

# UNIONCITY

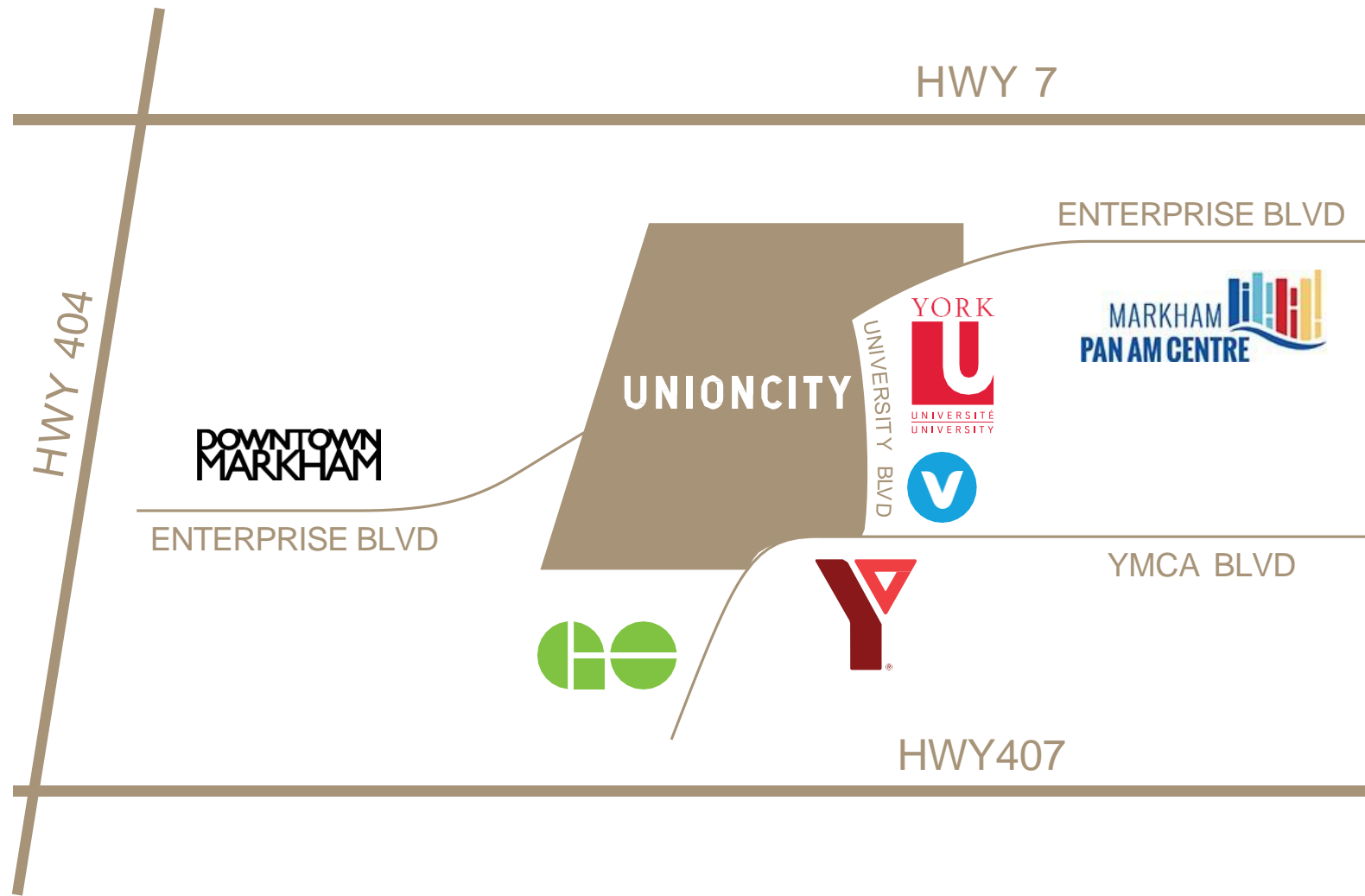
A METROPIA MASTER-PLANNED COMMUNITY

**METROPIA**

**Baker**  
Real Estate Incorporated



