



**SMARTVMC**



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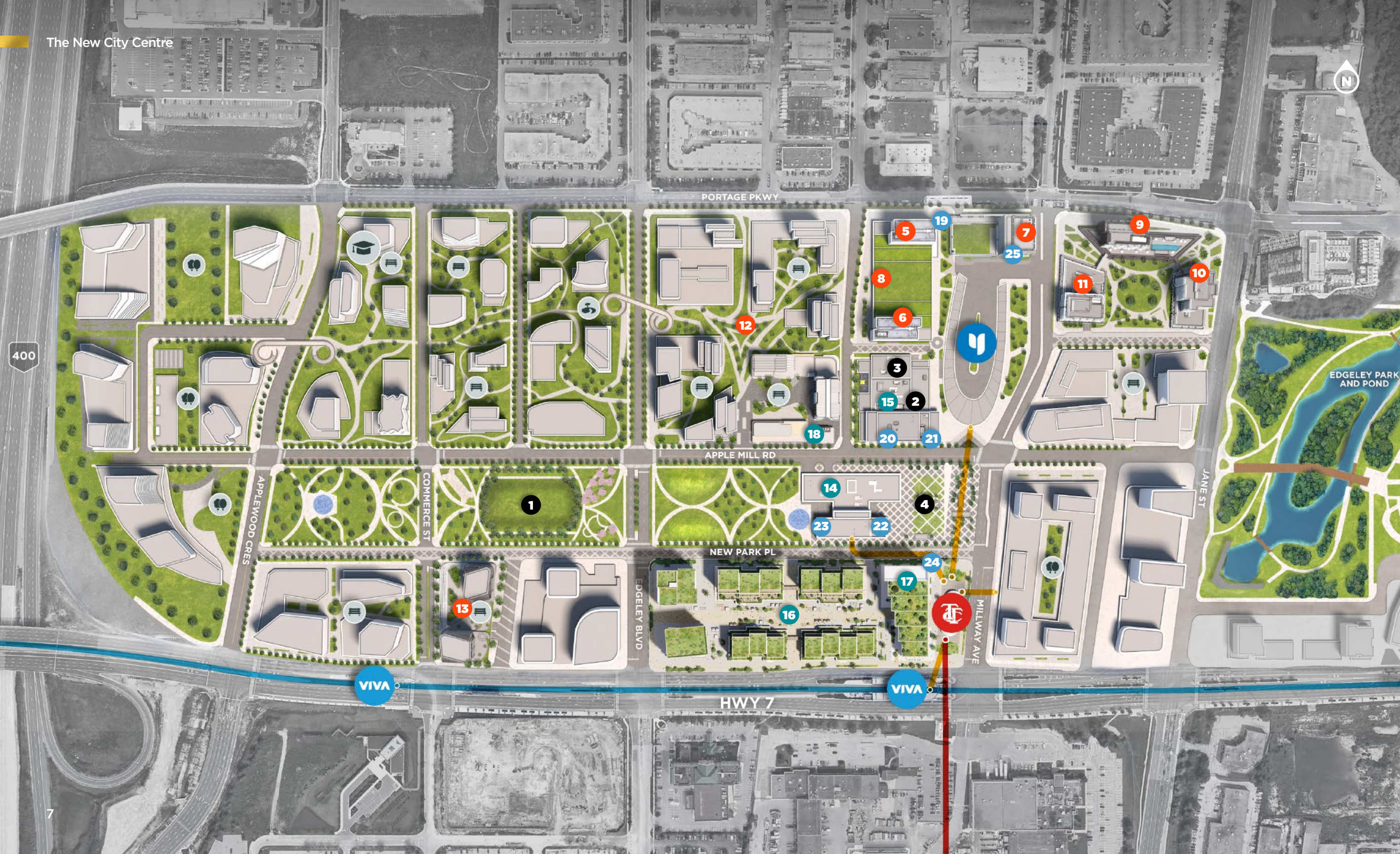
## Welcome to **SMARTVMC**<sup>®</sup>

SmartVMC is an emerging 100+ acre, 20 million SF city centre that is bringing a world class destination to the Vaughan Metropolitan Centre (VMC). Connected to downtown Toronto by the University subway line, SmartCentres' flagship master planned community is Vaughan's newest metropolitan hub: a pedestrian focused, dynamic epicentre for commerce, culture, recreation, open spaces, and urban living.

