



EXCLUSIVE VIP BROKERS' HOT LIST*

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+M-568	S	1B+F+M	1	568	4	\$700,900
P-1B+F+M-614	N	1B+F+M	1	614	6	\$741,900
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	3	\$885,900
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

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-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-720	NW	2B	2	720	19	\$906,900
2B-746	SE	2B	2	746	13	\$950,900

**EXTENDED
DEPOSIT STRUCTURE**

\$5,000 bank draft
Balance of 5% in 30 days
5% in 180 days
5% in 370 days
5% in 540 days

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

**CANADIAN NON-RESIDENT
DEPOSIT STRUCTURE**

\$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.

MAINTENANCE FEE

Approx. \$0.64 per square foot
(Excluding utilities, Rogers Bulk Internet and
Rogers Smart Community package)

OCCUPANCY COMMENCING

January 26, 2026

PARKING

\$50,000

Parking currently available for
units 535 sf and larger. All other
units will be waitlisted

LOCKER

\$5,000

Lockers currently available for
units 567 sf and larger. All other
units will be waitlisted

PARKING MAINTENANCE

\$49.95/month

LOCKER MAINTENANCE

\$22.95/month

ALL CHEQUES TO BE MADE PAYABLE TO: Harris Sheaffer LLP In Trust

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 OFFER ONLY!

**\$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)**

EXTENDED DEPOSIT STRUCTURE

\$5,000 on signing

Balance of 5% in 30 days

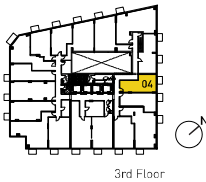
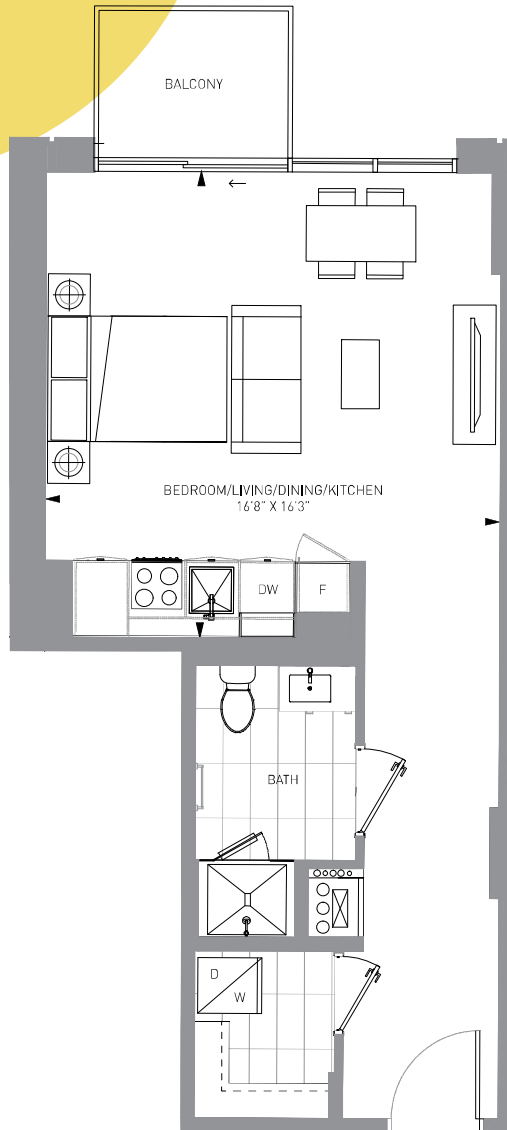
5% in ~~90~~ 180 days

5% in ~~270~~ 370 days

5% in ~~450~~ 540 days

P-S-517

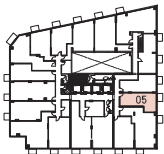
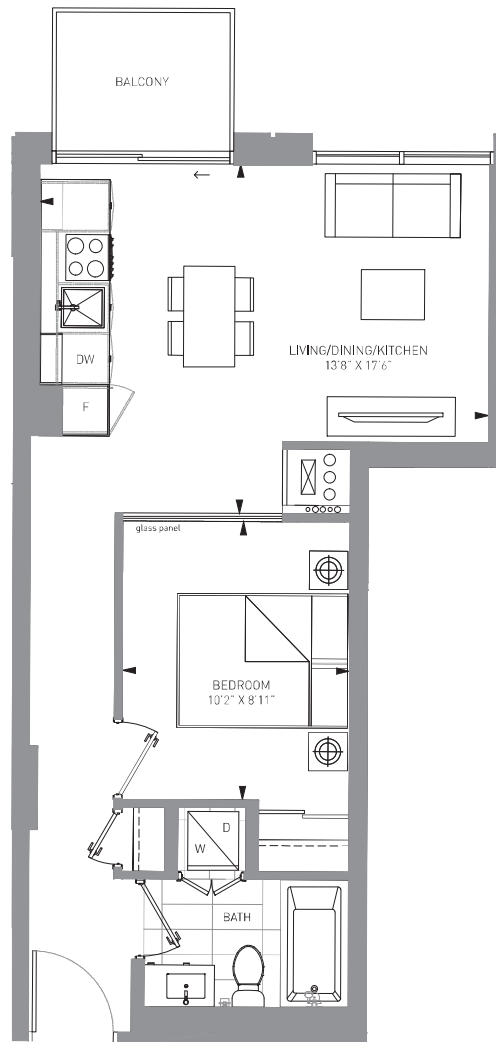
STUDIO
INTERIOR: 517 SF
EXTERIOR: 36 SF
TOTAL: 553 SF



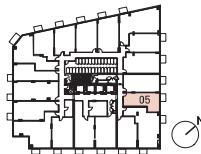
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access, point(s) of any exclusive use common area, balcony or terrace appurtenant to the specific Unit being 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 panels appurtenant to the Unit may be spaced 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-045, March 16, 2022

P-1B-535

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



3rd Floor



4-6 Floor

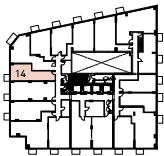
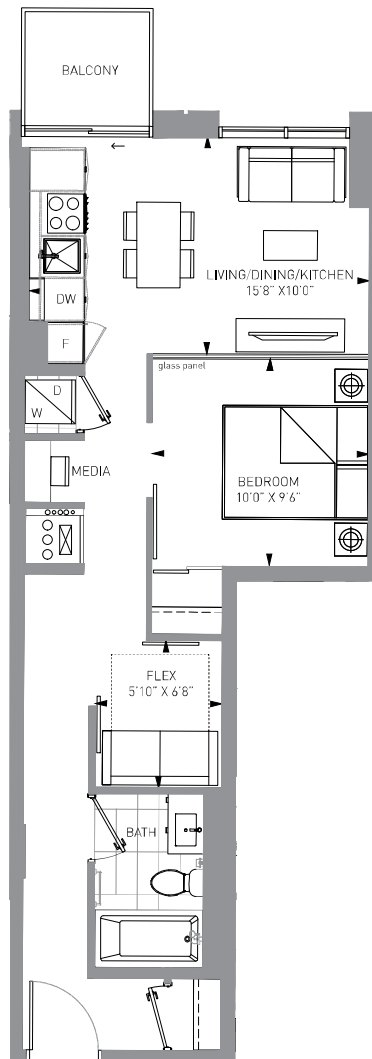


M CITY 5 CONDOMINIUMS

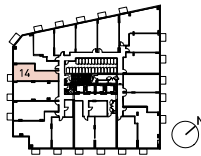
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P-1B+F+M-568

