



DISCOVER THE ART OF LIVING

VENDÔME

CONDOMINIUMS

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The Insider Package



INSPIRED BY
PLACE VENDÔME
IN PARIS

VENDÔME

There are few feelings greater than coming home. After a long day, we yearn for the comfort and familiarity of what is ours- to relax, reflect, and be true to ourselves. As designers, architects, and developers, this idea is integral to what we do at H&W Developments. The question we ask ourselves at every stage of our process is:

How can we not only offer this feeling, but enhance it?

Introducing Vendôme Markham- a landmark community that embodies our fundamental building values:

(1) FUNCTIONAL DESIGN

Vendôme Markham is a harmonious union of exquisite design detail and modern conveniences. Inspired by neo-classical architecture with sweeping archways and a hidden courtyard garden, you are sure to be reminded of an era long-gone; one with attention-to-detail and elevated sophistication.

(2) MODERN SENSIBILITY

Paired with convenience at your fingertips: 24/7 Concierge, 24/7 state-of-the-art fitness centre, 24/7 co-working lounge with free high-speed Internet as part of over 20,000 Sq.Ft of curated amenities; Vendôme Markham re-defines the comforts of coming home.

(3) RELAXED LUXURY

With the appeal of a stately building with all the comforts and access of today's luxury condominiums, we are introducing ease and opulence into your life. To reduce the errands and travel-time so you can spend more time with the ones you love and get back to what really matters.

*This is what we call **the Art of Living.***



Project Summary

Team

Developer : H&W Developments

Architects : DIALOG Design

Interior Designer : Tomas Pearce

Landscape Architect : Schollen & Company Inc.

Amenities

Over 30,000 Sq.Ft of Amenities at Vendôme Markham including:

- Soaring Two-Storey Grand Lobby- *Place Vendôme inspired lobby featuring vaulting archways and elegant seating area with 24-hour Concierge*
- Automated Parcel Lockers- *Secured and quick-access parcel pick-up for online purchase deliveries*
- Secured Refrigerated Parcel Storage Area – *State-of-the-art refrigerated storage system for grocery, meal-prep, meal-kit deliveries*
- Multi-purpose Indoor Sports Facility- *Double-height ceiling suitable for indoor court activities such as Basketball, Badminton, Volleyball, Dance and Ping-Pong*
- Wifi Library Lounge- *24-hour co-working space with quiet study zones and high-speed Internet*
- Fitness Centre – *24-hour access to 2,600+ sf state-of-the-art fitness equipment with park views*
- Music Rehearsal Studio- *Soundproof instrument-practice room with audio and video setup*
- Media Screening Lounge- *Soundproof screening and performance stage with theatre-style seating*
- Deluxe Guest Suite- *Upscale hotel-style furnished suite for your guests*
- Gourmet Kitchen & Dining – *Professional chef's demonstration kitchen with cocktail bar for culinary events and private dining parties*
- Social Lounge- *Stylish and comfortable seating areas that can be integrated with Gourmet Kitchen and Dining area for larger gatherings*
- Entertainment & Games Room- *Billiards, card tables, and large-screen TV for live broadcasts*
- Yoga & Dance Studio- *Expansive serene space for yoga, stretching, group fitness, and dance choreography*
- Kids' Play Lounge - *Sun-filled Discovery Centre with active zones, reading corner, interactive play facilities for our youngest residents*
- Elevated Private Courtyard Garden - *Over 16,000 sf of exclusive 'secret garden' with landscaped lawns, al-fresco seating, and manicured outdoor leisure space*
- Patio Grill Stations with Private Cabanas
- Pet Spa - *Equipped with pet washing stations and grooming areas*

Statistics

Total Condominium Units: 530 (One Bedroom to Four Bedrooms)

