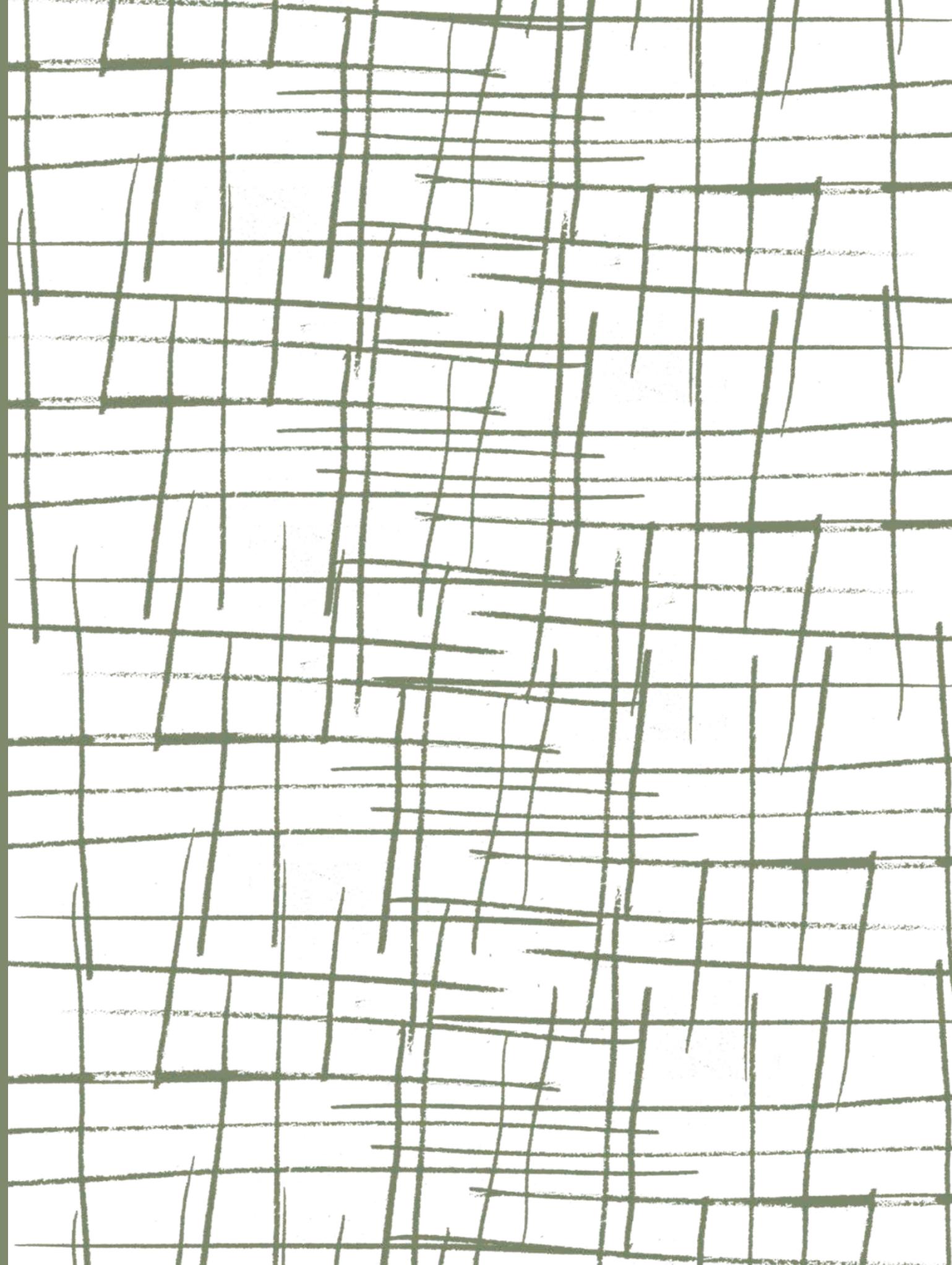


Y9825

C O N D O S & T O W N H O M E S
I N R I C H M O N D H I L L

PART OF THE YONGE SERIES
BY METROVIEW DEVELOPMENTS



FOR COSMOPOLITAN
LIVING ON YONGE,
**WE'VE GOT
YOUR NUMBER.**

IT'S NOT JUST AN ADDRESS ON CANADA'S MOST
ICONIC STREET. IT'S YOUR ICONIC ADDRESS
IN THE HEART OF RICHMOND HILL. A HOME
THAT BALANCES NEIGHBOURHOOD CHARM AND
CITY CONNECTIVITY. WITH STRIKING DESIGN
BY WALLMAN ARCHITECTS AND CAREFULLY
CURATED INTERIORS BY TRUONG LY DESIGN, IT'S
YOUR OWN PART OF YONGE THAT REFLECTS
YOUR WAY OF LIFE. AND WITH HOTEL-INSPIRED
LIVING, IT'S NOT JUST AN ADDRESS, BUT
YOUR KEY TO THE CITY. A MODERN RESIDENCE
THAT EMBODIES URBAN SOPHISTICATION IN
RICHMOND HILL AND KEEPS YOU CLOSE
TO EVERYTHING THAT MATTERS.

Y9825

A RESIDENCE AS ICONIC AS ITS LOCATION

Brought to you by Metroview Developments, Y9825 is the 2nd development in The Yonge Series, a series of interconnected, finely appointed residences along one of the city's most bustling corridors. Situated close to the corner of Yonge Street and Major Mackenzie Drive in Richmond Hill, Y9825 boasts 451 units across 22 storeys, with both condo and townhouse options to suit your lifestyle. Warm and modern with hotel-style interior design, as well as a uniquely striking architectural presence, Y9825 was conceived to enable its residents to truly make the most of the world class city in which we live.

