





IT ALL COMES TOGETHER HERE

UNION [yoon-yuhn] noun

Something formed by uniting two or more things; combination.

The vision for Union Village is an extraordinary new master-planned community that looks and feels like part of an established neighbourhood. With the first phase of distinctive homes, modern amenities, and abundant green space complete, that vision has become a reality.

Located at the corner of 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. Beautiful homes and new local landmarks dot the landscape, nestled between preserved wetlands, new pedestrian and cycling trails, and sprawling parks. Today, the area is animated with residents strolling along the streetscapes, proud to be part of this master-planned masterpiece. And now, the neighbourhood is growing once more, with a new release of homes. Discover a truly complete community. Welcome to Union Village.

An aerial photograph of a park area. A network of dark, paved walking and cycling paths winds through a lush green landscape. The paths intersect and curve around various trees and shrubs. In the background, a residential neighborhood with rows of houses is visible under a clear blue sky. The overall scene conveys a sense of a well-planned, green community space.

— THE UNION OF —
COMMUNITY & NATURE



A MASTER-PLANNED MASTERPIECE

TIMELESS 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 designed to support a healthier, happier way of life.

CONNECT TO 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.

A PRIME 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.







A BREATH OF FRESH AIR

The best neighbourhoods share one thing in common – abundant green space. 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. Nearly two dozen new plant and tree species bring vibrant colour throughout the community. 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.

“We designed Union Village to foster a sense of well-being in residents and visitors, providing them with an environment where the natural and built form exist in harmony.”

Raymon Yim, Senior Urban Designer, NAK Design Strategies





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. 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.

“The materials used across the different styles of architecture were carefully curated to provide a cohesive sense of design, while allowing for the type of diversity that defines established communities.”

Steve Hukari, Associate, RN Design

A HOME FOR EVERY TASTE

SINGLE FAMILY HOMES

Available in 36', 43', and 50' lots, these single-family homes feature three distinct architectural styles: Modern, English Manor, and French, along with a variety of exterior colour combinations.



LINDEN 36-12, ELEV A, 36'

MODERN

Key features:

A blend of rooflines including traditional sloped roofs and raised parapets with flat roofs; large asymmetrical picture windows.

Key materials:

Brick, stone, precast concrete, aluminum/metal cladding and woodgrain-like cladding.



RED OAK 43-13, ELEV B, 43'

ENGLISH MANOR

Key features:

Tall rooflines with open gable roof elements; precast concrete corner brackets; large picture windows with precast concrete surrounds.

Key materials:

Brick, stone, precast concrete.



FRENCH

Key features:

Tall bell curve roofs with a blend of open gable roofs and eyebrow roof elements; classic stucco with smooth face stone façade; large windows with added horizontal grills.

Key materials:

Smooth face stone, stucco.



TRADITIONAL TOWNHOME TYPICAL BLOCK

TRADITIONAL TOWNHOMES

The Traditional Townhomes at Union Village blend timeless design with thoughtful functionality. Offered in Tudor and Modern/West Coast Contemporary styles, these homes feature rich brick, stone, and stucco exteriors, spacious open-concept layouts, finished basement rec rooms, and private backyards for outdoor living.



REAR-LANE TOWNHOME TYPICAL BLOCK

REAR-LANE TOWNHOMES

The 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. The timeless architectural aesthetic – available in the Modern, French, and English Manor styles – is thoughtful, planned and unique. These homes include a double car garage and an expansive rooftop terrace.

ACTIVE THROUGH EVERY SEASON

City dwellers know the value of time spent outdoors, and at Union Village, residents don't have to go far to get their fill. Make the most of every season, kicking balls in the summer sunshine, running the trails in the crisp spring air, exploring the changing colours of the woodlots in the fall, and making snow angels when winter comes. Users of all ages will enjoy the great outdoors, and 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 acts as a meeting place in one of the community's many green spaces, designed to encourage social interaction. Here, neighbours can gather, friends can meet, and children can 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 follow the guiding principles of international feng shui master, Paul Ng. These curated spaces will help residents enjoy more harmony, happiness and, overall, a better quality of life.