1 BED + FLEX + MEDIA
 INTERIOR: 568 SF
 EXTERIOR: 29 SF
 TOTAL: 597 SF



3rd Floor



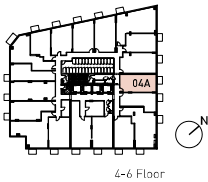
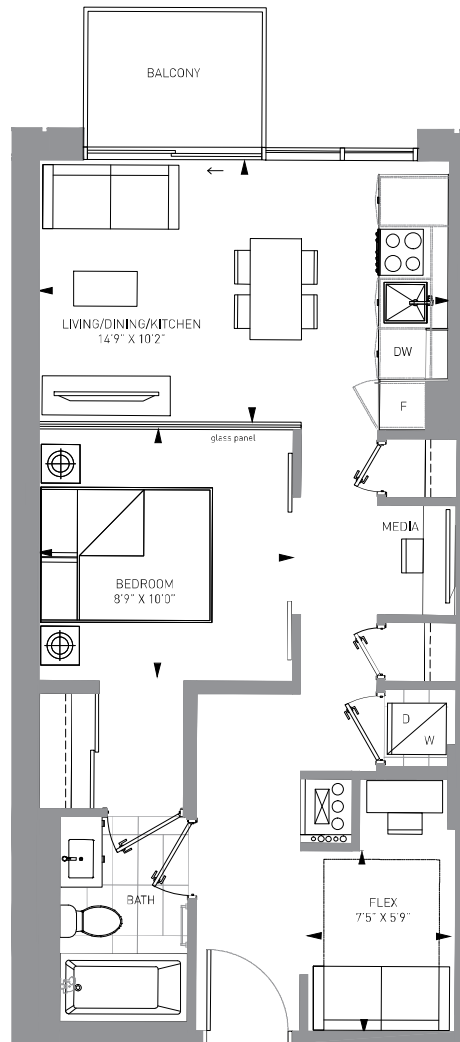
4-6 Floor



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P-1B+F+M-614

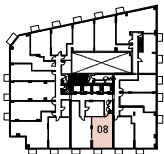
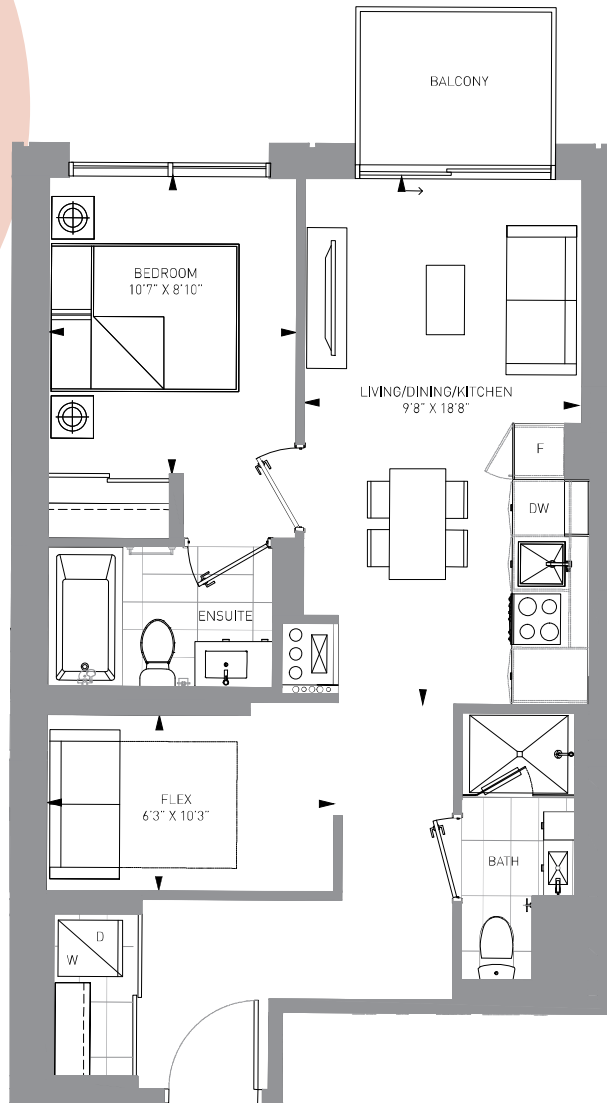
1 BED + FLEX + MEDIA
 INTERIOR: 614 SF
 EXTERIOR: 36 SF
 TOTAL: 650 SF



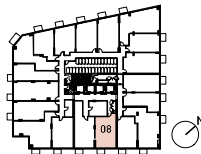
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P-1B+F-663

1 BED + FLEX + 2 BATH
 INTERIOR: 663 SF
 EXTERIOR: 36 SF
 TOTAL: 699 SF



3rd Floor



4-6 Floor

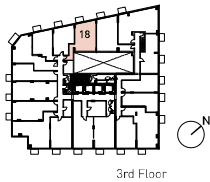
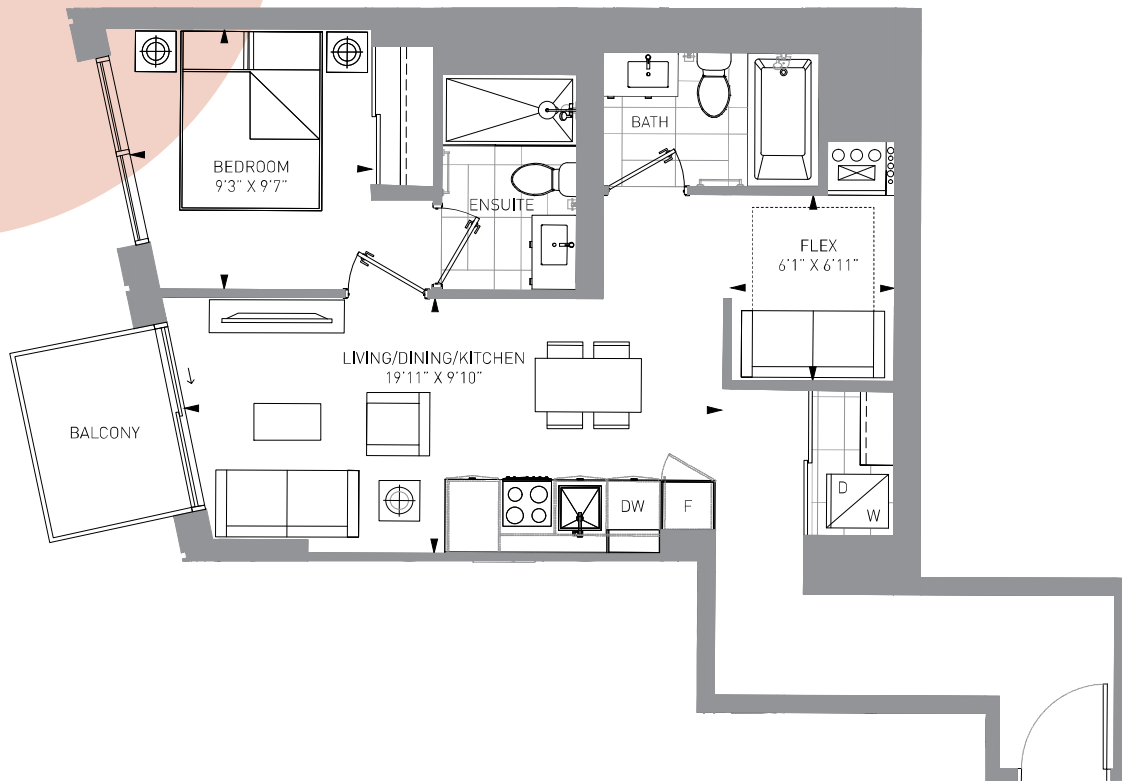