THE BUILDING



CITY LIVING'S NEW CENTRE



Lake Wilcox Park



Richmond Hill GO Station



Farmers Market, Hillcrest Mall



Hub Climbing



Chillax Coffee



FRILU



Duo Patisserie & Coffee



Central Library



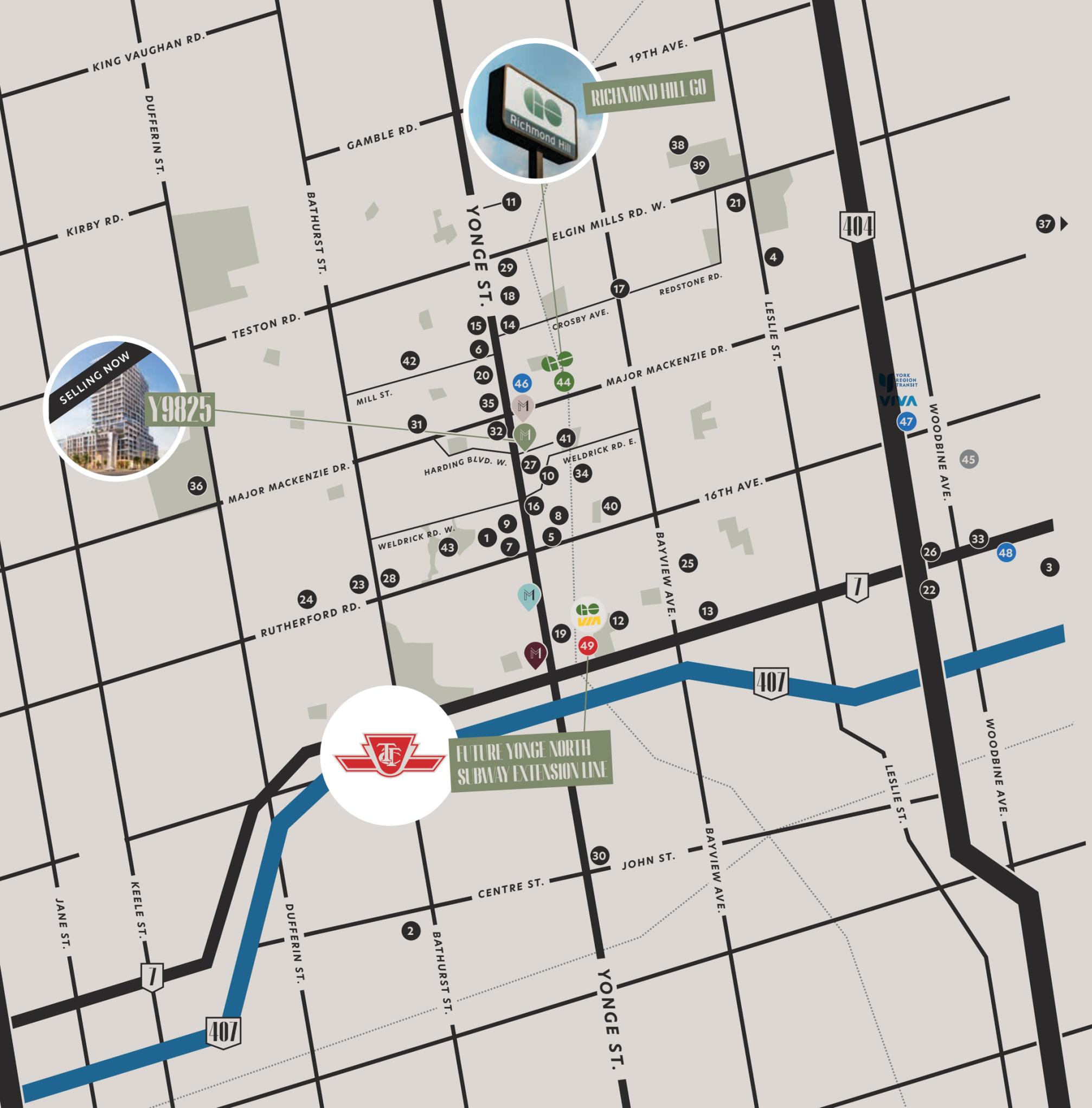
T&T Supermarket



Richmond Hill isn't simply one of Toronto's most desirable neighbourhoods; it's an entire city unto itself. And while Y9825 offers seamless connectivity to Toronto's downtown core, there's a chance you may not want to leave. With world class restaurants and cafes just outside your door, as well as a host of options for nightlife, entertainment, boutique shopping and more, Y9825 is the centre of your new world.

Y9825

NEIGHBOURHOOD



SHOPS & SERVICES

- 1 Hillcrest Mall
- 2 Promenade
- 3 First Markham Place
- 4 Cosmo Music
- 5 Body Vision Fitness Inc
- 6 Heeva Fine Foods
- 7 TD Canada Trust Branch
- 8 RBC Royal Bank
- 9 BMO Bank of Montreal
- 10 T&T Supermarket
- 11 Loblaws
- 12 Walmart Supercentre
- 13 HSBC Bank
- 14 TD Canada Trust Branch
- 15 CIBC Branch
- 16 National Bank
- 17 TD Canada Trust Branch

ARTS & ENTERTAINMENT

- 18 Richmond Hill Pro Bowl
- 19 SilverCity Richmond Hill
