



Refined Luxury in the Heart of Markham

CONDOMINIUM RESIDENCES



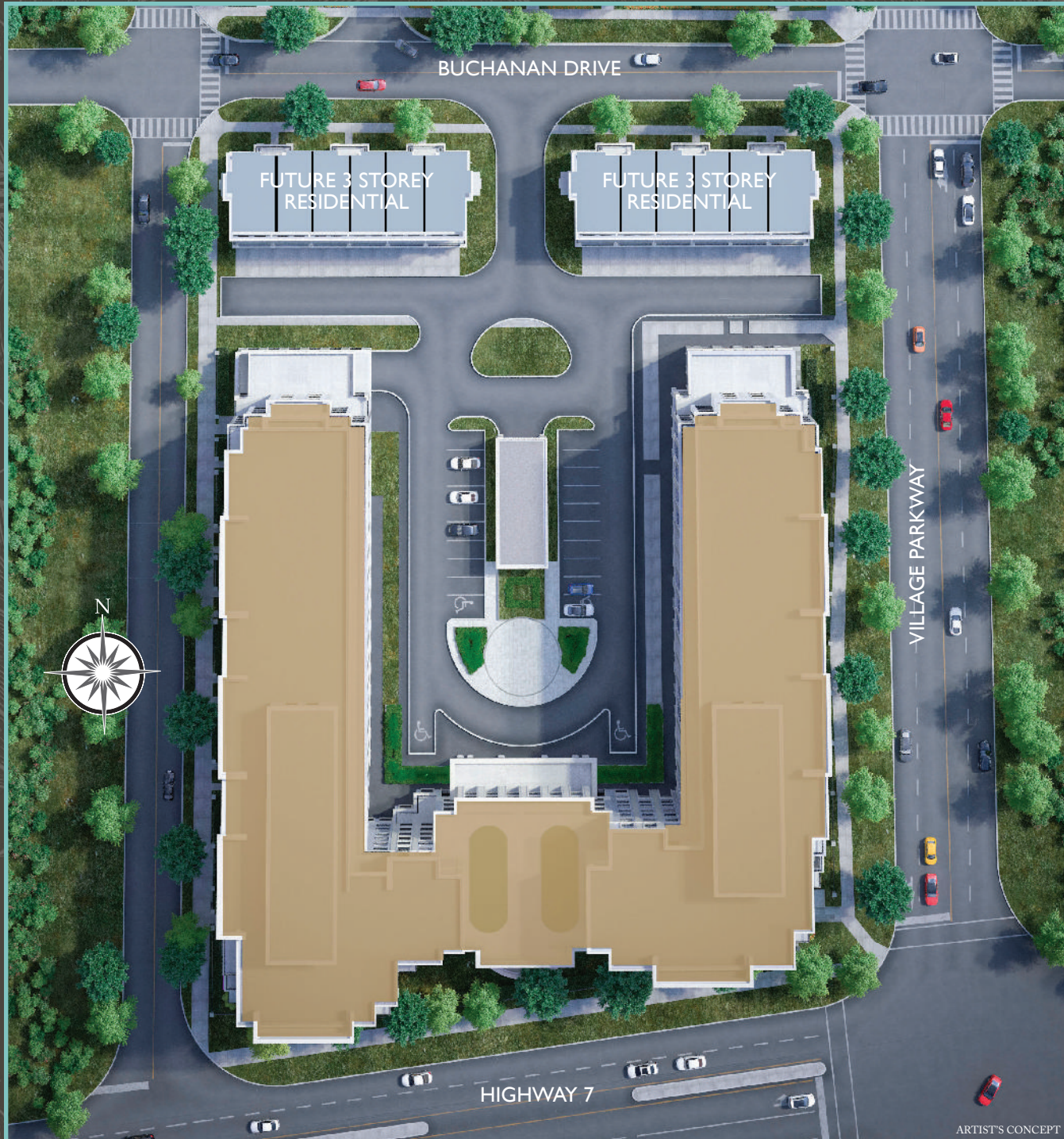
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We Do Not Represent the Developer - We Represent You



*Impeccably addressed.
Inspired Design.
Gracious Living.*



World-renowned Kirkor Architects have infused Unionville Gardens with a timeless elegance and refinement that elevate this building to landmark stature at first glance. Borrowing from the classical and modern, they have created a spectacular building that is striking, welcoming and completely unique.



The Tale of Two Towers

Unionville Gardens is the new standard of luxury and gracious living in the heart of Markham, one of the most prosperous and forward-thinking cities in Canada.

Inspired by the finest boutique hotels from London to Hong Kong, Unionville Gardens projects international style and flair with its abundant 5 star amenities, sophisticated interior design and beautifully appointed 1, 2, and 3 bedroom and in-law/guests suite accommodations.