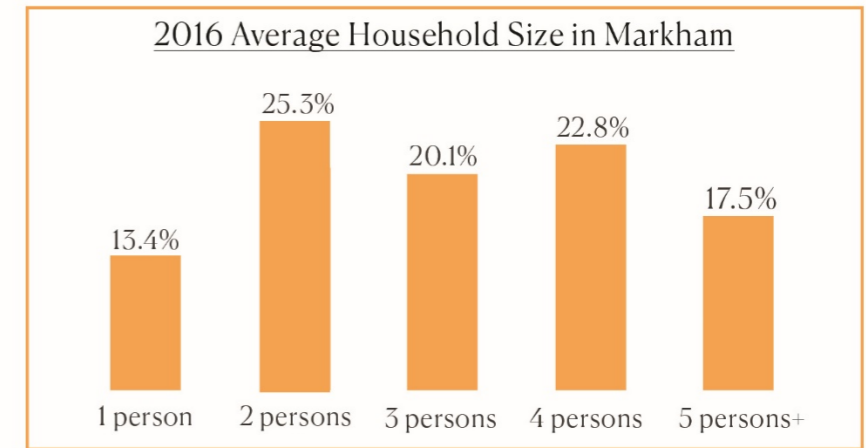
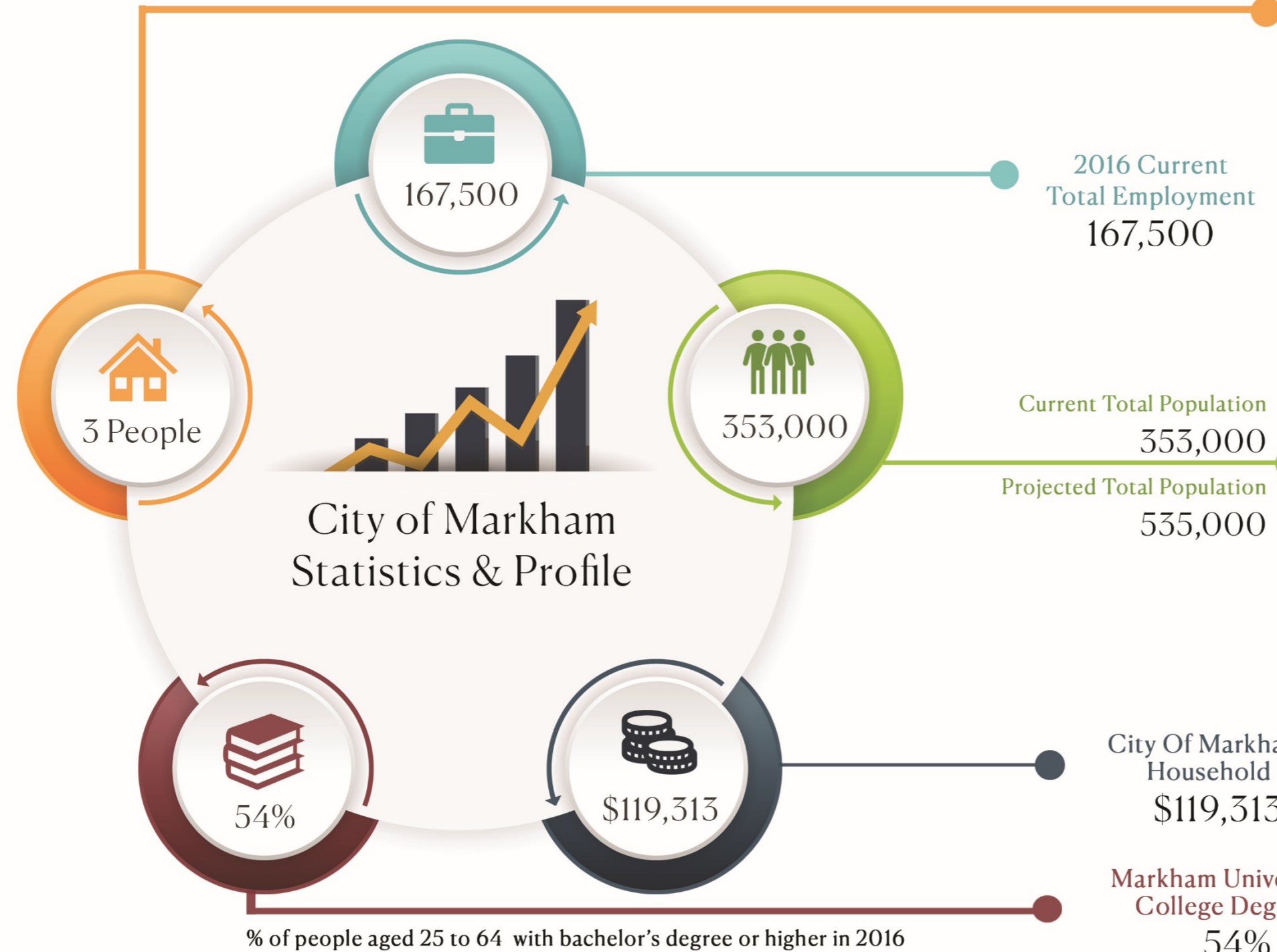


