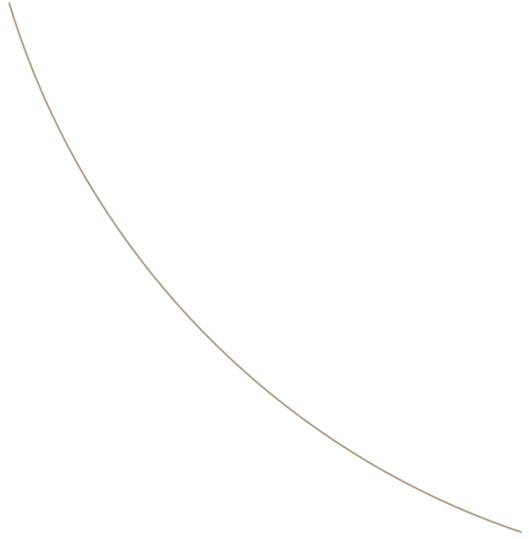
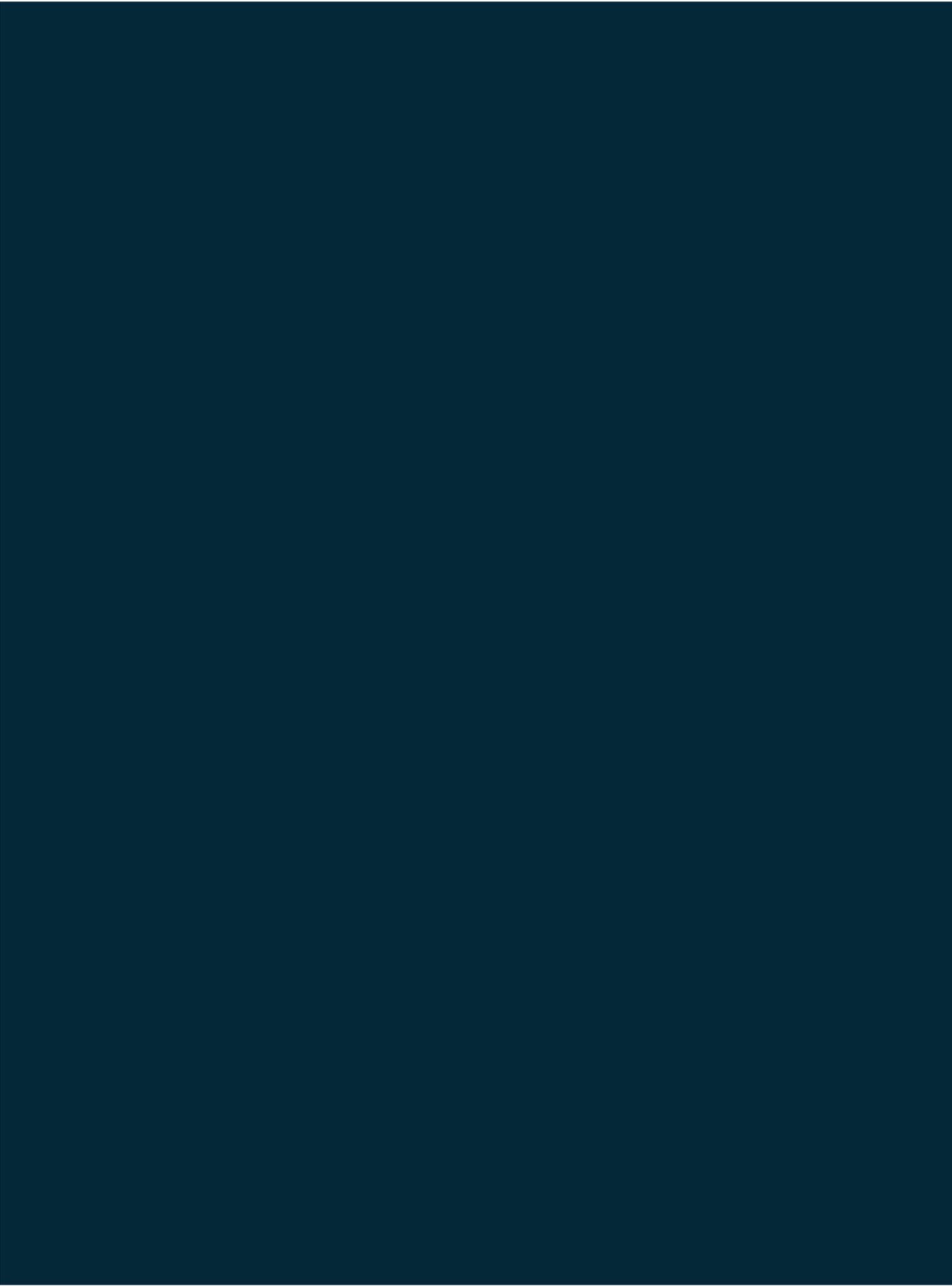


UNIONCITY

METROPIA



UNIONCITY

A METROPIA MASTER-PLANNED COMMUNITY

LIVE
UNLIMITED

Welcome to Union City.
Welcome to Unlimited Living.

