



REAR-LANE TOWNHOMES
THE MAPLE COLLECTION



IT ALL COMES TOGETHER HERE



— THE UNION OF —
CONNECTION & COMFORT

REAR-LANE TOWNHOMES

The Rear-Lane Townhomes at Union Village are designed with an offering of Modern, English Manor, and Westcoast Contemporary architectural styles. These homes feature spectacular open-concept layouts with double car garages and two expansive terraces offering the perfect perch from the rooftop or the main level.

The Rear-Lane Townhome collection includes sophisticated features and finishes, providing the perfect blend of style and comfort.



ELEVATION A - MODERN



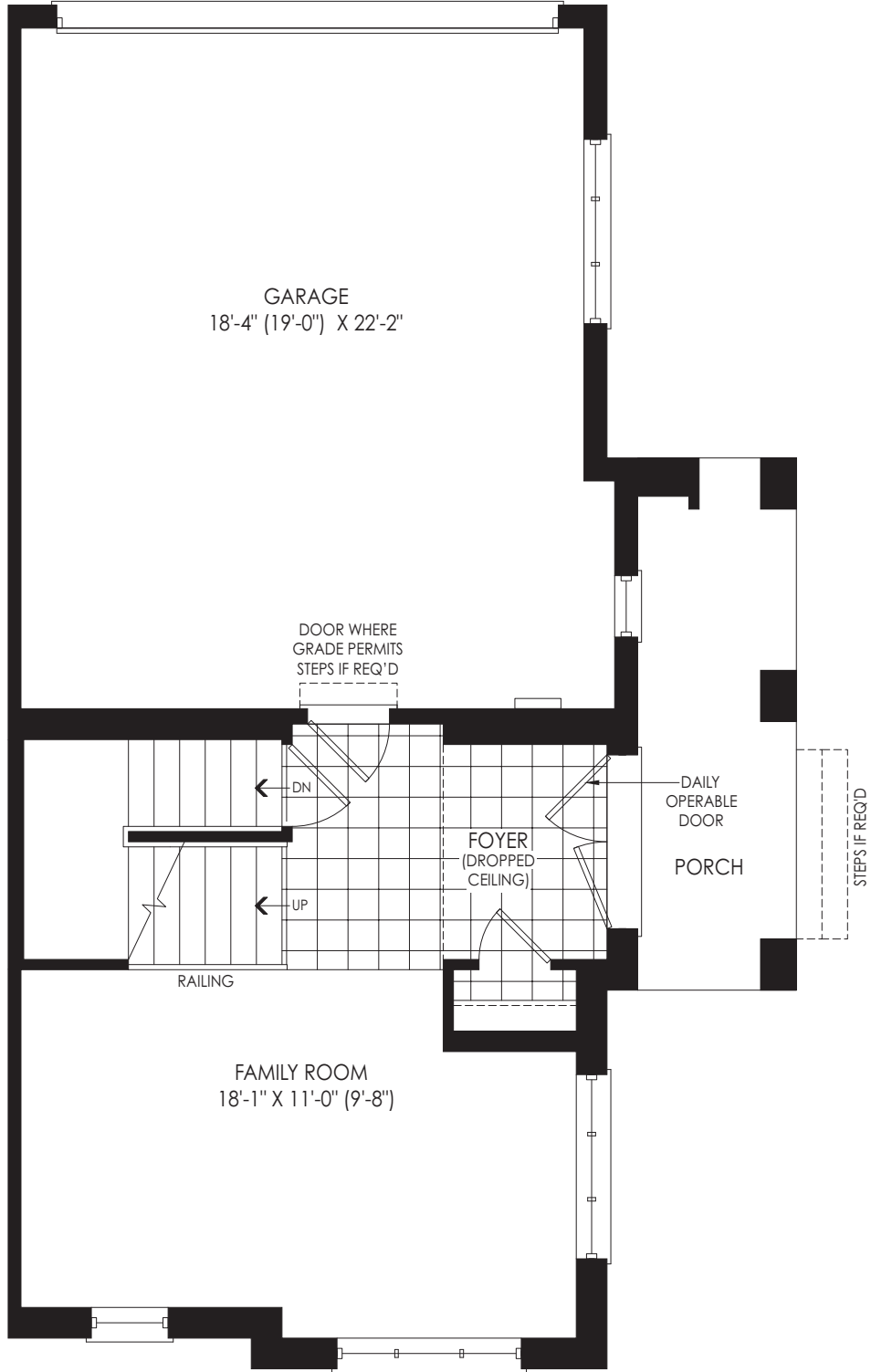
ELEVATION B - ENGLISH MANOR



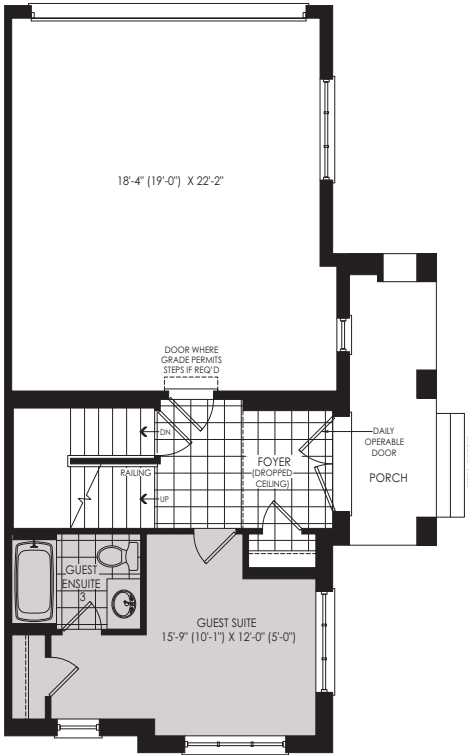
ELEVATION C - WEST COAST CONTEMPORARY

ELEVATION B
2,290 SQ.FT.

3 BEDROOMS
2 BATHROOMS + POWDER ROOM

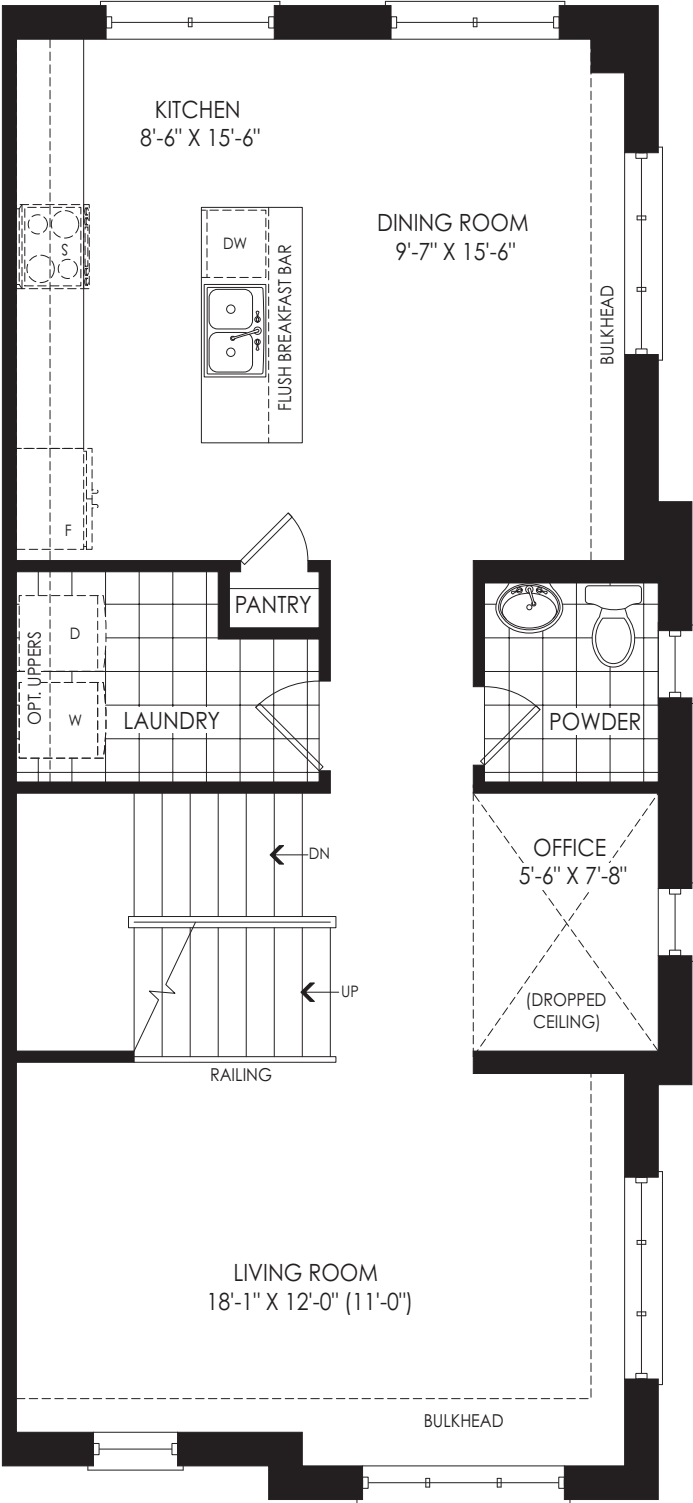


GROUND FLOOR PLAN ELEV. 'B'



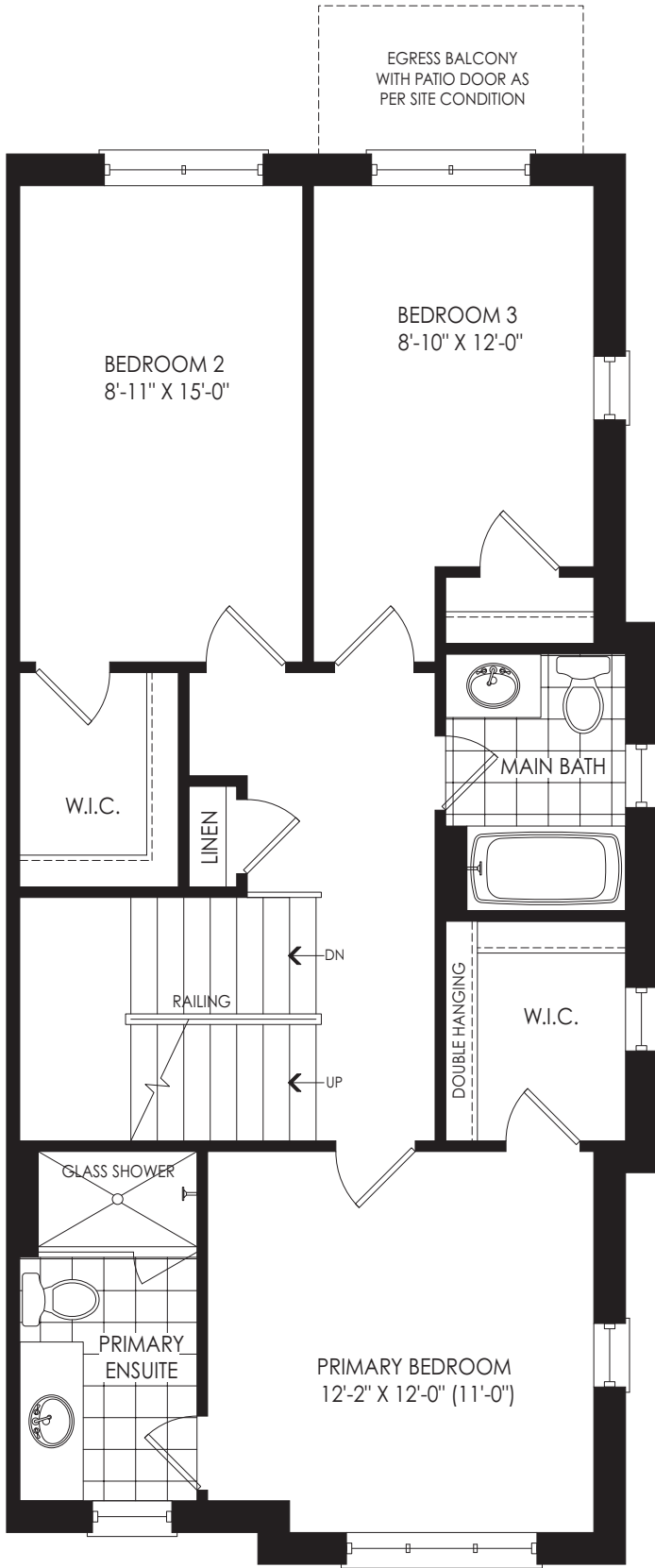
OPT. GROUND FLOOR WITH GUEST SUITE & GUEST ENSUITE FLOOR PLAN ELEV. 'B'

ELEVATION A
2,274 SQ.FT.