- 20 Richmond Hill Centre for the Performing Arts

CAFES & RESTAURANTS

- 21 Chillax Coffee
- 22 Duo Pâtisserie & Café
- 23 Cafe Landwer
- 24 7 Seas Restaurant & Grill
- 25 The One Fusion Cuisine
- 26 The Keg Steakhouse + Bar
- 27 COTOLET
- 28 Unome sushi
- 29 Persian Palace
- 30 FRILU

HEALTHCARE & EDUCATION

- 31 Mackenzie Health (Hospital)
- 32 Central Library
- 33 Seneca College Markham Campus
- 34 Richmond Hill Montessori Private School
- 35 Discovery Academy Private School

OUTDOOR ACTIVITIES & PARKS

- 36 Eagles Nest Golf Club
- 37 Angus Glen Golf Club
- 38 Richmond Green Skate Trail
- 39 Richmond Green Sports Centre & Park
- 40 The David Dunlap Observatory Park
- 41 Harding Park
- 42 Mill Pond Park
- 43 Richvale Athletic Park

TRANSIT

- 44 Richmond Hill GO
- 45 Toronto Buttonville Municipal Airport
- 46 Bus Stop: Major Mackenzie Dr / Yonge St
- 47 Bus Depot: York Region Transit/Viva
- 48 Bus Stop: Highway 7 / Woodbine Av
- 49 Future Yonge North Subway Extension
- Y9929 COMING SOON
- Y9825 SELLING NOW
- Y8888 SOLD OUT
- Y8700 COMING SOON

GO Transit Rail Line Main Road
 Major Highway 407 Express Toll Route

PLEASE NOTE This map is a representation, it is not to scale.



