
FESTIVAL
South VMC

menkes

QuadReal™

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FESTIVAL

It's A Celebration.



A New City Comes Alive

Welcome to Vaughan, a community where vision and innovation boldly come together to create the city of the future. Already leading the way in public transportation with the first subway station outside of Toronto, Vaughan is also forging ahead in medical science, environmental sustainability and STEM talent – transforming a suburban municipality into a world-class city.

Population

TOTAL POPULATION IN VAUGHAN

330,000

IN 2019

PROJECTED INCREASE OF

30%

BY 2031

Employment

TOTAL NUMBER OF JOBS IN VAUGHAN

286,000

IN 2019

PROJECTED INCREASE OF

29%

BY 2031



Vaughan: A Global Leader

When people are more socially connected to family, friends and their community, they lead happier, healthier lives. That's why Vaughan is building a Smart City – one where its citizens work together to create an environment that promotes diversity, innovation and opportunity for all. This fosters a vibrant city that is inclusive, progressive, environmentally responsible and, most importantly, sustainable.

Mackenzie Hospital

1st SMART HOSPITAL IN CANADA

- Leading in medical science
- Smart beds to automatically monitor all vital signs
- Smart phone app to better connect patients with hospital services
- State-of-the-art facilities to handle cutting-edge research & procedures

Sustainability

2nd MUNICIPALITY IN CANADA TO BE WCCD ISO 37120 PLATINUM CERTIFIED

ISO 37120 WORLD COUNCIL ON CITY DATA

- Concentration of professionals working in natural and applied science is 1.32 times the national average

Innovative

S.T.E.M. HIGHEST TALENT POOL OF INDIVIDUALS FOUND IN VAUGHAN

Visionary

1st CITY OUTSIDE OF TORONTO TO INTRODUCE THE LINE 1 SUBWAY EXTENSION

CITY TO PILOT THE NEW WORLD COUNCIL ON CITY DATA (WCCD) SMART CITIES STANDARD, ISO 37122.



Go Everywhere

Rapid Transit systems are essential for residential growth in major metropolitan cities. With the groundbreaking extension of the TTC's Line 1 to VMC, Vaughan and Toronto are the only cities in the GTA with subway access.

Living at Festival means residents are within minutes of North America's award-winning rapid transit system and regional transit, connecting them to the entire GTA and beyond. The VMC Subway Station is designated by Metrolinx as a Mobility Hub, and is accessed by York Regional Transit (YRT), VIVA buses and ZUM transit.

Redfin, a tech-powered real estate firm, ranked the TTC as North America's best transit system for 2019 - outperforming Boston, Philadelphia and Washington DC, as well as Vancouver and Montreal.

Gateway to the GTA and Beyond



15,000

DAILY COMMUTERS PASSING THROUGH VMC SUBWAY STATION

- YORK REGION TRANSIT | VIVA
- GO
- züm
- UP Union Pearson Express
- Yonge-University Line
- Bloor-Danforth Line
- Scarborough Line
- Sheppard Line
- **2022** Line 6 Finch West Extension
- **2033** Line 5 Eglinton Extension

Subway Line 1 Seamless Accessibility



South VMC Station

Mackenzie Vaughan Hospital
Smart Hospital

VMC - Downtown Vaughan

Niagara University

VMC Mobility Hub
Rapid and local bus service to York Region and Brampton

York University Station

York University
3rd largest University in Canada

Yorkdale Station

Yorkdale Shopping Centre
#1 Highest sales per unit area in Canada

Downsview Aerospace Hub
Centre for Aerospace and Aviation

Museum Station

University of Toronto
Canada's top-rated university

OCAD University
Toronto's Art & Design University

University Health Network
Representing 8 hospital sites

Ryerson University - DMZ
#1 University-based business incubator in the world (UBI Global)

MaRS Discovery Distict
Research park and innovation hub comprising 7 million sq.ft. of facilities, including hospitals, research institutes, business incubators and venture capital organizations:

- JLabs@Toronto
- MaRS Innovation
- Deep Genomics

Union Station

Union Station
Canada's busiest transport facility 45 minutes travel time from South VMC

Financial Services Centre of Canada

- TSX: 3rd largest stock exchange in North America
- World's largest exchange for mining, oil and gas, and clean-tech companies



Education Elevated

With its reputation as a diverse, future focused city, Vaughan is an ideal location to live in terms of educational pursuits. Festival is located near private and creative secondary schools and art-focused institutions. For tomorrow's professionals, the nearby VMC station connects you effortlessly to York University, University of Toronto and the new Niagara University.

