

An aerial photograph of a vast desert landscape, showing the intricate, winding patterns of sand dunes. The dunes are illuminated from the side, creating deep shadows and bright highlights that emphasize their texture and form. The overall color palette is a range of warm browns, from light tan to dark, almost black, shadows.

THE
MARKDALE

THE MARKDALE

A stunning new community rising on the corner of Markham Road and Denison Street, The Markdale represents a new era of luxury in north Toronto. This master-planned community of 269 spectacular modern urban townhomes combines the best upscale contemporary design with metropolitan convenience.



Renderings are artist concept only. E.&O.E

Experience the feeling of community and the benefits of a modern urban lifestyle outside of the downtown core.

The Markdale is community living at its best, with access to expansive green space, excellent schools, convenient shopping, accessible transit and enough space to live and grow.



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INTRODUCING

THE MARKDALE

Welcome to our newest innovative community located at the corner of Markham Road and Denison Street. Featuring 269 stunning modern urban townhomes, The Markdale provides exceptional convenience and connection to amenities that make everyday activities and routines effortless.

Experience a warm and welcoming community only minutes away from historic Main St. Unionville and the growing city of Markham. With easy access to parks and green spaces, ample shopping opportunities and amazing transit/ highway connectivity, The Markdale offers everything you need to grow and thrive.





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Modern Design, Timeless Style

The Markdale's bold design and striking architecture come together to blend seamlessly with the surrounding streetscape while also modernizing the façade of Markham Road, breathing fresh life into this well-established neighbourhood. Sleek black brick meets invigorating light stonework and alluring wood elements, all heightened with stylish modern details.

Wellness Comes Naturally

Get out and explore a wide variety of beautiful green spaces, serene hiking trails and vast parklands – all minutes from home. Getting closer to the revitalizing energy of nature has never been easier.



Rouge National Urban Park
15 mins via Steeles Ave E and Reesor Rd

Rouge Park is Canada's only national urban park, offering stunning views of flora and fauna spanning wetlands, forests and open spaces.



Rouge Valley Park
7 mins via Markham Road/York Regional Road 68

Avid hikers look no further! The 15 km Rouge Valley Trail follows along the Rouge River, providing a great cycling and walking route connecting to several parks and places of interest.



Toogood Pond Park
15 mins via McCowan Road/York Regional Road 67

Located in nearby Unionville, Toogood Pond Park is a great place for an afternoon stroll. The park features hiking trails, rocky hills, lovely bridges and lots of beautiful vegetation.



Bob Hunter Memorial Park
10 mins via York Regional Road 71

Named in honour of Robert Hunter, one of the founders of Greenpeace, this preserve offers incredible natural vistas and access to three significant trails.



Milne Dam Conservation Park
7 mins via Denison Street and McCowan Road/York Regional Road 67

This park offers you a fantastic opportunity to get some fresh air and spot some wildlife as you take a hike, go fishing, enjoy a picnic or walk across the long suspension bridge.



Markham Park
10 min walk via Marydale Ave

Located at the corner of Markham Rd and Steeles Ave East, Markham Park offers a wonderful spot to wander. Stop by and check out the striking Markham sign and its eye-catching water feature.



EXPLORE THE NEIGHBOURHOOD

At The Markdale, you'll find an amazing variety of shops and retail outlets, restaurants and eateries, and an array of expansive parkland – all right outside your door. With stunning amenities like this, you'll enjoy spending endless hours discovering everything this incredible neighbourhood has to offer.

1. FLATO Markham Theatre

Spend an evening enjoying a show at the fantastic FLATO Markham Theatre. Whether you're interested in stand-up comedy, a play, dance theatre or a musical, you can find it all here.

2. Varley Art Gallery

If you are an art lover, you must visit this stunning gallery. It not only displays work by famous "Group of Seven" Frederick Horseman but also other local, national and international artists.

3. Main St. Unionville

This quiet, tree-lined town is the ultimate in picturesque old-world charm, with historic architecture, gourmet restaurants, seasonal farmers markets and trendy shops. It is the perfect place to spend an afternoon, a day, or the whole weekend.

4. Aaniin Community Centre

This brand new 122,000 square foot community centre and library is a gleaming jewel in Markham. Take advantage of the state-of-the-art amenities and features, including a triple gymnasium, fitness centre and multi-purpose rooms.

