

EXCLUSIVE VIP PRICE LIST\*

TOWER

MODEL	EXPOSURE	BED TYPE	BATH	APPROX. SUITE SIZE (SQ.FT)	STARTING FLOOR	VIP PRICE
1B-464	S	1B	1	464	25	\$642,900
1B+F-477	W	1B+F	1	477	27	\$699,900
1B+F-537	W	1B+F	1	537	23	\$730,900
1B+F-563	N	1B+F	2	563	18	\$755,900
1B+F-590	W	1B+F	2	590	30	\$777,900
1B+F-555	E	1B+F	2	555	34	\$781,900
2B-699	SW	2B	2	699	9	\$906,900
2B-746	SE	2B	2	746	13	\$950,900

with  
PODIUM

MODEL	EXPOSURE	BED TYPE	BATH	APPROX. SUITE SIZE (SQ.FT)	STARTING FLOOR	VIP PRICE
P-S-517	N	STUDIO	1	517	3	\$639,900
P-1B-535	N	1B	1	535	5	\$661,900
P-1B+F-663	E	1B+F	2	663	3	\$759,900
P-1B+F-689	W	1B+F	2	689	3	\$789,900
P-2B+M-748	E	2B+M	2	748	4	\$886,900
P-2B+M-770	SW	2B+M	2	770	3	\$909,900
P-2B+M-803	W	2B+M	2	803	3	\$919,900
P-2B+D-806	S	2B+D	2	806	3	\$959,900
P-2B+F+M-893	SE	2B+F+M	2	893	3	\$1,035,900
P-2B+D-933	NE	2B+D	2	933	3	\$1,059,900
P-3B-963	NW	3B	2	963	5	\$1,100,900

<b>BRAND NEW EXTENDED DEPOSIT STRUCTURE</b> \$10,000 bank draft Balance of 2.5% in 30 days 2.5% in 90 days 5% in 365 days 10% on Occupancy Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.	<b>CANADIAN NON-RESIDENT DEPOSIT STRUCTURE</b> \$5,000 on signing Balance of 10% in 30 days 10% in 90 days 10% in 370 days 5% on occupancy Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.
<div> <div>Spring Your Life</div> <div> MAINTENANCE FEE  Approx. \$0.64 per square foot  (Excluding utilities, Rogers Bulk Internet and Rogers Smart Community package) </div> <div> OCCUPANCY COMMENCING  September, 2027 </div> <div> <div> PARKING  \$60,000 </div> <div> Locker  \$7,000 </div> </div> <div> <div> Parking currently available for units 535 sf and larger. All other units will be waitlisted </div> <div> Lockers currently available for units 567 sf and larger. All other units will be waitlisted </div> </div> <div> <div> PARKING MAINTENANCE  \$49.95/month </div> <div> Locker Maintenance  \$22.95/month </div> </div> <div> <div> Buy   Sell   Discuss </div> <div> New Life Homes </div> </div> </div>	
<b>ALL CHEQUES TO BE MADE PAYABLE TO: Harris Sheaffer LLP In Trust</b>	

SUITE FEATURES

M5 will feature an array of stunning interior finishes including vinyl flooring in all living areas & bedrooms, ceiling height of approximately 9 ft. The kitchens feature Cecconi Simone custom designed cabinetry as well as quartz countertops, porcelain backsplashes, under-mount stainless steel sinks with single lever chrome faucets & pull-down spray head. All suites will also feature the following appliances; 24” integrated fridge, 24” integrated dishwasher and 24” stainless steel slide in-range and stainless steel microwave.

BUILDING FEATURES

With a geometry of black and white forms creating a grid-like pattern, M5 is a 36 storey metal and glass tower with 6-storey masonry-clad podium designed by IBI Group. Interiors designed by Cecconi Simone Inc. Four elevators for residents’ convenience. A luxurious lobby with 24hr. concierge with a fireplace and lounge seating. Residents and their guests can enjoy M5’s amenities such as outdoor lounge with a water sculpture and hot plunge pool. Fitness center, virtual fitness studio, spin studio and outdoor yoga area. Hammam Steam Bath, Individual Infrared Saunas. Treatment Room, Zen Lounge, Meditation Room. Media Lounge and Sitting Room. Dining Room and Event Space. Kid’s splashpad outdoor play area and indoor kid’s playground. Outdoor amenity terrace with multiple lounge areas, firepits, BBQs and private dining areas and hammock.

# CLIENT INCENTIVES

**LIMITED TIME ONLY!**

## BRAND NEW EXTENDED DEPOSIT STRUCTURE

\$10,000 on signing

Balance of 2.5% in 30 days

2.5% in 90 days

5% in 365 days

10% on Occupancy

*Must comply with the Prohibition on the Purchase of Residential Property  
by Non-Canadians Act*

**\$3,000 Assignment Fee  
Plus Legal Fees & HST\***  
(Value of \$5,000)

### **Capped Development Charges and Levies**

**1B and Smaller - \$14,500**

**2B and Larger - \$16,500**

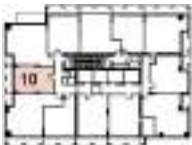
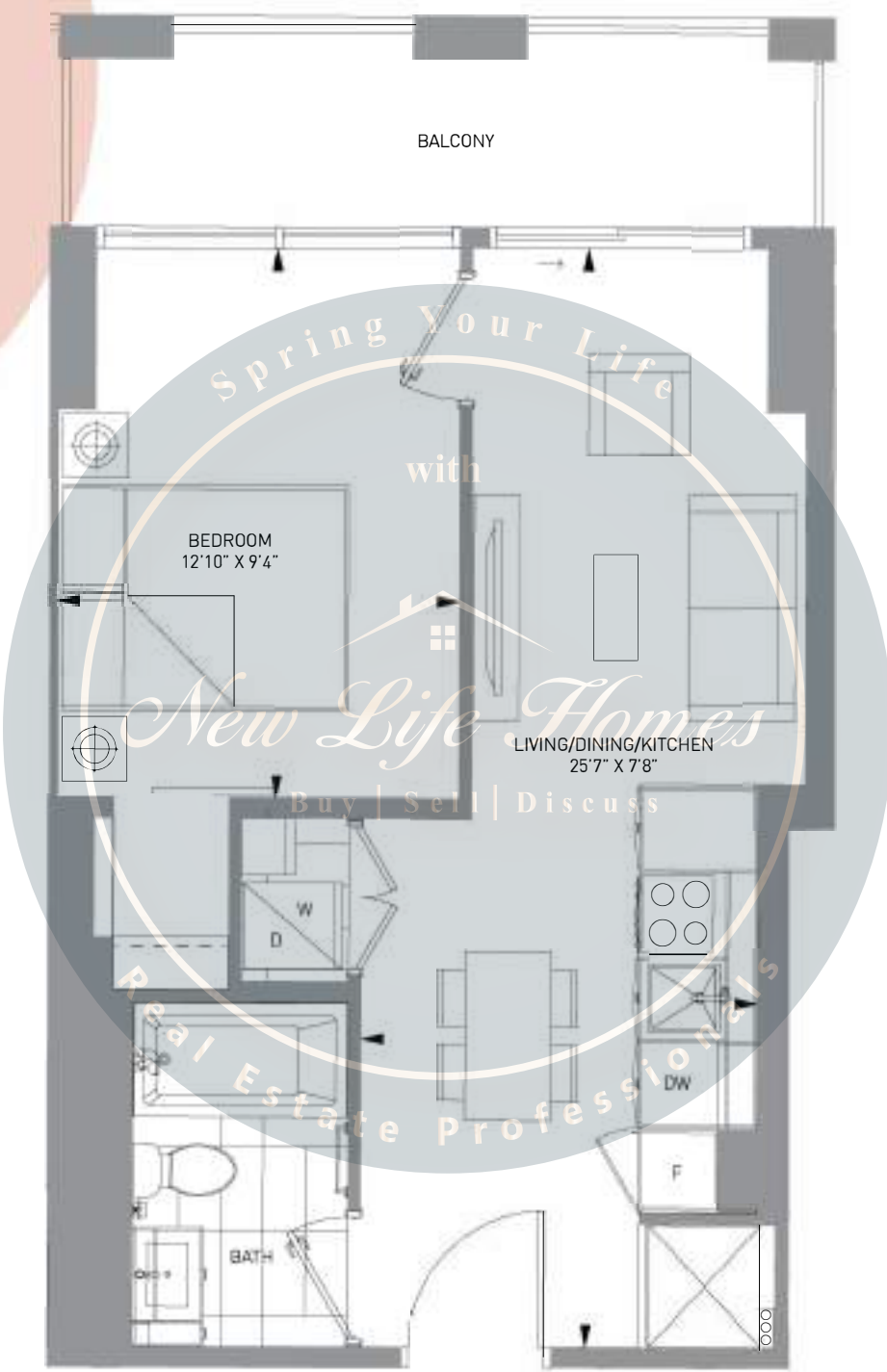
### **Right to Lease During Interim Occupancy**

