





IT ALL COMES TOGETHER HERE

UNION [yoon-yuhn] noun
Something formed by uniting two or more things; combination.

Elegant architecture, world-class design, and a backdrop of natural beauty combine to create Union Village, a master-planned community elevating the way we live. The idea is simple: take distinctive homes and modern amenities, add abundant green space, sustainable building practices, and a location that offers urban access with small town appeal. The result? A master-planned masterpiece of exceptional design.

Coming to 16th Avenue and Kennedy Road, Union Village offers the small town charm and character of Unionville, with the access and opportunity of the Markham metropolis. Here we're creating a landscape of beautiful homes and new local landmarks. We're designing sprawling parks and a strong community. We're introducing welcoming streetscapes and diverse architectural characters, all woven into the fabric of a new neighbourhood residents will be proud to call home.

An aerial photograph of a lush green park. A dark, winding path cuts through the landscape, which is filled with various trees and grassy areas. In the background, a residential neighborhood with many houses is visible under a clear blue sky. The overall scene is bright and sunny, with long shadows cast across the grass.

— THE UNION OF —
COMMUNITY & NATURE



A MASTER-PLANNED MASTERPIECE

ARCHITECTURE & DESIGN

We've carefully considered every last detail to create a community that looks and feels like an established neighbourhood. Choose from a variety of architectural styles and floorplans – there's something to suit every taste. Spacious single family homes, a variety of townhomes, all in perfect harmony. Interiors are expertly finished, feng shui optimized and are designed to support a healthier, happier way of life.

PARKS & NATURE

Outside, nature takes centre stage with preserved wetlands, parks, greenspace, and new pedestrian and cycling trails. There are places to play, socialize, stay active, and to sit and admire the beauty of the landscape. All the elements of a thriving neighbourhood, with bold leaps forward in design.

LOCATION, LOCATION, LOCATION

Within the master-planned community, Union Village offers a plethora of thoughtful neighbourhood amenities, but the location also provides a convenient connection to the city beyond. Historic Main Street Unionville is just minutes away. The bustling energy of Markham is all around. The 400-series highways, York Region Transit, Viva Transit, and GO Transit keep residents connected near and far. Relax in the comfort of a beautiful new home or get out and explore. Everything you want awaits you.

PROJECT OF THE YEAR





A FRIENDLY FIRST IMPRESSION

A series of elegant gateways welcome residents and visitors to the community, segueing into distinct neighbourhoods and branching off into pedestrian paths and tree-lined streets. Each entrance offers a sophisticated sense of arrival to the thriving new community, a bustling streetscape connecting users to home, work, school, and play.





A BREATH OF FRESH AIR

The best neighbourhoods share one thing in common – abundant green space. Plans for several new parks, preserved wetlands and kilometres of off-street walking and biking trails provide outdoor amenities for all seasons. Refined lookouts and resting points transition to more rugged natural environments, giving residents multiple ways to connect with nature as soon as they step outside. The result is a balanced lifestyle where time spent outdoors integrates easily into everyday living. A breath of fresh air for residents and a healthier community in which to live.

“The vision for Union Village is to create a community that fosters a sense of well-being by weaving together the natural and built environment into one cohesive urban fabric.”

Raymon Yim, Senior Urban Designer, NAK Design Strategies



NATURE’S NATURAL COLOUR PALETTE

Nearly two dozen new plant and tree species will live seamlessly with the existing preserved landscape, providing a rainbow of colour throughout the community.

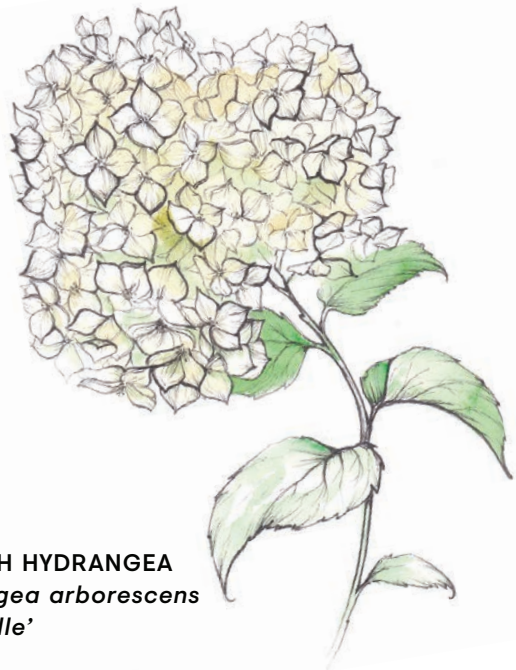
AMERICAN ARBORVITAE
Thuja occidentalis
‘Degroot’s Spire’