5. Several Commercial Plazas

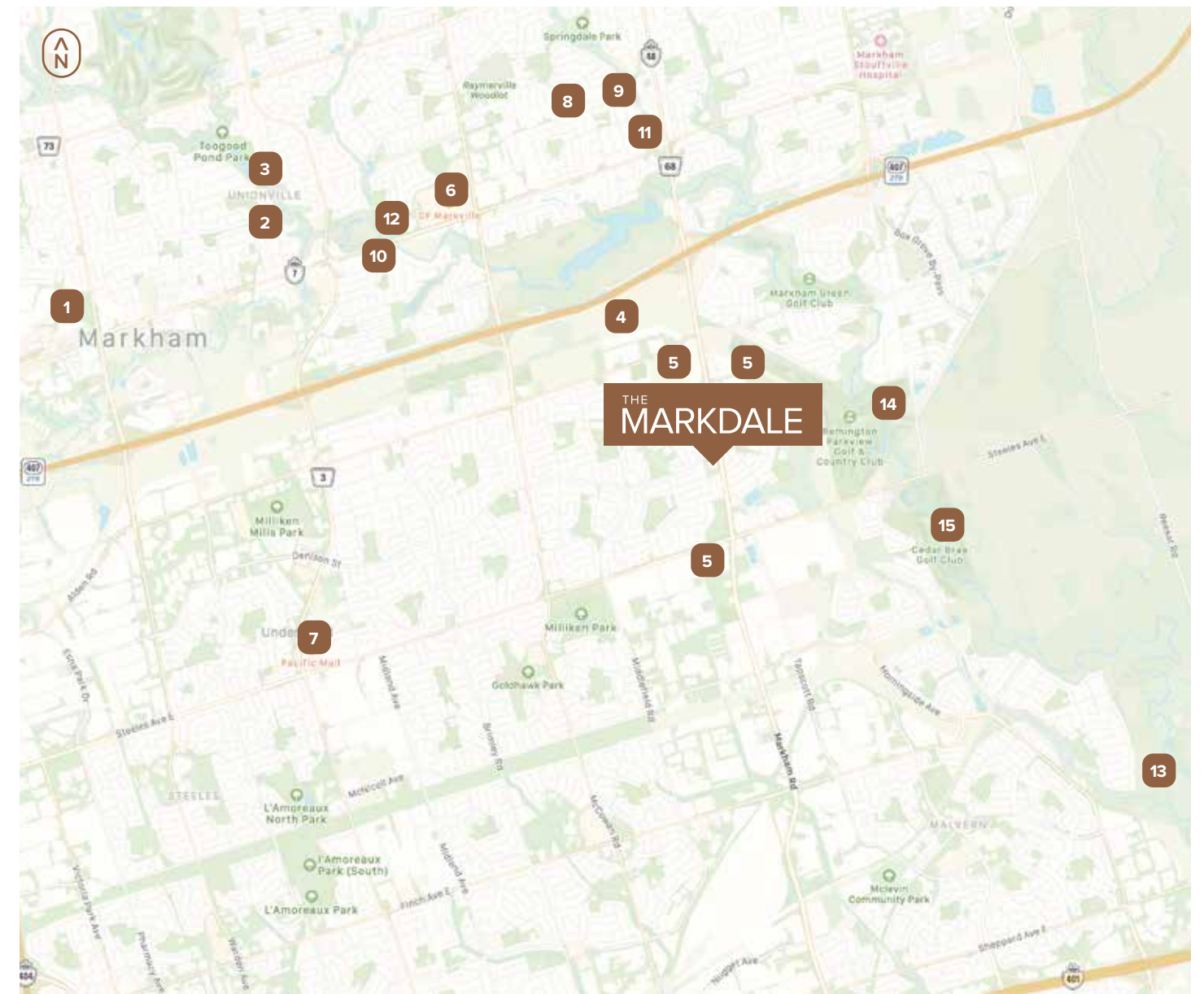
NE: Costco, Home Depot	With each plaza, and additional
NW: Canadian Tire, Starbucks	neighbouring plazas, containing
S: Lowes, Walmart	various additional retailers.

6. CF Markville

Wander Markham's favourite Shopping Centre! This world-class shopping destination offers over 160 premium retailers from Aritzia, Coach, Michael Kors and more.

7. Pacific Mall Toronto

Pacific Mall is one of the most interesting places to shop in the area. This gigantic indoor Chinese market offers such a wide range of goods that it's impossible to mention them all here.



8. Joyride 150

This indoor bike park features ramps, skinnies and lines, and even has an 800m mountain bike trail. With areas for all skill levels, everyone in the family can get in on the fun.

9. Rouge River Brewing Co.

A hidden gem in Markham, this brewery has an extensive menu that will appeal to any craft drinker. Discover incredible new brews while enjoying live music on their outdoor patio.

10. Smash Kitchen and Bar

Bask in the upscale casual atmosphere and southern-inspired comfort cuisine at Smash Kitchen & Bar. The eclectic menu made with only the freshest ingredients caters to a variety of tastes, and there is something on the menu for everyone to enjoy.

11. Folco's Ristorante

Folco's Ristorante provides some of the best homemade Italian pasta in Markham. Whether you're booking a romantic evening or treating yourself to a great meal, look no further.

12. Cineplex Cinemas Markham and VIP

Catch a movie at this modern multiplex showing the latest Hollywood films and independent new releases. Upgrade your experience in the VIP Lounge with handcrafted cocktails, apps, dinner and dessert delivered right to your seat.

13. Toronto Zoo

Visit the Toronto Zoo, the largest zoo in Canada and connect with people, animals and learn all about the leading-edge conservation science to fight extinction.

14. Remington Parkview Golf and Country Club

This gorgeous 50-year-old course offers a beautiful experience along the idyllic Rouge River Valley. Enjoy a true test of skill on 5,900 yards of natural beauty and 36 challenging holes.

15. Cedar Brae Golf Club

This private club boasts an award-winning 18-hole course that lies amid rolling hills, hardwood forests and tranquil streams – designed by renowned architect Stanley Thompson.

Making the Connection

The Markdale's premium location gives you extraordinary access to everything in the GTA and beyond.



GO Transit

Take advantage of the multiple neighbouring GO Stations, taking you all the way into Toronto's downtown core in under an hour.

Markham GO Station 5min
Milliken GO Station 10min



VIVA Rapidway

The Highway 7 Rapidway in York Region, Ontario, Canada, is a bus rapid transit right-of-way that runs from Bruce Street in Vaughan to Birchmount Road in Markham.

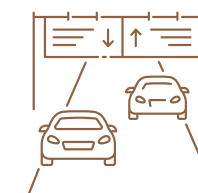
Located on Highway 7, Yonge Street
40+km of dedicated lanes



York Region Transit

Line 2 YRT Milliken Line loops at Denison St and travels to Finch station

YRT services over 5,300 bus stops across the nine municipalities of York Region



Highway 407, 401, and 404

Sitting between two major highways, The Markdale makes it so easy to get into the city or out beyond.