YORK UNIVERSITÉ UNIVERSITY
Seneca
UNIVERSITY OF TORONTO
NIAGARA UNIVERSITY
HUMBER



SCHULICH SCHOOL OF BUSINESS

York University. A Legacy of Excellence

Academic professionals and students can enjoy a quick subway ride to York University's sprawling campuses. As the 3rd largest university in Canada, and a global leader in education, York University offers students coveted opportunities in York Region's competitive tech sector.

York is continuing to grow along with its student body. A newly proposed two-storey building, designed by HDR Architects, will offer 53,421.29 sq.ft. of floor space. This exciting new workspace will welcome wet laboratories, kinesiology and neuropsychology laboratories, and research offices.

YORK UNIVERSITÉ UNIVERSITY

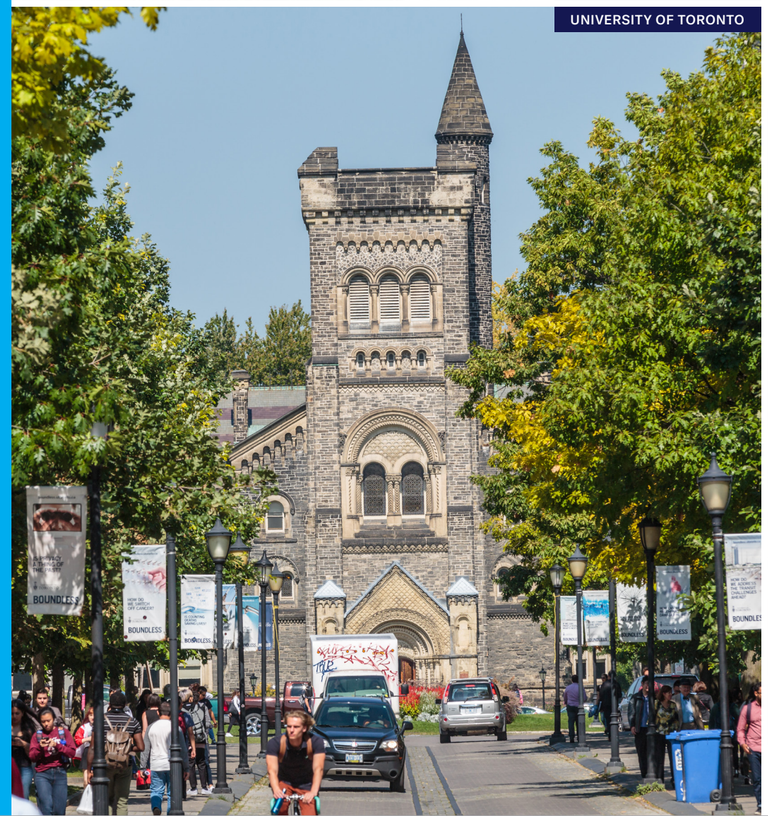
6 min.	SUBWAY RIDE FROM VMC STATION
3rd	LARGEST UNIVERSITY IN CANADA
No. 1	RANKED MBA IN CANADA: SCHULICH
49,700	UNDERGRAD STUDENTS ENROLLED
6,000	GRAD STUDENTS ENROLLED
8,500	INTERNATIONAL STUDENTS FROM 178 COUNTRIES



SENECA COLLEGE



HUMBER COLLEGE



UNIVERSITY OF TORONTO


NIAGARA UNIVERSITY

Endless Learning Opportunities

SENECA COLLEGE

This vibrant college located in North York has over 5,000 full time students. Rated as York University's number one transfer partner institution, its diverse programs include Arts & Science, Biological Science, Chemistry, Technology & Media and Creative Arts.

HUMBER COLLEGE

Humber emphasizes hands-on, career-focused learning. 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 1st university, Niagara University, opened a 12,000 sq. ft. location in VMC in January 2019. Niagara University and Humber College Institute of Technology and Advanced Learning have partnered to offer a comprehensive and seamless pathway to success by preparing students to complete Niagara University's Master of Science degree in TESOL.



Canada's Finance and Technology Hub

Vaughan is home to 1,100 professional and business service companies, including major players in technology and accounting. As Canada's largest enterprise solutions information and communication technology (ICT) cluster, this growing city has the largest economy within York Region. Per capita, it is the most concentrated tech hub in Canada, and it has the second-largest financial services cluster in Ontario.

