

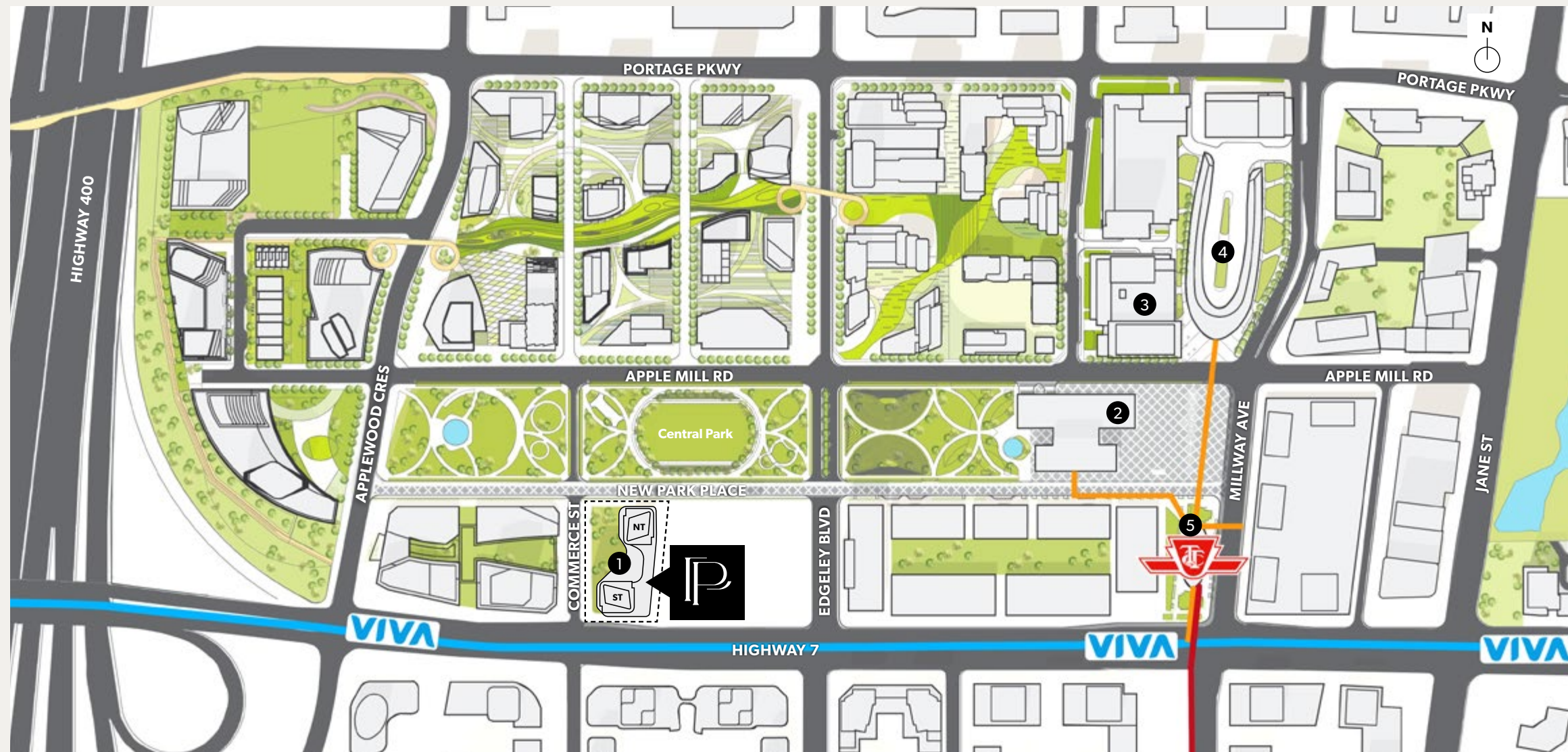
PARK PLACE

PP

LUXURY BY THE PARK

PARK PLACE

Welcome to Park Place, a new condominium community where two elegant, luxury-inspired towers of 48 and 56 storeys each offer a sense of complete comfort. Located within SmartLiving's flagship master-planned SmartVMC, this modern classic rises above the premier 9-acre Central Park – only steps from the Vaughan Metropolitan Centre subway.



NT = NORTH TOWER | ST = SOUTH TOWER

A COMPLETE COMMUNITY, MASTER-PLANNED

Master-planned as a pedestrian-focused, dynamic urban community of homes, parks, offices, and retail, SmartVMC signalled its readiness for business with the completion of the 15-storey KPMG Tower and the PwC building that houses a large YMCA and a Public Library.