CORAL BELLS
Heuchera micrantha
‘Purple Palace’



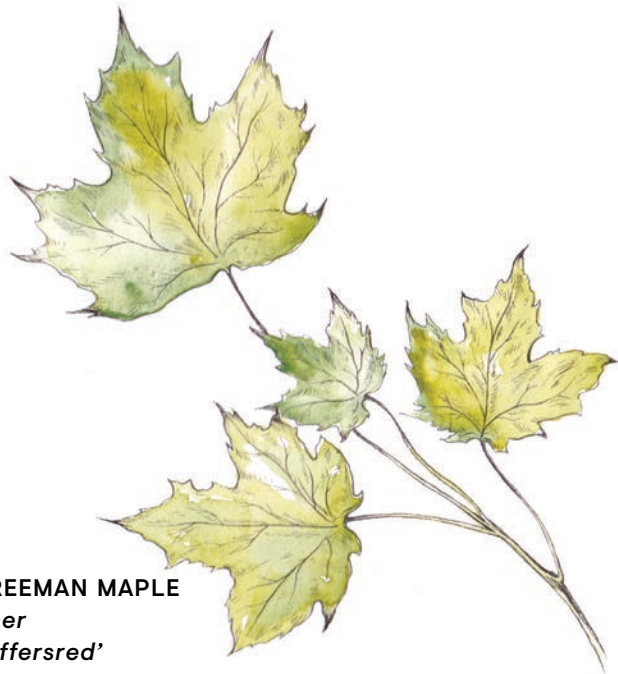
SMOOTH HYDRANGEA
Hydrangea arborescens
‘Annabelle’



BLUE HILL SAGE
Salvia sylvestris
‘Blue Hill’



FREEMAN MAPLE
Acer
‘Jeffersred’



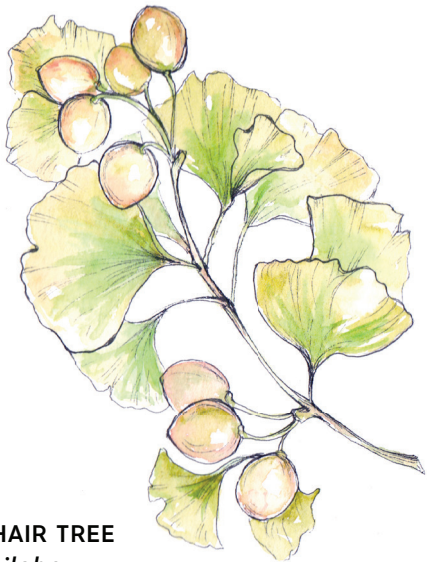
BLACK EYED SUSAN
Rudbeckia fulgida
‘Goldstrum’



JAPANESE BARBERRY
Berberis thunbergii
‘Crimson Pygmy’



MAIDENHAIR TREE
Ginkgo biloba
‘Fastigiata’





A TRULY COMPLETE COMMUNITY

A master-planned community presents a unique opportunity to provide the design differentiation and exclusivity of individual homes, while maintaining a cohesive urban fabric for the entire neighbourhood. At Union Village, that opportunity manifests in an arrangement of bold intention and grand design.

A palette of natural materials runs throughout the site, with an overall look and feel that seamlessly integrates man-made structures into the existing environment of the community. Residences, landmarks, paths, and parks feel like a natural extension of the wetlands, woodlots, and ponds, creating a sense of order and the feeling that everything is exactly as it should be.

“We meticulously selected materials that complement each other, applied across the many different styles of architecture.”

Steve Hukari, Associate, RN Design

A HOME FOR EVERY TASTE

SINGLE FAMILY HOMES | Single family homes come in a variety of different lot sizes and six different architectural styles, ranging from Modern to Canadiana, French Country to Second Empire.



ASPEN 3, ELEV. D, 36'

FRENCH

Key features:
Large multi-paned and arched picture windows with precast/stucco surrounds; tall, sloping, hipped rooflines; flared eaves and dormer windows.

Key materials:
Stucco and/or stone.



NOBLE 3, ELEV. B, 50'

FRENCH COUNTRY

Key features:
Large picture windows; decorative columns, brackets, and shutters; and tall, sloping rooflines.

Key materials:
Brick and/or stone.



SECOND EMPIRE

Key features:
Mansard roof design; large multi-paned picture windows with precast/stucco surrounds; decorative railings and cresting dormer windows.

Key materials:
Stucco and/or stone.