**(\$500 Plus Legal Fees & HST\*)**

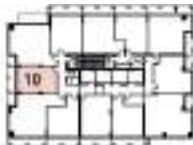
**(Value of \$5,000)**

1B-464

1 BED  
INTERIOR: 464 SF  
EXTERIOR: 79 SF  
TOTAL: 543 SF



8-24 Floor



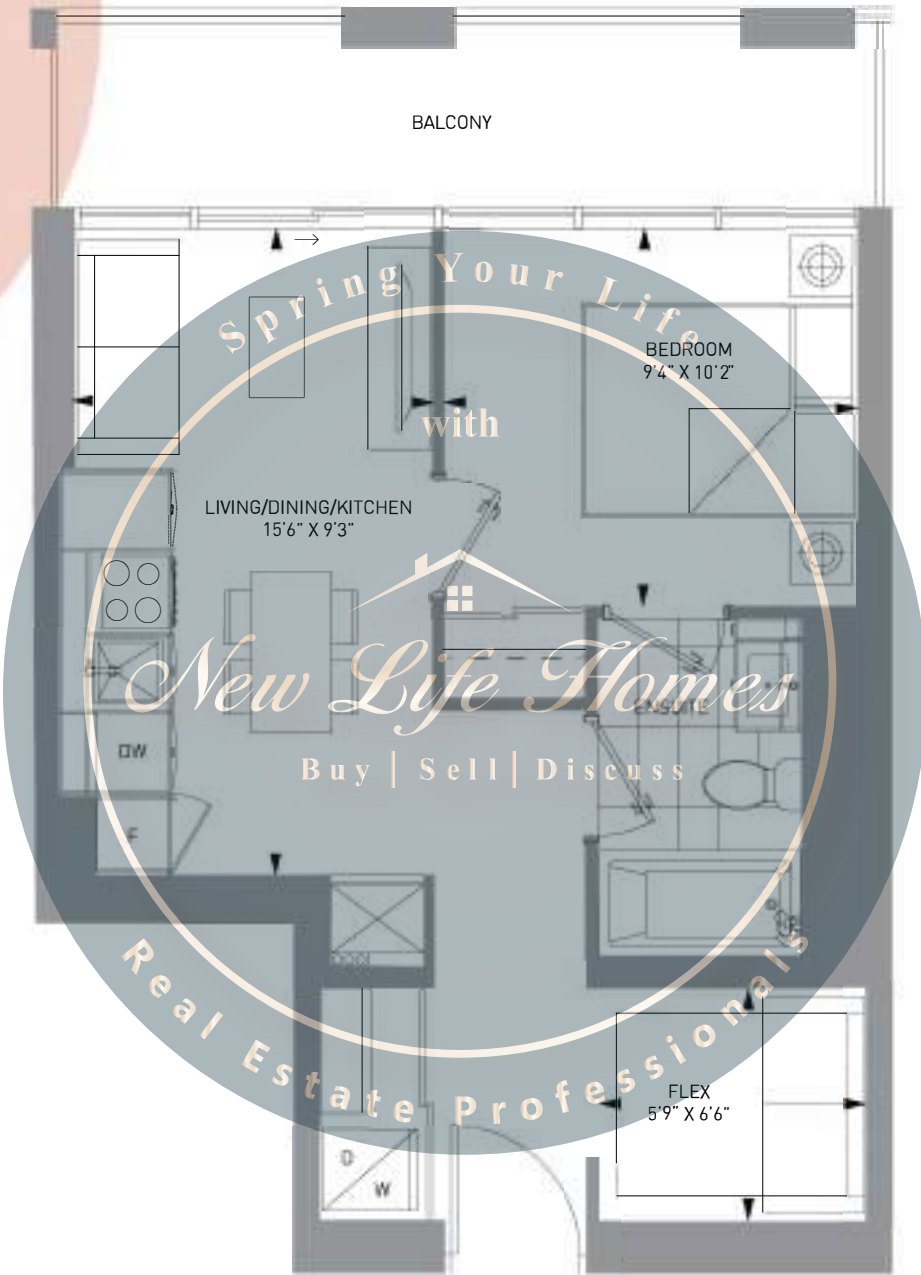
25-36 Floor



The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panel/s appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. + O.E. March 16, 2022

1B+F-477

1 BED + FLEX  
INTERIOR: 477 SF  
EXTERIOR: 92 SF  
TOTAL: 569 SF



8-24 Floor



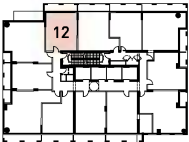
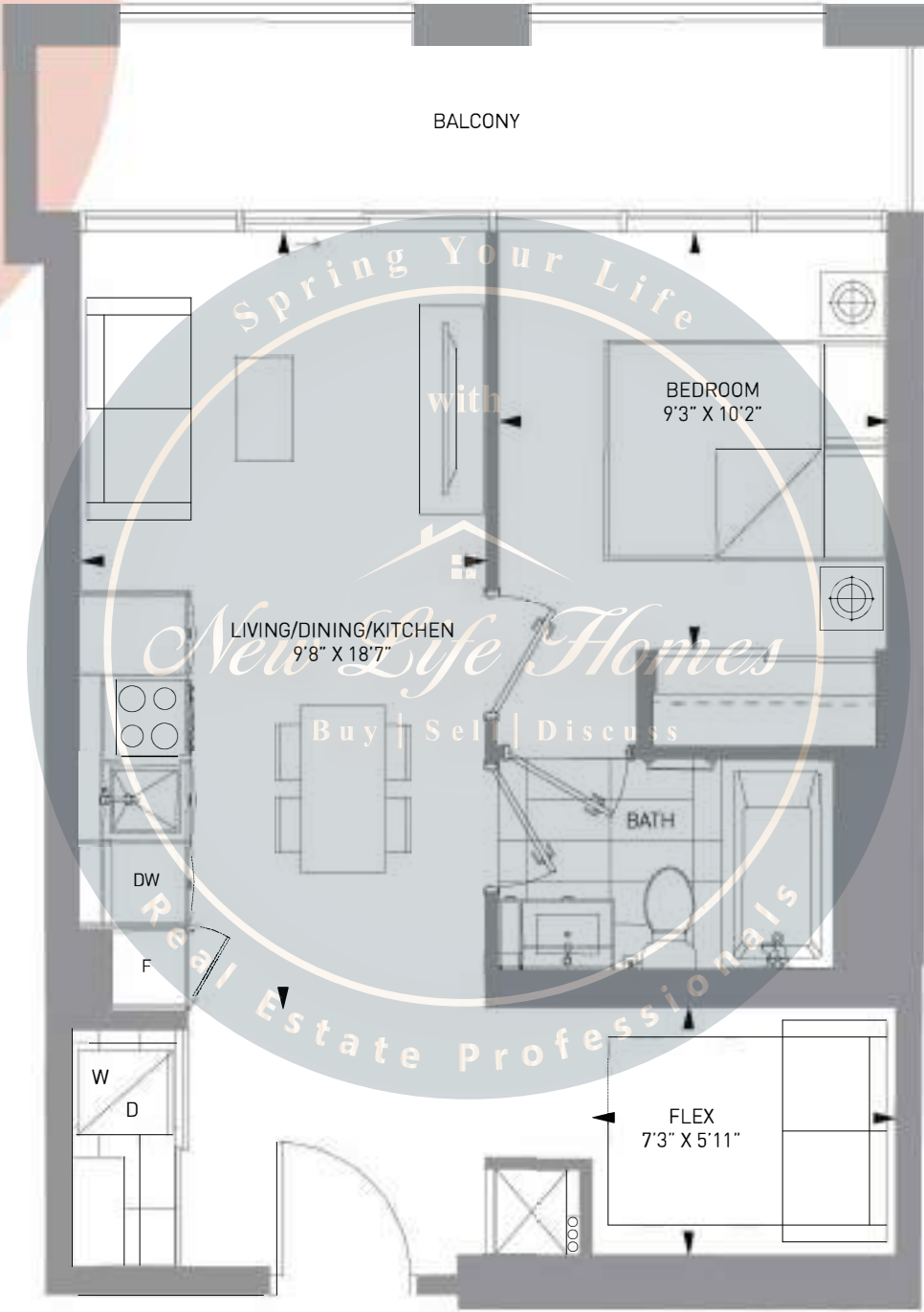
25-36 Floor



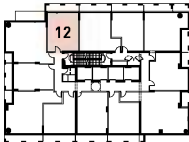
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1B+F-537