Vendôme Site Plan

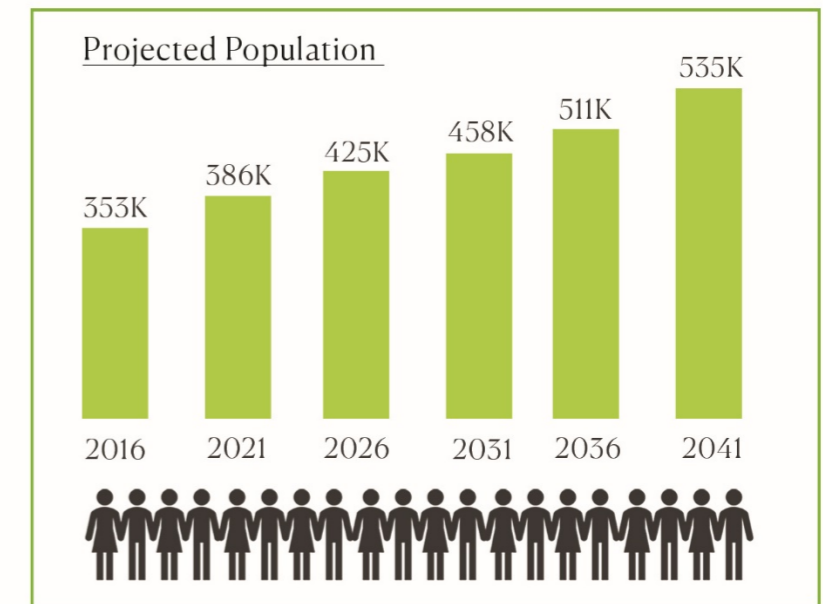


Vendôme Site Map

City of Markham: Today & Tomorrow



2016 Current Total Employment 167,500 **VS** 2041 Projected Total Employment 269,200



Current Total Population 353,000
Projected Total Population 535,000

City Of Markham Average Household Income \$119,313 (CAD) **VS** Entertainment District Average Household Income \$117,934 (CAD)

Markham University & College Degree % 54% **VS** Toronto University & College Degree % 40.9%

Top 7 Reasons to Invest in Vendôme Markham

Market Value & Commercial Developments

Situated in the core area of an expanding business district



Key to the Future

Close proximity to York University, Seneca College & top ranked public & private schools

High-Tech Capital

City of Markham is home to over 1000 high-tech & life science companies



Access to Everywhere

Easy access to major highways and public transit at your door step



Arts & Heritage

Multiple culturally diverse art galleries & historical heritage buildings supported by the City of Markham

Recreation & Parks

Abundance of both outdoor & indoor amenities



Myriad of Shopping & Entertainment

Over 500+ restaurants, coffee shops & bars. Over 200+shops including international retailers



Market Value & Commercial Investment

Vacant Employment Land Inventory (2016)

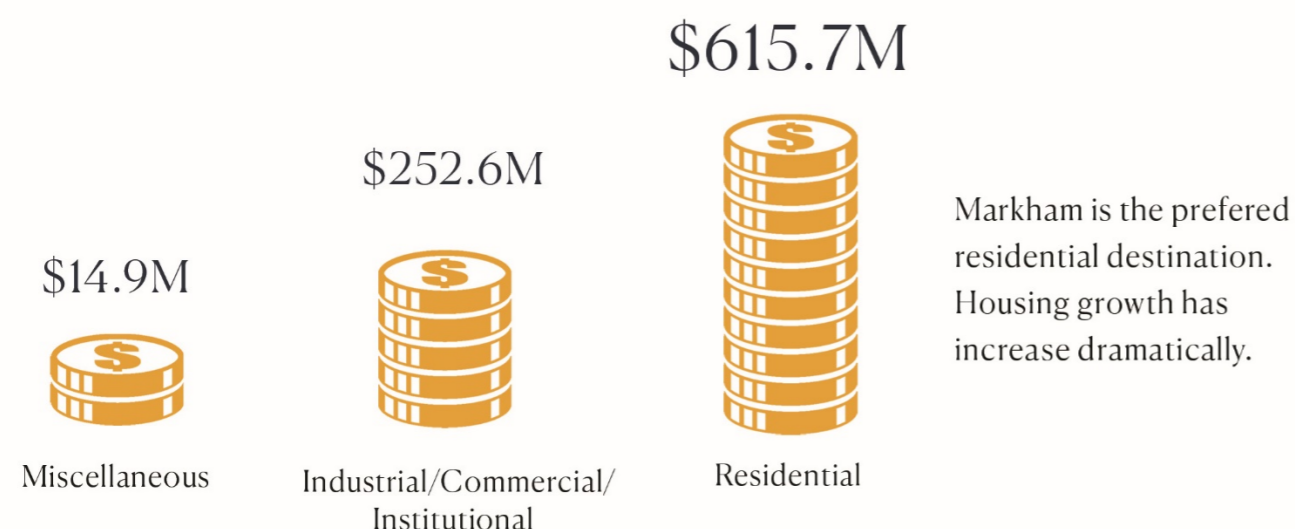
Land Use Designation Categories	Service & Market Ready (acres)	Unserviced (acres)
Business Park Employment	460.36	227.92
Mixed Use	346.79	38.16
General and Service Employment	307.69	50.01
Commercial	71.85	N/A

