

M2 TOWNS

SOUTH VAUGHAN METROPOLITAN CENTRE



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MEET M2 TOWNS

Located in the south quadrant of the spectacular Vaughan Metropolitan Centre (VMC), M2 Towns is your opportunity to live in a luxurious and spacious two or three-bedroom home in a warm, pleasant new neighbourhood. At M2 Towns, you can experience the best of modern life: the excitement of living in

a vibrant downtown core and the tranquility of being surrounded by green space. M2 Towns connects you to nature through lush landscapes, and new parks all accessed by open-air pedestrian walkways that criss-cross VMC's high-energy spaces.



As an emerging downtown scene, VMC is the epicentre of connectivity, convenience and innovation. With world-class restaurants, prime retail and abundant green space, it's truly a welcoming community designed to be an extension of your home and lifestyle.



VISIONARY ARCHITECTURE

M2 Towns is a modern community designed to meet the needs of VMC's diverse and growing population. Every home is built with sustainability in mind, with a timeless design that is intended to feel like an extension of the surrounding outdoors.



Architectural firm Turner Fleischer envisioned M2 Towns as an extension of the landscape, blurring the line between nature and man-made structure. The modern, urban-style townhomes reflect an aesthetic of natural materials and colours, interlaced with winding laneways of trees and lush greenery. The brick exteriors evoke a sense of warmth, creating the feeling of a truly welcoming home.

VAUGHAN, A GLOBAL LEADER

The City of Vaughan introduced a comprehensive Community Improvement Plan (CIP) to encourage more commercial development. Through these attractive incentives, more office, retail and warehousing are bringing important employment and infrastructure opportunities to residents.

8.1%
VAUGHAN
EMPLOYMENT
GROWTH
2015-2017



COMPANIES

12,000



JOBS

218,000



1ST

SMART HOSPITAL
IN CANADA



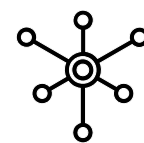
VAUGHAN: CANADA'S FINANCE AND TECHNOLOGY HUB



CANADA'S
**NEW INFORMATION
AND COMMUNICATION
TECHNOLOGY (ICT)
CLUSTER**



LARGEST
**ECONOMY IN
YORK REGION**



MOST
CONCENTRATED
**TECH HUB IN
CANADA**



2ND LARGEST
**FINANCIAL SERVICES
CLUSTER IN ONTARIO**

VMC: THE NEW DOWNTOWN

ONE OF CANADA'S LARGEST
AND MOST PROGRESSIVE
MASTER-PLANNED COMMUNITIES



Illustration is artist's concept.

BIG PLANS FOR

VMC

33%
PROJECTED
POPULATION
INCREASE
WITHIN
THE DECADE

Vaughan is poised for smart and sustainable growth. With a significant increase in population projected,* VMC will be a magnet for people seeking a better lifestyle, a more amiable place to work, and new spaces to play and recharge.

As Vaughan’s new downtown, VMC has experienced exponential growth, with thousands of new residential units under construction and planned for development. To satisfy the growing population, the city is dedicated to bringing more entertainment, cultural attractions, restaurants and hotels to create the ideal urban atmosphere.

*SOURCE: VAUGHAN.CA



Spanning over 442 acres, VMC is high density, with office buildings, condominiums, townhomes, rows of high-end retail outlets and office buildings, forming an enchanting skyline.

VMC is a major hub for transit, swiftly carrying residents to the surrounding area in comfort, while **SOUTH VMC** features some of the most technologically advanced, sustainable buildings in the world. Creating a best-in-class hub for living, exploring and working.