Most attractive to entrepreneurs and business owners is that Vaughan has some of the lowest industrial and commercial taxes in the GTA. This is one major factor in attracting numerous businesses and corporations to the area.

91% OF BUSINESSES ARE SATISFIED WITH THE DELIVERY OF SERVICES PROVIDED BY THE CITY OF VAUGHAN.

95% OF BUSINESSES REPORTED VAUGHAN'S QUALITY OF LIFE AS BEING GOOD OR VERY GOOD.

LEADING COMPANIES IN VAUGHAN

Deloitte. · pwc · KPMG · GFL · The Home Depot · stj retail · Miller Thomson Avocats | Lawyers · FedEx · Costco Wholesale · SmartREIT · Kontrol Energy Corp · Mackenzie Health · Omnivex · Harley-Davidson · Cardinal Health · adidas · clearbridge · UPS · RBC



A Wealth of Opportunity

Offering exciting opportunities for personal and professional growth, the GTA is the top choice for new immigrants - reinforcing the need for new housing initiatives for multi-person households.

With a consistent flow of international talent coming to the GTA, Vaughan, with its unparalleled connectivity, has become a desirable location for globally recognized companies to locate their head offices. Major employers understand that talented new Canadians are seeking suitable housing outside of the Toronto core.

Supported by Vaughan's ideal subway and highway access (400 series), employers are seeking opportunities near transit, and new residential growth is taking shape in the South VMC.

4,300	TECH EMPLOYERS IN YORK REGION
Largest	EMPLOYMENT CENTRE IN YORK REGION
11,500	JOBS IN VMC BY 2031

FESTIVAL



Vibrant South VMC

Festival will be a multi-faceted, mixed-use community unlike anything else in downtown Vaughan. Located in the South VMC, Festival will be within walking distance of the entertainment and employment hubs of the city. Beyond Festival's doors, residents can experience diverse activities for every mood and interest. Cultural arts, shopping excursions and vast parks and attractions are minutes away. Whether residents are utilizing the exclusive amenities inside Festival's expansive, multi-layered towers, or expanding their horizons, every day will be a celebration of life, diversity and new experiences at Festival.

- CONNECTED TRANSIT
- WALKING & CYCLING PATHS
- REIMAGINED SHOPPING
- PARKS & TRAILS



Elevating Culture

As Vaughan grows with the influx of new residents, the need for expanded retail offerings also increases. Festival is fulfilling that need by redefining the entire retail experience. With more than 430,000 sq.ft. of retail space, Festival's indoor and outdoor amenities will include an amphitheatre, and car-free outdoor retail that leads to 45 acres of multi-use park and public space with covered pedestrian mews and sophisticated restaurants, shops and lifestyle services.

45 Acres	MULTI-USE PARK AND PUBLIC SPACE
Car-Free	OUTDOOR RETAIL
2,660,000 SF	SOUTH VMC OFFICE SPACE
430,000 SF	SOUTH VMC RETAIL SPACE