# The New City Centre



# Master Plan



**General**

- 1 9-Acre Central Park
- 2 Vaughan Public Library
- 3 YMCA
- 4 Transit Square

**Residential**

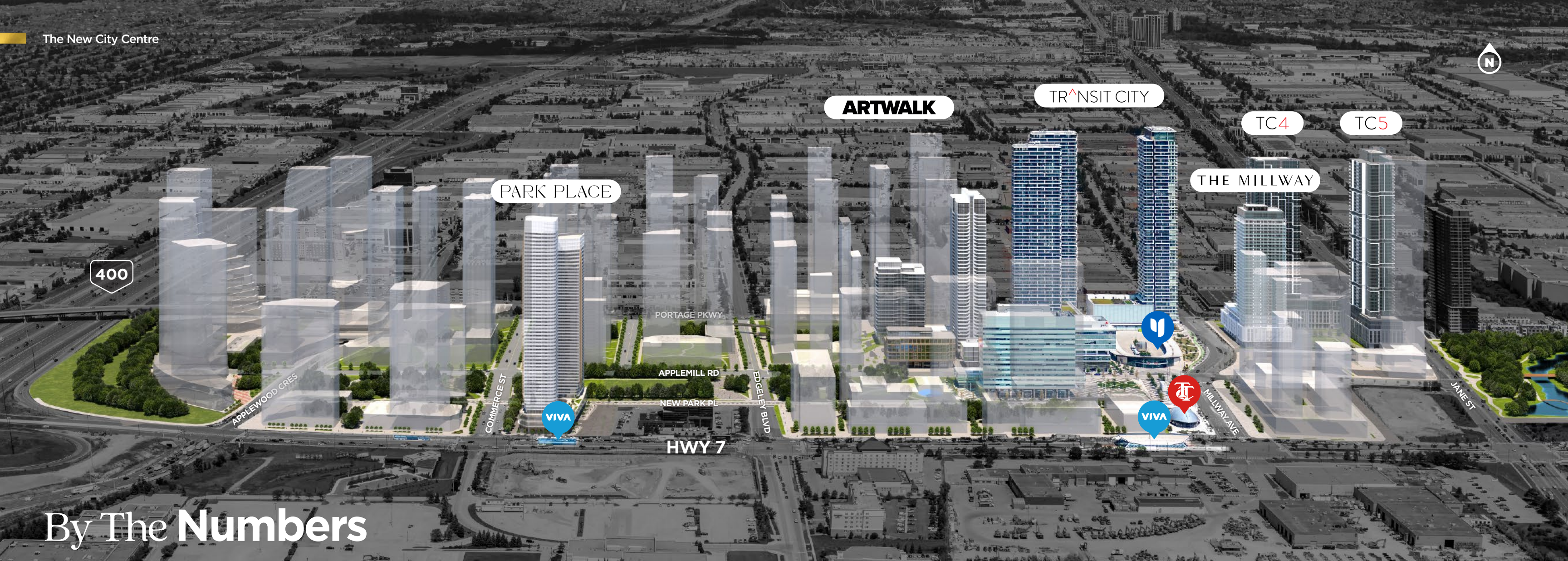
- 5 Transit City 1
- 6 Transit City 2
- 7 Transit City 3
- 8 TC Towns
- 9 TC4
- 10 TC5
- 11 The Millway
- 12 ArtWalk
- 13 Park Place

**Office**

- 14 KPMG Tower
- 15 PWC/YMCA Tower
- 16 South Block
- 17 South Block Office Tower
- 18 ArtWalk Office

**Retail & Services**

- 19 Buca
- 20 Scotiabank
- 21 Balzac's Coffee
- 22 TD Bank
- 23 BMO
- 24 PenguinPickup
- 25 VMC Dental



# By The Numbers

**Built-To-Date**

3.5 Million SF  
3,220 Units

**Under Construction**

577,000 SF  
569 Units

**Density**

Residential..... 15 Million SF  
Retail..... 1 Million SF  
Office..... 4 Million SF  
Total..... 20 Million SF

**Site Area**

100+ Acres

**Residential Units**

30,000 Units

**Future Home To**

60,000 People

**Open Space**

12+ Acres

# A Flagship Evolution

1994

SmartCentres purchased the SmartVMC lands



2006

TTC subway extension announced and the planning of the new city centre began

2012

KPMG announced as the lead tenant of the first tower



2016

KPMG office tower opened



2017

Vaughan Metropolitan Centre TTC subway station opened onsite

2019

PwC-YMCA Tower opened



SmartVMC YRT Regional Bus Terminal opened at SmartVMC



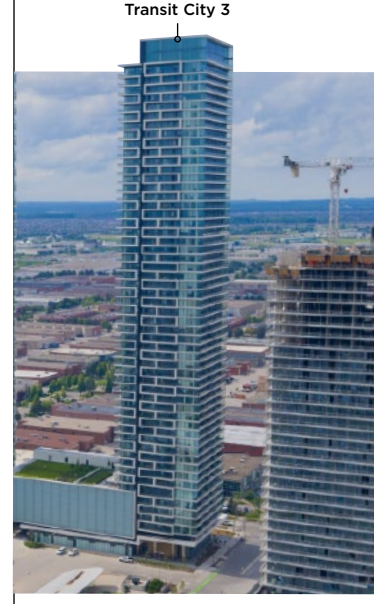
2020

Transit City 1 & 2 occupied and first residents moved in



2021

ArtWalk Condos launched and sold-out phase 1



Transit City 3 occupied

2022

The Millway purpose-built rentals launched



2022

Park Place Condos launched and sold-out phase 1



# The 9-Acre Central Park

At the heart of the community, a 9-acre central park, designed by world-renowned landscape architect Claude Cormier.

This premier green space celebrates nature and how we interact with it.

Including

- Grand Sunken Lawn for:
  - › Community Sports
  - › Markets
  - › Concerts

Dog Park

Multiple Community Parkettes

Sky Fountain

Outdoor Patios

Civic Square with Year Round Events



“Open space is the music.  
Great architecture is the lyrics.”  
- Mitch Goldhar



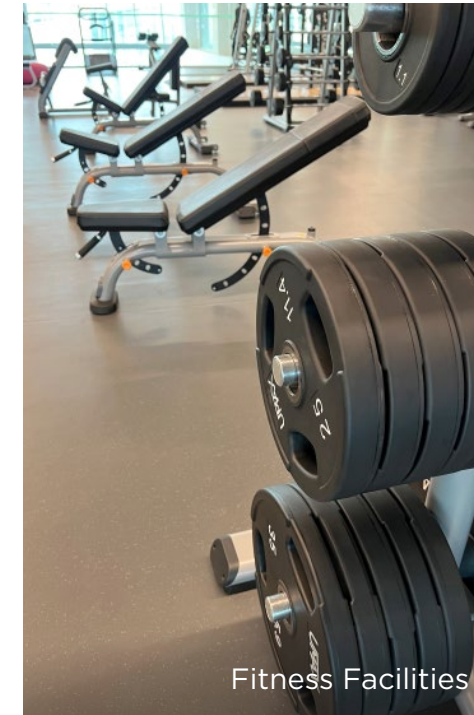
# YMCA

77,000 SF of cultural, recreation and community space featuring:

- › Swimming Pool
- › Fitness Areas
- › Conditioning Areas
- › Performing Arts Studio
- › Gymnasium
- › Community Rooms
- › Childcare Centre
- › Community Kitchen



