

BRAVO

FESTIVAL
South VMC



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WELCOME TO BRAVO BY MENKES AND QUADREAL, THE NEXT CHAPTER AT FESTIVAL - CANADA'S BEST-SELLING CONDOMINIUM COMMUNITY. HERE, EVERY DAY IS A CELEBRATION OF LIFE.

BRAVO OFFERS THE CHANCE TO PUT DOWN ROOTS IN A COMFORTABLE HOME, MAKE MEANINGFUL CONNECTIONS, THRIVE AND GROW. EXPERIENCE BRAVO THROUGH THE PAGES OF THIS COLOURFUL GUIDE.

INTRODUCING BRAVO





VAUGHAN — CITY OF THE FUTURE

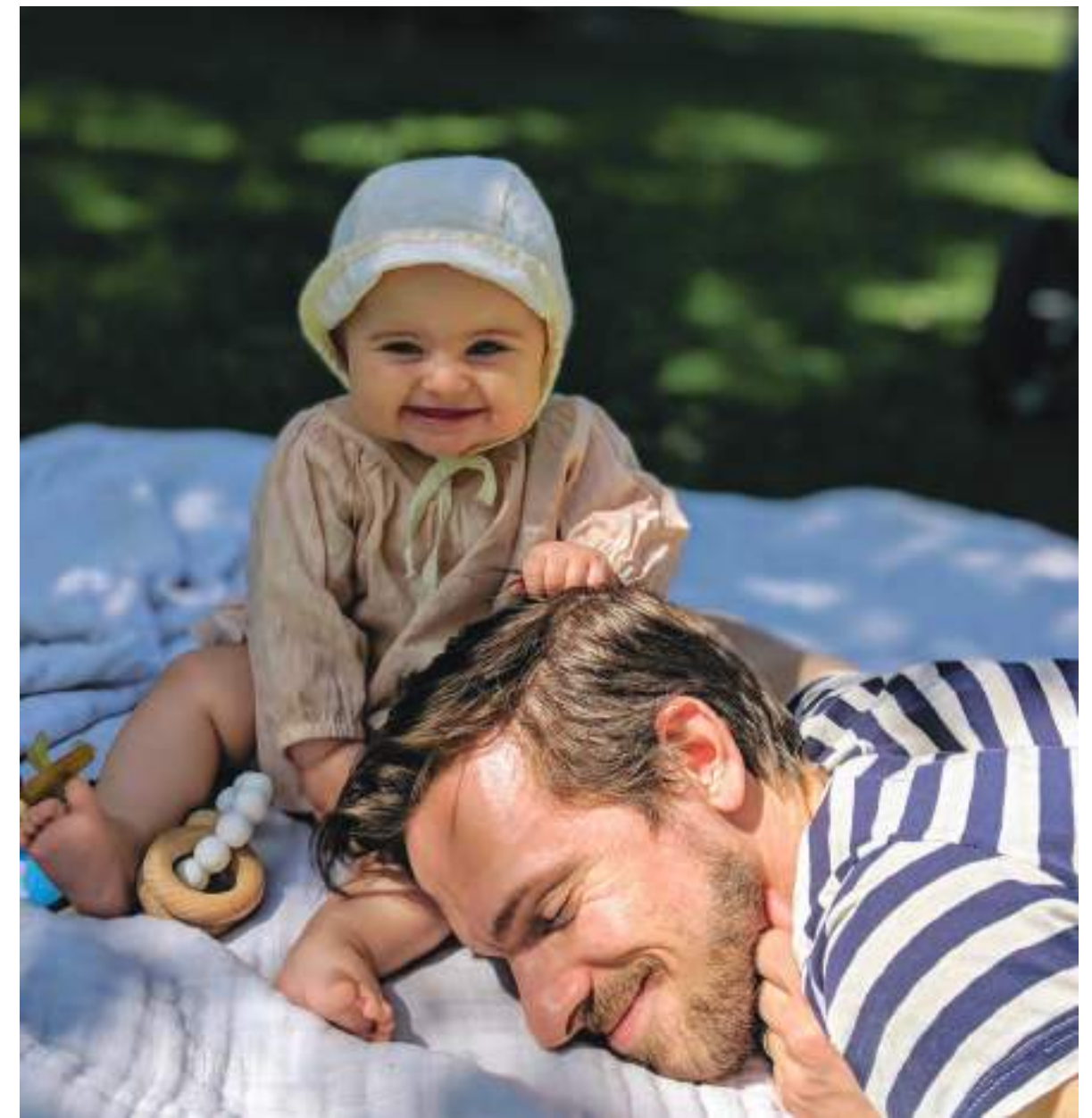
VAUGHAN, WITH ITS PROMISE, AMBITION AND EMERGING MASTER-PLANNED DOWNTOWN, IS THE CITY OF THE FUTURE. LIVING IN THE VIBRANT NEW SOUTH VMC, YOU'RE RIGHT AT THE CENTRE OF VAUGHAN'S TRANSFORMATION, WHICH IS BEING PROPELLED BY AN INFLUX OF NEW RESIDENTS. FROM A POPULATION OF 330,000 IN 2019, **VAUGHAN IS EXPECTED TO GROW 30% BY 2031***, CHANGING FROM A SUBURBAN MUNICIPALITY INTO A WORLD-CLASS CITY.

*Source: <https://vaughanbusiness.ca/data-and-research/data-research/>

VAUGHAN IS A GREAT PLACE TO RAISE A FAMILY.

Vaughan is diverse, with people from all over the world making it their home. This contributes to a dynamic environment where ambition and creativity are prized and rewarded.

Along with your neighbours and visitors to this booming urban centre, you can explore all that Vaughan has to offer. You'll find world-class restaurants, one-of-a-kind retail, famous art galleries, amusement parks, festivals, attractions, nature and green space. In Vaughan, variety truly enriches life.



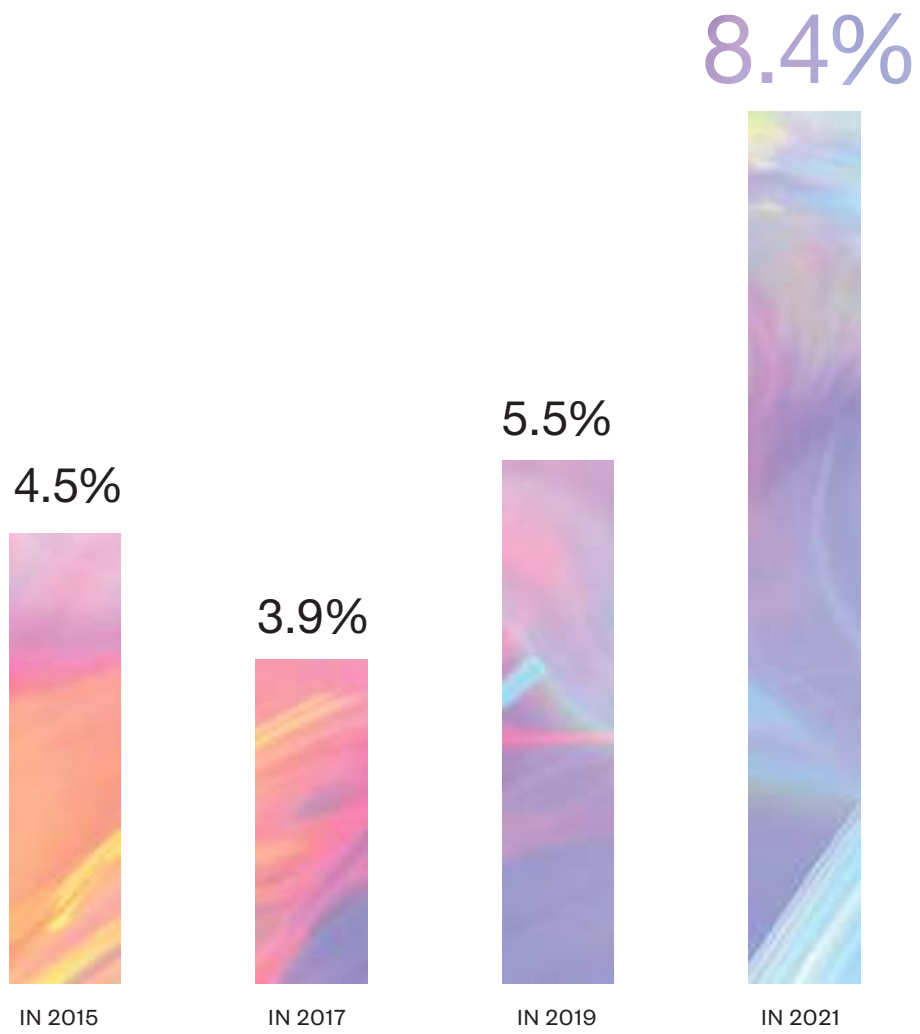
Not only does Vaughan have excellent schools and parks, it also boasts a myriad of kids' entertainment venues such as Lego Land, Jungle Land and Canada's Wonderland.