CANADIANA

Key features:
Multi-gabled rooflines; large picture windows; heavy timber-inspired decorative brackets, columns, and entry feature.

Key materials:
Brick, stone, and/or hardie siding.



ASPEN 3, ELEV. A, 36'

MODERN

Key features:
Varied rooflines with raised parapets; large picture windows; and 'simplified' detailing through the use of canopies and material changes.

Key materials:
Brick, stucco, stone and/or metal siding.



MONARCH 5, ELEV. E, 43'

PERIOD REVIVAL | TUDOR

Key features:
Steep pitched multi-gable rooflines; portico-style entries with precast detailing; and large picture windows with brick/precast surrounds.

Key materials:
Brick, stone, and/or stucco.

REAR-LANE TOWNHOMES | Rear-lane townhomes at Union Village draw the overarching streetscape and vision of the community into a single townhome block that feels like it has evolved over time. This timeless architectural aesthetic is thoughtful, planned and unique. These homes include double car garages and two expansive terraces – one on the rooftop, the other off the main floor.

FRENCH

Key features:
Large multi-paned and arched picture windows with precast/stucco surrounds; dormer roof style; decorative railings.

Key materials:
Stucco and stone.

WEST COAST CONTEMPORARY

Key features:
Varying rooflines through the use of raised parapets; a more transitional approach to the modern style; large picture windows; clean lines.

Key materials:
Brick, stone, and stucco.



FRENCH COUNTRY

Key features:
Decorative columns and brackets; a classic traditional style.

Key materials:
Brick, stone, and stucco.

MODERN

Key features:
Varying rooflines through the use of raised parapets; large picture windows; clean lines; sleek materials.

Key materials:
Brick, stone, stucco and/or metal siding.



REAR-LANE TOWNHOME ROOFTOP



TRADITIONAL TOWNHOMES | The traditional townhomes at Union Village are available in Tudor and Modern/ West Coast Contemporary styles and offer open concept layouts, a finished rec. room in the basement, and enchanting backyards.

TUDOR

Key features:

Classic architectural style rich in detail and high quality masonry materials, large windows, balconies.

Key materials:

Brick, stone, stucco and precast detailing.

MODERN | WEST COAST CONTEMPORARY

Key features:

Varying rooflines through the use of raised parapets and sloped roofs; large picture windows.

Key materials:

Brick, stone, stucco, and metal siding.



GET ACTIVE OUTDOORS

City dwellers know the value of time spent outdoors, and at Union Village, residents don't have to go far to get their fill. New parks and green spaces connect throughout the neighbourhood via a network of paths and trails that crisscross the community, weaving a tapestry of green.

Friends and neighbours dot the lawns, kicking balls in the summer sunshine and making snow angels when winter comes, making the most of every season. Manicured open spaces combine with rugged woodlots, creating environments that are rustic yet serene. Meandering trails guide users of all ages on a journey through the great outdoors, a path to a healthier lifestyle filled with activity, social interaction, and good fun.





ROOTED IN TRADITION

Union Village expertly balances modern living with a sense of history in the preservation of the old Bur Oak tree, a symbol of the strength and longevity that will characterize Union Village for decades to come. The century-old tree will act as a meeting place in one of the community's many green spaces, designed to encourage social interaction. Neighbours will gather, friends will meet, and children will let their imaginations run wild.



— THE UNION OF —
FUNCTION & STYLE



43' SINGLE FAMILY HOME

A HOME IN BALANCE

A sense of tranquility is the common thread running through Union Village. From thoughtfully planned community paths to inviting interiors, every space has been designed to make you feel at home.

For interior plans, layouts have been fine-tuned by international feng shui master, Paul Ng. One of North America's top ranking experts in the field, Ng has personally approved every plan to ensure conformity to feng shui principles. These curated spaces will help residents enjoy more harmony, happiness and, overall, a better quality of life.

- Options for separated stoves and sinks (to avoid a clash between the energetic elements of fire and water).
- Staircases and entrances are kept a respectful distance apart (so that the main floor remains nourished by good energy).
- Front doors and back doors are offset (so as not to disturb the flow of chi, the vital life force).
- Avoidance of toilets which face a door (to ensure positive energy and wealth are not flushed away).



Live life in balance, in a community where every detail has been considered, and where life's energy freely flows.






PRIMARY BEDROOM ENSUITE





WALK-IN CLOSET


SUSTAINABILITY FEATURES

Minto Communities and Metropia are committed to creating communities that contribute to a healthier planet. At Union Village, that means easy access to green space and transit, connecting people to nature and to everywhere they need to go. It means innovative building features like cabinet integrated waste sorting and a way to make it easier to add solar panels in the future. It means quality living and a pledge to consume fewer natural resources, minimize waste, and reduce greenhouse gas emissions, while providing people with modern spaces to live, work, and play.