1. Park Place
2. KPMG Tower
 - KPMG
 - BMO
 - GFL Environmental
 - Harley-Davidson Canada
 - Marc Anthony Cosmetics
 - Miller Thomson
3. PwC/YMCA Mixed-Use Building
 - PwC
 - VMC Centre of Community/Public Library
 - Scotiabank
4. SmartVMC Bus Terminal
5. Vaughan Metropolitan Centre
TTC Subway Station



Dog park & picnic area



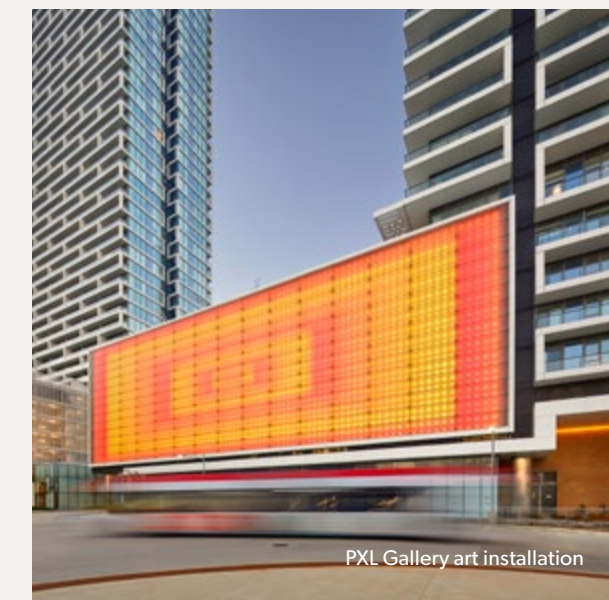
Aerial view of park looking westwards



KPMG Tower



THE SMARTVMC VISION



SmartVMC is master-planned as a pedestrian-focused, dynamic urban community comprising more than 100 acres and 20 million square feet. Bringing a world-class destination to the Vaughan Metropolitan Centre (VMC), SmartVMC will eventually be home to 45,000 residents. Vaughan's newest metropolitan hub offers shopping, dining, culture, recreation, parks and open spaces, and more.



Designed by world-renowned landscape architect Claude Cormier, SmartVMC's pedestrian-focused, 9-acre Central Park at the heart of the community. With mews and curved paths connecting beautiful open landscapes, this premier green space celebrates nature and how we interact with it. The park features a grand sunken lawn that can be used for community sports, markets, and concerts, as well as an open area with an oversized pergola and water feature.

Green space amenities

- Dog park
- Multiple community parkettes
- Sky fountain
- Outdoor patios
- Civic square with year round events

CENTRAL PARK

INTRODUCING PARK PLACE



THE ULTIMATE IN QUIET LUXURY

From its sculpted, curvy exterior to its exquisitely crafted interiors, Park Place offers elevated modern design and quiet luxury. Superior quality materials and craftsmanship married with artistic flare creates the ultimate living experience.

Architectural firm Hariri Pontarini has designed the two towers and their podium base to be eye-catchingly different from the norm for condos, sculpting each tower by using distinctive terra cotta 'fins' that create a stepped silhouette. Around the generous windows, fritted glass gradients create white stripe patterns, which are repeated in the tower podium façade in horizontal gradiated louvres.





Illustration is artist's concept only. E. & O. E.

Park Place exterior

A REJUVENATING LIFESTYLE

Park Place makes it easy to immerse yourself in a life of well-being, with more than 40,000 square feet of indoor and outdoor building amenities, along with ample bike parking stalls. Find relaxation and fun along the VMC's hundreds of pedestrian-friendly trails through green space and parks, with ample bike parking.

LUXURY BY THE PARK



Illustration is artist's concept only. E. & O. E.

LIVING & DINING

The open-plan living/dining/kitchen area with its design-forward lighting, cabinetry and space efficiency makes coming home a pleasure every day.



ENSUITE

On-trend faucets, glass-enclosed tub and shower with rain showerhead, and water-efficient toilet create a stylish ensuite.



Illustration is artist's concept only. E. & O. E.

FITNESS CENTRE

A large corner space flooded with natural light adds a feeling of motivation to the expansive fitness centre -- complete with a range of cardio, free-weight and yoga equipment.

Located in the extraordinary SmartVMC, Park Place benefits from a vast array of outstanding area amenities. This is a true mixed-use community, master-planned to offer unparalleled employment opportunities, curated retail and services residents can easily walk to, acres of premier green space, programmed creative and cultural activities, and prime connectivity via the VMC subway station and transit hub.