34km to Downtown Core



A Learning Experience

The Markdale's proximity to a wide range of schools, universities and college campuses puts a world-class education within reach.

YORK U

York University in Markham Centre 2023

Markham will soon be home to York Region's first public university campus, the largest university investment in the Region.

8min

Seneca

Seneca College Markham Campus

Home to full and part-time programs from healthcare to technology, business to creative arts, community services to arts and sciences, and led by expert faculty, excellent staff, and outstanding facilities.

15min



UofT Scarborough Campus

UTSC is a satellite campus of the University of Toronto with more than 250 program options and over 1300 courses offered annually. Located in Scarborough, the campus is set upon suburban parkland in the residential neighbourhood of Highland Creek.

15min

CENTENNIAL COLLEGE

Progress & Morningside Campus

For over 50 years, Centennial has provided a world-class education to Canadian and international students with full and part-time programs in diverse subjects and areas of study.

15min

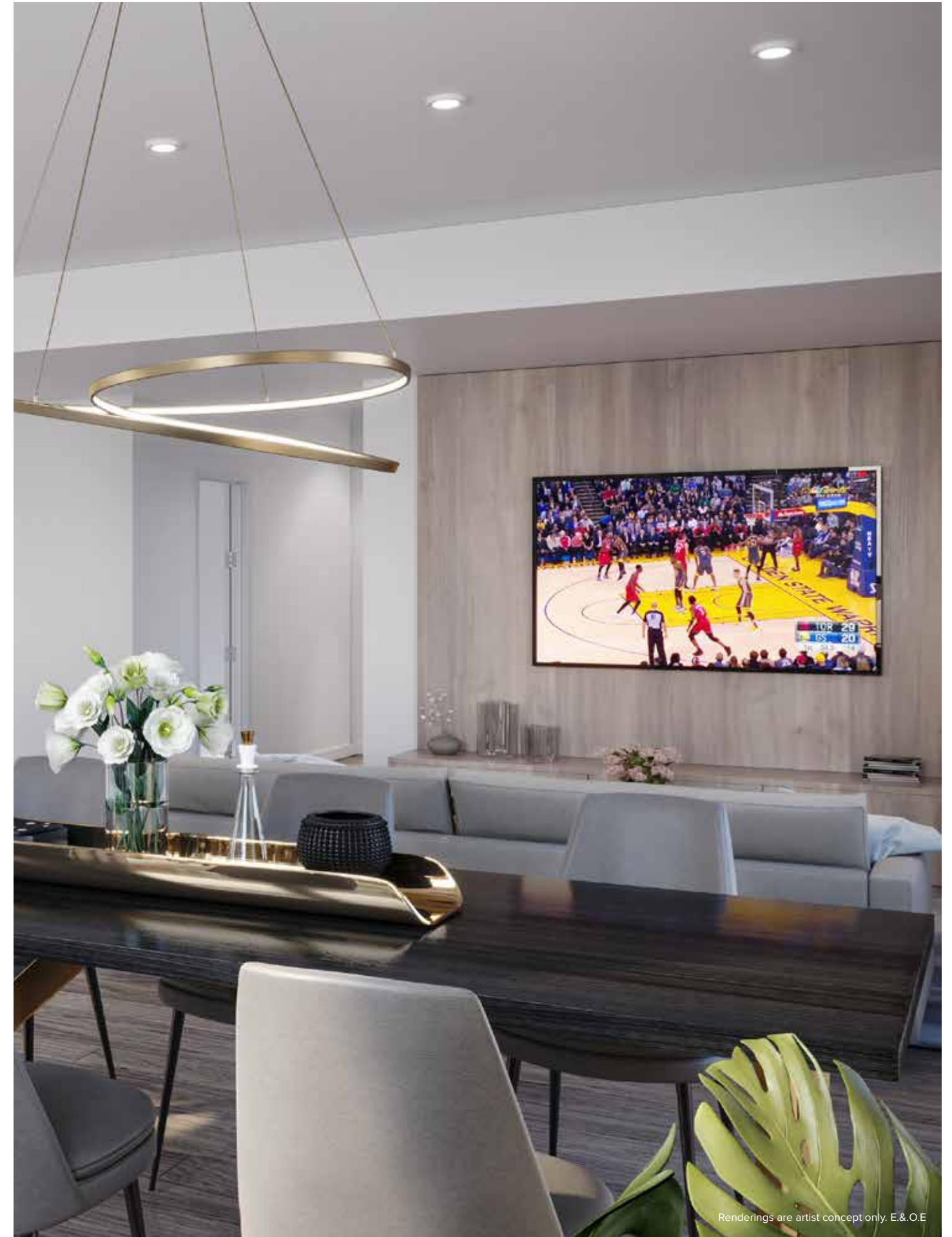




Master-crafted Interiors

The Markdale offers a wide range of unit sizes and types that cater to the broad mix of young professionals and growing families in the community.

Stunning modern design suffuses the interior of each home, offering bright, open kitchens, spacious living areas and an artful flow between the energizing greenery outdoors and the comforting feeling of home indoors.