SO MANY
REASONS Y

Y9825 AMENITIES

At Y9825, amenities were conceived to suit the needs of residents in a rapidly changing world, and to that end, each space has been meticulously thought about, planned and designed. Now more than ever, we understand how important it is to provide safe and enjoyable environments that act as an extension of your home. Ones that offer total peace of mind, and above all, spaces that you're truly excited to use.



DUAL GRAND LOBBY ENTRANCES



Be welcomed home each day with Y9825's double grand entrances, each featuring floor to ceiling windows that allow natural light to fill the space, as well as inviting lounge and rest areas to meet a friend, wait for your ride, or simply get a change of perspective. Fully equipped with our concierge service and reception, it's security and comfort, there whenever you need it.



WORKING SPACES AND MEETING ROOMS

Whether catching up on emails, reviewing daily documents, or finally finishing that screenplay, welcoming working spaces that promote productivity through design are always on hand at Y9825.

MULTIMEDIA ROOMS FOR THE **MODERN PROFESSIONAL**

We know that for many of our residents, the arts are simply a part of daily life. That's why Y9825 features spaces meant for the modern creative. With innovative amenities like a fully equipped recording studio, podcast room and media lounge.





LUXURIOUS COWORKING LOUNGE

Equipped with individual desks and lounge areas, this space with floor to ceiling windows and a central grand marble fireplace, is ideal for meeting clients, friends and anyone else in your network who appreciates great design.



A STATE-OF-THE-ART FITNESS CENTRE

We know leading a healthy lifestyle is imperative to many of our residents, which is why our state-of-the-art fitness centre incorporates a variety of options. From cardio machines to free-weights, as well as space for yoga, meditation and more. One of the best gyms in the city is only an elevator ride away.



OUTDOOR DINING & BBQ AREA

Take in the views and enjoy the serene sounds of the rooftop water lounge as you dine al fresco on the 7th floor rooftop. Equipped with BBQs and conveniently located just steps from your suite, this outdoor space is perfect for entertaining and a simple change of scenery when you want it.



ROOFTOP WATER LOUNGE

Refresh your perspective and experience life in a resort-like outdoor cabana lounging area perfect for hosting, or just relaxing. Located on the 7th floor, with wet bars and a gorgeous, serene water feature inspired by Truong Ly Design's modern hotel atmosphere, the feeling of being on vacation is always just a few floors away.

SOCIAL LOUNGE

Also located on the 7th floor amenity space, are three distinct event lounges, ideal for hosting friends and family. With one connecting to the outdoor lounge and cabana space, it's the perfect place to celebrate, while taking in the view, all while remaining in the comfort and safety of your own home.





ROOFTOP BASKETBALL COURT

It's not everyone who can say they have their own basketball court, let alone a rooftop version. At Y9825, you can work on your game on the most scenic court in the GTA.



OUTDOOR GYM & TRACK

A healthy lifestyle is at the top of our residents' priority list, so we've gone the extra mile with an outdoor gym and running track that allows you to stay on top of your goals, while soaking in the incredible view.

YOUR SUITES

At Metroview Developments, we strive to provide the absolute best to our residents. So when you choose to live at Y9825, you're choosing upgrades that come standard; you're choosing hotel-inspired interiors from the renowned Truong Ly Design; and you're choosing to live life, elevated. With three premium finish packages for condos, and one for townhomes, you can rest assured knowing that whichever you choose, it's the right choice.





YOUR SANCTUARY

Relax in your own personal oasis. Carefully curated by Truong Ly Design, each ensuite at Y9825 features matte porcelain tile floors and polished porcelain tile shower/bath walls, one tone wood grain cabinetry, a vessel sink vanity, integrated LED mirror lighting, and a wall-mounted rain shower head in a matte black finish.

LIVING ROOM & KITCHEN

At Y9825, we have chosen every detail to optimize our residents' living experience. The hotel-inspired interiors feature stainless steel appliances, modern wood grain cabinets, an open concept layout, and a natural flow between indoor and outdoor living spaces.