WISE INVESTING

10 REASONS TO BUY AT PARK PLACE

1 – Transit oriented

SmartVMC is at the very centre of Vaughan's ultra-convenient transit hub, offering TTC, YRT, Viva and GO access. This makes it easy for residents and visitors to the VMC to go anywhere, quickly and efficiently.

2 – Pedestrian-focused

SmartVMC is designed around a network of streets that connect with each other – and with walking paths and green space. Making for an enjoyable experience, the pedestrian streetscapes become more than simply transportation routes.

3 – Bikeable

SmartVMC is interconnected by bike lanes and paths with every other part of the VMC, making it quick and easy to get around.

4 – Vibrant

SmartVMC provides residents and visitors with a myriad of services and amenities. Included in this mix is a new YMCA with a daycare centre, fitness and aquatic facilities, and a 10,000 square-foot new public library.

5 – Green

With high green building standards, efficient energy use, and the use of natural features throughout the landscaping, SmartVMC epitomizes progressive green development.

6 – Quality design

Designed to demonstrate the highest architectural standards, SmartVMC incorporates signature open spaces, public art, and lush landscaping to provide an improved quality of life for area residents and employees.

7 – Business and employment

SmartVMC offers an attractive business environment, with Class A space for today's cutting-edge companies. The location is ideal, with public transportation at the door, surrounded by green space and parks and exceptional amenities including restaurants, shops, daycare, fitness and more.

8 – Shopping and dining

SmartVMC will be a hub for shoppers and foodies alike. With a rich retail component combined with all manner of cuisine, this is not only a convenient location to live in, but also a destination to visit.

9 – Education

With higher education accessible within minutes of SmartVMC via subway, SmartVMC is a community that is connected to the GTA's most well-known universities and colleges, with York University only a 5 minute subway ride away.

10 – Residences

Quickly becoming Vaughan's most sought-after residential area, SmartVMC has already welcomed more than 2,000 residents to the community. The first residential phase – Transit City Condos, features five condominium towers. Three towers are now occupied, and three towers are under construction, including SmartVMC's first premier purpose-built rental building. Soon, SmartVMC will be home to over 6,000 residents.



Attracting thousands of new residents, the VMC is expected to grow into the future, transforming into a dynamic community that will be the heart of the city – economically, culturally and physically.

THE FUTURE IS BRIGHT

The City of Vaughan is looking forward to a bright future, and these statistics show its optimistic vision for 2031.

| | | | |
|---------------------------|----------------|-----------------|--------------|
| 1,500 | 49 | 5,000 | 750K sq.ft. |
| New retail & service jobs | Acres of parks | New office jobs | Retail space |



| | |
|-----------------------------|----------------------------|
| 850% | 1.5 million sq.ft. |
| Projected population growth | Office space |
| 30,000 | 40-60,000 |
| Residential units | New residents at build-out |

Source: City of Vaughan Official Plan Volume 2

DISCOVER THE NEIGHBOURHOOD

Within either a 5-minute walk or a 5-minute drive of Park Place Condos, you'll find a plethora of places to shop, dine, and have fun.