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The Markdale Living



The Markdale Kitchen

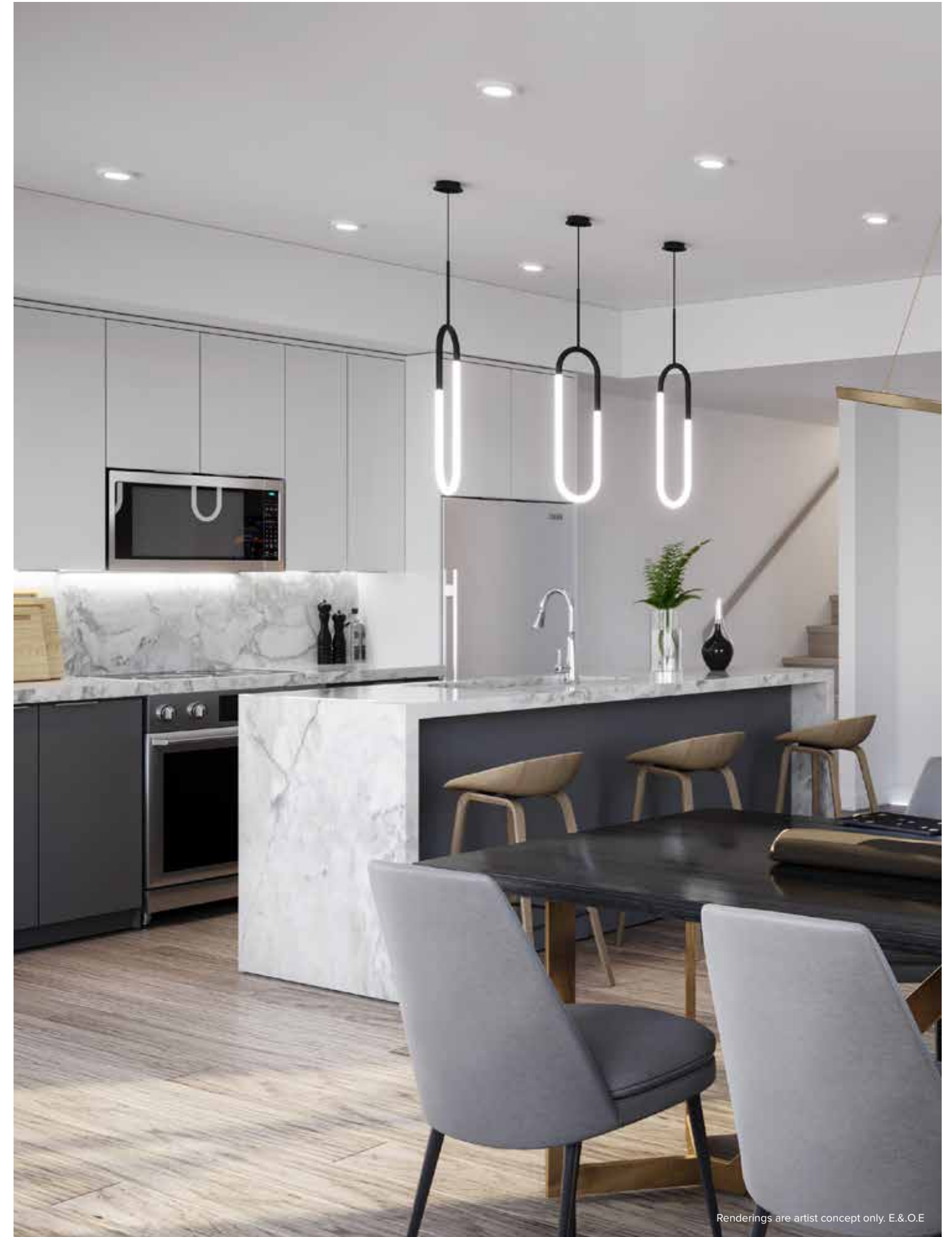
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Modern Living Spaces

Fall in love with light-filled kitchen and living room areas, the perfect spots for entertaining, downtime or sharing a meal with family and friends.

Stunning Natural Ambience

Beautiful open-concept layouts maximize the feeling of the expansive surrounding green space, bringing that spacious feeling indoors.