THE STATS SPEAK FOR THEMSELVES

40%
of the population in Markham
has a Post Secondary Education

\$150,000
Average Household Income
compared to the GTA average of
\$76,000

CLOSE TO UNIONVILLE GARDENS

132 Kilometres of trails 	15 Community Colleges and Universities 
209 Local Parks 	14 High Schools 
29 Community Centres 	4 Major Shopping Centres (Over 1,100 shops) 
29 Elementary Schools 	2 GO Stations within driving distance 

York Region is headquarters to 4 of Canada's
TOP 10 corporate Research & Development investors



York Region's population is expected to grow from
1.1 MILLION today to 1.5 MILLION by 2031



York Region is projected to create
280,000 JOBS from 2010 to 2030



RENTAL ANALYSIS

GTA Rental Vacancy Rate 2013 to 2014	Markham Vacancy Rate 2014	Average Rent in Markham in 2014
1.6%	1.5%	1 Bedroom - \$1,273
		1 Bedroom + Den - \$1,326
		2 Bedroom - \$1,694

RESALE ANALYSIS

The average sale price for a home in Markham April 2015	Since April 2014 home prices increased	Condominiums suites sold in April 2015
\$791,165	15.7%	102
Home Sales January 2015 – April 2015 (over the same period the previous year)		UP by 9.7%

Markham is the place to invest.

*There is a desire by the city to control urban sprawl by requesting higher density for new development.
The city plan calls for more growth along Highway 7 and less towards the farmland to the north.
A similar development in Cornell promotes the need for services to be closer to residences.*



Markham has maintained the **lowest industrial and multi-residential tax rates** in the GTA since 2009, and the lowest commercial tax rates since 2013.



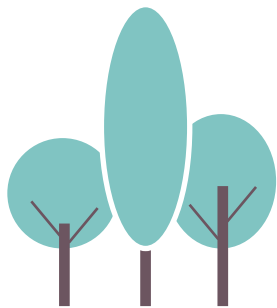
In May 2015, the Province announced that Markham was the approved location of a new **York University** campus. It is expected to open in 2018 with 5,000 students to start, growing to 20,000 in 20 years.



Aviva Insurance announced it would move its Canadian headquarters and 1,200 jobs to Markham in 2017.



Lenovo has located its Canadian headquarters in Markham bringing with it 200 new jobs.



To enhance recreation and leisure opportunities, Markham completed the planning and construction of an additional **15 acres** of parkland.

ACKNOWLEDGMENTS



FDI MAGAZINE awarded the City of Markham the Top 10 Small Cities Award – Best for Business Friendliness.



CORNELL COMMUNITY CENTRE & Library was awarded The International Interior Design Association Award of Excellence



THE RECYCLING COUNCIL OF ONTARIO Awarded the City of Markham The Gold Award in Waste Diversion for achieving 82% Curbside Diversion



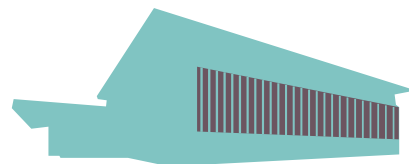
The City of Markham was awarded the 2014 JOB SKILLS NEWCOMER DIVISION AWARD.



Markham's Portal Project – “Digital Services for Citizens” was recognized at the Government Technology Exhibition and Conference (GTEC) as an HONOUREE IN SERVICE DELIVERY EXCELLENCE.

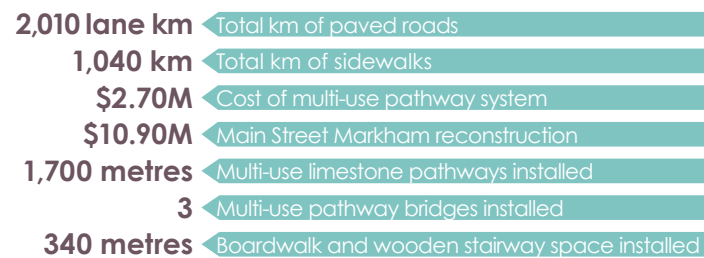


Markham's Bird Friendly Guidelines won the ONTARIO PROFESSIONAL PLANNERS INSTITUTE EXCELLENCE IN PLANNING AWARD.

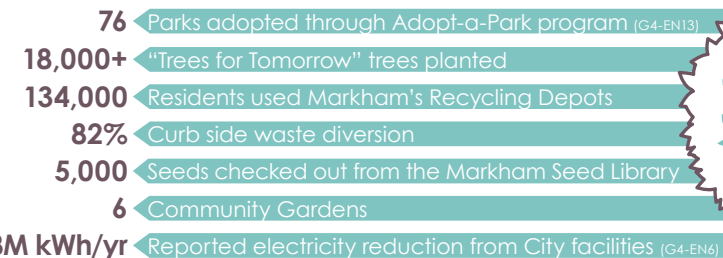


THE MARKHAM PAN AM CENTRE,

completed in 2014, has already hosted international competitions to high praise.