1 BED + FLEX  
INTERIOR: 537 SF  
EXTERIOR: 95 SF  
TOTAL: 632 SF



18-24 Floor



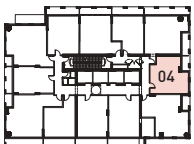
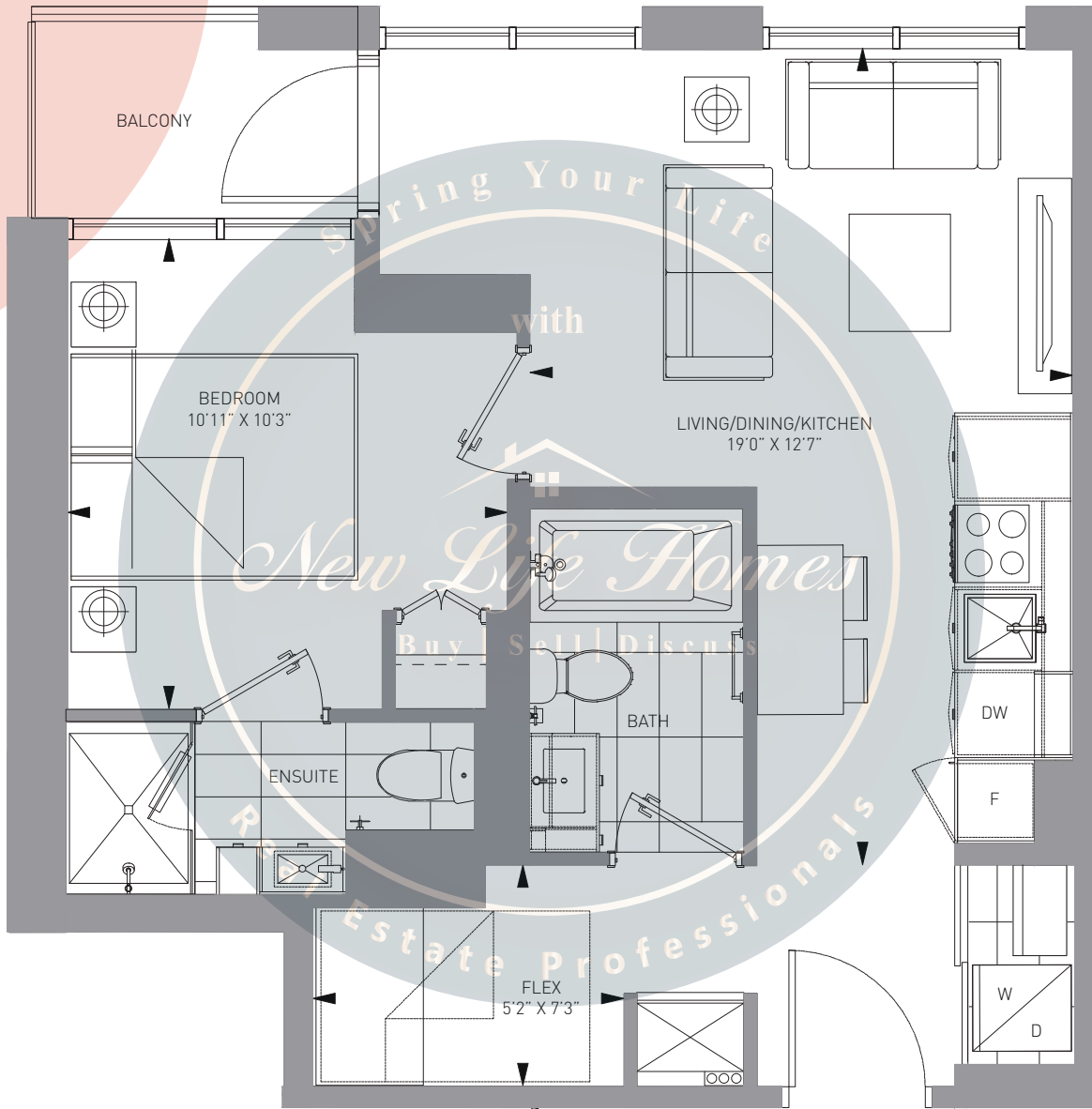
25-36 Floor



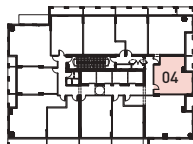
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# 1B+F-563

