



MOBILIO

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MEET MOBILIO

Community Introduction

Just north of Toronto, a magnificently imagined and meticulously planned new community arises: Mobilio, part of the spectacular Vaughan Metropolitan Centre (VMC).

An emerging master-planned downtown destination, VMC is the epicentre of connectivity, convenience and innovation, with world-class restaurants, one-of-a-kind retail, and a genuinely welcoming community, all an extension of your home, routine, and lifestyle.

Encompassing 1,000 new condominium and townhome residences, Mobilio is a warm, pleasant neighbourhood right in Vaughan city centre. It's the first new project in the VMC to incorporate a mix of housing types: high-rise condominium towers, and two and three-bedroom townhomes.

You can choose to reside in a luxurious, modern townhome, or condo suite in one of three architecturally striking buildings of 16, 18 and 21 storeys each.





Designed with your health and well-being in mind, Mobilio connects you to nature through lush landscapes of trees and plants, and new green spaces and parks, all accessed by open-air pedestrian walkways that criss-cross VMC's high-energy spaces. Every home is designed to make a lower ecological impact and integrate with the environment. With so much greenery, the seamless transition from your home to outdoor space offers a unique connection to nature.

Mobilio gives you the best of modern life – the excitement of living in a vibrant downtown core, and the expansive green spaces you crave to nurture your soul.

VAUGHAN'S NEW



VIBRANT DOWNTOWN

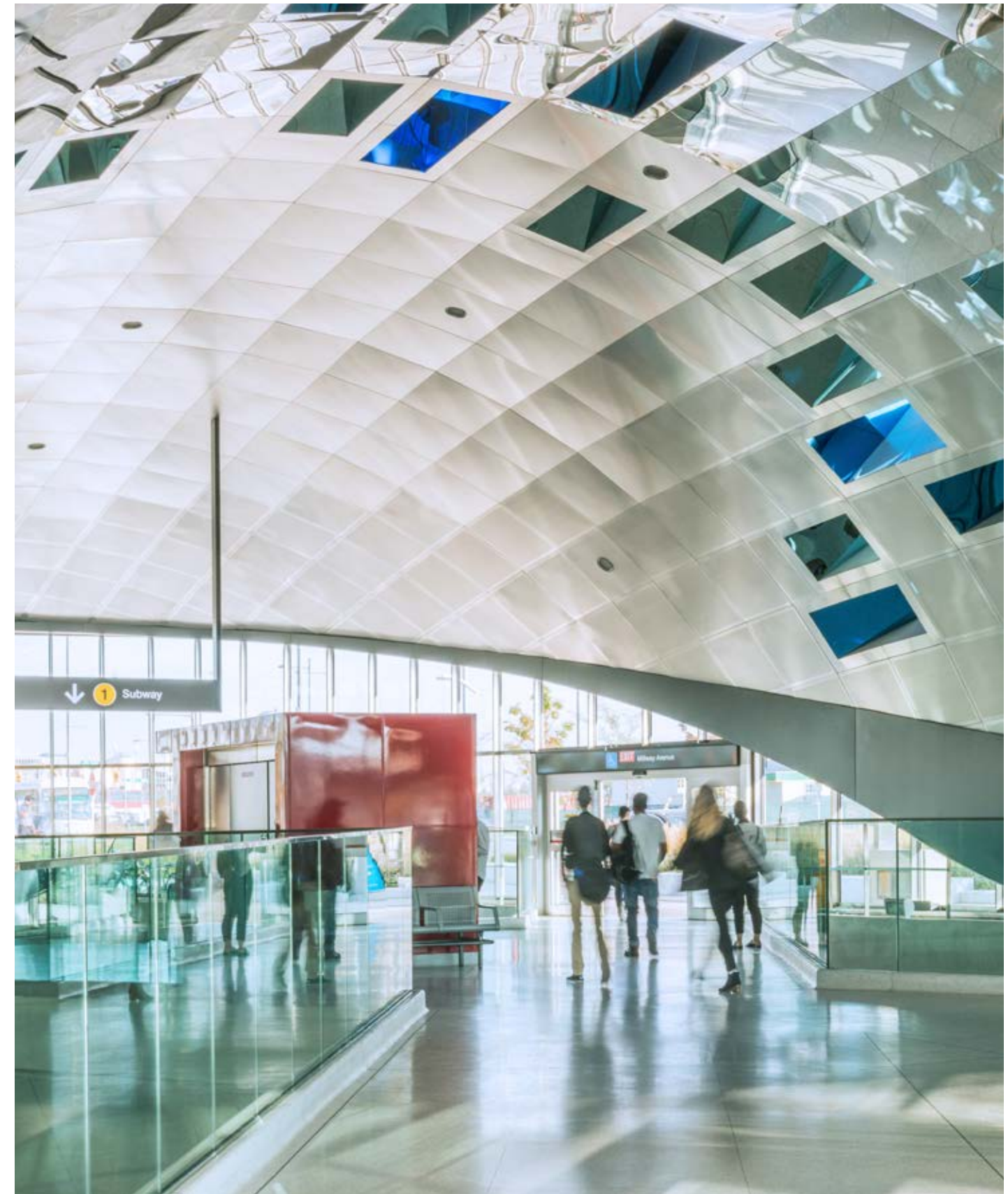
Vaughan's brand-new downtown, Vaughan Metropolitan Centre (VMC) is taking shape as one of the largest and most progressive master-planned communities in Canada.