Data valid as of December 31, 2014.



Data valid as of December 31, 2014.

Suite Features and Luxury Finishes

The designer-inspired suites of Unionville Gardens exemplify gracious living in every detail. Timeless design elements and rich finishes abandon the ordinary to create a living environment that portrays luxury without compromise.

SOPHISTICATED BUILDING AMENITIES

- A pair of complimentary 8-storey residences with distinguished precast and stucco facades.
- Inviting boutique-style lobby with 24-hour concierge
- Indoor pool, plus a hot and cold plunge pool, sauna and change rooms.
- Well-equipped fitness centre and yoga studio.
- Resident lounge, library and meeting room.
- Games room and bar, kitchen and dining area.
- Karaoke room, Mah Jong room, and Ping Pong room.
- In-law/guests suites to comfortably accommodate your overnight guests.
- Sky Deck Tai Chi Garden.

SUPERIOR SUITE INTERIOR FEATURES

- White stippled ceiling finish to all areas except the kitchen, laundry, storage* and bathroom(s) which feature a smooth, white paint finish.
- Interior walls are primed and painted with two coats of off-white, quality latex paint; kitchen and bathroom(s) painted satin off-white; and all woodwork and trim painted with durable white semi-gloss paint.
- The ceiling height of the suites on the 2nd to 6th floors will be approximately 9^{**}.
- The ceiling height of the suites on the 1st, 7th and 8th legal floors are approximately 10^{**}.

FABULOUS FLOOR COVERINGS

- Wide plank engineered laminate floating floor with underlay in kitchen, living room, dining room, den*, hallway(s)*, foyer and bedroom(s).
- Porcelain floor tiles in bathroom(s).
- White ceramic floor tiles in laundry/storage areas.

EPICUREAN KITCHENS

- A selection of designer-selected kitchen cabinetry in a variety of materials and colours.
- Choice of granite or quartz countertop^{***}.
- Choice of ceramic or glass backsplash^{***}, as per plan.
- Double or single stainless steel sink in kitchen with single faucet, as per plan.
- Deep upper cabinet above fridge.
- Space-saving dishwasher in stainless steel finish.
- Counter-depth 11.5 cubic foot refrigerator in stainless steel finish.
- Exhaust hood fan in stainless steel finish, vented to the exterior.
- Slide-in range with ceramic top in designer black.

BEAUTIFUL BATHROOMS

- Cabinetry with granite or quartz* countertop and undermount sink.
- Vanity mirror in clear finish, with centre-mounted sconce lighting above mirror.
- 5' soaker tub with polished chrome faucet.
- Porcelain tiles in tub and shower* enclosure.
- Thermostatic controls for tub and shower.
- Polished chrome single lever vanity faucet.
- Dual flush, low consumption toilet(s).

CONVENIENT ENSUITE LAUNDRY

- Heavy-duty wiring and receptacle for dryer.
- Stacked front-loading washer and dryer.
- Dryer vented to exterior.

PEACE OF MIND SAFETY AND SECURITY

- 24-hour concierge monitoring community access systems including two-way communication from selected zones in underground garage and entrance areas.
- Access control system located in the lobby, vestibule and at visitors main entry points, allowing guests to communicate with residents from the building entrance(s). Guests in the lobby vestibule can be viewed on residents' television.
- Surveillance cameras in selected locations in the points of access to the building and garage.
- Architecturally designed in-suite sprinkler system with concealed heads.
- Hard-wired smoke alarm(s) and fire alarm speaker.

CLIMATE COMFORT SYSTEM

- Individually controlled vertical fan coil unit to provide cooling in summer and heating in winter.

ELECTRICAL SERVICE AND FIXTURES

- Individual service panel with circuit breakers.
- Designer series receptacles and switches throughout.
- Ceiling light fixtures in foyer, hallway(s), walk-in closet(s)*, bedroom(s), kitchen, and den*.
- Individually metered for hydro consumption.
- Electric vehicle chargers.