1 BED + FLEX + 2 BATH  
INTERIOR: 563 SF  
EXTERIOR: 37 SF  
TOTAL: 600 SF



8-24 Floor



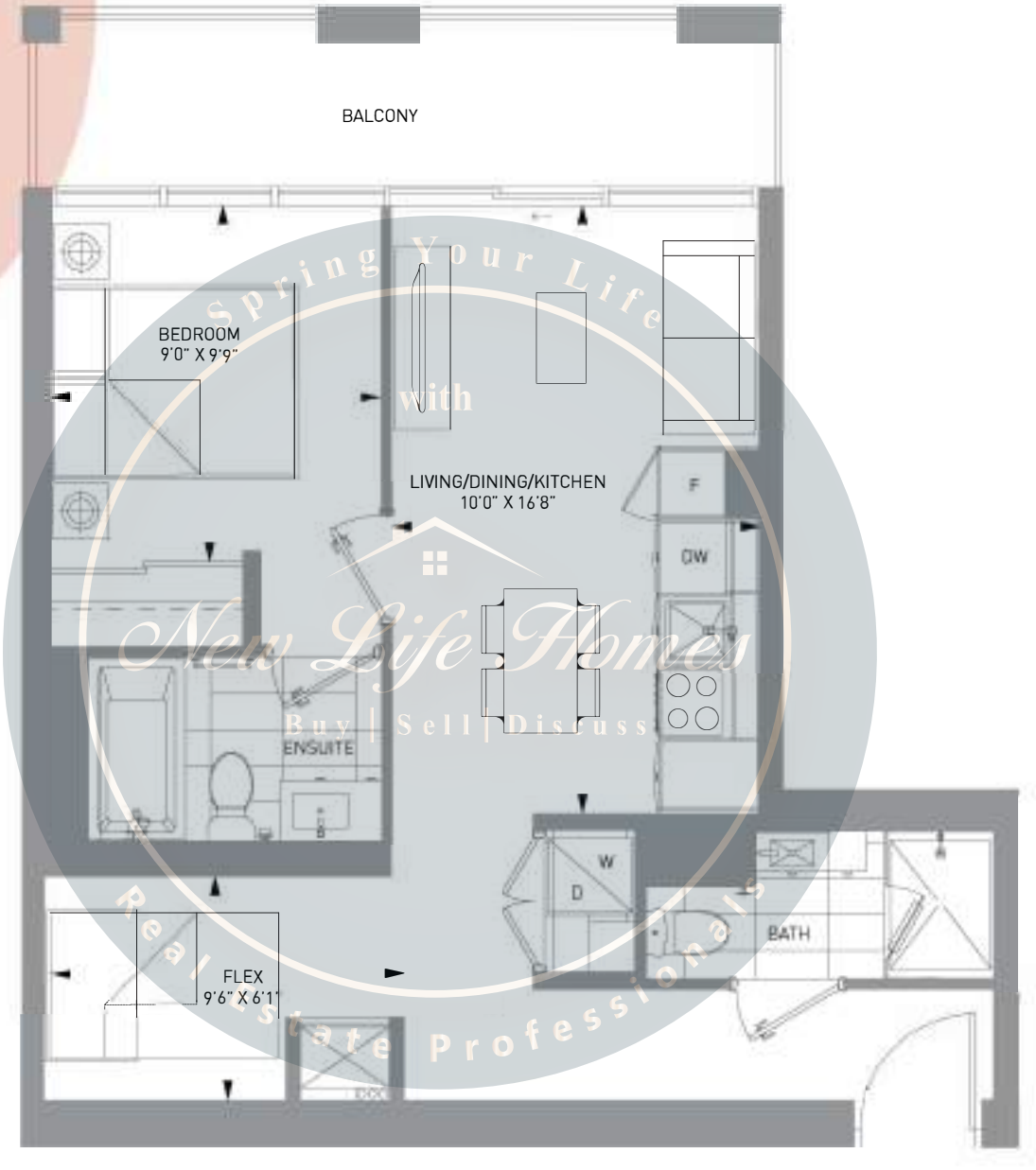
25-36 Floor



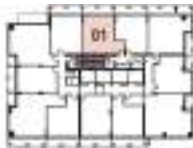


1B+F-590

1 BED + FLEX + 2 BATH  
INTERIOR: 590 SF  
EXTERIOR: 92 SF  
TOTAL: 682 SF



8-24 Floor



25-36 Floor



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1B+F-555

1 BED + FLEX + 2 BATH  
INTERIOR: 555 SF  
EXTERIOR: 91 SF  
TOTAL: 646 SF



8-24 Floor



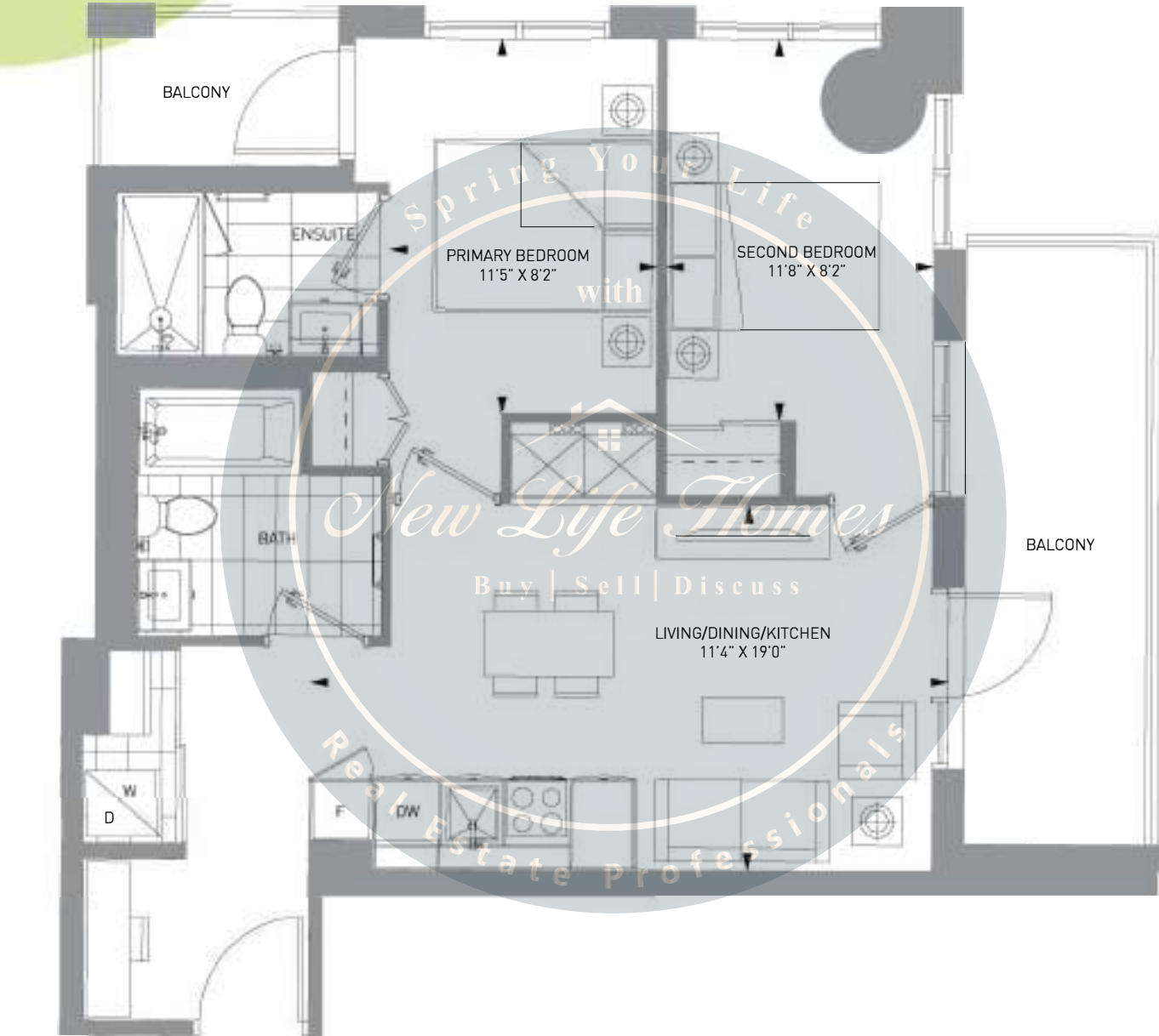
25-36 Floor



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2B-699

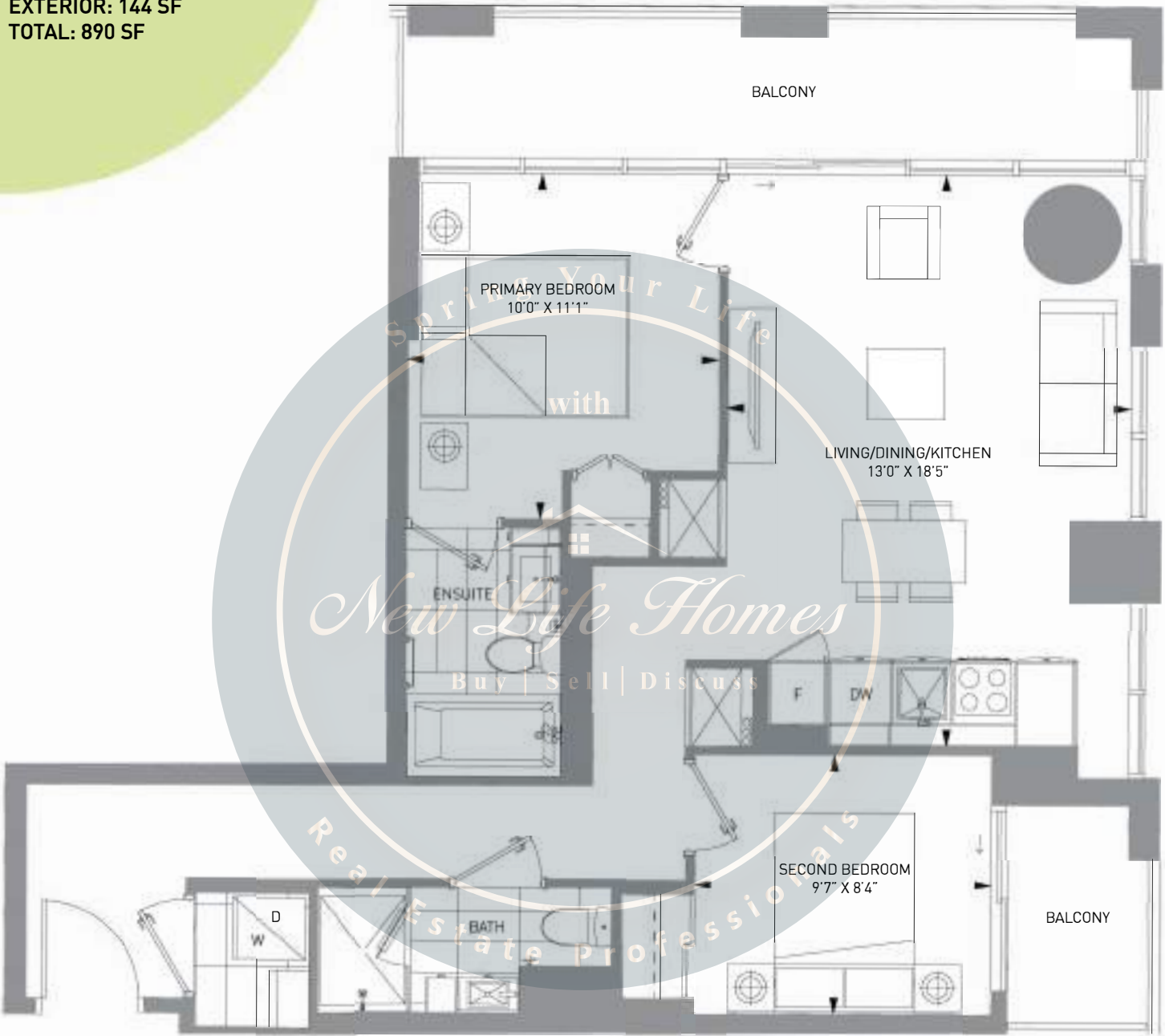
2 BED + 2 BATH  
INTERIOR: 699 SF  
EXTERIOR: 134 SF  
TOTAL: 833 SF



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2B-746

2 BED + 2 BATH  
INTERIOR: 746 SF  
EXTERIOR: 144 SF  
TOTAL: 890 SF



8-24 Floor

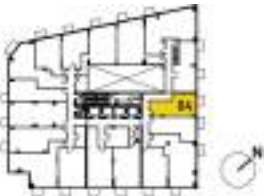
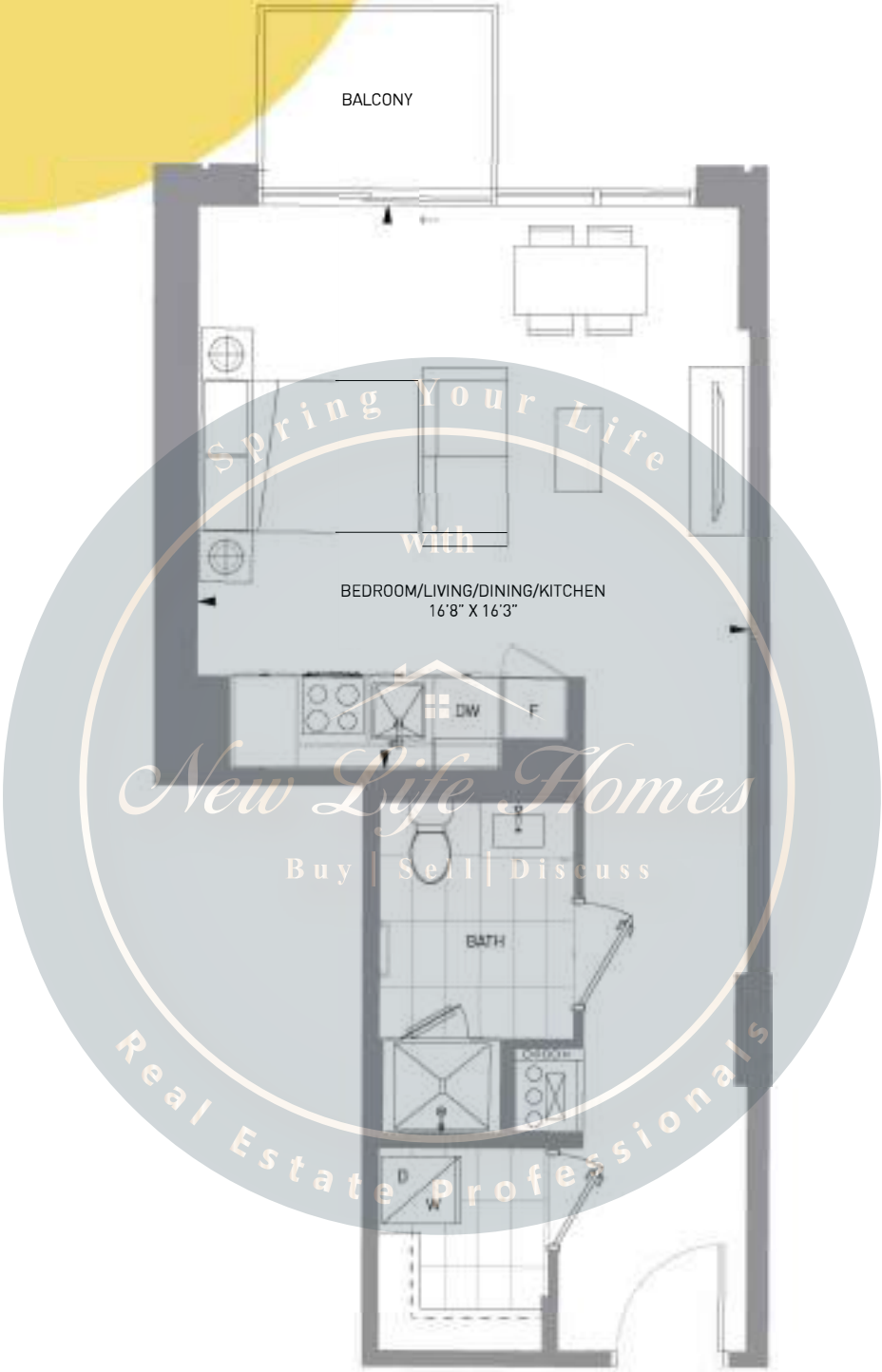