442 ACRES



1.5 MILLION SQ.FT.
NEW OFFICE
SPACE IN VMC



750,000 SQ.FT.
NEW RETAIL
SPACE

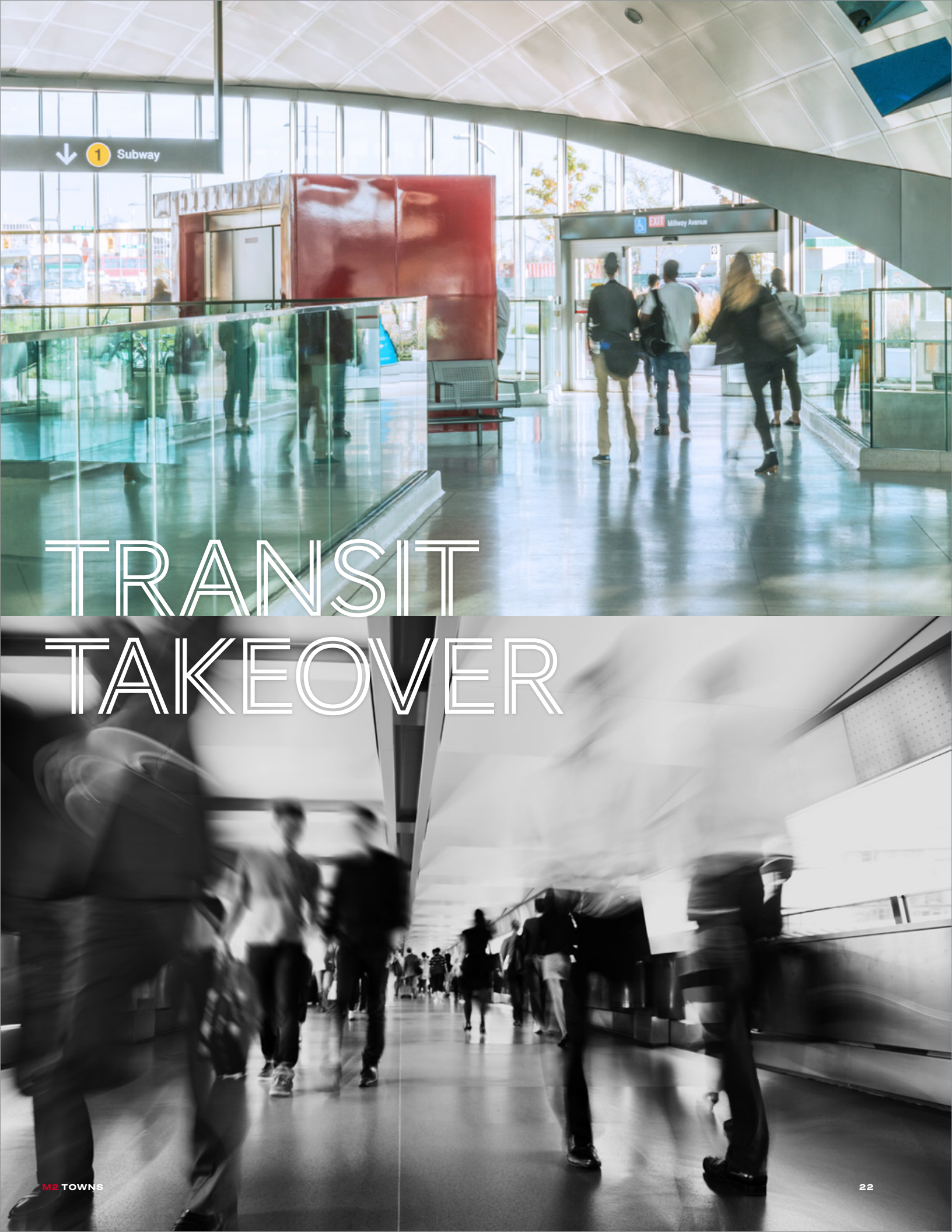


25,000
NEW RESIDENTS



11,500
JOBS BY 2031





TRANSIT TAKEOVER

Public transportation is easy in VMC, where TTC subway trains and regional buses converge in an intermodal transit system, giving you fast connections to everywhere you want to go.



NEW, FASTER CONNECTIONS

HIGHWAY 7 has become a Viva Rapidway, with Viva buses travelling along their own dedicated centre lanes between covered stations that make waiting for the bus more comfortable.

HIGHWAY 407 is just south of M2 Towns, and **HIGHWAY 400** is close by, a short drive west - take the kids to Canada's Wonderland or make your weekend getaway to cottage country.

YORK REGIONAL TRANSIT VIVA SYSTEM goes west to Martin Grove, north to Newmarket, east to Markham, and south to Finch and Don Mills stations.



Buses going in and out of VMC stop in the new Smartcentres Place bus terminal, which connects to the subway via an underground walkway. As for venturing to the far ends of the GTA, Go Transit is right at your doorstep, and boasts a bike storage facility.