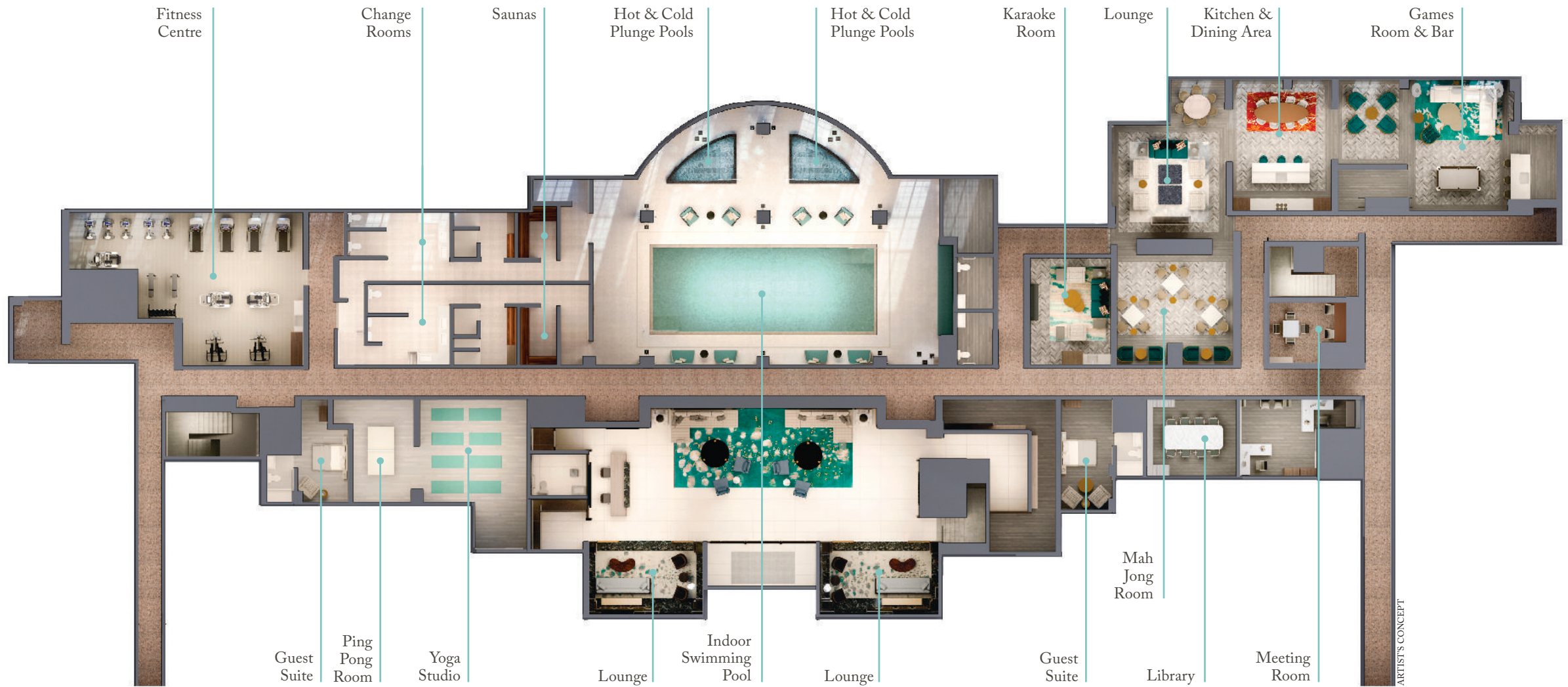
COMMUNICATIONS

- Network Centre offers high-speed wiring connection point.
- Advanced in-suite structured wiring.
- Pre-wired cable outlets in living room and bedroom(s).
- Pre-wired telephone outlets in living room and bedroom(s).
- One multi-port outlet (telephone and cable connections located on the same faceplate), location determined by Vendor.

* Denotes availability determined by suite design.

** Measured from the upper surface of the concrete floor slab to the underside of the concrete ceiling slab, provided however that various areas of the suite may contain (or be subject to) ceiling bulkheads and/or dropped ceilings, in order to facilitate the installation of structural components, mechanical systems and/or ductwork, and accordingly in those areas of the unit that are subject to said bulkheads and/or dropped ceilings the overall ceiling height will be reduced accordingly.

*** Denotes finishes to be selected from the Vendor's samples.



World Class Recreational and Social Amenities





A Memorable First Impression



The lobby of Unionville Gardens is a welcoming space defined by a muted colour palette, original artwork and indirect lighting that reflects off of natural stone and rich woods. Accented by glass panels, contemporary furnishings and the 24 hour concierge desk, it immediately communicates understated elegance and the luxury that lies beyond.