Dining

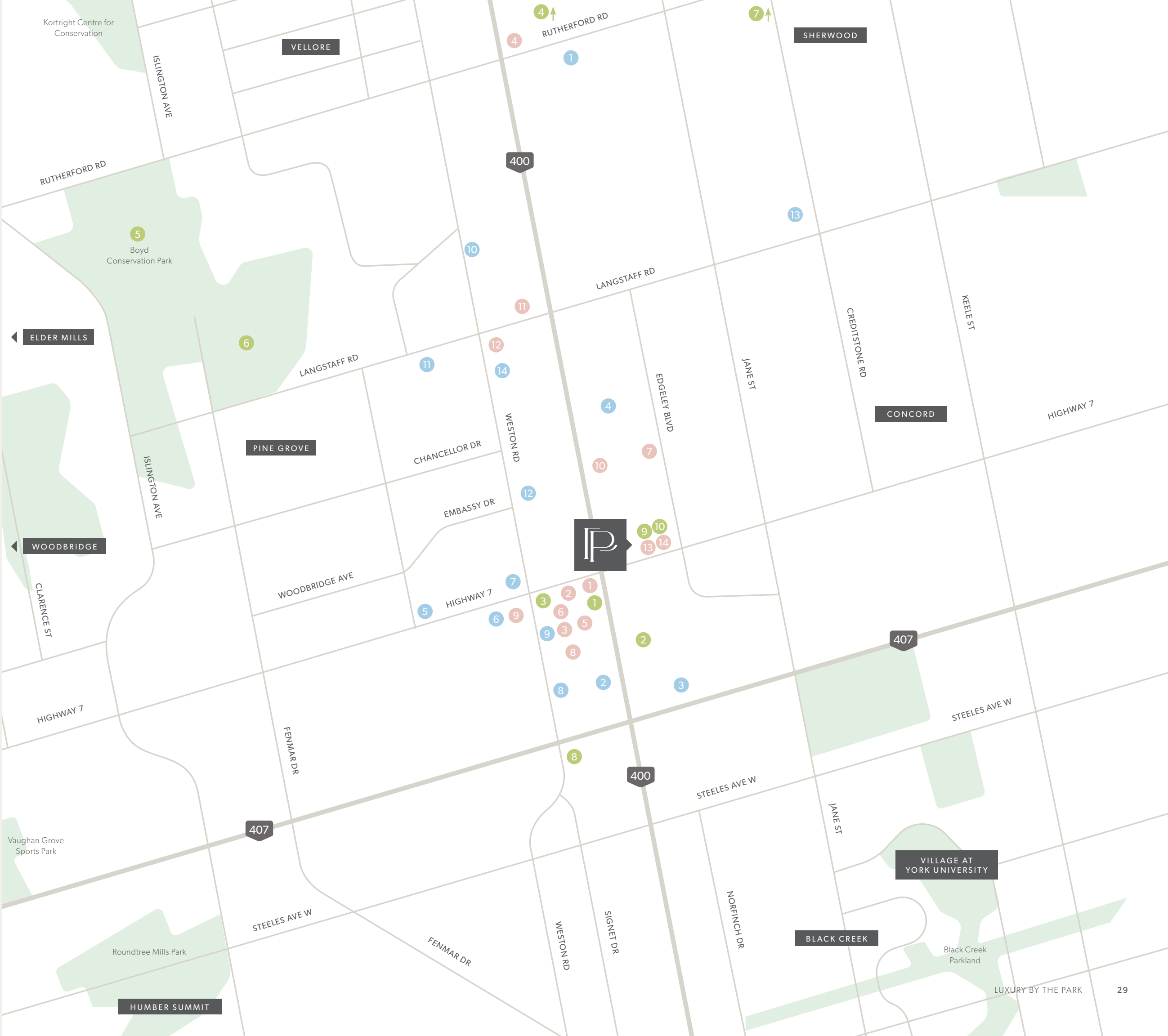
- 1. Earls Kitchen + Bar
- 2. Chop Steakhouse & Bar
- 3. Scaddabush Italian Kitchen & Bar
- 4. The Keg Steakhouse + Bar
- 5. Jack Astor's Bar & Grill
- 6. Moxie's Grill & Bar
- 7. St. Louis Bar & Grill
- 8. Shoeless Joe's Sports Grill
- 9. Baton Rouge Steak House & Bar
- 10. Botticelli Restaurant
- 11. Aloha Poke
- 12. San Antonio Seafood Market & Oyster Bar Ltd.
- 13. Buca (Coming Soon)
- 14. Balzac's Coffee Roasters

Shopping

- 1. Vaughan Mills
- 2. Costco
- 3. IKEA
- 4. Walmart Supercentre
- 5. Fortinos
- 6. Nations Fresh Food
- 7. LCBO
- 8. HomeSense
- 9. Structube
- 10. Desserts Plus
- 11. Sweet Boutique
- 12. Quality Cheese
- 13. Vicentina Meats
- 14. The Big Cannoli Inc.

Recreation & Leisure

- 1. Cineplex Cinemas
- 2. Dave & Buster's
- 3. Putting Edge
- 4. Canada's Wonderland
- 5. Boyd Conservation Park
- 6. The National Golf Club of Canada
- 7. The Sports Village
- 8. Lifetime Athletic
- 9. Vaughan Public Library
- 10. YMCA

