

A large, stylized letter 'M' is centered on a dark background. The 'M' is composed of several geometric shapes: a central dark 'M' shape, a lighter gray 'M' shape directly above it, and a dark gray 'M' shape directly below it. The entire 'M' structure is enclosed within a thin, light gray circular border. The text 'MARKHAM SQUARE' is positioned at the bottom center of the image, below the 'M' logo.

MARKHAM SQUARE





REFORMABLE



## A NEW URBAN VISION

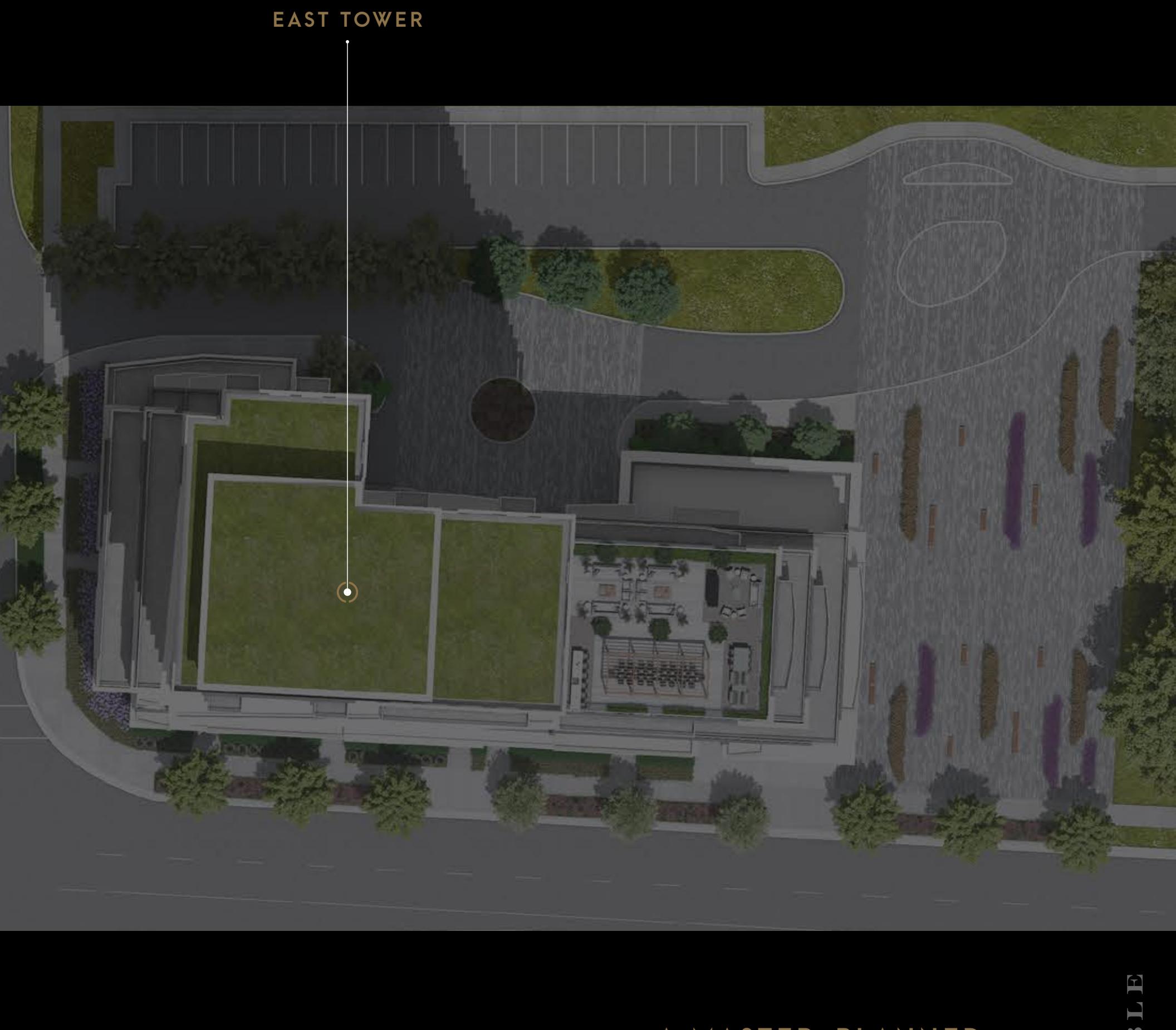
At the crossroads of timeless and modern, in the heart of Canada's high-tech capital, a visionary mixed-use development is taking shape in Markham. A community envisioned for smart urban living with sustainable design and inspired amenities. Integrating public realm with private space to create a vibrant new destination. Bringing exciting new opportunities to live, learn, play, shop, dine and connect. Welcome to Markham Square. This is the future of evolved urban living.

At the corner of Enterprise Boulevard and Main Street, Markham Square will have a beautifully landscaped outdoor courtyard designed by award-winning NAK Design Strategies. Linear pavers, elongated seating and long drifts of native grasses offer a perfect setting for some quiet time as well as social interaction.