# LOCATION



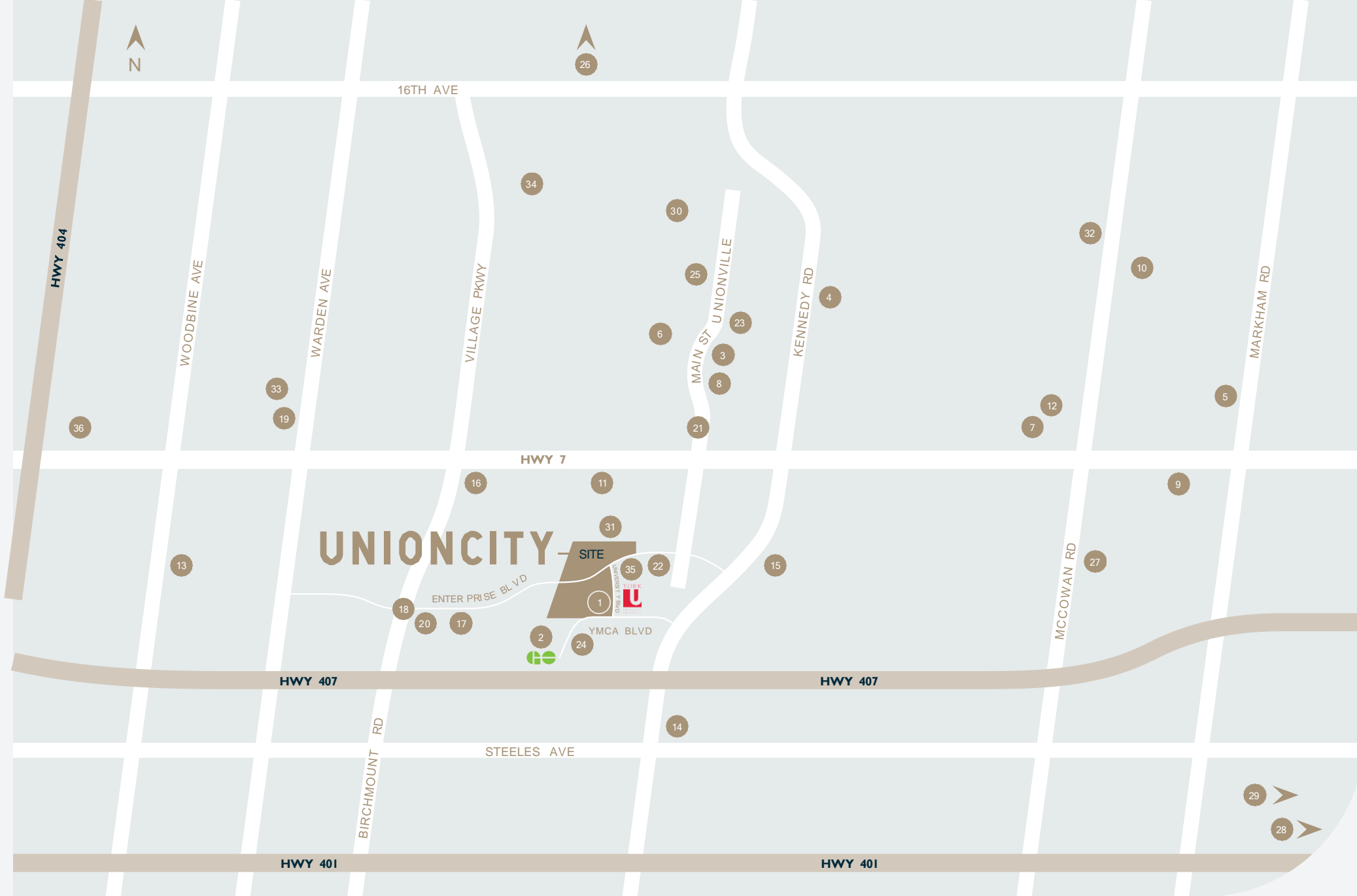
2 MIN TO HIGHWAY 407  
5 MIN TO HIGHWAY 404  
5 MIN TO HIGHWAY 7

