

# UNIONCITY

A METROPIA MASTER-PLANNED COMMUNITY

**METROPIA**

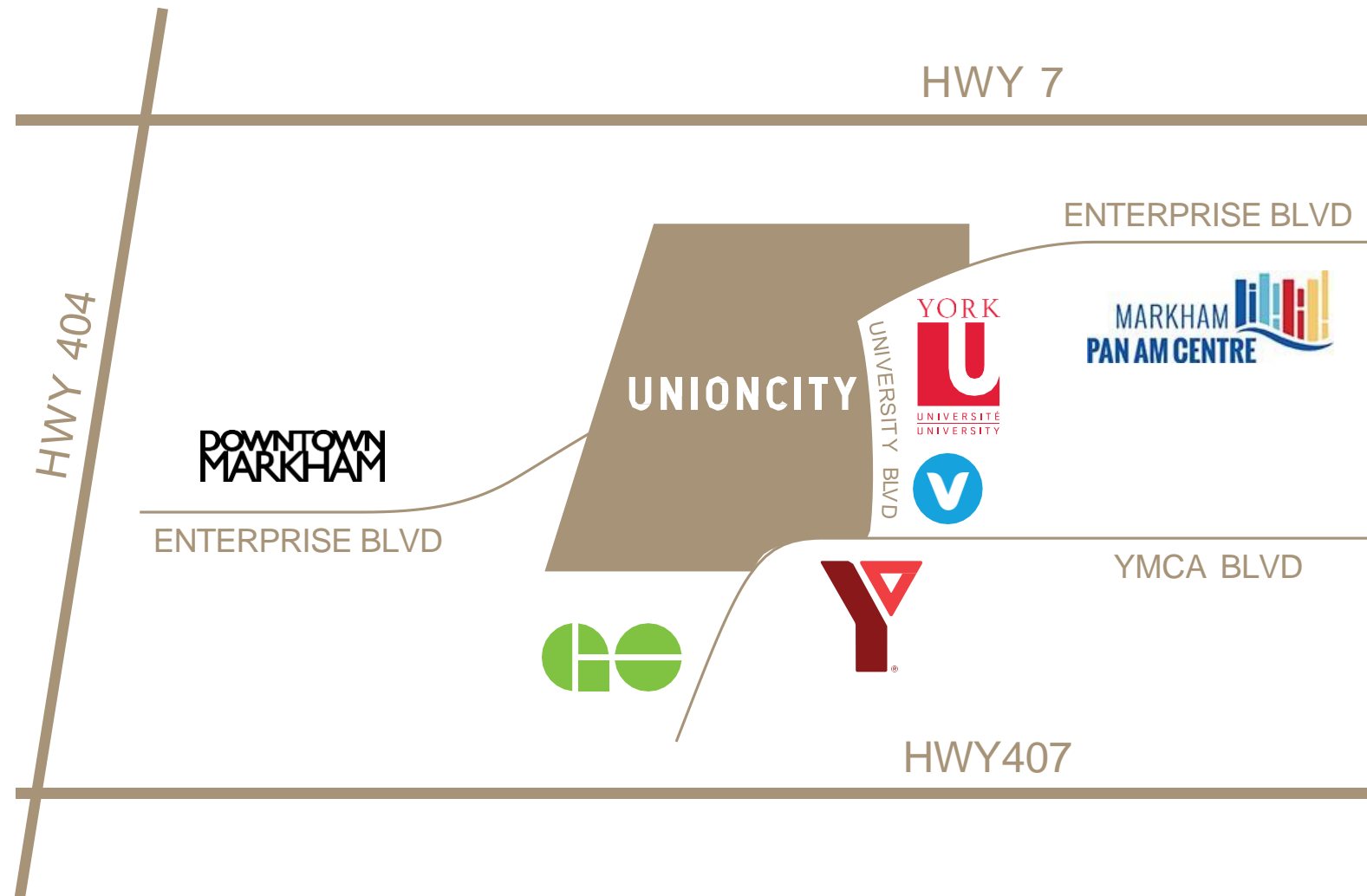
**Baker**  
Real Estate Incorporated







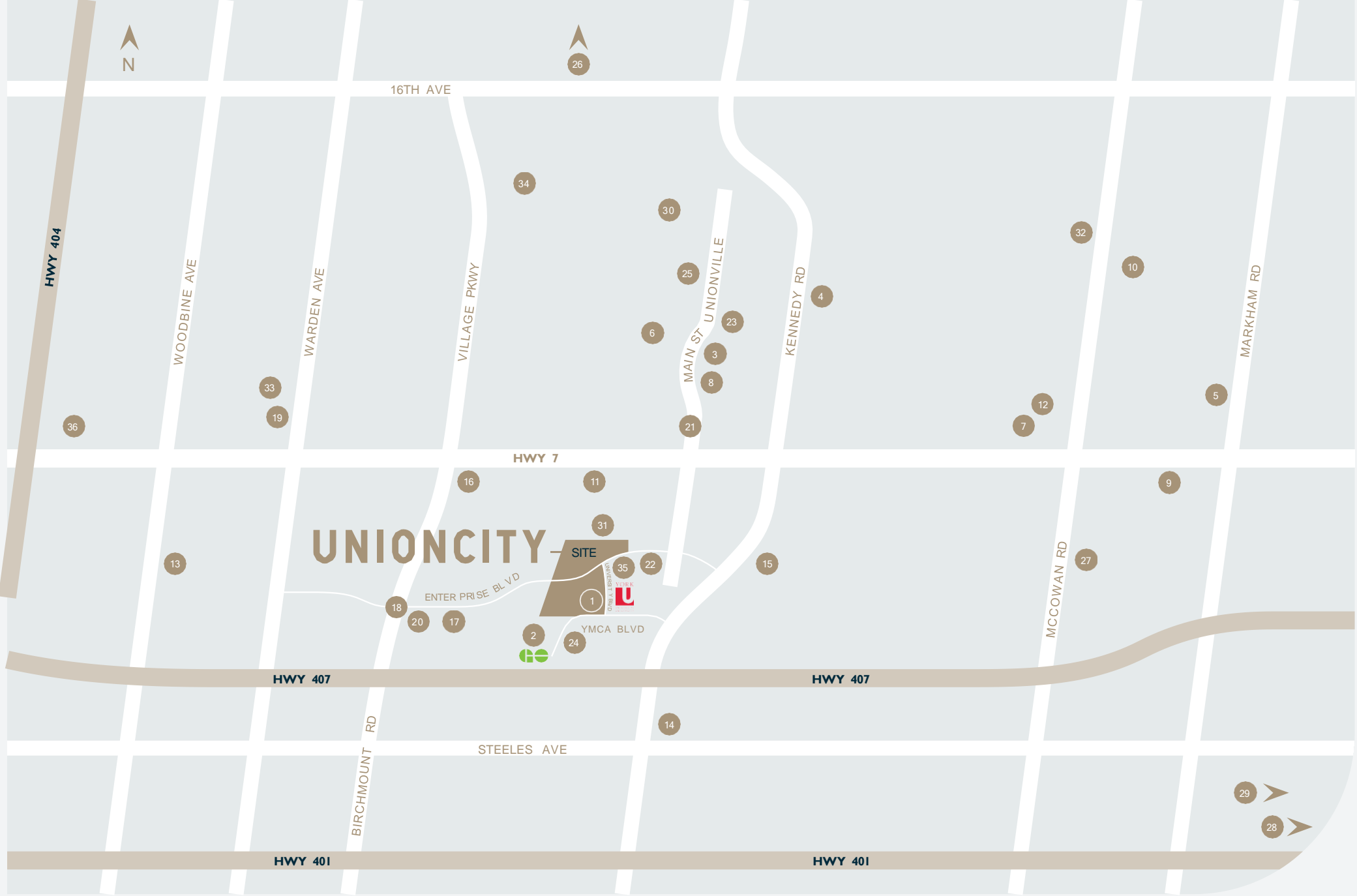
# LOCATION



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

1 MIN TO  
PAN AM CENTRE

3 MIN TO  
MARKHAM YMCA



## TRANSIT

- 1 York Region Transit / VIVA
- 2 Unionville GO

## FOOD & DINING

- 3 Ambiyān 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





UNION CITY LOBBY - TOWER I





UNION HOUSE



# TRANSIT



- GO Trains 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

# 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 communication
- **34%** increase in 18-22-year-olds in York Region over the next 20 years, the highest growth rate in Ontario
- Unionville-Markham is known for highly ranked elementary and secondary schools





## 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 CITY PARTY ROOM





THE OASIS



# EXCLUSIVE DEPOSIT STRUCTURE

## Exclusive Extended Deposit Structure

\$10,000 on Signing an APS Balance to 5% in 30 Days	}	5% this year 2023!