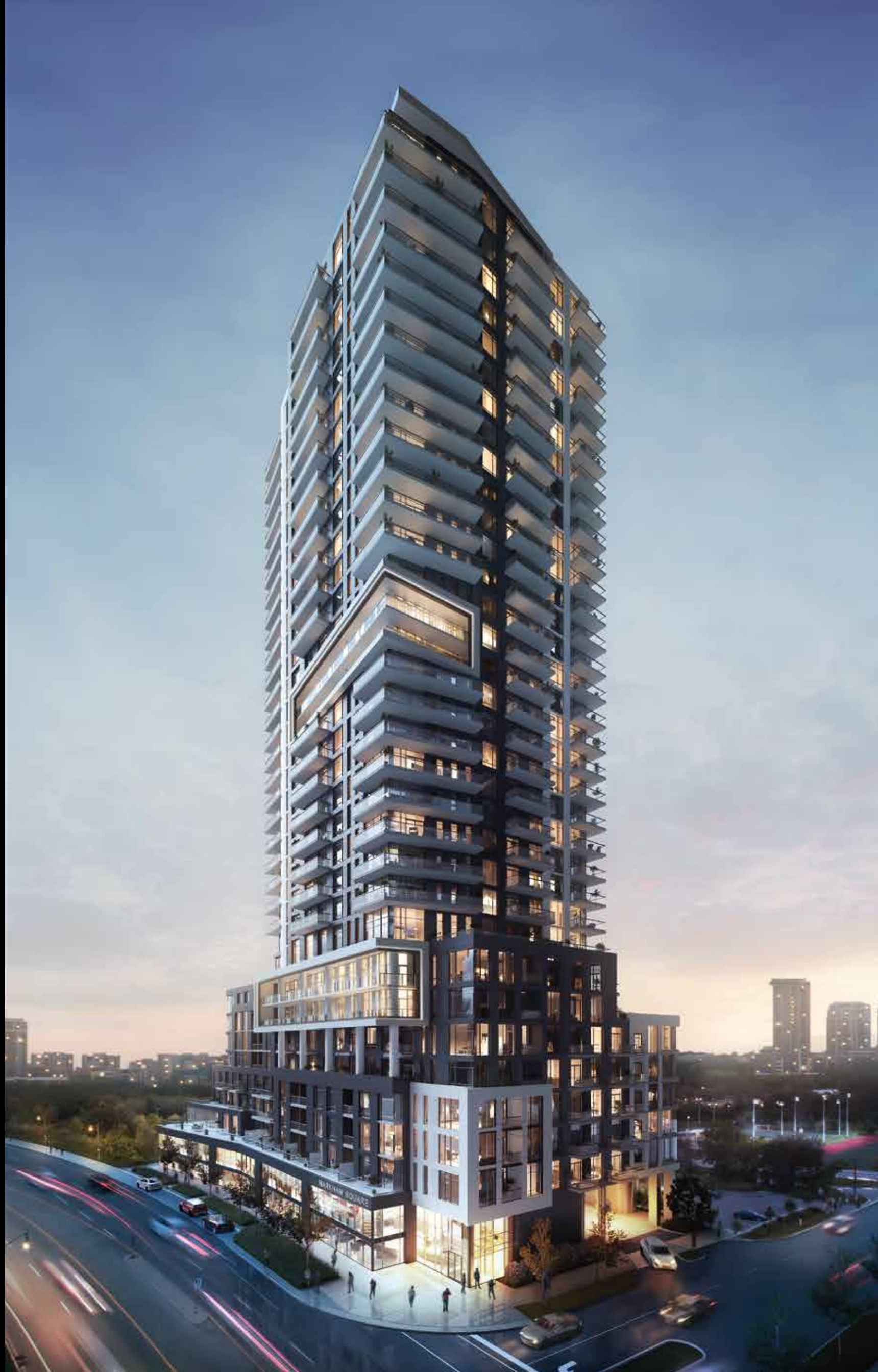
# SITE PLAN



## A MASTER-PLANNED COMMUNITY

Markham Square will be a mixed-use, master-planned urban community with wide pedestrian promenades, vibrant street retail and lush greenspace.





## EVOLVED URBAN LIVING

An enlightened community starts with a bold vision. Markham Square will soar 33 and 29 storeys into the sky, an iconic landmark in the heart of Markham. Designed by award-winning KIRKOR Architects, the stunning towers are anchored by diverse retail at street level. Their serrated stone exterior is punctuated by dazzling glass facades at varying levels, creating a resplendent “jewel box” design that exemplifies modern elegance. From the point towers, cascading terraces broaden the building profile, merging it harmoniously with the scale of its surroundings.



## A VIBRANT STREETSCAPE

At ground level, the condominium presents a radiant and welcoming streetscape, with a landscaped boulevard providing pedestrian friendly walkways. A diverse array of retail at street level offers a vibrant city environment, while enhancing convenience for its residents. Lush planters, seasonal and perennial shrubbery, and decorative seating add to the warmth and ambience of the community.