An unprecedented master-planned community with remarkable architecture, inspiring interiors, hotel-inspired amenities and a new era of elevated design.

The master plan for Union City defines Unlimited Living. The site will see new residences, recreation, offices, retail and parks spread across 12 acres, all conveniently located next to the the Unionville GO station, Viva Enterprise Bus Rapid Transit, the Markham Pan Am Centre and the York University Markham campus.

UNION CITY TOWER 1, 2 & 3



A METROPIA MASTER-PLANNED COMMUNITY

This is the start of a new era for Unionville-Markham, a turning point that will introduce a new level of design and sophistication. Get ready for spectacular architecture; phenomenal hotel-inspired amenities on a massive scale; acres of parks, greenspace and extraordinary gathering spots; and the introduction of Union House, a one-of-a-kind, stand-alone, multi-functional private social club for Union City residents. Part coworking space, part gathering place, part exclusive members' club, and all inspiration.

UNION CITY COMMONS



The residences of Union City will span across Enterprise Boulevard, between Kennedy Road and Birchmount Road, adjacent to University Boulevard. Residents will enjoy a lavish private courtyard, an inviting grand entrance and a hotel-inspired lobby that will make every arrival and departure an exciting event.

Every detail works in perfect harmony to create one truly seamless cohesive lifestyle.

Unlimited Living in Unionville-Markham has arrived.

A STRIKING EXPRESSION OF DESIGN

The starting point of the architecture at Union City is the arc. Simple, organic and elegant, this enduring symbol of connection links the entire community from north to south, wrapping across Enterprise Boulevard and appearing - from the balconies to the landscaped mews - in even the finest architectural detail.

A common language links the community, creating a cohesive sense of space. In phase one, three towers use similar materials in distinctly different ways, for a skyline that's integrated, yet distinct. The buildings have a clear kinship, but they're not identical - the brick, glass and metal design of the first tower is expressed in warm glowing tones, while in the others, a champagne palette rises above Union House. On all three, curvilinear balconies soften the straight edges, their alternating surfaces creating a stepped profile that appears to rise diagonally from the podium, woven together so that it's impossible to tell where one begins and the other ends.

A stepped design maximizes privacy and provides clear north or south views from every unit. In fact, the entire community aligns along a north-south axis, pointing in the direction of the downtown core, only a short ride away. At ground level, a beautiful series of open, pedestrian-centric pathways and outdoor spaces flow between the buildings, terminating in a lush woodlot to the north. In every structure, every surface, every scale, there's a consistent design expression, creating a completely immersive experience that feels, in a word, limitless.



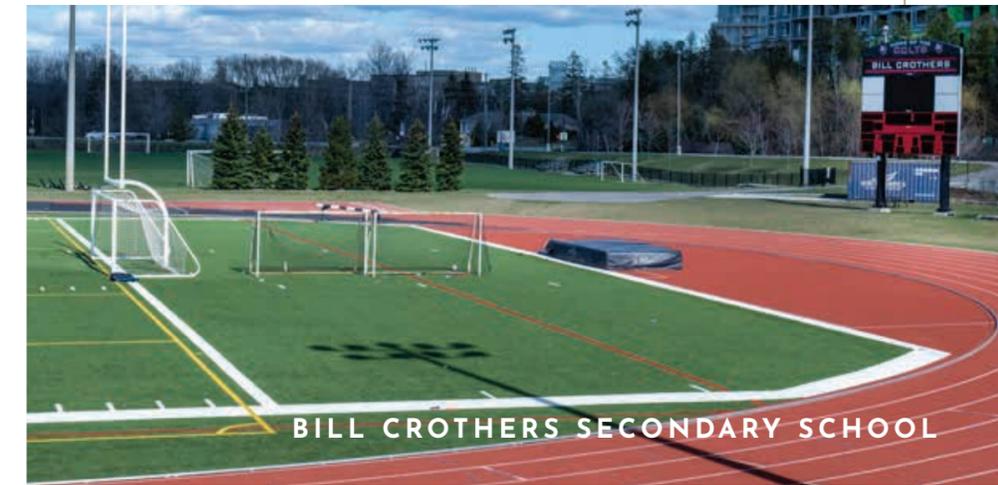
MARKHAM *UNLIMITED*

As a vibrant city full of history, culture, entertainment, retail, restaurants, and nature - not to mention a position as Canada's capital of high-tech - Unionville-Markham presents unlimited opportunity for everyone. The city is flourishing as a hub for culture, employment, and quality of life, fuelled by continued growth in the number of young people eager to make Markham their home.

Raise a family. Reach your goals. Breathe the fresh air. Play in nature. Make new friends and memories. The convenience of a big city and the tranquility of small-town living makes Unionville-Markham the perfect place to realize all your dreams.