NEW
JANE &
HIGHWAY 407
GO STATION

LARGEST
GO BUS STATION
EVER BUILT

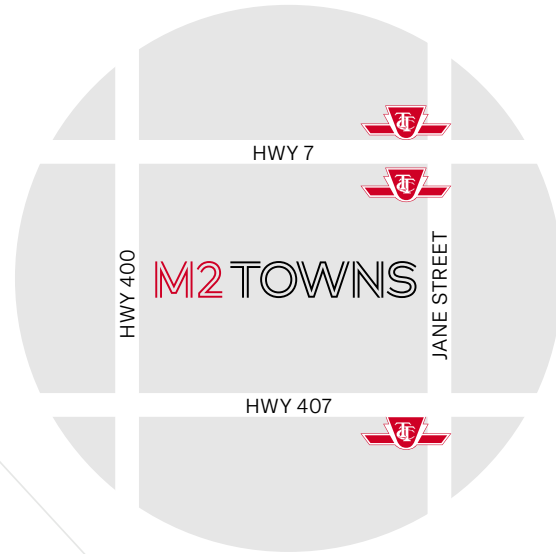
18 BUS BAYS

LINKED
TO THE SUBWAY



GATEWAY TO THE GTA

At M2 Towns you're never far from friends, family and entertainment in other areas of the GTA. Getting to the ball game, enjoying a show in downtown Toronto, going shopping at Yorkdale or Vaughan Mills – it's all easy with so many convenient transportation options. You're close to café, restaurants, stores, sports venues, and hospitals.



VIVA



züm

UP Union Pearson Express

Yonge-University Line

Bloor-Danforth Line

Scarborough Line

Sheppard Line



“WE WANT OUR COMMUNITY TO PROSPER. EACH YEAR WE AIM FOR EXCELLENCE IN ORDER TO FULFILL OUR VISION OF BEING A CITY OF CHOICE. WORKING TOGETHER, WE HAVE BUILT A STRONG COMMUNITY.”

- Maurizio Bevilacqua, Mayor of Vaughan

EDUCATIONAL OPPORTUNITIES

With its reputation as a diverse, future-focused city, Vaughan is an ideal location for educational pursuits, and M2 Towns is close to renowned private and public secondary schools. For tomorrow's professionals, the nearby VMC station effortlessly connects you to York University, the University of Toronto, the new Niagara University and local colleges



Academic professionals and students can take advantage of a quick subway ride to York University's sprawling campuses. A global leader in education, York University offers students coveted opportunities in York Region's competitive tech sector.



Source: Yorku.ca

7 MIN.	SUBWAY RIDE FROM VMC STATION
2 ND	LARGEST UNIVERSITY IN CANADA
NO.1	RANKED MBA IN CANADA: SCHULICH
55,700	STUDENTS ENROLLED
2 ND	OLDEST LAW SCHOOL IN CANADA, OSGOODE LAW SCHOOL
8,500	INTERNATIONAL STUDENTS FROM 178 COUNTRIES

SENECA COLLEGE

Located in North York, Seneca has more than 5,000 full time students, with diverse programs such as Arts & Science, Biological Science, Chemistry, Technology & Media and Creative Arts.

Seneca



HUMBER COLLEGE

Offering a broad range of credentials including bachelor's degrees, diplomas, certificates and Ontario graduate certificates, Humber will help you chart the best path towards your goals.



UNIVERSITY OF TORONTO

Canada's top-rated university, with international students representing 21% of its total enrollment, University of Toronto is globally recognized as a leader in innovation and cutting-edge research.



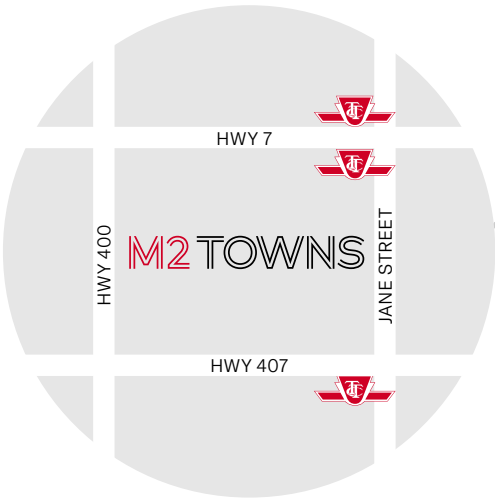
NIAGARA UNIVERSITY

Vaughan's first university, Niagara University, opened a 12,000 sq. ft. location in VMC in January 2019.