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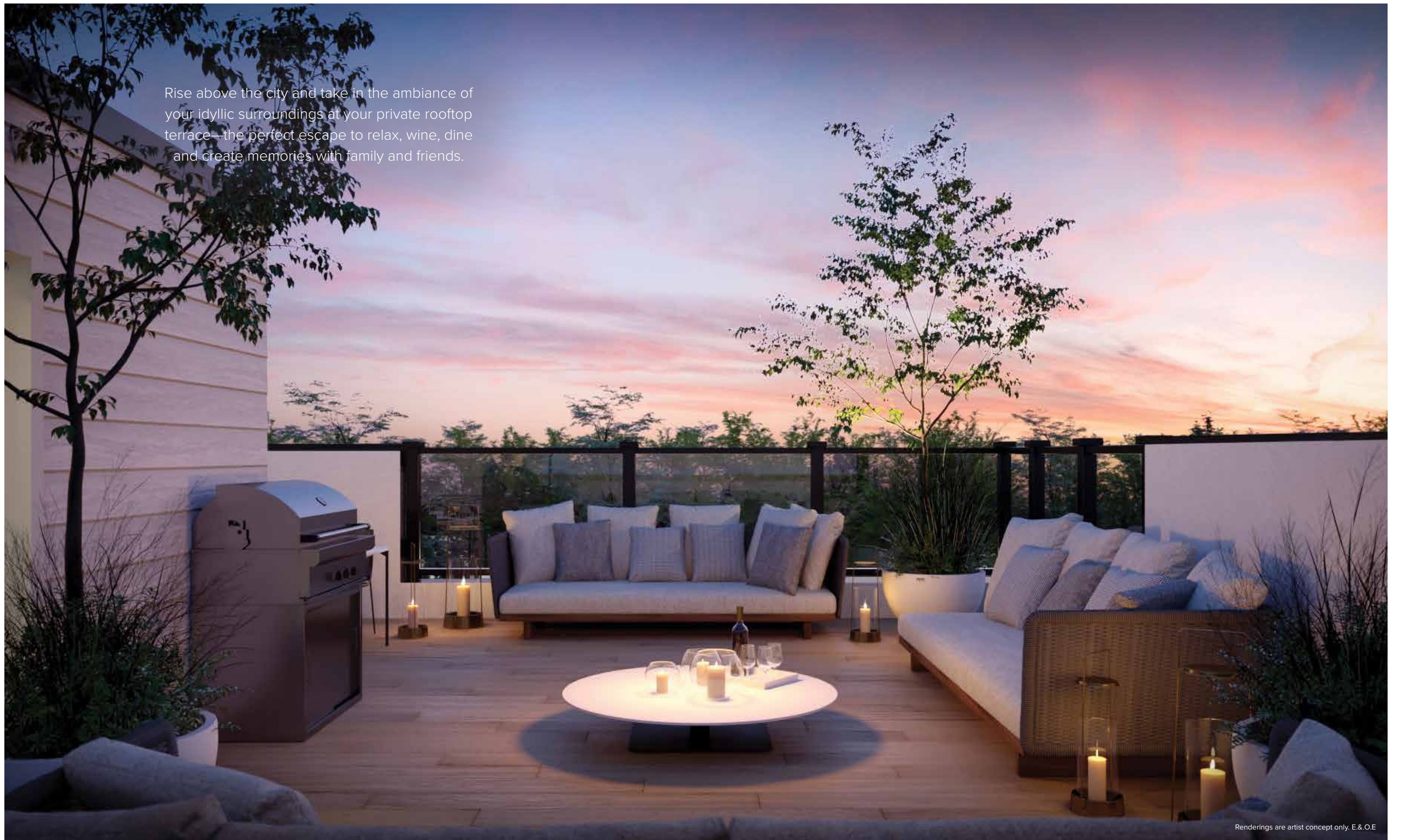


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Your Daily Escape

Modern features meet warm, welcoming design
to create a comforting and revitalizing retreat.

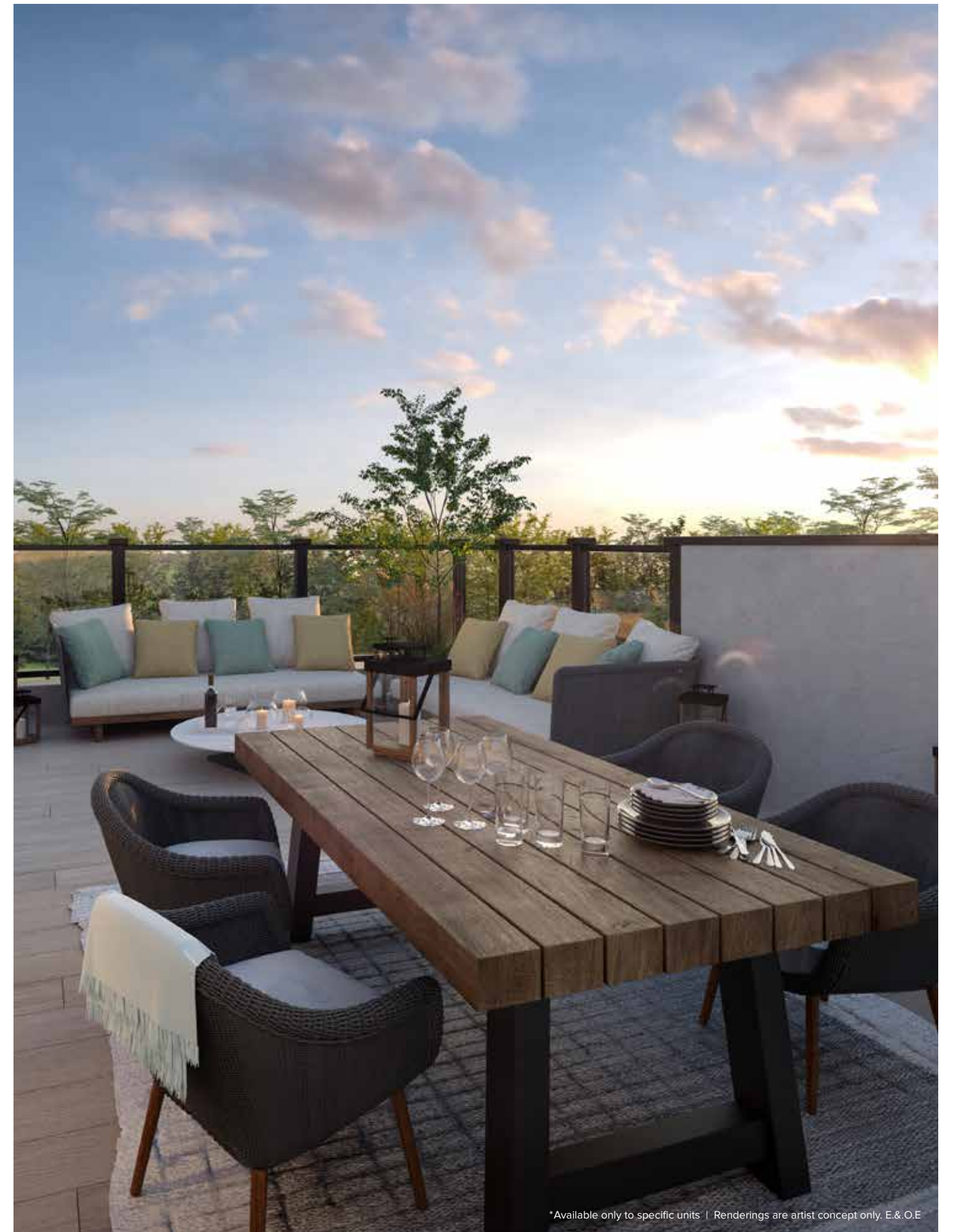
Rise above the city and take in the ambiance of your idyllic surroundings at your private rooftop terrace—the perfect escape to relax, wine, dine and create memories with family and friends.