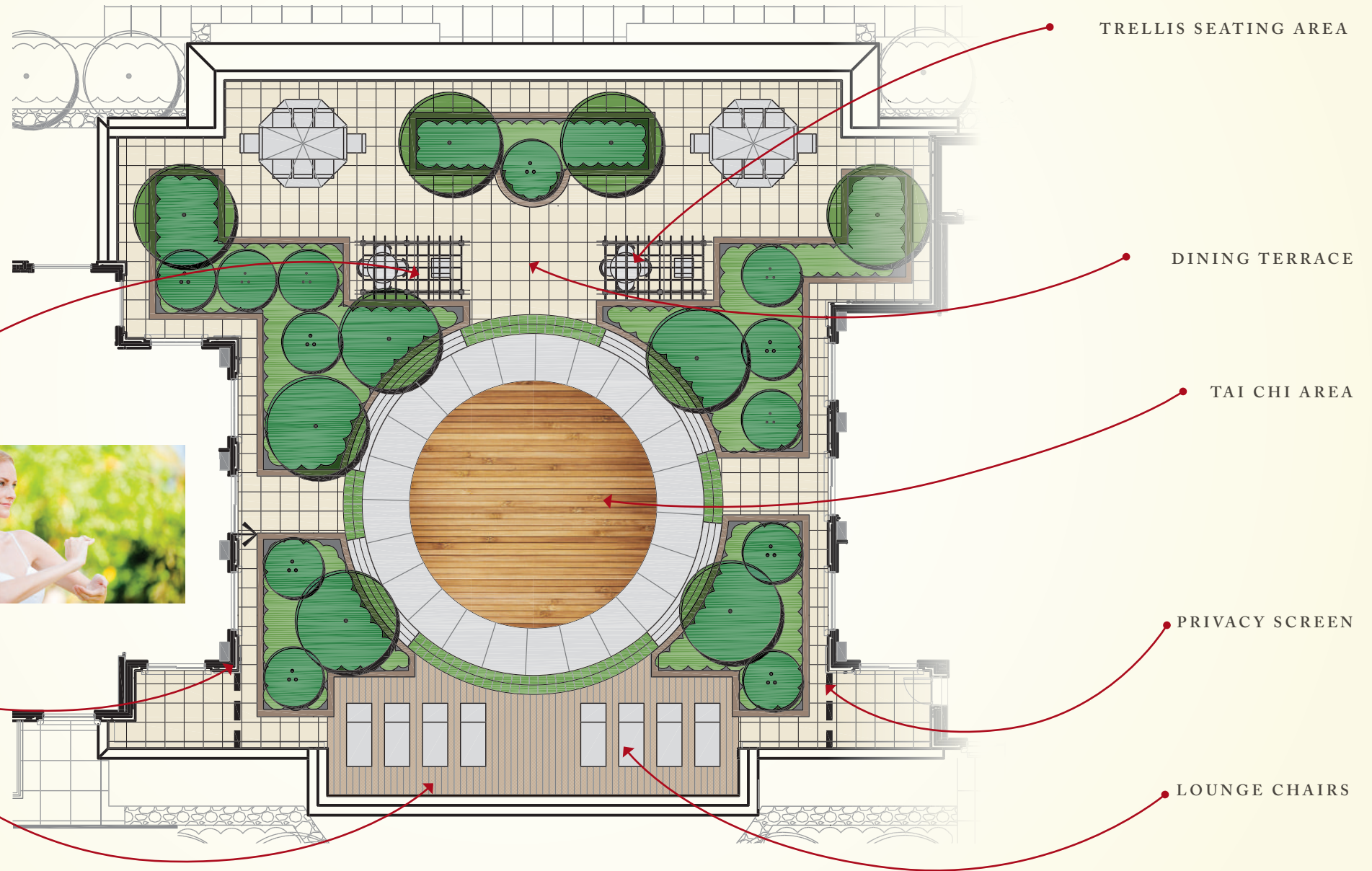
Luxury Without Equal



The opulent pool area is framed by multi-paned floor to ceiling windows, marble columns, minimalist sconces and sleek, contemporary furniture. The reflective ceiling directly above the pool adds a unique, unexpected dimension to this beautifully composed amenity.

Tai-Chi Garden • The Outdoor Center “Peace”