As well, Vaughan is the only other city in the GTA besides Toronto that has subway access, connecting you easily to wherever you want to go.

Vaughan is also close to York University and Niagara University, making it the centre of academic excellence and learning. York University is preparing to build a new School of Medicine in the Vaughan Healthcare Centre precinct – attracting many new students and staff to the area.

High-profile corporations, as well as tech companies, are choosing to locate their headquarters in Vaughan, now the largest employment centre in York Region. By 2031, 11,500 new jobs will be created in the VMC. This will continue the trend from 2015 to 2021, when Vaughan's employment growth experienced a tremendous upward trajectory:

VAUGHAN'S EMPLOYMENT GROWTH



Vaughan is a global leader in building a smart city, and has the first Smart Hospital in Canada, Cortellucci Vaughan Hospital. It was the 2nd municipality in Canada to be WCCD ISO 37120 Platinum Certified. And the concentration of professionals working in natural and applied science is **1.32 times the national average.**

Source: vaughanbusiness.ca/data-and-research/data-research/



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 city 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.

\$9 BILLION+

IN ECONOMIC INVESTMENT FROM 2015 TO 2020
ATTRACTED TO VAUGHAN'S DOWNTOWN AREA

10,300+

FINANCE & TECH EMPLOYERS IN YORK REGION

LARGEST

EMPLOYMENT CENTRE IN YORK REGION

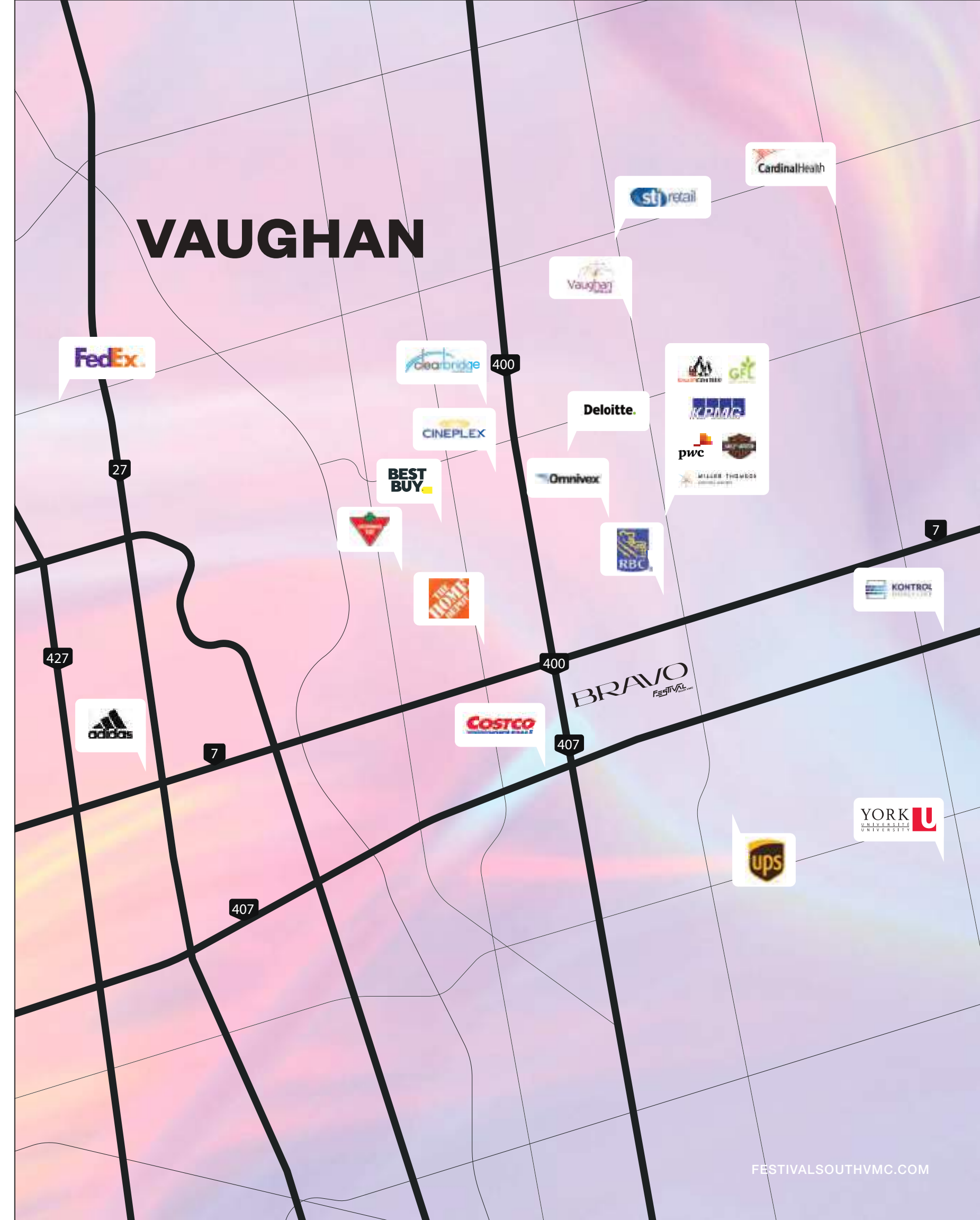
11,500

JOBS IN VMC BY 2031

3,400

SMALL BUSINESSES SUPPORTED BY VAUGHAN
BUSINESS ENTERPRISE CENTRE (VBEC) OVER
PAST DECADE

Source: <https://vaughanbusiness.ca/data-and-research/data-research/>



HOP ON AND GO PLACES

TRANSIT AND HIGHWAYS

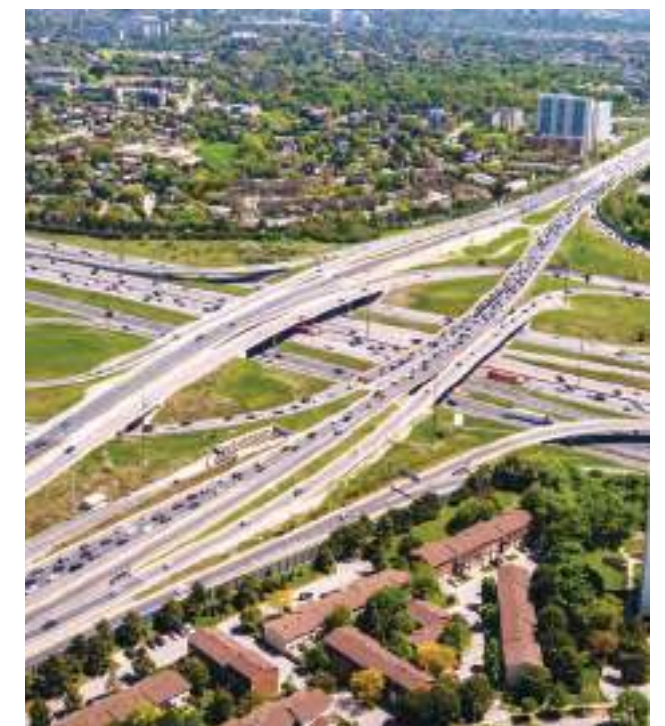


EVER SINCE THE ULTRA-MODERN VMC SUBWAY STATION FIRST OPENED IN 2017, IT'S BEEN EMBRACED BY LOCALS AND COMMUTERS AS INVITING, SPACIOUS AND EFFICIENT. THIS TRANSIT MOBILITY HUB IS JUST A SHORT WALK FROM BRAVO AND OFFERS OUTSTANDING CONNECTIVITY. TAKING THE SUBWAY FROM HERE, YOU CAN GET DOWNTOWN TO UNION STATION IN 40 MINUTES. VIVA, ZUM AND YORK REGIONAL TRANSIT ALSO ALL HAVE BUSES RUNNING FREQUENTLY FROM THIS CITY CENTRE TRANSIT HUB.