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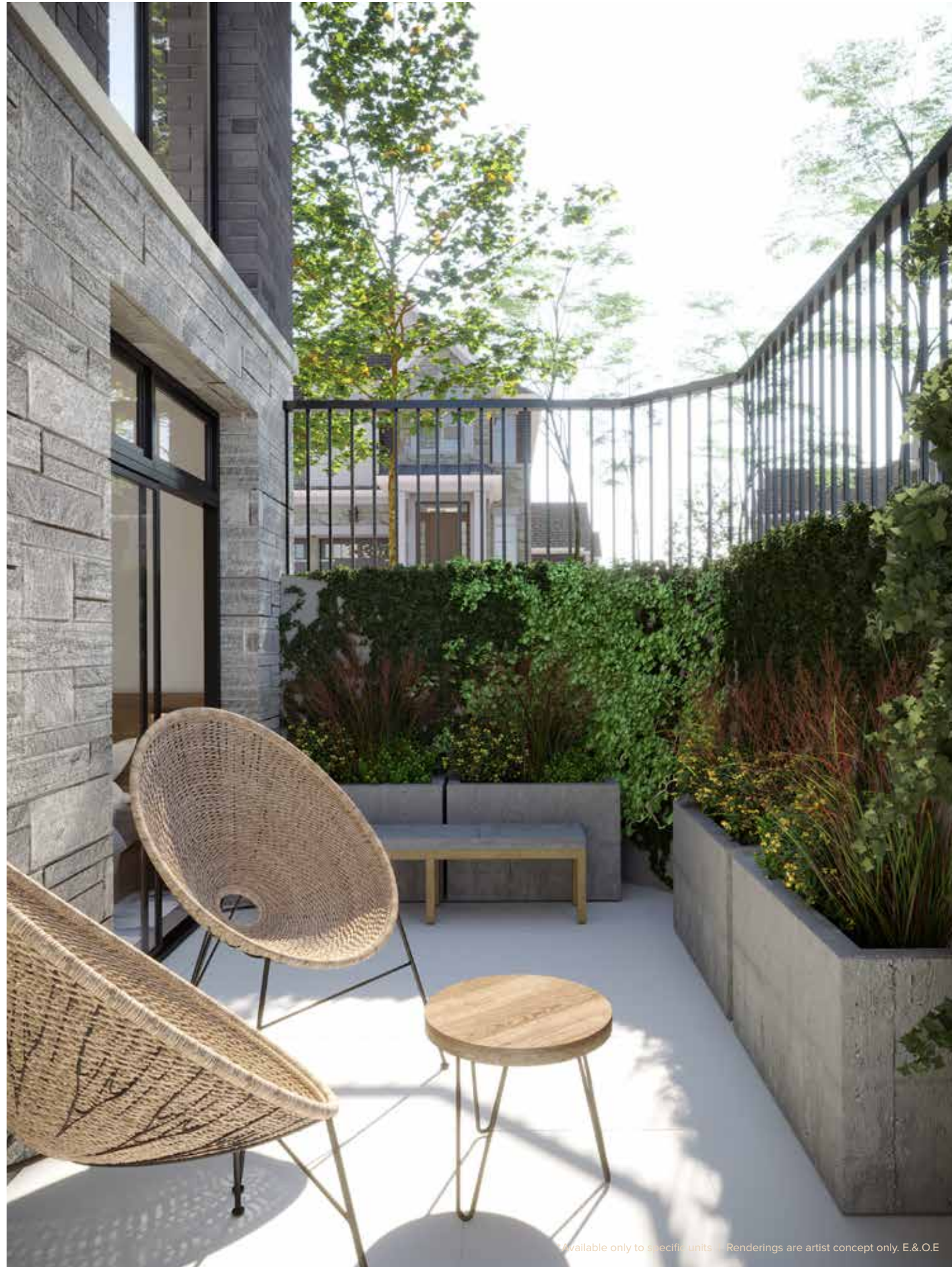
A Tranquil Oasis

Drink in the immaculate landscaped green space and surroundings from your own private rooftop terrace.*



*Available only to specific units | Renderings are artist concept only. E.&O.E

Rooftop Terrace



Available only to specific units. Renderings are artist concept only. E.&O.E

Green is Good

Immerse yourself in a new state of comfort as you rest among the verdant foliage of your private garden terrace.*

The Markdale is packed with unique community features to help residents make the most of their time outdoors, including outdoor benches, dedicated bike racks and a carefully planned kids parkette.

The Benefits of Urban Town Living

High Demand

Urban towns are one of the fastest-growing and most desirable real estate segments in big cities.

Privacy

Combines the best of condos and towns, attached dwellings each have a private entrance and are arranged in one and two-storey dwelling designs.

Lifestyle

As multi-generational housing continues to gain popularity, urban towns provide ideal neighbouring units with separate dwelling privacy.