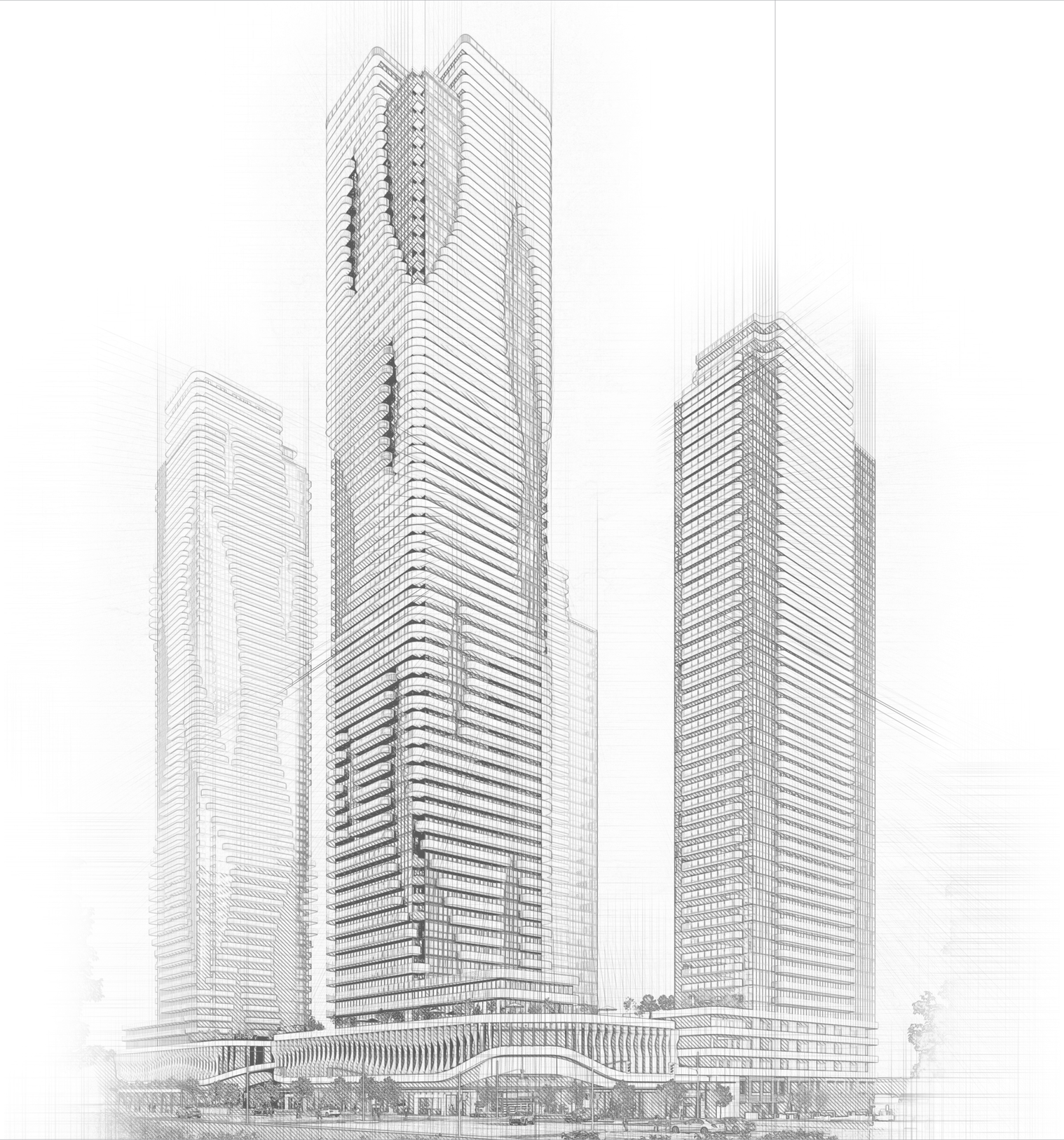


An Oasis of Green

Mental and physical well-being is important to us all, both individually and as a society. Fresh air, sunlight and the sights and sounds of nature help us lead happier and healthier lives. That's why Festival will feature dedicated green space, with areas to walk and cycle with ease. Residents can take in the stimulus of the great outdoors, while simultaneously relaxing and finding their personal zen moment.

20 Acres	SOUTH VMC PARKLAND
25 Acres	SOUTH VMC ENVIRONMENTAL OPEN SPACE AND PUBLIC SQUARES
17 KM	SOUTH VMC TRAILS AND BIKE LANES





Towers Shaping The Horizon

Anchoring the Festival master plan, four striking towers will rise to shape the skyline of the VMC. Their elegantly interconnected podiums will be organized around a central pedestrian retail mews and plaza – animated with boutique restaurants, an anchor fitness facility and a grocery store. The buildings are dramatically wrapped with sculptural façades that subtly reveal the inner glass towers. At podium level, a series of perforated metal banners are arranged in a pattern that references the movement along the Highway 7 frontage, leading the eye to the entrance of the retail mews.



Signature Towers in South VMC

South VMC is quickly transforming into a prosperous downtown in Vaughan, with Festival designed for a diverse population. Seamless transit access and new commercial development close to major highways create a hub of employment opportunities that will be central to Festival residents. Festival is set to be the new landmark in South VMC, becoming a hub of culture, convenience and entertainment. With premier shopping, lavish food options and every modern service imaginable, Festival will set the standard for new, urban districts. For the growing population of professionals seeking a work-life balance, Festival will offer a variety of in-suite designs in a welcoming, multi-dimensional community – surrounded by South VMC's expansive amenities and green spaces.