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1 MIN TO  
PAN AM CENTRE

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3 MIN TO  
MARKHAM YMCA



## TRANSIT

- 1 York Region Transit / VIVA
- 2 Unionville GO

## 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**



UNION CITY LOBBY - TOWER 1



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

LIVE

*UNLIMITED*



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# SUITE 03

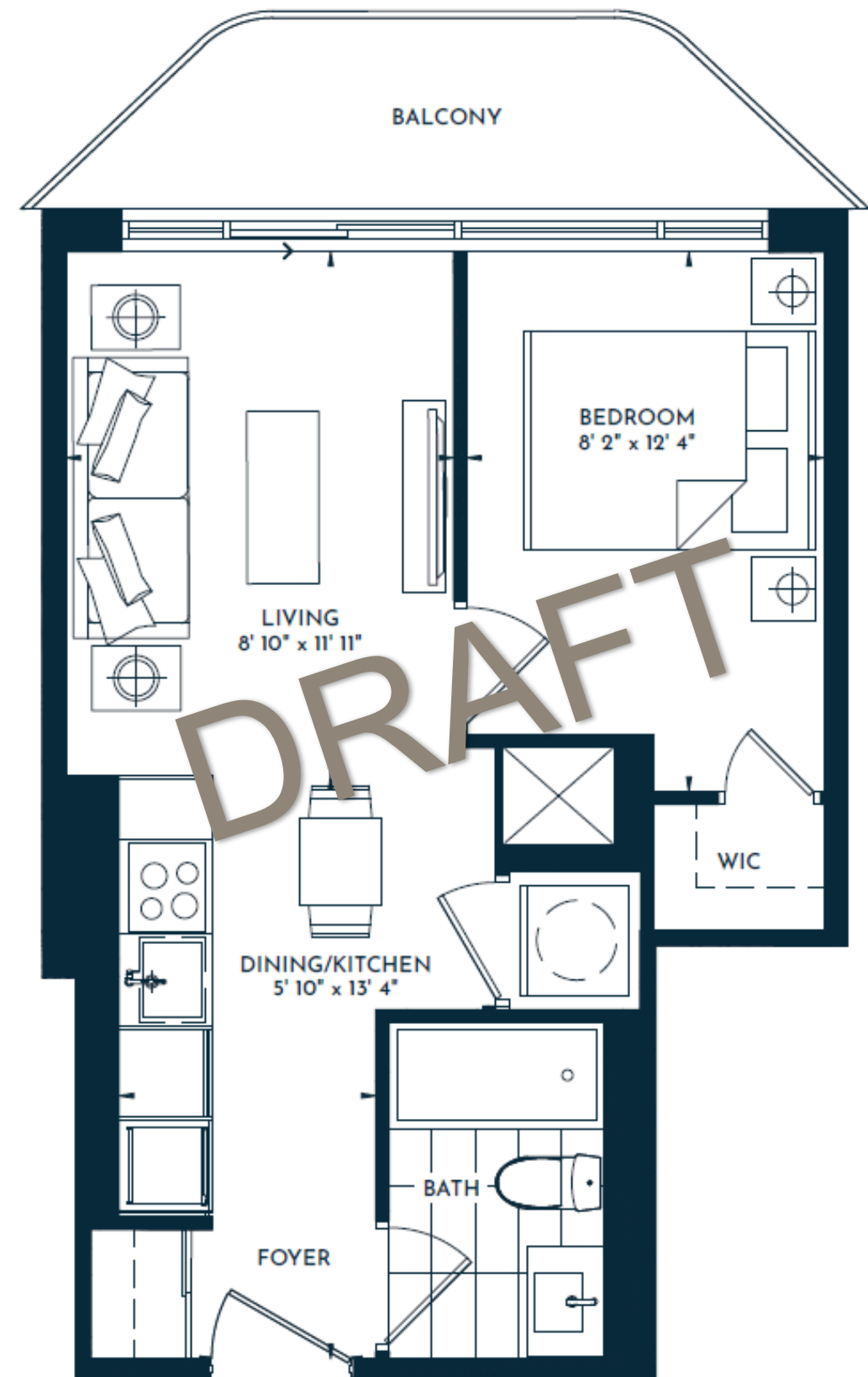
1 BEDROOM | 1 BATH  
441 SQ. FT.  
BALCONY 72 SQ. FT.  
TOTAL 513 SQ. FT.

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TOWER 1 AT  
**UNIONCITY**

Note: All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and dimensions stated are approximate. Actual usable floor space, living area and square footages may vary from stated floor areas. All illustrations are artists concepts only. Unit shown may be the reverse layout of the unit purchased. Purchase price does not include any furniture. © 2023 Metrovia.