2016 Tax Rates (%)

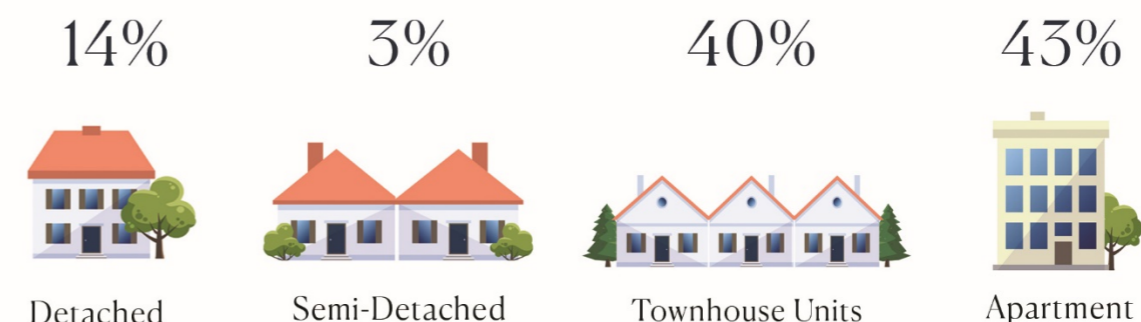
City	Commercial	Industrial
Toronto	2.64%	2.70%
Mississauga	2.03%	2.37%
Vaugh	1.71%	2.00%
Markham	1.67%	1.96%

From Class-A corporate, commercial and industrial developments to outstanding mixed-used communities, Markham is creating the infrastructure needed to sustain a vibrant environment for all. This includes working to maintain the lowest tax rates in the GTA.

Value of Construction in Markham (January - December 2016)



New Residential Unit Profile (January - December 2016)



New & Planned Commercial Buildings

Aviva Canada Head Office

Second largest general insurer in Canada
350,000 Sqft of office space
Employs over 1,500

GM Technical Centre

GM Tech focus facility
150,000 Sqft of office space
Employs over 1000 Employment

Honeywell Building Solution

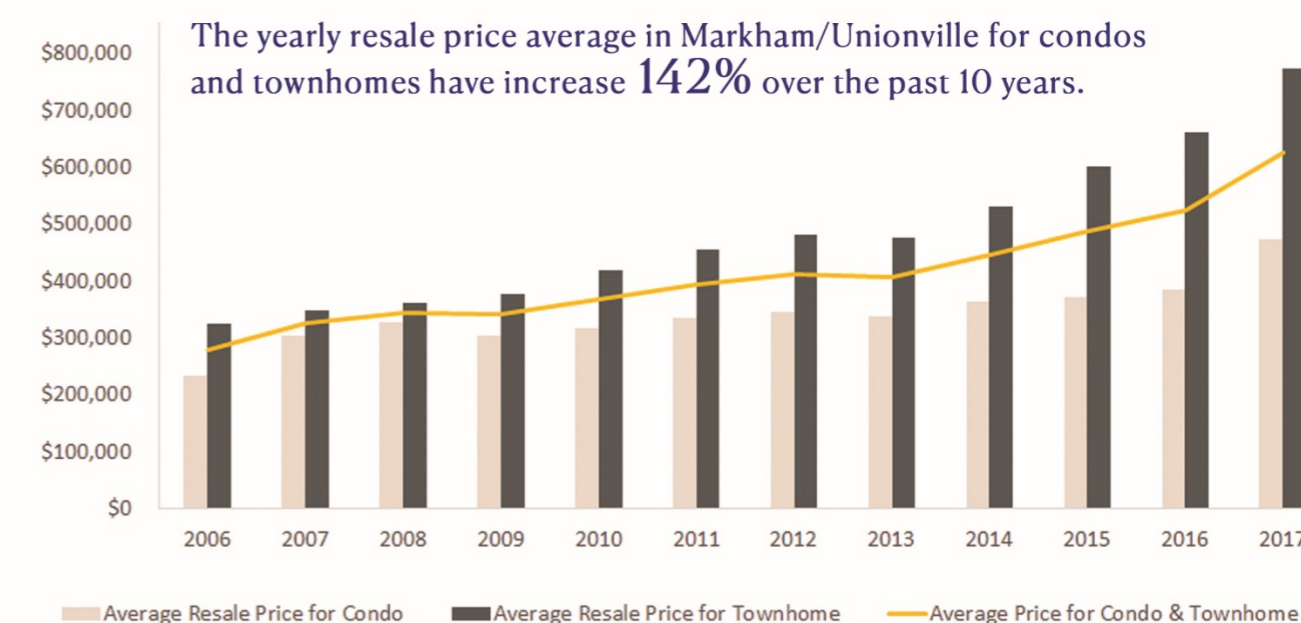
Canadian headquarter
68,000 Sqft of workspace
Employs over 400 Employment