MODERN TOWNHOMES

From Wallman Architects, the townhome exteriors at Y9825 offer a lovely brick facade, large windows, native plants, and a sophisticated neighbourhood charm. Situated on a residential street and directly across from YPark, you'll find peace, quiet, and a sense of security here.



HOTEL-INSPIRED INTERIORS

The Truong Ly-designed interiors of the townhomes feature 9' high smooth ceilings, continuous quartz kitchen countertops and backsplash, a movable island, a porcelain-tiled bathroom, integrated LED lighting in the bathroom mirror, sleek matte black hardware, and so much more.

FEATURES & FINISHES

BUILDING FEATURES

- A 22-storey landmark building designed by Wallman Architects
- Situated right across the street from an urban park that is designed and constructed by Metroview Developments to enrich the lives of The Yonge Series and Richmond Hill residents alike
- A collection of townhomes, studios, 1-, 2-, and 3-bedroom suites with curated interior finish schemes
- Unique hotel-inspired indoor and outdoor amenity features designed by interior design firm, Truong Ly Design
- Stay connected in all common building spaces with Metroview's secure and high-speed Y-Fi (wi-fi)
- High-speed elevators with custom designed cabs
- Convenient underground parking, locker access, and bicycle storage
- Be welcomed in one of our two grand lobby entrances that feature double height ceilings with 24/7 concierge service
- The ground floor also features our luxurious and diverse coworking lounge with a stunning fireplace, multimedia room perfect for virtual meetings & podcasts, a recording studio, an executive meeting room, an imaginative children's playroom, and a dynamic fitness centre with ample natural light and fresh air
- The 7th floor amenities include 3 distinct social lounges, perfect for hosting friends or a family gathering. The party room lounge features SkyCity Windows' folding bi-fold doors that provide an experience that seamlessly blurs the line between indoor and outdoor. Hang out at one of the many cabana lounges with a front row view of the serene Rooftop Water Lounge and/or enjoy a picnic on a warm, sunny day with one of the many BBQs
- Stay active and play a game of basketball on the rooftop court, or soak in the incredible view while exercising in our unique outdoor gym & track

SUSTAINABLE FEATURES

- High performance thermal envelope minimizes unwanted solar gain and heat loss
- ENERGY STAR® appliances (refrigerator, dishwasher and washing machine) use approximately 30% less energy
- Paints with low levels of volatile organic compounds
- Minimized water use through the use of water efficient fixtures and water wise appliances
- Water efficient and native plant species selections with drip irrigation
- Rainwater harvesting for landscape irrigation
- Tri-sorter disposal and recycling system
- Rough-in included for future Electric Car Charging Stations
- LoË argon filled double glazed windows with thermally broken aluminum frames and tinted light grey glazing
- Located adjacent to major public transit route
- Secured bicycle parking provided for residents and visitors

COMFORT, SAFETY AND SECURITY

- Heating/cooling HVAC system providing occupant comfort and indoor air quality
- Individual metering of electricity and water
- Entry phone system
- All main entrances and exits monitored with 24/7 closed circuit video surveillance system
- Motion sensor controlled lighting in parking garage and corridors
- Smoke, heat and carbon monoxide detector(s) as per Ontario Building Code
- EVC (Emergency Voice Communications) in suite as per Ontario Building Code
- Fire detection, protection and sprinkler systems as per Ontario Building Code
- Convenient drop-off area at Ground Floor located adjacent to Lobby entrance

The Vendor shall have the right to make changes to the aforementioned features, finishes and specifications without prior notice to the Purchaser. The Vendor is entitled to substitute any materials described herein with materials of equal or better quality without prior notice to the Purchaser. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The colour, texture, appearance, etc. of features and finishes described herein may vary from the Vendor's samples or sales centre as a result of natural variances inherent to said features and finishes and/or arising from manufacturing and installation processes. All dimensions described herein are approximate and are subject to change without notice. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. E.&O.E.