**TOWER**  
Mid \$500s  
North



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# SUITE 14

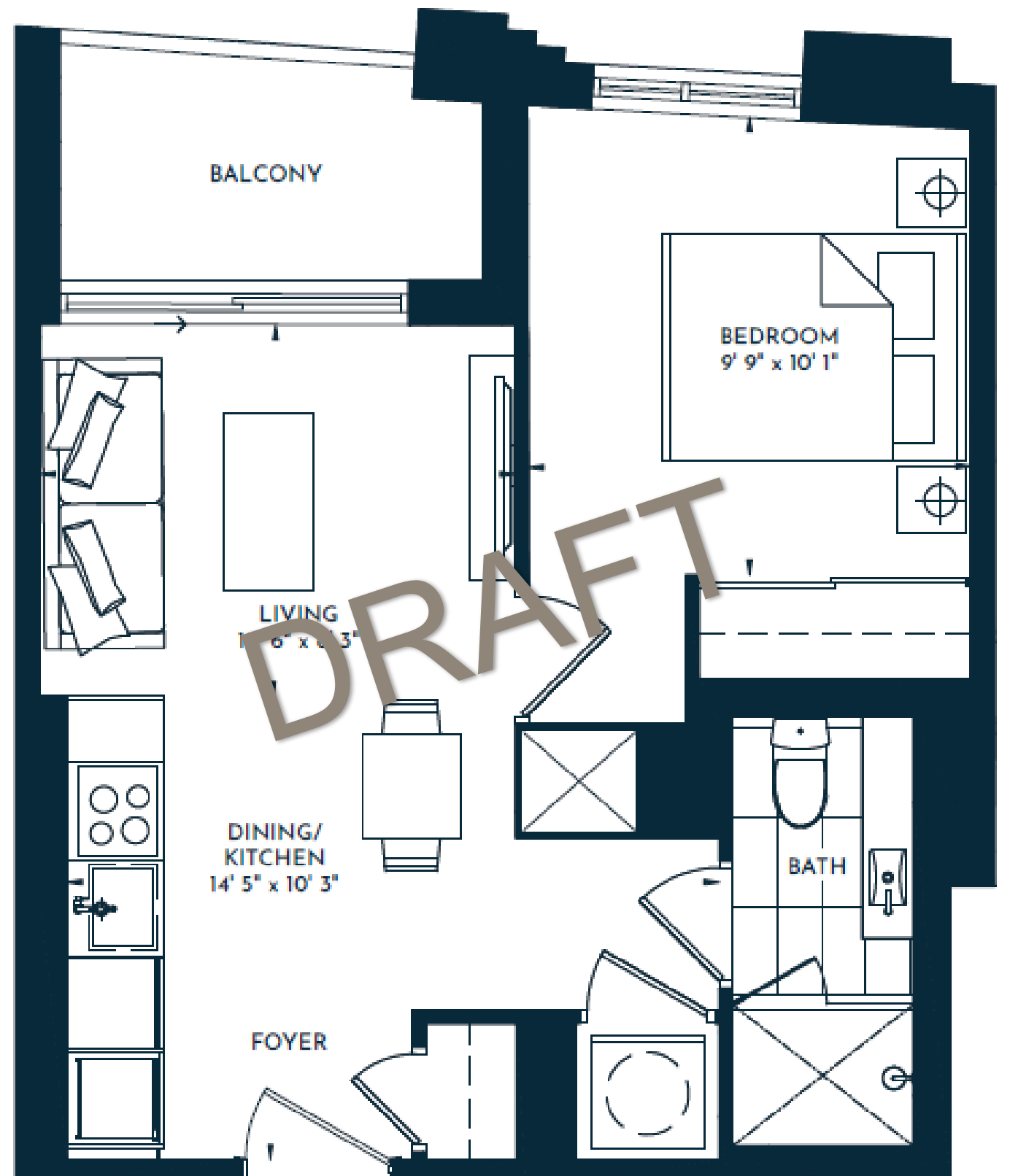
1 BEDROOM | 1 BATH  
476 SQ. FT.  
BALCONY 45 SQ. FT.  
TOTAL 521 SQ. FT.