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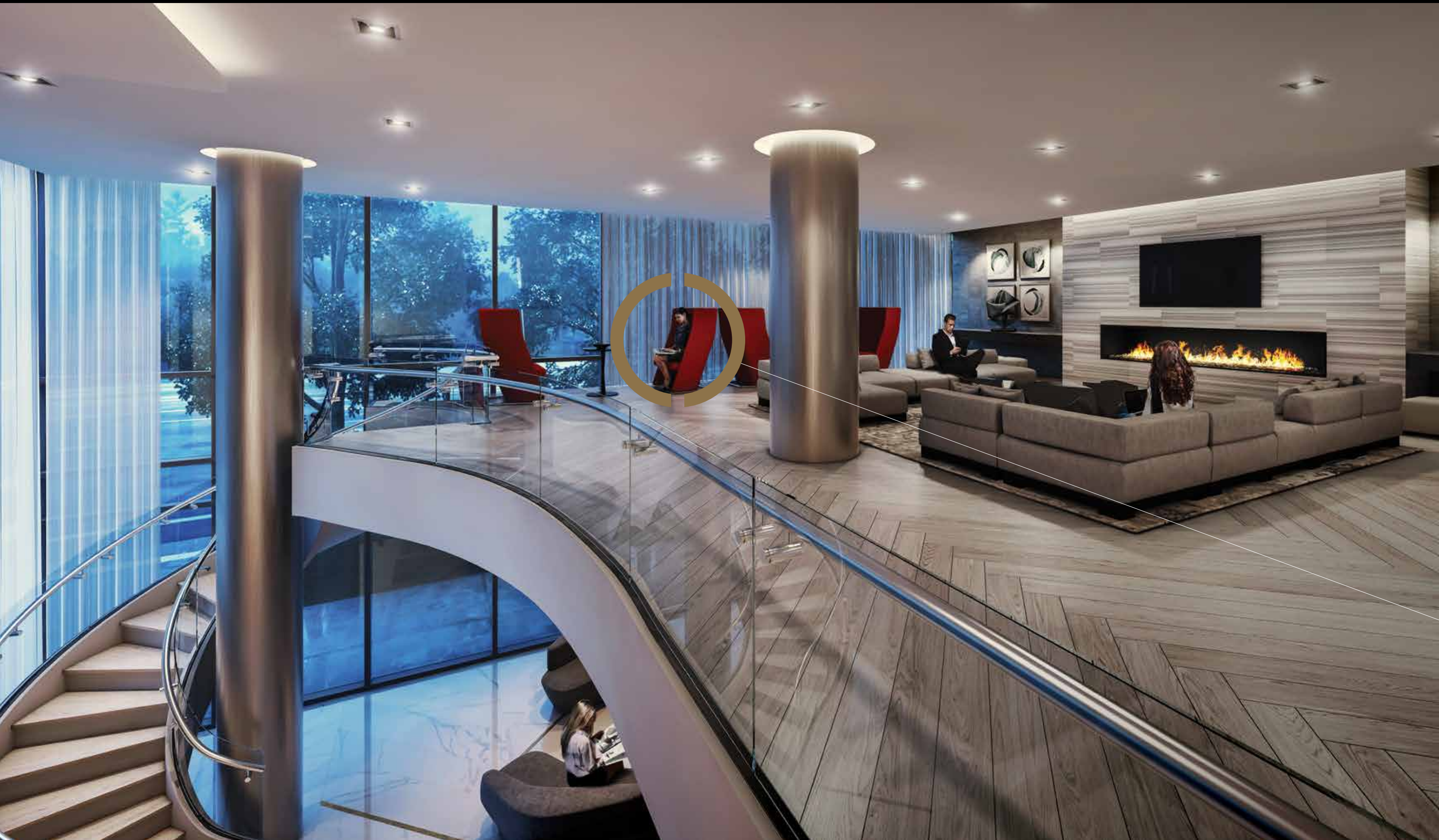
YOU'VE  
ARRIVED ○

At Markham Square, you don't just come home, you arrive in style. Welcome to the Grand Lobby. An ambience more suited to a luxury hotel – elegant, chic and inviting, but with a touch of edge. Old world, rich finishes, such as textured wood and Carrera marble with a modern aesthetic. Grand spaces on two levels, though intimate in scale. A place for relaxing and socializing with friends, for casual business meetings and networking.



LUXURY  
SOPHISTICATED  
WELCOMING  
GRAND





# INTERACTIVE MODERN COMMUNITY

## ELEVATE YOURSELF

Ascend to a higher plane. A grand circular staircase brings you to the sleek Library Lounge. Herringbone wood textured floor. Chic seating and modern wall-inlaid fireplace. Burnished copper, warm brass and gold accents. Think high-tech with a social angle. Experience a sense of community with open concept meeting, work and social spaces that encourage use and interaction. Make a statement with casual elegance.





GROUND LEVEL

# INVITING STYLISH UPSCALE

## A GRAND FIRST IMPRESSION

With a magnificent Grand Lobby and an architectural curving staircase leading up to the stylish mezzanine lounge, Markham Square will leave a lasting impression on you.