4	TALLEST TOWERS IN VAUGHAN
2,500	UNITS APPROX.

FESTIVAL

SIGNATURE TOWERS & PLATFORM



Gateway to the Future

Festival's platform will host state of the art amenities, curated shops and captivating dining. Connecting the towers will be an immersive pedestrian bridge, with remarkable outdoor elements, serving as a gathering space for residents to relax while taking in the full retail experience. The architecture of the bridge features a unique curving, fin-like design, creating a powerful contrast to the glass structures soaring above.

Acting as a gateway into South VMC, Festival's platform truly uplifts its striking towers, allowing this new landmark to take centre stage in downtown Vaughan. Residents will feel they're so much more than homeowners – they're members of a thriving community.

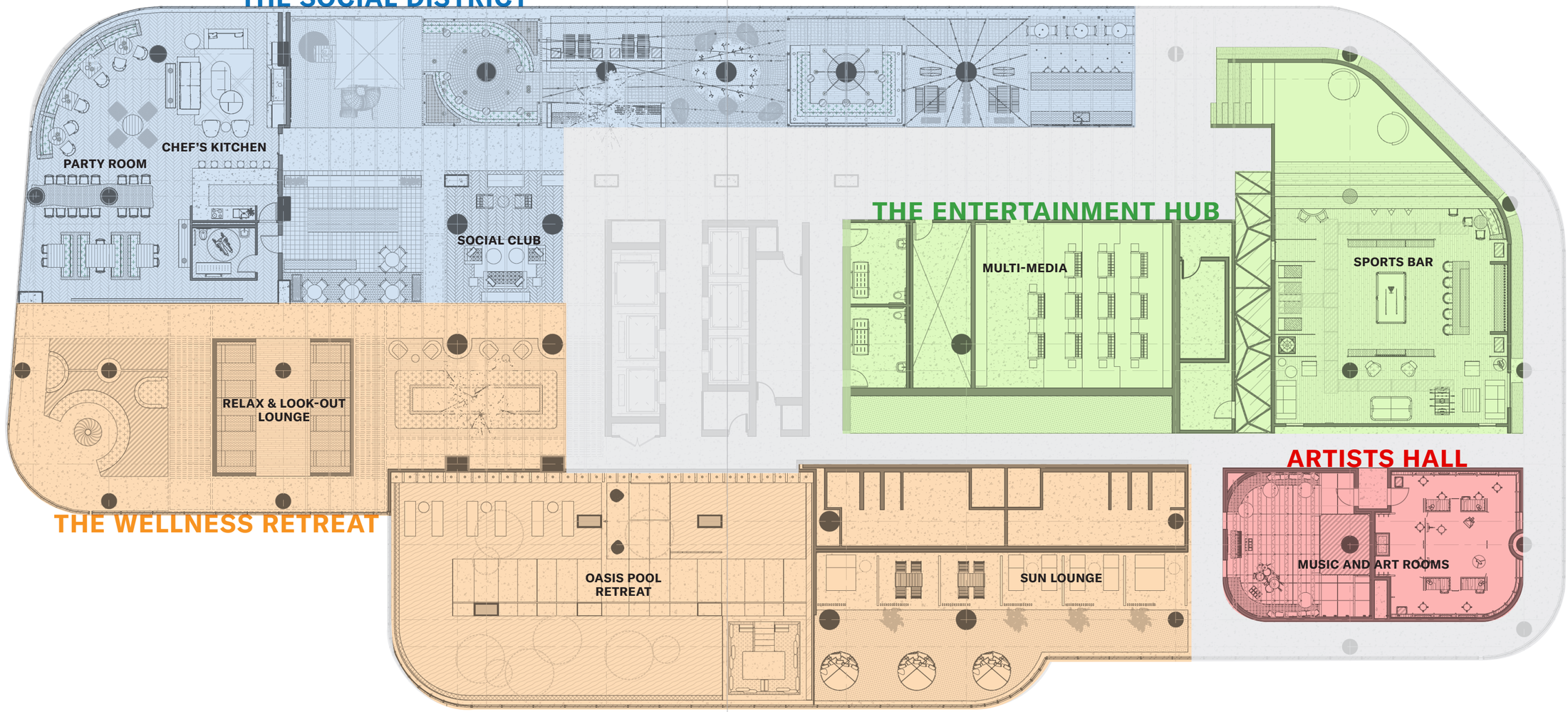


OASIS POOL RETREAT

Experience World Class Amenities

At Festival, amenities are on a scale never before seen. Spread out over 70,000 square feet across the platform, these mega-amenities are like an entire mini-city. Designed like a giant pavilion, with some areas outdoors and others inside, these amenity spaces truly take leisure and fun to a whole new level. With all kinds of games, pools and water-themed play, party and hospitality areas, and arts and crafts areas, these amenities will appeal to residents of all ages.