EDUCATION

- Adjacent to York University Markham Campus opening 2024, accommodating 4,200-10,000 students
- The new campus will focus on digital technologies, entrepreneurship and experiential education in high demand areas such as business and entrepreneurship, data analytics, new media and communications
- 34% increase in 18-22-year-olds in York Region over the next 20 years, the highest growth rate in Ontario
- Located at Highway 7 and 404, Seneca College Markham Campus, is home to full-and part-time programs
- Unionville-Markham is known for highly ranked elementary and secondary schools

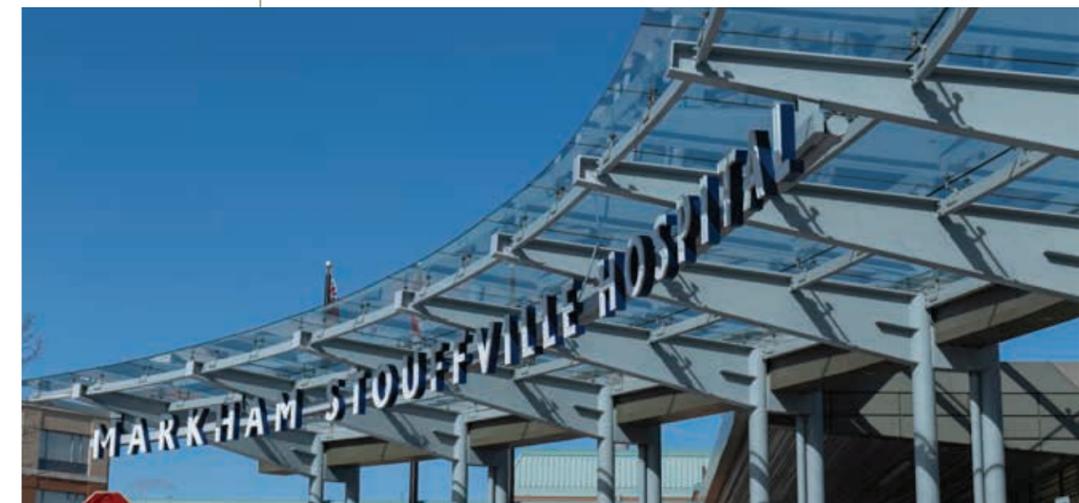


MARKHAM CIVIC CENTRE



EMPLOYMENT

- Known as the "high-tech capital of Canada," Markham is the second-largest tech hub in the country
- 37,000 people employed in tech and life sciences at companies like IBM, Lenovo, GE Energy, Toshiba, Johnson & Johnson, Roche, Bayer, Apotex, Pfizer, Nexeya, Qualcomm, and Genesys
- 71.4% of Markham's labour force has some form of post-secondary education
- Home to 10,000 companies and 400+ Canadian Head Offices
- York Region is set to create 15,000 more jobs over the next 8 years





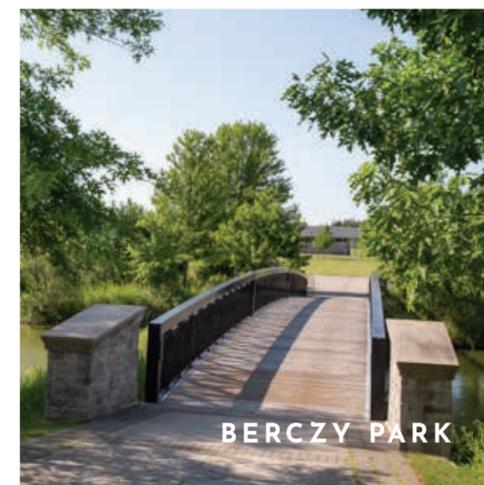
TOOGOOD POND PARK

PARKS & RECREATION

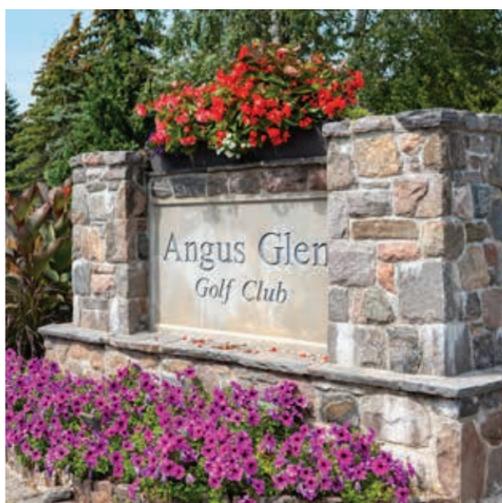
- World-class athletic facilities at the Markham Pan Am Centre
- 22+ km of scenic pathways
- Adjacent to Rouge Park second largest Urban National Park in Canada with 3,761 acres of natural environment and agricultural land
- 167 sports fields, 8 golf courses and over 200 parks
- 81+ acres of forests and walking trails at Toogood Pond Park
- Markham has over 1150 acres of parkland, that's 3.3 acres for every 1,000 residents



MILNE DAM PARK



BERCZY PARK





HISTORY & CULTURE

- Nearly 150 years of history
- Many original storefronts restored as restaurants, galleries, and boutiques
- Wonderful arts & cultural institutions like Flato Markham Theatre, Varley Art Gallery, Markham Museum and the historic Heintzman House
- 8 public libraries



RETAIL & RESTAURANTS

- Home to Pacific Mall, named the largest Asian shopping mall in the Western world, and bursting with unique products you won't find anywhere else in Canada
- Also close to Markville Mall and Main Street Unionville, with exciting options for big name brands and charming independent boutiques
- An impressive lineup of restaurants of every variety, from Greek and Chinese to Canadian with a twist

TRANSIT *UNLIMITED*

Union City gives you unlimited access to transit and to the infrastructure that allows you to connect across the city with ease. Hop on the GO Train and be at Union Station in 40 minutes, or take your own ride and be whizzing across Highway 7, the 407 or the 404 in 5 minutes or less. Whether you walk, ride, or drive, it's easy to get around from this hub in Unionville-Markham.