ELEVATOR

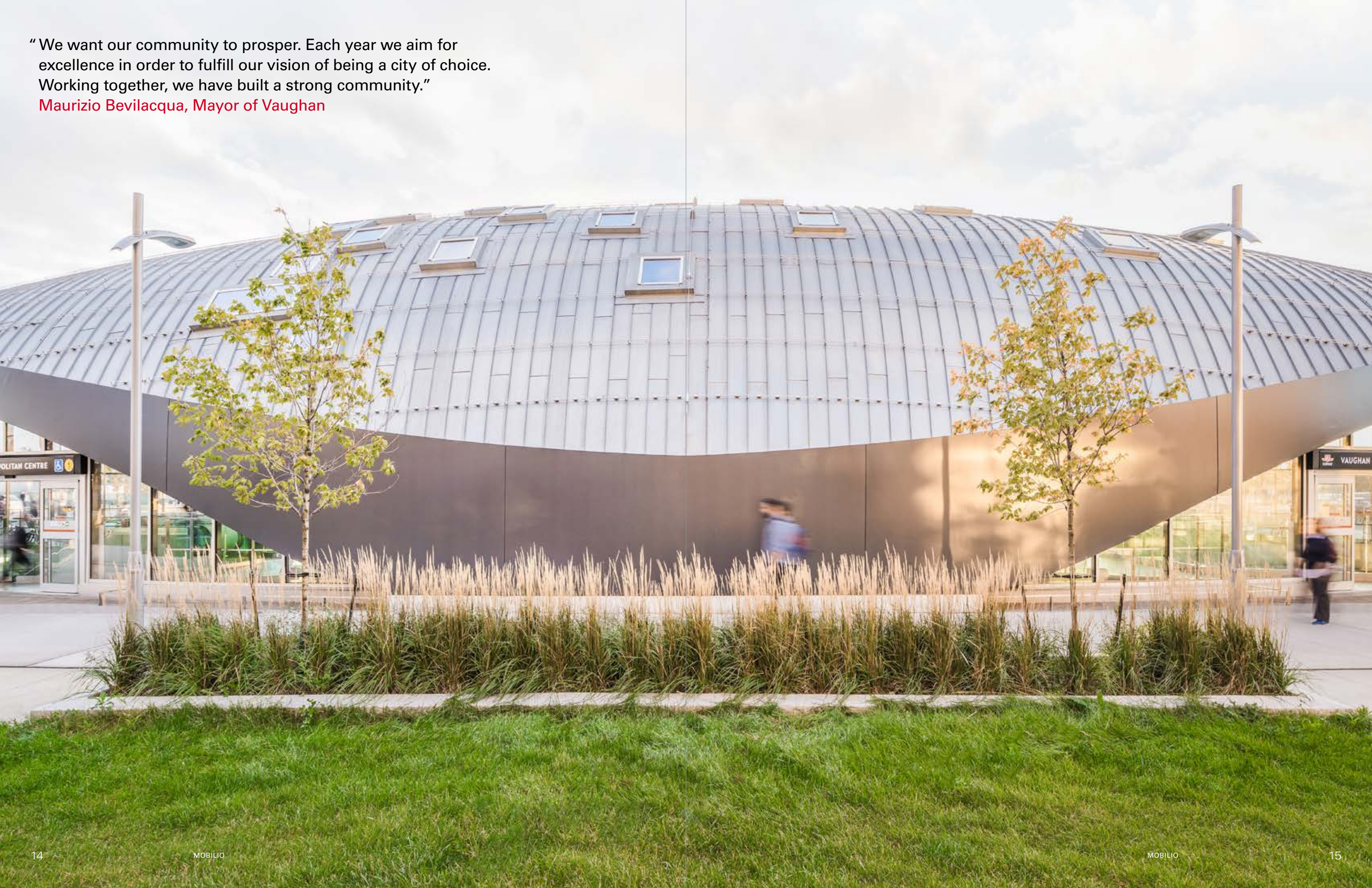


VMC is a vibrant, modern urban centre growing outward from the VMC subway station. With abundant space to live, play, work, and grow, this new district is built from the ground up with input from some of the most brilliant urban planning minds