BUS RAPID TRANSIT (BRT) IS MAKING IT EVEN EASIER TO GET AROUND. THE NEW RAPIDWAY ON HIGHWAY 7 GOES FROM VMC STATION, OVER HIGHWAY 400 AND WEST TO BRUCE STREET, AND EXTENDS EAST TO YONGE STREET. THE BRT ROUTES INCLUDE RAISED BIKE LANES, A MULTI-USE PATH AND TREE-LINED SIDEWALKS.



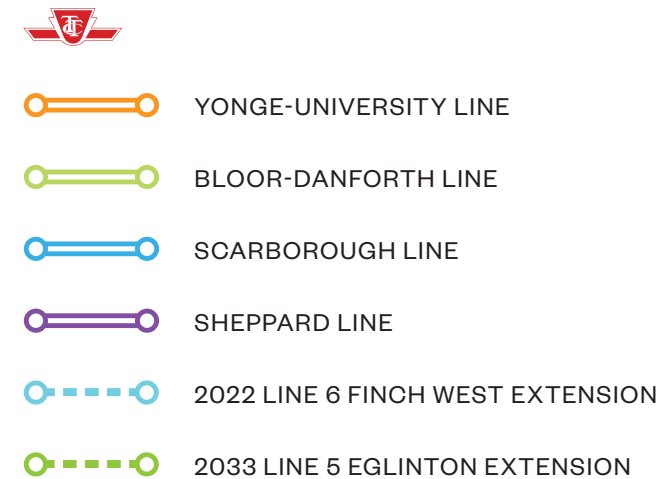
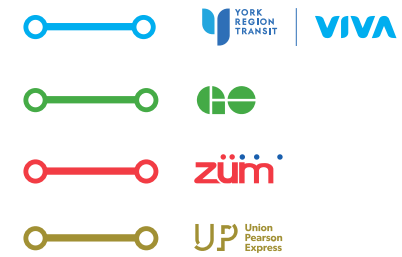
WHEN YOU DO WANT TO TAKE YOUR CAR, THAT'S EASY TOO. HIGHWAYS 7 AND 400 CAN BE REACHED ALMOST INSTANTLY, AND JUST EAST ALONG INTERCHANGE WAY ARE JANE ST. AND HIGHWAY 407.



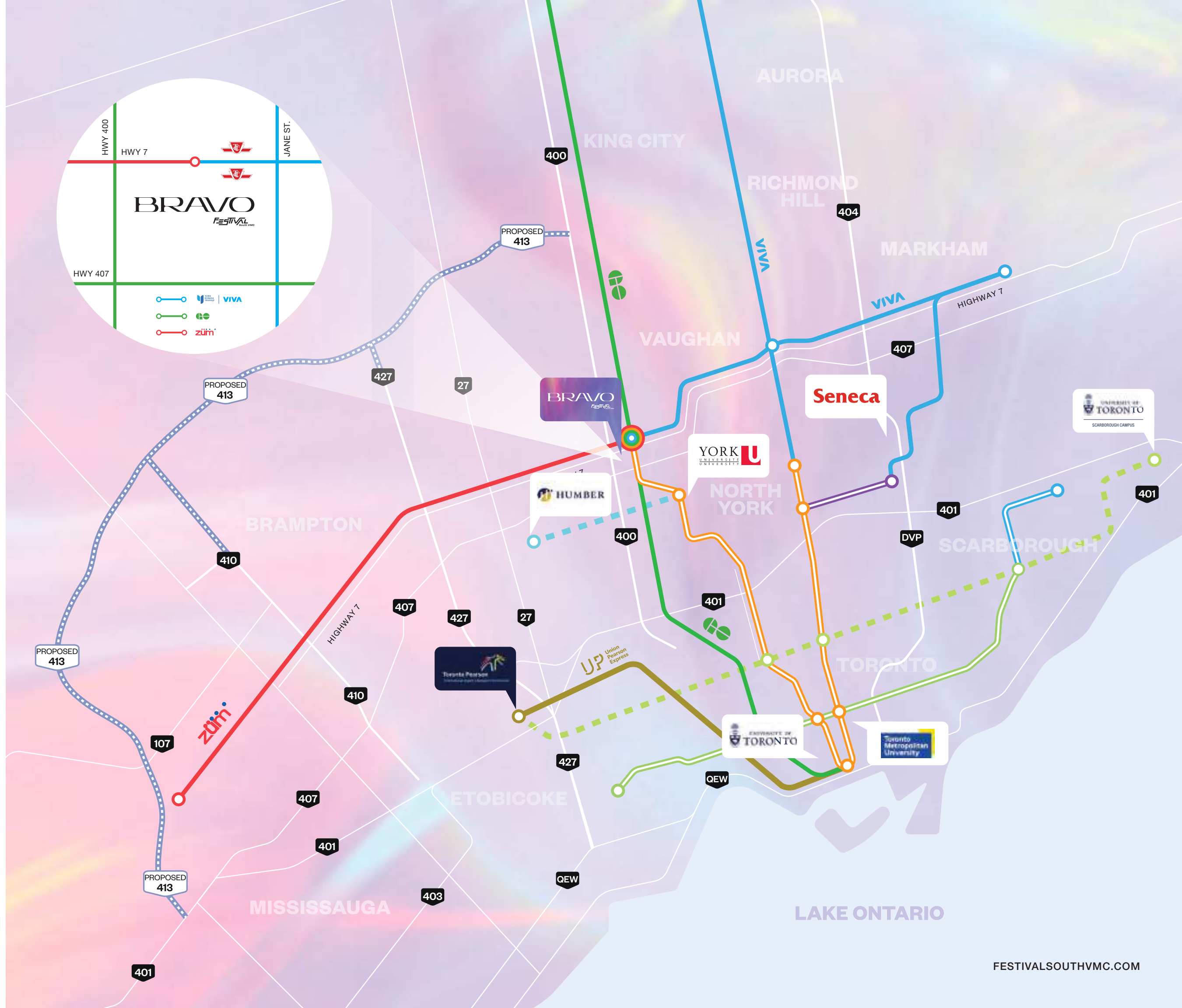
GATEWAY TO THE GTA AND BEYOND

 15,000

DAILY COMMUTERS PASSING THROUGH VMC SUBWAY STATION



BRAVO



FESTIVALSOUTHVMC.COM

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 BRAVO

MINUTES FROM TRANSIT

- Close proximity to North America's award-winning rapid transit system and regional transit
- Connected to the entire GTA and beyond

EXCELLENT ACCESSIBILITY

- Designated by Metrolinx as a Mobility Hub
- Accessed by York Regional Transit (YRT), VIVA buses and ZUM transit

TTC RANKING

#1

- Ranked by Redfin, a tech-powered real estate firm, as North America's best transit system for 2019
- This ranking outperforms Boston, Washington DC, Vancouver and Montreal