April 1, 2024 – 5% deposit		
October 1, 2024 – 2.5% deposit	}	7.5% in 2024!
April 1, 2025 – 2.5% deposit		
Occupancy – 5% deposit		2.5% in 2025!
		5% in 2027!

Bank Draft Payable to: **Harris Sheaffer LLP in Trust**



## DEPOSIT STRUCTURE

### **3B over \$1Mil. Special Deposit Structure**

\$10,000 on Signing an APS	}	<b>5% this year 2023!</b>
Balance to 5% in 30 Days		
April 1, 2024 – 5% deposit		<b>5% in 2024!</b>
October 1, 2025 – 5% deposit		<b>5% in 2025!</b>
Occupancy – 5% deposit		<b>5% in 2027!</b>

Bank Draft Payable to: **Harris Sheaffer LLP in Trust**



## CLIENT INCENTIVES

### **FREE ASSIGNMENT**

Plus Legal fees

### **FREE RIGHT TO LEASE**

Plus Legal fees

### **CAPPED DEVELOPMENT CHARGES**

\$9,999 for all units

### **LOCKER**

\$3,999

### **PARKING**

\$69,999

Podium: available for units 548 sqft and larger  
Tower: available for units 605 sqft and larger

### **EV PARKING**

\$79,999

### **TENTATIVE OCCUPANCY DATE**

September 2027



***THANK YOU!***

**METROPIA**

**Baker**  
Real Estate Incorporated