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

- 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).



A SUSTAINABLE APPROACH

Minto 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.



Individual metering of hydro, water, and gas.



Water efficient fixtures to help reduce consumption and protect residents from rising utility costs.



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



A **high performance envelope** will reduce heating and cooling needs, and ensures 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.



The option to upgrade to our Enhanced Performance package that is up to 50% more energy-efficient, offers the ultimate in comfort, and reduces carbon emissions by up to 40% versus a code-built home. This package includes third-party certification as a Net Zero Ready home under the CHBA Net Zero Home Labelling Program.



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 125 to 250 tree seedlings each year.





— 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 Pears Restaurant
- 6 JOEY Markville
- 7 Phoenix Restaurant
- 8 Loblaws
- 9 The Village Grocer
- 10 Peter's Fine Dining
- 11 Whole Foods Market
- 12 Watercolour
- 13 The School Fine Dining

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
- 9 York University Markham Campus

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
- 10 Markville Fitness
- 11 Cristini Athletics Markham

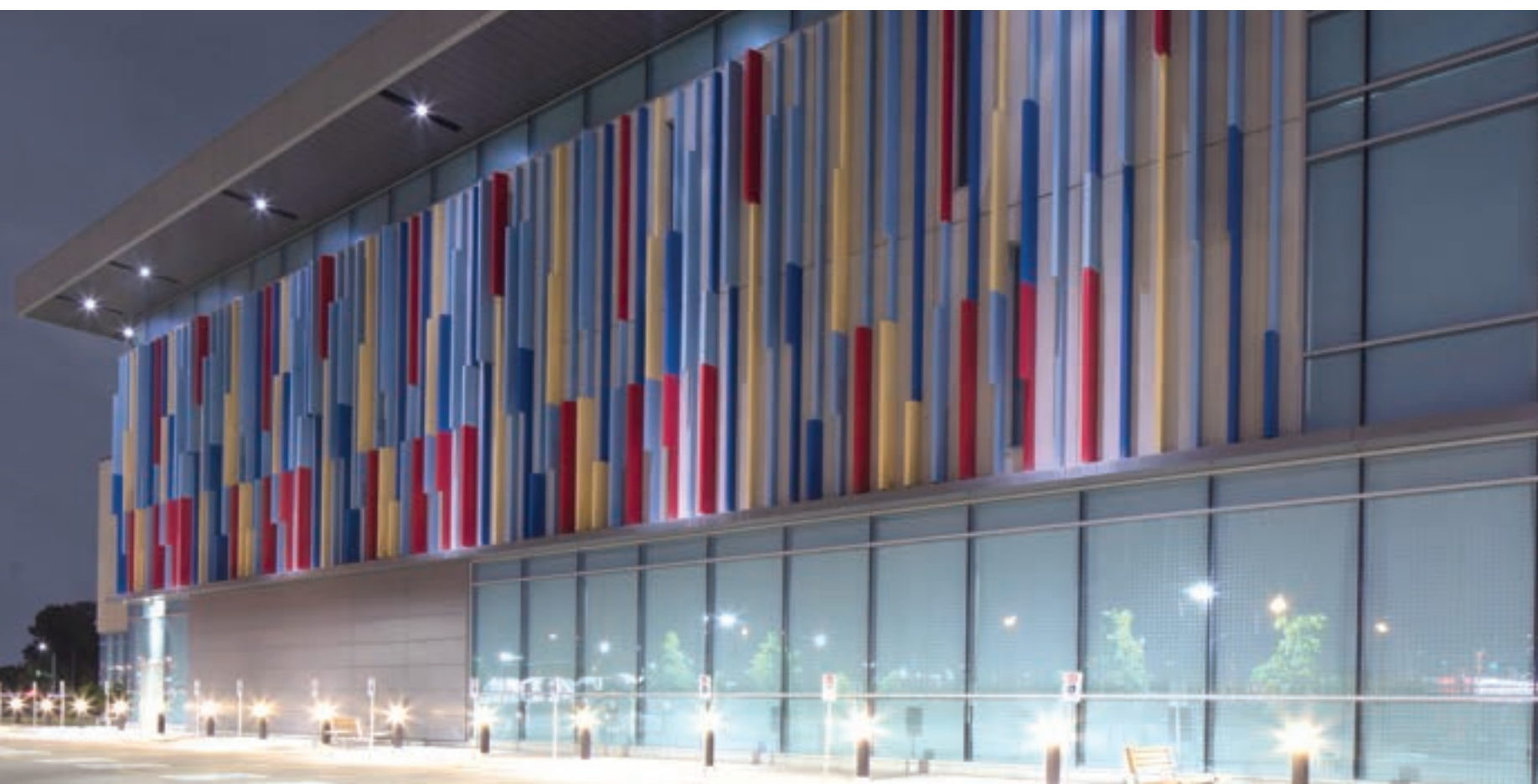


URBAN LIVING WITH SMALL TOWN CHARM

Only a short drive away from the charming heritage village of Unionville, and within the thriving metropolis of Markham (Canada's 16th largest city), Union Village delivers a modern lifestyle without compromise.

Discover a place where urban living meets small town charm; where, in a population of 350,000+, you'll still see familiar faces when you walk down the street; where exciting amenities like community centres, libraries, top-performing schools, prestigious neighbourhoods, and an array of retail, restaurants, and entertainment exist alongside historic theatres, beloved candy shops, century homes, and charming streetscapes that create a postcard-perfect small town. It's social connection and access to infrastructure in one amazing package. The best of all worlds.





A GROWING COMMUNITY

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



Canada's

16TH largest
municipality



Home to

10,000

companies and **400+** Canadian HQs,
including IBM, Huawei, Tesla, Honda,
Lenovo, Qualcomm, Apotex, Johnson
& Johnson, Pfizer, Estee Lauder



4TH

largest city in the GTA



Brand new

\$275 MILLION

York University Markham Campus



Projected population of

421,000

by 2031
and over **610,000**