Howland Green Business Centre (future)

59,000 Sqft of office space

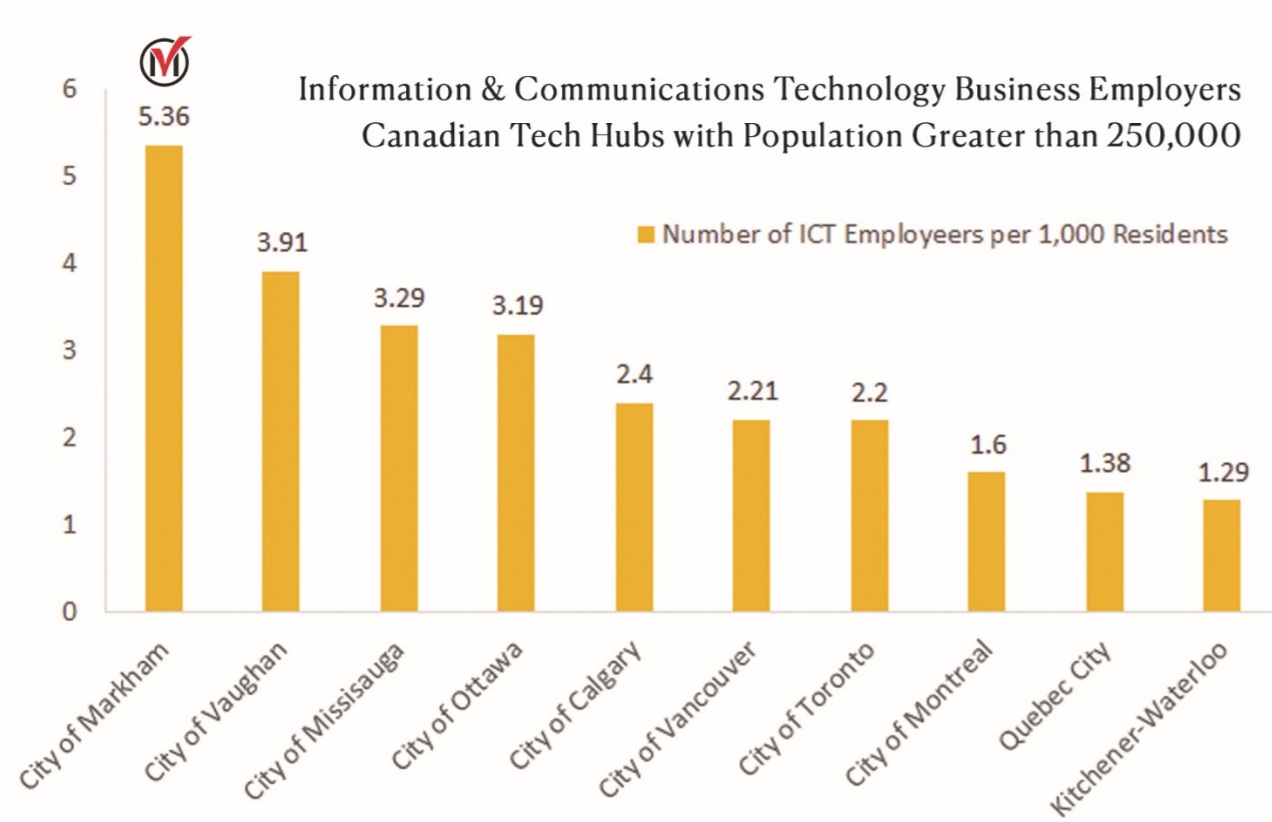


Average Resale Price in Markham Unionville (2006-2017)



High-Tech Capital

City of Markham is recognized as the highest concentration of high-tech employment per capita among Canadian cities, including Toronto, Ottawa and Waterloo.