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TOWER 1 AT  
**UNIONCITY**

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## PODIUM High \$500s East



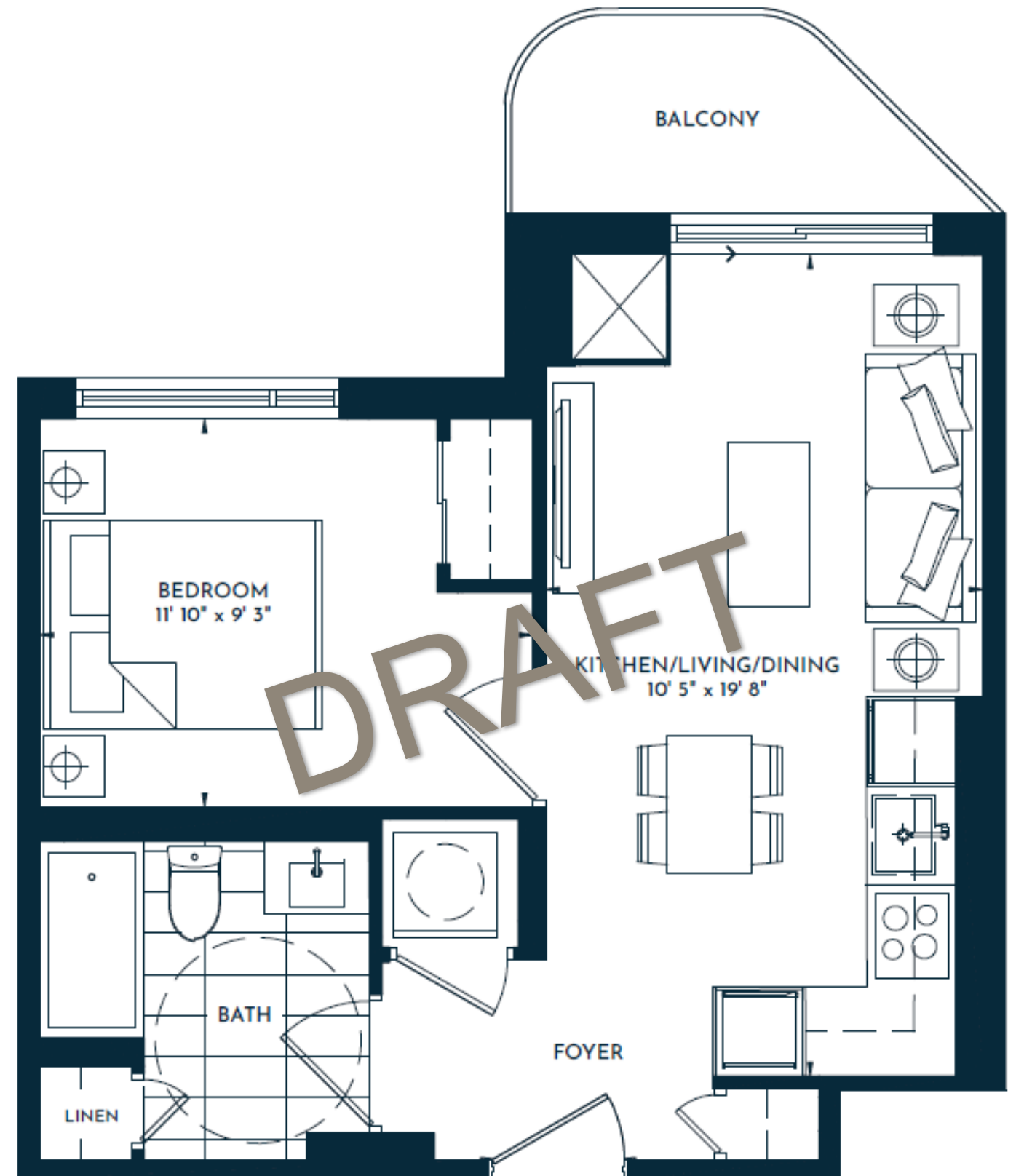
SUITE  
**05** (BF)