M CITY 5 CONDOMINIUMS

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P-1B+F-689

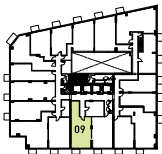
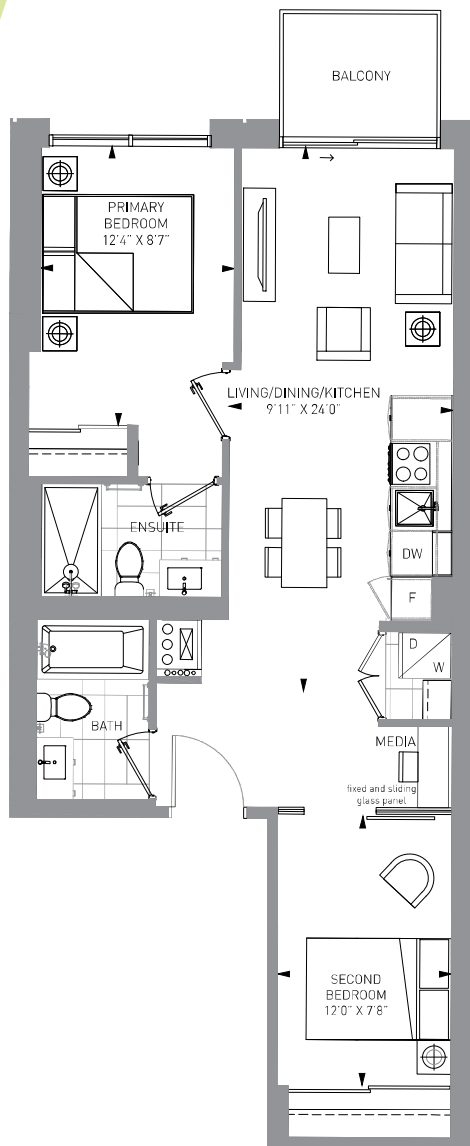
1 BED + FLEX + 2 BATH
 INTERIOR: 689 SF
 EXTERIOR: 36 SF
 TOTAL: 725 SF



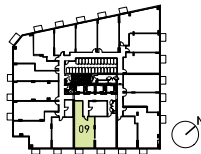
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P-2B+M-748

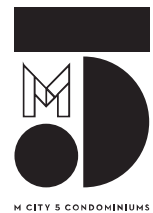
2 BED + MEDIA + 2 BATH
 INTERIOR: 748 SF
 EXTERIOR: 36 SF
 TOTAL: 784 SF



3rd Floor



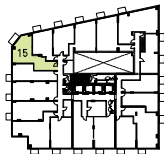
4-6 Floor



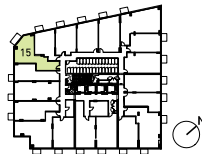
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P-2B+M-770

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



3rd Floor



4-6 Floor

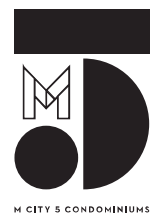
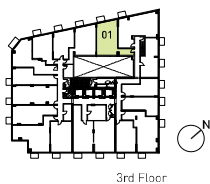
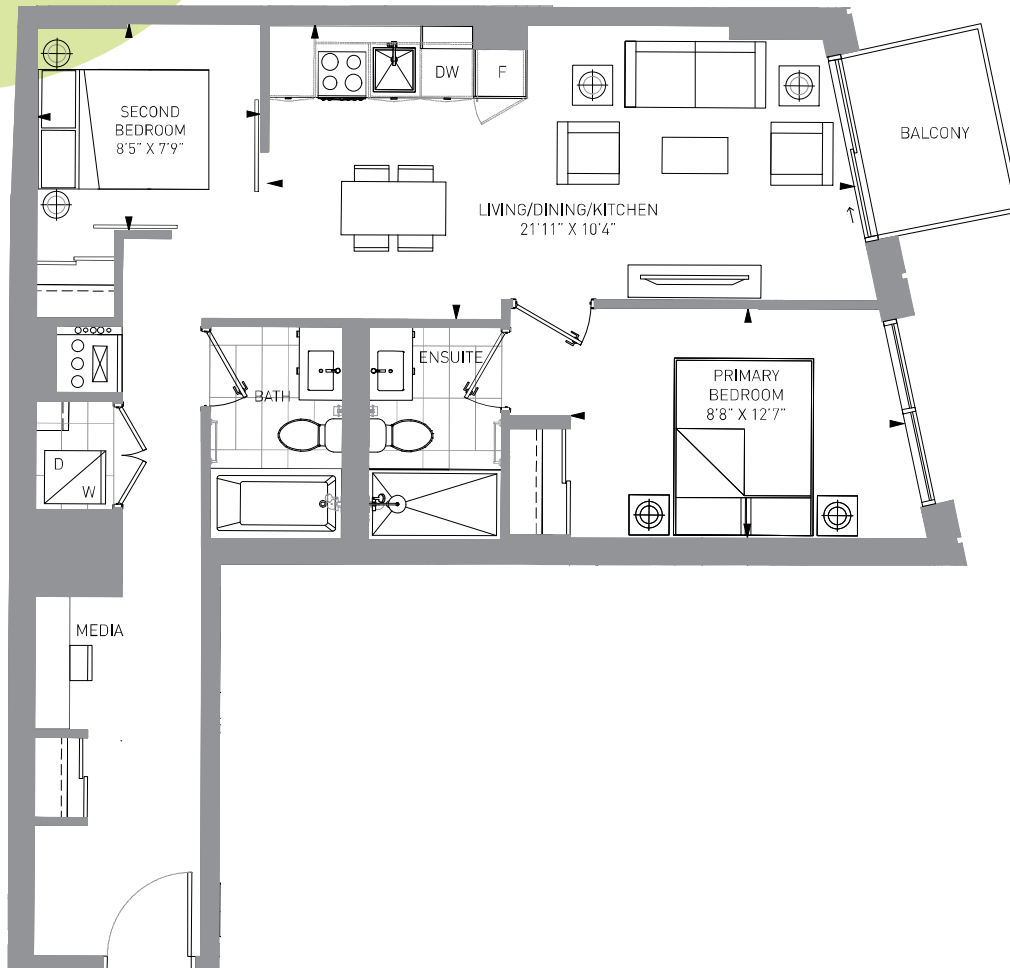


