copeland)** – Ontario Home Builders' Association

**2024 Excellence in Production Built Home Under 2500 sq. ft (The Highlander)** – Simcoe County Home Builders' Association

**2024 Excellence in Print Media** – Simcoe County Home Builders' Association

**Finalist – 2024 Best Model Interior Decorating (The Highlander)** – Canadian Home Builders' Association

**Finalist – 2024 Best detached Production Home 2,401 – 2,800 sq. ft (The Highlander)** – Canadian Home Builders' Association

**Finalist – 2024 Best Production Kitchen (The Highlander)** – Canadian Home Builders' Association

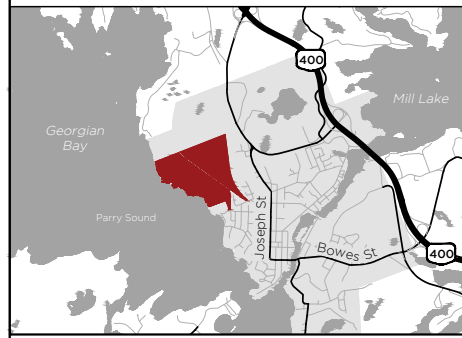
**Finalist – 2024 Excellence in Social Media** – Simcoe County Home Builders' Association





### BEATTY LANDS

Georgian Bay Shoreline  
Part of Lots 18-20, Concession A McDougall  
Town of Parry Sound

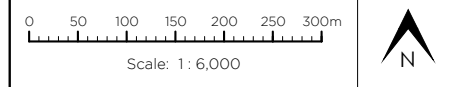


#### LEGEND

- Development Block 'A'**  
Area: ±19.522ha (48.24ac)
- Development Block 'B'**  
Area: ±15.182ha (37.52ac)
- Development Block 'C'**  
Area: ±10.019ha (24.76ac)
- Building Setback from Railway (30m)
- Unevaluated Wetlands

Note: This plan is for discussion purposes only. Property boundary east of railway to be verified by an O.L.S.

Source: Natural Features and Development Plan, RiverStone Environmental Solutions Inc, Oct. 2022. MNR Interactive map. Survey, Stantec Geomatics Ltd, May 7, 2024.



Drawn By: A.M. Date: September 29, 2024

**GEORGIAN COMMUNITIES**  
55 Mulcaster Street, 800,  
Barrie, Ontario, L4M 0J4  
T: 705 730 5900

**celeste PHILLIPS PLANNING INC.**  
85 Bayfield Street, Suite 300  
Barrie, ON L4M 3A7  
T: 705 797 8977  
C: 705 730 8850  
celeste@cplan.ca

PARRY SOUND  
GEORGIAN BAY

DRAFT



# future in Parry Sound.

**Georgian Communities** was drawn to Parry Sound for its unmatched natural beauty and prime location on the Georgian Bay waterfront. The stunning landscapes and easy access to major routes make it the perfect setting for a vibrant, future-focused community that blends modern living with nature. The waterfront is central to our vision, offering direct access to the bay, promoting outdoor recreation, environmental stewardship, and a lifestyle deeply connected to nature.





thank you,  
any questions?



live remarkably.



# a future in Parry Sound.

**Georgian Communities** was drawn to Parry Sound for its unmatched natural beauty and prime location on the Georgian Bay waterfront. The stunning landscapes and easy access to major routes make it the perfect setting for a vibrant, future-focused community that blends modern living with nature. The waterfront is central to our vision, offering direct access to the bay, promoting outdoor recreation, environmental stewardship, and a lifestyle deeply connected to nature.