DISCOVER
THE YONGE
SERIES

A place that nurtures residents with design, entertainment, and endless urban amenities, Y9825 is not a single residence; it's one piece in a coveted collection known as The Yonge Series. A series of interconnected residences, conceived by Metroview Developments on Canada's most iconic street, The Yonge Series exists solely to provide an unparalleled living experience. A place where upgrades come standard, and one that keeps you connected to everything you love about the city, there's an entire series of reasons to call it home.

THE

YONGE

SERIES



CROSBY AVE.

MAJOR MACKENZIE DR.

MILL ST.

Y9929 COMING SOON

Y9825 REGISTER NOW



WOODBINE AVE.

404

HARDING BLVD. W.

WELDRICK RD. E.

16TH AVE.

BAYVIEW AVE.

WELDRICK RD. W.

HILLCREST MALL

YONGE ST.

SOLD OUT Y8888

COMING SOON Y8700



7

407

YPARK

A PARK TO CALL YOUR OWN

Metroview Developments has thoroughly invested in Richmond Hill, because it's an area we know and love. As part of our commitment to this incredible community, and as an integral part of life at Y9825, Metroview will design and construct YPark, a sprawling greenspace just outside your door, to be enjoyed as any great city park should.





Y-Fi

STAY CONNECTED TO HOME

- Y-Fi you can count on. Metroview Developments and Rogers have partnered to provide you with exclusive pricing already included in your maintenance fees – includes downloads up to 1Gbps and unlimited usage.
- As part of our commitment to unparalleled connection, we've established a shared wifi, or Y-Fi network, throughout all common areas in each building in The Yonge Series. So whenever you're near home, your phone knows it too.

PREMIUM FINISHES

UPGRADES COME STANDARD

Metroview Developments prides itself in sourcing premium finishes for your suites. Upgrades come standard for The Yonge Series – rest assured that everything we're offering is always of top quality, in both design and durability.