M CITY 5 CONDOMINIUMS

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P-2B+M-803

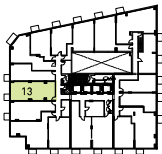
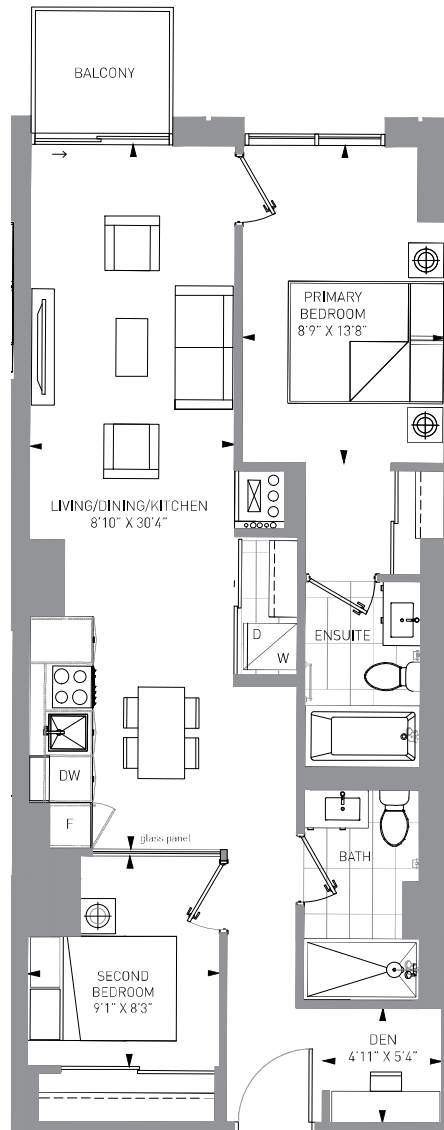
2 BED + MEDIA + 2 BATH
 INTERIOR: 803 SF
 EXTERIOR: 36 SF
 TOTAL: 839 SF



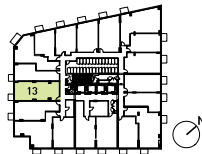
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P-2B+D-806

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



3rd Floor



4-6 Floor

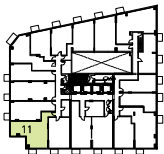
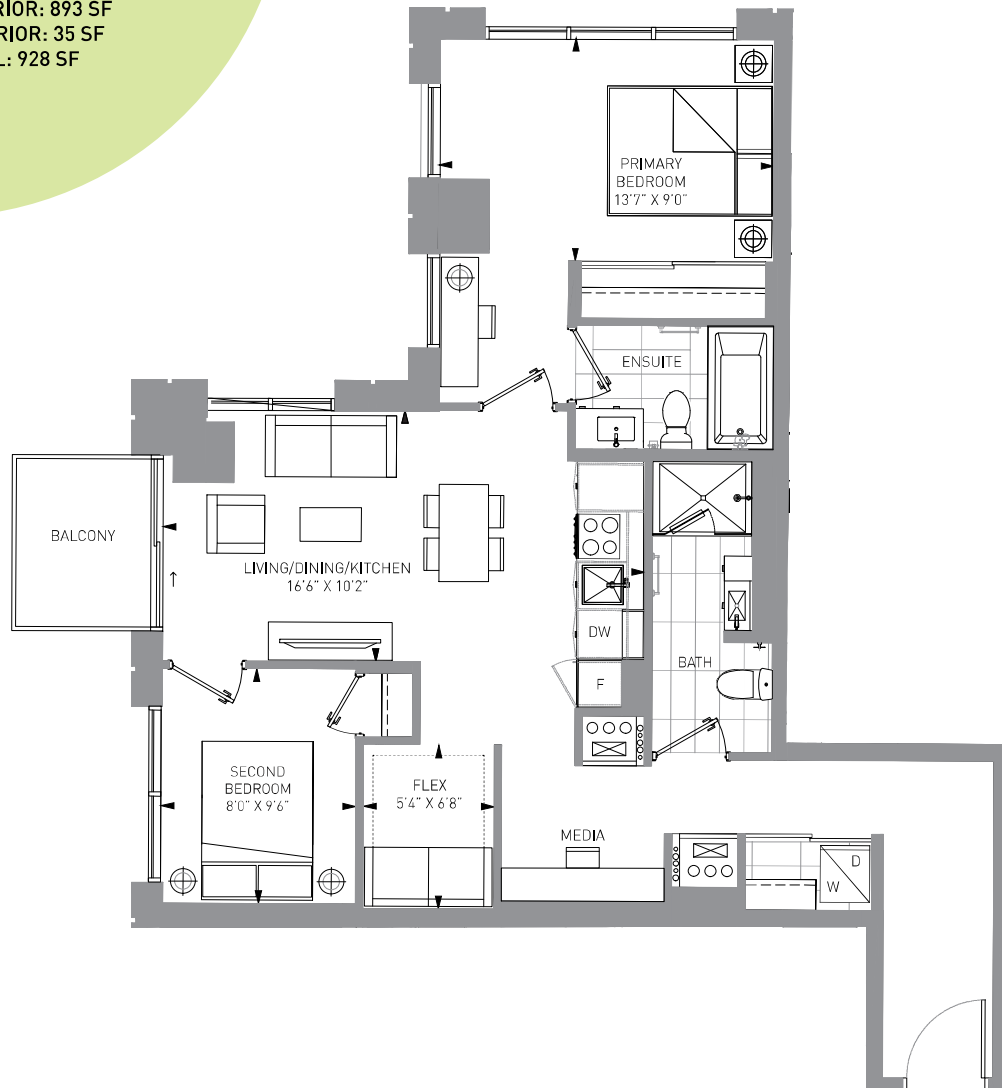


M CITY 5 CONDOMINIUMS

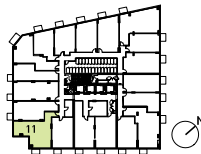
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P-2B+F+M-893

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



3rd Floor



4-6 Floor

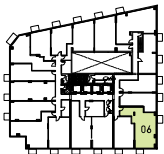
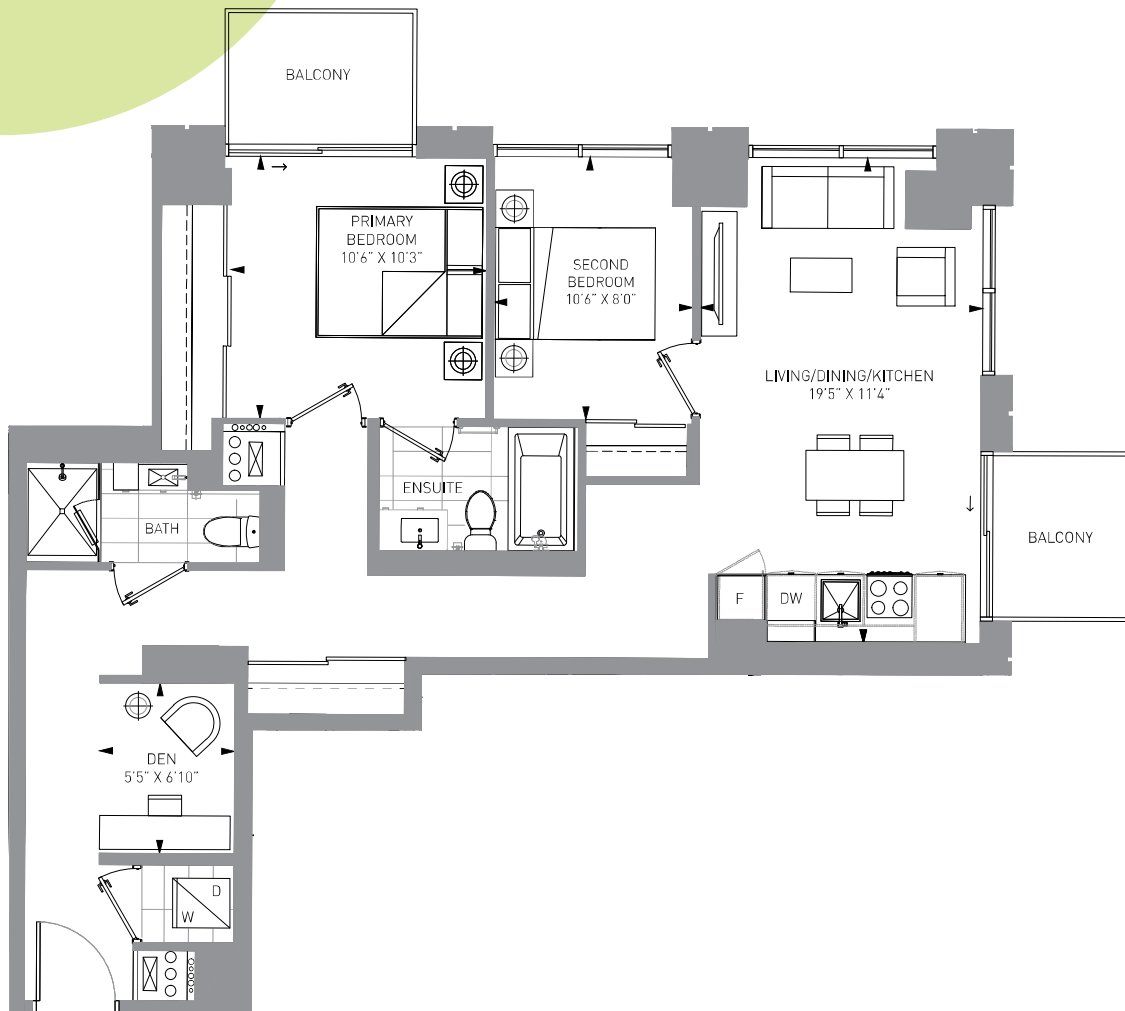