UNION CITY
NEXT DOOR TO
THE UNIONVILLE
GO STATION AND
THE VIVA ENTERPRISE
BUS RAPID TRANSIT



ADJACENT TO
YORK UNIVERSITY
MARKHAM CAMPUS



ADJACENT TO
ACRES OF PARKS &
OUTDOOR AMENITIES

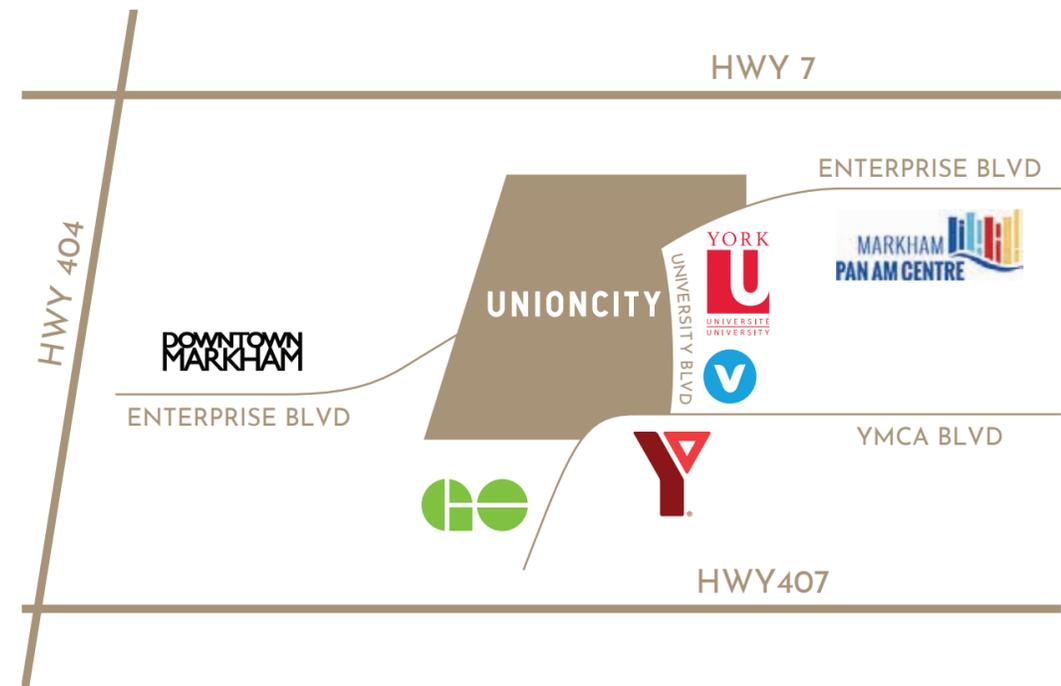
2 MIN TO HIGHWAY 407
5 MIN TO HIGHWAY 404
5 MIN TO HIGHWAY 7

**1 MIN TO
PAN AM CENTRE**



**1 MIN TO
MARKHAM YMCA**





TRANSIT

- Catch a GO Train connected to Union Station every 15 mins
- By car: 30 mins to midtown Toronto (Yonge & Eglinton), 35 mins to downtown (Union Station)
- By transit: 40 mins to downtown (Union Station)
- Close to Highway 7 and the 407
- Connected to Highway 404, a direct link to downtown Toronto



TRANSIT

- 1 York Region Transit / VIVA
- 2 Unionville GO Station

FOOD & DINING

- 3 Ambiyani Indian Restaurant
- 4 Day & Night Angus Steak & Raw Bar
- 5 Folco's Ristorante
- 6 Il Postino
- 7 JOEY Markville
- 8 NextDoor Restaurant
- 9 Peter's Fine Dining
- 10 Phoenix Restaurant
- 11 Smash Kitchen and Bar

SHOPPING

- 12 CF Markville Mall
- 13 Costco Wholesale
- 14 Pacific Mall
- 15 T&T Supermarket
- 16 Whole Foods Market

LIFESTYLE

- 17 Cineplex Cinemas Markham & VIP
- 18 Downtown Markham
- 19 Flato Markham Theatre
- 20 GoodLife Fitness Markham
- 21 Main Street Unionville
- 22 Markham Pan Am Centre
- 23 McKay Art Centre
- 24 YMCA
- 25 Varley Art Gallery of Markham

NATURE

- 26 Bruce's Mill Conservation Park
- 27 Milne Dam Conservation Park
- 28 Rouge National Urban Park
- 29 Toronto Zoo
- 30 Toogood Pond

EDUCATION

- 31 Bill Crothers Secondary School
- 32 Markville Secondary School
- 33 Unionville High School
- 34 William Berczy Public School
- 35 York University Markham Centre Campus
- 36 Seneca College Markham Campus

ACCESS
UNLIMITED

AMENITIES *UNLIMITED*

UNION CITY COMMONS 35,000 SQ. FT. • UNION CITY TERRACE 45,000 SQ. FT.