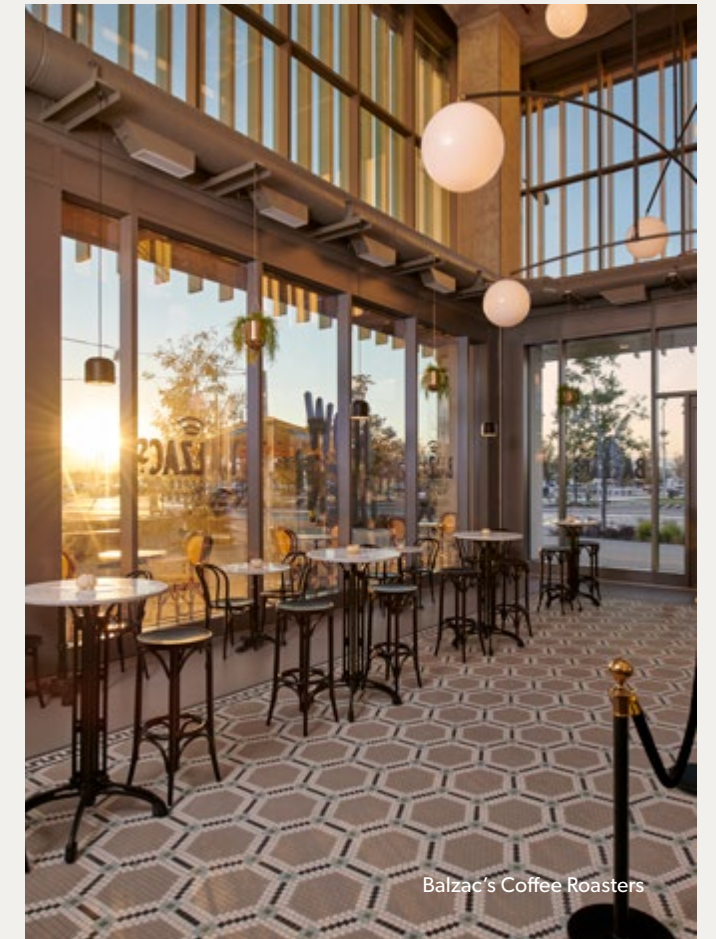




TOP SHOPS AND FLAVOUR FINDS

As SmartVMC transforms into Vaughan’s premier master-planned community, more retail and restaurants will locate in the VMC. Over 500,000 square feet of future retail, banks, services and restaurants has been planned for the community, providing convenient lifestyle amenities to enhance the experience of living in or visiting SmartVMC.

Now open at the base of the PwC office Tower, Balzac’s Coffee Roasters will soon be joined by Buca, establishing an acclaimed dining experience in SmartVMC, and offering residents and visitors unrivaled convenience.



Balzac's Coffee Roasters



Buca



Sofra Istanbul

The flavours of Turkey come alive at this long-standing favourite restaurant. Everything is made fresh on the spot, and most popular is Pide – a crispy shell of savoury baked dough topped with your choice of meat, vegetables, sauce and Middle Eastern spices.

3330 Steeles Ave W Unit 10, Vaughan



Ay Caramba, Eh!

This taqueria brings the taste sensations of Acapulco, Mexico to Vaughan, offering hand-crafted Chorizo, beef, pork, vegetable, chicken and fish tacos bursting with flavour.

3540 Rutherford Rd #65, Vaughan



Trattoria La Villetta

Here’s some insider information from fine dining enthusiasts in the know: This restaurant is a gem. It offers authentic Italian cuisine with flavours conjured from precise cooking and seasoning. Attentive, friendly servers make the experience even more memorable.

163 Buttermill Ave, Vaughan



Marcello’s Pizzeria

Located in Vaughan Mills shopping centre, this pizzeria offers pizzas cooked in a wood-fired oven; they’re made with San Marzano tomato sauce and run the gamut from Margherita to stunning new varieties such as ‘Nduja.’

3175 Rutherford Rd, Vaughan





VAUGHAN MILLS

With over 1.3 million square feet of retail space at Vaughan Mills, you'll want to spend a whole day here... or maybe two. Here, all your favourite luxury brands are on sale at an overwhelming array of outlet stores.

VAUGHAN MILLS

Fashion & style brands

- | | |
|-------------------|-------------------|
| Aritzia | Eddie Bauer |
| Adidas | Nike |
| Nordstrom Rack | 7 For All Mankind |
| Banana Republic | Browns |
| Coach | Bikini Village |
| Aldo | M.A.C. |
| Michael Kors | Pandora |
| Tommy Hilfiger | Roots |
| Cole Haan | Rudsak |
| Kate Spade | Swarovski |
| Fossil | UGG |
| Sephora | Vans |
| Hugo Boss | Winners |
| True Religion | |
| Tommy Bahama | |
| Lululemon | |
| The North Face | |
| Victoria's Secret | |

Entertainment & attractions

- Lego Land
- Hockey Life
- Bass Pro Shops

YORKDALE SHOPPING CENTRE

Having gone through many high-profile renovations over the decades it's been a mainstay of life in the north end of Toronto, Yorkdale can still boast of being one of the best malls in the world. The variety, the interior design, and the addition of high-end brands such as Cartier, Burberry, Jimmy Choo, Restoration Hardware, and Williams-Sonoma, make it a magnet for those who love to shop for the best of the best.