NEW BRT SYSTEM

6 km

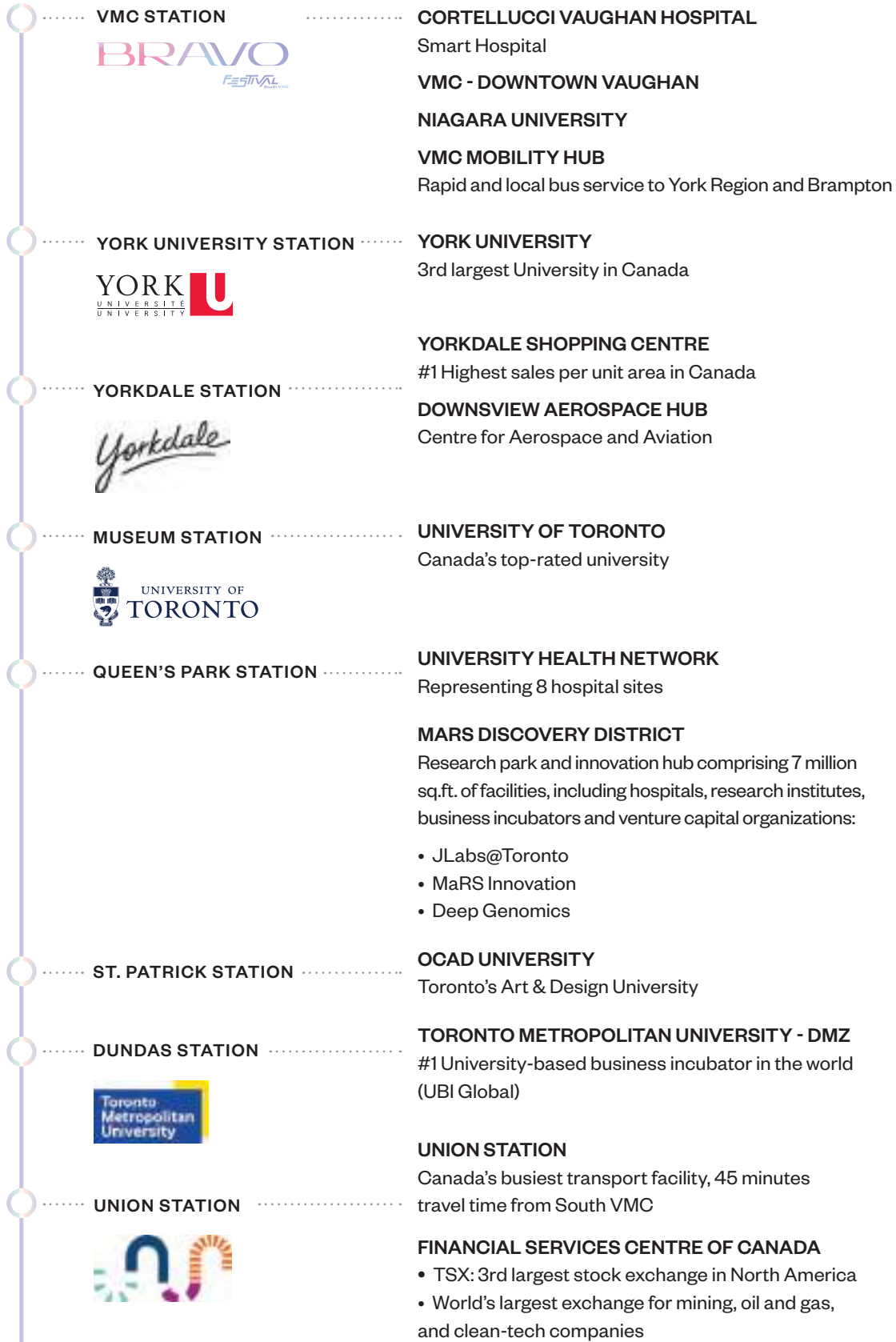
 FROM VMC

- Reinforces the growth of Vaughan
- New terminal contains bus bays to enhance local and regional connections



SEAMLESS ACCESSIBILITY

SUBWAY LINE 1



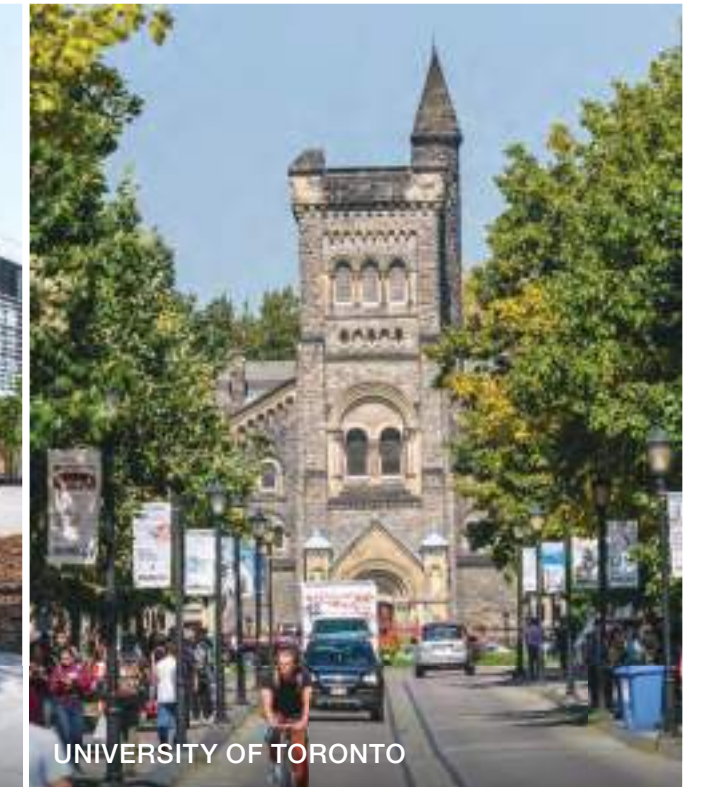
SOLID EDUCATION FOUNDATION



York University is only one subway ride from the VMC station, making it an easy destination for anyone living at Bravo. With outstanding transit connectivity, you're also within reach of other top post-secondary learning centres such as Seneca College, University of Toronto, Niagara University and Humber College.



SENECA COLLEGE



UNIVERSITY OF TORONTO



HUMBER COLLEGE








YORK UNIVERSITY

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.



-  **6 MIN.** SUBWAY RIDE FROM VMC STATION
-  **3RD** LARGEST UNIVERSITY IN CANADA
-  **NO. 1** RANKED MBA IN CANADA: SCHULICH
-  **54,500+** UNDERGRADUATE AND GRADUATE STUDENTS ENROLLED
-  **10,000+** INTERNATIONAL STUDENTS FROM 172 COUNTRIES

ENDLESS LEARNING OPPORTUNITIES



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.



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 toward your goals.

Seneca

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.



Vaughan's first 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.

VAUGHAN METROPOLITAN CENTRE

- 1 VMC TTC Subway Station
- 2 YMCA Pool
- 3 VMC Bus Terminal
- 4 PXL Gallery Art Installation
- 5 Balzac's Coffee Roasters, VMC
- 6 Lobby at KPMG Office tower



THE NEW SOUTH VMC LIFESTYLE



The VMC is being planned from the ground up as a sparkling new downtown, a hub of culture and diversity, where you can put down roots and enjoy life.

Playing a key role in the creation of this modern master-planned community, Bravo at Festival offers proximity to a multitude of experiences and activities, just steps from the city's lively entertainment and employment hubs. Arts and culture, shopping, sports, vast parks and attractions all create an environment of discovery and fun.

10 REASONS TO LOVE LIVING IN SOUTH VMC

1 /

VAUGHAN IS THE ONLY OTHER CITY IN THE GTA BESIDES TORONTO THAT HAS SUBWAY ACCESS, CONNECTING YOU EASILY TO WHEREVER YOU WANT TO GO.

2 /

THE VMC SECONDARY PLAN UPDATE INCLUDES RECOMMENDATIONS FOR EVEN MORE GREEN SPACE AND PARKLAND - ADDING TO THE ALREADY PLANNED 45 ACRES OF MULTI-USE PUBLIC AND PARK SPACE.*

3 /

THE VMC IS BEING PLANNED FROM THE GROUND UP AS A SPARKLING NEW DOWNTOWN FOR VAUGHAN, A HUB OF CULTURE, DIVERSITY, AND CELEBRATION WHERE YOU CAN PUT DOWN ROOTS AND ENJOY LIFE.

4 /

VAUGHAN IS HOME TO YORK UNIVERSITY AND NIAGARA UNIVERSITY, MAKING IT A CENTRE OF ACADEMIC EXCELLENCE AND LEARNING.

* Source: <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=61777>



5 /

VAUGHAN IS A GLOBAL LEADER IN BUILDING A SMART CITY, AND HAS THE FIRST SMART HOSPITAL IN CANADA, CORTELLUCCI VAUGHAN HOSPITAL (FORMERLY MACKENZIE VAUGHAN HOSPITAL).



6 /

HIGH-PROFILE CORPORATIONS, AS WELL AS TECH COMPANIES, ARE CHOOSING TO LOCATE THEIR HEADQUARTERS IN VAUGHAN, NOW THE LARGEST EMPLOYMENT CENTRE IN YORK REGION. BY 2031, 11,500 NEW JOBS WILL BE CREATED IN THE VMC.

7 /

VAUGHAN WAS THE 2ND MUNICIPALITY IN CANADA TO BE WCCD ISO 37120 PLATINUM CERTIFIED. THE CONCENTRATION OF PROFESSIONALS WORKING IN NATURAL AND APPLIED SCIENCE IS 1.32 TIMES THE NATIONAL AVERAGE.