25-36 Floor

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P-S-517

STUDIO  
INTERIOR: 517 SF  
EXTERIOR: 36 SF  
TOTAL: 553 SF

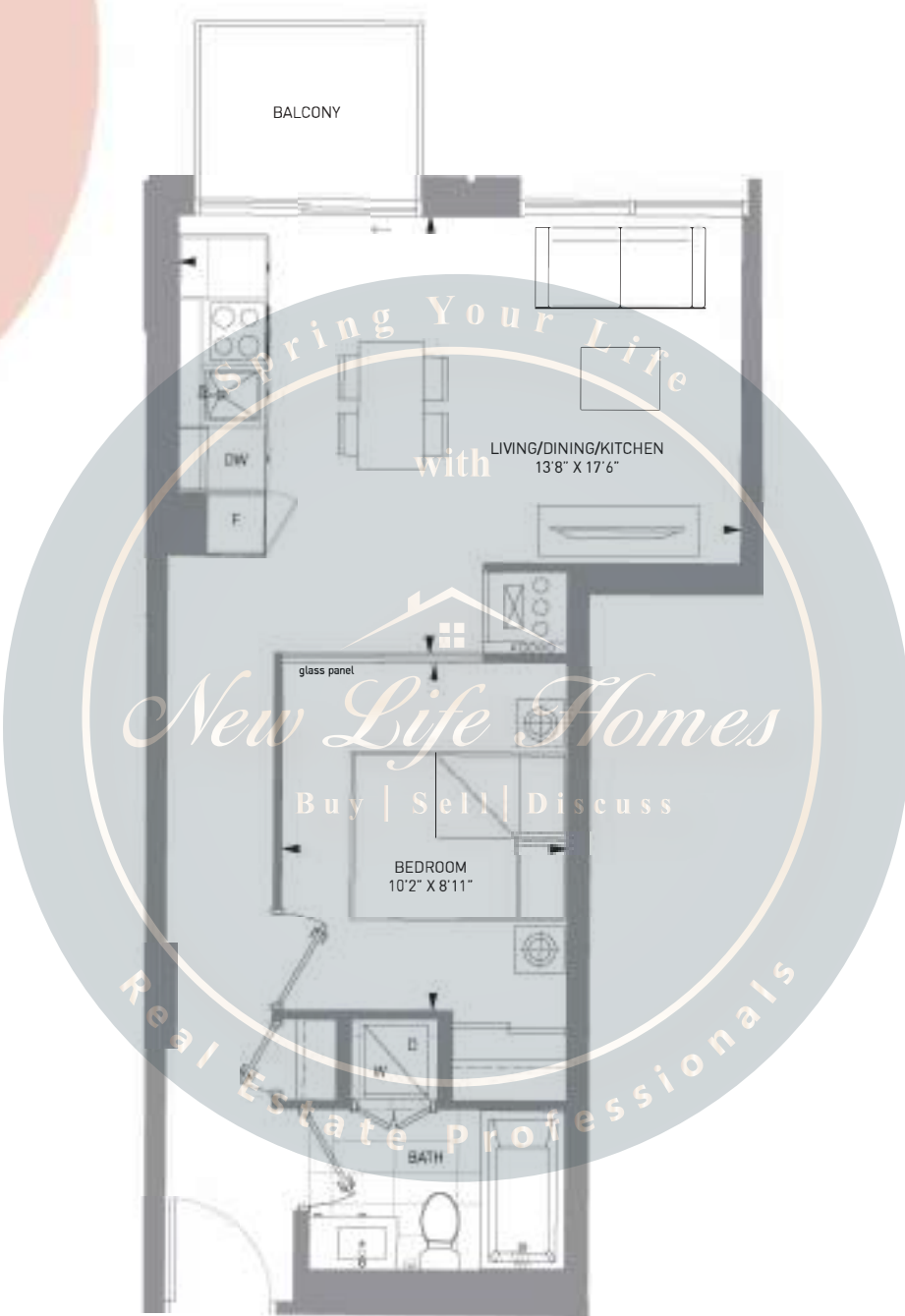


3rd Floor

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P-1B-535

1 BED  
INTERIOR: 535 SF  
EXTERIOR: 37 SF  
TOTAL: 572 SF



3rd Floor



4-6 Floor

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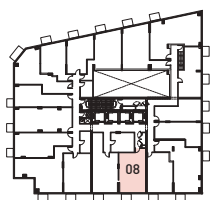
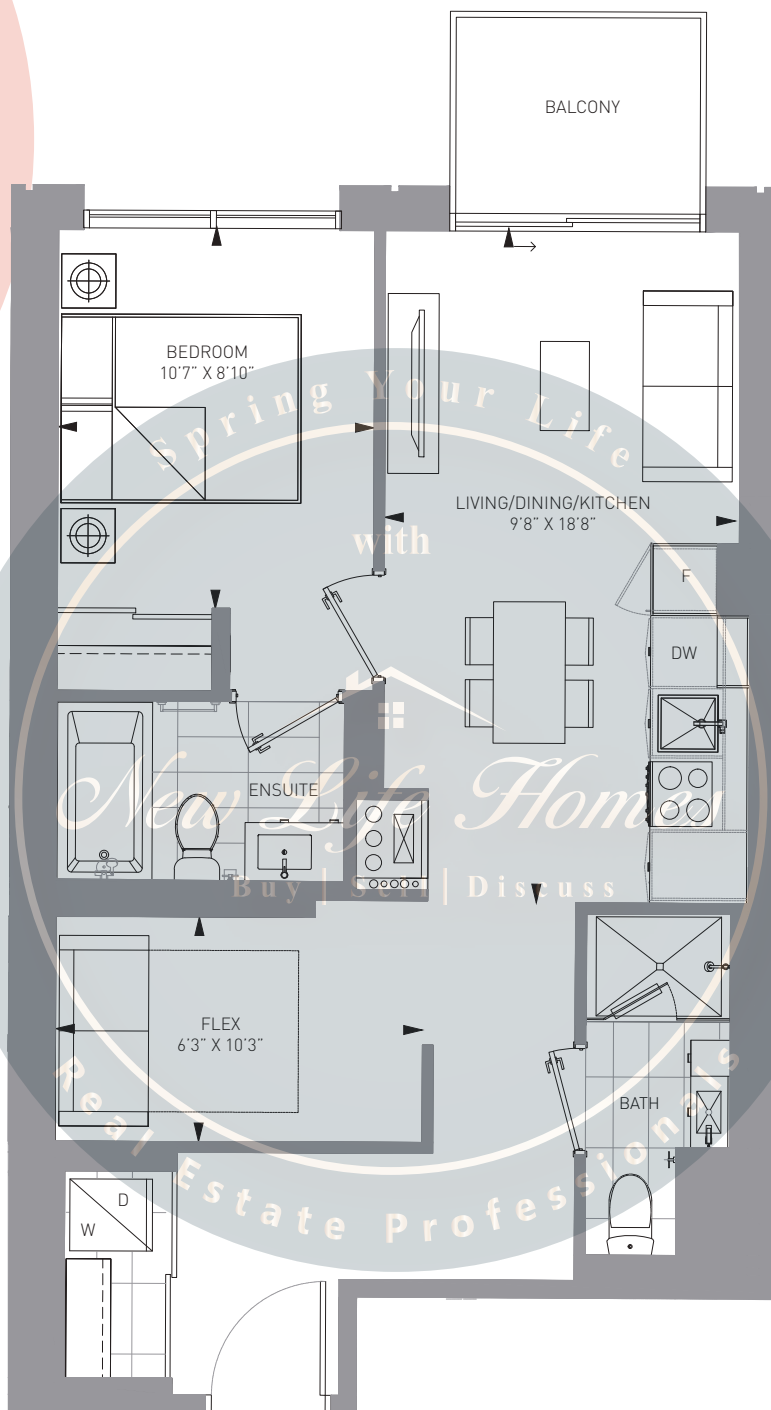
# P-1B+F-663