Level 3


THE SOCIAL DISTRICT
CHEF'S KITCHEN
PARTY ROOM
SOCIAL CLUB
THE ENTERTAINMENT HUB
MULTI-MEDIA
SPORTS BAR
RELAX & LOOK-OUT LOUNGE
THE WELLNESS RETREAT
OASIS POOL RETREAT
SUN LOUNGE
ARTISTS HALL
MUSIC AND ART ROOMS

Level 4

Level 5

SOPHISTICATED GRAND LOBBY



SLEEK AND ELEGANT PARTY ROOMS

SUN-FILLED SOCIAL LOUNGES



FESTIVAL

It's A Celebration.

menkes

Menkes is one of Canada's largest private developers, and one of the foremost builders of complex mixed-use developments. For more than 65 years, Menkes has built a stellar reputation creating innovative communities of exceptional quality. Elegant residences that exude character and charm; and exclusive luxury condominiums infused with stunning amenities; all set in prime locations. Menkes is committed to reshaping the landscape of Toronto, and is now taking its vision of creating communities and fostering employment to South VMC.

MENKES PROJECTS



FOUR SEASONS HOTEL & RESIDENCES, TORONTO

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



PEARS ON THE AVENUE, TORONTO



FABRIK RETAIL, TORONTO

HARBOUR PLAZA, TORONTO | Best New Community - Built - BILD Awards, 2018





365 CHURCH, TORONTO

CHATEAUS, BRAMPTON





SOMERSET, AJAX | Community of the Year - Durham HBA Awards of Excellence, 2013



SUGAR WHARF, TORONTO | Canada's Best-Selling Condominium Community - 2018 Altus Canada

ONE YORK, TORONTO | LEED Platinum Certification, 2017





GIBSON SQUARE, NORTH YORK

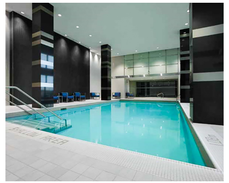
25 YORK, TORONTO

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

Canada's First Fitwel Certified Office Tower



ONE SHERWAY, ETOBICOKE



LUMIERE, TORONTO



MILLSTONE ON THE PARK, OAKVILLE



QuadReal™

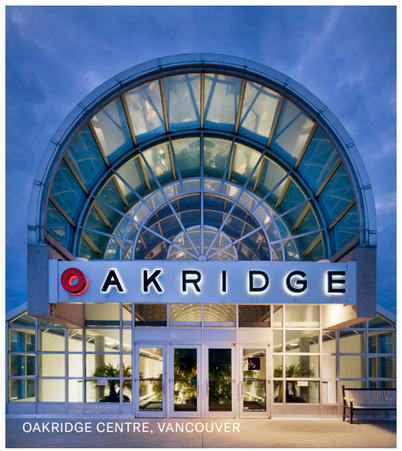
Headquartered in Vancouver, QuadReal Property Group is a global real estate investment, operating and development company. QuadReal manages the real estate and mortgage programs of British Columbia Investment Management Corporation (BCI), one of Canada's largest asset managers with a $153.4 billion portfolio.

QuadReal manages a $37.6 billion portfolio spanning 23 global cities across 17 countries. The company seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves – now and for generations to come.

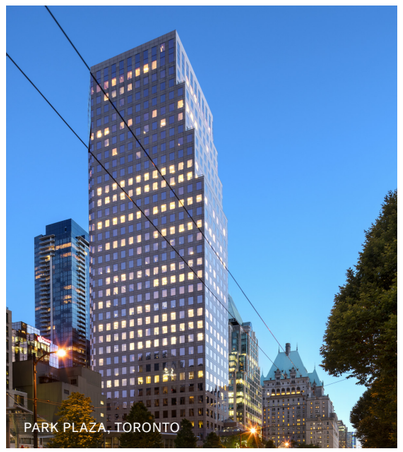
QUADREAL PROJECTS



BAYVIEW VILLAGE, TORONTO



OAKRIDGE CENTRE, VANCOUVER


PARK PLAZA, TORONTO



COMMERCE COURT, TORONTO

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