M CITY 5 CONDOMINIUMS

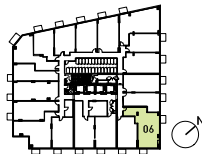
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P-2B+D-933

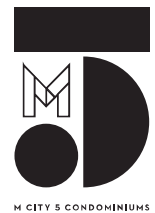
2 BED + DEN + 2 BATH
 INTERIOR: 933 SF
 EXTERIOR: 37 SF + 34 SF
 TOTAL: 1004 SF



3rd Floor



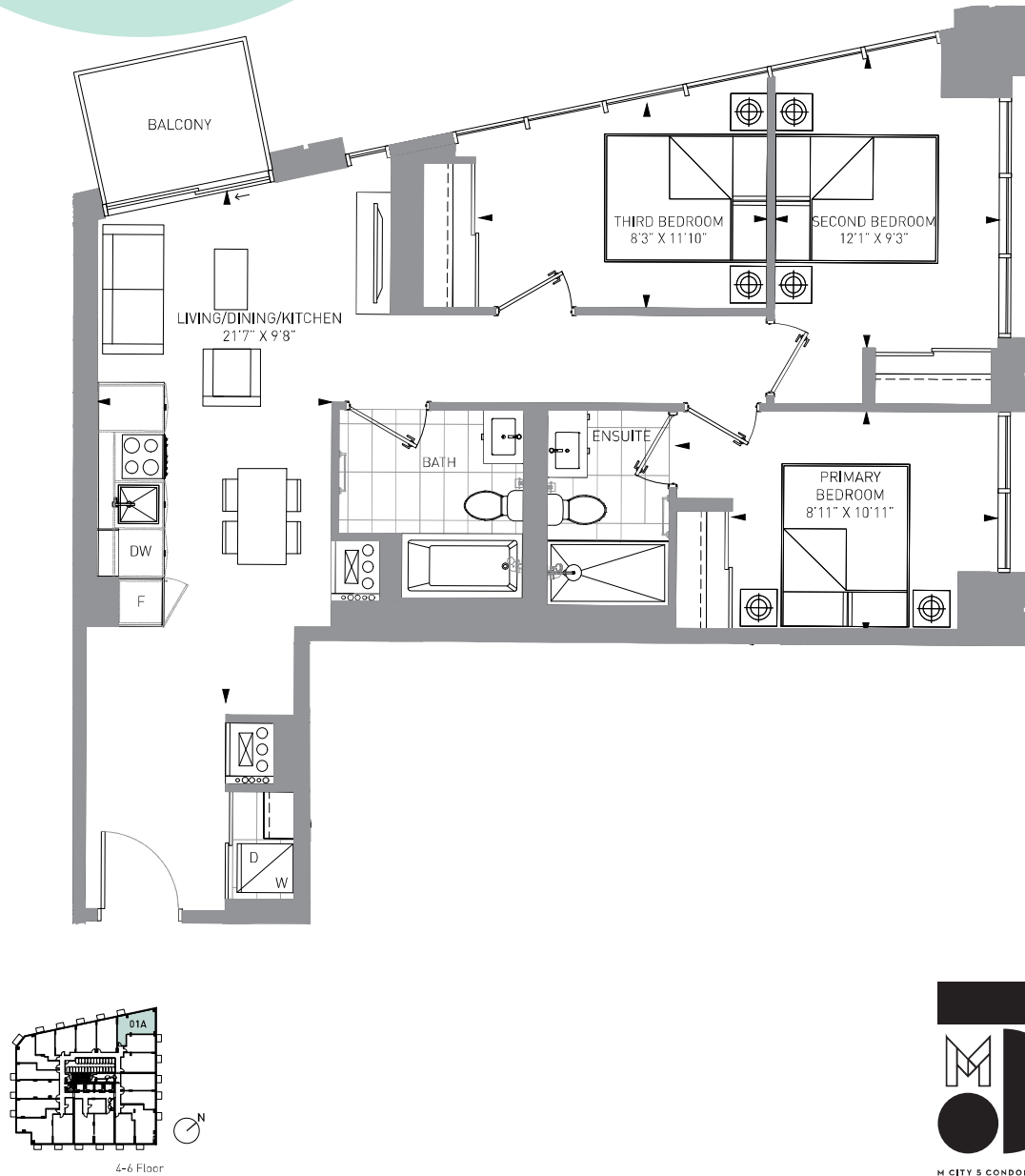
4-6 Floor



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P-3B-963

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

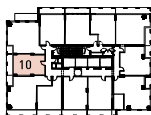
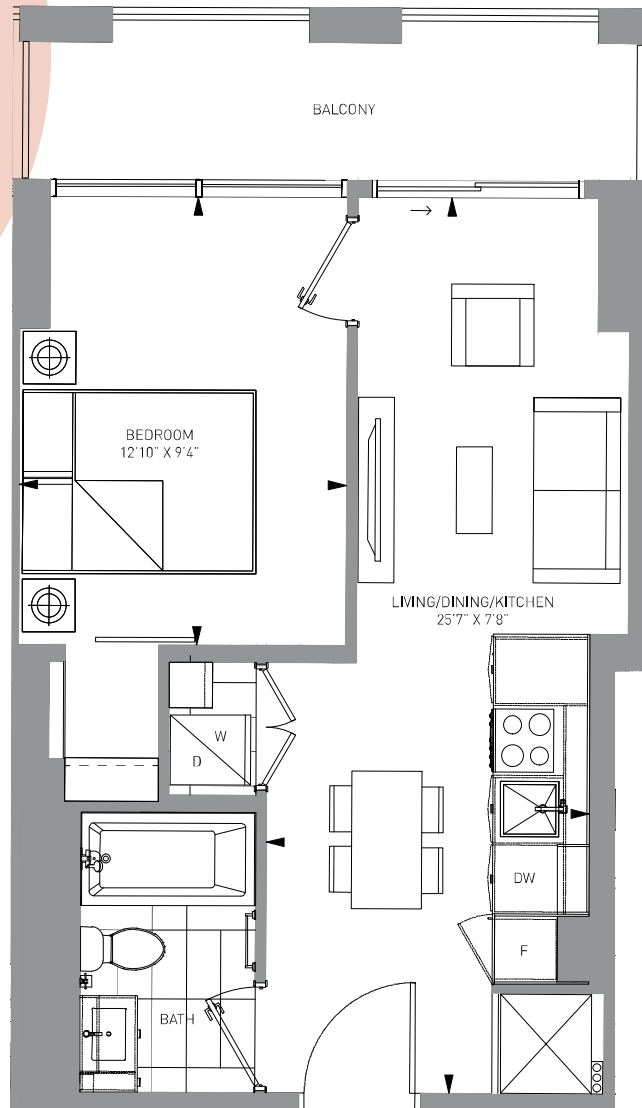