1 BED + FLEX + 2 BATH

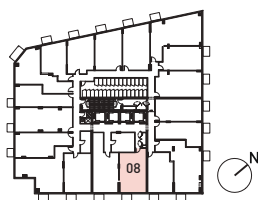
INTERIOR: 663 SF

EXTERIOR: 36 SF

TOTAL: 699 SF



3rd Floor

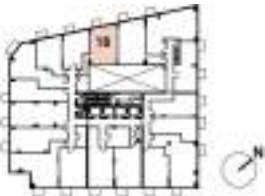
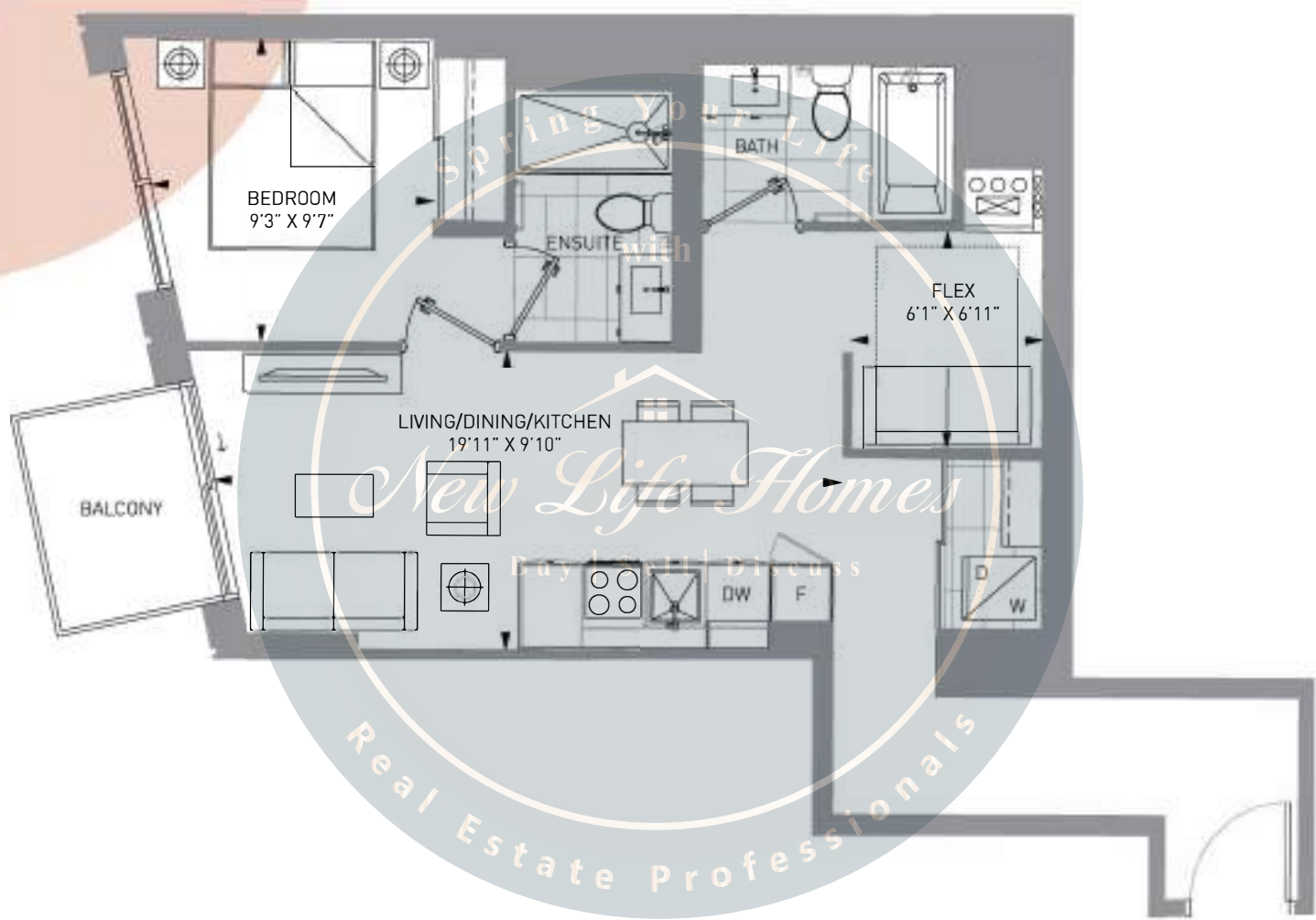