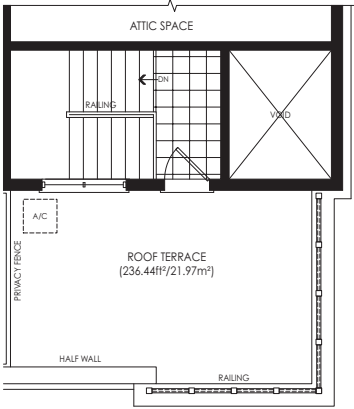


SECOND FLOOR PLAN ELEV. 'B'

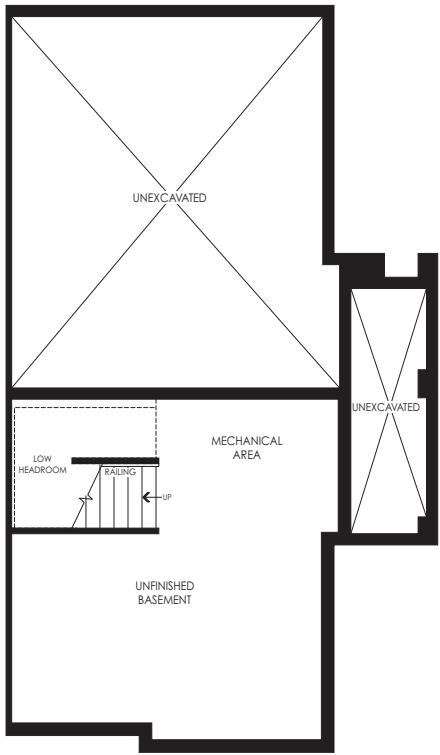
ELEVATION C
2,274 SQ.FT.



THIRD FLOOR PLAN ELEV. 'B'



ROOF TERRACE FLOOR PLAN ELEV. 'B'



BASEMENT PLAN ELEV. 'B'

MAPLE CORNER

REAR-LANE TOWNHOMES

ELEVATION A

2,274 SQ.FT.

ELEVATION B

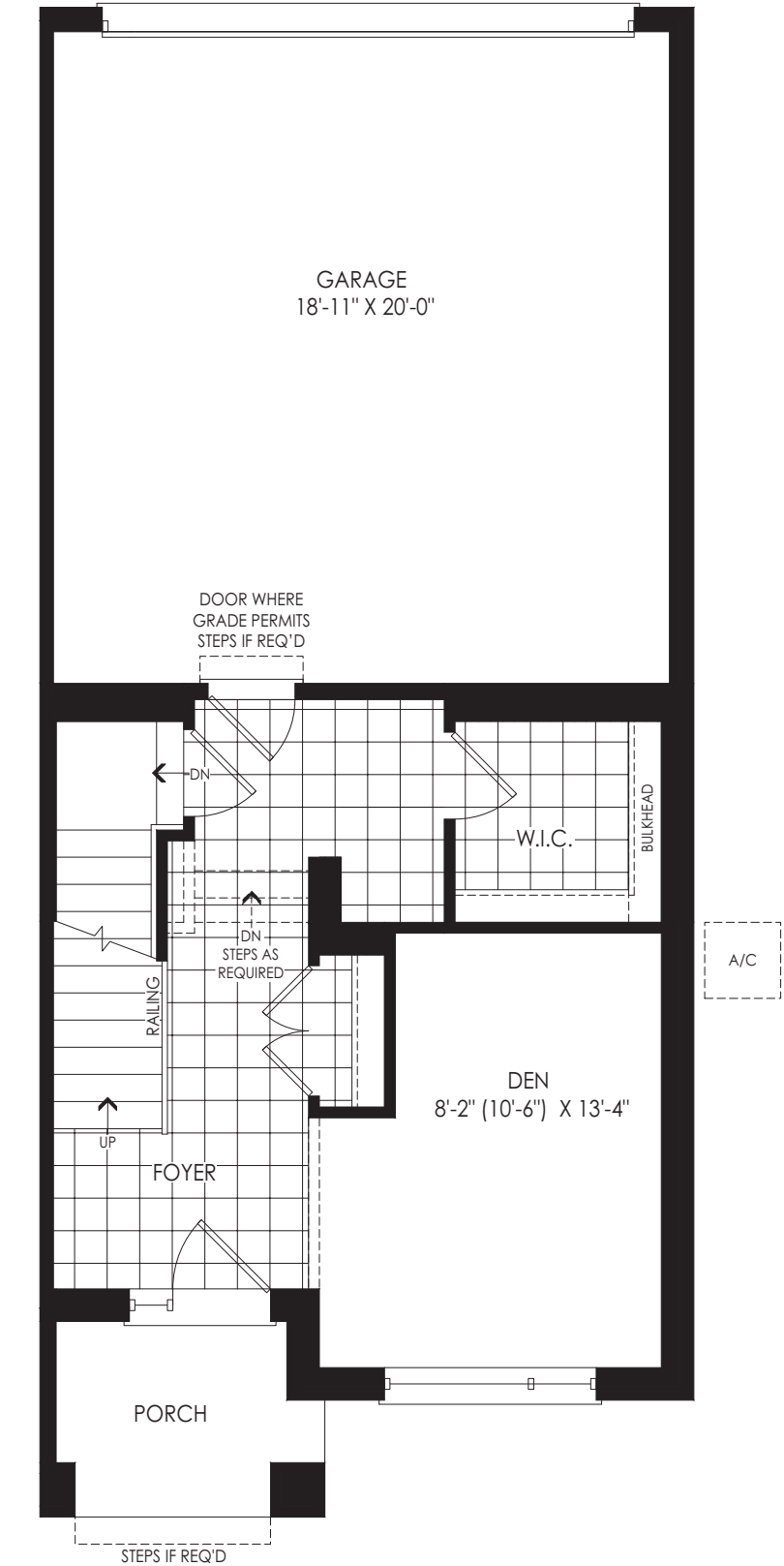
2,290 SQ.FT.

ELEVATION C

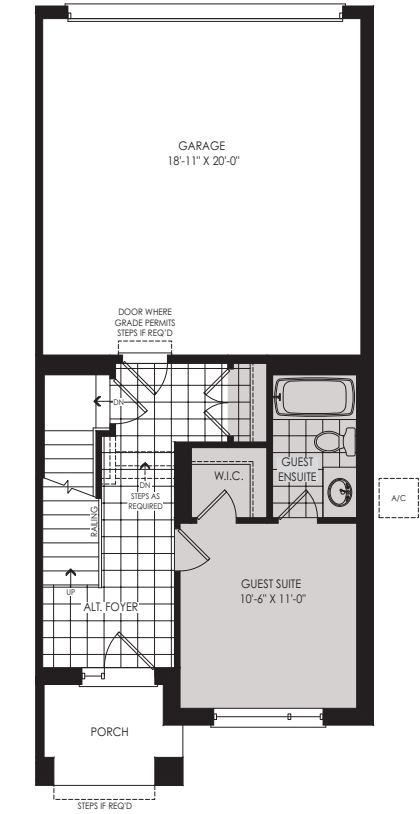
2,274 SQ.FT.

ELEVATION A
2,195 SQ.FT.

3 BEDROOMS
2 BATHROOMS + POWDER ROOM

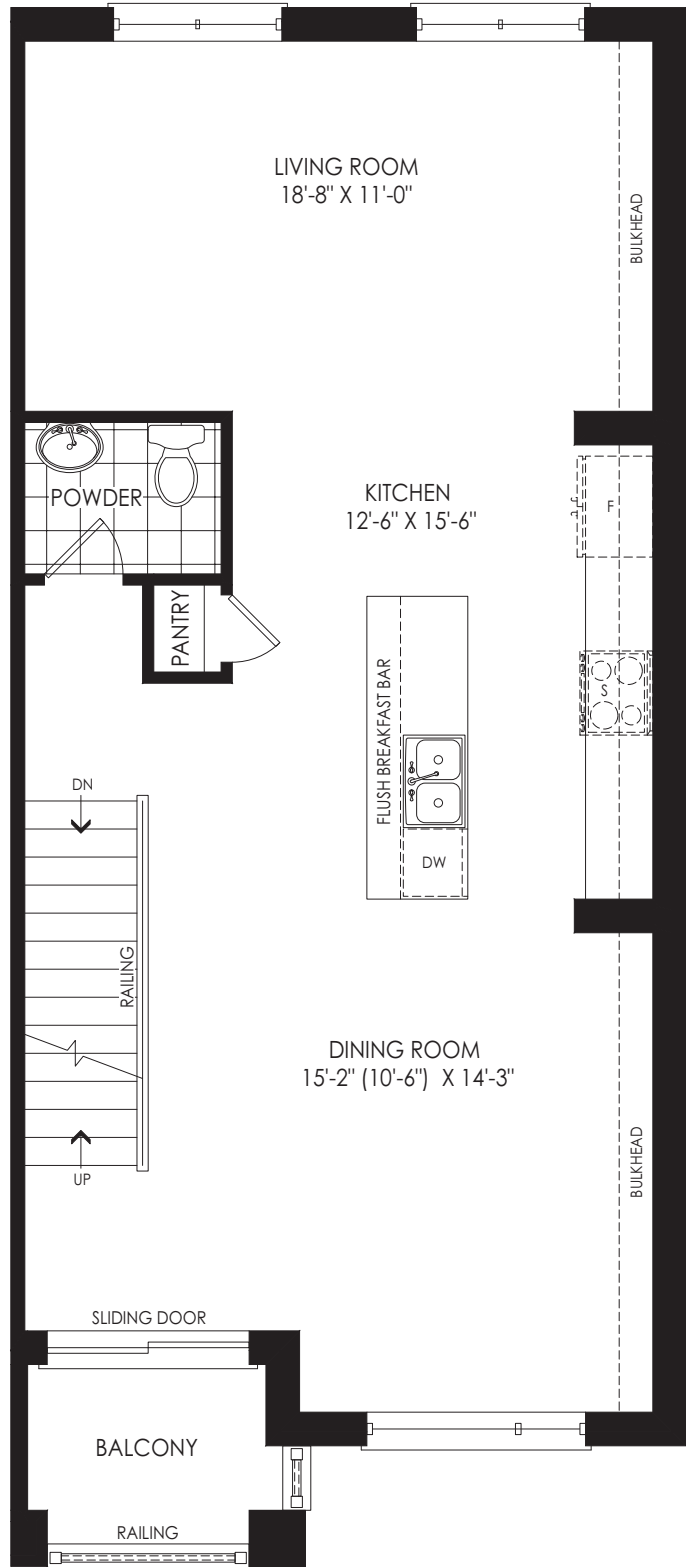


GROUND FLOOR PLAN **ELEV. 'A'**



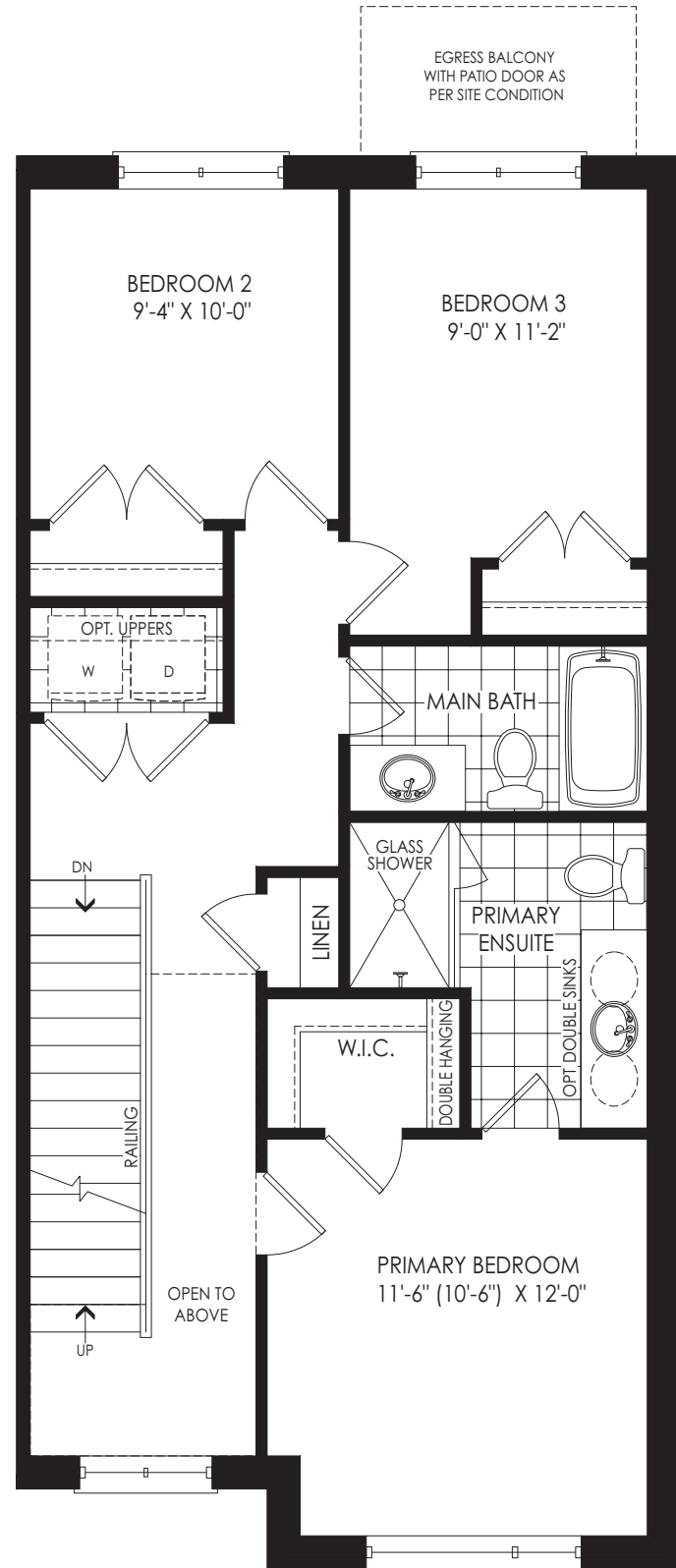
OPT. GROUND FLOOR WITH GUEST SUITE & GUEST ENSUITE FLOOR PLAN **ELEV. 'A'**

ELEVATION B
2,195 SQ.FT.