Sometimes progress is a return to our roots, in this case, the roots of unlimited trees, plants and flowers adorning the outdoor spaces at Union City. For greater health, happiness, wellbeing, and a sense of peace and calm, nature is the answer. It's the yearning we feel to get outside and take a deep breath. It's the small voice that whispers to us in the wind. It's the sunlight that warms us from the inside out, reminding us that our bodies were meant to commune with the outdoors. That's why Union City has been designed with a variety of outdoor amenities - spaces to reflect, interact and entertain. Not to mention indoor amenities that invite you to sit, relax, and connect. From morning to night, all year round, discover unlimited options to make every moment spectacular.

UNION CITY COMMONS

Union City welcomes you with a 35,000 square foot landscaped plaza. Barrier-free and pedestrian-centric, this inclusive space invites you to connect with the outdoors under a canopy of trees, on a series of benches and seating, or in the intimate plaza that encourages movement and interaction within the community. Bronze details are integrated into stone elements, an homage to the interior design, and a reminder that luxury is everywhere you look.



UNION CITY COMMONS

UNION CITY LOBBY

Make a grand entrance in the illuminated lobby space where, beneath a metallic light sculpture, and against the linear wood feature walls that appear to glow from within.





THE NEST

Wander through the lobby and into the Nest, a central gathering place where you can sit, socialize, or simply take a moment's pause. With endless options for seating, and a spectacular light installation that elevates the concept of residence to an artform, this is the spot for impromptu encounters.



UNION CITY TERRACE

UNION CITY TERRACE

Six floors up, a 45,000 square foot terrace redefines the concept of the urban park. Give your dog a run. Stroll through a meadow with butterflies for company. Let the kids get their hands dirty in the children's garden. Play a game of pick-up on the sports court or challenge your agility on the sculptural obstacle course. Union City Terrace is equipped for all ages, all pastimes, all seasons.



UNION CITY CHAMPION'S COURT

From basketball practice to sprints, the multi-use sports court is the perfect place to challenge yourself. The colourful and technical surface is easy on the eyes and on the body, the ideal base for active afternoons fueled by sunshine and friendly competition.



UNION CITY CHAMPION'S COURT



UNION CITY PARTY ROOM

UNION CITY PARTY ROOM

This dual function space perfectly balances living and dining in equal measure. Prepare an impressive feast in the gourmet kitchen before sitting down at the table to toast the chef. Gather with friends and family in the lounge, basking in the glow of the marble wall fireplace. This is the perfect spot to celebrate life's moments.

DREAM LAB



DREAM LAB

Let the littlest members of the family explore big ideas in this colourful and tactile room designed for creativity and play. Primary colours are brought up-to-date and tech-ready details keep parents connected, even while the little ones run wild.



THE OASIS

FITLAB

Welcome to your personal 8,500 square foot high-performance fitness studio, where state-of-the-art equipment follows a curve of floor-to-ceiling glass. CrossFit, cardio equipment, free weights, astro turf, and multi-function machines fill the space.

THE OASIS

The Oasis brings the sophistication of a Miami beach club to Unionville-Markham. Swim, lounge and let your worries float away in a sundrenched space that opens to the terrace for true summertime vibes, year round.



FITLAB



UNION ON 6TH

At Union City the entire 6th floor is dedicated to leisure time. Indoors and outdoors, day and night, this is the place to engage and interact.

- | | |
|--------------------------------|------------------------------|
| 1. Union City Champion's Court | 7. Men's Changeroom |
| 2. Outdoor Play Area | 8. Women's Changeroom |
| 3. Billiards Lounge | 9. Union City Party Room |
| 4. Golf Simulator | 10. Private Kitchen & Dining |
| 5. Multi-Media Room | 11. Dream Lab |
| 6. The Oasis | 12. Union City Terrace |

UNION HOUSE
UNLIMITED

The city's next big social club is located right here in Unionville-Markham, at Union City, in Union House.

Get ready to experience the immeasurable in a one-of-a-kind, stand-alone, multi-functional private social club, exclusive to Union City residents. A hub of imagination, connection, inspiration, and entertainment, yours to discover and enjoy.



UNION HOUSE



UNION
HOUSE

Union House is a massive, 5,000 square foot multi-purpose private residents' club that will quickly become the destination for Union City tastemakers, influencers, and bon vivants.