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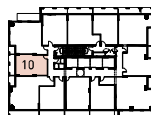


1B-464

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



8-24 Floor



25-36 Floor

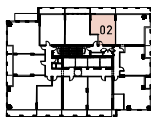
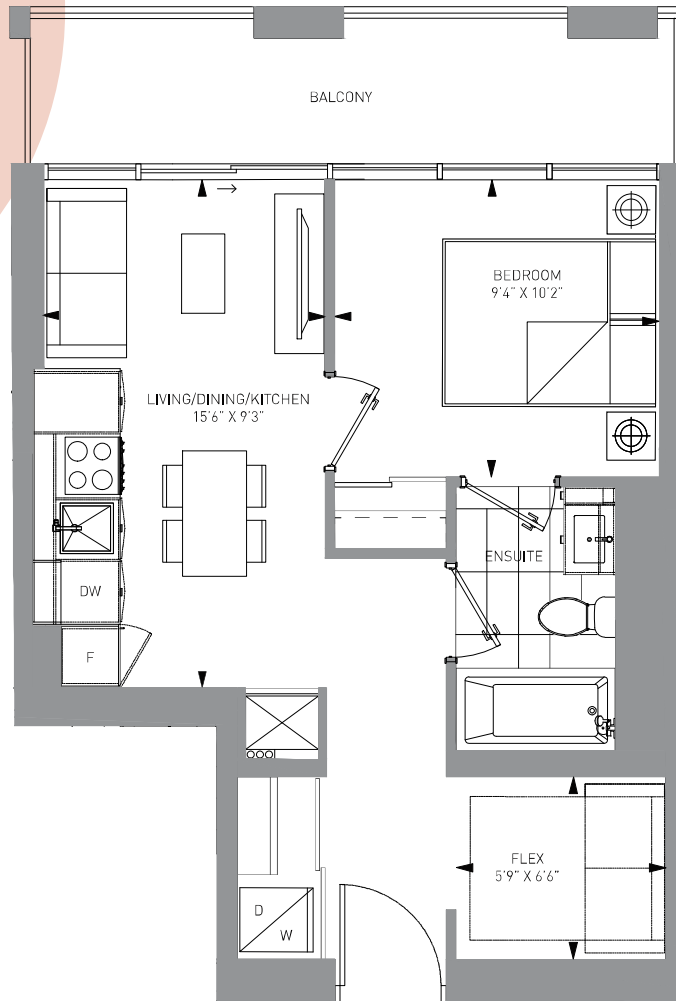


M CITY 5 CONDOMINIUMS

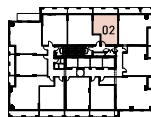
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area, balcony or terrace appurtenant to the specific Unit being 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 panels 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 - 045, March 16, 2022

1B+F-477

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



8-24 Floor



25-36 Floor

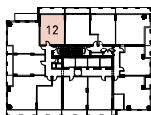
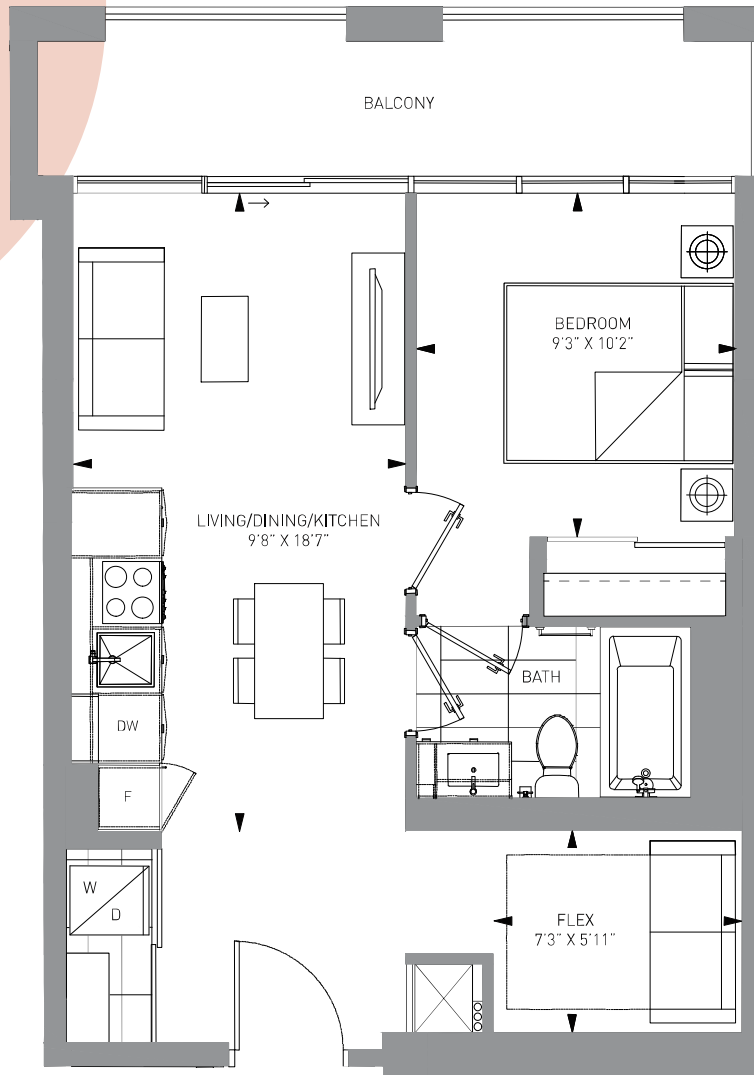


M CITY 5 CONDOMINIUMS

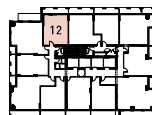
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1B+F-537