in Canada. VMC redefines urban living – a convergence of comfort, accessibility, and ease. A new way of life. Already, thousands of residential units have been built, are under construction, or have been approved for construction.

“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





VMC is immense, with 179 hectares (442 acres) offering 1.5 million square feet of commercial office space, 750,000 square feet of new retail space, residences for 25,000 people and 11,500 jobs by 2031. Entertainment and cultural venues, hotels, restaurants and cafés round out a marquee district of enriched urban life.

Nature plays a starring role at VMC, thanks to the renewal of the cherished Black Creek, and the creation of thrilling new green spaces such as Central Park, Edgeley Pond and Park, public squares, pocket parks, and green corridors.

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

The future looks bright for Vaughan, which currently boasts almost 12,000 companies, 218,000 jobs and an average five-year employment growth of 3.6%.* VMC will add to that prosperity, and Mobilio is your opportunity to be part of this 21st century marvel.

*Source: Vaughan.ca

TRANSIT TAKEOVER

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

Coinciding with the extension of the TTC's subway line 1 all the way to Vaughan, the futuristic Vaughan Metropolitan Centre subway station opened in December 2017. Mobilio is only steps from the subway, making your commute to downtown Toronto virtually effortless. York University is also on your threshold, only 5 minutes by subway.

NEW FASTER CONNECTIONS





HIGHWAY 7 IS NOW A VIVA RAPIDWAY,

with Viva buses getting their own dedicated centre lanes and covered stations that make waiting for the bus more comfortable. As well, buses going in and out of the VMC stop in the new SmartCentres Place bus terminal, which connects to the subway via underground walkway.