Markham as Canada's High-Tech Capital

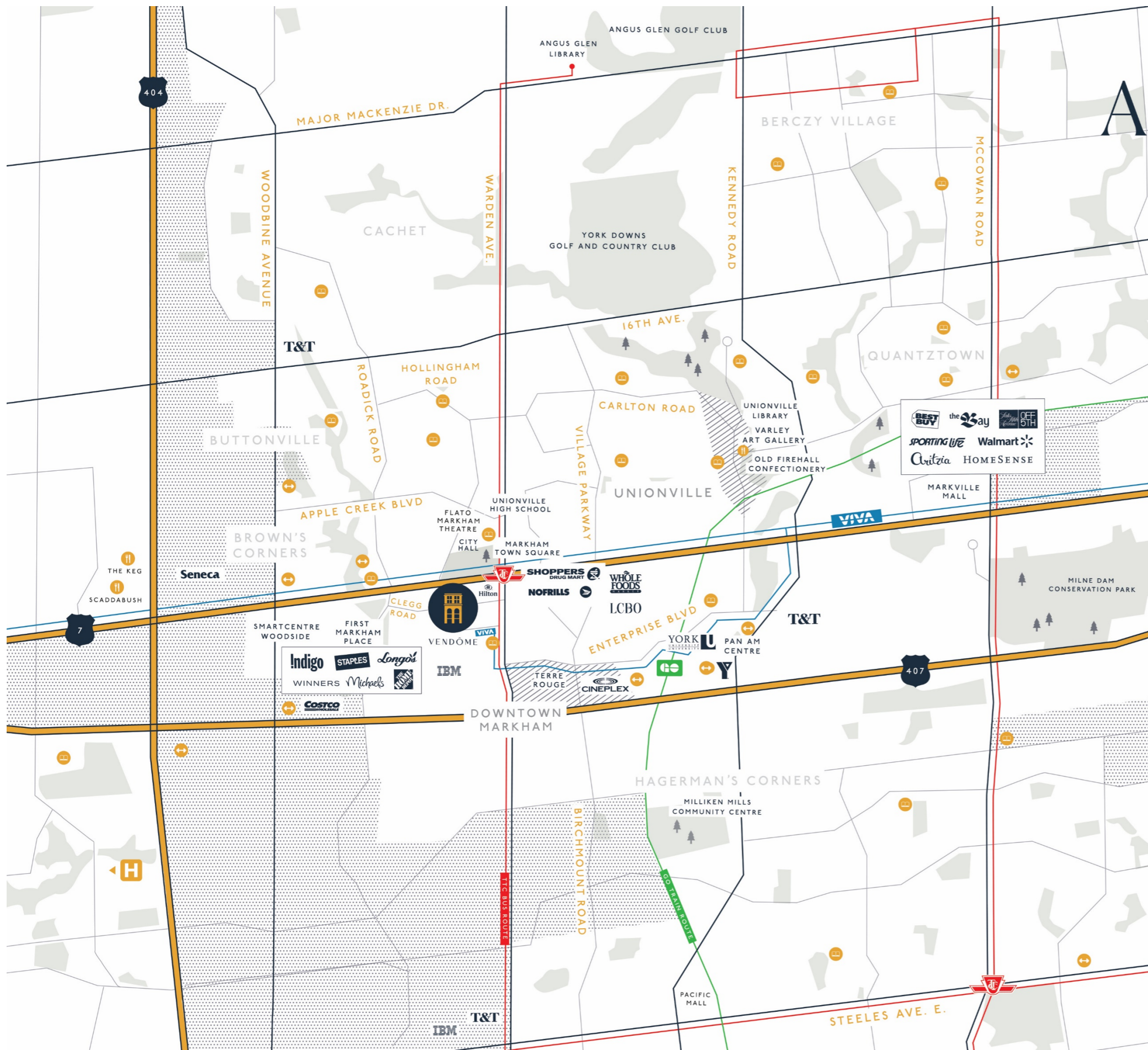
There are over 10,400 companies in Markham and over 1,000 of them are high-tech and life sciences companies that generate 37,000 jobs, over one-fifth of the total workforce of 167,500



Digital Markham

It is a preliminary strategy facilitated by the City of Markham. The objective is to integrate digital technologies to enhance city operations & services, which makes Markham the first smart city in Ontario.

Access to Everywhere



	BUSINESS DISTRICTS		SCHOOLS
	SHOPPING DISTRICTS		HEALTH & FITNESS CENTRES
			RESTAURANTS & NIGHTLIFE
			PARKS
			TTC BUS ROUTE
			VIVA BUS ROUTE
			GO TRANSIT

Culture & Entertainment

- VARLEY ART GALLERY
- FLATO MARKHAM THEATRE
- CINEPLEX CINEMAS MARKHAM VIP & IMAX

Golf Courses & Clubs

- ANGUS GLEN GOLF CLUB
- YORK DOWNS GOLF AND COUNTRY CLUB
- CRESTHAVEN GOLF CLUB
- MARKHAM GOLF DOME

Restaurants & Nightlife

- TERRE ROUGE
- CASA VICTORIA
- RUTH CHRIS'S STEAKHOUSE
- SCADDABUSH
- GOOD CATCH BOIL HOUSE
- OLD FIREHALL CONFECTIONERY