 Extensive network of **trails, ponds, parks, wetlands, and green space** that provide easy access to nature and the outdoors.

 A **high performance envelope** will reduce heating and cooling needs, and provides a consistently comfortable temperature throughout the home. This is achieved through an extra layer of insulation outboard of the exterior walls and attention to detail during construction to ensure that the continuous air barrier delivers better air tightness.


 Efficient mechanical systems include a **Heat Recovery Ventilation system** that delivers fresh, filtered air throughout the home.


 **Water efficient fixtures** to help reduce consumption by up to 30% and protect residents from rising utility costs.

 **ENERGY STAR® for New Homes certification** means that independent industry professionals verify that your home meets advanced industry standards for air tightness and energy conservation, enabling approximately 20% better energy efficiency.


ENERGY STAR® for New Homes Certification is helping to eliminate between 0.5 to 1 tonne of carbon emissions per home each year. This is equivalent to the amount of carbon sequestered by between 125 to 250 tree seedlings each year.


 **HEALTH** | Superior indoor air quality will be created through the use of healthier materials and finishes, as well as mechanical systems that will introduce fresh air throughout the home, creating a better environment for you and your family.


 **COMFORT** | Homes will have a more consistent, comfortable temperature throughout. Our energy efficient home designs require less heating and cooling than a conventional home, while our sophisticated mechanical systems provide the ultimate in-home comfort.

 **SAVINGS** | The energy efficiency of your home is approximately 20% superior than building code. The water efficient fixtures that come as standard mean that by buying a home at Union Village, you will be protecting yourself from rising utility costs.

 **COMMUNITY** | Buying a home at Union Village makes it easier for you to maintain a smaller environmental footprint, but, it's not just about what's inside your four walls. Living in a connected community with real walkability, plenty of green space, parks and recreation offers more ways to meet with family and neighbours and promotes a sense of belonging.

 **EV charging** is made easier in the future with a conduit from the garage to the electrical panel.

 **Integrated under-counter waste stations** to collect and separate recycling and general waste.

 **Solar panel** installation on your roof is made easier with the conduit provided from the roof to the electrical panel. (30', 36', 43' and 50' single homes only).

 **Roof design optimized for maximum solar panel installation** while maintaining streetscape design aesthetic (36', 43' and 50' single homes only).

 **Individual metering** of hydro, water, and gas.

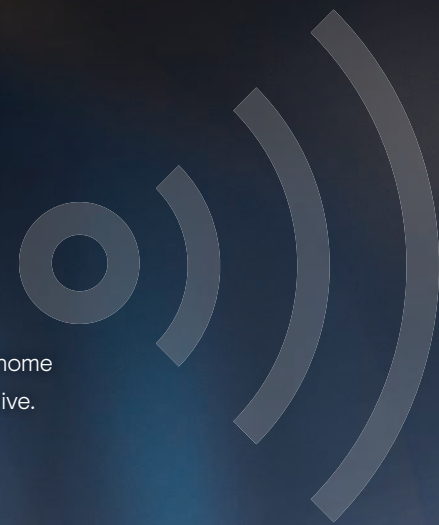


The option to upgrade to a **Net Zero Ready*** home that's up to 80% more energy efficient and offers the ultimate in comfort. With the additional upgrade of solar panels, achieve **Net Zero*** status with a home that produces as much energy as it consumes throughout the course of the year.

*As per the CHBA Net Zero home labelling program.

A CONNECTED HOME

At Union Village, every home has been carefully outfitted with a feature-rich smart home package to offer not only beauty, comfort, and convenience, but a smarter way to live.



TOWNHOME & SINGLE FAMILY HOME FEATURES*



Enercare Smarter Home Essential Package lets you monitor, automate, and manage your home from anywhere in the world.



Smart Home Hub keeps you connected, providing data that helps you make smarter decisions for energy consumption.



Smart Home Thermostat lets you control the heating and cooling of your home even when you're not around, saving money and keeping you comfortable.



Water Leak Sensor lets you know about water leaks before they have a chance to do significant damage.



Enercare HVAC Performance Monitoring gives the information you need to help you save on energy costs.



Enercare Smarter Home Door Lock lets you automate certain tasks like locking your front door or turning off the lights when you leave the house.



Enercare Smarter Home Doorbell provides instant visibility to your front door, letting you interact with visitors and monitor your home, directly from your smartphone, 24/7.