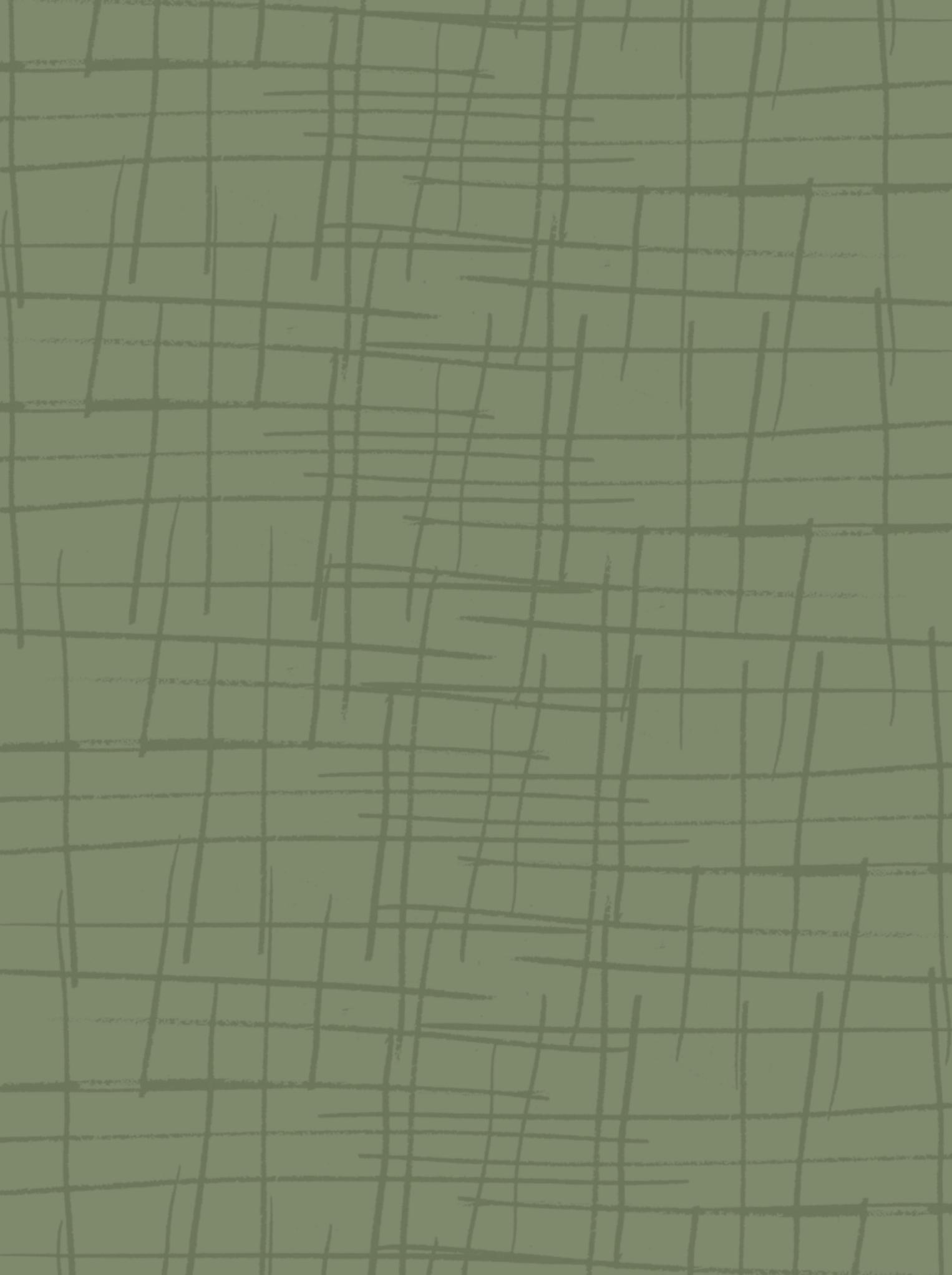


SKYCITY WINDOWS

A SUPERIOR VIEW, FOR A SUPERIOR RESIDENCE

Skycity Windows is one of Canada's most innovative, reliable, energy efficient, and dynamic window systems, and allows residents to see the lives they envision, just a little more clearly. Designed to stand the test of time, these windows offer countless ways for your space to interpret the natural light around it. Skycity Windows is built for a seamless living experience when it comes to how residents interact with one of the most important, and often overlooked components of their home.





THE TEAM

METROVIEW DEVELOPMENTS



Jeff Sadr (Right)
CHIEF EXECUTIVE OFFICER

Joseph Sadr (Left)
CHIEF OPERATING OFFICER

Metroview Developments and Window City are fourth-generation privately owned Canadian companies. Window City produces premium quality windows and doors, while Metroview Developments specializes in high-rise condominium developments in the GTA. Jeff Sadr (CEO) and Joseph Sadr (COO)'s visionary approach throughout the development process combined with their commitment to being at the forefront of innovation with investments in key areas throughout the region, have resulted in their reputations for having strong values, integrity, and foresight.



Dalvir Passi, B.URPL
DEVELOPMENT MANAGER

Dalvir Passi is an Urban Planning Professional who holds a Bachelor's Degree in Urban and Regional Planning from Ryerson University. Dalvir has extensive experience managing land development projects throughout the Greater Toronto Area while working in both the public and private sectors of the industry. His role at Metroview specializes in assembling and managing teams for development approvals, while providing a 360-degree perspective combining legal, land management, and government relations expertise to advance and solve land development matters.