1 BEDROOM | 1 BATH  
501 SQ. FT.  
BALCONY 42 SQ. FT.  
TOTAL 543 SQ. FT.

TOWER 1 AT  
**UNIONCITY**

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TOWER  
Low \$600s  
East



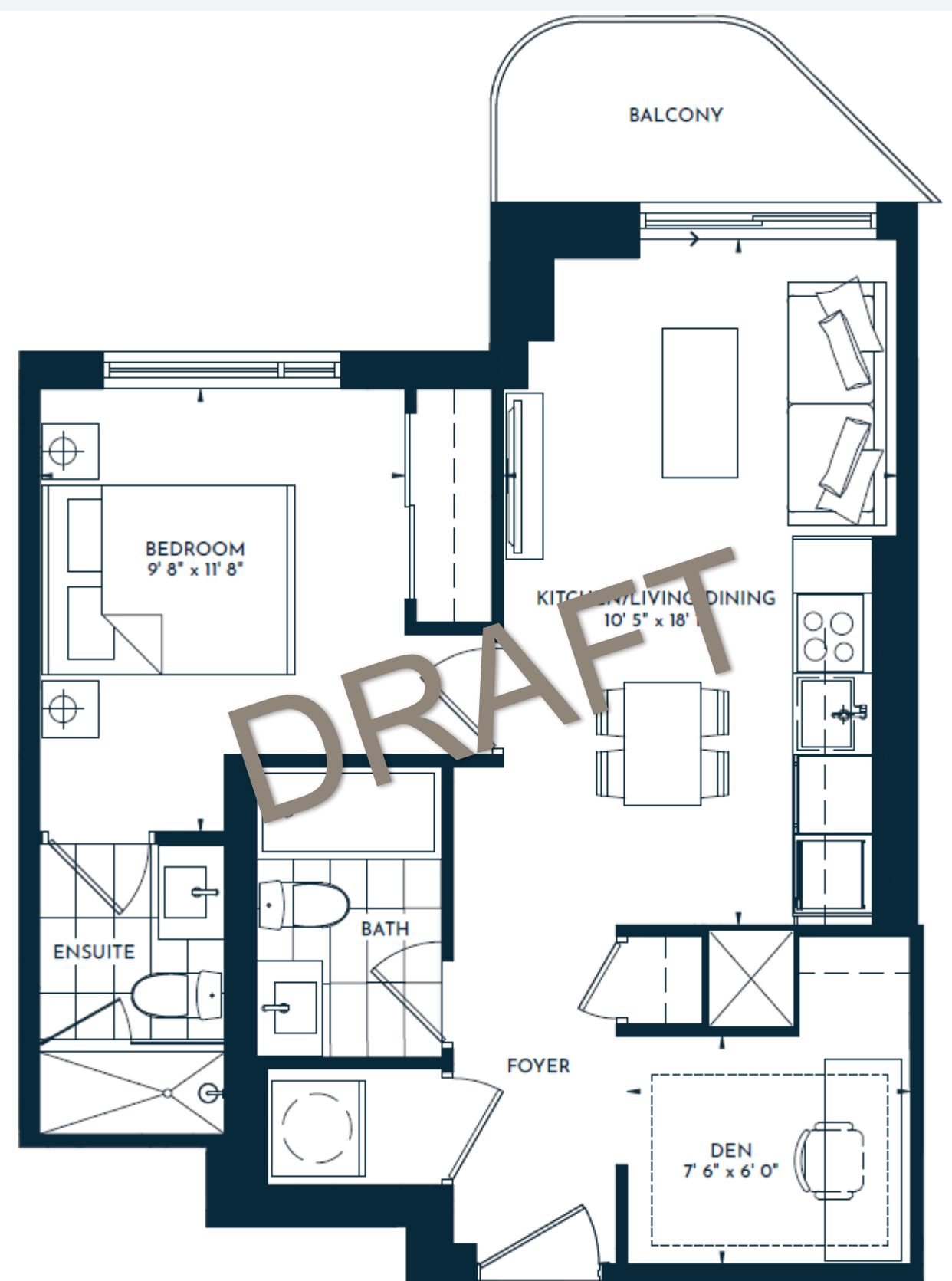
TOWER  
Mid \$700s  
East

SUITE  
06

1 BEDROOM + FLEX  
2 BATH  
609 SQ. FT.  
BALCONY 42 SQ. FT.  
TOTAL 651 SQ. FT.

TOWER 1 AT  
UNIONCITY

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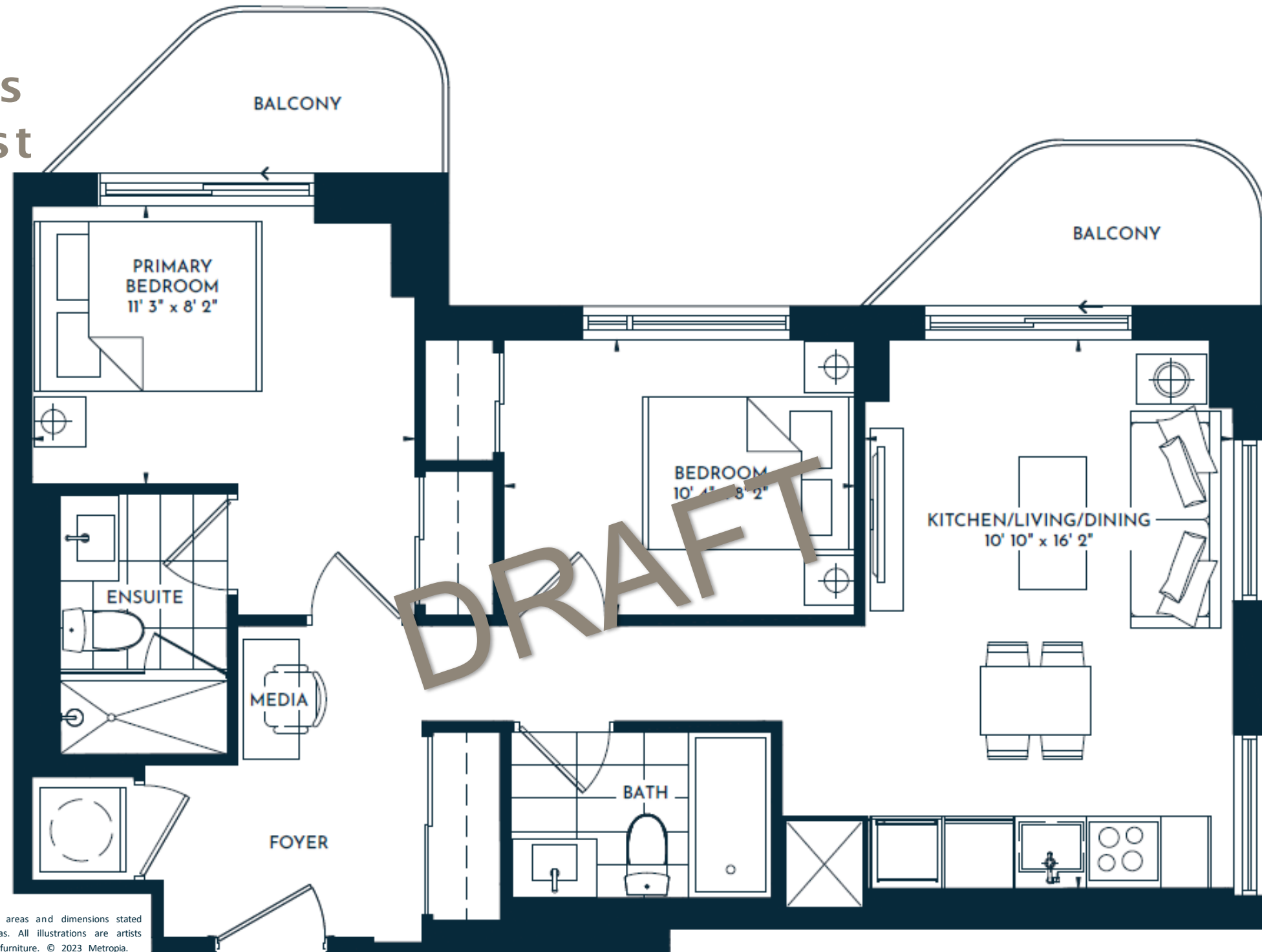


TOWER  
Mid \$800s  
North West

SUITE  
**02**

2 BEDROOM + MEDIA  
2 BATH  
742 SQ. FT.  
BALCONY 85 SQ. FT.  
TOTAL 827 SQ. FT.

TOWER 1 AT  
**UNIONCITY**



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# SUITE 07

3 BEDROOM + MEDIA  
2 BATH  
889 SQ. FT.  
BALCONY 42 SQ. FT.  
TOTAL 931 SQ. FT.

TOWER 1 AT  
**UNIONCITY**

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TOWER  
Low \$1M  
South East



# EXCLUSIVE DEPOSIT STRUCTURE

## Exclusive Extended 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>7.5% in 2024!</b>
October 1, 2024 – 2.5% deposit		
April 1, 2025 – 2.5% deposit	}	<b>2.5% in 2025!</b>
Occupancy – 5% deposit		
		<b>5% in 2027!</b>

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

# DEPOSIT STRUCTURE

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

\$10,000 on Signing an APS } 5% this year  
Balance to 5% in 30 Days } 2023!

April 1, 2024 – 5% deposit 5% in 2024!

October 1, 2025 – 5% deposit 5% in 2025!

Occupancy – 5% deposit 5% in 2027!

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## 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