ARCHITECTURAL STAIRCASE TO MEZZANINE

»



MEZZANINE

LIBRARY  
LOUNGE

REMARKABLE





ACTIVE  
MOTIVATED  
PASSIONATE  
TRANQUIL



## INSPIRATION

Active, healthy living is a breeze at Markham Square. The modern Fitness Club has been designed with state-of-the-art equipment and a myriad of workout options. Channel your internal energies in the Yoga/Meditation Studio and round off your work out in the Training Lounge. Cosmopolitan and cool, but with an edgy overtone, just like you.

YOGA/MEDITATION  
STUDIO

TRAINING  
LOUNGE

FITNESS  
CLUB

2ND FLOOR

CHANGE  
ROOMS

N

REMARKABLE





## OVER THE TOP

The fabulously landscaped Rooftop Lounge invites you and your friends to experience and indulge. This outdoor amenity welcomes you with a central fireplace surrounded by communal seating. A stunning indoor-outdoor bar seamlessly connects the Rooftop to the luxuriously appointed Party Room, perfect for larger gatherings. An intimate dining area with barbeques is also perfect for celebrating family, friends and food. At Markham Square, we set the stage, you create the memories.

THE MARKHAM SQUARE





## CELEBRATION

Whether you're hosting a large celebration or a small party, the chic and sophisticated Party Room makes it an occasion to remember. Sleek wood details complement the stunning stone bar where your friends can gather and socialize. Lounge seating illuminated by contemporary lighting take your party to the next level. This is celebration the way it's meant to be.

REMARKABLE



LIVE WELL

At Markham Square, you have everything you need to live life to the fullest. The amenity spaces are designed to be fluid, harmoniously flowing from indoor to outdoor, from celebration to relaxation, from fitness to recreation.

9TH LEVEL

GREEN  
ROOF

IMPRESSIVE  
SOCIAL  
SPECTACULAR  
VERSATILE

ROOFTOP  
LOUNGE

GAMES ROOM

MULTIMEDIA  
LOUNGE

BARBEQUES

ALFRESCO  
DINING

INDOOR  
&  
OUTDOOR BAR

PARTY ROOM

DINING AREA







REMARKABLE



EVERYTHING  
AT YOUR  
DOORSTEP

Whether it's shopping and dining, transit and highways, education and culture, recreation and nature, Markham Square offers a wealth of amenities within easy reach. For commuter ease, both Highway 7 and Kennedy Road are major transit corridors with VIVA and YRT operating frequent buses. The Unionville GO Station is just 5 minutes away by foot and Highway 407 offers speedy connections to all parts of the GTA by car.



Attractions

- 1. Angus Glen Community Centre
- 2. Centennial Community Centre
- 3. Flato Markham Theatre
- 4. Markham Civic Centre
- 5. Markham Museum
- 6. Stiver Mill Farmers' Market
- 7. Varley Art Gallery of Markham



Dining

- 8. Ambijan
- 9. Aroma Espresso Bar
- 10. Chatime
- 11. Peter's Fine Dining
- 12. Il Postino Ristorante
- 13. JOEY Markville
- 14. Lucullus Bakery
- 15. Marca On Main
- 16. Milestones Grill and Bar
- 17. New Kennedy Square
- 18. Smash Kitchen & Bar
- 19. Starbucks
- 20. The School Fine Dining



Shopping

- 21. CF Markville
- 22. Main Street Unionville
- 23. Pacific Mall
- 24. T&T Supermarket
- 25. Whole Foods Market



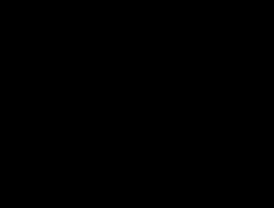
Recreation

- 26. Cineplex Cinemas Markham
- 27. Angus Glen Golf Club
- 28. Cresthaven Golf Club
- 29. Milne Dam Conservation Park
- 30. Toogood Pond
- 31. Rouge Valley Park
- 32. York Downs Golf & Country Club
- 33. Lionel's Farm



Education

- 34. Bill Crothers Secondary School
- 35. Unionville Public Library
- 36. Markville Montessori & Private School
- 37. Markville Secondary School
- 38. Unionville High School



LEGEND

REMARKABLE



# FUTURE YORK UNIVERSITY MARKHAM CAMPUS



## ○ EDUCATION FOR THE NEW ECONOMY

Enjoy the privilege of living across from the GTA's newest landmark for advanced, post-secondary education – York University's high-tech Markham Campus. A multi-million dollar project supported by all three levels of government, York University's new campus will be the future home to more than 4,400 students. With a diverse array of facilities and courses, literally a one minute walk