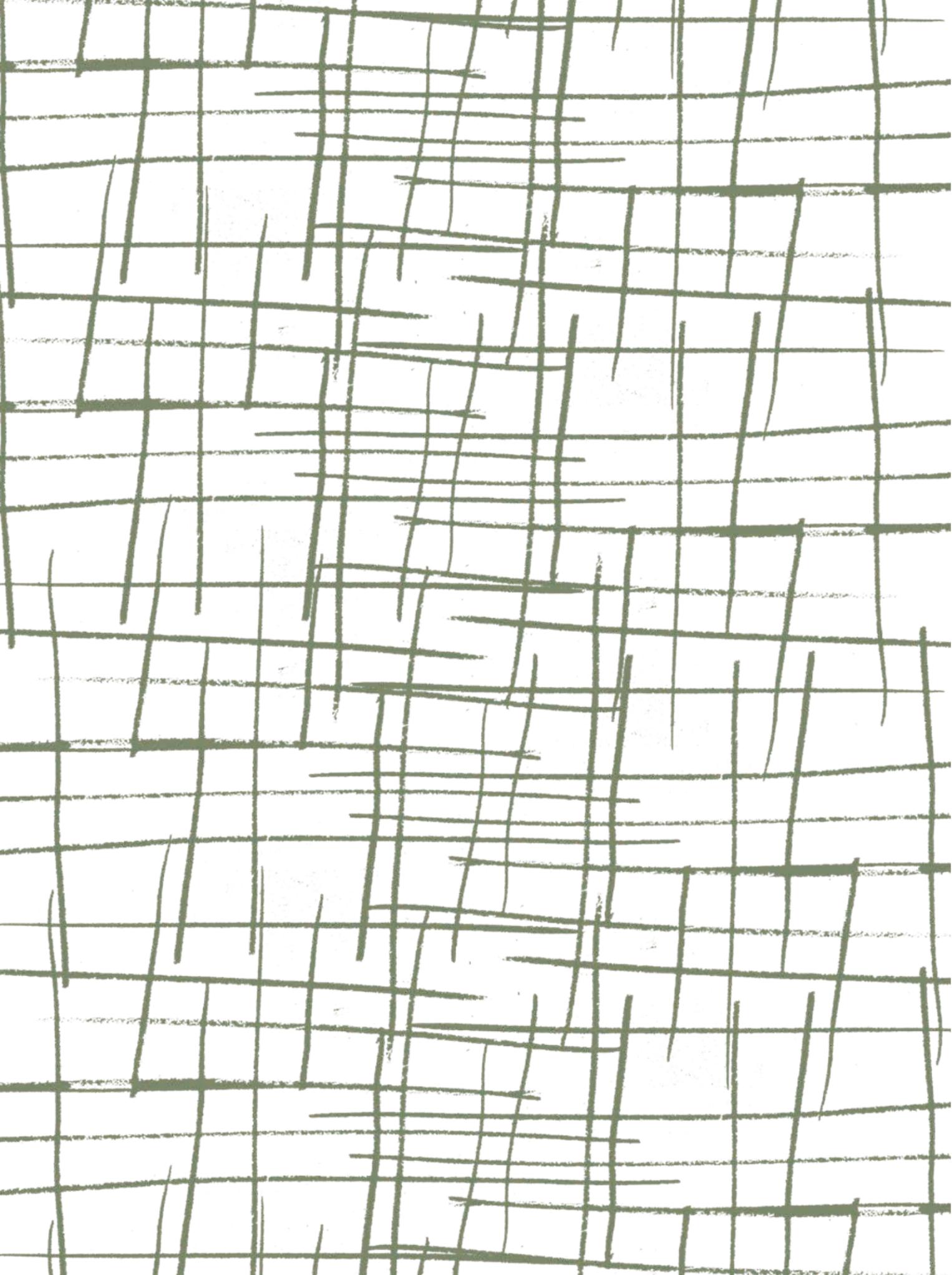
Wallman Architects ARCHITECT

Wallman Architects is a Canadian architecture firm dedicated to producing exceptional design. Drawing on the experience of a practice that began in 1985, Rudy Wallman established Wallman Architects in 2006. Since then, the firm has been proudly creating diverse mixed-use, residential, hospitality, institutional and urban design projects, locally and around the world.



Truong Ly Design INTERIOR DESIGNER

Truong Ly graduated from Ryerson for Interior Design and began his creative career with a renowned Toronto firm. After many years of memorable projects in Canada, USA, and Asia, Truong ventured out to establish a new company. He has a love for travel, hunger for growth, and relentless drive for breaking boundaries both personally and professionally.



All renderings are designer's/artist's concepts only. All details, materials, specifications, areas and dimensions are approximate only and are subject to change without notice. Fixtures, decorations, furnishings, amenities, facilities, features, finishes and other items illustrated or described herein may not be installed and/or may be substituted. The Vendor makes no representation or warranty whatsoever with regards to the services, facilities, features, uses and activities that may be offered, provided and/or carried out upon nearby and adjacent lands. The Vendor makes no representation or warranty whatsoever with regards to the construction (or the timetable thereof) of any other projects/developments by the Vendor or any companies related to or affiliated with the Vendor. Other consultants may be substituted for the consultants described herein.

METROVIEW
DEVELOPMENTS