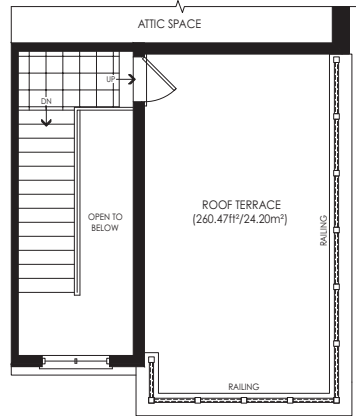


SECOND FLOOR PLAN **ELEV. 'A'**

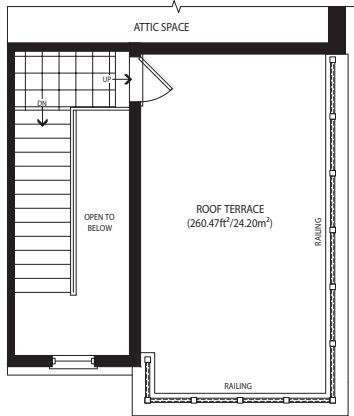
ELEVATION C
2,192 SQ.FT.



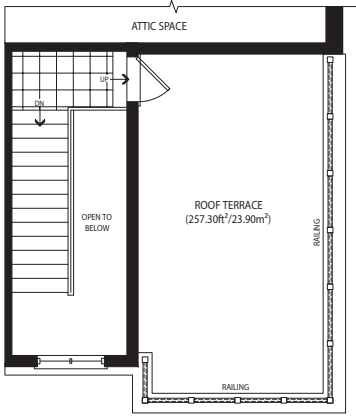
THIRD FLOOR PLAN **ELEV. 'A'**



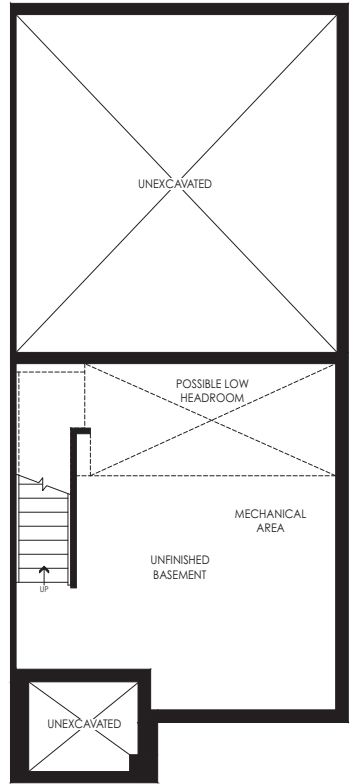
ROOF TERRACE FLOOR PLAN **ELEV. 'A'**



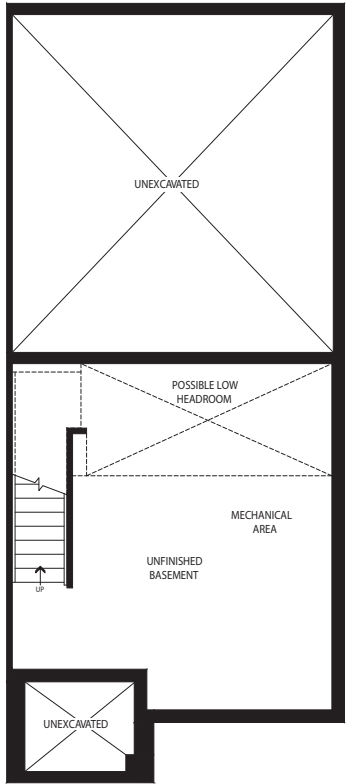
ROOF TERRACE FLOOR PLAN **ELEV. 'B'**



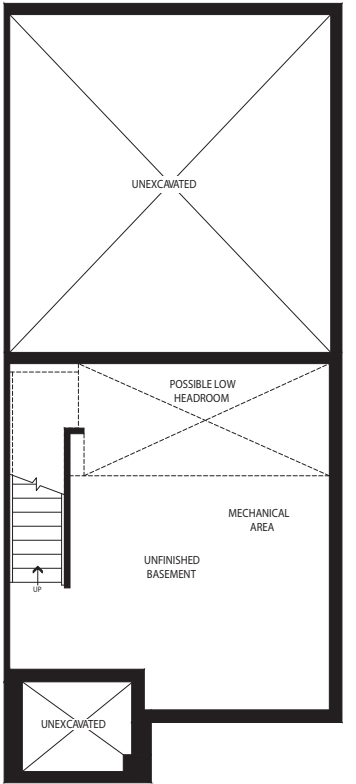
ROOF TERRACE FLOOR PLAN **ELEV. 'C'**



BASEMENT PLAN **ELEV. 'A'**



BASEMENT PLAN **ELEV. 'B'**



BASEMENT PLAN **ELEV. 'C'**

MAPLE END

REAR-LANE TOWNHOMES

ELEVATION A
2,195 SQ.FT.

ELEVATION B
2,195 SQ.FT.

ELEVATION C
2,192 SQ.FT.

ELEVATION C

1,833 SQ.FT.

3 BEDROOMS

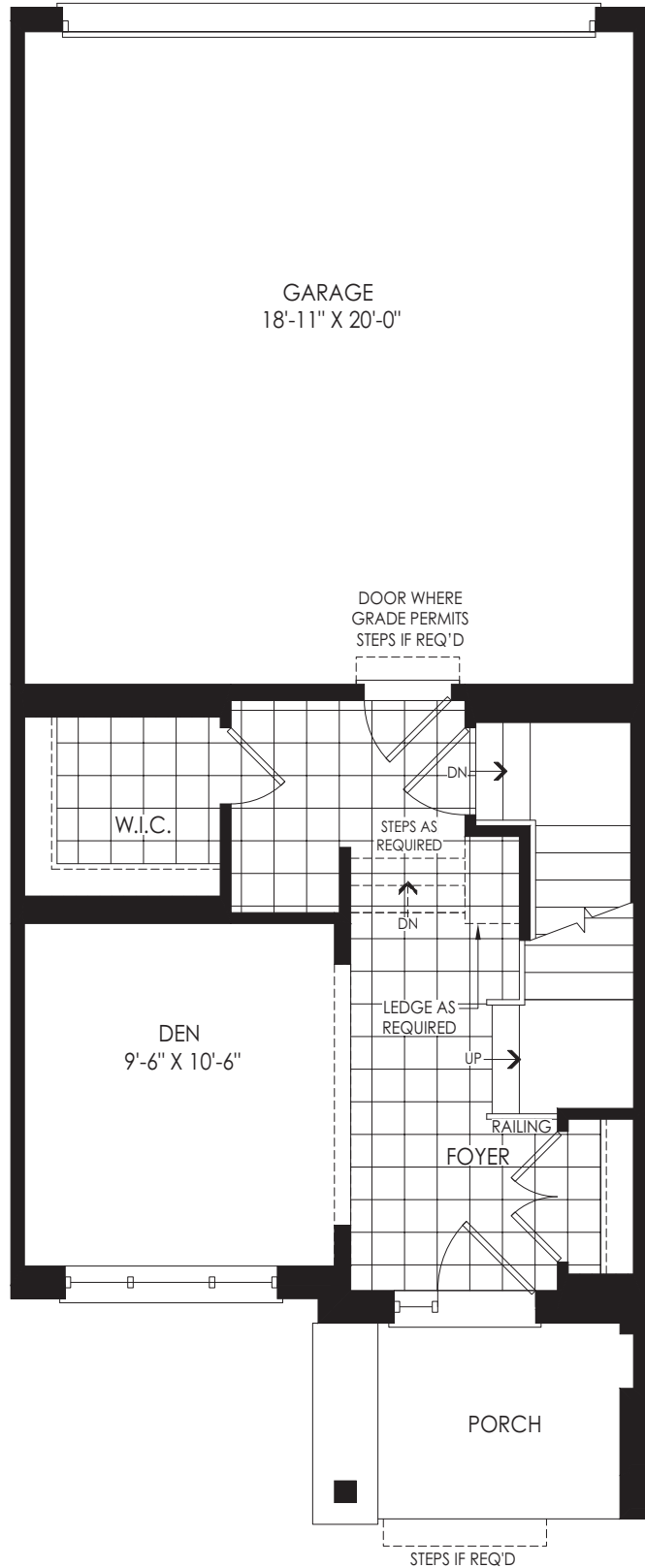
2 BATHROOMS + POWDER ROOM

ELEVATION A

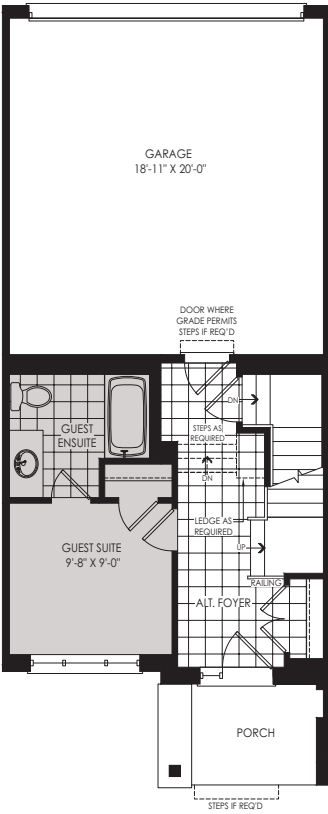
1,831 SQ.FT.

ELEVATION B

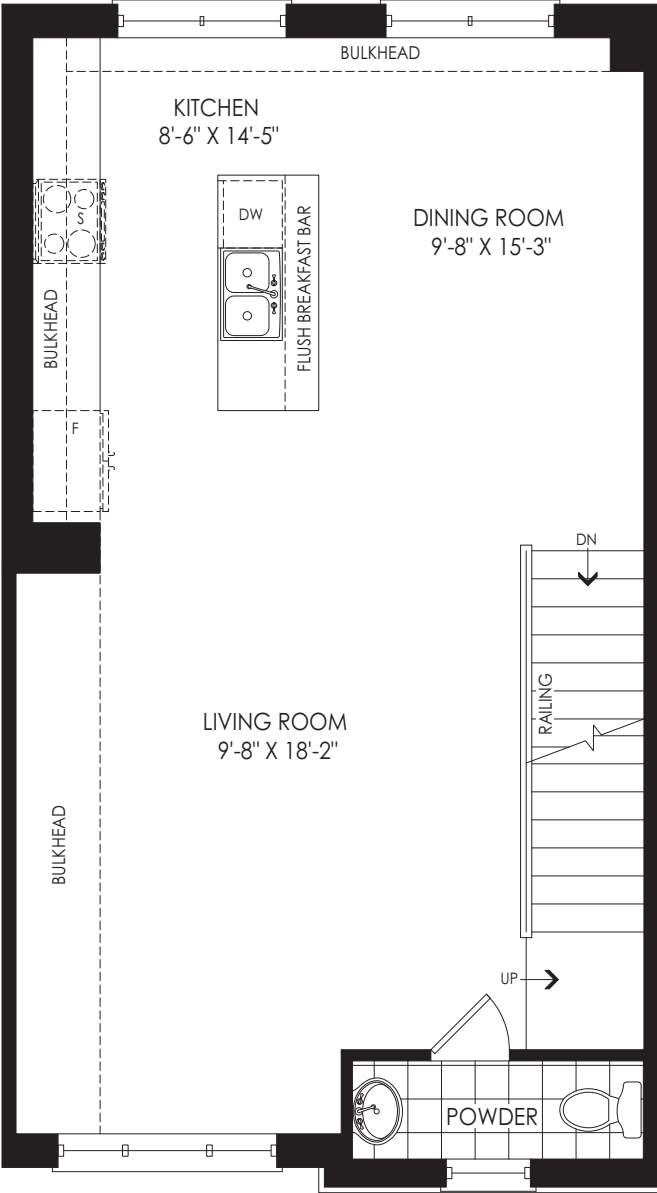
1,834 SQ.FT.