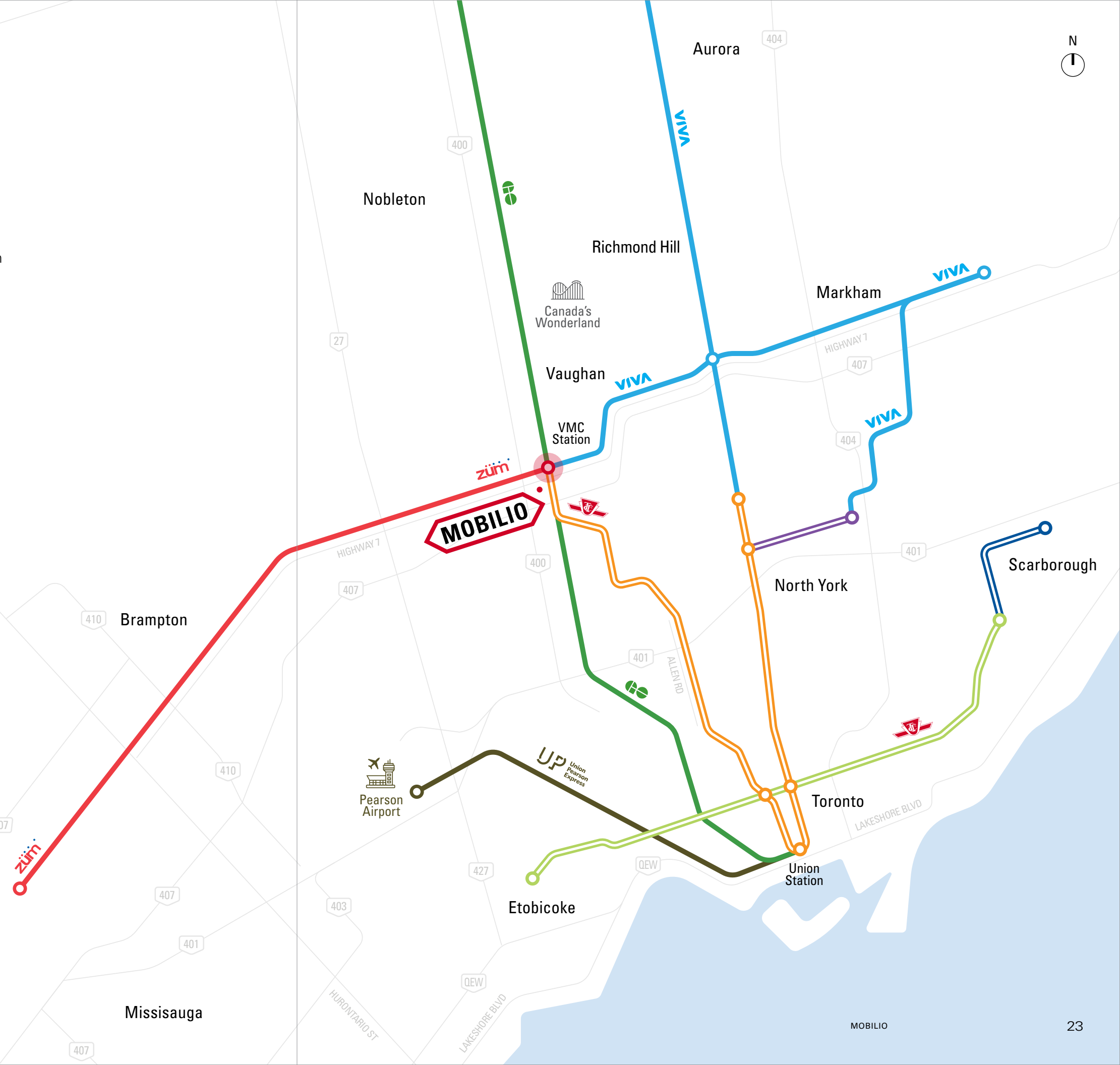
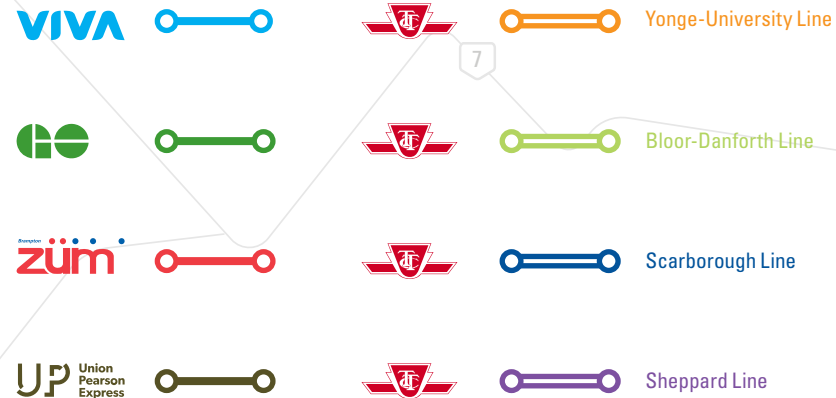
And for venturing to the far ends of the GTA, GO Transit is also right on your doorstep. The new Jane and Highway 407 GO station is the largest GO station ever built, with 18 bus bays, a bike storage facility, and easy access to the subway.



GATEWAY TO THE GTA

At Mobilio you're never far away from friends and family, outings and entertainment in other areas of the GTA. Getting to the ball game, taking in 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 hospitals, cafés, restaurants, stores, and sports venues. You're mobile.

- UNION STATION IS ONLY A 47-MINUTE SUBWAY RIDE FROM VMC STATION
- PEARSON AIRPORT IS JUST A 20-MINUTE DRIVE AWAY
- HIGHWAY 407 IS JUST SOUTH OF MOBILIO, 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



URBAN DEFINING BANKING



Imagine the breathtakingly original urban centre VMC will be by the time it's completed. As it materializes, VMC is shifting the perception of how life can be lived in a city.



THE NEW
10,000-SQUARE-FOOT
VAUGHAN CENTRE
PWC TOWER IS OPEN
FOR BUSINESS.



Vaughan Centre PwC Tower is also home to a public library branch, a studio dance space, a YMCA, and retail outlets. Close to VMC and Mobilio are premier retailers, hotels, banquet and convention centres, fitness facilities, sportsplexes, nightclubs, and restaurants:

IKEA Vaughan
200 Interchange Way



Dave & Busters
120 Interchange Way

Hazelton Manor Banquet and Conference Centre
99 Peelar Rd.





St. Phillips Bakery
5100 Rutherford Rd.



Vincentina Meats
109 Edilcan Dr.