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



18-24 Floor



25-36 Floor

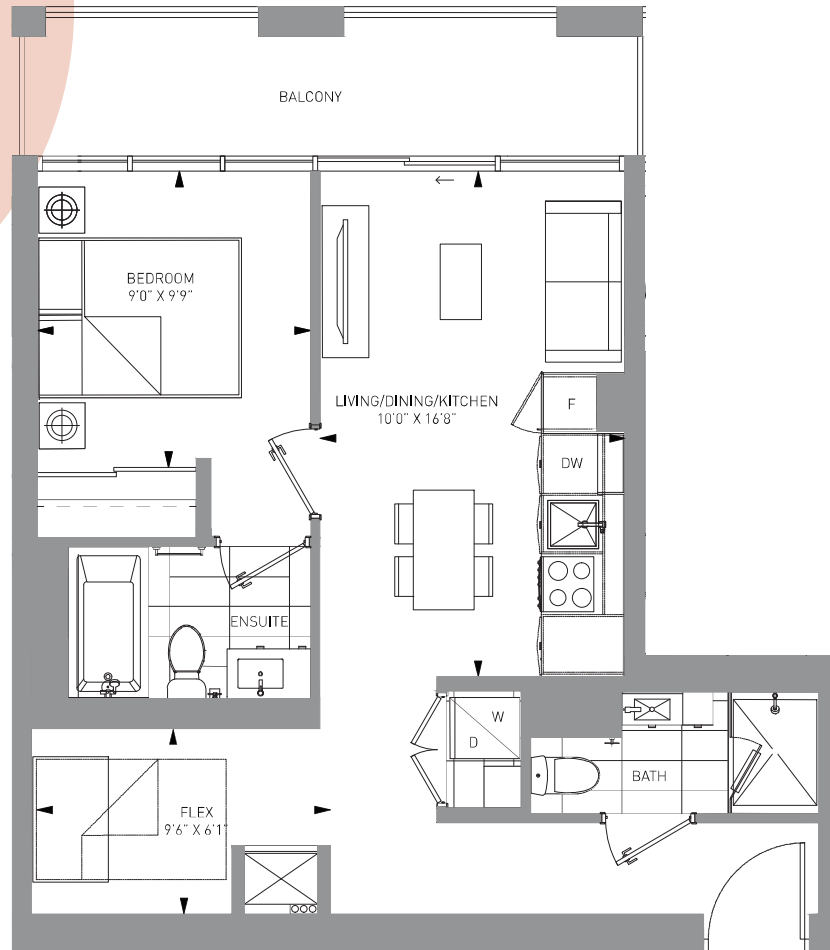


M CITY 5 CONDOMINIUMS

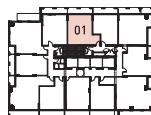
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1B+F-590

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



8-24 Floor



25-36 Floor

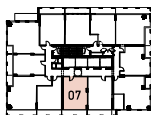
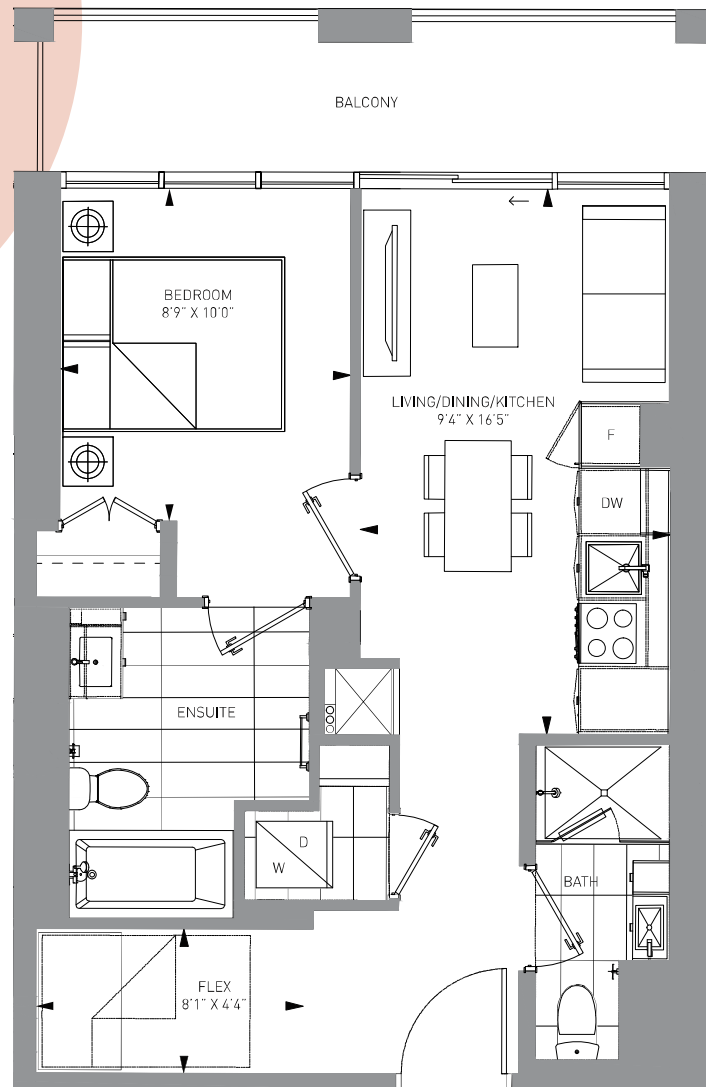


M CITY 5 CONDOMINIUMS

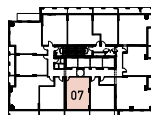
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access, prior to the purchase of the Unit. The Purchaser acknowledges and agrees that the glass panels appurtenant to the Unit may be spaced 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-045, March 16, 2022