Swimming Pool



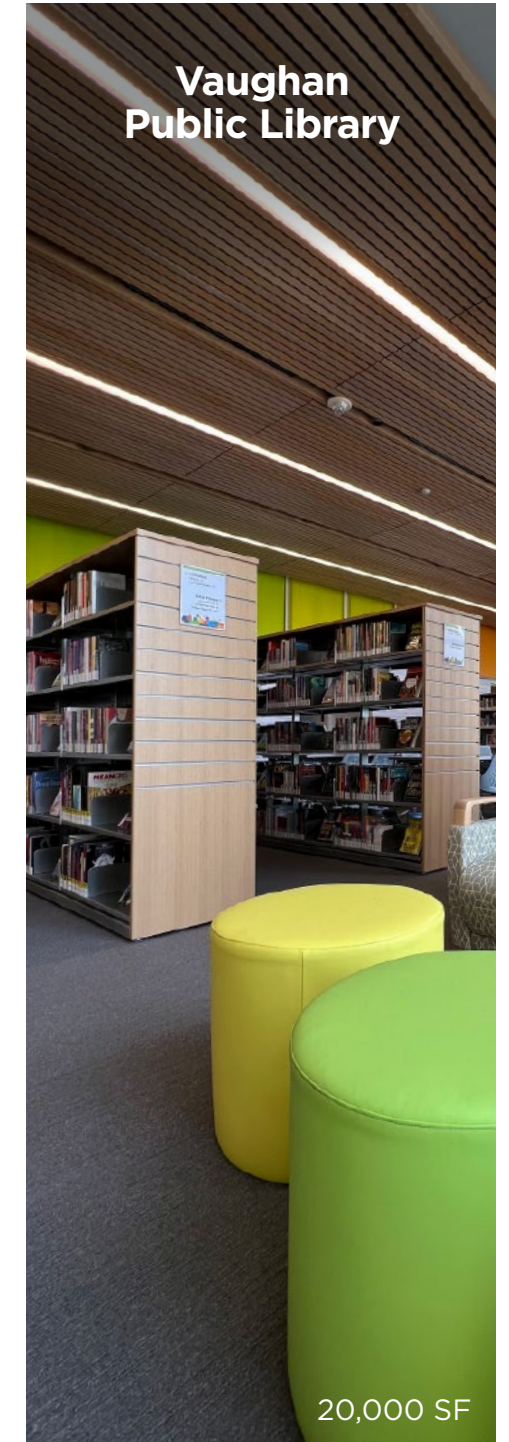
Fitness Facilities



Gymnasium



Childcare Centre



## Vaughan Public Library

20,000 SF



# Unparalleled Connectivity

Vaughan Metropolitan Centre Subway Station



Vaughan Metropolitan Centre Bus Terminal

SmartVMC's transit hub connects residents and visitors to everywhere in the GTA. With the Vaughan Metropolitan Centre TTC subway station, SmartVMC regional YRT bus terminal and VMC VIVA both onsite, as well as Highways 7, 400, and 407 just minutes away, coming and going from SmartVMC is a breeze.

Line 1 Subway Access



Accessible Transit Lines



# Everything Within Reach

SmartVMC features unparalleled transit access directly connected to Downtown Toronto and across the GTA.

Destination	Distance	Transit	Driving
York University	3.5 KM	5 mins	7 mins
Yorkdale Mall	15 KM	15 mins	17 mins
Pearson Airport	20 KM	30 mins	16 mins
Union Station	30 KM	42 mins	50 mins

- Legend**
- TTC Subway Line 1 (Yonge/University)
  - TTC Subway Line 2 (Bloor/Danforth)
  - TTC Subway Line 3 (Scarborough)
  - TTC Subway Line 4 (Sheppard)
  - VIVA Bus Line
  - GO Train Line
  - Eglinton Crosstown LRT (Under Construction)
  - Smart Track Line (Under Construction)

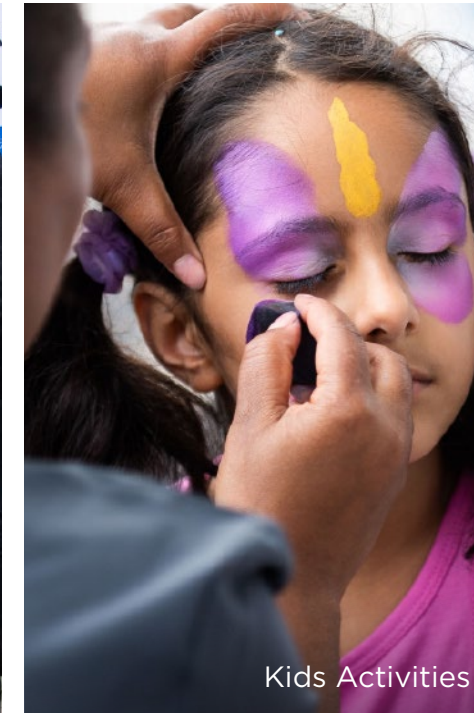


# Urban Programming

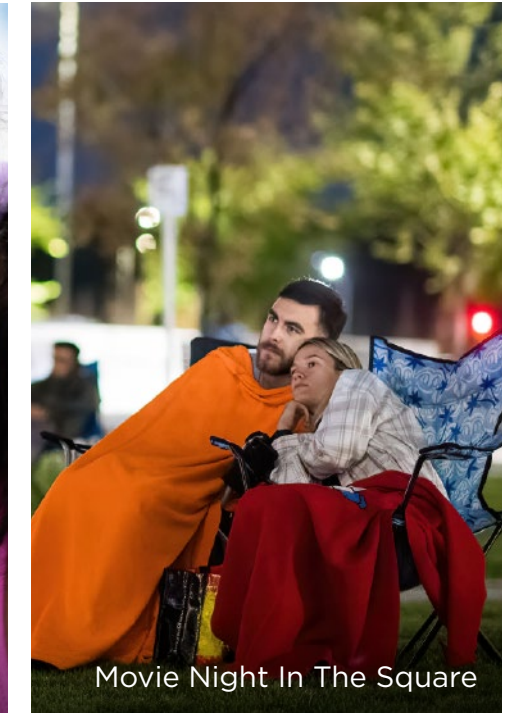
Transit Square, a 49,000 SF outdoor, public space that is host to community activations including movie nights, music festivals, yoga, markets, concerts, and so much more.