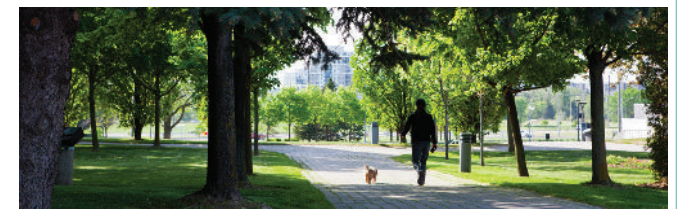
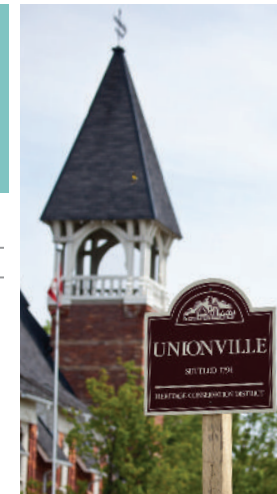
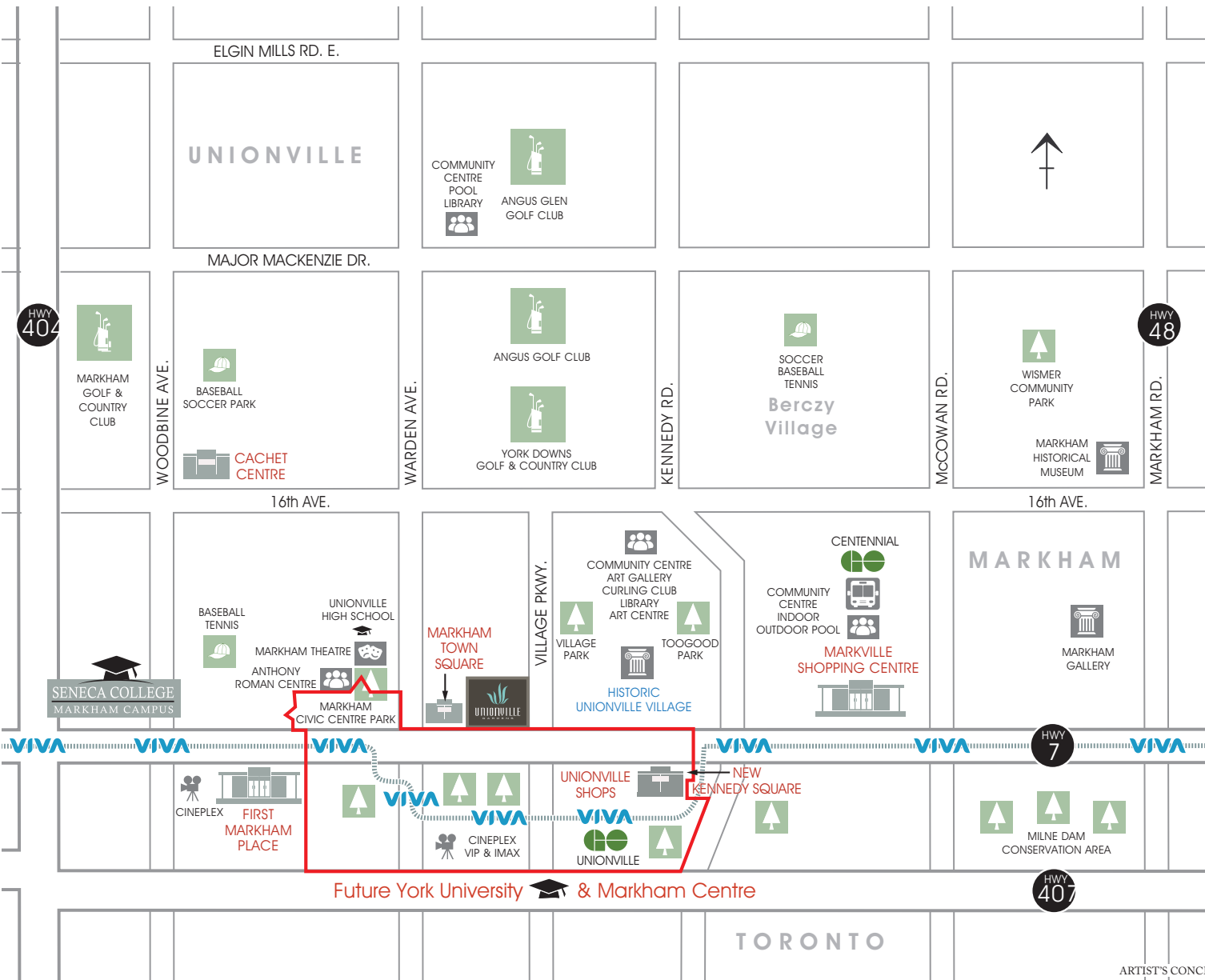
The Tai Chi Garden is the centerpiece of this unique outdoor space. The serene, circular garden is ringed with continuous bench seating and enveloped by lush greenery and plantings. This secluded area is a tranquil refuge to practice Tai Chi.