Enercare Smarter Home Outdoor Camera lets you keep an eye on what's happening, even when you're not home. (Single Family Homes only)

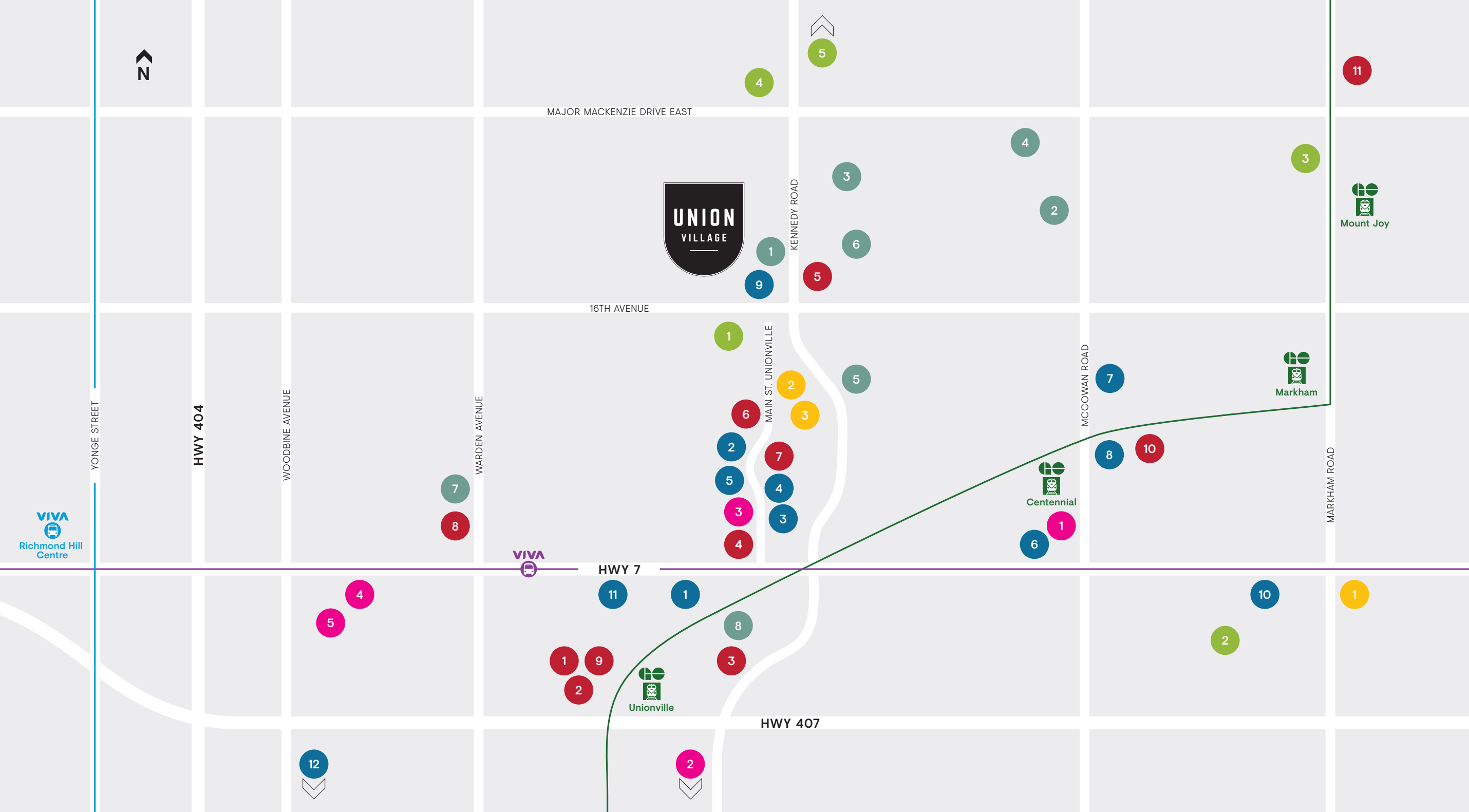


Enercare Smarter Home app lets you access all these features from your smartphone or tablet.

*Features may vary by product type. Specifications subject to change without notice. E.&O.E.



— THE UNION OF —
HISTORIC & URBAN



EVERYTHING WITHIN REACH

When you live at Union Village, everything is within easy reach. Travel across town, downtown, or out of town. Get to the office. Get to class. Get everywhere you need to go, thanks to a network of transit options and a location bursting with great neighbourhood amenities.