Vaughan International Music Festival



Kids Activities



Movie Night In The Square



Food Truck Festival



Dance Festival



Yoga In The Square

# Creativity Lives Here

Art and culture are synonymous with thriving city centres. SmartVMC is designed with a deliberate focus on art and culture, appreciating their impact on forming the identity and distinctiveness of the community, and their ability to connect people to their space and to each other.

birdO  
Artist



# Residential



# City Living Without Compromise



2017 → 2019 → 2020 → 2021 → 2022 →

- Transit City 1**  
Condominium  
**Occupied 2020**  
55 Storeys  
551 Units
- Transit City 2**  
Condominium  
**Occupied 2020**  
55 Storeys  
559 Units
- Transit City 3**  
Condominium  
**Occupied 2021**  
55 Storeys  
631 Units
- TC4**  
Condominium  
**Occupied in 2023**  
45 Storeys  
498 Units
- TC5**  
Condominium  
**Occupied in 2023**  
50 Storeys  
528 Units
- TC Towns**  
Condo Townhomes  
**Occupied 2022**  
22 Units
- Artwalk Condos**  
Condominium  
**Under Construction**  
4, 6, 18, 38 Storeys  
627 Units
- The Millway**  
Rental Apartments  
**Occupied in 2023**  
36 Storeys  
366 Units
- Park Place Condos**  
Condominium  
**Pre-Construction**  
48, 56 Storeys  
1,100 Units



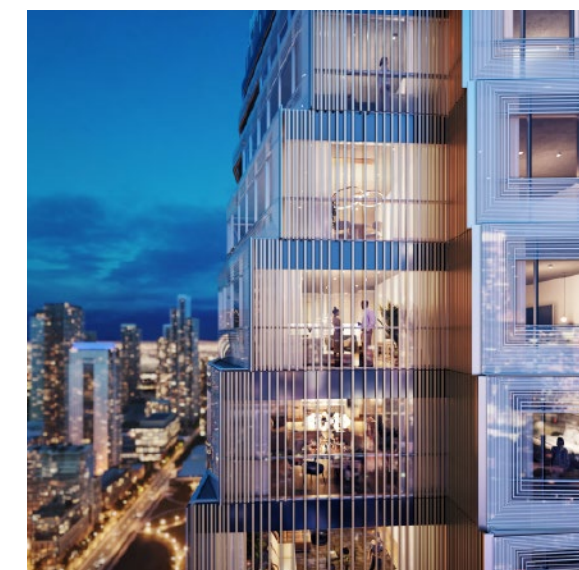
# PARK PLACE

CONDOS

## LUXURY BY THE PARK

Coming to HWY 7 & Commerce Street in SmartVMC, immediately adjacent to the future 9-acre central park, this stunning condominium comprises two towers, 48 and 56 storeys. From its sculpted, curvy exterior to its exquisitely crafted interiors, Park Place offers elevated modern design and quiet luxury.

[THEPARKPLACECONDOS.CA](http://THEPARKPLACECONDOS.CA)





# THE MILLWAY APARTMENT LIVING *REFINED*

Designed for the modern renter, residents of The Millway live an urban lifestyle without compromise. Spacious, contemporary suites. Thoughtfully-designed amenities above and beyond expectations. Steps to incredible greenspaces, TTC subway, retail, and restaurants. Refined apartment living has finally arrived - only at The Millway.

[THEMILLWAY.CA](http://THEMILLWAY.CA)

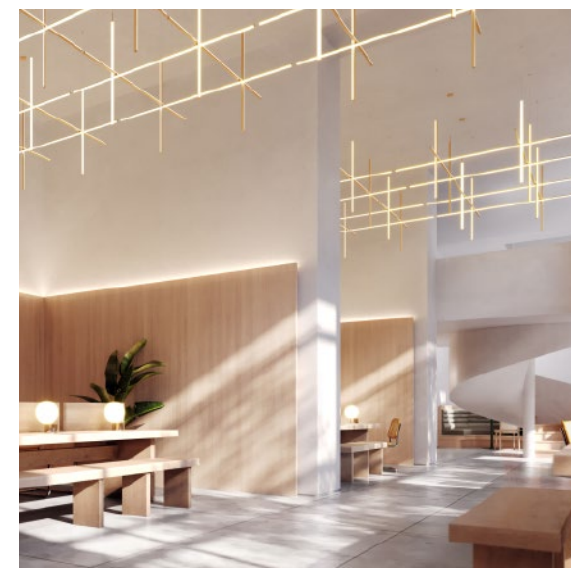


# ARTWALK

## SMARTVMC'S NEW ART DISTRICT

Infusing artful living into every aspect of your daily experience, ArtWalk Condos are the opportunity to live inspired at the centre of Vaughan's new metropolitan heart.

[ARTWALKCONDOS.COM](https://artwalkcondos.com)



# TR<sup>^</sup>NSIT CITY

## SMARTVMC'S PREMIER COMMUNITY

Transit City's five residential towers established SmartVMC as one Canada's fastest growing communities. Launched in 2017 and now occupied, Transit City 1, 2, and 3 welcomed it's first 3,200 residents to SmartVMC in 2020. With the completion of TC Towns in 2022 and TC4 and TC5 both scheduled to occupy in 2023, SmartVMC's residential pipeline is expected to welcome 60,000 residents over the next 20 years.

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**SOLD OUT**

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# South Block

1,585,000 SF

With seven buildings surrounding a spacious central courtyard, designed by renowned architecture firm 3XN, South Block aims to create cutting-edge office and residential buildings in the heart of SmartVMC.