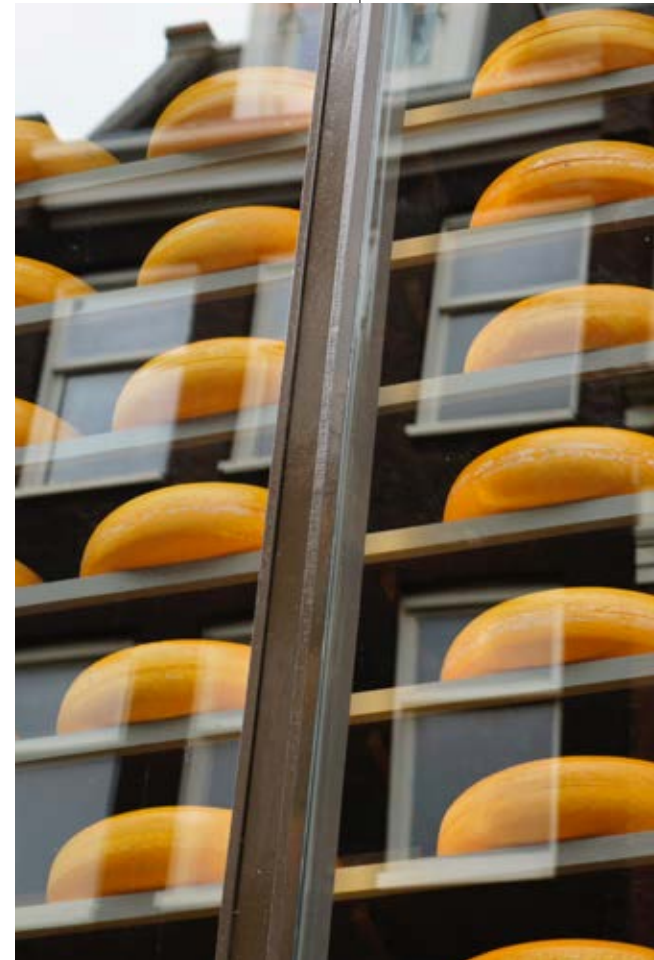


The Big Cannoli Inc.
28 Roytec Rd.



Marcello's Pizzeria
3175 Rutherford Rd.

Grande Cheese Co.
468 Jevlan Dr.



San Antonio Seafood
Market & Oyster Bar
8383 Weston Rd.

Romano's Classic Italian
830 Rowntree Dairy Rd.



VMC TOUR

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

ENTERTAINMENT

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



BIG PLANS FOR

VAUGHAN



Vaughan is poised for smart growth. With the population projected to increase by 33% over the next 10 years,* VMC will be a magnet for people seeking a better lifestyle, a more amiable place to work, and new spaces to play and recharge.

*Source: Vaughan.ca

VMC is setting the standard for urban planning that takes into consideration not only the needs of residents and businesses but also the need to enhance and preserve the area's natural values. Spread out over 179 hectares, VMC is high density, with office towers, condominiums, townhomes, rows of high-end retail outlets and office buildings forming an exhilarating skyline.

To ensure residents maintain a connection to the outdoor landscape all year round, bike paths, pedestrian walkways, and hiking trails flow in and out of green spaces, public squares, large naturalized parks, and renewed waterways – taking you away from the frenetic day-to-day activity or back into it. There’s so much for everyone to discover at VMC.

Natural beauty abounds at Black Creek and Edgeley Pond and Park. Festivals and events entertain music and cultural aficionados at TTC Plaza and Transit Square, and the Interchange is the VMC’s hot spot for nightlife, restaurants, and pubs. The Mobility Hub, which comprises the subway station, bus terminal, and South Millway sub-districts, promises creative wayfinding and public art programming.

This immersive downtown will feature some of the most technologically advanced sustainable buildings in the world, creating a best-in-class hub for living, exploring and working.