- YRT / Viva Bus **1 min drive**
- Unionville Montessori Private School **1 min drive**
- Toogood Pond Park **2 min drive**
- Varley Art Gallery of Markham **3 min drive**
- Markville Mall **4 min drive**
- William Berczy Public School **4 min drive**
- Unionville High School **5 min drive**
- Markville Secondary School **5 min drive**
- T&T Supermarket **5 min drive**
- Main Street Unionville **6 min drive**
- Markham Pan Am Centre **6 min drive**
- Whole Foods **7 min drive**
- Flato Markham Theatre **7 min drive**
- Pacific Mall **10 min drive**
- Rouge Valley Park **11 min drive**
- Seneca College Markham Campus **11 min drive**
- Bruce's Mill Conservation Park **12 min drive**
- York University **19 min drive**

- Highway 7 **6 min drive**
- Highway 407 **8 min drive**
- Highway 404 **15 min drive**
- Highway 401 **30 min drive**

Downtown Toronto **45 min drive**

FOOD & DINING

- 1 Smash Kitchen and Bar
- 2 Il Postino
- 3 Next Door Restaurant
- 4 Ambiyar
- 5 Blacksmith's Bistro
- 6 JOEY Markville
- 7 Phoenix Restaurant
- 8 Loblaws
- 9 The Village Grocer
- 10 Peter's Fine Dining
- 11 Whole Foods Market
- 12 Frankie Tomatto's

SHOPPING

- 1 CF Markville
- 2 Pacific Mall Gourmet Centre
- 3 Main Street Unionville
- 4 SmartCentre Markham Woodside
- 5 Costco Wholesale

GREENSPACE

- 1 Toogood Pond Park
- 2 Milne Dam Conservation Park
- 3 Bur Oak Park
- 4 Angus Glen Golf Club
- 5 Upper Unionville Golf Club

SCHOOLS

- 1 Unionville Montessori Private School
- 2 Stonebridge Public School
- 3 Pierre Elliott Trudeau High School
- 4 All Saints Catholic Elementary School
- 5 St. Matthew Catholic Elementary School
- 6 Beckett Farm Public School
- 7 Unionville High School
- 8 Bill Crothers Secondary School

COMMUNITY CENTRES & LIBRARIES

- 1 Markham Village Community Centre
- 2 Old Unionville Community Centre
- 3 Unionville Library

LIFESTYLE

- 1 Downtown Markham
- 2 Cineplex Cinemas Markham & VIP
- 3 Markham Pan Am Centre
- 4 Main Street Unionville
- 5 Berczy Square
- 6 Varley Art Gallery of Markham
- 7 McKay Art Centre
- 8 Flato Markham Theatre
- 9 GoodLife Fitness Markham Birchmount
- 10 Markville Fitness
- 11 CrossFit Markham



URBAN LIVING WITH SMALL TOWN CHARM

Union Village delivers a modern lifestyle without compromise. The master-planned community sits next to the charming heritage village of Unionville, and within the thriving metropolis of Markham. Residents will join one of the fastest growing municipalities in Ontario and the most ethnically diverse community in Canada.

This is one of the only places where historic fairs and thriving business centres overlap.

It's a place where, in a population of 350,000+, you'll still meet familiar faces when you walk down the street.

It's social connection and access to infrastructure in one amazing package. The best of all worlds.



THE THRIVING CITY OF MARKHAM

Union Village sits within Markham, Canada's 16th largest city, packed with an eclectic mix of old and new. Enjoy a vibrant downtown with urban amenities and cultural attractions that include award-winning community centres and libraries, top-performing schools, prestigious neighbourhoods, exciting events, and an array of retail, restaurants, and entertainment.

The Markham Museum tells the story of the city's history and growth.

The Flato Markham Theatre hosts over 300 performances each season, everything from operas to odes to David Bowie.





This city is home to over 200 parks and Markham's Green Spine, connecting Rouge Park, the Milne Dam Conservation area, Mount Joy Lake Park, and Toogood Pond Park.

Markham is one of a handful of "majority-minority" cities in the country, where a plethora of diverse ethnic groups combine to create an incredible tapestry of cultures. It's no wonder that it's the ideal place to welcome new experiences and find the things that feel like home.

THE CHARM OF
HISTORIC UNIONVILLE

Dating back 225 years, the historic town of Unionville attracts thousands of visitors annually. People flock to Main Street to see the inviting storefronts, century homes, and charming streetscapes that create a postcard-perfect small town.

Village favourites include:

The Varley Art Gallery featuring original works by F.H. Varley and his fellow peers in the renowned Group of Seven.