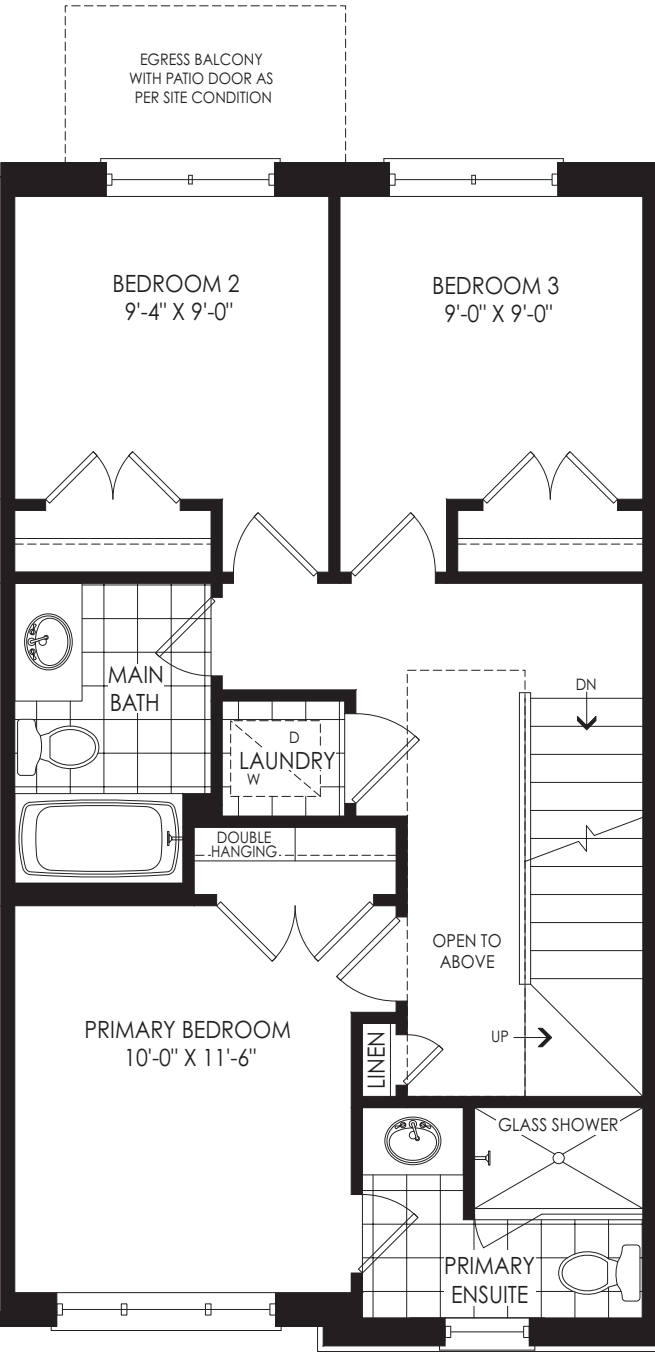
GROUND FLOOR PLAN ELEV. 'C'



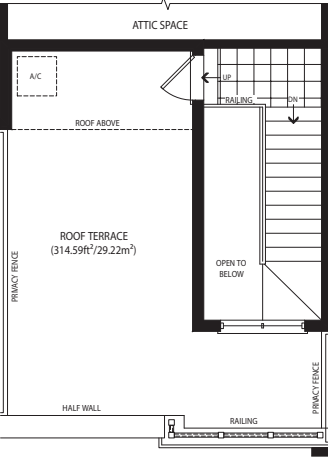
OPT. GROUND FLOOR WITH GUEST SUITE & GUEST ENSUITE FLOOR PLAN ELEV. 'C'



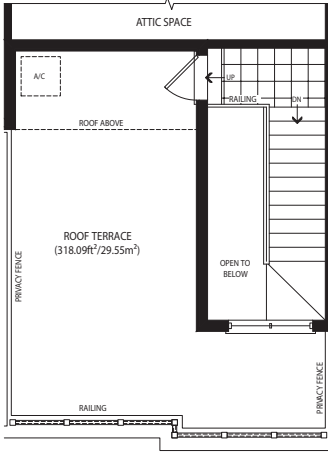
SECOND FLOOR PLAN ELEV. 'C'



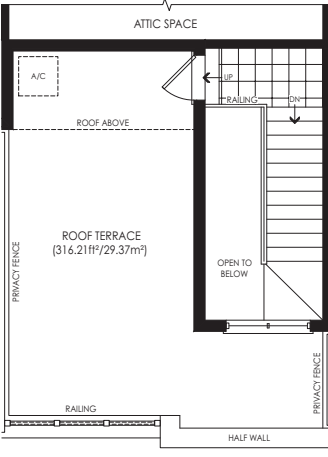
THIRD FLOOR PLAN ELEV. 'C'



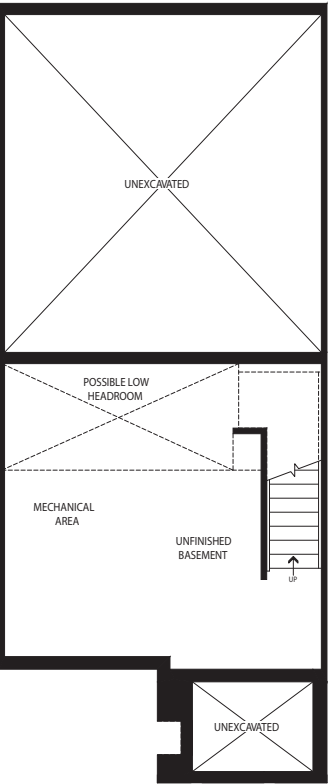
ROOF TERRACE FLOOR PLAN ELEV. 'A'



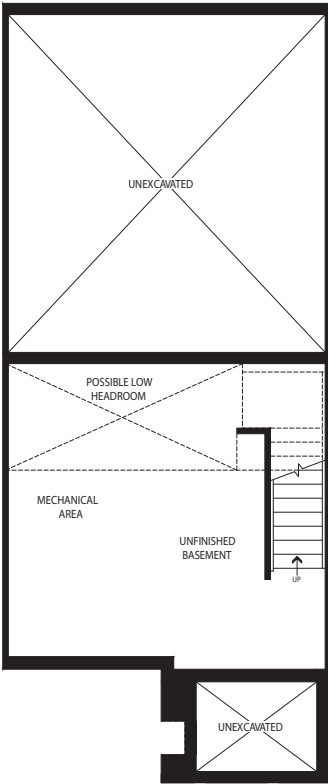
ROOF TERRACE FLOOR PLAN ELEV. 'B'



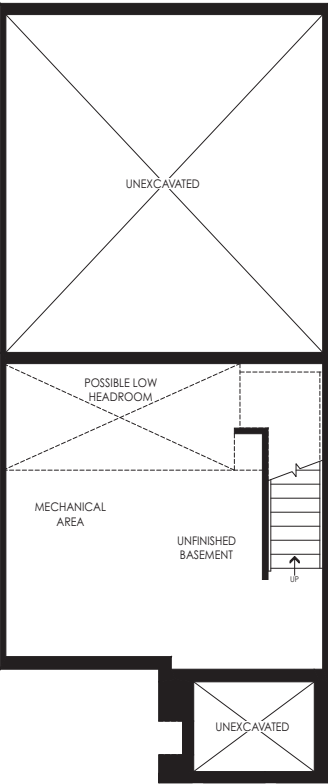
ROOF TERRACE FLOOR PLAN ELEV. 'C'



BASEMENT PLAN ELEV. 'A'



BASEMENT PLAN ELEV. 'B'



BASEMENT PLAN ELEV. 'C'

FLEX PLANS

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MAPLE 13

REAR-LANE TOWNHOMES

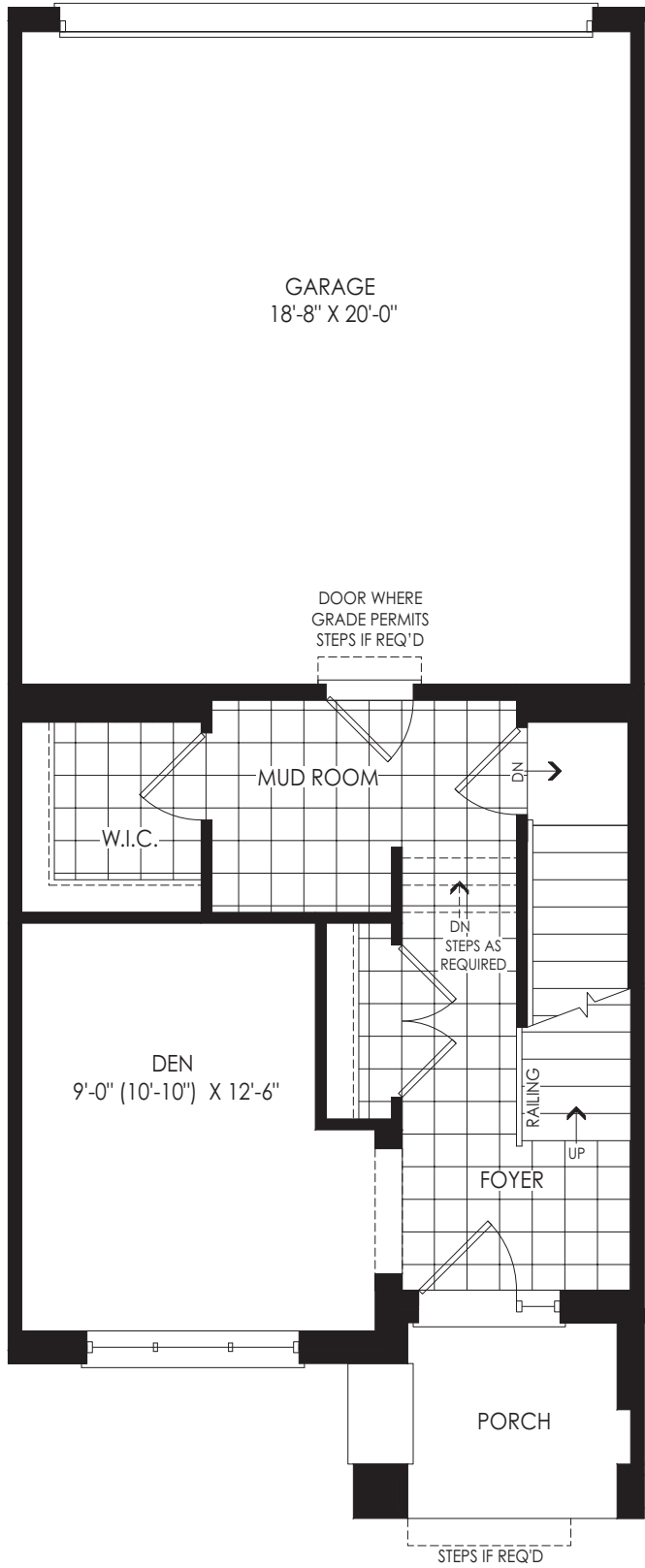
ELEVATION A
1,831 SQ.FT.

ELEVATION B
1,834 SQ.FT.

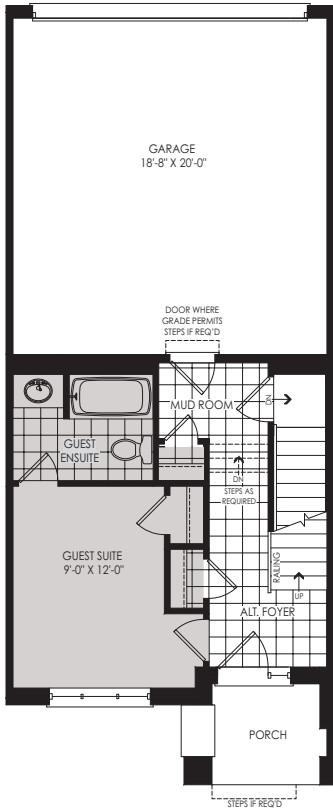
ELEVATION C
1,833 SQ.FT.

ELEVATION B
2,092 SQ.FT.