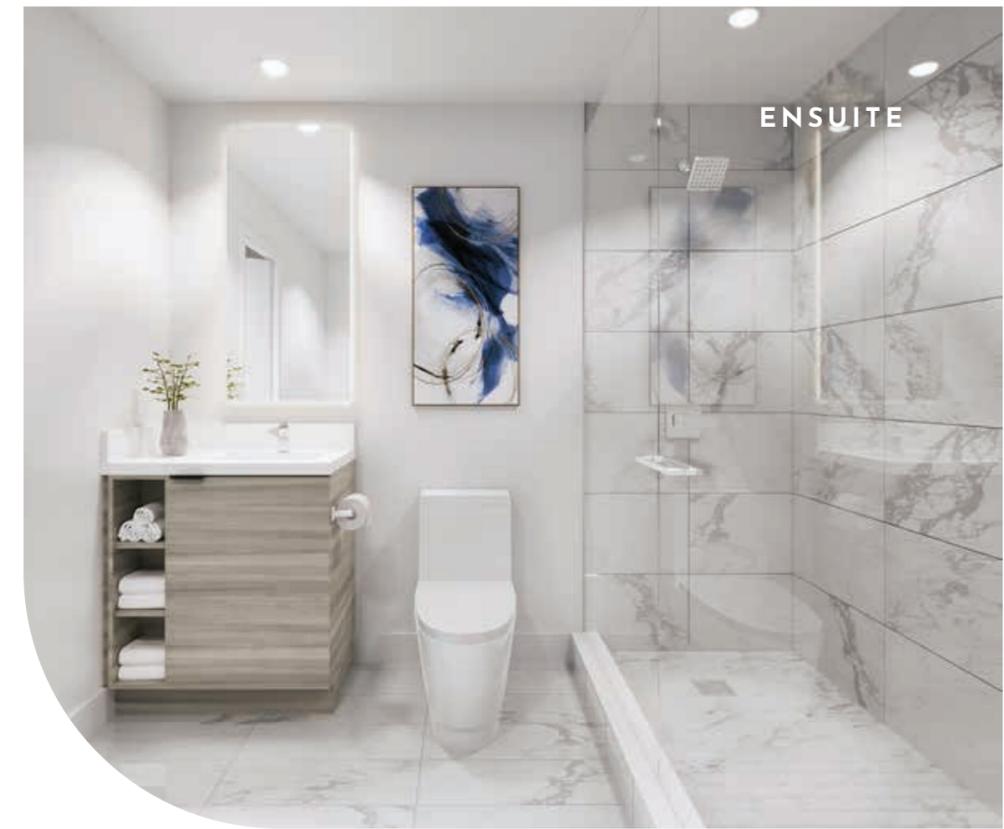
Gather in the lavishly furnished atrium space. Get some privacy in a Zoom room. Boost your concentration with natural light from the double-height windows at a work station fully kitted out with the latest tech. Pause for a moment at the Starbucks coffee bar, take a break with a game of pool, or transition from work to play next to the double-sided interior/exterior fireplace that fronts the outdoor courtyard. This private social club is an extension of home, with all the perks of membership.

LUXURY *UNLIMITED*

What is luxury unlimited? Is it the blurring of the boundaries between the interior and the outdoors? Is it design that draws heavily from the natural world with organic colours, materials and forms? Is it a LEED® Silver Certified building that's perfectly-suited for a modern lifestyle? Is it timeless living that feels fresh day after day, year after year? The answer is yes.

BREATHTAKING SPACES BEYOND YOUR IMAGINATION.

Welcome to your personal sanctuary. Gourmet kitchens. Serene, spa-inspired bathrooms. Ample storage that puts everything close at hand.



FEATURES & FINISHES

SUITES

- 9 ft. ceilings (exclusive of bulkheads)
- Smooth finish ceilings
- Designer selected laminate flooring throughout (tiled flooring in bathroom and laundry)
- Contemporary baseboards and door casings
- 4" flat cut contemporary baseboards throughout (tile baseboard in bathroom(s) and laundry closet)
- 2" flat cut door casings
- Solid core entry door with security view-hole
- Laundry area with stacked full sized ENERGY STAR frontload washer/dryer and floor finished in tile
- Sliding or swing door to balcony or terrace, as per plan
- Finished contemporary door handles and hardware
- White paint finishes for walls throughout; semi-gloss white paint in bathrooms and trims/doors
- White paint finish on ceilings throughout
- Smart lock electronic suite entry