8 /

VAUGHAN IS DIVERSE, WITH PEOPLE FROM ALL OVER THE WORLD MAKING IT THEIR HOME. THIS CONTRIBUTES TO A DYNAMIC ENVIRONMENT WHERE AMBITION AND CREATIVITY ARE PRIZED AND REWARDED.

9 /

VAUGHAN IS A GREAT PLACE TO RAISE A FAMILY. NOT ONLY DOES IT HAVE EXCELLENT SCHOOLS AND PARKS, IT ALSO BOASTS A MYRIAD OF KIDS' ENTERTAINMENT VENUES SUCH AS LEGO LAND, JUNGLE LAND AND CANADA'S WONDERLAND.

10 /

IF YOU'RE A SPORTS AND FITNESS ENTHUSIAST, YOU'LL FIND SOME OF THE BEST FACILITIES IN CANADA HERE. SPORTSPLEXES, ARENAS, PLAYING FIELDS AND THE NEW YMCA IN THE VMC OFFER VAUGHAN RESIDENTS MULTIPLE WAYS TO SCORE WELLNESS GOALS.



THE PROMISE OF SOUTH VMC

Whether you're raising a family, focused on your career or just looking for greater connection and community, South VMC promises an opportunity to be part of a vital new urban community. There's so much going on that each day brings something new and exciting.



A transformative example to the world, South VMC sets the standard as one of Canada's leading comprehensive urban communities, a hub of culture, convenience and entertainment. Premier shopping, lavish food options and every modern service imaginable make it a desirable place to live, the ultimate venue for finding work-life balance.

Bravo adds to the allure, with three unique towers looking out on the lively streetscape.



YOUR HAPPY PLACES

SHOPPING AND RESTAURANTS

A short walk or bike ride from Bravo, along the pedestrian-friendly retail promenade, you'll find one-of-a-kind shops and boutiques, sophisticated restaurants and charming cafés. It's a retail experience designed to help shape your life and make every day an adventure of discovery. Throughout the summer, outdoor retail popups will add to the feeling of living in a flourishing hub. With such an eclectic range of options, there's bound to be something that will appeal to everyone's taste and style.



IN THE AREA



- 1 Trattoria La Villeta
- 2 Poke Guys
- 3 PZA Restaurant
- 4 Vaughan Mills Shopping Mall
- 5 St. Phillips Bakery
- 6 IKEA

MAKING A FAMILY-FRIENDLY COMMUNITY

According to Maclean's Magazine, the best communities in Canada for raising a family have "great schools, well-paying jobs and a strong sense of community."

BRAVO IN THE SOUTH VMC HAS ALL THIS AND MORE, WITH A MYRIAD OF FEATURES DESIGNED TO BUILD AND STRENGTHEN A SENSE OF COMMUNITY.



SOUTH VMC ON THE RISE

When completed, the emerging South VMC will be a new urban hub full of exciting places to live, work and play – with bountiful green space and stellar connectivity. Bravo at Festival by Menkes and QuadReal will be right in the centre of this new downtown.



CONNECTED TRANSIT



WALKING & CYCLING PATHS



REIMAGINED SHOPPING



PARKS & TRAILS



CONNECTION AND COMFORT

Looking out on Assembly Park and connected to 20 acres of South VMC parkland and 17 km of South VMC trails and bike lanes, Bravo's three towers are ideally situated. Bravo hosts a diverse range of people and boasts an amazing repertoire of on-site amenities designed for wellness and sociability.



EXPERIENCE A CONNECTED,
CAREFREE AND COMFORTABLE
LIFE, WITH OPPORTUNITIES EVERY
DAY TO MEET YOUR NEIGHBOURS
AND MAKE NEW FRIENDS.



20 ACRES

SOUTH VMC PARKLAND

25 ACRES

SOUTH VMC ENVIRONMENTAL
OPEN SPACE AND PUBLIC SQUARES

17 KM

SOUTH VMC TRAILS AND BIKE LANES



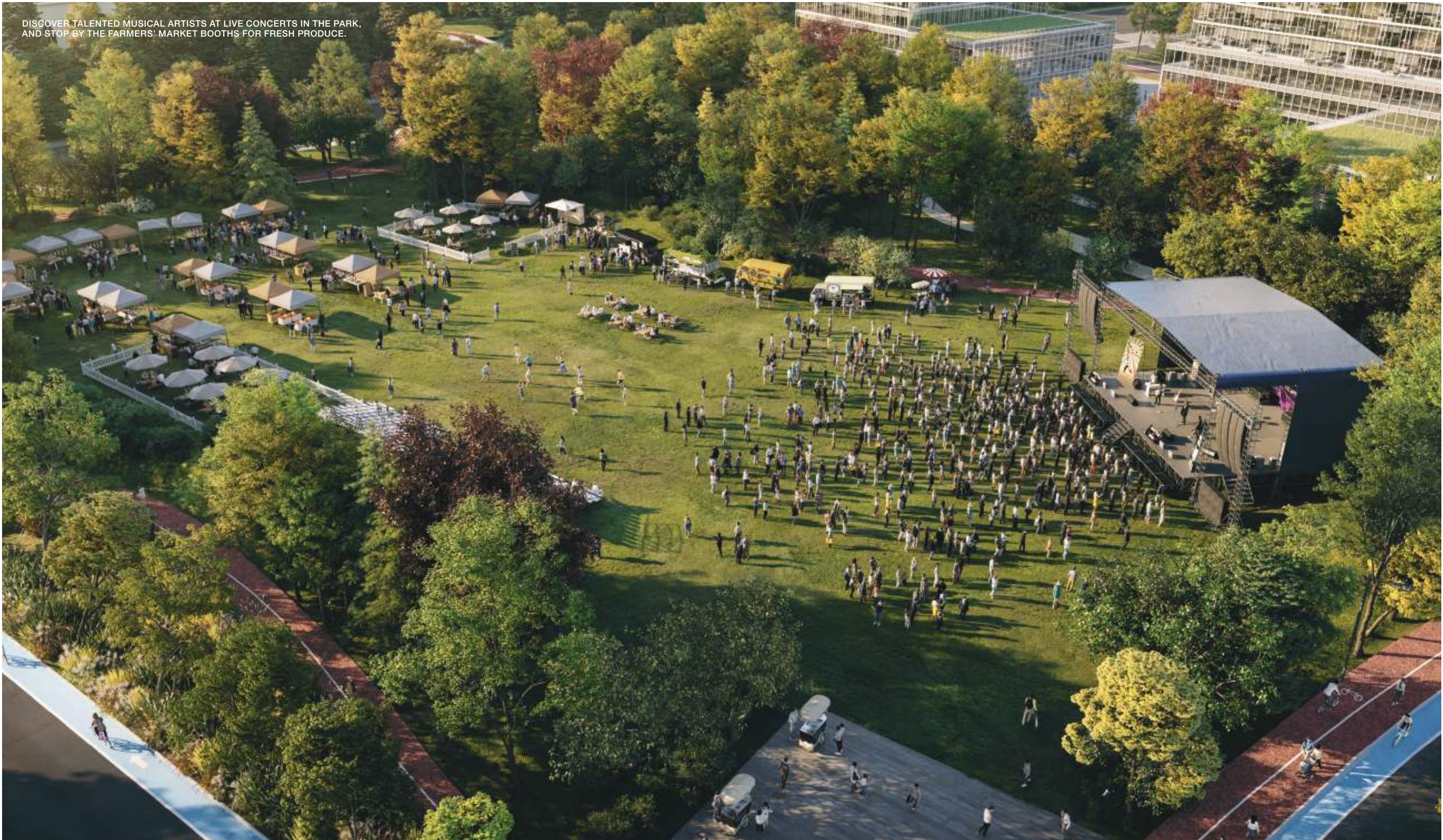
The VMC Secondary Plan update includes recommendations for more green space and parkland. This goes beyond the already planned 45 acres of multi-use public and park space and 17 km. of trails and bike lanes Bravo provides residents and visitors easy access to.

Spread out and explore the public spaces with covered pedestrian mews and sophisticated restaurants, shops and lifestyle services – all connected to the vast parkland at Bravo.

OASIS OF GREEN

PARKS AND GREEN SPACE

DISCOVER TALENTED MUSICAL ARTISTS AT LIVE CONCERTS IN THE PARK,
AND STOP BY THE FARMERS' MARKET BOOTHS FOR FRESH PRODUCE.