3 BEDROOMS
2 BATHROOMS + POWDER ROOM

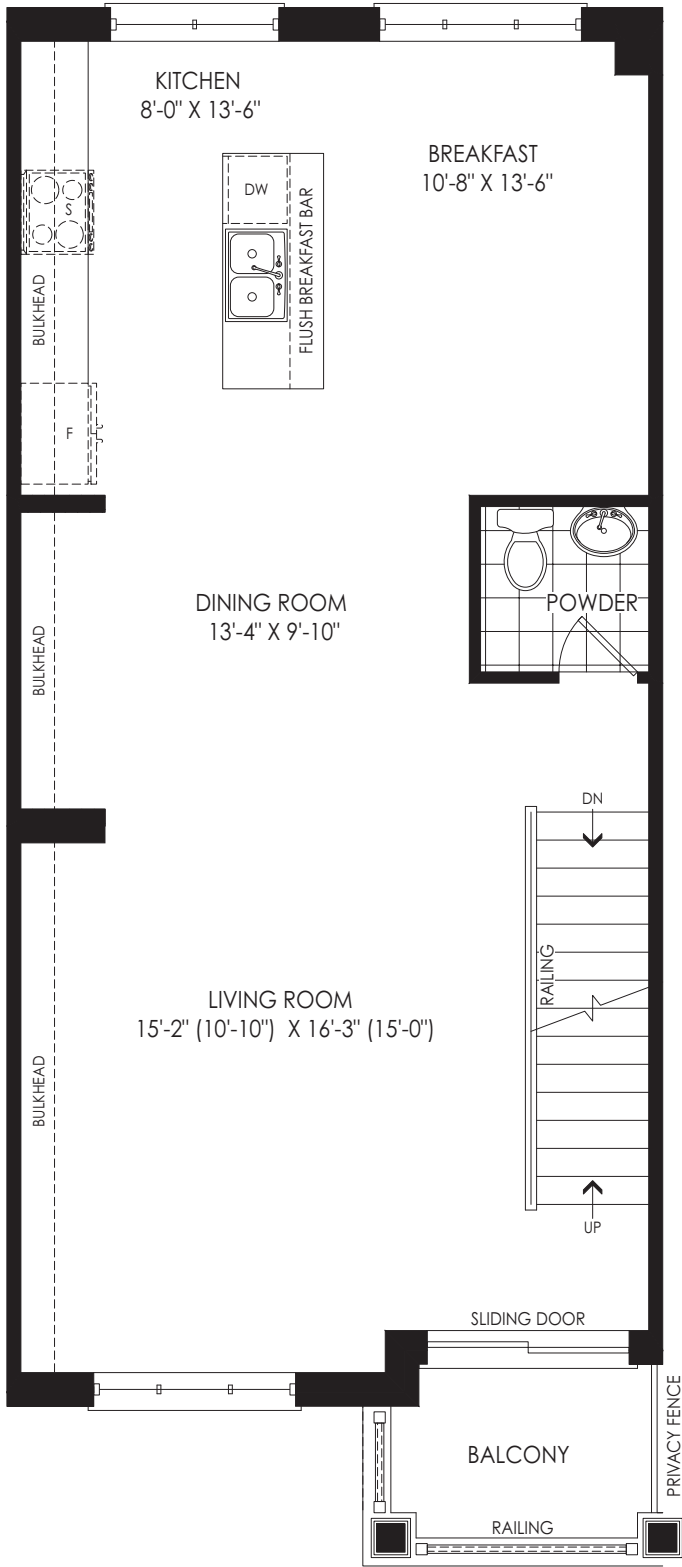


GROUND FLOOR PLAN **ELEV. 'B'**



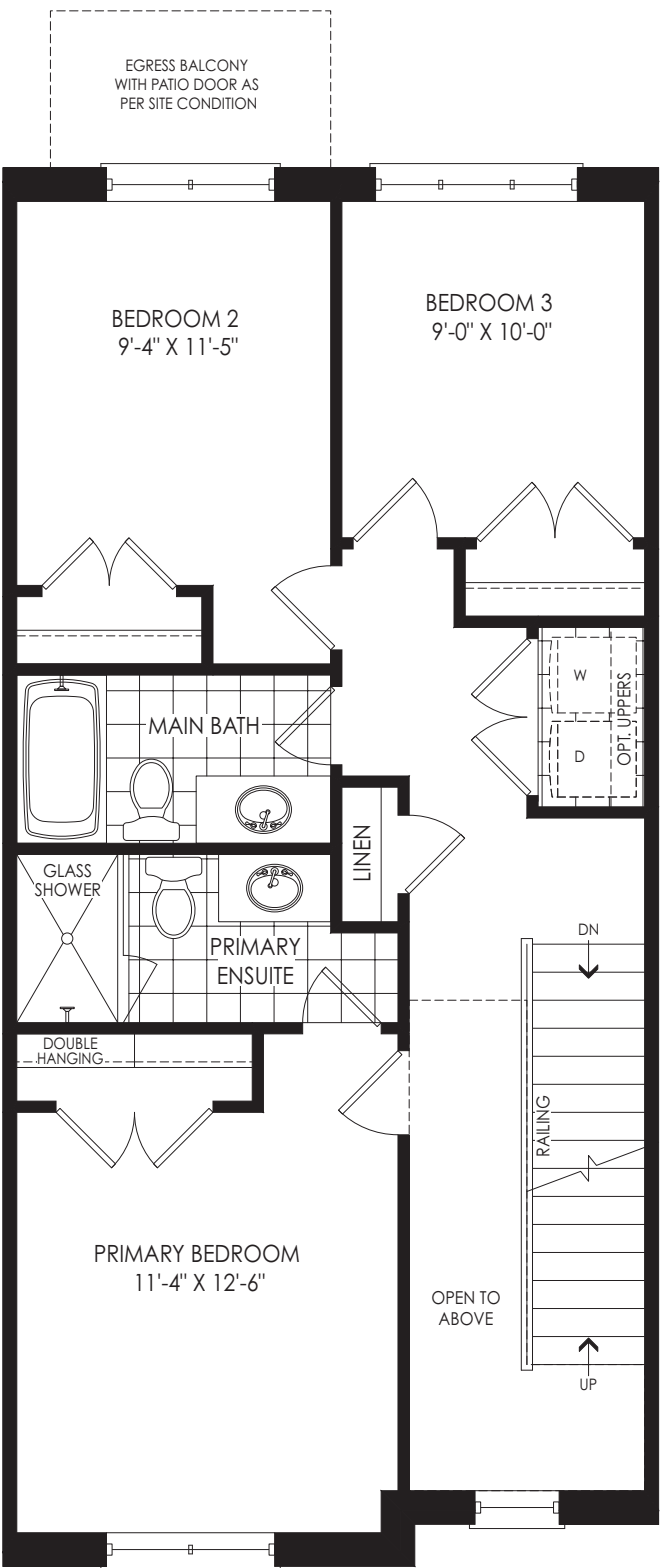
OPT. GROUND FLOOR WITH GUEST SUITE & GUEST ENSUITE FLOOR PLAN **ELEV. 'B'**

ELEVATION A
2,088 SQ.FT.

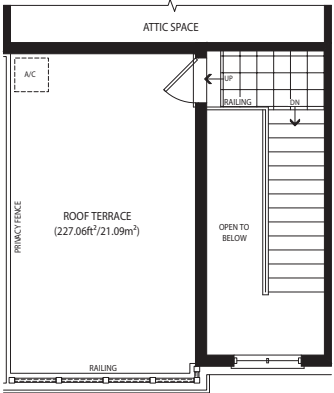


SECOND FLOOR PLAN **ELEV. 'B'**

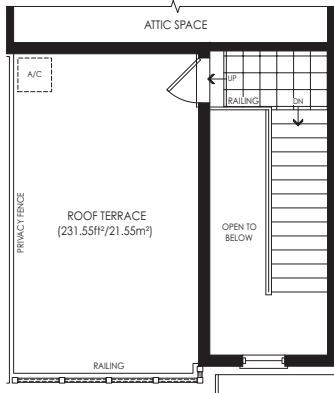
ELEVATION C
2,090 SQ.FT.



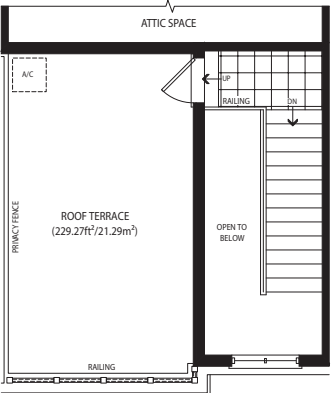
THIRD FLOOR PLAN **ELEV. 'B'**



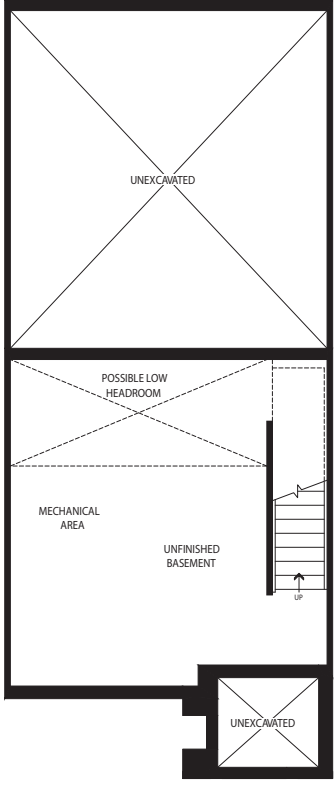
ROOF TERRACE FLOOR PLAN **ELEV. 'A'**



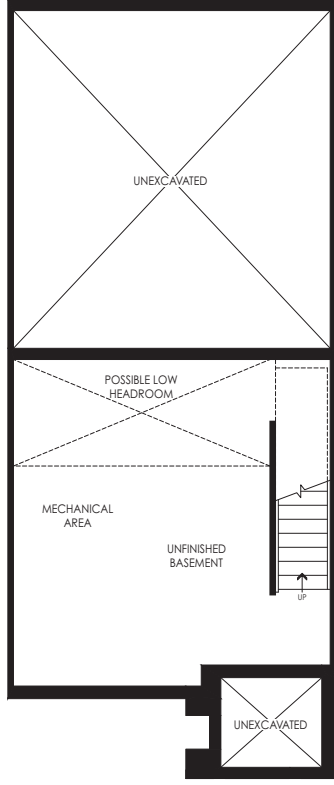
ROOF TERRACE FLOOR PLAN **ELEV. 'B'**



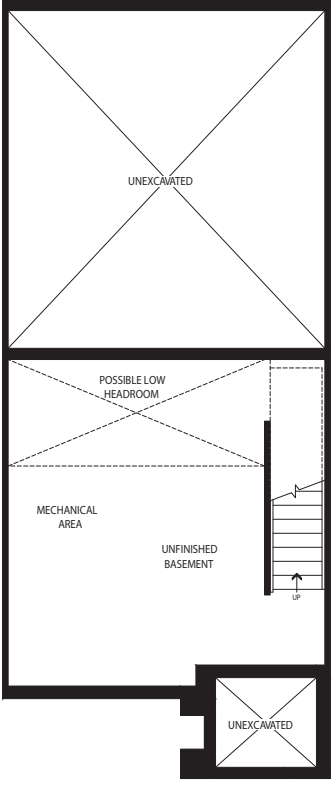
ROOF TERRACE FLOOR PLAN **ELEV. 'C'**



BASEMENT PLAN **ELEV. 'A'**



BASEMENT PLAN **ELEV. 'B'**



BASEMENT PLAN **ELEV. 'C'**

 FLEX PLANS

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MAPLE 14

REAR-LANE TOWNHOMES

ELEVATION A

2,088 SQ.FT.

ELEVATION B

2,092 SQ.FT.

ELEVATION C

2,090 SQ.FT.

ATTRACTIVE EXTERIOR FEATURES

- Architecturally curated elevations feature a harmonious blend of exterior materials and finishes, thoughtfully selected in accordance with individual model plans. All elevations, colours, and materials are subject to architectural control to ensure a cohesive and visually appealing streetscape. Inspired by a diverse palette of architectural styles, the home designs at Union Village showcase a sophisticated mix of brick, stone, stucco, premium siding, durable roofing shingles, decorative columns, frieze boards, and more, as per plans.
- Homes are being built to meet the rigorous standards of ENERGY STAR® for New Homes certification. As part of this commitment to energy efficiency and performance, each home will undergo inspections and an air tightness test conducted by an independent third-party inspector.
- Vinyl Low-E Argon coloured casement windows on all elevations, excluding basement windows which will receive sliders (where applicable). All operating windows are to receive screens.
- Quality insulated front entry door with a vinyl frame, shall receive a grip set and deadbolt lock for your family's added security.
- Exterior lights and/or soffit pot lights to front porch/garage (as per model type).
- Low maintenance pre-finished aluminum soffits, fascia, eavestroughs and downspouts installed in locations (as per applicable plan).
- Self-sealing shingle roof with limited manufacturers lifetime warranty.
- Premium quality steel insulated sectional roll-up garage door(s) equipped with heavy-duty springs and long life steel rust resistant door hardware.
- Precast concrete walkway slabs from driveway to front porch.
- Poured concrete front porches (where applicable) may also receive poured in place concrete front steps where required by grading.
- Municipal address numbers installed on front elevation.
- Asphalt paved driveway to the width of the garage.
- Lot to be professionally graded and sodded in accordance with approved grading plans, excluding driveway, front walkway, rear steps, and designated treed areas where applicable. Side yard spaces between adjacent homes may be finished with clear stone, subject to site conditions.