The mixed-use development is animated by high-quality accessible pedestrian spaces featuring active frontages along virtually every side. These are further complemented by both active green terraces podium building rooftops and within the central courtyards.



Office



# Thriving Employment Hub

SmartVMC offers an attractive business environment with Class A space for today's cutting edge companies. Connected to the TTC subway and regional transit hub, this ideal location allows world-class companies to attract top talent from across the GTA and beyond.

## PWC/YMCA Tower

220,000 SF

## KPMG Tower

365,000 SF

# KPMG Tower

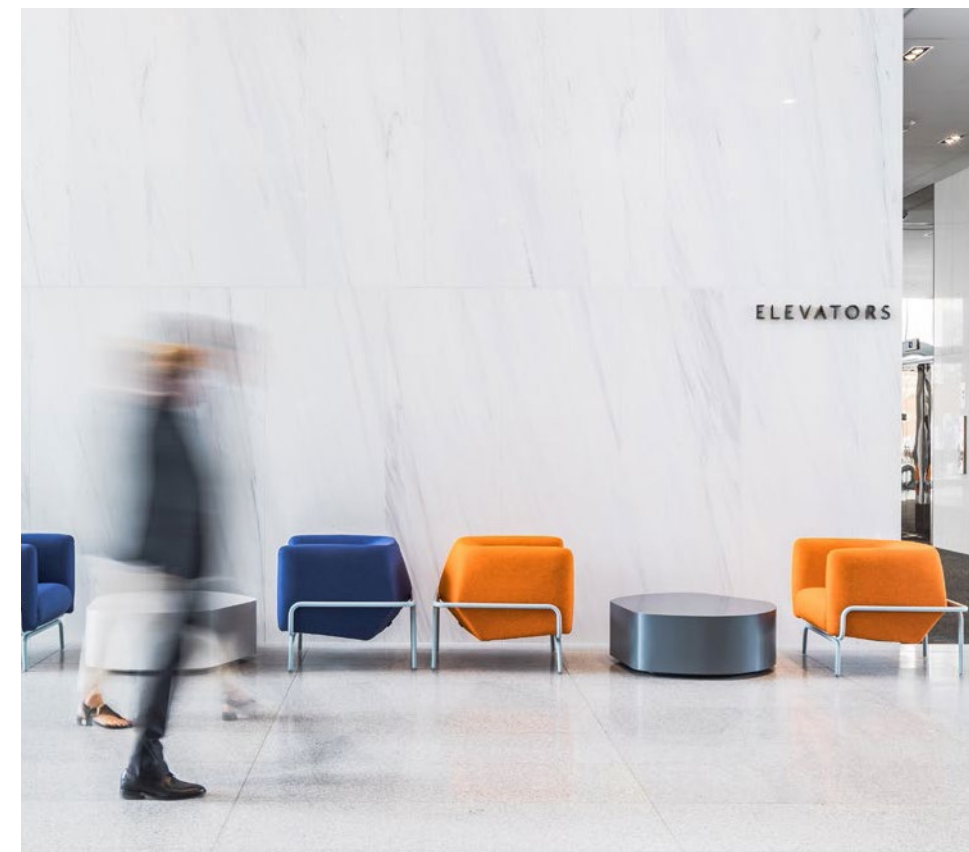
365,000 SF

Completed in 2017, the KPMG Tower is a 15 storey Class-A, 365,000 SF office tower that is fully leased to some of the world's best-known companies.

**Tenants:**



MARC ANTHONY.



# PWC/YMCA Tower

220,000 SF

SmartVMC's second Class-A office tower features a unique mix of uses. The PwC/YMCA building not only features offices for renowned Canadian firm, PwC, but a 77,000 SF YMCA and brand new 20,000 SF Vaughan Public Library.

Tenants:



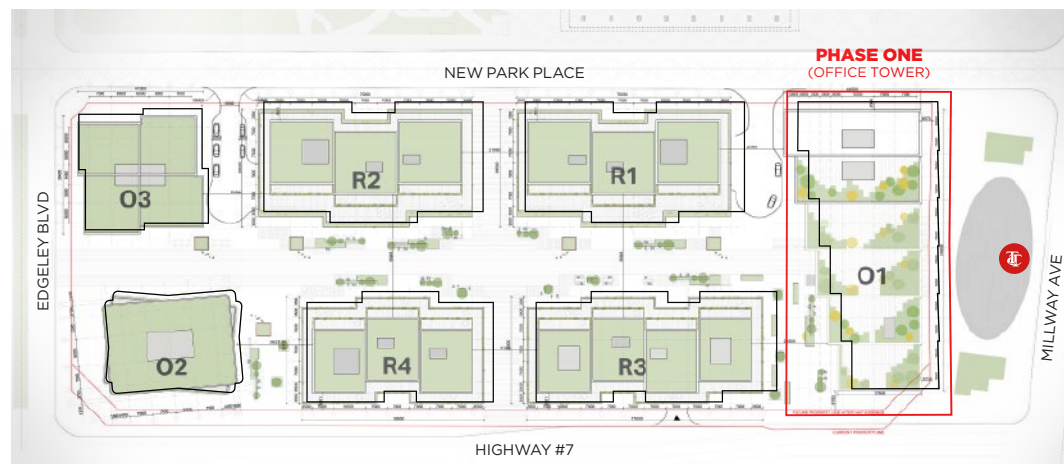


# South Block

## Phase One - Office Tower

488,239 SF

Phase One of South Block, The Office Tower, will be a 20-storey building directly adjacent to the VMC Subway Station. Encompassing 474,196 square feet of office space and 14,043 square feet of retail space on the ground floor, The Terraces will be remarkable for its stepped, green terraces and passageway, providing direct access from the VMC TTC Subway station to the vibrant commons within. This state-of-the-art building marks the 9th building and the 3rd office building within Smart VMC masterplan.

