



Vincent

CONDOMINIUMS

Invest in Vaughan's Newest Condo



ARTIST'S CONCEPT

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A Rich Quality Of Life

WITH GREAT PARKS, SCHOOLS, SHOPPING AND MORE, VAUGHAN OFFERS AN AMAZING QUALITY OF LIFE.

COMING TO THE VAUGHAN METROPOLITAN CENTRE

The Name is Vincent. The Vincent.

The Vincent is a sophisticated new condominium coming to the Vaughan Metropolitan Centre (VMC), an emerging downtown poised to be the financial, innovation and cultural centre of Vaughan. Anchored by the new VMC Subway Station, VIVANEXT and Regional Transit, the area has new residential highrises, office towers, educational institutions and commercial spaces. The adjoining Edgeley Pond and Park will be the largest open public space in the VMC, with gardens, picnic areas and stages for performances. A vibrant location buzzing with cafes, restaurants, bars, shops and surrounded by parks, trails, schools, golf courses and more. The future of Vaughan is right here.



Downtown Vaughan is Rising



1,500,000 SQ.FT.
OF OFFICE SPACE



12,000
RESIDENTIAL UNITS



11,500
NEW JOBS



750,000 SQ.FT.
OF RETAIL SPACE



25,000
PEOPLE WILL
CALL IT HOME



14,800
DAILY RIDERS
AT VMC



28
NEW ACRES OF
PARKLAND

*Source: <https://www.vaughan.ca/news/Pages/Moving-forward-withVaughan%E2%80%99s-emerging-downtown.aspx>

Vaughan, The GTA's Next Big City

Vaughan is a dynamic city with an ambitious Growth Plan that will make it one of the fastest growing cities in the GTA.



VAUGHAN METROPOLITAN CENTRE

The core of all new development in Vaughan is focused around the Vaughan Metropolitan Center (VMC) which includes a multimodal transit hub anchored by the VMC subway station. A dense network of highways, arterial roads and regional transit routes keep Vaughan connected to all parts of the GTA. The City of Vaughan offers rich opportunities for education, culture, sports, nature and health for all its residents. The transformation of Vaughan is just getting started.

Vaughan Fast Facts



POPULATION (2018)
330,563



POPULATION
GROWTH (2011-2016)
6.2%



AVERAGE ANNUAL
BUSINESS GROWTH
(2008-2018)
2.9%



REAL GDP (2018)
\$20.6 BILLION



VALUE OF BUILDING
PERMITS ISSUED
SINCE 2010
\$10.8 BILLION



ADULTS WITH
POST-SECONDARY
EDUCATION
70%

Vaughan Condo Market: Storeys of Growth

**VAUGHAN IS THE LEADER WHEN
IT COMES TO THE GTA'S HOT
CONDO MARKET**



Vaughan topped the 905 market with the highest number of new condo sales during the first quarter of 2021 - a whopping **305%** year-over-year increase.

(Source: Urbanation GTA Condo Markets Heating Up)

Vaughan saw the highest number of new condo sales of all sub-markets in the GTA over the last 12 months.

(Source: Altus GTA High Rise Market Report April 2021)



ROBUST CONDO MARKET

61%

5 Year Average Resale Condo Price Increase

(Source: TRREB Market Watch Reports April 2016-2021)

15%

Year Over Year Average Resale Condo Price Increase

(Source: TRREB Market Watch Report April 2020 & 2021)



VAUGHAN RENTAL STATS

54%

Year Over Year Condo Lease Transaction Increase

(Source: UrbanRental Q1 2020-2021)

\$2.82

Average Condo Rent Per Sq.Ft.

5.5%

Higher Rental Rates Than Other 905 Regions

(Source: UrbanRental Q1 2021)

Vaughan Means Business

TOP COMPANIES LIKE KPMG, PWC, MILLER THOMSON, GFL ENVIRONMENTAL AND HARLEY-DAVIDSON CANADA ARE CHOOSING VAUGHAN.

Vaughan is home to the first smart hospital in Canada, leading in medical science, and state-of-the-art facilities for cutting edge research and procedures.

Vaughan has the **largest economy** within York Region, the **most concentrated tech hub** in Canada per capita and the **second-largest financial services cluster** in Ontario.

97%

of citizens reported
**VAUGHAN'S
QUALITY
OF LIFE**
as being good
or very good.



91%

of businesses are
**SATISFIED
WITH
SERVICES
PROVIDED**
by the City of Vaughan.