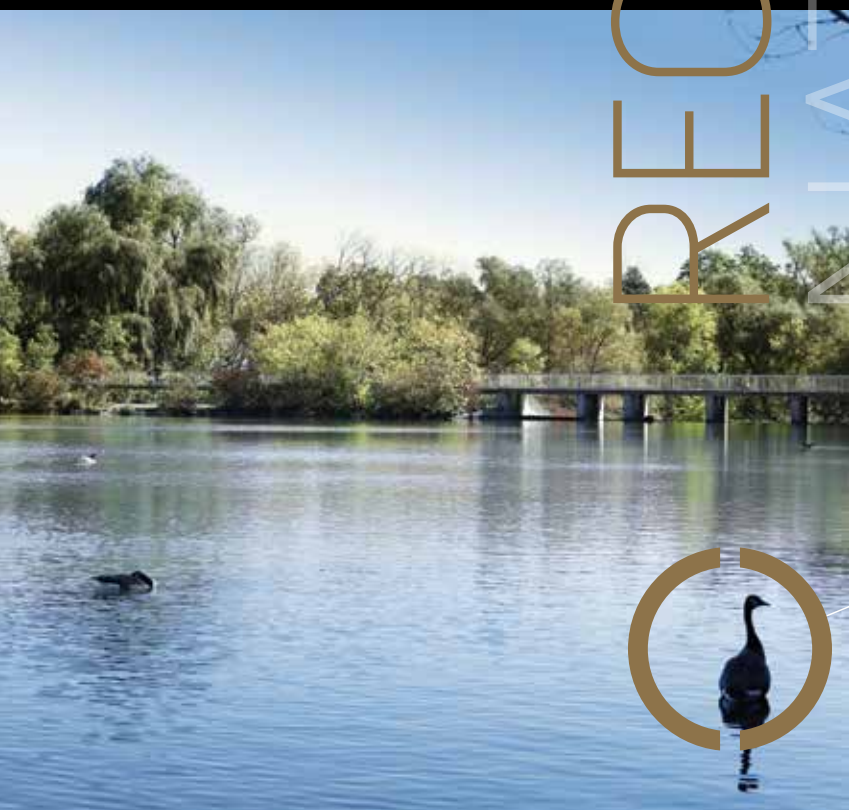
away, your family can take advantage of the ongoing revolution in the knowledge sector. Elementary and high school education is also well covered at Markham Square. Bill Crothers Secondary School, with its elite athlete program is just steps away, plus there are several prestigious public and private schools nearby. Markham Pan Am Centre is just across the street and the YMCA is also close by.







# RECREATIONAL NATURE CULTURAL



## COME HOME TO NATURE

If you love nature and the outdoors, you will enjoy living right next to North America's largest urban park, the Rouge National Urban Park. Spanning 80 square kilometres in the heart of Canada's largest and most diverse metropolitan area, Rouge National Urban Park is home to amazing biodiversity, historic artifacts, marshes, beaches, hiking and biking trails. Indulge your sense of adventure. Paddle your canoe on the Rouge River. Take breathtaking photos of the great outdoors. There are a million reasons to get out there and enjoy nature to the fullest.



REMARKABLE





FUN  
VIBRANT  
LIVELY  
GOURMET



## THE BEST THINGS IN LIFE

Living at Markham Square, you're surrounded by shopping and dining options. CF Markville Shopping Centre offers a wide selection of all your favourite brands from H&M and Aritzia, to Coach and Michael Kors. Pacific Mall has become a fixture in the Markham area, well known for its cuisine and shops. Walking distance from Markham Square is Main Street Unionville – a community with charming boutiques, cafes, patios and a quintessential small town-feel nestled amongst big city amenities.