by 2051



A leader in foreign direct investment

12

**OF CANADA'S
FASTEST-
GROWING**

companies are located in Markham



Canada's high-tech capital, with

1,500+

technology and life sciences companies,
employing **35,000+**



An innovation hot spot for:

- exciting start-ups
- established tech businesses
- R&D networks
- industry leaders



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



Highly skilled population

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 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.



minto

METROPIA

123 PORTLAND, TORONTO



PARK & MAIN, UNIONVILLE



100K+
HOMES BUILT



Putting homeowners first has been our unwavering commitment, exemplified by thoughtfully designed spaces, vibrant communities and a dedication to quality and service.

For over 70 years, Minto has been building new homes, master-planned communities and condominiums, one home and one relationship at a time. When you choose a Minto home, you're choosing more than just a homebuilder — you're choosing a trusted partner to help you along every step of your home buying journey. From thoughtfully designed and sustainable spaces and vibrant communities to award-winning quality service and construction, we strive for greatness in everything we build.

11YV, TORONTO



E CONDOS, TORONTO



EXHIBIT RESIDENCES, TORONTO



UNION CITY, MARKHAM



METROPIA

Metropia is one of the most respected full-service real estate developers of master-planned communities across Canada with an outstanding reputation for quality construction, thriving environments, unwavering integrity, and industry leading customer care. To date, we've planned, built and managed more than 14,000 residential units, in 22 communities, spanning a mix of high- and low-rise development and master-planned sites that incorporate more than 13 million square feet of residential, retail and corporate space. We actively seek out projects of significant scale, setting out to change the landscape and improve the future with each new community that we build. Our expertise covers every facet of development, from land acquisition, to securing approvals, to sales and marketing, to construction, to award-winning customer support. Our focus on placemaking and our ability to create landmark destinations, designed for the way people truly live, continues to generate above-market returns, drive us forward, and redefine the meaning of home.

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 in which we live and work. The practice is acknowledged for creating economic and social impact and unlocking the full potential of designed environments.



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.