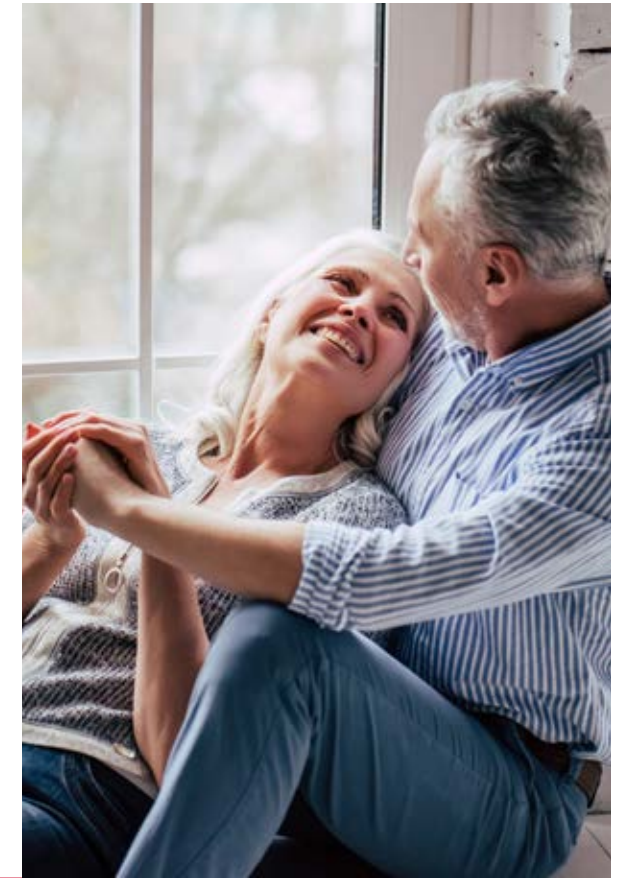


MOBILIO

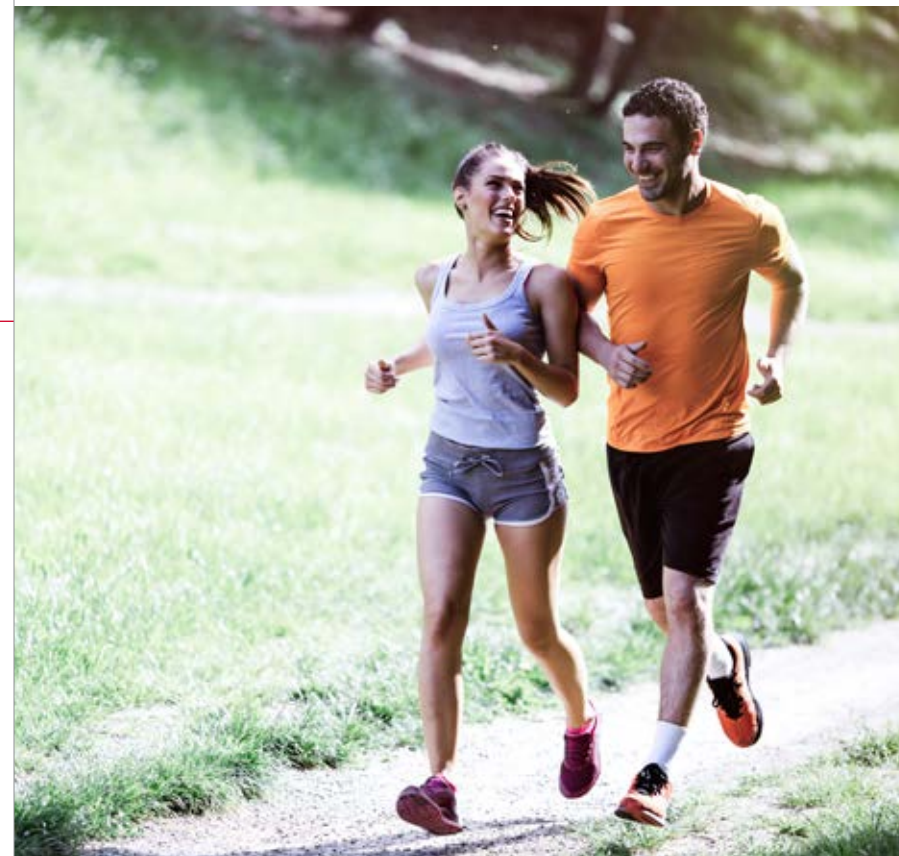


Designed for ALL AGES

Mobilio is a complete community for all generations. Designed for everyone from small children to retired grandparents – boomers, gen-xers, millennials and post-millennials – it's the answer to the question of where to live in the GTA. The vast array of considerate indoor and outdoor amenities, connectivity to all of the VMC, and access to transit make it an ideal community for families, couples, and singles.



At your door, pedestrian walkways connect you to Mobilio's new and thoughtfully conceived green spaces, parks, and gardens. It's perfect for playing, taking time out, enjoying the lush trees and plants, or relaxing with friends.