ENHANCED CONSTRUCTION FEATURES

- Two (2) exterior electrical outlets are included; one on porch, and one at rear of house. Balconies will also receive an exterior outlet, where applicable as per plan.
- Two (2) exterior water faucets are included; one in garage and one at rear of house.
- Poured concrete foundations include an exterior plastic drainage layer and weeping tiles (where applicable) for extra protection.
- Garage floors are poured concrete complete with reinforced grade beams (where applicable).
- Poured concrete basement floor with floor drain.
- Convenient direct access from garage to home via an insulated metal door, complete with deadbolt where shown on plans and model types only, and where grade permits only.
- Robust 2" x 6" exterior wall construction engineered for enhanced strength and structural integrity, featuring R22 cavity insulation complemented by an additional R5 rigid exterior insulation for superior thermal performance
- Shut off valve under every sink and toilet.
- Townhomes will have a staggered stud demising wall constructed with two (2) sheets type-x drywall on either side for increased fire rating and reduced sound attenuation.
- Engineered floor system that will reduce construction waste, floor squeaks, shrinkage and twisting and will provide a more comfortable and quieter home.
- All windows and doors are installed and sealed with expanded foam and caulked.
- Attics feature R60 insulation.
- R31 spray foam insulation to exterior exposed ceilings with livable floor areas above. Spray foam insulation provides a superior air seal and greater comfort compared to traditional batt insulation.
- Full height R20 blanket insulation (approx. 6" above finished floor) on exterior concrete foundation walls in unfinished basements.
- High efficiency gas fired heating system.
- All heating/cooling supply ducts are sealed to promote tight and efficient ductwork.
- Continuous air barrier for increased air tightness and energy efficiency.

HIGH QUALITY FLOORING FEATURES

- Choice of ceramic tile from Level 1 standard selections in foyer, kitchen, laundry room, mudroom, bathrooms and hallway on terrace level (as per applicable plan). Excludes unfinished laundry room, mechanical and unfinished areas.
- Natural pre-finished oak 2-1/4" strip flooring from Level 1 throughout living level (as per applicable plan). Excludes tiled areas.
- Quality broadloom on ground floor and third floor hallways and all bedrooms from Level 1 selections (as per applicable plan). Excludes tiled areas.

SPECIAL KITCHEN FEATURES

- Choice of quality kitchen cabinetry from Level 2 selections.
- Flush breakfast bar on kitchen islands (as per applicable plan).
- Choice of stone countertops from Level 2 selections.
- Undermount double stainless-steel sink with single lever pull-down kitchen faucet.
- Stainless steel kitchen exhaust fan with 6" exhaust vented to the exterior.
- Heavy-duty 220V electrical outlet for electric stove.
- Duplex electrical outlet(s) above countertop are conveniently located for small kitchen appliances.
- Quality appliances include;
 - Stainless Steel Refrigerator
 - Stainless Steel Electric Smooth Top Range
 - Stainless Steel Dishwasher

LUXURIOUS BATHROOM FEATURES

- Choice of quality cabinetry from Level 2 selections
- Choice of stone countertops from Level 2 selections for all bathrooms. White pedestal sink in powder room.
- Wall mounted mirrors installed in all bathroom(s) and powder room.
- Chrome-look bathroom accessories to include towel bar and toilet tissue dispenser.
- White plumbing fixtures in all bathrooms.
- Bathrooms receive an acrylic soaker tub with ceramic wall tile to ceiling height from Level 1 selections.
- Water saving single lever faucets and shower heads and pressure balanced temperature controlled shower valves included.
- High efficiency water saving white toilets in all bathrooms.
- Exhaust fan vented to the outside in all bathrooms, powder room, and laundry room (as per applicable plan).

SUPERIOR INTERIOR FEATURES

- Living level ceiling height of approximately nine (9) feet, while all remaining levels to receive ceiling height of approximately eight (8) feet.
- Central air conditioning.
- Smooth ceiling finish throughout living level, all bathrooms and finished laundry room. Stipple ceiling finish in all other finished areas.
- Heavy-duty 220V electrical outlet provided for laundry dryer, vent provided to exterior (where applicable).
- Plastic white laundry tub (as per applicable plan).
- Natural finish oak stairs, oak veneer stringer and nosing.
- Natural finish oak handrail with square style oak pickets and posts.
- Two-panel 6-8' interior swing doors throughout (as per applicable plan).
- Interior swing doors will receive lever handle. Privacy locks will be included on all bathroom doors and primary bedroom door(s)
- Spacious walk-in closets and generous linen closets with shelving (as per applicable plan).
- Approximate 4" baseboards with approximate 2 ¾" casing on all windows, doors, closets and archways throughout.
- Trim and doors painted white.
- Interior wall surfaces in finished areas are sanded, primed and finished in high quality, low VOC matte paint
- Sliding glass patio door to terrace, complete with screen (as per applicable plan).
- Quality appliances include: White Front Load Clothes Washer and White Front Load Dryer (Stacked Washer and Dryer if required as per plan).
- Smart Home Thermostat
- HRV (heat recovery ventilator) promotes healthier interior air quality by exhausting stale indoor air and replacing it with fresh outdoor air. Heat from the expelled air is captured and used to pre-temper the incoming fresh air.
- High efficiency hot water heating system (rental).
- High-efficiency MERV 8 air filter.

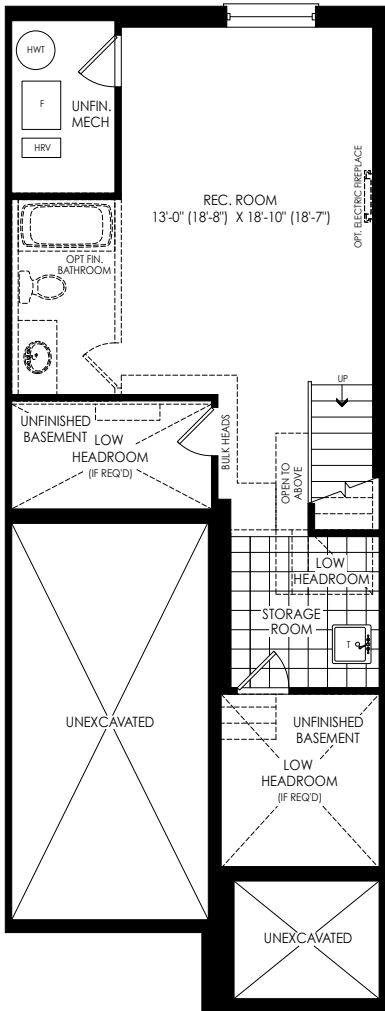
ELECTRICAL FEATURES

- LED lighting throughout.
- 100 amp electrical panel with breaker switches.
- Elegant white Decora style wall switches and plugs throughout.
- Electric light fixtures provided in kitchen, great room, living/dining room, hallways, stair, all bedrooms, walk-in closets and laundry/mudroom.
- Designer selected wall mount light fixture installed above each sink in all bathrooms and powder room.
- Purchaser allowance of three (3) high speed CAT 5 rough-in locations (for phone or Internet use) and an allowance of two (2) RG6 (wide bandwidth) cable rough-in location.
- Purchaser allowance of one (1) USB-C port outlet.
- Ground fault interrupt protection in all kitchens, bathrooms, powder room and exterior receptacles.
- All bedrooms to receive smoke detector with a carbon monoxide (CO) detector installed on main and upper floors.
- Electrical outlet(s) in garage ceiling for future garage door opener(s).

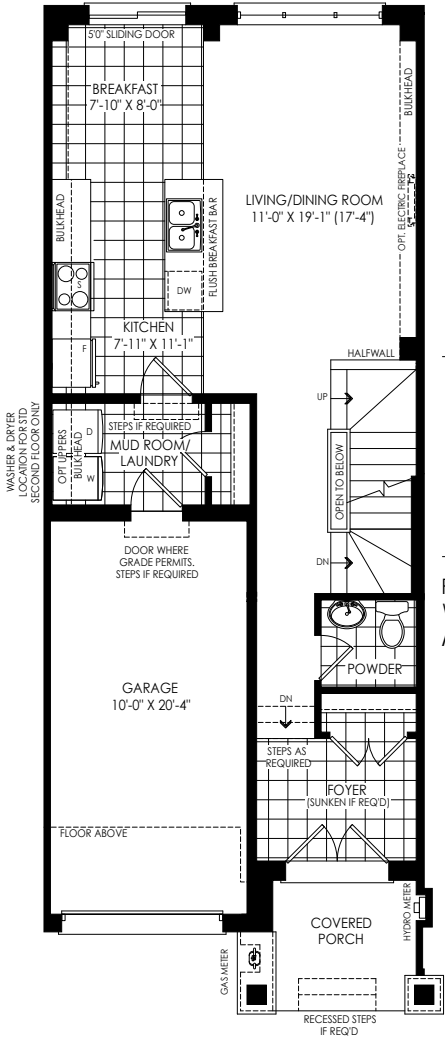


WILLOW 1

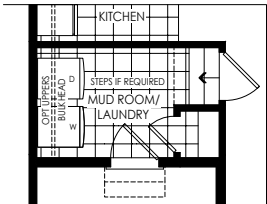
Elev T1 1980 sq. ft (includes 450 sq. ft finished basement)
Elev WC3 1975 sq. ft (includes 450 sq. ft finished basement)



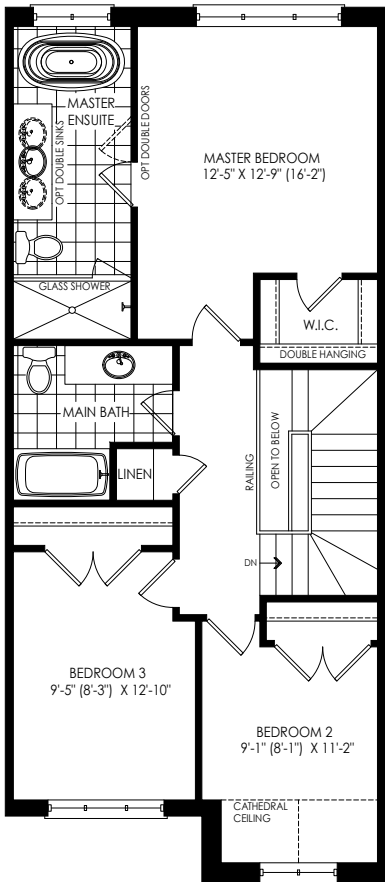
BASEMENT PLAN ELEV 'T1'



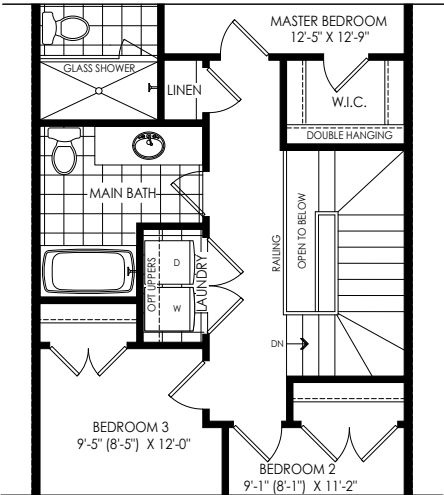
GROUND FLOOR PLAN ELEV 'T1'



PARTIAL GROUND FLOOR
W/ 3R-4R SUNKEN MUDROOM
APPLICABLE TO LOT 524-2



SECOND FLOOR PLAN ELEV 'T1'



PARTIAL OPT. SECOND FLOOR PLAN
W/ LAUNDRY ELEV 'T1'

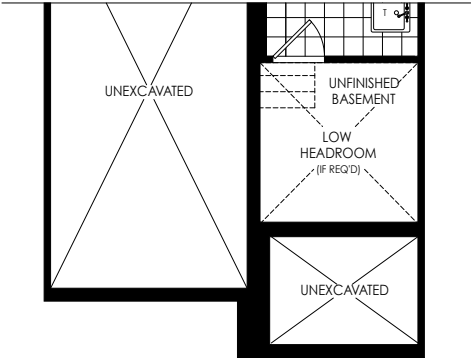


METROPIA

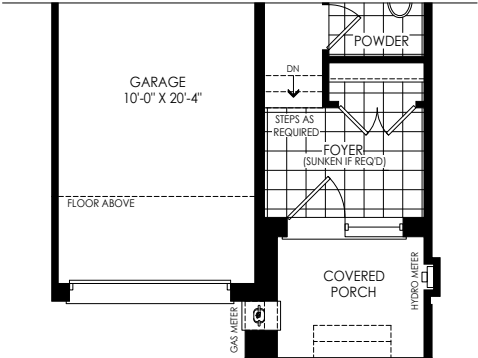
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WILLOW 1

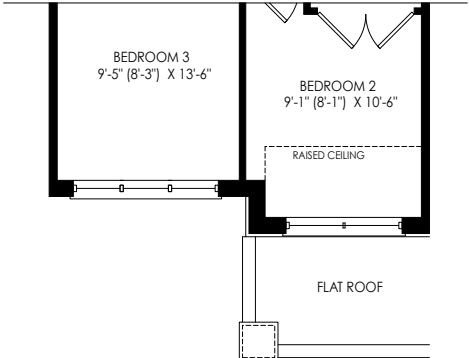
Elev T1 1980 sq. ft (includes 450 sq. ft finished basement)
Elev WC3 1975 sq. ft (includes 450 sq. ft finished basement)