4-6 Floor



P-1B+F-689

1 BED + FLEX + 2 BATH  
INTERIOR: 689 SF  
EXTERIOR: 36 SF  
TOTAL: 725 SF



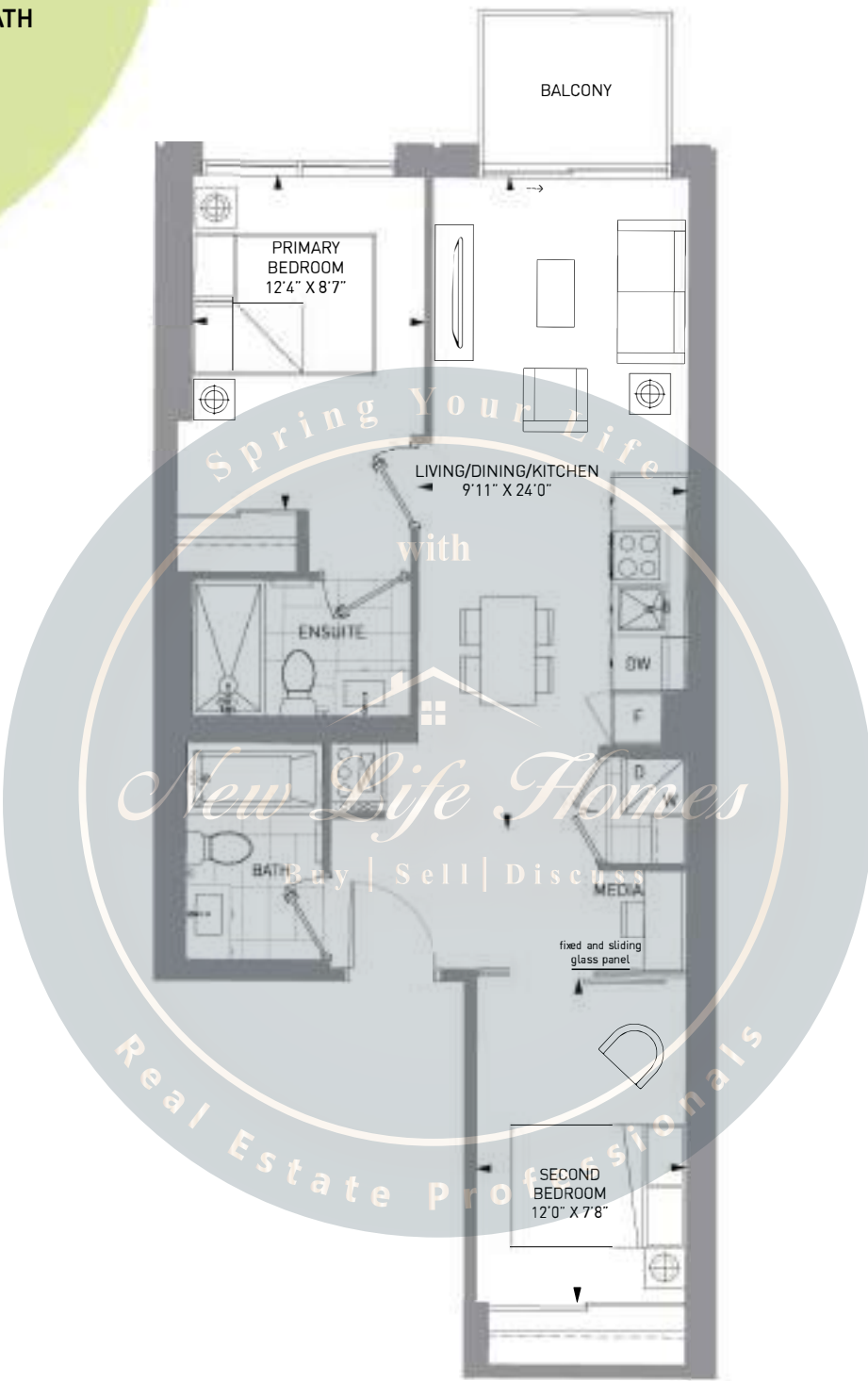
3rd Floor

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P-2B+M-748

2 BED + MEDIA + 2 BATH  
INTERIOR: 748 SF  
EXTERIOR: 36 SF  
TOTAL: 784 SF



3rd Floor

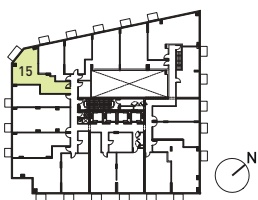


4-6 Floor

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# P-2B+M-770

2 BED + MEDIA + 2 BATH  
INTERIOR: 770 SF  
EXTERIOR: 36 SF  
TOTAL: 806 SF

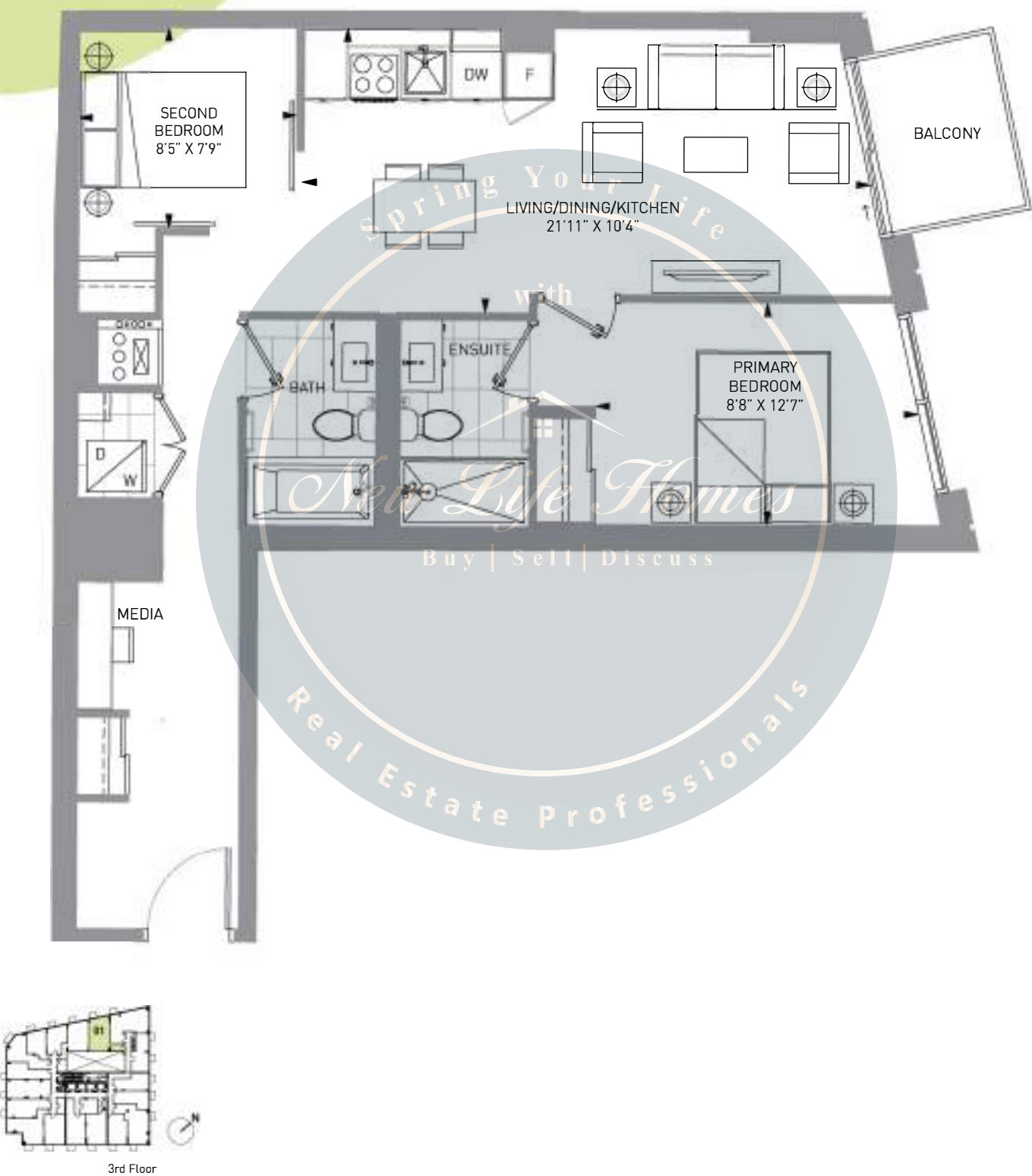


3rd Floor

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P-2B+M-803

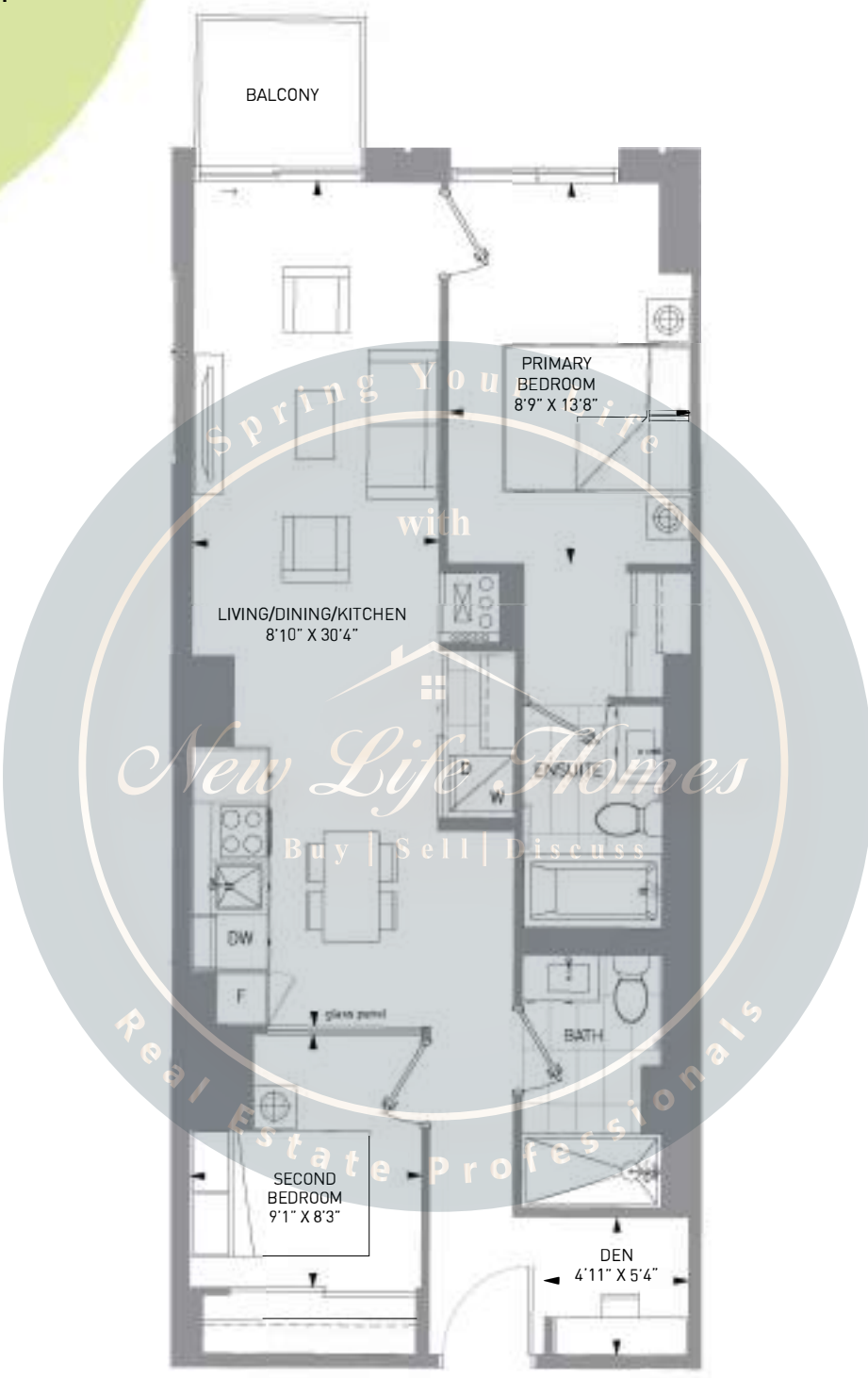
2 BED + MEDIA + 2 BATH  
INTERIOR: 803 SF  
EXTERIOR: 36 SF  
TOTAL: 839 SF



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P-2B+D-806

2 BED + DEN + 2 BATH  
INTERIOR: 806 SF  
EXTERIOR: 30 SF  
TOTAL: 836 SF



3rd Floor

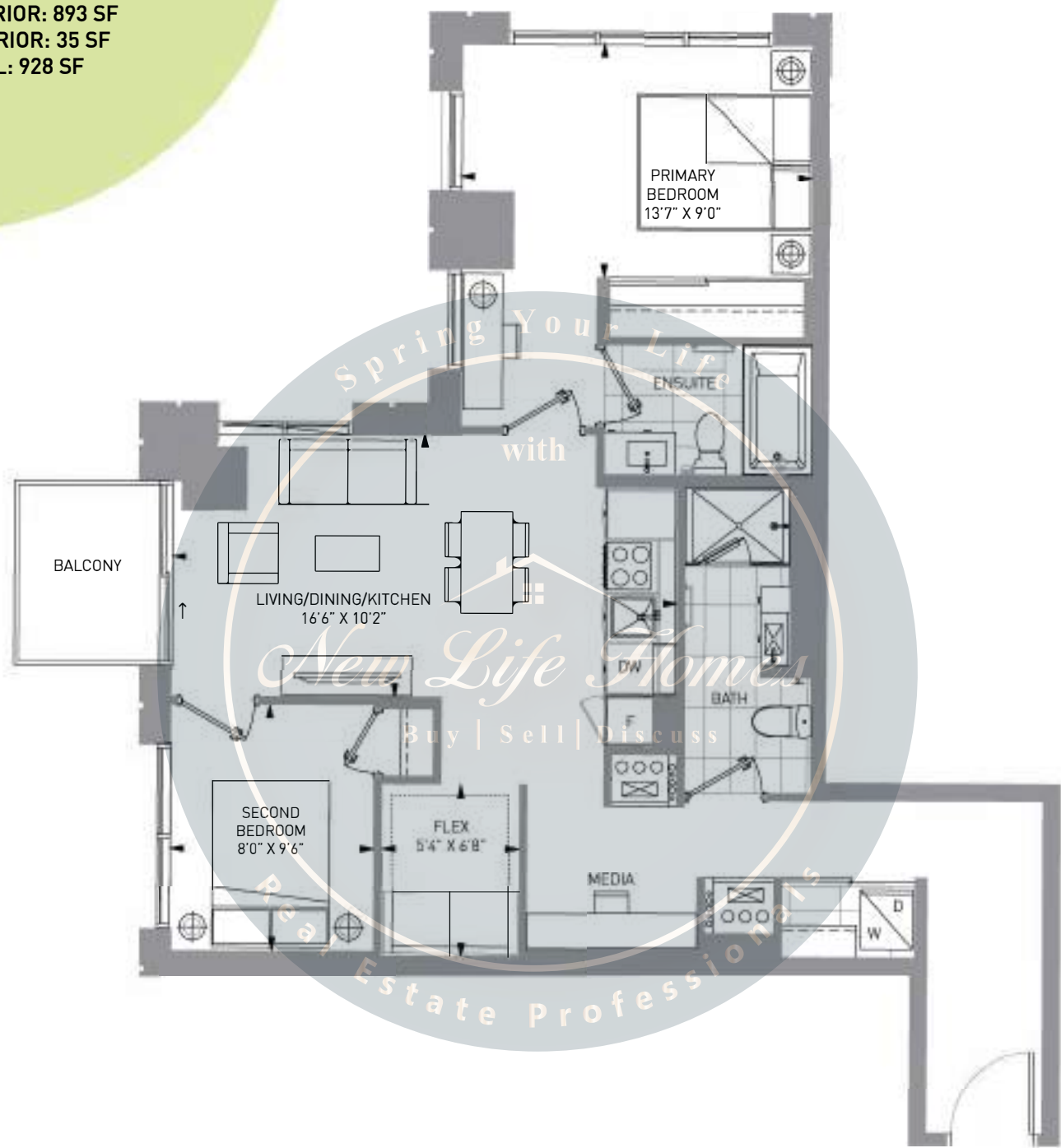


4-6 Floor

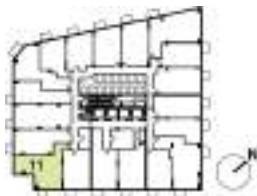
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P-2B+F+M-893