Mobilio is just steps from VMC subway station. Connect in less than an hour to downtown Toronto, or take the kids to Black Creek Pioneer Village, only two subway stops away.

At home in Mobilio, you'll experience the serenity of a beautifully designed space with enough room for every family member to spread out and reach their full potential. Togetherness has never been so good.



Vertical and horizontal layers of light grey and brown brick alternate with complementary bands of dark and light grey metal panels and grey stone. Between each layer on every floor, large windows open every suite to expansive views of the area. The effect is striking – residences that denote prestige and elegance while retaining a feeling of connection to nature and to the other districts of the VMC.

Modern urban-style townhouses mirror this enlightened aesthetic of natural materials and colours, their symmetrical rows interlaced with winding laneways of trees and plantings. Brick evokes a feeling of warmth and approachability, the idea of a welcoming home made manifest. With living space divided among levels, the three varieties of townhouses provide ample space for any home-based activities.

Visionary ARCHITECTURE

Enshrining the values of naturalistic landscaping in an edifice of intriguingly layered brick and stone, the architecture of Mobilio's condominium towers integrates seamlessly into the surrounding revitalized environment. Architectural firm Turner Fleisher envisioned these residence buildings as extensions of the landscape, blurring the line between natural ecosystem and man-made structure.



Mobilio is in the vanguard of new, master-planned communities, transforming how people live with each other – and relate to the outdoors.

People-centred SPACES



For condo dwellers, a large outdoor terrace encourages and nurtures communal gatherings in a space that feels inviting. Natural stone, native plants and trees, river stones, wicker and lavish wood walls and walks mirror the landscaping and naturalistic feel of the neighbourhood. Gather with friends and family and sink into large, cushioned chairs under colourful patio lanterns for drinks and dinner under the vast expanse of sky above you, warmed by a gas-lit fireplace.

Throughout the entire neighbourhood, Mobilio is planted with 400 new trees of different sizes and species, including large deciduous and medium-sized ornamental trees, inviting exploration on foot or by bike. Intricately paved walkways, comfortable outdoor seating, and bicycle parking spaces entice you to become acquainted with your neighbours.



Meander along the attractive pedestrian mews that flow east to west between townhouses, stroll along the curving laneways of the promenade, and relax in cleverly designed green spaces where curved planters with large canopies for shading create a calming ambience to balance the faster pace of life in other parts of VMC – while still linking with its network of public parks.

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 lull you into the embrace of nature.

Millway Park is an almost 40,000 square foot linear park that 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.



The Casa collection of townhomes at Mobilio offers spacious designs with open concept living and entertaining spaces. Modern kitchens boast European-style cabinetry and premium quality stainless steel appliances. And for those who relish sunlit days and starry nights, private balconies and rooftop decks provide superior outdoor living and entertaining space. This is your perfect home for family milestones to be celebrated and new memories created.

Modern FAMILIES

Mobilo townhomes blend modern architecture and smart living spaces with premium features and finishes. The townhomes at Mobilio will feature brick and stone exteriors set along a harmonious, pedestrian-friendly streetscape.



BEAUTY ELEVATES OUR EVERYDAY EXPERIENCE, AND LUXURIOUS INTERIOR DESIGN HAS ONLY ONE GOAL: TO MAKE EVERY SPACE BEAUTIFUL. THE INTERIORS AT MOBILIO, BY AWARD-WINNING INTERIOR DESIGN FIRM, THE DESIGN AGENCY, ARE A FUSION OF CONTEMPORARY AND TIMELESS ITALIAN DESIGN. THEY ARE CRAFTED WITH THE UTMOST ATTENTION TO THE FINE DETAILS THAT EPITOMIZE THE DIFFERENCE BETWEEN ORDINARY AND EXQUISITE.

EXQUISITELY DESIGNED INTERIORS



At every turn, you're enveloped in warmth and dazzled by unique touches, masterfully arranged and styled in one-of-a-kind combinations of form and function.

Geometrical shapes thrill and traverse design eras, pulling in elements from the Earth. Stone, brass, wood, metal, and leather in Earth tones of brown, green, gold, blue, and black reflect the naturalized landscapes outside and transmit a calming frequency.

Walls in white, black and pashmina; metal cladding; walnut wood veneer, accents in brushed brass and marble, native granite floors, brushed bronze metal and honeycomb-patterned tiling emphasize the flow of energy between indoors and out.