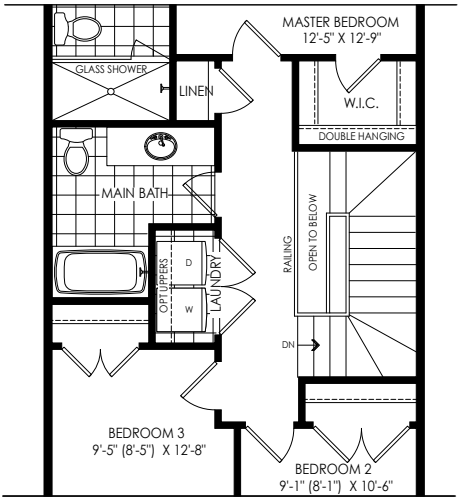
PARTIAL BASEMENT PLAN ELEV 'WC3'



PARTIAL GROUND FLOOR PLAN
ELEV 'WC3'



PARTIAL SECOND FLOOR PLAN ELEV 'WC3'



PARTIAL OPT. SECOND FLOOR PLAN
W/ LAUNDRY ELEV 'WC3'

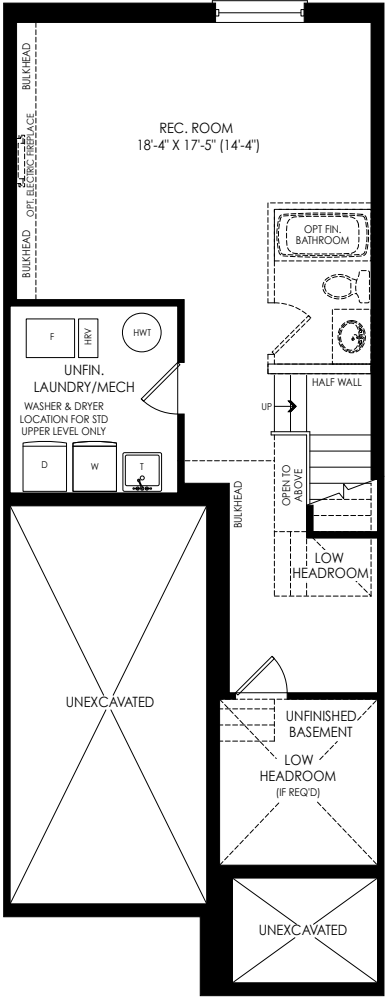


METROPIA

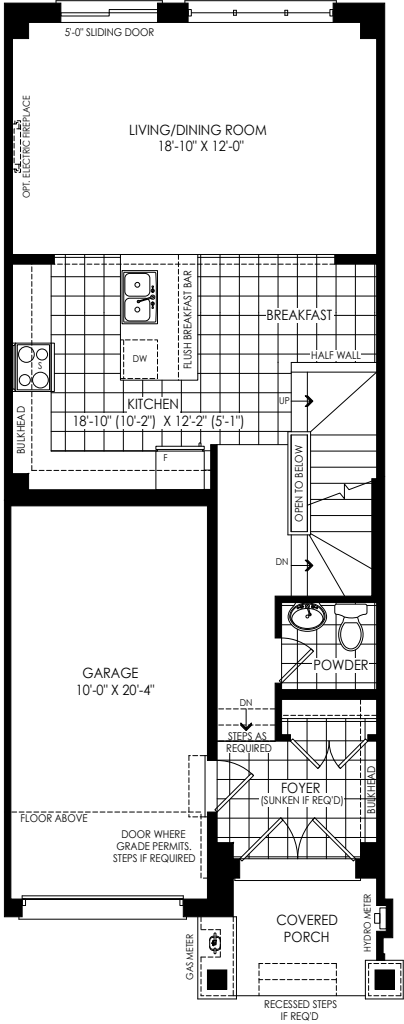
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WILLOW 3

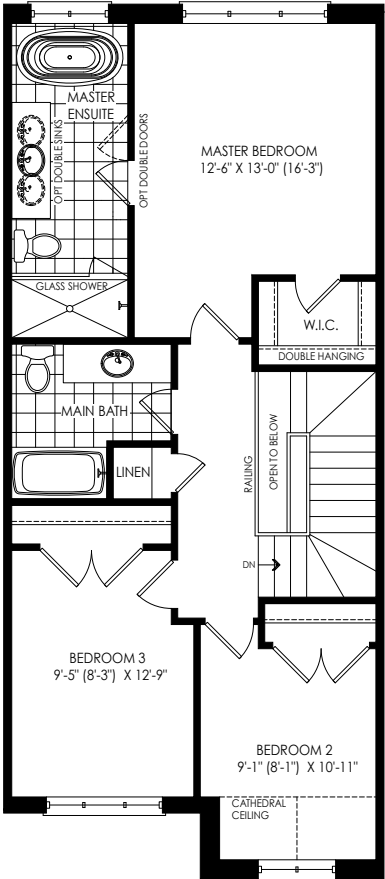
- Elev T1/T21976 sq. ft (includes 473 sq. ft finished basement)
- Elev WC12023 sq. ft (includes 473 sq. ft finished basement)
- Elev WC22011 sq. ft (includes 473 sq. ft finished basement)



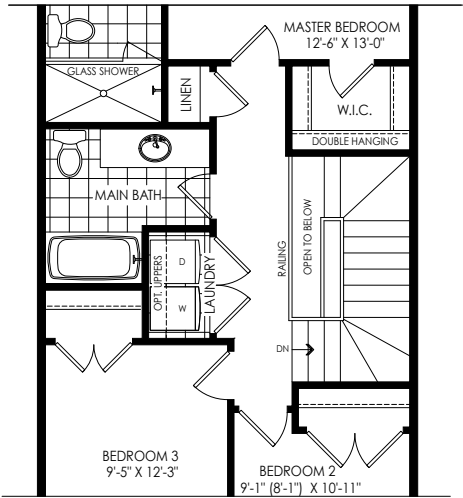
BASEMENT PLAN ELEV 'T1'



GROUND FLOOR PLAN ELEV 'T1'



SECOND FLOOR PLAN ELEV 'T1'



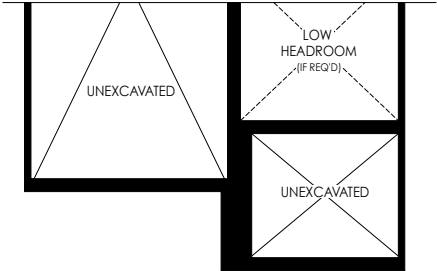
PARTIAL OPT. SECOND FLOOR PLAN W/ LAUNDRY ELEV 'T1'



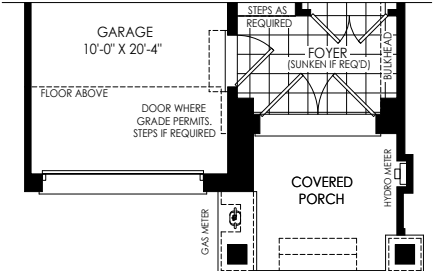
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WILLOW 3

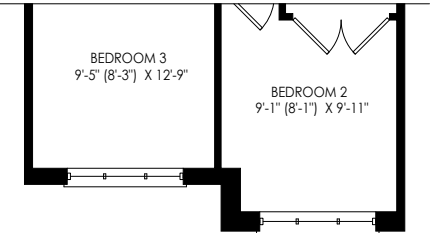
Elev T1/T2 1976 sq. ft (includes 473 sq. ft finished basement)
Elev WC1 2023 sq. ft (includes 473 sq. ft finished basement)
Elev WC2 2011 sq. ft (includes 473 sq. ft finished basement)



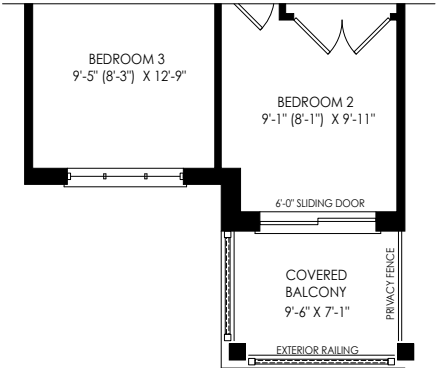
PARTIAL BASEMENT PLAN ELEV 'T2'



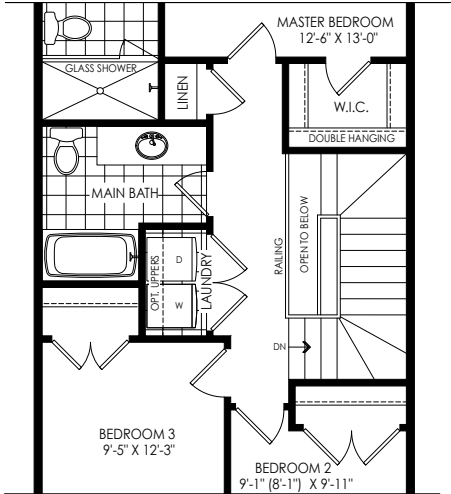
PARTIAL GROUND FLOOR PLAN ELEV 'T2'



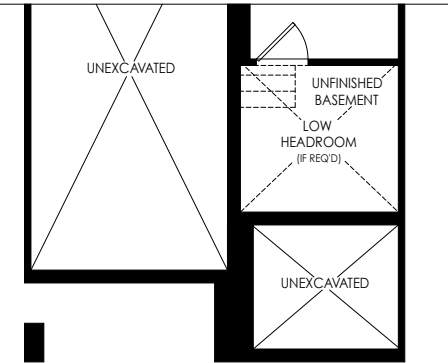
PARTIAL SECOND FLOOR PLAN ELEV 'T2'



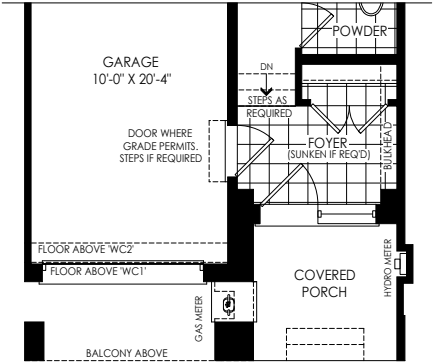
PARTIAL SECOND FLOOR PLAN ELEV 'T4'



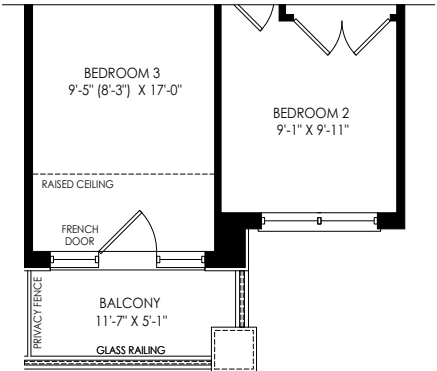
PARTIAL OPT. SECOND FLOOR PLAN W/ LAUNDRY ELEV 'T2'



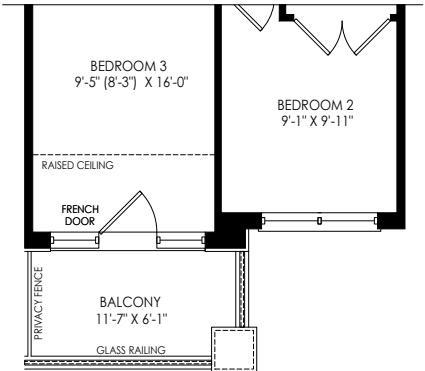
PARTIAL BASEMENT PLAN ELEV 'WC1' & 'WC2'



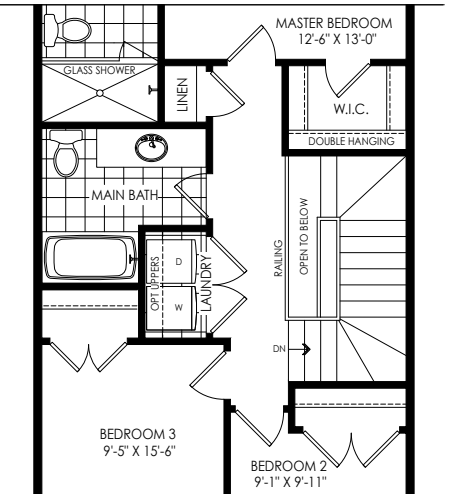
PARTIAL GROUND FLOOR PLAN ELEV 'WC1' & 'WC2'



PARTIAL SECOND FLOOR PLAN ELEV 'WC1'



PARTIAL SECOND FLOOR PLAN ELEV 'WC2'



PARTIAL OPT. SECOND FLOOR PLAN W/ LAUNDRY ELEV 'WC2'