CINEPLEX
CINEMAS



The Best of Markham at your Doorstep



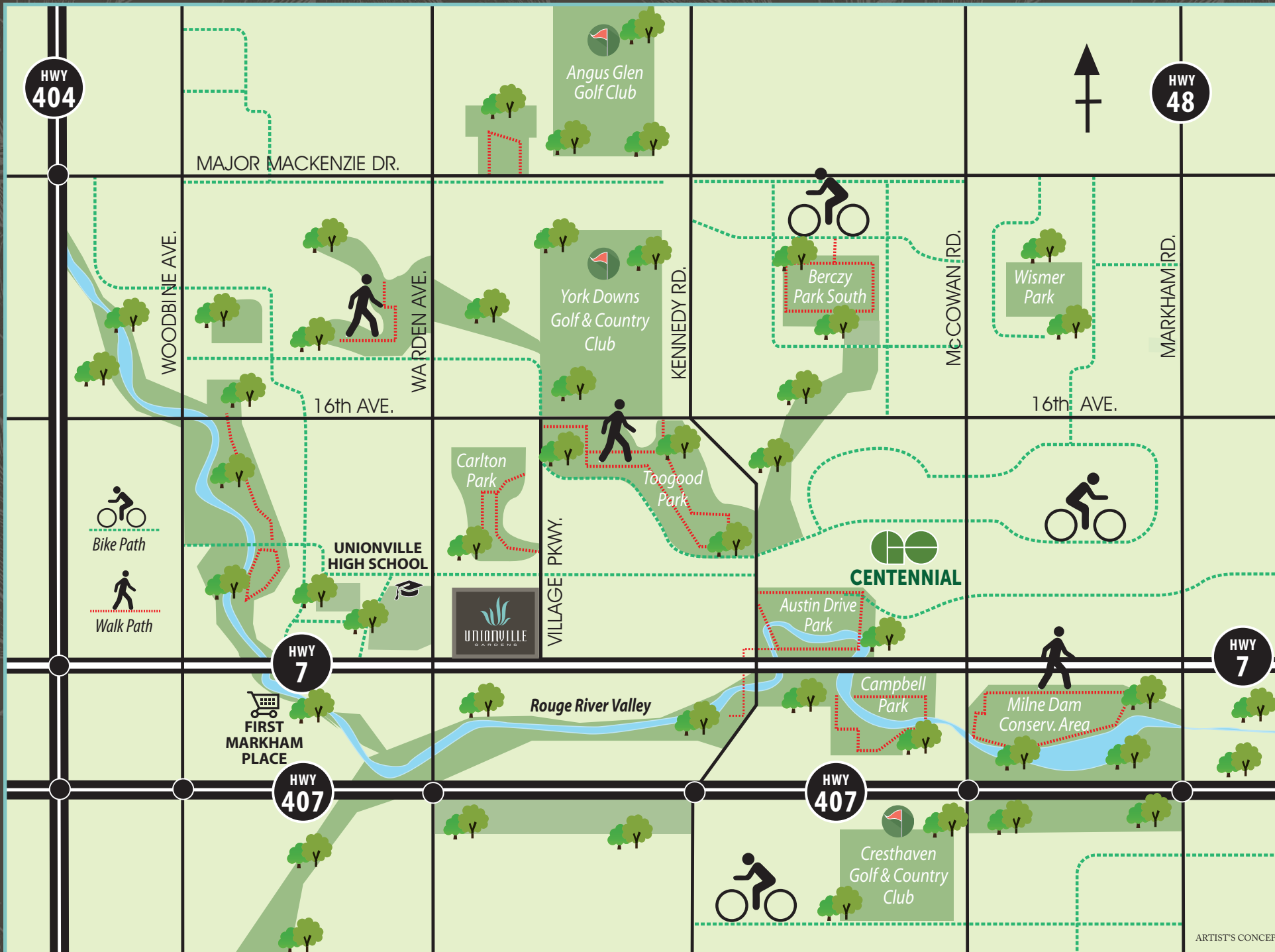
ARTIST'S CONCEPT



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Multiple Transit Options

It couldn't be easier to get where you're going when you live at Unionville Gardens. VIVA, TTC and GO Trains are all immediately accessible, with an LRT system coming soon across Highway #7.