Community Amenities

Thoughtfully designed amenities include underground parking and recreational parks and spaces for all ages.

Interior Space

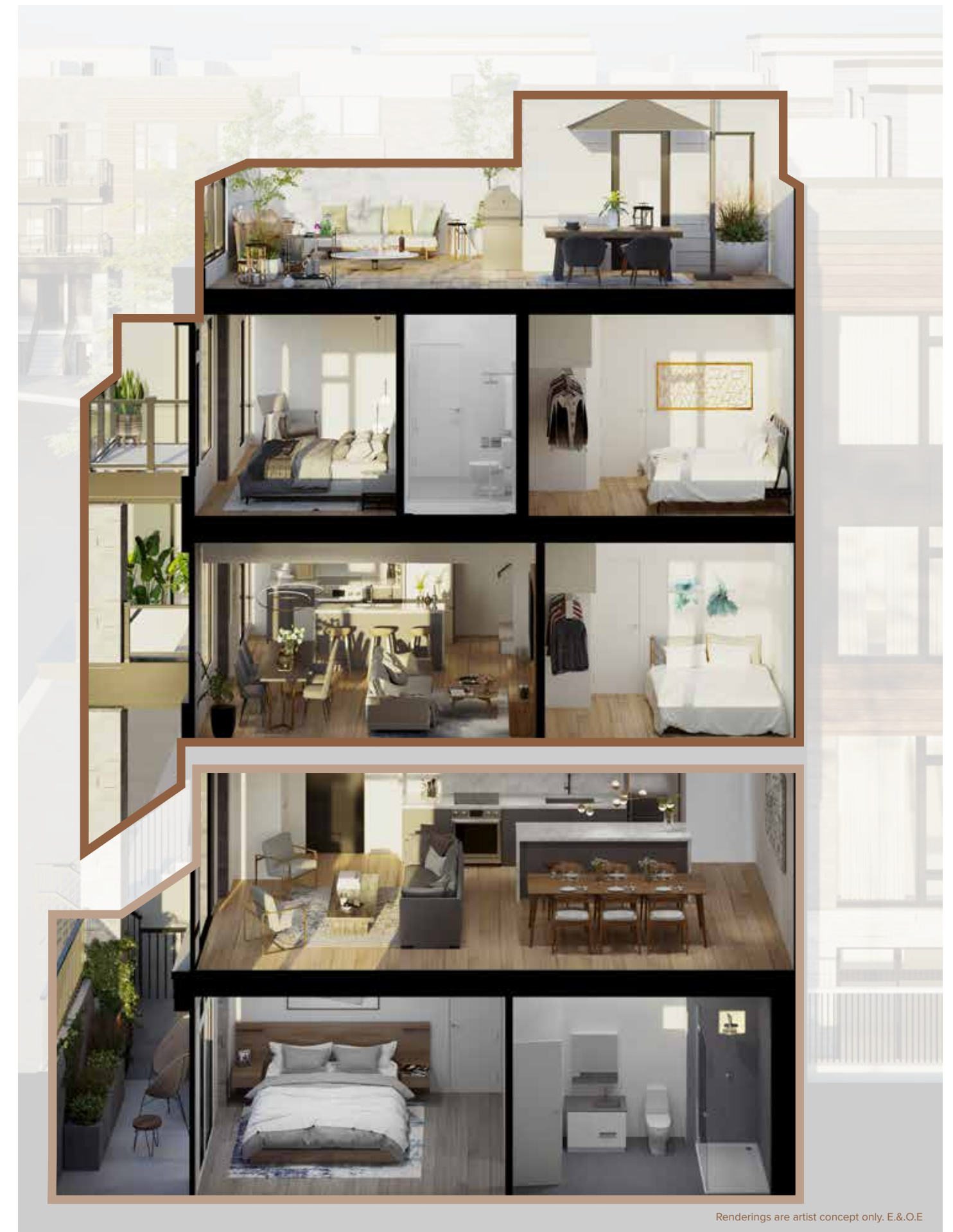
Compared to condos or apartments, the interior space of an urban town is thoughtfully arranged with multi-floor separation ideal for entertaining.

Outdoor Living

Including patios, balconies and rooftop terraces.

Affordability

More square footage for a lower cost.



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Features and Finishes

DISTINCTIVE EXTERIORS & AMENITIES

- Contemporary elevations including a mix of brick, stone, and wood look siding
- Secure one level of underground parking for residents, access via overhead garage door operated by FOB system or remote control
- Above ground and underground visitor parking
- Elevator to ground from parking level
- Professionally landscaped grounds with multiple walking paths, seating areas, play area, and community park
- Illuminated walkways with path lighting fixtures
- Centrally located garbage disposal areas and community mailboxes
- Solid front entry doors with brushed metal grip set and dead bolt lock
- Access to private patio from lower level, balcony access from main or upper level and terrace access at rooftop floor*
- Shared exterior lighting at front entry
- Maintenance-free, energy-efficient windows
- Heavy duty 2-ply flat roofing systems

TERRACES, PATIOS, BALCONIES

- Terraces and balconies with aluminum railings/glass inserts*
- Terraces and lower-level patios feature GFI electrical outlet, exterior light, and gas line rough-in for future gas BBQ as per plan
- Durable exterior outdoor terrace decking*
- Lower-level patios feature concrete paver, hose bib
- Sliding doors open onto the balcony

MULTI-MEDIA TECHNOLOGY

- Pre-wired cable/internet outlet in living area, bedroom(s) and den as per plan
- telephone outlet in living room

LAUNDRY

- Energy efficient white front-loading washer complete with stacked dryer, as per plan;
- 12" x 12" ceramic tile flooring from vendors samples