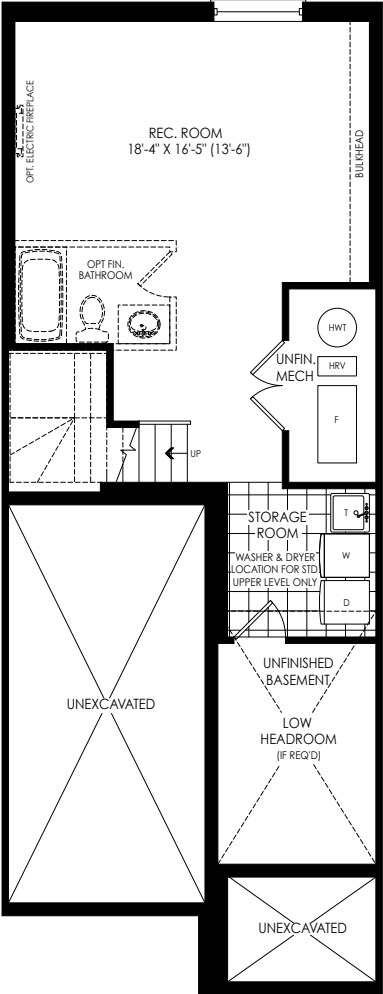
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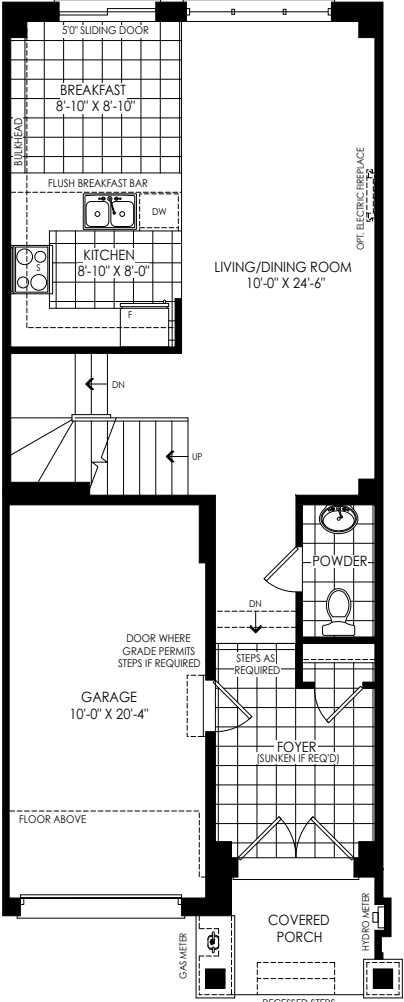
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WILLOW 5

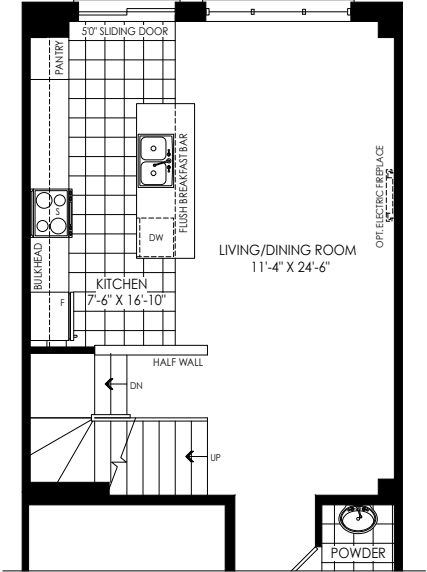
Elev T1/T2 1987 sq. ft (includes 462 sq. ft finished basement)



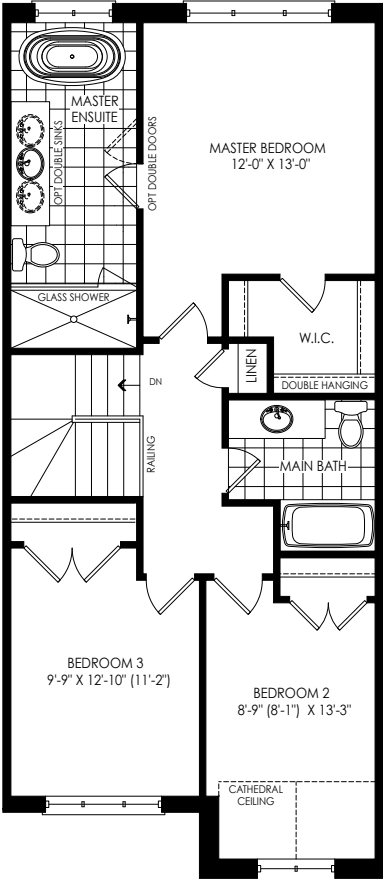
BASEMENT PLAN ELEV 'T1'



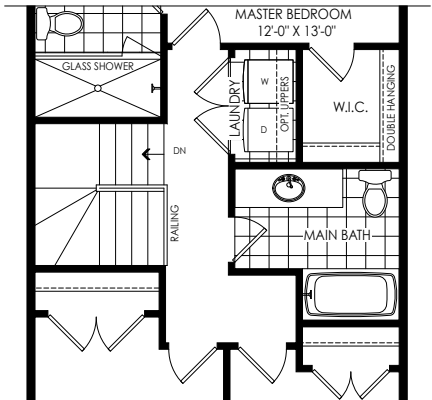
GROUND FLOOR PLAN
ELEV 'T1'



PARTIAL OPT. GROUND FLOOR PLAN
W/ ALT. KITCHEN LAYOUT ELEV 'T1', 'T2'



SECOND FLOOR PLAN ELEV 'T1'



PARTIAL OPT. SECOND FLOOR PLAN
W/ LAUNDRY ELEV 'T1', 'T2'



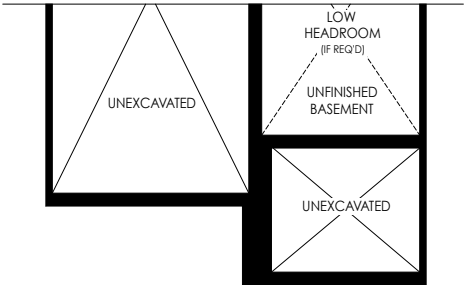
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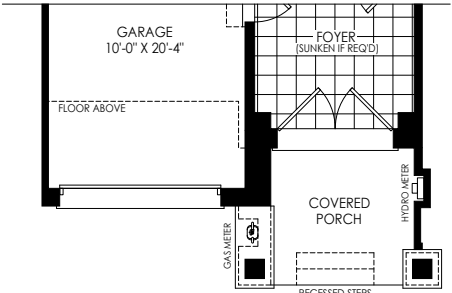
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WILLOW 5

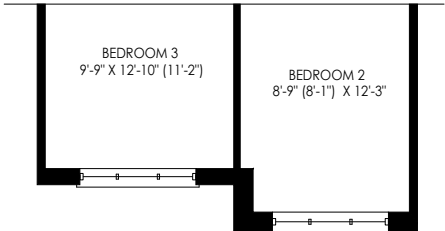
Elev T1/T2 1987 sq. ft (includes 462 sq. ft finished basement)



PARTIAL BASEMENT PLAN ELEV 'T2'



PARTIAL GROUND FLOOR PLAN
ELEV 'T2'



PARTIAL SECOND FLOOR PLAN
ELEV 'T2'



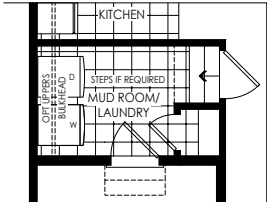
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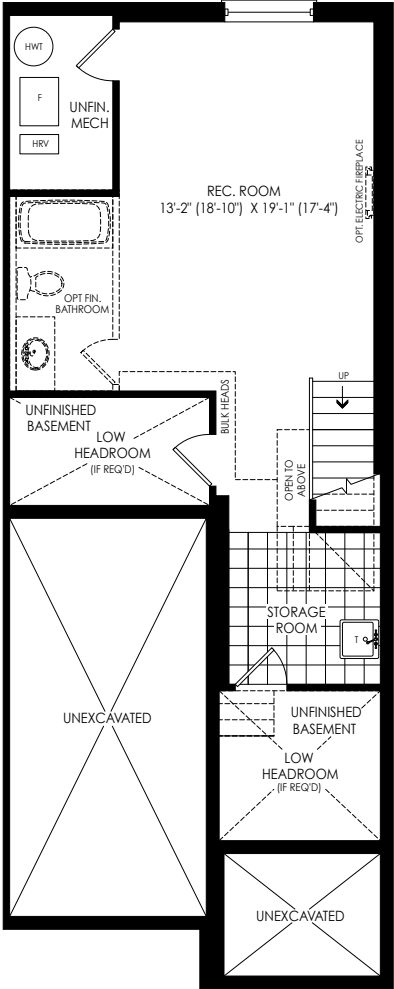
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WILLOW END

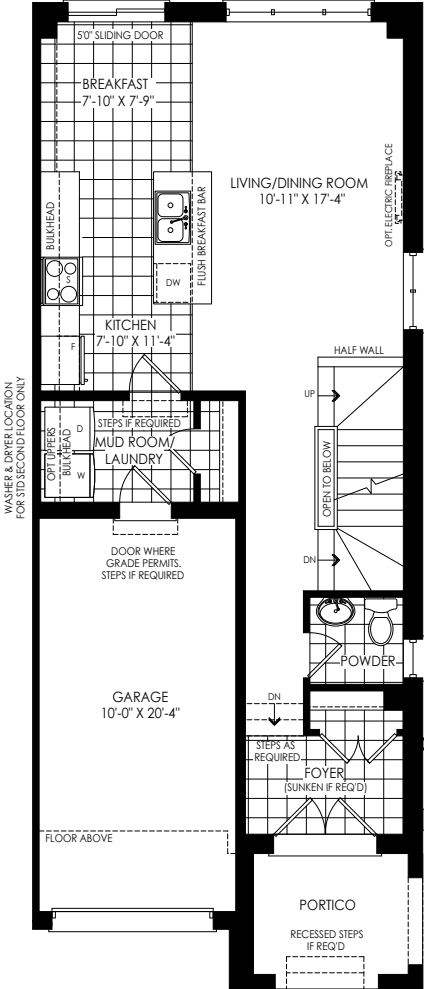
Elev T3 2029 sq. ft (includes 468 sq. ft finished basement)
Elev WC6 2015 sq. ft (includes 468 sq. ft finished basement)



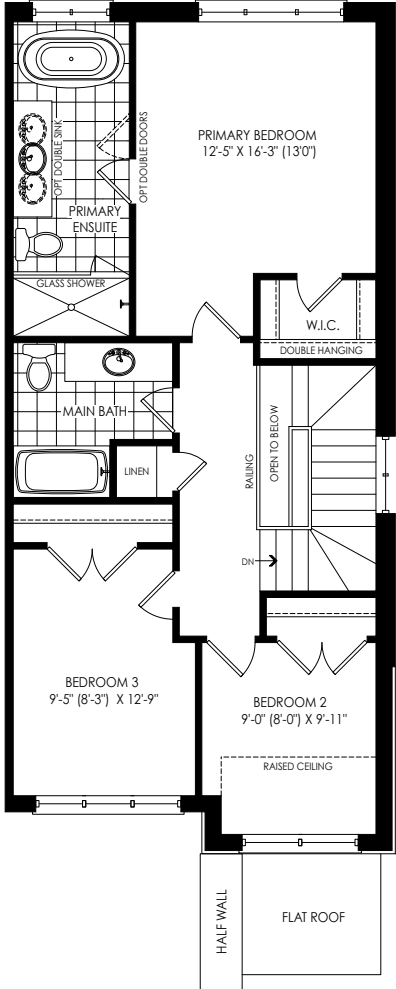
PARTIAL GROUND FLOOR
W/ 3R-4R SUNKEN MUDROOM
APPLICABLE TO LOT 524-1



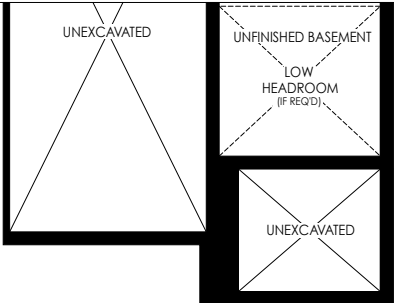
BASEMENT PLAN ELEV 'T3'



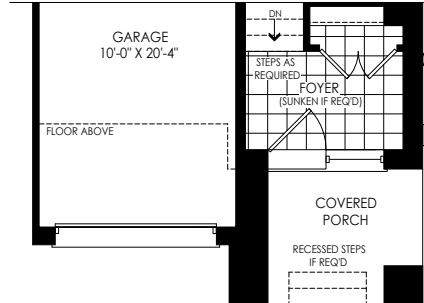
GROUND FLOOR PLAN ELEV 'T3'



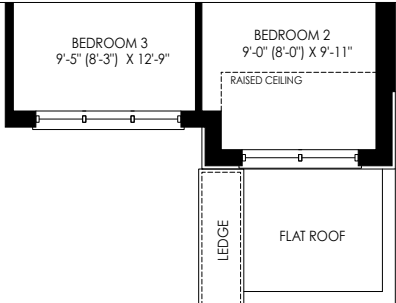
SECOND FLOOR PLAN ELEV 'T3'



PARTIAL BASEMENT PLAN ELEV 'WC6'



PARTIAL GROUND FLOOR PLAN
ELEV 'WC6'



PARTIAL SECOND FLOOR PLAN
ELEV 'WC6'



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