2 BED + FLEX + MEDIA + 2 BATH  
INTERIOR: 893 SF  
EXTERIOR: 35 SF  
TOTAL: 928 SF



3rd Floor

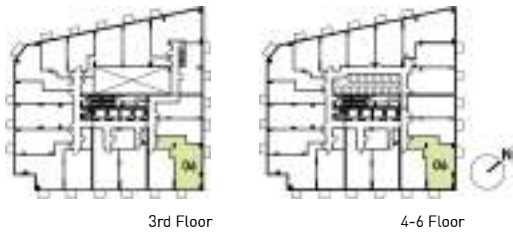
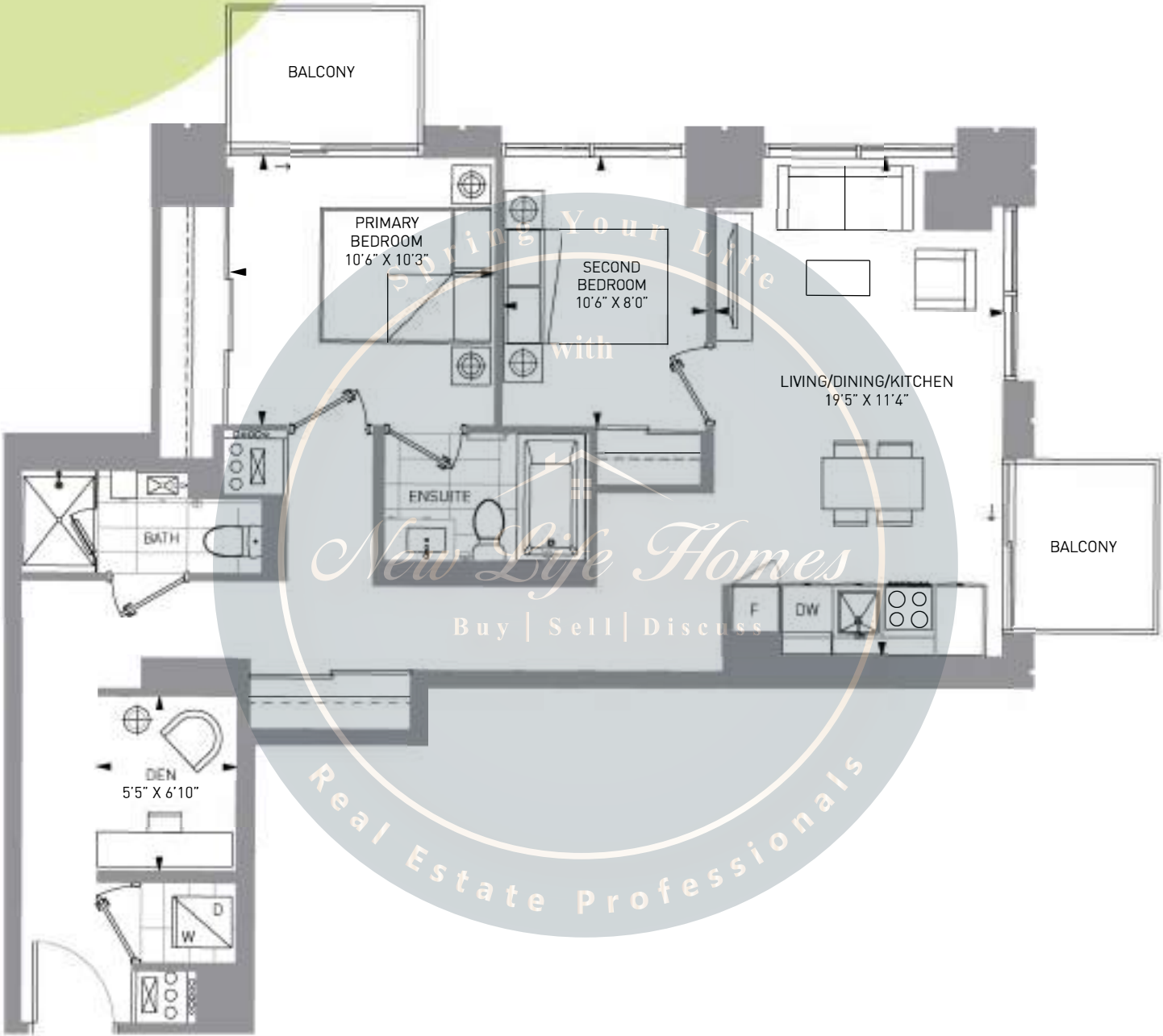


4-6 Floor

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P-2B+D-933

2 BED + DEN + 2 BATH  
INTERIOR: 933 SF  
EXTERIOR: 37 SF + 34 SF  
TOTAL: 1004 SF

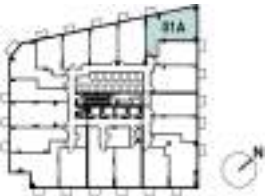
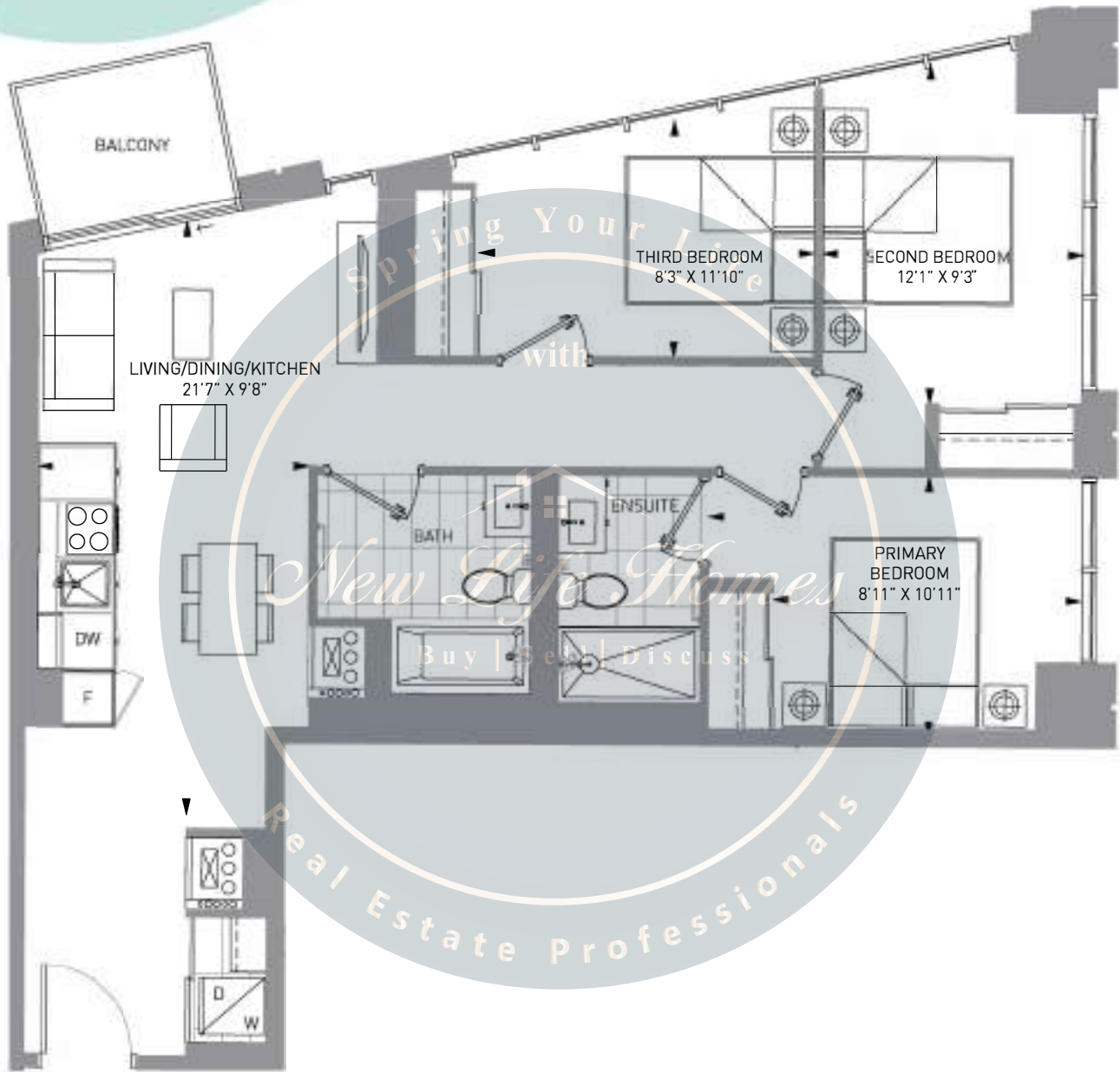


The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panel's appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. + O.E. March 16, 2022



P-3B-963

3 BED + 2 BATH  
INTERIOR: 963 SF  
EXTERIOR: 37 SF  
TOTAL: 1000 SF



4-6 Floor

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