Yorkdale

Stores

- Apple
- Aritzia
- COS
- Banana Republic
- Bath & Body Works
- Bikini Village
- Cartier
- La Senza
- Hudson's Bay
- Browns
- M.A.C. Cosmetics
- Oak + Fort
- Jimmy Choo
- Nordstrom
- Kate Spade
- Holt Renfrew
- Tory Burch
- UGG Australia

Zara

- Roots
- Williams-Sonoma
- Restoration Hardware
- Pottery Barn
- TAG Heuer
- Michael Kors

Entertainment & attractions

- Cineplex Cinemas

Restaurants

- Moxie's Grill & Bar
- JOEY Yorkdale
- Aburi Tora
- The Cheesecake Factory
- Pickle Barrel







CONNECTED LIVING AT ITS FINEST

SmartVMC is built in Vaughan’s most ambitious transit hub of all time; including the Vaughan Metropolitan Centre TTC subway that whisks residents into Toronto efficiently and economically. SmartVMC is also connected to Highways 7, 407 and 400, with fast connection to Highways 427 and 401. VIVA Rapid Transit along Highway 7 connects riders to the rest of York Region, including Markham, Richmond Hill, Vaughan, Aurora, and Newmarket. Go bus riders can catch a bus at the new Jane and Hwy 407 Station. It’s the largest Go bus terminal in the system, and also hosts stops by Ontario Northland buses travelling to cities in northern Ontario. And the ZUM bus rapid transit system connects riders to Brampton.