Flavours of Unionville selling ice cream by the scoop from a walk-up window.

The Old Firehall Confectionery a destination for artisanal chocolates and confections in the old community firehall from the early 1800s.

The Unionville Festival an annual summer event featuring dancing, concerts, a kids’ fun zone, a 5K race, local vendors and a grand parade.





A SOLID PLACE TO GROW

Markham's economy is diverse and includes strong industry clusters in technology, life sciences, financial services, design, engineering, and more. Here, businesses find skilled workers from around the world who are drawn to Markham for its exceptional quality of life and solid opportunities for growth. This is where fortune, talent, and wellbeing intersect.


Largest community in York Region,
**WITH POPULATION
354,000+**


Canada's
16TH LARGEST
municipality

The future home of a planned
253 MILLION
York University campus, in
collaboration with Seneca College




One of the fastest growing and most
culturally diverse cities in Canada


A high tech capital:
1,500+
technology companies,
generating over 37,000 jobs


An innovation hot spot for:
• exciting start-ups
• established tech businesses
• R&D networks
• industry leaders


TOP 20
Employers include IBM Canada, Honda
Canada, EnerCare, TD Financial Group,
Markham Stouffville Hospital, The Miller
Group, and Johnson & Johnson Inc.


Home to more than 400 Canadian
head offices and over 1,000 technology
and life sciences companies



A leader in foreign direct investment

12 OF CANADA'S
FASTEST-GROWING
companies are located in Markham


Home to 214 parks,
163 kilometres of trails, 8 golf courses,
and 36 community centres