THE PLAZA

South VMC is always alive with beer gardens, farmers' markets, culinary festivals, food trucks, exhibitions and art installations, cultural events, pop-up retail experiences, film screenings, games, and community gatherings.



WATERSIDE ESCAPES

South VMC will boast a pond perfect for relaxing or indulging in water sports. Set beside an outdoor performance space, the pond is a naturalized feature that will connect residents and visitors to the benefits of outdoor leisure, whether it's enjoying a musical performance, having a picnic or strolling by the water. An elevated lifestyle arises from these premier activities reminiscent of staying at a world-class resort.



TAKE IN AN OPEN-AIR CONCERT OR GET OUT ON THE WATER
IN A CANOE OR STAND-UP PADDLEBOARD.





ASSEMBLY PARK: THE SOUL OF THE VMC

The creative soul of the VMC, Assembly Park is destined to draw in thousands of people to live in its exciting new residences, enjoy entertainment, get involved in arts and culture, play sports and be active. It's where spontaneity rules and new ideas are sparked every day. Nature meets city, and synergy happens when everyone comes together with an openness to create something new and different.

Assembly Park is both a large gathering spot and a place of small beginnings. Here you'll find your home and make lasting connections.

SPLASH PARK

Assembly Park affords many opportunities to take your kids out and meet the neighbours. In summer, take them to the splash park, where you can make new friends and discover how lovely life can be when you feel connected to other people living in your neighbourhood.



THE STUDIOS

With 10,000 square feet of indoor community space, The Studios at Assembly Park is a temporary multi-use art and content studio, gallery, event and residency space, classroom, destination and celebration of creativity in all its many forms. In late 2021, a 7,000 square foot mural titled FUTURA by Toronto artist Andre Kan was unveiled and will serve as a significant landmark at The Studios.



ASSEMBLY PARK OFFERS A WIDE RANGE OF OUTDOOR ACTIVITIES, FROM BASKETBALL TO CYCLING TO SKATEBOARDING, RUNNING AND WALKING.



ASSEMBLY PARK IS A FOUR-SEASONS COMMUNITY, WITH ACTIVITIES AND PROGRAMMING ALL YEAR ROUND. IN WINTER, YOU CAN SKATE ON THE ICE RINK OR SIMPLY RELAX WITH A HOT BEVERAGE WHILE ENJOYING THE LIGHTS.



ASSEMBLY PARK EVENTS

Assembly Park has already made a splash as a dynamic venue for big events and fun activities attended by thousands of people. Proving itself a significant addition to the cultural fabric of Vaughan, Assembly Park has hosted family-friendly events such as the Holiday Night of Lights, Assembly Park Block Party, Spiked Summer Food & Drink, Carivaughan and Taste of the Caribbean.



250,000

PEOPLE ATTENDED ASSEMBLY PARK EVENTS IN 2022



- 1 Warming up by the fire at the Holiday Night of Lights
- 2 Holiday Night of Lights
- 3 Merry-Go-Round at Holiday Night of Lights
- 4 Kids' rides at Assembly Park Block Party
- 5 Spiked Summer Food & Drink event
- 6 Night show at the Assembly Park Block Party

YOU BELONG AT BRAVO



A unique community that will grow with you, Bravo is designed for whatever future scenarios your life brings you. Whether you're working from home, raising a family, hosting family get-togethers or looking to make new friends, Bravo adapts to your way of life. Put down roots and make it your home – you belong here.



UNLIMITED



Bravo gives you access to a world of fun and activities. With such a huge range of places to go and things to do all year round, you have unlimited opportunities to get out and take part in activities and events.

Take in an outdoor concert in the park, pick up fresh produce at the open-air farmers' market, go for a run or a bike ride – or a skate in wintertime – play basketball, soccer or baseball; or relax with a picnic on the expansive lawns. Walk your dog on the network of trails and take your kids to the splash park. It's all there just for you.

FUN

WELCOME TO BRAVO

Situated in the centre of South VMC, Bravo's three sleek towers look out on the community of homes, green space, trails and shops.



GROUND FLOOR AMENITY

AN ARRAY OF CONVENIENT AMENITIES AWAITS YOU AT BRAVO, INCLUDING AN INSPIRING COWORK SPACE THAT LOOKS OUT ON THE PARK.

- 1. THE POPS AT BRAVO
- 2. PET WASH
- 3. 24 HOUR CONCIERGE
- 4. LOBBY LOUNGE
- 5. CO WORK



THE POPS AT BRAVO

TO CONTRIBUTE TO THE OVERALL LIVABILITY OF NEW COMMUNITIES, BUILDERS CREATE ATTRACTIVE OPEN SPACES FOR EVERYONE TO ENJOY, RESIDENTS AND THE PUBLIC ALIKE. THESE ARE CALLED PRIVATELY OWNED PUBLIC SPACES OR POPS.

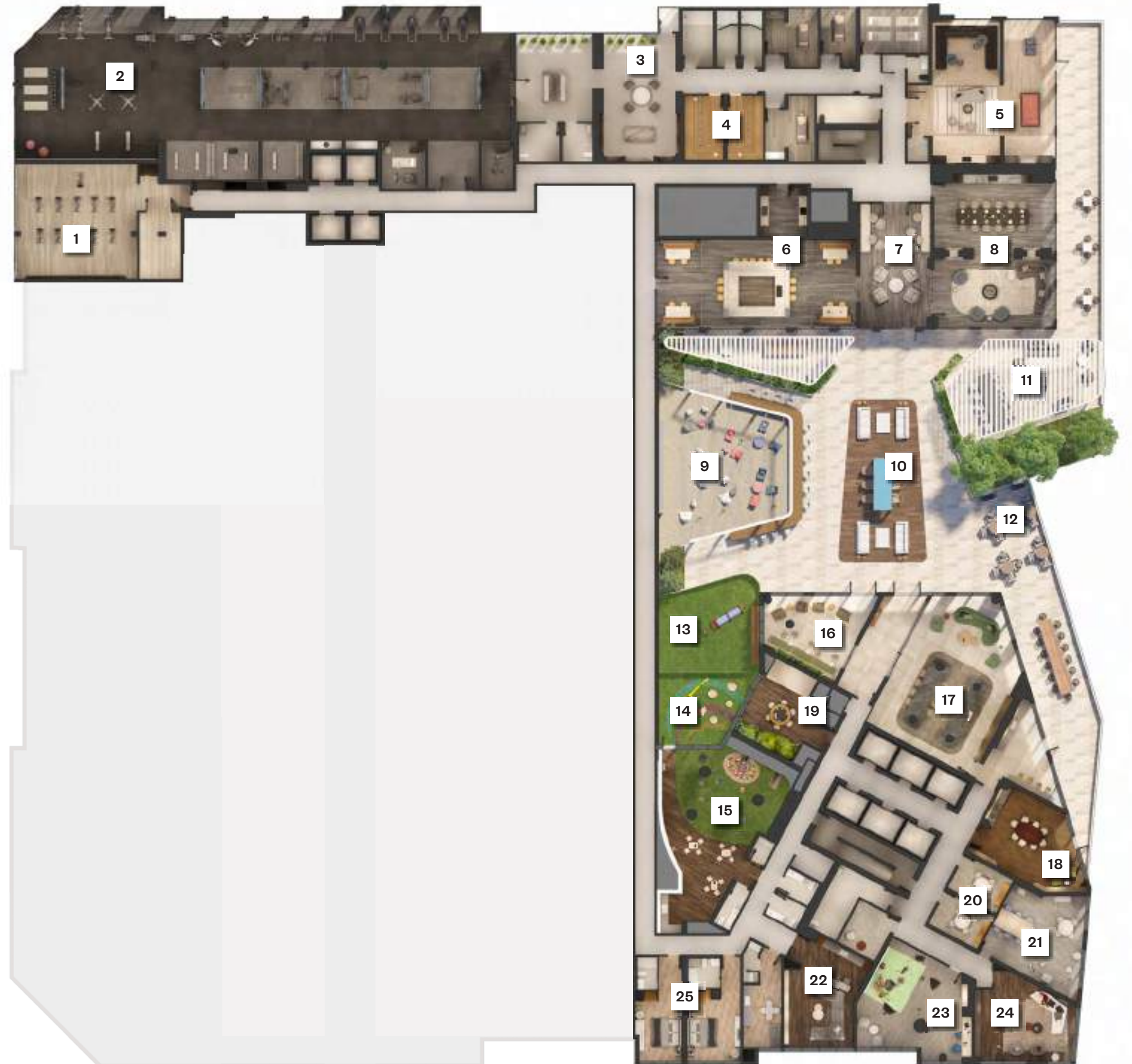


BRAVO'S NEW PARKS AND OPEN SPACES OFFER PEACEFUL PLACES TO RELAX, PLAY, CONNECT AND BE SURROUNDED BY GREENERY.