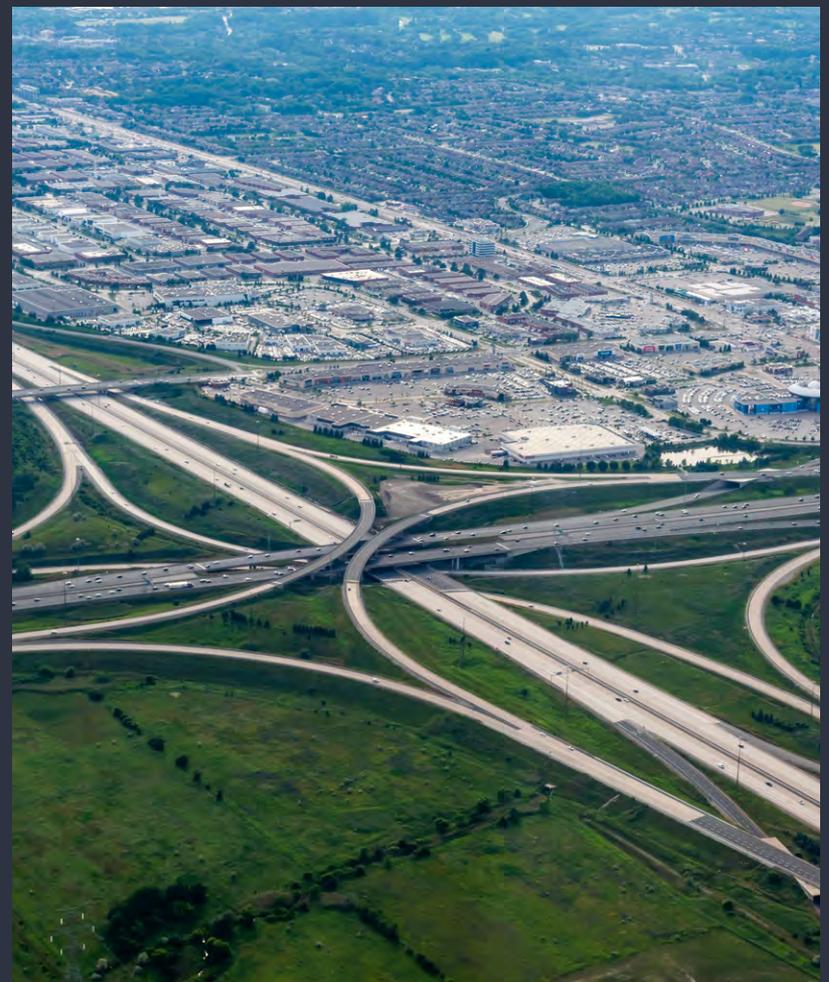
**COMMERCIAL REAL ESTATE:
1.6 MILLION SQ.FT. OFFICE
542,000 SQ.FT. RETAIL**



31% JOB GROWTH
2017: 218,020
2031: 286,400



**AVERAGE YEARLY SALARY:
\$117,000**





HIGHWAY 407 BUS & SUBWAY STATION

World-Class Transit Hub

VAUGHAN IS THE ONLY URBAN GROWTH CENTRE IN THE GTA, OUTSIDE OF TORONTO, THAT HAS SUBWAY ACCESS.

TTC SUBWAY – LINE ONE

- 45 MINUTES TO UNION STATION
- 2 STOPS TO YORK UNIVERSITY
- 35 MINUTES TO UNIVERSITY OF TORONTO DOWNTOWN CAMPUS

For highway commuters, **Highway 400** and **407 ETR** border the VMC, while **Highway 7** runs through the middle.

The **Viva Bus Rapidway** serves the Viva (York Region) and Zum (Brampton) transit systems.

- 15 MINUTES FROM TORONTO INT’L AIRPORT
- 3 MINUTE WALK TO NIAGARA UNIVERSITY
- 4 MINUTE SUBWAY TO YORK UNIVERSITY
- 42 MINUTE SUBWAY TO DOWNTOWN TORONTO





Top Grade Education

VAUGHAN IS THE EPICENTRE OF HIGH QUALITY POST-SECONDARY EDUCATION FOR SOUTHERN ONTARIO.

			 4 MINUTE SUBWAY RIDE 4.2KM AWAY
 3 MINUTE WALK 350M AWAY		 3RD LARGEST UNIVERSITY IN CANADA	  NO. 1 RANKED MBA IN CANADA: SCHULICH SCHOOL OF BUSINESS

WITHIN ONE HOUR OF VAUGHAN, THERE ARE:

9 UNIVERSITIES

176,000 UNIVERSITY STUDENTS

14 COLLEGES

126,000 COLLEGE-ENROLLED STUDENTS



A Rich Quality of Life

LIVING IN VAUGHAN HAS A WHOLE NEW MEANING WITH BEAUTIFUL GREEN SPACES AND URBAN PARKS.

Upcoming **18 acre Edgeley Pond and Park** will have lush trails, gentle waters and natural landscapes.

Outdoor urban spaces such as **Transit Square** and future **Central Park** will be the venues for community festivals and events.

Bicycle trails and pedestrian walkways are within a short walk or ride to the newest mass transit system in the region.

Cultural and natural gems abound, like the **McMichael Canadian Art Collection**, charming **Kleinburg Village** and **Kortright Centre for Conservation**.



ENTERTAINMENT AND SERVICES ARE AROUND THE CORNER

Restaurants, retail and nightlife will energize streets and plazas throughout the downtown.

Vaughan is renowned for **Canada's Wonderland** and **Vaughan Mills Shopping Center**.

Canada's first smart hospital, **Mackenzie Vaughan Hospital**, is under construction just north of the VMC with opening scheduled in 2021.

The new **YMCA** will have a large pool, fitness area, gym, youth zone, fitness studios, and more.

Vaughan Public Library branch will have performing arts studios and a community kitchen.