Shopping

- MARKVILLE MALL
BESTBUY, WAL-MART, SPORTING LIFE, HUDSON'S BAY, SAKS OFF FIFTH, HOMESENSE, ARITZIA, H&M, MUJI, ZARA, SEPHORA
- SMART CENTRE MARKHAM WOODSIDE
INDIGO, STAPLES, HOME DEPOT, LONGO'S, WINNERS, MICHAEL'S
- MARKHAM TOWN SQUARE
SHOPPERS DRUG MART, NO-FRILLS, CANADA POST, CASA VICTORIA
- FIRST MARKHAM PLACE
- COSTCO
- WHOLE FOODS MARKET
- LCBO
- T&T SUPERMARKET

Health & Fitness

- LA FITNESS
- GOODLIFE FITNESS CENTRE
- MARKHAM YMCA
- C2 BADMINTON CLUB
- THE HUB CLIMBING
- PAN AM CENTRE
- SWIM APEX AQUATIC CLUB

Key to the Future

Close proximity to York University, Seneca College, top ranked public and private schools.

Unionville High School is ranked in **TOP 20** High School in Ontario. It's most well known for its enriched arts program.

It is the first school outside the United States to participate in the Apple Digital Campus Curriculum (ADCC) in 2002.



Seneca is Canada's largest college, with 100,000 students spread across 10 campuses in Toronto and the York region.



York University is ranked as the **TOP 8** University in Canada. It is Canada's third-largest university.

Approximately **\$253M** investment funded by York University and government. 4,200 students is projected to enroll in York University by 2025 with more than 20 degree programmes scheduled in Fall 2021.

York University's Film Department houses Canada's oldest film school and has been ranked one of the best in Canada, with an acceptance rate comparable to that of USC School of Cinematic Arts.



Fraser Institute Top Ranked Schools

- Elementary Schools
- Parkview Public School
- Milliken Mills Public School
- Coppard Glen Public School
- Buttonville Public School
- Castlemore Public School
- Central Park Public School
- Stonebridge Public School
- William Berczy Public School

- Secondary School
- Unionville High School
- Pierre Elliott Trudeau High School
- Markville Secondary School

** Schools underlined are enrollment eligible for Vendôme*



Private Schools

- Bright Horizons Montessori School
- Yip's Music & Montessori School
- Wishing Well Montessori School
- Trinity Montessori School
- Markville Montessori Private School
- Wesley Christian Academy

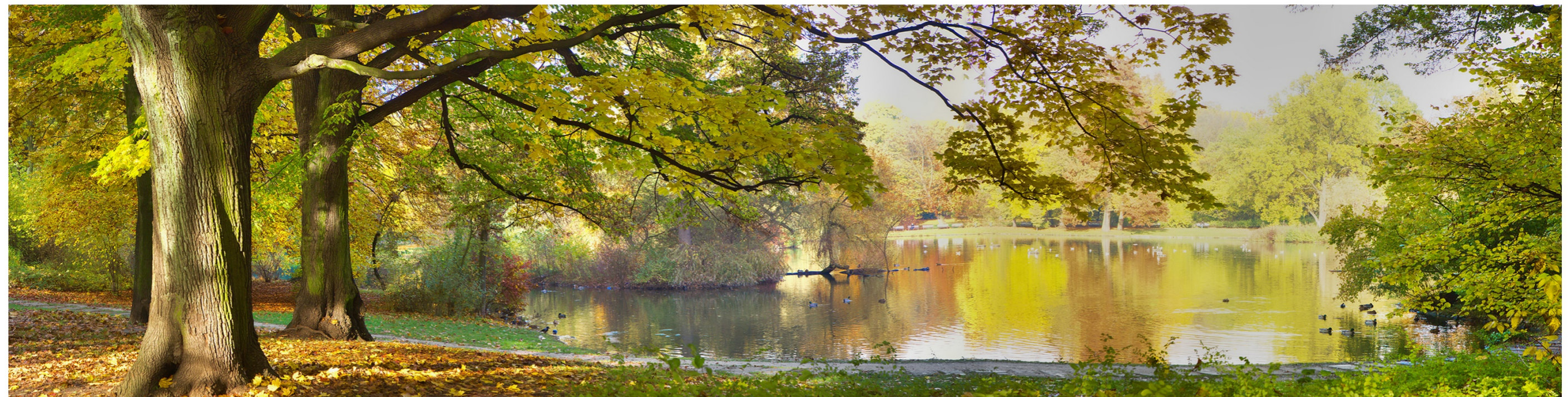
Catholic Schools

- St. Francis Xavier Public School
- St. Justin Martyr Elementary School (**Top 1 in Canada**)
- St. Benedict Elementary School
- Father Michael McGivney Secondary School
- St. Augustine Secondary School
- St. Robert Secondary School (**Top 2 in Ontario**)

Recreation & Parks

Sports & recreation facilities at your doorstep including world-class sports complex Markham Pan Am Games Centre, tournament grade golf club Angus Glen, and numerous picturesque parks at your leisure.