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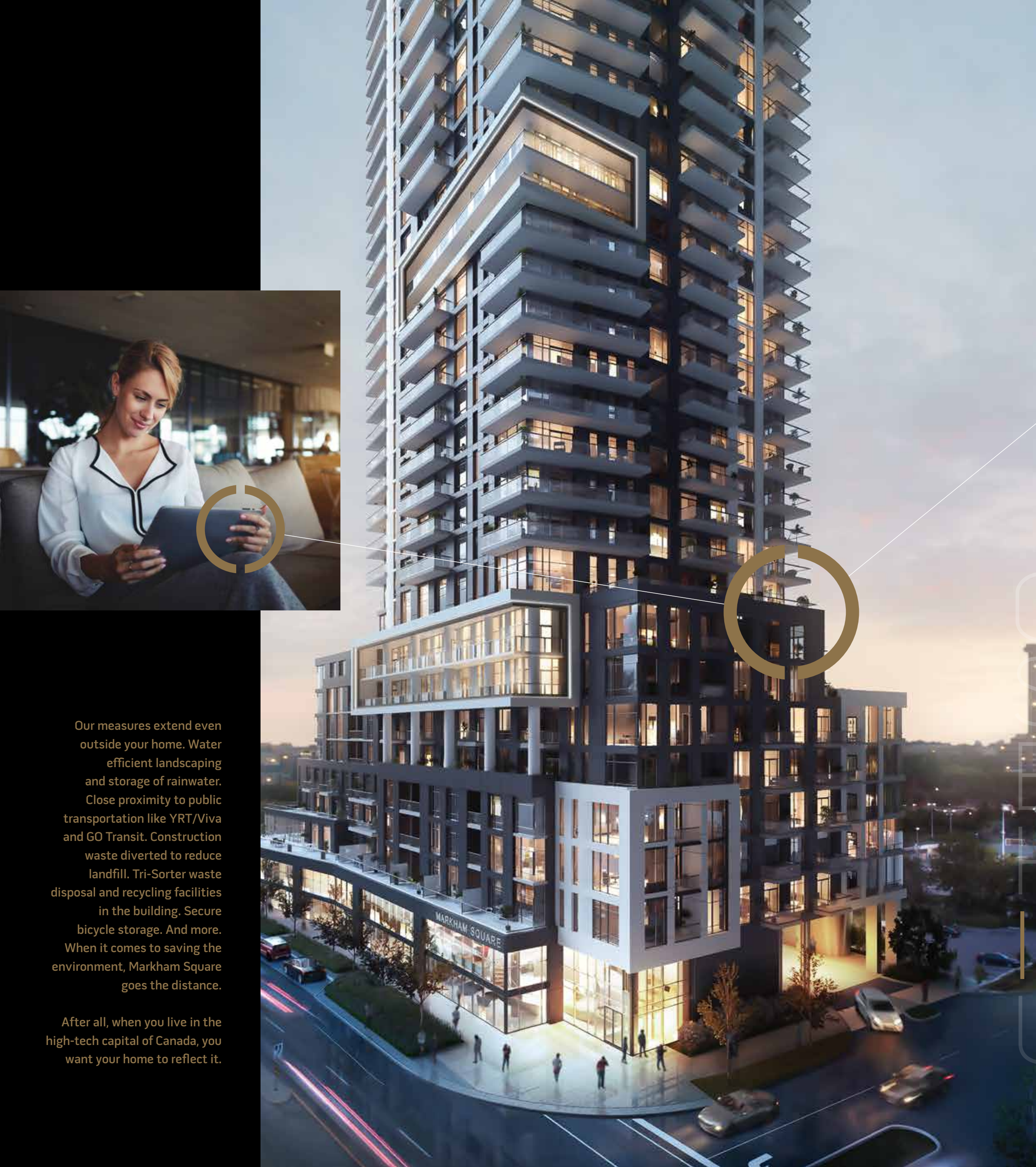


A NEW  
LEVEL  
OF URBAN  
LUXURY

Sophisticated open concept interiors, expansive windows, light-filled, airy spaces and premium features that are timeless. Choose from three exquisite interior palettes – Polar White, Rich Truffle or Deep Smoke. Carefully curated finishes include stone countertops, glass mosaic or polished ceramic backsplash, duotone cabinetry, luxury maintenance-free vinyl plank flooring and premium porcelain tiles. Spa-inspired designer bathroom fittings, lavish soaker tub and more. At Markham Square, the suites are designed for luxe urban living.

REMARKABLE





## TAKING THE LEED IN SMART LIVING

Markham Square is targeting LEED® Gold certification, the industry benchmark for sustainable, energy-efficient living. That means, from materials to finishes to technology, everything is carefully chosen and crafted to offer energy and cost savings, as well as a healthier and more comfortable indoor environment – all while reducing your carbon footprint and saving precious natural resources.

It's all about smart, comfortable, healthy living. Indoor air quality is constantly monitored to ensure fresh air at all times. Carpets are certified by the Carpet and Rug Institute's Green Label Indoor Air Quality Test Program. Latex-based paints, adhesives and sealants are certified by the Environmental Choice Program to ensure ultra-low emissions. Adhesive-free hard surface flooring allows for easy maintenance to remove dust, allergens and reduce off-gassing.

Our measures extend even outside your home. Water efficient landscaping and storage of rainwater. Close proximity to public transportation like YRT/Viva and GO Transit. Construction waste diverted to reduce landfill. Tri-Sorter waste disposal and recycling facilities in the building. Secure bicycle storage. And more. When it comes to saving the environment, Markham Square goes the distance.

After all, when you live in the high-tech capital of Canada, you want your home to reflect it.

GREEN  
SUSTAINABLE  
EFFICIENT  
HIGH-TECH  
INNOVATIVE  
URBAN



# FEATURES & FINISHES

## BUILDING AMENITIES

- Grand two-storey Lobby
- Two flex Boardrooms
- Library Lounge with gas fireplace on lobby mezzanine level
- WiFi throughout all amenity areas to allow constant connectivity
- Fully equipped gym with Training Lounge
- Yoga/Meditation Studio
- Party Room with bar, lounge, large dining area and three-sided gas fireplace
- Landscaped Rooftop Lounge with indoor & outdoor bar, two lounge areas, large dining table, barbeques and gas fireplace
- Games Room with foosball and billiards table
- Multimedia Lounge with stadium seating
- Two furnished guest suites

## CONTEMPORARY LIVING AREAS

- Private balcony or terrace (as per plan)
- Spacious ceiling heights of approximately 9' on levels 2 to 29 (where bulkheads are required for mechanical or other purposes, such as exhausts, heating, cooling ductwork, drains and sprinklers, ceiling heights may be reduced)
- Smooth finished ceilings
- Floor to ceiling windows
- Elegant solid core suite entry door with guest viewer
- 7 Interior doors on levels 2 to 29
- Modern satin chrome finish hardware on all interior and suite entry doors
- Thermally insulated energy efficient double-glazed windows
- Modern flat-profile custom baseboards, door frames and casings (as per Vendor's standard specifications)
- Interior walls primed and painted with white paint
- All baseboards and casing painted with white

semi-gloss paint

- Mirrored sliding closet doors (as per plan)
- Closets with shelves and hanging systems