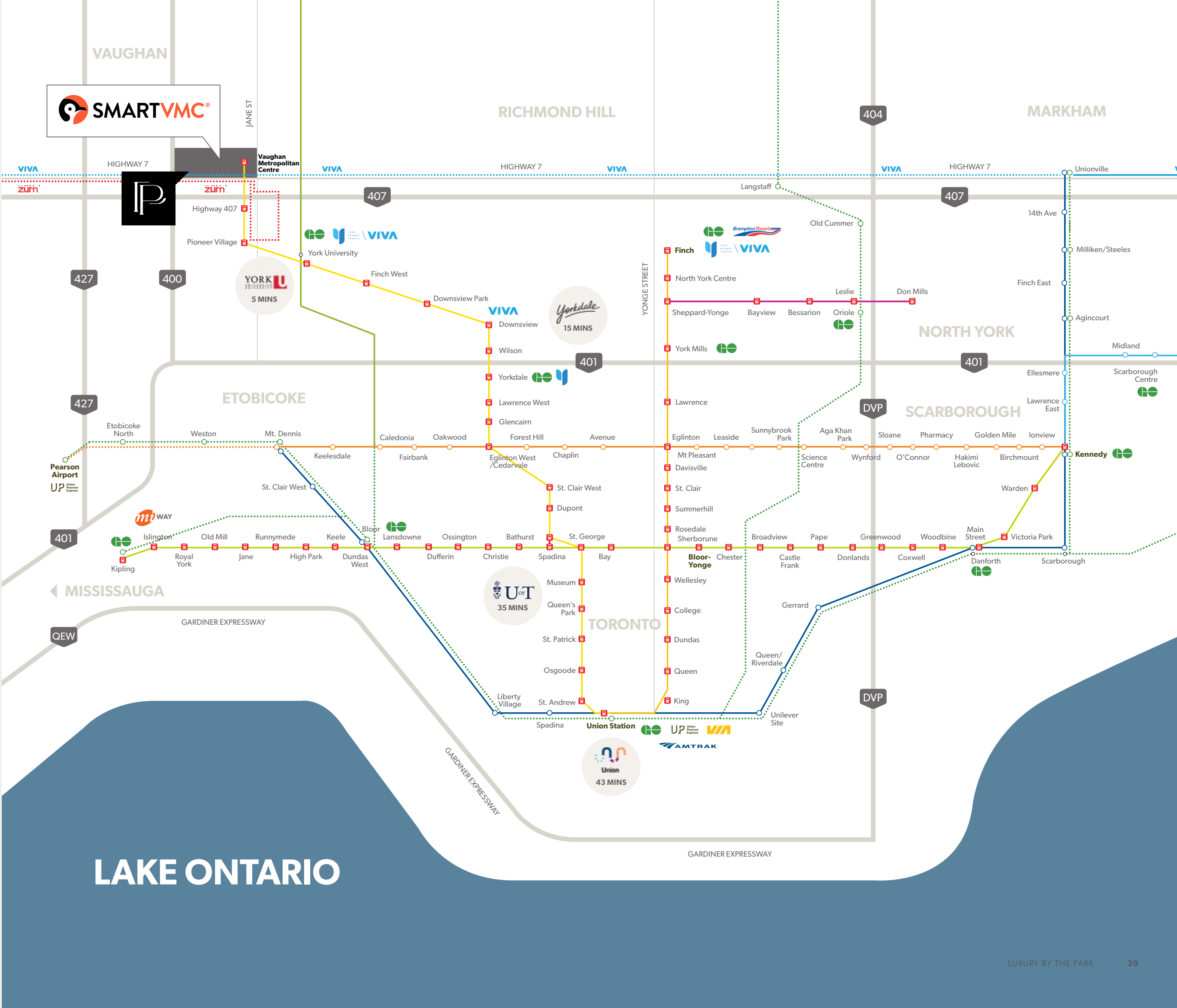
VMC Subway Station

TRAVEL TIMES AT SMARTVMC

| To/From  | Transit   | Drive  |
|---|---|---|
| YORK UNIVERSITY _____ | 5 minutes _____ | 7 minutes _____ |
| YORKDALE SHOPPING CENTRE _____ | 15 minutes _____ | 13 minutes _____ |
| U OF T _____ | 35 minutes _____ | 47 minutes _____ |
| UNION STATION _____ | 43 minutes _____ | 40 minutes _____ |
| HIGHWAY 400 _____ | | 4 minutes _____ |
| HIGHWAY 407 _____ | | 6 minutes _____ |
| PEARSON INTERNATIONAL AIRPORT _____ | | 23 minutes _____ |
| NORTH YORK _____ | | 14 minutes _____ |
| MARKHAM _____ | | 30 minutes _____ |
| MISSISSAUGA _____ | | 30 minutes _____ |
| BRAMPTON _____ | | 30 minutes _____ |
| SCARBOROUGH _____ | | 30 minutes _____ |

ACCESS THE GTA

Connected by the Yonge-University subway line, SmartVMC offers access to the VMC Mobility Hub, which uniquely unites the TTC subway with regional transit systems to get you everywhere throughout the GTA. This dynamic community is at the very heart of Vaughan, offering an unprecedented urban lifestyle with a balance of Class A office space, public art, park space, residences, and entertainment.





HIGHER LEARNING

TRIP TIMES TO POST-SECONDARY INSTITUTIONS

Get to any of these top GTA colleges and universities swiftly and efficiently from SmartVMC.



| | | | |
|---|------------------|---|--|
|  YORK UNIVERSITY | 55k Students | 5 Minutes by subway  | 7 Minutes by car  |
| Source: https://www.yorku.ca/about/ | | | |
|  HUMBER | 56k Students | 50 Minutes by transit  | 16 Minutes by car  |
| Source: https://humber.ca/brand/sites/default/files/pdfs/Humber_at_a_Glance_2022-2023.pdf | | | |
|  Seneca | 105k Students | 50 Minutes by transit  | 18 Minutes by car  |
| Source: https://www.senecacollege.ca/about/ | | | |
|  UNIVERSITY OF TORONTO | 64k+ Students | 35 Minutes by subway  | 47 Minutes by car  |
| Source: https://www.utoronto.ca/about-u-of-t | | | |
|  Ryerson University | 39k Students | 53 Minutes by subway  | 40 Minutes by car  |
| Source: https://www.ryerson.ca/about/ | | | |
|  NIAGARA UNIVERSITY (Vaughan) | 300 Students | Access Within SmartVMC    | |
| Source: https://www.niagara.edu/about-nu | | | |

LIVE CLOSE TO YORK U.

YORK UNIVERSITY: JUST 5 MINUTES AWAY BY SUBWAY

Park Place's proximity to exceptional institutions of higher learning gives it a strong advantage as a master-planned community. It's an excellent location for both students and faculty, providing fast access to schools while offering important lifestyle amenities.



York University TTC Station



Fast Facts

1st

In Canada by Corporate
Knights, Forbes,
& CNN Expansion Schulich
School of Business)

1st

In Ontario for global
collaborative research
publications

55k+

Students enrolled in 200+
undergraduate and graduate
degree programs

10k+

International students from
over 172 countries

40,000

Scholarships awarded for a
total of \$75 million

Source:
<https://www.yorku.ca/about>

Vaughan is home to major domestic and international companies in a wide range of sectors, including nationally and internationally renowned consumer and corporate brands.