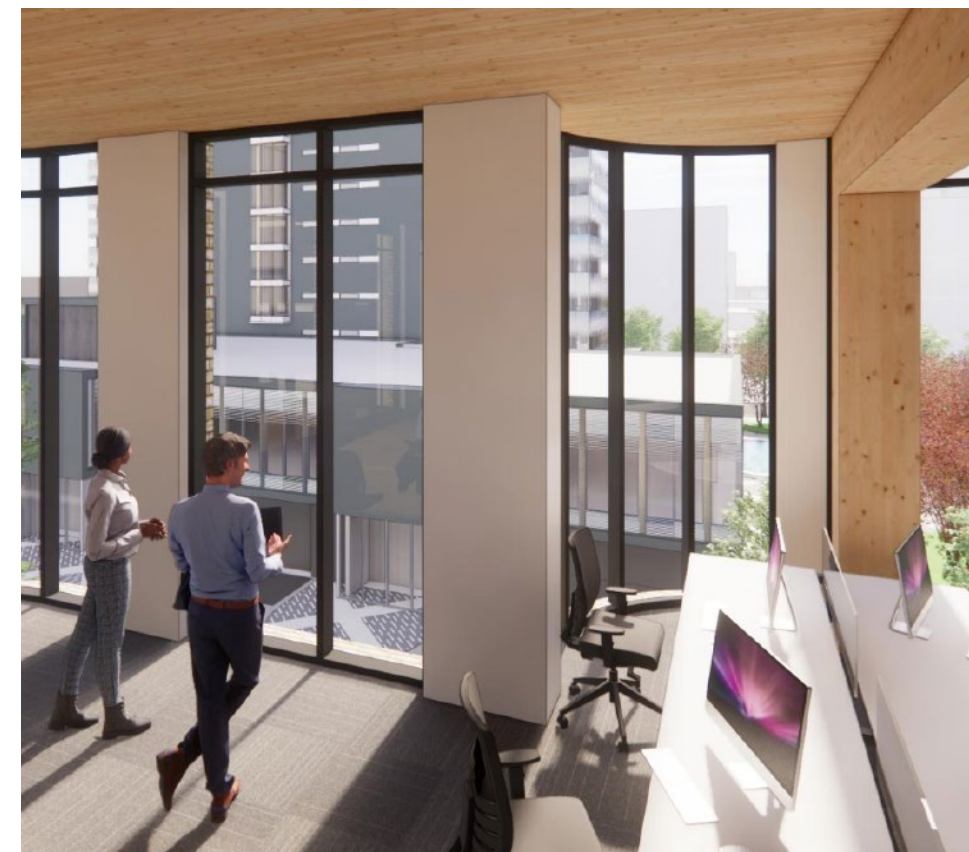


# ArtWalk Office

50,000 SF

In the heart of SmartVMC's new art district, a 4-storey, 50,000 square foot mid-rise office and a purpose-built brick-and-beam building will be the first of its kind at SmartVMC.

This high-performance, boutique office building with functional floor plates and park-facing views will be available to lease in 2025.