## FLOORING

- Designer-selected luxury plank vinyl flooring with acoustic underlay in all rooms, excluding the bathroom(s) and laundry area (as per Vendor's standard specifications)
- Premium porcelain tile flooring in the bathroom(s) and premium ceramic tile flooring in the laundry area (as per Vendor's standard specifications)

## PROFESSIONAL KITCHEN

- Custom designed cabinetry with integrated appliances in a variety of finishes and colours (as per Vendor's standard specifications)
- Extended-height upper cabinets
- Full-depth cabinet over fridge
- Soft-close cabinet doors and drawers
- Under cabinet lighting
- Granite or quartz kitchen countertops (as per Vendor's standard specifications)
- Large single-bowl undermount stainless steel sink with contemporary designer faucet with integrated pull-out spray
- Kitchen island with quartz or granite countertop, featuring extra storage, dining area and a side mounted electrical outlet (as per plan)
- Integrated kitchen appliances, including:
- 24" panelled ENERGY STAR® counter-depth refrigerator, panelled ENERGY STAR® dishwasher, 24" glass cooktop and wall oven, integrated hood fan into upper cabinetry, microwave with trim kit (or over the range microwave, as per plan)
- Tile backsplash (as per Vendor's standard

specifications)

- ### Ceiling-mounted track lighting

## PA-INSPIRED BATHROOMS

- Custom designed cabinetry available in a variety of finishes and colours  
(as per Vendor's standard specifications)
- Soft-close drawers
- Modern, designer selected white plumbing fixtures and polished chrome accessory package
- Ultra-modern solid surface countertop with integrated sink and single lever faucet
- Frameless glass shower with rainfall showerhead (as per plan)
- Soaker tub with rainfall showerhead  
(as per plan)
- Low flow, dual-flush toilets
- Frameless vanity mirror and wall sconce
- Premium porcelain tile flooring  
(as per Vendor's standard specifications)
- Premium porcelain wall tiles in tub and shower enclosures (as per Vendor's standard specifications)
- Exhaust fan(s) vented to the exterior

## AUNDRY

- ENERGY STAR® front loading, stacked washer  
and dryer in white  
Heavy-duty wiring and receptacle for ventless  
condensing dryer

## SAFETY AND SECURITY

- 24-hour Concierge, monitoring community access and security systems, including two-way communication from selected zones in underground parking garage and lobby
- Personally encoded suite alarm system with key pad and suite entry door contact

- Electronic communication system located in the lobby vestibule to permit residents to communicate and view guests in the building entrance
- Live surveillance cameras throughout the building monitored by the Concierge desk
- Hard wired smoke alarms and fire alarm speakers (locations determined by Vendor)
- Sprinkler system throughout

## EATING AND COOLING

- Individually controlled fan coil system for year-round heating and cooling

## ELECTRICAL

- Individual, separately metered circuit breaker service panel with copper wiring throughout  
Capped ceiling outlets in the entry, living/dining, bedroom(s) and den  
White Decora receptacles and switches throughout

## COMMUNICATIONS

- Cable TV and high-speed internet access outlets in the living room, bedroom(s) and den
- Telephone outlets in the living room, bedroom(s) and den
- Category 5 telephone wiring to all telephone outlets
- RG-6 coaxial cable to all cable outlets

## ENERGY EFFICIENCY

- Double glazed, Low-E windows filled with argon gas to provide added comfort while reducing heating and cooling costs
- Heat Recovery Ventilators (HRVs) to reduce energy demands

- High pressure, low-flow shower heads to reduce energy consumption for domestic hot water
- ENERGY STAR® appliances to reduce electricity use
- Individual suite metering for hydro
- Best Practices Commissioning of major mechanical equipment by third party energy management firm to ensure that systems operate at optimal performance levels
- Third party energy management company to monitor and verify ongoing equipment efficiency after one year of building occupancy
- Third party certification of energy performance by the Government of Canada
- LED and other high efficiency interior lighting designs to ensure lower electricity costs
- Occupancy sensors on lighting in non-essential common areas (amenity areas, locker rooms, stairwells and mechanical rooms)
- CO2 monitors in the parking garage to activate air handling equipment when needed (versus around the clock), saving money on fan operation

## INDOOR AIR QUALITY

- Fresh air provided directly to all suites and corridors
- LEED® compliant, environmentally friendly low VOC (volatile organic compound) paint on walls, ceilings and trimwork
- Carpets certified by the Carpet and Rug Institute's Green Label Indoor Air Quality Test Program ensuring low emissions
- Interior latex-based paints, adhesives and sealants certified by the Environmental Choice Program to ensure ultra low emissions of volatile organic compounds (VOCs)
- Adhesive-free hard surface flooring for easy maintenance to remove dust, allergens and reduce off-gassing