VMC TOUR

MINIUTES TO
EVERYWHERE



PUBLIC TRANSPORTATION

- 1. Vaughan Metropolitan Centre Subway Station
- 2. 407 Subway Station
- 3. Rutherford Go Station

EATERIES

- 4. Romano's Restaurant
- 5. Marcello's Pizzeria
- 6. San Antonio Seafood Market
- 7. The Big Cannoli Inc.
- 8. Chop Steakhouse
- 9. Moxies Grill & Bar
- 10. Earl's Kitchen & Bar
- 11. Jack Astor's

RECREATION

- 12. The National Golf Club of Canada
- 13. The Country Club
- 14. Vaughan Sportsplex II
- 15. Lifetime Athletic
- 16. Skyzone Trampoline Park

SHOPPING

- 17. SmartCentres Woodbridge
- 18. Costco
- 19. IKEA
- 20. RioCan Colossus Centre
- 21. Vaughan Mills

EDUCATION

- 22. York University
- 23. Blue Willow Public School
- 24. Uptown Montessori School
- 25. Niagara University

ENTERTAINMENT

- 26. Canada's Wonderland
- 27. Legoland Discovery Centre
- 28. Reptilla Vaughan
- 29. Jungle Land
- 30. Putting Edge
- 31. Cineplex Cinemas

HOSPITAL

- 32. Mackenzie Vaughan Hospital



CONNECT WITH NATURE

*Source: Vaughan.ca

VMC is setting a new standard for urban planning, as residential and commercial growth work in harmony with the natural elements of the neighbourhood. Bike paths, pedestrian walkways and hiking trails flow in and out of green space and public squares to add unique connections to the outdoors.





Illustration is artist's concept.

GREEN VISTAS

Nature plays a starring role at VMC, thanks to the development of an expansive central park for residents of the community. The nearby Black Creek Renewal Project, Edgeley Pond & dynamic public squares will provide residents endless opportunities to enjoy the outdoors.

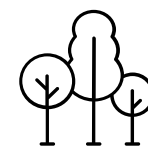
In VMC, you're never far from greenery and trees, water features, creeks, woodlands, places to play and rejuvenate. Walking trails, bike paths, and sidewalks keep every area of this vital new community interconnected.

PEOPLE- CENTRED SPACES

M2 Towns is in the vanguard of new, master-planned communities, transforming how people live together - and relate to the outdoors.



Illustrations are artist's concept.



NEW TREE PLANTING

Intricately paved walkways accented with outdoor seating and bicycle parking encourage residents to engage with neighbours and explore the landscape. At M2 Towns, residents can stroll along the laneways of the promenade or take in the calming ambiance of the trees and parkettes. M2 Towns has been designed to blend seamlessly with the urban activity nearby, while linking to the network of public parks.



40,000
SQ.FT.
LINEAR
PARK

If you're in the mood for sports, you'll gravitate towards the multigame court and splash pads at the north end of the new Millway Park. Then retreat to the south end of the park, where grass, mixed planters, a water feature and trees soothe you into the embrace of nature.

MILLWAY PARK

Millway Park will be part of Vaughan's Black Creek Renewal Project. Upon completion, this project will have established a series of promenades, plazas and parks spanning more than 30 acres.



SOMETHING FOR EVERYONE

Designed for all ages and family compositions, M2 Towns is located in South VMC, where it is surrounded by parks, transit and recreation for everyone seeking an urban oasis.



Pedestrian walkways right outside your door connect you to thoughtfully conceived green spaces, parks, and gardens, perfect for playing or relaxing in nature.



MODERN SPACES

M2 Towns is the perfect place for family milestones to be celebrated and new memories to be created. These townhomes blend modern architecture and smart living spaces with premium features and finishes. Set along a tree-lined, pedestrian-friendly streetscape, it features brick and stone exteriors that harmonize with the surrounding wooded areas.



For those who relish sunlit days and starry nights, private balconies, private patios, and rooftop decks provide superior outdoor living and entertaining space.

PREMIUM AMENITIES

A host of community amenities in sync with the desires of urban residents make life at M2 Towns all you could ever ask for. Here are just some of them:



Book the elegant **PARTY ROOM** for any event, from a cozy family gathering to a larger celebration. Relax in an ultra-modern space furnished with plush leather seating, black suspension lighting, and textured wallpaper.



Illustrations are artist's concept.

Your little ones will love the **CHILDREN'S PLAY ROOM**, a spacious, colourfully decorated play space dedicated to fun, with interactive play walls, built-in cubby storage, whimsical artwork, a feature mural wall, and more.

MAKE YOURSELF AT HOME



Some finishes shown are upgrades.

Welcome home to a spacious **LIVING ROOM** that's primed for you to unwind after work, relax with a movie, or host an evening with friends. A wash of natural textures blend with innovative designs to create an atmosphere that is practical and serene.



Illustrations are artist's concept.

Convenient and contemporary, your open-concept **KITCHEN** is spacious enough for even the most creative chefs. Boasting European-style cabinetry and premium stainless steel appliances, this ultra-modern kitchen ensures every tool and setting is only a hand's length away.