DOWN TO BUSINESS

ELEVATORS

Vaughan Fast Facts

3rd largest municipality

Vaughan is the 3rd largest municipality in the GTA for large businesses (500+ employees) – after Toronto and Mississauga.



4th largest business centre

Vaughan is the 4th largest business centre in the GTA by number of businesses.



19,000 thriving businesses

Vaughan welcomes entrepreneurs, who are the lifeblood of this dynamic city, running 19,000 businesses that provide employment.



227,000 jobs across Vaughan

Vaughan is home to 227,000 jobs, in a wide variety of sectors, from manufacturing to service and hospitality, education and transportation.



Sources:
<https://vaughanbusiness.ca/why-vaughan/major-employers/>
<https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=73597>

VAUGHAN ENTERPRISE ZONE

SmartVMC benefits from proximity to the VEZ – a regionally significant employment area that borders Toronto, Vaughan, and Brampton, and encompasses an area of 4,122 acres. Investments in transportation infrastructure including the CP Intermodal Terminal, and the 6.6 kilometre, \$616 million extension of Highway 427 have made the VEZ a highly desirable employment area for the Toronto region. The employment potential is 60,000 jobs at full build-out.



Fast Facts



600K

Containers
handled annually



563

Total businesses



16,712

Total employees

Source:
<https://vaughanbusiness.ca/media/2020/02/VaughanEnterpriseZone-17x11-WEB.pdf>

Major distributors for



Headquarters operations for



MACKENZIE HEALTH

Opened in 2021, Mackenzie Health is Vaughan's first hospital and Canada's first smart technology hospital. It comprises the Mackenzie Richmond Hill Hospital and the Vaughan Hospital. Each hospital has a full-service emergency department, core services such as surgery, medicine, critical care and specialized programs.

What does this mean for:

Investors

For investors, having a ready market of prospective professional tenants is assured by the proximity of SmartVMC to Mackenzie Health.

Residents of Park Place

Aside from fast access to exceptional healthcare, Mackenzie Health is a great source of jobs for people in the healthcare field, providing extensive opportunities for residents of SmartVMC to live/work just minutes away.





ENTERPRISE IN ACTION

WHERE BUSINESS HAPPENS

Already home to many world-class companies, SmartVMC is destined to be the new business centre of the GTA. Completed in 2017, the KPMG Tower is a 15 storey Class-A, 355,000 sq. ft. office tower, that is fully leased to some of the world's best-known companies such as KPMG, Harley Davidson, Miller Thomson LLP, GFL, FM Global, BMO, TD Bank, and Mark Anthony Cosmetics.



Harley Davidson head office, KPMG Tower

Photo source: Office Snapshots | Photographer: Ben Rahn/A-Frame

Current occupied office space at SmartVMC

4 million sq.ft.

Key Players



Recently completed, SmartVMC's second office tower, the PwC/YMCA building, not only features offices for renowned Canadian firm, PwC, but also a 77,000-square-foot YMCA and brand-new 20,000 square foot Vaughan Public Library.



PwC/YMCA building

THE TEAM BEHIND PARK PLACE



Artwalk Condos by SmartLiving | Architect: Hariri Pontarini



SmartLiving is redefining communities. As SmartCentres' wholly owned residential division, SmartLiving gives Canadians access to city living without compromise. We do not simply build homes; SmartLiving apartments, condos, towns, and seniors' residences are designed around public squares and parks, within our pedestrian-focused, transit-connected

master-planned communities. Backed by over 30 years of extensive experience, SmartLiving leverages an in-house team of land development experts to drive all residential initiatives across SmartCentres' communities coast-to-coast.

SmartLiving. The Smarter Way To Live.
smartliving.ca



HARIRI PONTARINI ARCHITECTS

Hariri Pontarini Architects is a full-service Canadian firm dedicated to producing work of lasting value. Siamak Hariri and David Pontarini founded the Toronto office in 1994, motivated by a shared commitment to design quality. Today their 150 person practice offers its clients in-depth partner involvement through all stages of design and the breadth of building

experience and technical expertise to rigorously oversee construction. This talented team is responsible for both the architecture and the interior design at Park Place.

Renderings are artist's concepts. Maps and photographs are representational only and may not be accurate. E. & O. E. Subject to change without notice.