THE BRAVO CLUB

A HOST OF THOUGHTFULLY CONSIDERED WELLNESS AND SOCIAL AMENITIES AT BRAVO ENHANCE THE LIVES OF RESIDENTS.

- | | | | |
|-----|---------------------------|-----|----------------------|
| 1. | SPIN/YOGA STUDIO | 14. | OUTDOOR KIDS AREA |
| 2. | FITNESS ZONE | 15. | INDOOR KIDS PLAYROOM |
| 3. | WELLNESS ZONE | 16. | GARDEN CAFE |
| 4. | DRY SAUNA | 17. | SOCIAL LOUNGE |
| 5. | GAMES LOUNGE | 18. | DINING ROOM |
| 6. | CHEF'S KITCHEN | 19. | CARDS AND GAMES ROOM |
| 7. | LOUNGE | 20. | RECORDING STUDIOS |
| 8. | PARTY ROOM | 21. | MAKERS STUDIO |
| 9. | OUTDOOR SCREENING THEATRE | 22. | MEDIA ROOM |
| 10. | URBAN LOUNGE WITH FIREPIT | 23. | CREATIVE HUB |
| 11. | OUTDOOR PARTY ROOM | 24. | MUSIC LOUNGE |
| 12. | OUTDOOR KITCHEN | 25. | GUEST SUITES |
| 13. | PET ACTIVITY AREA | | |



LIFE- ENHANCING AMENITIES

GEARED FOR COMFORT, CREATIVITY AND CONNECTION, AT BRAVO, EVERY AMENITY SPACE IS SLEEKLY DESIGNED AND LAVISHLY APPOINTED.



LOBBY LOUNGE



GAMES LOUNGE



LOUNGE





FITNESS ZONE

TERRACE



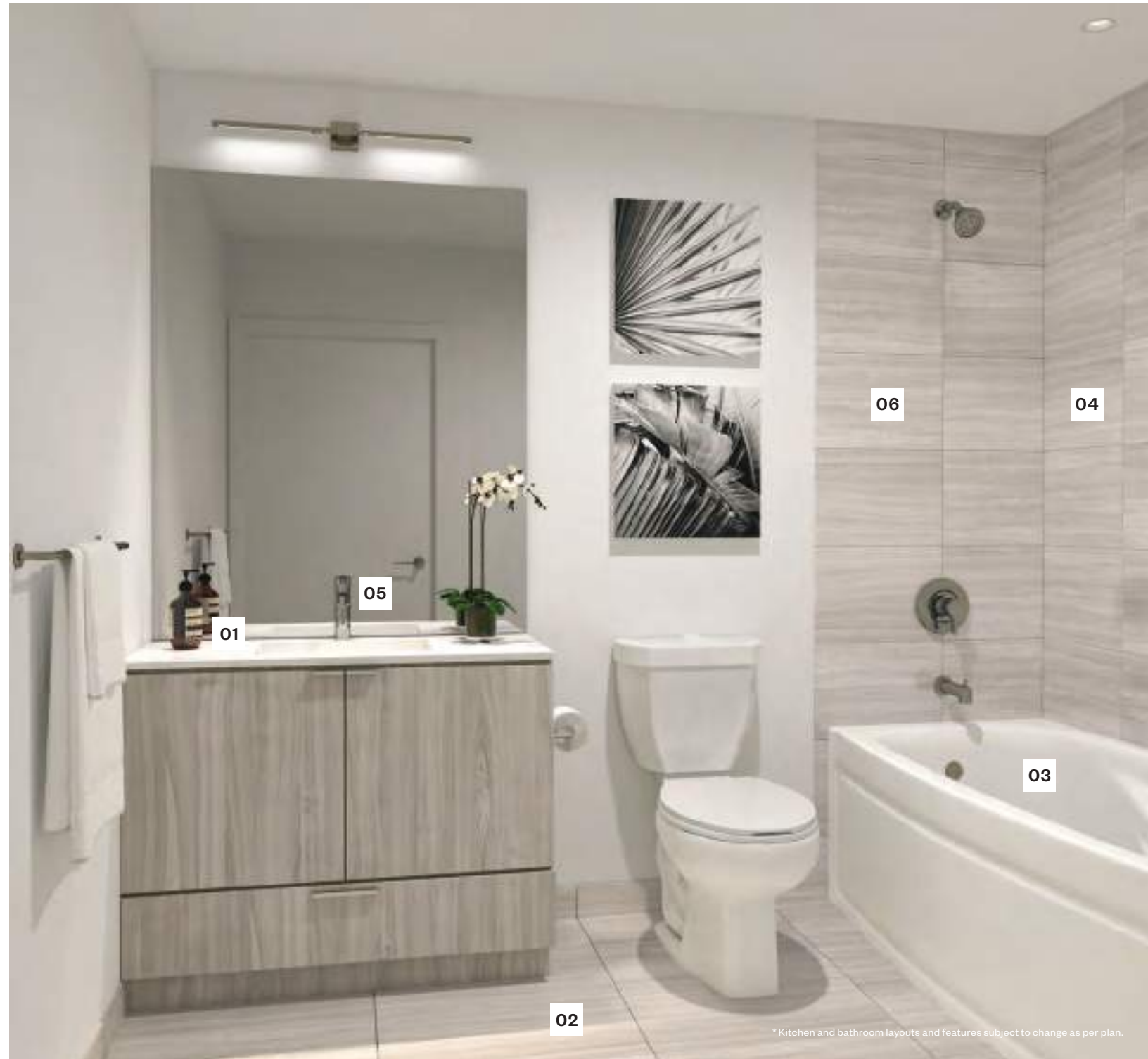
MODERN SOPHISTICATION

A CELEBRATION OF THE FLOW OF LIFE,
THE SOPHISTICATED INTERIOR DESIGN AT
BRAVO EVOKES A FEELING OF TRANQUILITY
AND CONNECTION TO NATURE.



BATHROOM

- 01 / COMFORT HEIGHT VANITY WITH CULTURED MARBLED TOP
- 02 / PORCELAIN TILE FLOORING
- 03 / SOAKER TUB
- 04 / PORCELAIN TILE WALLS
- 05 / DESIGNER PLUMBING FIXTURES
- 06 / GLASS SPLASH GUARD



KITCHEN

- 01 / ENERGY STAR® DISHWASHER
- 02 / PORCELAIN SLAB BACKSPLASH
- 03 / QUARTZ COUNTERTOP
- 04 / GLASS COOKTOP
- 05 / STAINLESS STEEL WALL OVEN
- 06 / STAINLESS STEEL MICROWAVE
- 07 / ENERGY STAR® REFRIGERATOR
- 08 / SOFT CLOSE CABINETRY
- 09 / PULL OUT SPRAY FAUCET



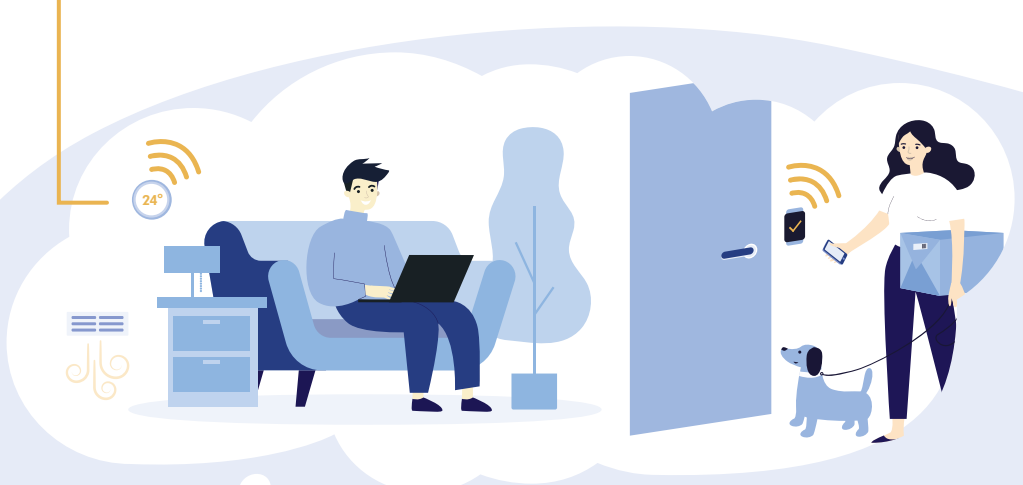
EASY LIVING WITH

M-LINK



SMART THERMOSTAT

Noticing the air is a bit chillier than you like, you use your phone to set the thermostat at your preferred temperature.