Highly skilled population

OVER 60%
have completed
post-secondary education



— THE UNION OF —
VISION & INNOVATION

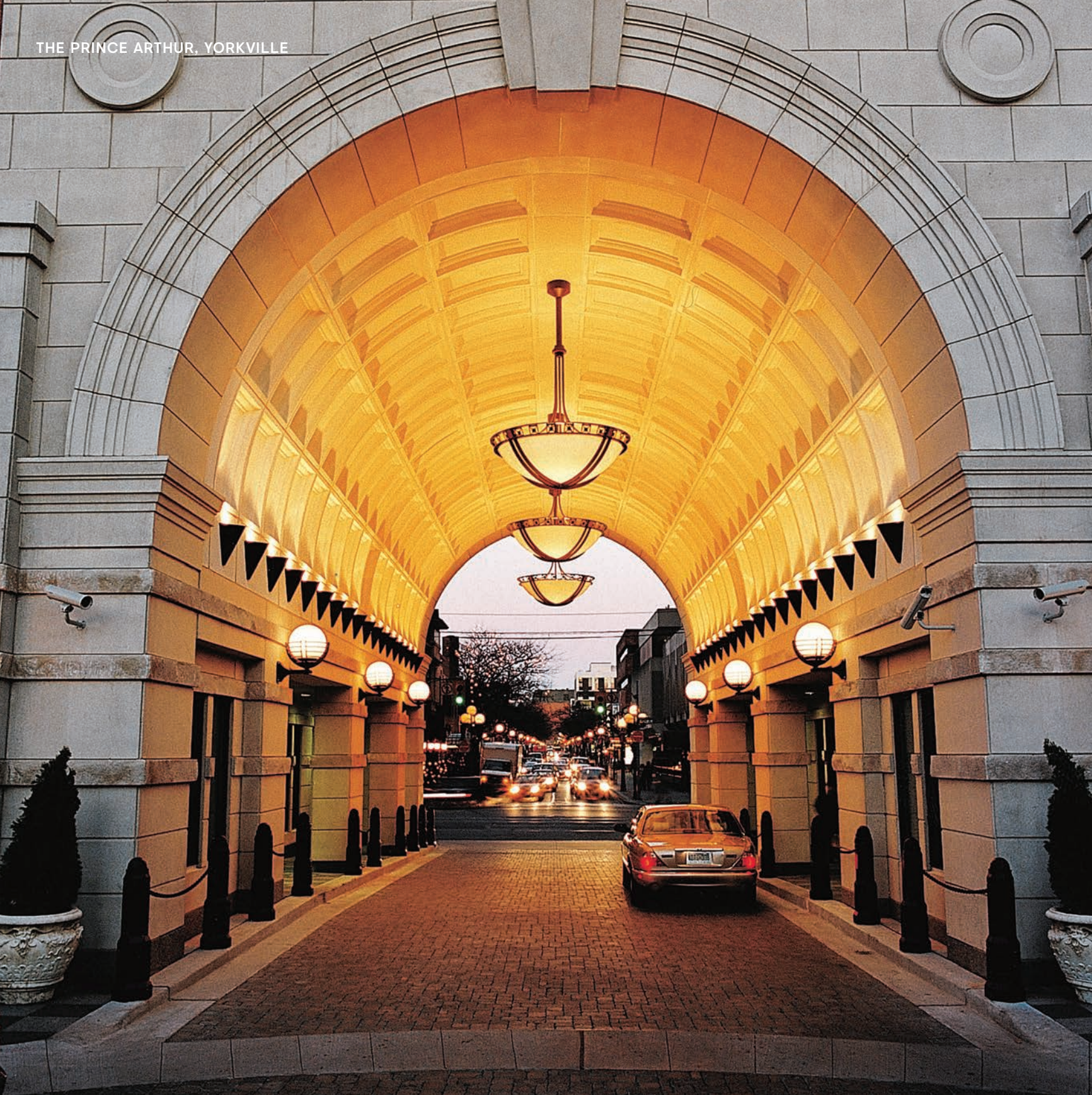


THE UNION OF TWO LEADING DEVELOPERS

As two of the most recognized and respected names in development, both Minto Communities and Metropia were perfectly positioned to take on the creation of a master-planned community of unprecedented scale. Thus, the decision to partner was not born of necessity, but of the desire to create an even greater synergy and give rise to one of the most ambitious and impressive new neighbourhoods in the GTA. These two industry giants had a vision, to create a complete community, offering residents more choice, more green space, more quality, and more connection than ever before, inviting people to expect more from their home.



METROPIA



For over 65 years, Minto Communities has been building new homes, master-planned communities and condominiums, one home and one relationship at a time. As an award-winning builder with more than 85,000 homes built and operations in Ottawa, Toronto, Calgary, and South Florida, Minto Communities fulfills the lifestyle needs of individuals, couples and families, at every stage of life. Through technology, sustainability and thoughtful design, Minto Communities continues to build better.

We believe that building better homes begins by committing to doing what's right. In times when it matters most, we let our values guide us: accomplishment, partnership, and innovation. That means hard work and a commitment to quality and craftsmanship, having the courage to stand for what we believe, and always holding ourselves accountable. Every new milestone, innovation, and community has been born out of our mission to build healthy, thriving, vibrant communities – and we couldn't be prouder of all we've achieved.

THE NEW LAWRENCE HEIGHTS,
LAWRENCE HEIGHTS



KINGMEADOW, OSHAWA



METROPIA

Metropia was created out of a shared purpose and vision to become one of Canada’s leading real estate development companies by focusing on urban renewal and design innovation. Our communities offer a wide range of housing options with an emphasis on affordability and a responsibility to the environment.

Metropia’s founder, Howard Sokolowski, has a rich history in residential development. As co-founder and CEO of Tribute Communities for 25 years, Howard led the development of over 30,000 homes. One of the things Howard takes great pride in is working closely with the families and administrations that have a deep vested interest in the outcome of the communities being developed.

Under Howard’s leadership, Tribute won numerous community and development awards from J.D. Power, the Ontario Home Builders Association and Toronto’s Building and Land Development Association (BILD) including: Project of the Year, Community of the Year and Builder of the Year. Howard also spearheaded Metropia’s charge to win North America Multi-family Community of the Year for its 11YV project at the North American Home Builders Awards.

A VISIONARY TEAM



RN DESIGN

RN Design is an industry-renowned architectural firm founded by Rob Nicolucci in 1991. Over the past three decades the practice has grown into one of the largest low-rise residential design firms in Canada, servicing some of the most influential homebuilders across Ontario and beyond. Driven to deliver superior quality and innovative solutions to a site's unique requirements, RN has proven to be influential in creating some of the most beloved streetscapes across Ontario. At Union Village they have once again applied their professional expertise to create a community that is beautiful, friendly, inspiring, and above all, welcoming to everyone who enters its gates.

NAK DESIGN STRATEGIES

NAK has had an impact on the world around us for more than three decades. Founded in 1987, NAK is widely recognized as one of North America's leading landscape architecture and urban design practices. With work spanning the public and private sectors, significant public spaces, community master plans and unique private commissions, NAK has an established reputation for design creativity that is elevated by an executional approach unmatched in its rigour.

NAK believes in an approach to landscape architecture and urban design that contributes to the health and viability of the communities we live and work in. Our practice is acknowledged for creating economic and social impact and unlocking the full potential of designed environments.



METROPIA

All plans, dimensions and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area.
Column locations, window locations and sizes may vary and are subject to change without notice. Renderings are artist's concept only. E.&O.E.