ABOUT MENKES



AAA FIVE DIAMOND AWARD
★★★★★
- Forbes Travel Guide

FOUR SEASONS
HOTEL & RESIDENCES,
TORONTO



BEST NEW COMMUNITY - BUILT
- BILD Awards, 2018

HARBOUR PLAZA, TORONTO

MENKES DEVELOPMENTS
IS A FAMILY-RUN
BUSINESS WITH DEEP
ROOTS IN TORONTO.

Menkes Developments Ltd. is one of Canada's largest private developers specializing in luxury homes and high-rise residences, as well as mixed-use developments that encompass highly coveted office and industrial space.

Set in the most sought-after communities in the GTA, a Menkes home is built with design elements that meet today's lifestyle demands and offer the ultimate escape from the ordinary. With a longstanding commitment to outstanding quality, innovative design, and stylish interiors, Menkes is the heart of luxury living.

MENKES.COM



"CANADA'S BEST-SELLING
CONDOMINIUM COMMUNITY."
-2018 Altus Canada

SUGAR WHARF, TORONTO



BEST BUILDING IN
CANADA IN 2010
BY BOMA

CANADA'S FIRST
FITWEL CERTIFIED
OFFICE TOWER

25 YORK

THE QUADREAL STORY



CAPILANO MALL, VANCOUVER



COMMERCE COURT, TORONTO



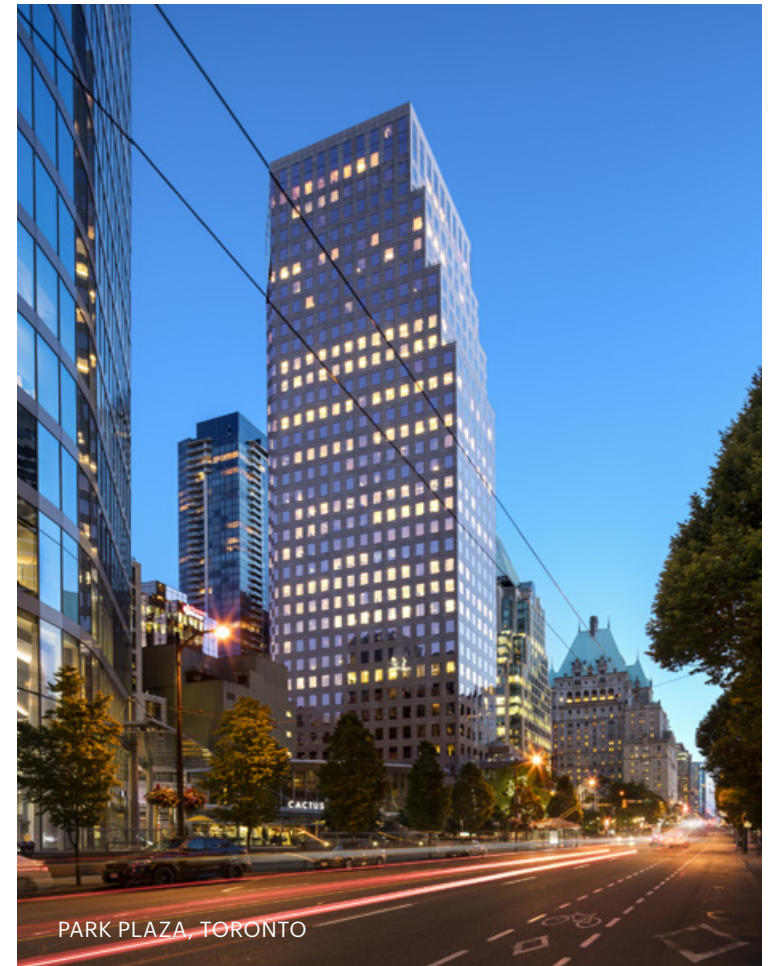
HEADQUARTERED IN VANCOUVER, CANADA, QUADREAL PROPERTY GROUP IS A GLOBAL REAL ESTATE INVESTMENT, OPERATING AND DEVELOPMENT COMPANY.

Quadreal Property Group's \$27.4 billion portfolio spans 23 global cities across 17 countries. QuadReal was established to manage the real estate program of British Columbia Investment Management Corporation (BCI), one of Canada's largest asset managers with a \$145.6 billion portfolio.

QuadReal aims to deliver prudent growth and strong investment returns, and to create and sustain environments that bring value to the people and communities it serves, now and for generations to come. QuadReal's purpose is to create living and working environments that enhance the lives of the people and communities it serves.



BAYVIEW VILLAGE, TORONTO



PARK PLAZA, TORONTO