CONTEMPORARY INTERIOR FINISHING

- Approximate 9' ceiling heights on all floors. Ceiling heights exclude dropped ceiling areas in the laundry room and all bathrooms and anywhere bulkheads are required for mechanical and structural requirements
- Smooth ceilings throughout
- Molded panel doors with brushed nickel lever handle at bedrooms, washrooms and laundry
- Sliding closet doors or molded panel swing doors, as per plan
- 3 1/2" square edge baseboard and 2 3/4" door and window casing
- Wire closet shelving
- Wide plank laminate flooring throughout except for tiled areas, as per plan
- Oak staircase and handrail stained to match
- All drywall primed and painted in a white flat low VOC latex paint
- All bathrooms, interior doors and trim primed and painted in a white low VOC semi-gloss paint

KITCHENS

- Quality designed cabinetry with 36" upper cabinets and full depth fridge upper cabinet. Colours per Vendor's suite finishes packages
- Single lever faucet set with pull-out feature
- Quartz square edge countertops, colours per Vendor's suite finishes packages
- Hardware including soft close door and drawers from Vendor's finishes packages
- Single undermount double bowl stainless steel sink
- Split electrical outlets installed at counter level for countertop appliances
- Stainless steel appliance package to include energy efficient refrigerator, self-cleaning smooth top electric range, over the range microwave with integrated exhaust vented to the exterior and multi-cycle dishwasher

BATHROOMS

- Quartz counter with undermount sink from vendor's finishing packages
- 12" x 24" ceramic tile floors
- Framed glass stand-up shower complete with pot light, 12" x 24" ceramic tile on walls and acrylic base as per plan
- White acrylic soaker bathtub in main bath with 12" x 24" ceramic tile on walls
- Low flow two-piece toilets
- Mirror over vanity
- Chrome single lever faucets with pop up drain for all vanity basins and bathtubs
- Positemp valve in all tub/showers
- Privacy locks on bathroom doors
- Bathrooms vented to the exterior with exhaust fan
- Chrome plated towel bar and paper holder

MECHANICAL & ELECTRICAL SYSTEMS

- High efficiency (high velocity or equivalent) forced air heating system and tankless hot water heater (rental basis) in unfinished utility room
- Self-contained air conditioning, location per Vendor
- Fully programmable thermostat
- Individual hydro and water metering
- Heat recovery ventilator
- Decora style electrical switches, receptacles and plates provided throughout
- LED light fixtures provided in kitchen, bedrooms and walk-in closets
- Capped ceiling outlet in dining area, as per plan
- Smoke, heat and carbon monoxide detectors in all suites
- Electric door chime
- Shut-off valve for all high-volume water fixtures
- 100-amp electrical service with circuit breaker panel



Kilworth Heights West



“ We are driven by a comprehensive goal to provide our customers with distinguished design, efficient service, and developments that prove valuable investments. ”

— JULIA ZHANG, PRESIDENT AND CEO

JD Development Group began with a clear, decisive mission: investing in tomorrow. It has pushed us every step of the way and continues to drive every decision we make. Strengthening as we grew, this mission shaped our award-winning approach towards the future of real estate development.

At JD Development Group, we are proud to create innovative condominiums, homes and communities that provide residents with incomparable lifestyle opportunities that last for generations. As we continue to transform the industry with thriving student, residential, mixed-use and commercial developments, we are always focused on one thing: creating a better way to live for you.

Based in Markham, our head office consists of over 40 employees and over 20 in our Waterloo Rez-One management office, and is growing rapidly. JD Builders Inc, our construction arm, has more than 150 years of combined experience in residential construction, and this strength is seen in our portfolio: currently, we have completed half a billion worth of residential construction development, which is over 2 million accumulative square feet, and over a million square feet is currently under development.



Built To Stand The Test Of Time

JD Development Group builds to a standard that ensures each of our residential developments is home to generations. Discover the attention, service and quality we provide to craft value that lasts lifetimes.



PHILLIPS SQUARE

450 UNITS - WATERLOO, ONTARIO

Phillip Square is a complete community comprised of four condominium towers catering to the urban student and young professionals of today.



ZEN TOWNS

49 HOMES — CAMBRIDGE, ONTARIO

This affordable premium rental community will offer spacious three-story living between the Dumfries Conservation area and the Chaplin Family YMCA Cambridge.



LAKEVU CONDOS

PHASE 1: 151 SUITES, 2: 164 SUITES, 3: COMING SOON — BARRIE, ONTARIO
Barrie's favourite condo master-planned community provides stunning suites featuring lake views and amazing lifestyle amenities.



WICKERSON HILLS

110 HOMES — LONDON, ONTARIO

An exciting development of minimalist and open-concept detached homes is turning heads in London.



TEMPO TOWNS

PHASE 1: 94 HOMES, PHASE 2: 62 — LONDON, ONTARIO

A collection of contemporary condominium townhomes that present an affordable, adaptable and dynamic lifestyle.



FOXWOOD MEADOW

56 HOMES — LONDON, ONTARIO

A charming new community created by the master-planned craftsmanship of contemporary and traditional detached homes.



45 AGNES — COMING SOON

312 SUITES — MISSISSAUGA, ONTARIO

Found in Mississauga's Cooksville area, 45 Agnes Street is a contemporary high-rise condo located in the Cooksville neighbourhood.



KILWORTH HEIGHTS WEST

36 HOMES — LONDON, ONTARIO

This collection of traditional and contemporary designs provides an idyllic rural setting, mere minutes from downtown London.



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