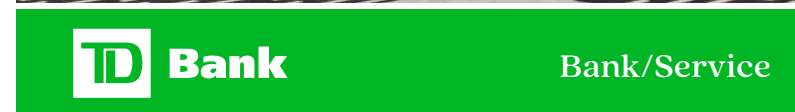
**Retail**

4

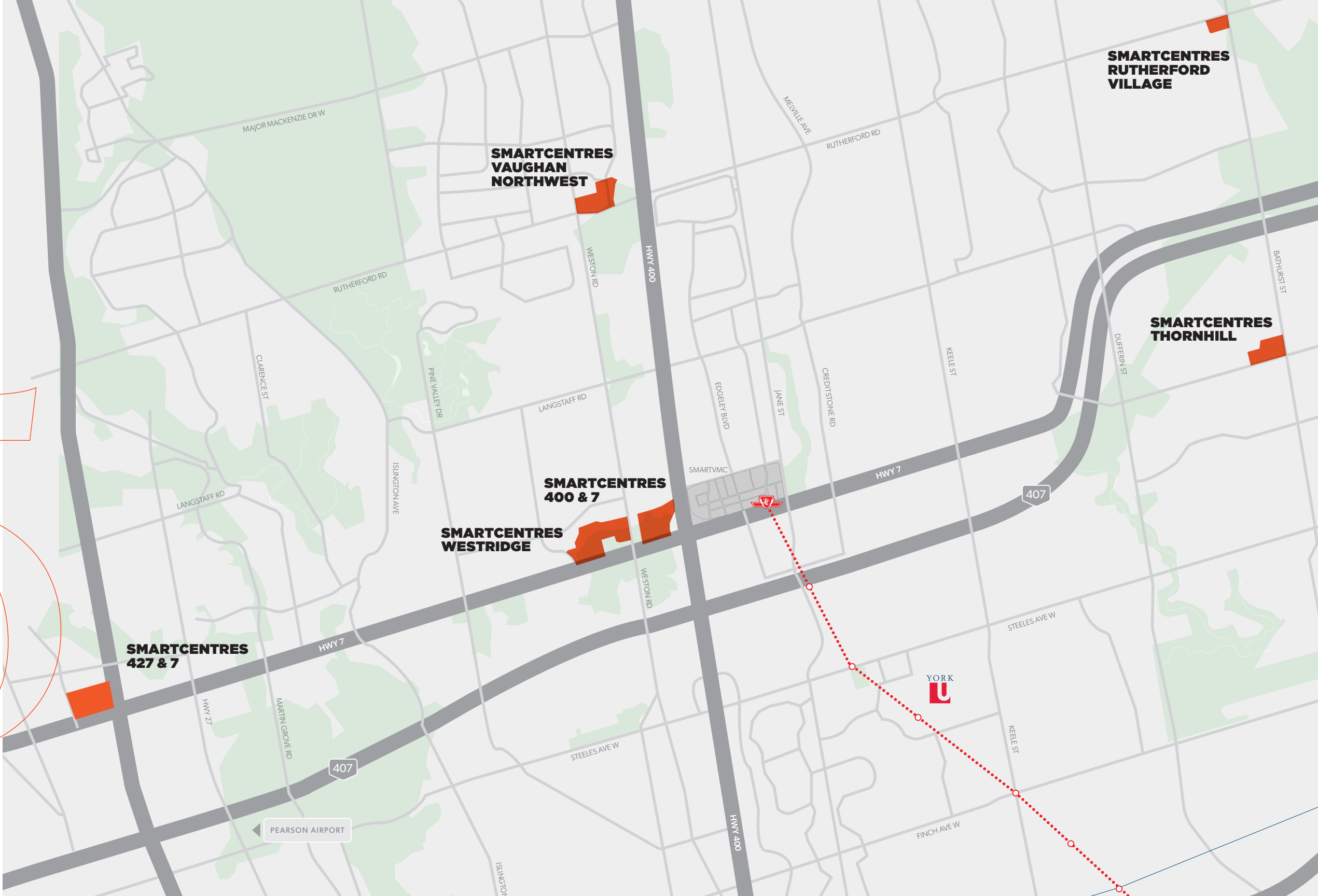


# Curated Urban Retail

Carefully selected retail tenants offer SmartVMC residents and visitors the services, shopping, and dining experiences expected of a world-class city centre.