- Best practice ventilation and air sealing to eliminate transfer of smells between suites

## WATER EFFICIENCY

- Low flow, high pressure shower heads and faucets
- Low flow, dual-flush toilets
- On-site treatment of storm water to remove particulate matter
- Water efficient landscaping and storage of rainwater to eliminate consumption of potable water for irrigation
- Front loading ENERGY STAR® washing machines (use less water and detergent)
- Individual suite metering for water

## OTHER ENVIRONMENT FEATURES

- Walking distance to public transportation (YRT/Viva Bus service, GO Train)
- Construction waste diverted to reduce landfill loads
- Use of recycling facilities that permit convenient separating and disposing of recyclables
- Conveniently located and secure bicycle storage
- Trisorters for waste disposal

Markham Square is registered with the Canada Green Council's LEED® Rating System. All Suites are protected under Tarion. The Vendor shall have the right to make reasonable changes in the opinion of the Vendor to the plans and specifications, if required, and to substitute for materials that are of equal or better quality than those provided herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, size, shape, etc. of features and finishes installed in the suite may vary from the Vendor's standard samples as a result of normal manufacturing and installation processes.





Ideal Developments was founded by Shaji Nada, who merged his vision and passion for innovation into a multi-disciplinary real estate development company, utilizing design-forward techniques to create residential communities and mixed-use projects across the GTA. Successfully building a variety of residential communities, both low and high rise, in Toronto and currently with projects underway in Richmond Hill, Mississauga and Markham. Ideal Developments has taken a leadership position in developing sustainable communities where the design respects the land and where homes leave a fainter footprint on the environment. To this end, we have incorporated sustainable features into home designs that result in improved energy savings and efficiency, which can all contribute to a healthy lifestyle.



Founded in 2011, OnePiece Developments Inc. is a multi-platform real estate development and capital financing company, with a strategic focus on the Canadian and Asian markets. Building on the success of its Beijing, China-based parent company, Zhao Lin Group, OnePiece Developments has exponentially grown year over year since its formation by successfully acquiring undervalued commercial and residential real estate properties in Canadian markets and realizing their full potential. By employing their unique management style, OPD targets projects with specific criteria that fit into their larger financial model and business plan. This global success has the added benefit of being able to leverage expertise and experience from a variety of sources.



INSPIRING  
DETAILED  
STRATEGIC  
INTEGRATED  
FORWARD  
CREATIVE



## KIRKOR ARCHITECTS

Founded in 1981, KIRKOR Architects and Planners is recognized as one of the leading practices in Canada undertaking large-site, urban intensification projects. Building on past experience and a dynamic studio culture, KIRKOR is driving forward a visionary design paradigm through transformative architecture and sustainable urban vitalization. Kirkor believes in deep questioning, responding to what they hear, as a way of fulfilling the aspirations of their clients and those who live amongst their work. KIRKOR continues to lead the way with visionary thinking and transcending design solutions to create desirable, multifaceted, sustainable communities.



## NAK DESIGN STRATEGIES

NAK Design Strategies is an award-winning landscape architecture and urban design practice with offices in the Greater Toronto Area, Calgary and Ottawa. They have provided exceptional design and lasting value to public and private-sector clients for more than 29 years. Their team of landscape architects and urban designers create unique and innovative solutions for a wide range of projects. NAK is dedicated to the highest standards of creativity and quality which define their profession. A lengthy roster of awards recognizing their memorable and distinctive designs has positioned NAK at the forefront of the contemporary design and development industry.



## PATTON DESIGN STUDIO

Patton Design Studio is a team of talented designers and support staff that practice a “hands on” approach to design. Over the past 35 years, they have completed some of the most prestigious condominiums, private residences and corporate offices in the Greater Toronto Area. Their unique and personalized approach to design addresses clients’ business needs with exceptional design solutions that lead to beautiful, yet functionally designed interiors. The company has been recognized with design awards by the Toronto, Ontario, Canadian and International Home Builders’ Associations as well as the Association of Registered Interior Designers of Ontario.



## MILBORNE GROUP

Milborne Group is Canada's largest and most successful pre-construction sales agency. Known in the industry as a real estate powerhouse, Milborne Group is a global operation with strategic broker connections around the world. When you partner with Milborne Group, you are engaging Canada's most qualified sales professionals.

Milborne Group is devoted to every project's success, selling over \$29 billion in real estate across 750+ developments over the last 40 years. With industry leading administration and reporting, combined with market tracking and analysis, Milborne's approach is both an art and a science.



## MONTANA STEELE

Montana Steele is a full-service strategic marketing firm that brings over two decades of experience in all sectors of the real estate industry. A strong commitment to creativity and brand-building, deep insights and specialized market knowledge, and long-term strategic thinking capabilities have enabled Montana Steele to launch iconic real estate and destination brands for their varied clientele across North America. At Montana Steele, winning international awards goes hand in hand with winning market share for their clients. Montana Steele has a comprehensive range of services available in-house and specialized expertise in all areas of real estate and destination marketing.