LIFESTYLE AMENITIES

A host of community amenities in synch with the desires of urban denizens make life at Mobilio all you could ever ask for. Here are just two of the amazing amenities:



BOOK THE SUMPTUOUS **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, MARBLE KITCHEN ISLAND, CHESTNUT TABLETOPS, AND DÉCOR FEATURES SUCH AS HARDWOOD FLOORS, BLACK SUSPENSION LIGHTING, AND TEXTURED WALLPAPER.

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, PICKET FENCE, OVERSIZED PILLOWS, RIDEABLE TOYS, READING AREA, PLAY AREA, AND STORY ROOM.

THE MENKES STORY



"Canada's Best-Selling
Condominium Community."
- 2018 Altus Canada

SUGAR WHARF, TORONTO

**Menkes
Developments
is a family-run
business with
deep roots in
Toronto.**

The company was established nearly 65 years ago by Murray Menkes, an entrepreneur, visionary, and successful businessman who initially focused his business on building single-family homes that delivered outstanding quality and lasting value.



"Arguably, the greatest building
in Canada right now."
- BOMA Best Platinum Certification, 2016

Over the years, Menkes grew to be a builder of mixed-use communities, becoming a fully integrated, multi-disciplinary real estate development company.

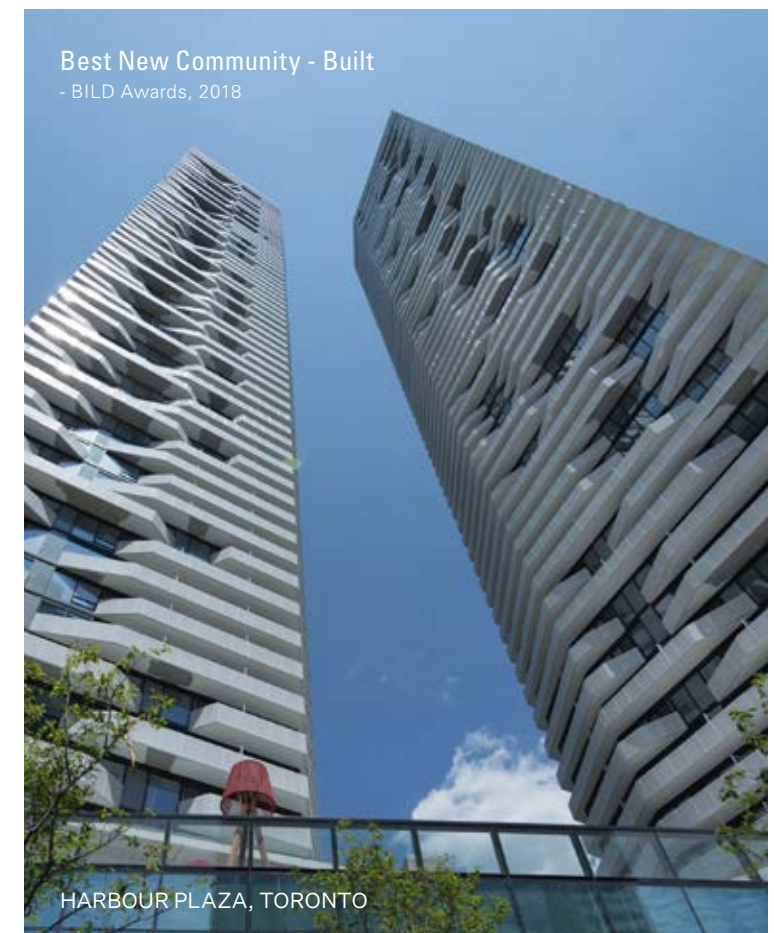


Today, carrying on the legacy of their late father, Murray's three sons Alan, Steven, and Peter, along with his grandsons Jared, Jason, Adam, and Sean, oversee the execution of the company's vast portfolio – and share a commitment to shape the landscape of Toronto.



AAA Five Diamond Award
★★★★★
- Forbes Travel Guide

FOUR SEASONS
HOTEL & RESIDENCES,
TORONTO



Best New Community - Built
- BILD Awards, 2018

HARBOUR PLAZA, TORONTO

Headquartered in Vancouver, Canada, QuadReal Property Group is a global real estate investment, operating and development company.



OAKRIDGE, VANCOUVER

THE QUADREAL STORY

Its \$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 living and working environments that enhance the lives of the people and communities it serves, now and for generations to come.



COMMERCE COURT, TORONTO



PARK PLAZA, TORONTO



OAKRIDGE CENTRE, VANCOUVER



BAYVIEW VILLAGE, TORONTO

MOBILIO

menkes