# Vaughan Property Opportunities



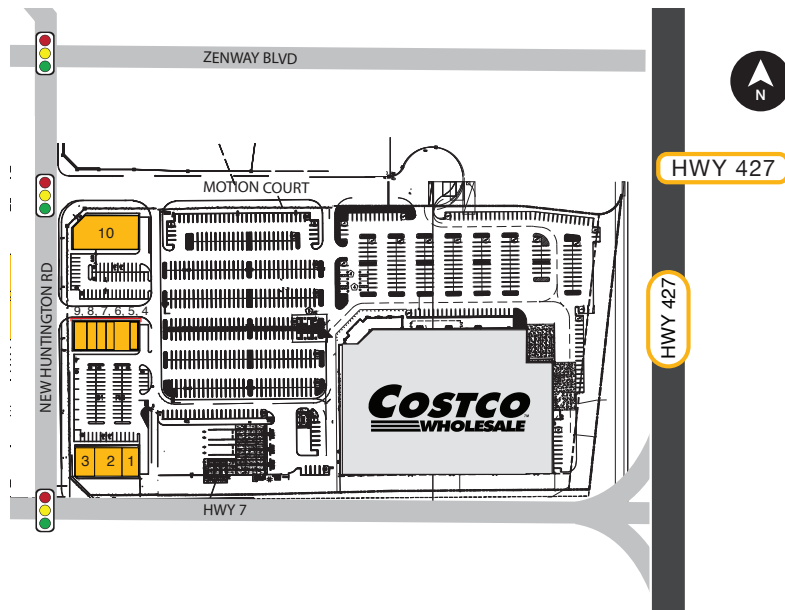


## SMARTCENTRES 427 & 7

55 NEW HUNTINGTON ROAD  
(HWY 427 & HWY 7)

- 300,000 SF CENTRE
- 28 ACRES

- NEW BUILD OPPORTUNITY
- OCCUPIED

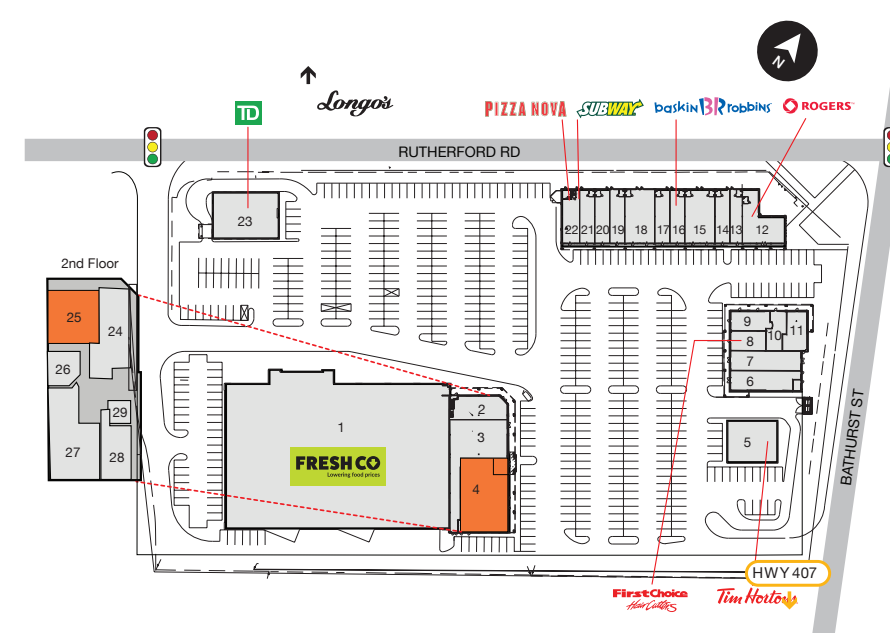


## SMARTCENTRES RUTHERFORD VILLAGE

9200 BATHURST STREET  
(BATHURST ST & RUTHERFORD RD)

- 104,425 SF CENTRE
- 10 ACRES
- 300,000 SF RETAIL NODE

- AVAILABLE
- OCCUPIED



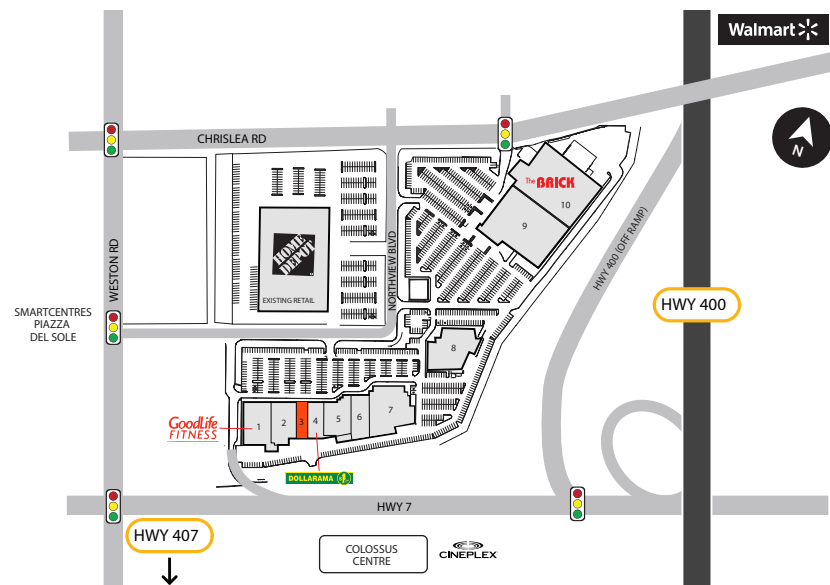


## SMARTCENTRES 400 & 7

101 NORTHVIEW BOULEVARD  
(HWY 400 & HWY 7)

- 256,460 SF CENTRE
- 20 ACRES
- 2,000,000 SF RETAIL NODE

AVAILABLE  
OCCUPIED

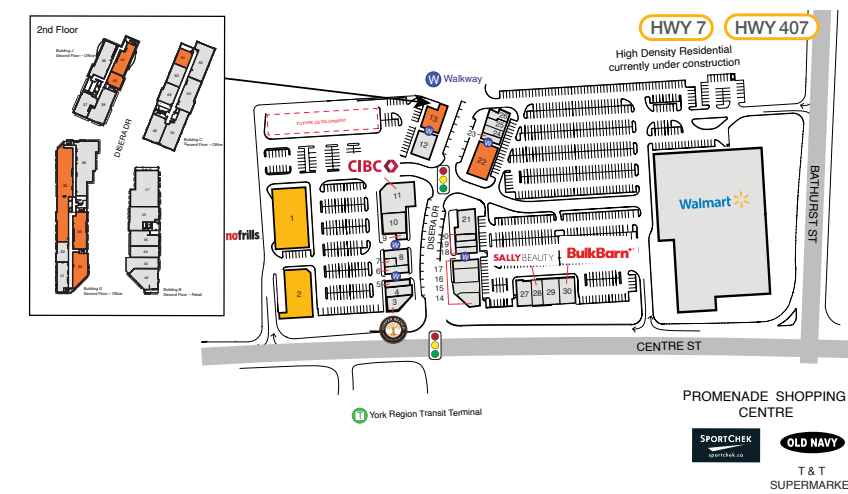


## SMARTCENTRES THORNHILL

700 CENTRE STREET  
(CENTRE ST & BATHURST ST)

- 305,179 SF CENTRE
- 27 ACRES
- 1,000,000 SF RETAIL NODE

AVAILABLE  
NEW BUILD OPPORTUNITY  
OCCUPIED

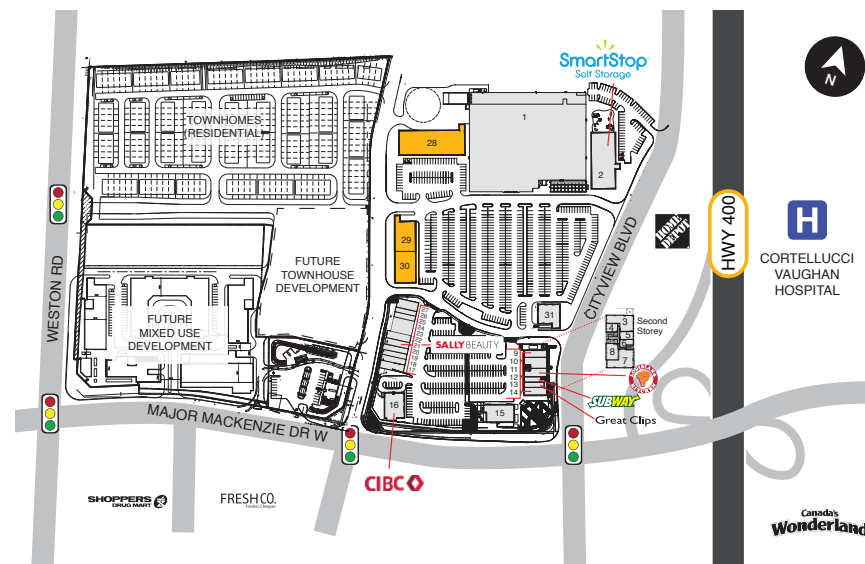




3600 MAJOR MACKENZIE DRIVE W

- 397,584 SF CENTRE
- 45 ACRES

- NEW BUILD OPPORTUNITY
- OCCUPIED



3900 HIGHWAY 7  
(HWY 7 & WESTON RD)

- 433,637 SF CENTRE
- 37 ACRES
- 1,000,000 SF RETAIL NODE

- OCCUPIED





# The Visionaries





## THE SMARTER WAY TO LIVE

As SmartCentres' wholly owned residential brand, 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 masterplanned 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.



SmartCentres was started more than 30 years ago because we believed that Canadians deserved access to products they could afford, at convenient times, in stores that were close to home. By fulfilling those needs, SmartCentres has grown and expanded into communities in every province across Canada.

Today, Canadians want transit-connected homes, with access to retail, offices, and storage facilities — as well as open green spaces and places to gather. So, SmartCentres has evolved, and SmartLiving has emerged with a \$15.2 billion transformation plan to reshape Canadian communities.

SmartCentres has 3,500 acres of land across 185 prime locations coast-to-coast. We are now planning, developing, building and managing holistic pedestrian focused communities on these lands, enabling Canadians to live life without compromise.



# The **New** City Centre

**Paula Bustard**

Executive Vice President

M: 416 949-1377

O: 647 957-6973

[pbustard@smartcentres.com](mailto:pbustard@smartcentres.com)

 @smartvmc





[www.smartvmc.com](http://www.smartvmc.com)