Number of Parks	203
Trails/Pathways	151 KM
Public Libraries	7
Community Centres	32
Golf Courses	9
Ice Arenas	10 pads



Myriad of Shopping & Entertainment

Markville Shopping Centre, designated CF Markville in the Cadillac Fairview chain of malls with over 160 premium retailers.

Electronics

Apple Store
Best Buy
Telus
Bell
Fido
Rogers Plus
Freedom Mobile
Virgin Mobile
Koodo Mobile

Fashion & Apparel

Aritzia
Muji
Coach
Roots
Nike
Zara
H&M
Browns
Fossil
Lululemon
Michael Kors
Sporting Life
Saks Off 5th
Banana Republic
Jack & Jones
Marciano
Town Shoes
Foot Locker

Cosmetics

Sephora
M.A.C.
The Faceshop
Body Shop
Bath & Body Works

Jewellery

Pandora
Swarovski





Arts & Heritage

All along historic Main Street Unionville, the street has structures that are virtually unchanged from its founding in 1794. Renowned for its pubs, parks, restaurants, and its historical European view, the road also hosts the annual Unionville Festival, which draws thousand of visitors to the town. Besides Unionville Village, there are also other beautiful heritages areas in Markham, including Thornhill Village, Markham Village, and Buttonville Village.

In the end of Main Street Unionville, we can find the Varley Art Gallery, named in honour of Frederick Varley, an artist from Canada's renowned Group of Seven. Featuring a permanent collection with many internationally adorned artworks (including several from the Group of Seven) as well as a rotating collection, the gallery is sure to be a frequented spot by all those seeking inspiration

Meet the Team



H&W Developments

Developer

A life of quality is something that we all strive for. At H&W, we devote our life's work to building residences that enhance the lifestyle of our residents, and their communities. As builders, we are committed to developing aesthetically-desirable spaces that are built for longevity. Our goal is to create iconic neighbourhood landmarks that endure. With 20 years of experience, we've worked to ensure solid foundations have been made, and that quality is never compromised.

Developments

This is A Life Well Built.

Melandro Quilatan

Interior Designer at Tomas Pearce

Based in downtown Toronto, Canada and led by Principal Partners Melandro Quilatan and Tania Richardson, the team at Tomas Pearce offers a collaboration of talented, energetic and experienced Interior Designers, Project Managers, Project Coordinators, Architectural Agents, Technologists, Stylists and Procurement. The firms list of luxury residences is expansive and includes homes in many of Toronto's desired communities and upscale condominium developments. The Tomas Pearce style is international, motivated by a love of good design, both modern and traditional. Opulence; simplicity; calm elegance; timeless aesthetics are integral to the vocabulary of their creations. Whether it's high formal tradition, classic contemporary or clean modern aesthetic, central to the Tomas Pearce design directive is the belief to marry their strong design philosophies with that of their client's own style wishes. Each time, polished elegance is the Tomas Pearce signature.

Simon Ko

Architect at DIALOG

Simon's experience in complex, mixed-use residential and commercial development brings a valuable perspective to each project he works on. Combining Simon's knowledge with DIALOG's diverse, multi-disciplinary team results in innovative solutions that will shape the future of our cities. While a partner at Kirkor Architects & Planners Simon was a team member for a number of significant, large-scale development projects in the Greater Toronto Area including the Ellipse, the Capital, Eden Park, ARC, Celsius, TIFF Bell Lightbox Tower, Hullmark Centre and 21 Clairtrel. Simon is known for his personal, collaborative approach to design and his skills in diverse stakeholder engagement. His ability to fuse a diversity of ideas into a strong, singular vision for his clients has been pivotal in his success.



Paul Nodwell

Landscape Architect at SCHOLLEN & Company Inc.

Drawing on 33 years of experience in urban design and landscape architecture, Paul Nowell is a passionate student of the public realm. Early in his career Paul's work took him to Southern California with Peridian Group Landscape Architecture and to Paris, France with Walt Disney Imagineering, but he has enjoyed most, his participation in helping to shape the Greater Toronto Area. As part of the senior management team for the Town of Markham, Paul played a key role in bringing The New Urbanism to southern Ontario. In private practice, Paul has designed a myriad of public parks, streetscapes and condominiums. He has played a key role in the design of a number of new mixed use communities including Angus Glen, Cornell, The Galleria, Concord Floral, Vaughan Metro Centre and Markham Centre. Paul is the recipient of more than a dozen awards for urban design and landscape architecture. He has served on the City of Vaughan Design Review Panel for three years and continues to enjoy serving as adjudicator at the University of Guelph. Even more, he enjoys the dip of his canoe paddle in a northern Ontario wilderness and the challenge of paints and a blank canvas.



A Life Well Built™

H
&W

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