ELECTRICAL, MECHANICAL & TECHNOLOGICAL

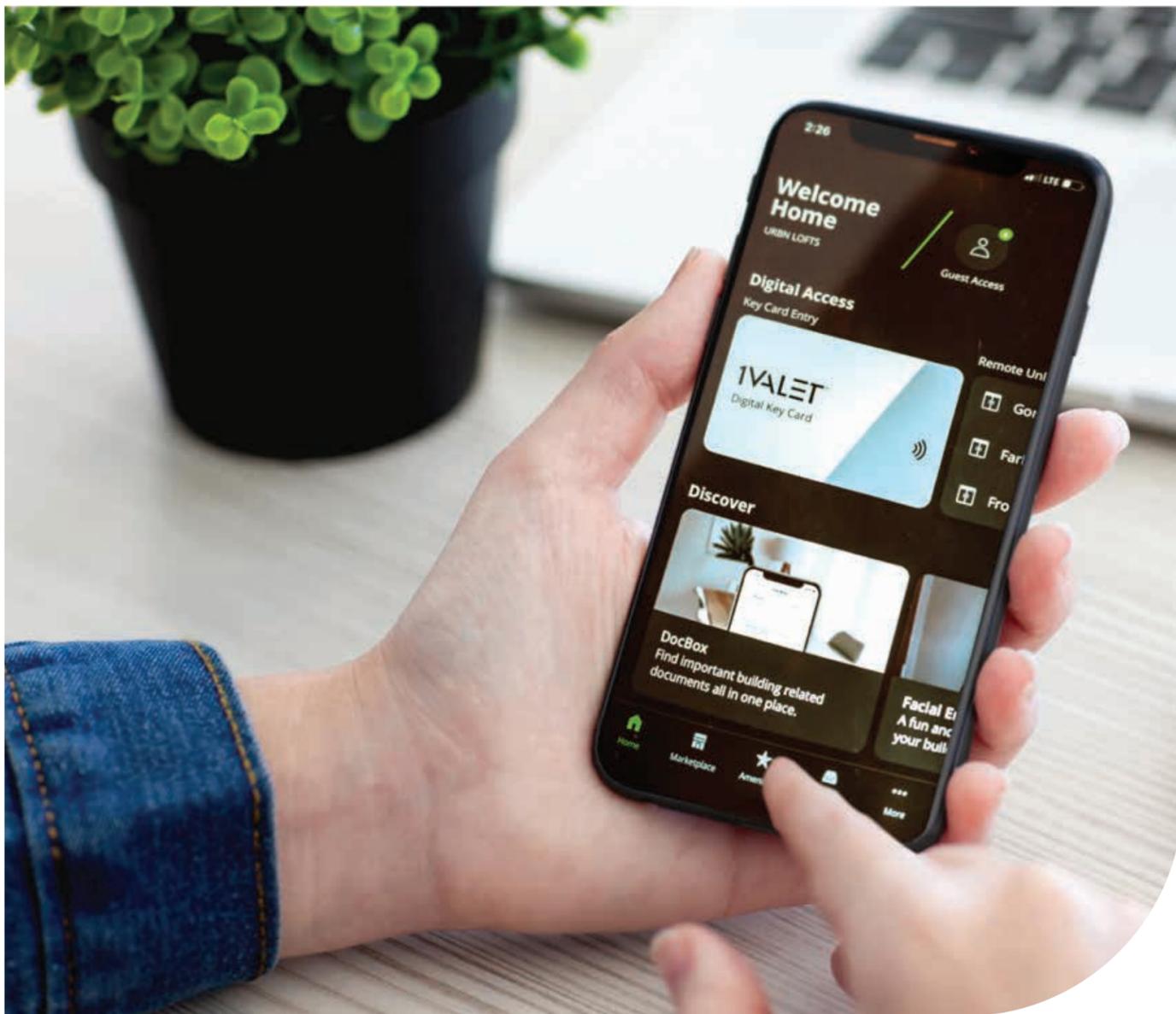
- Individually controlled central air conditioning and heating system with thermostatic control
- Individual suite electricity meter, thermal meter and water meter
- Individual service panel with circuit breaker
- Pre-wired CAT 5 telephone and cable outlet in living/dining area, master bedroom and den
- Ceiling mounted track lighting over kitchen
- Designer selected ceiling light fixtures in kitchen, foyer, hallways, and walk-in closet, as per plan
- Switched, capped ceiling outlet in living room, bedroom(s) and den
- White Decora switches and outlets
- In-suite smoke and heat detector(s)
- In-suite sprinkler fire protection system
- In-suite EVC (Emergency Voice Communications)

KITCHEN

- 24" 5 appliances (ENERGY STAR Integrated fridge, built-in wall oven, electric cooktop, integrated dishwasher, and built-in high capacity over the range hood fan with fan exhaust to the exterior), and flush-mount microwave oven
- Contemporary kitchen cabinetry with choice of finish and under cabinet lighting
- Kitchen cabinets with contemporary hardware pulls
- Cabinet interiors include soft close mechanism
- Single undermount stainless steel sink with contemporary black matte kitchen faucet

BATHROOMS

- Vanity with composite countertop and undermount sink with choice of finishes
- Designer selected faucet
- Mirror with integrated lighting
- Designer chosen tiled floors
- Soaker bathtub with tiled walls, as per plan
- Frameless glass enclosed shower with tiled walls, as per plan
- Pressure balanced valve for tub and shower head
- Recessed pot light in the shower, as per plan
- Accessories package including towel bar, toilet paper holder & contemporary cabinet hardware
- Exhaust fan vented to exterior
- Privacy lock on bathroom door(s)



**METROPIA INTELLIGENT HOME
IN PARTNERSHIP WITH IVALET**



PACKAGE SCANNING
Grant easy and secure courier access for convenient package delivery.