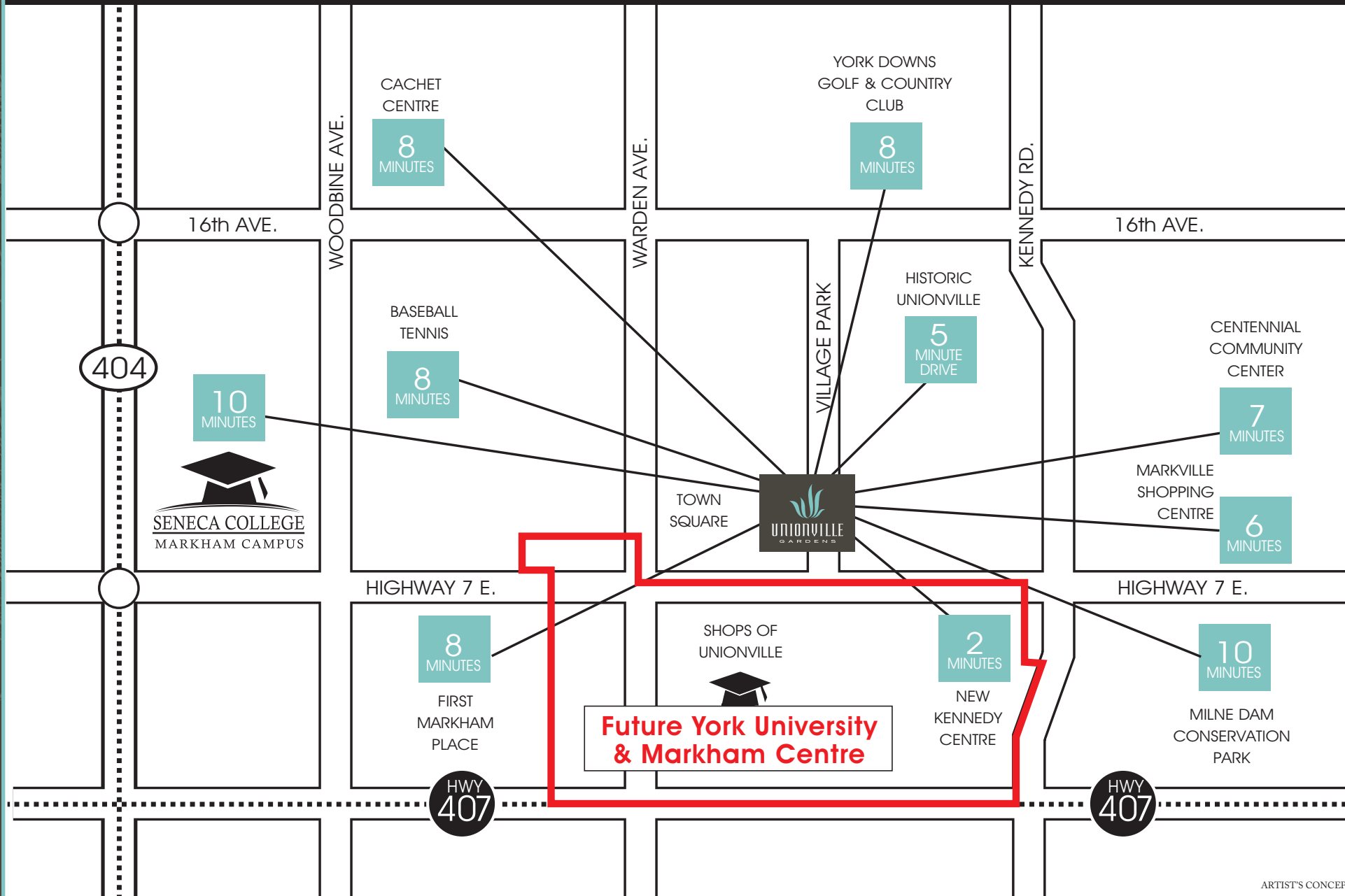


Parks, Paths and Playgrounds

You'll never be bored walking, biking or playing outdoors near Unionville Gardens. There are an infinite number of bike trails and walking paths, many through beautiful wood lots, parks and conservation areas.

ARTIST'S CONCEPT

EASILY ACCESSIBLE - JUST DRIVE MINUTES TO SHOPPING AND OTHER AMENITIES



ARTIST'S CONCEPT

YORK UNIVERSITY AND MARKHAM CENTRE WILL BE YOUR FUTURE NEIGHBOUR



Unionville Gardens TEAM STORY



WYVIEW GROUP

The principals of Wyview Group are a trio of visionary real estate developers with an international reputation for success. Their portfolio includes numerous high-rise, mid-rise and townhome developments in Shanghai.



BUILT BY TUCKER HIRISE

Tucker HiRise is a respected construction management company based in Canada with an international presence and a wide array of high density, mixed-use projects in North America. Some of the company's most notable projects include: 1 Bloor, 18 Yorkville, The Hudson, and X/X2.



KIRKOR ARCHITECTS + PLANNERS

Kirkor Architects + Planners is a firm of 70 skilled professionals who work with a prestigious client list including major developers with local and international projects.



II BY IV DESIGN

Credited with over 300 design awards, II BY IV Design has been declared one of the World's Top 50 Design Firms. As such, they celebrate an international portfolio of clients.



SBK LANDSCAPE ARCHITECTURE

Strybos Barron King Landscape Architects are well-known for their award-winning condominium projects that are both innovative and responsive to the lifestyle needs of the user.



GOLDEN HARBOR PHASE 1 & 2



GOLDEN HARBOR GARDEN HIGH-RISE RESIDENTIAL



ARTIST'S CONCEPT

RIVERSIDE TOWNHOUSE, LOW-RISE RESIDENTIAL



KIRKOR ARCHITECTS + PLANNERS



II BY IV DESIGN