1B+F-555

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



8-24 Floor



25-36 Floor

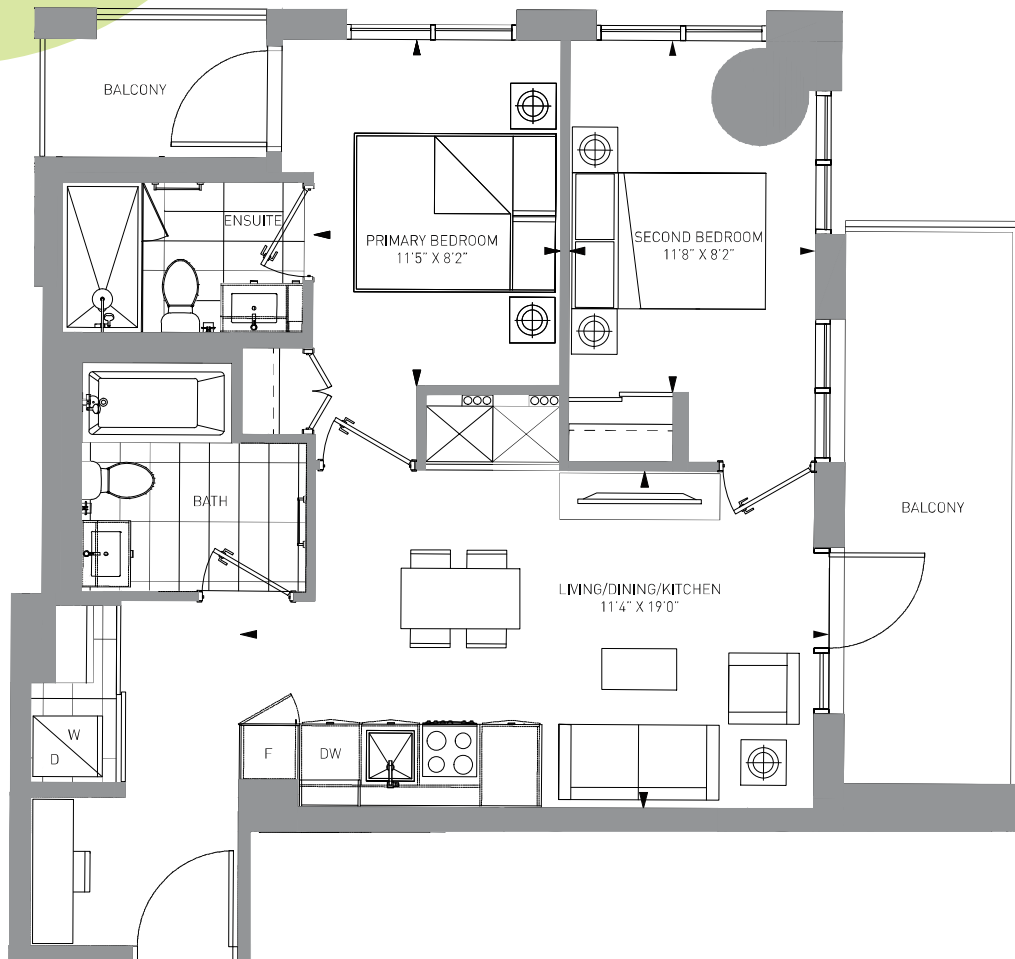


M CITY 5 CONDOMINIUMS

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2B-699

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



8-24 Floor



25-36 Floor

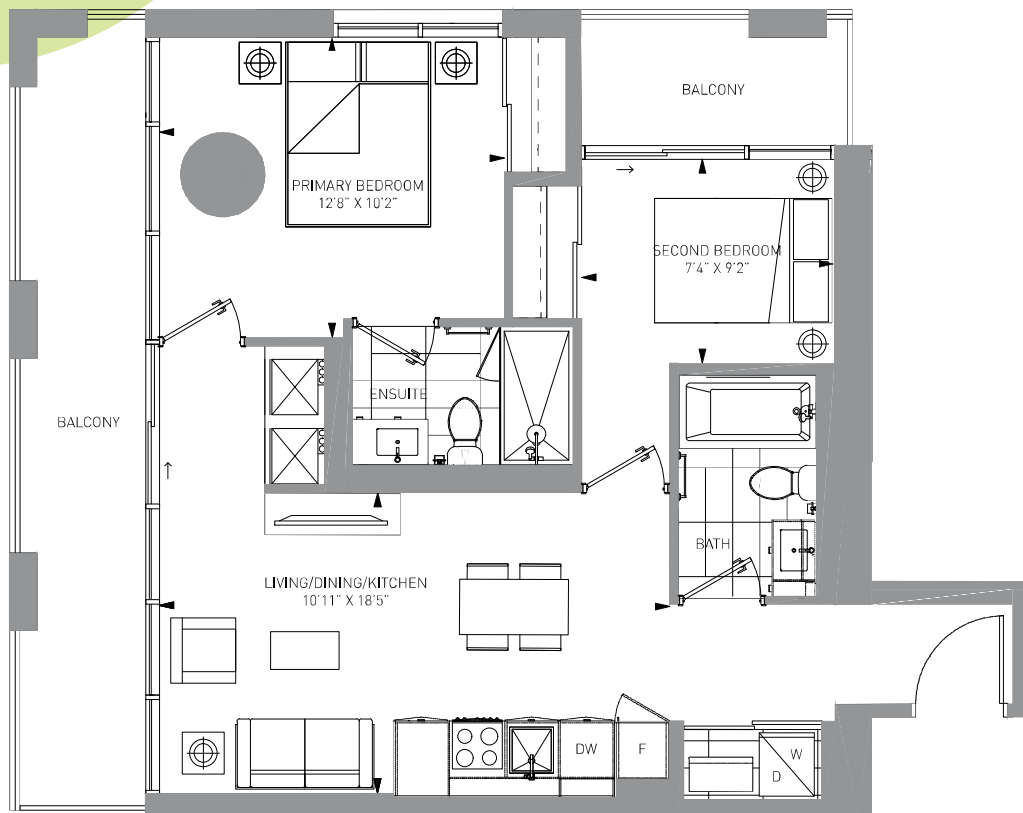


M CITY 5 CONDOMINIUMS

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2B-720

2 BED + 2 BATH
 INTERIOR: 720 SF
 EXTERIOR: 170 SF
 TOTAL: 890 SF



8-24 Floor



25-36 Floor

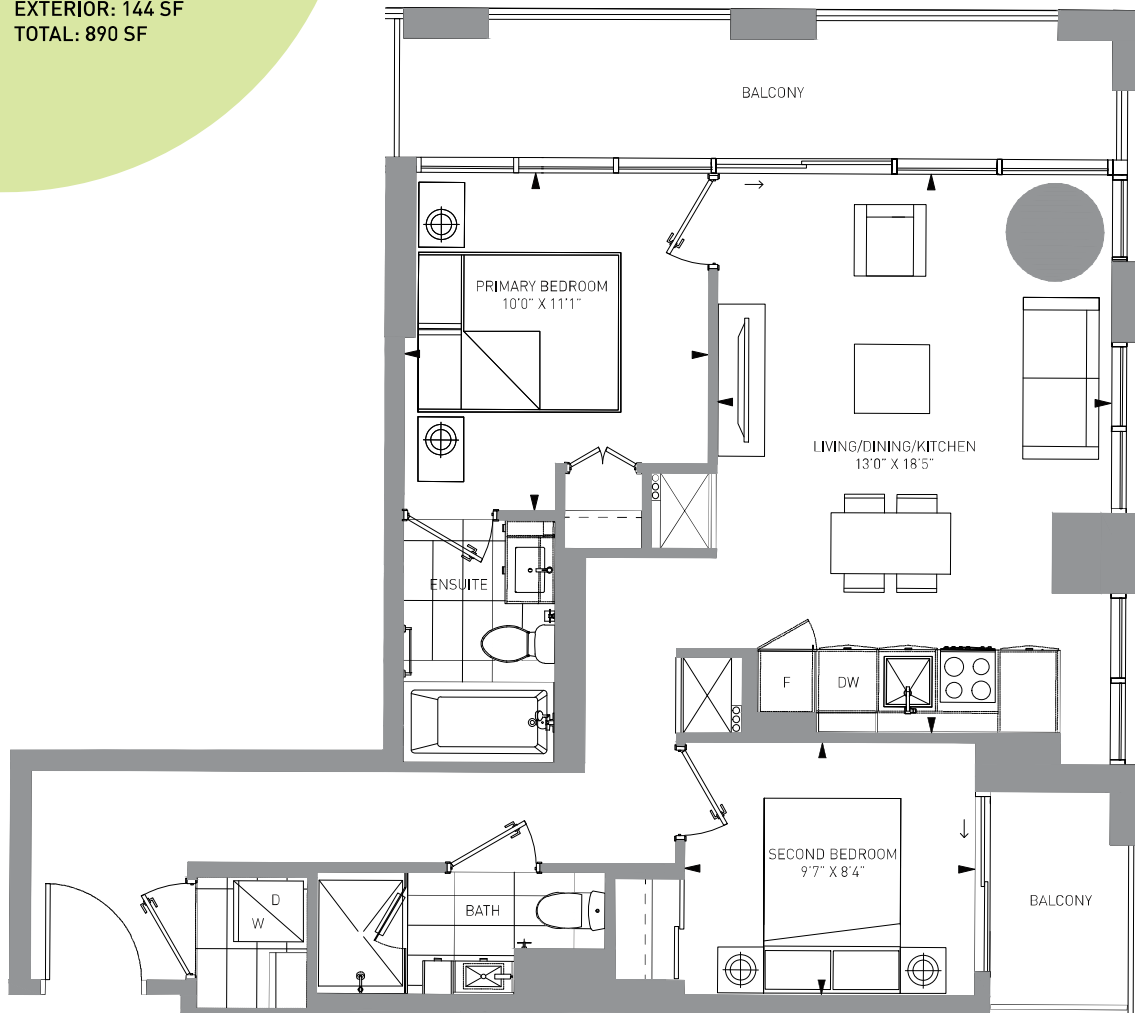


M CITY 5 CONDOMINIUMS

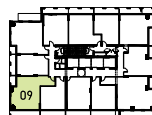
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2B-746

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



8-24 Floor



25-36 Floor



M CITY 5 CONDOMINIUMS

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