FACIAL & DIGITAL ENTRY
No keys? No problem. Enter the building using face ID or the digital keys on your mobile device.

VIRTUAL KEYS
Allow quick, secure guest access with virtual text keys.

VIDEO CALLING
See who's at the door before letting them in.

KEYLESS SUITE ENTRY
Enjoy easy access to your suite using only your mobile phone.

LIGHTNING-FAST INTERNET
Wired for speed, Rogers internet provides seamless service.

FLOOD DETECTION
Advanced flood detection protects your home and your belongings.

Union City is a Metropia Intelligent Home, outfitted with leading-edge technology that prioritizes security and puts convenience in the palm of your hand. Live smarter with IVALET, Canada's foremost residential app, ensuring a frictionless, smartphone-centric living experience that leverages tomorrow's technology today to make a better place to live.

METROPIA *WHO WE ARE*

Where some developers set out to develop a building, Metropia sets out with a greater purpose: to develop robust, complete, master-planned communities that change skylines and neighbourhoods, and redefine the meaning of home.

In 2009, after 25 years as Co-Founder and CEO of Tribute Communities, leading the development of over 25,000 homes, Howard Sokolowski turned his sights to a new frontier and Metropia was born. Today, under Howard's steadfast leadership, the company applies big-picture thinking to even the smallest detail, resulting in communities that are built with quality construction, unwavering integrity, and industry-leading customer care, because Howard believes that every Metropia homeowner, whether of a high-rise urban condominium or a low-rise single-family luxury home, deserves the very best. That commitment to excellence is the driving force behind Metropia's impressive portfolio of award-winning projects.

METROPIA

To date, Metropia has planned, built, and managed more than 14,000 residential units, in 21 communities, spanning a mix of high- and low-rise development and master-planned sites that incorporate more than 13 million square feet of residential, retail and corporate space. These thriving, integrated communities include projects like eCondos; Exhibit (in partnership with Bazis); 11YV (in partnership with RioCan Living and Capital Developments); and Union Village (in partnership with Minto Communities). While each one boasts a unique position in Toronto's residential landscape, these communities nonetheless share one defining theme: they are all poised to become a landmark destination with fully-integrated programming, filled with inspiration and built for the way people want to live.

At Exhibit, e Condos and 11YV, Metropia optimized high-rise design, creating three distinct tower communities that respond to the demands of today's urban lifestyle with an array of amenitized and experiential spaces, all strategically positioned at key transit nodes.

At Union Village, Metropia swapped height for reach, transforming the York Downs Golf Club, in the heart of Markham, into a master-planned masterpiece, full of distinctive homes, modern amenities, abundant green space, and a location that offers urban access and small town appeal. The community eschewed the idea of cookie-cutter design, opting instead for a landscape of beautiful homes and new local landmarks that created the feeling of a long-established neighbourhood. It was the start of a new era of considered residential design in Unionville-Markham, one that continues with the introduction of Union City.

Once again, Metropia is poised to change the landscape and raise the bar, delivering a never-before-seen level of residential design, this time to high-rise living in Unionville-Markham. And, with extensive expertise in every facet of the development industry - from land acquisition, to securing approvals, to sales and marketing, to construction, to award-winning customer support - they are uniquely positioned to make this community another enormous success.

Welcome to a different approach to development. Welcome to Union City.





ARCHITECT & INTERIOR DESIGNER

IBI GROUP

IBI Group is a global architecture, engineering, planning, and technology firm defining the cities of tomorrow. Headquartered in Toronto, the firm includes a team of industry leading architects, engineers, planners, designers, and technology professionals united by a common desire: to create livable, sustainable, technologically advanced urban environments. From high-rises to industrial buildings, schools to state-of-the-art hospitals, transit stations to highways, airports to toll systems, bike lanes to parks, IBI Group designs every aspect of truly integrated cities. Their collaborative approach focuses on future-forward solutions, bridging the gap between design and technology, always driven by the values of integrity, partnership, excellence, innovation, community, and environment.



LANDSCAPE ARCHITECT

QUINN DESIGN ASSOCIATES INC.

Creating places that delight and inspire, that's the mission of Quinn Design Associates Inc. Since 1987, the Toronto-based architectural landscape firm has been translating a passion for horticulture and urban design into some of the most breathtaking urban and public landscapes of the last three decades, spaces like the Peel Memorial Centre; the Humber River Hospital; Seneca College's Centre for Innovation, Technology, and Entrepreneurship; and the Markham Pan Am Centre, Union City's neighbour to the east. The talented team shares a vision for inclusive landscape design that considers each site, its architecture, and the larger urban context, resulting in healthy, sustainable, dynamic environments that enhance people's relationship to outdoor urban settings.



UNIONCITY

A METROPIA MASTER-PLANNED COMMUNITY

METROPIA

UNIONCITY.CA

Exclusive Listing: Baker Real Estate Incorporated. Brokers Protected. Renderings are artist's concept and subject to change without notice.
See sales representative for details. All fixtures as per plan, all specifications and materials are subject to change without notice. E.&O.E.