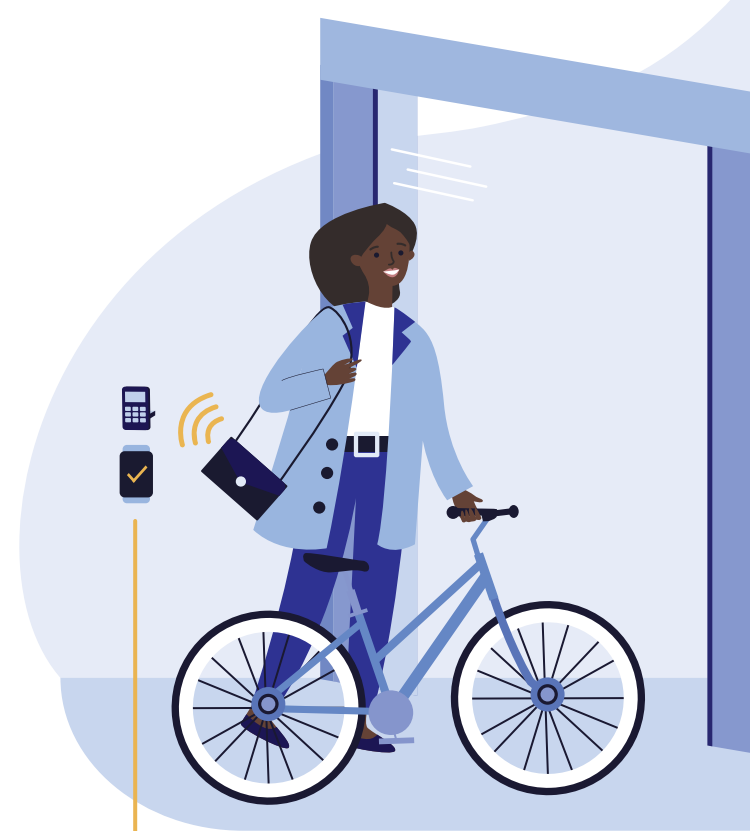
TOUCHLESS HEPA AIR PURIFIED ELEVATORS

In the foyer, you press the elevator call button, and once you are inside, your phone lets the elevator know which floor to stop at.



BUILDING AND AMENITY ACCESS

No more fumbling for your FOB. As you approach the entrance to your Menkes building, you point your phone at the door and voilà – it unlocks immediately. The building comes with 24-hour security monitoring, and you can also grant access to visiting guests and all amenity spaces remotely via your phone.



SMART PARCEL LOCKERS

You've already received notification that a package has arrived for you. Now you enter the parcel room and easily open the parcel locker by using your phone.



AMENITY BOOKING

With your best friend's birthday coming up in a couple of weeks, you quickly use your phone to book the party room.

IT'S GOOD TO BE GREEN

At Bravo, you can be assured you're living in buildings designed to provide an energy efficient, sustainable lifestyle. Menkes is a leader in offering enhanced green features in condominiums, and these include:



- Superior insulation
- High quality heating and cooling systems
- "Smart" hydro meters
- Energy saving windows and doors
- High-pressure, low-flow showerheads and faucets in bathrooms
- Low VOC (Volatile Organic Compound) paints and adhesives



NEVER
SETTLE
FOR
SECOND
BEST.

FOUNDED IN 1954,
MENKES
CELEBRATES
70 YEARS.

The Menkes story began 70 years ago when Murray Menkes, founder and visionary businessman, made it his quest to build family homes of outstanding quality and lasting value. Before long, he was building not just beautiful homes but entire master-planned communities. Today, Menkes continues to raise the standard for outstanding quality design and superior value as a fully integrated, multi-disciplinary real estate development company.



LEGENDARY CITY-BUILDING FOR 70 YEARS



1954
MENKES IS FOUNDED
Menkes is founded by Murray Menkes and builds its first homes.

1978
100 ANTIBES
First condominium building is completed.

1988
PLACE NOUVEAU
Menkes completes its first condo tower in the North Yonge Corridor, kicking off the company's 3+ decades as the neighbourhood's premier developer.



1995/2001
EMPRESS WALK
The GTA's first ever mixed-use entertainment, shopping and residential complex developed.



2009
WALKER FARM ESTATES
The first Energy Star community of single family homes in York Region.



2012
FOUR SEASONS HOTEL AND PRIVATE RESIDENCES
The international flagship of the Four Seasons luxury hotel chain in Canada's most exclusive neighbourhood, Bloor-Yorkville.



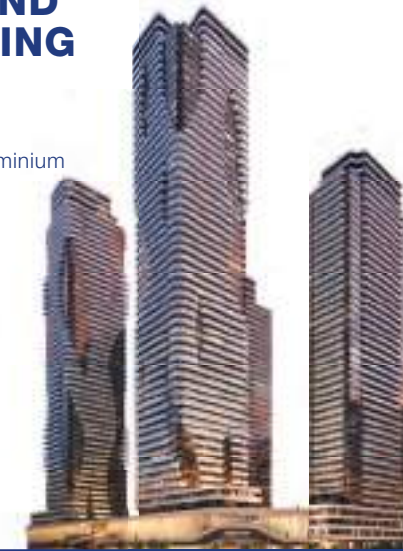
2017
BANKSY AT ONE YORK STREET
Menkes unveils public art featuring "Guard with Balloon Dog", attributed to renowned artist Banksy.



2018
HARBOUR PLAZA RESIDENCES AND ONE YORK
Mixed-use development in Toronto's South Core with direct PATH connection. Recognized as "Best New Built Community" in the GTA by BILD.



2020 & 2021
CANADA'S TOP BUILDER AND BEST-SELLING PROJECT: FESTIVAL
Best-selling new condominium project in Canada for 2020 & 2021.



2022
2022 BILD AWARD
Project of the Year, Mid/High-Rise: Menkes Developments Ltd. - Grand Festival



1966
A FIRST WITH IBM
First industrial building is completed, with IBM as the anchor tenant.

1986
PROCTER & GAMBLE NEW HEADQUARTERS
North York mayor, Mel Lastman (left), and developer Murray Menkes stand atop the new Canadian headquarters of Procter and Gamble, Menkes' first office tower at 4711 Yonge Street.



2004
5000 YONGE
A masterfully-planned mix of residential, retail and commercial spaces in North York City Centre.



2009
25 YORK
The first landmark office tower in Toronto's South Core district certified LEED Gold at time of completion.



2013
TORONTO'S #1 BUILDER
Menkes is recognized as the top selling condo builder in Toronto for 2013.



2016
ENCLAVES OF UPPER CANADA
First LEED Silver Home in Halton Region - part of the Energy Star Community in Georgetown.



2018
WIC GROUNDBREAKING
Waterfront Innovation Centre in Toronto's East Bayfront breaks ground.

2022
SUGAR WHARF: FIRST SCHOOL
Ministry of Education announces the first vertically-integrated school in Ontario.



MADDE BY MENKES



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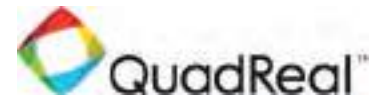


07 /

To date, Menkes has developed over seven million square feet of commercial office space, fifteen million square feet of industrial space, completed over forty thousand condominium residences, and over ten thousand single-family homes across the Greater Toronto Area.



- 01 / FOUR SEASONS HOTEL & PRIVATE RESIDENCES TORONTO
- 02 / WATERFRONT INNOVATION CENTRE
- 03 / HARBOUR PLAZA
- 04 / ONE YORK
- 05 / ENCLAVES OF UPPER CANADA
- 06 / ONE SHERWAY
- 07 / GLEN ASHTON ESTATES



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



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