



EXCHANGE
DISTRICT

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001 / INTRODUCTION

be first. be ready.

exchange your perspective

New Condominiums, Commercial and Retail Opportunities Coming Soon.

NEW RETAIL • OFFICE • CULTURE • SHOPPING & DINING •
BOUTIQUE HOTEL • PARKS & PUBLIC SPACES • CONDOMINIUM RESIDENCES
ADJACENT TO SQUARE ONE SHOPPING CENTRE • NEW LRT RAPID TRANSIT

Experience the future of downtown Mississauga.



Camrost Felcorp has established its place as one of the foremost names in the development industry since 1976. Consistently leading the way in creating landmark condominiums, Camrost Felcorp is behind many of the Greater Toronto Area's most distinctive and memorable residential communities and commercial properties. Unique in design, each is built on a similar foundation of superior craftsmanship, a preeminent address, and a timeless style that is ahead of the industry.

CAMROST.COM

40+
years of
experience

60+
buildings

10,000+
residences

\$2 Billion
currently under
development



“Throughout 40+ years of experience, Camrost Felcorp has developed many award-winning legacy projects. For the Exchange District, Camrost Felcorp has curated a world-class team to achieve our vision of creating 2 million sq. ft. of hotels, residential condominiums, restaurants, cafés and entertainment facilities within the downtown Mississauga City Centre.”

— David Feldman, President & CEO
Camrost Felcorp



IBI Architects

IBI Architects is a global architectural, engineering, and planning firm that strives to create liveable and sustainable urban environments. Formerly known as Page + Steele Architects, IBI is renowned for its extensive residential expertise and has shaped the Toronto skyline with many of the city’s most exclusive, high-end developments, including The Ritz Carleton, The Avenue, The Delta Hotel, Upper East Village, and more. With projects in Canada, the United States, the United Kingdom, the Middle East, and India, IBI’s multidisciplinary approach – from the creation of schools and hospitals, to the dynamic use of technology – has defined the cities of tomorrow.



BDP Architects Retail Architects

BDP is different. The group, based out of London, England, is a unique collective with experts spanning the spectrum of the built environment, giving them a special status and capability in the design world. Experts in master planning, urban design, and improving the pedestrian realm, BDP continues to employ practices that focus on place-making and user-centred design. With offices that span the globe, including the United Kingdom, Europe, China, India, the Middle East, Japan, and Singapore, BDP looks to introduce a global influence on every project they touch.



Joven Huard Interior Designer

JOVEN HUARD (JH) Interior Design Studio is an innovative collective of artistic professionals passionate about creating sustainable and engaging spaces, recognizing the imperative balances of aesthetic and purpose. The practice continuously evolves by working with the world’s prominent innovators and leaders in Hospitality, Residential, Retail, and Workspace industries. Each space is meticulously curated to respect and highlight its particularity and exceed client and end-user aspirations. With 20 years of dedication to art and design, experience includes previous work with leading global developers and hospitality groups such as Marriott premium brands (EDITION, The Luxury Collection, Bulgari), Hilton Hotels & Resorts, and currently AMAN resorts.



Integral Group Engineer

Focused on deep-green engineering, Integral Group is the largest mechanical/electrical engineer in Vancouver for high-rise residential projects. Renowned for accelerating the shift towards environmentally responsive design, by making sustainable designs affordable and efficient, Integral Group gives life to high performance buildings and communities that respect and enrich the earth. With offices across multiple continents, Integral Group has consistently drawn on global best practices from an engineering front to deliver innovative and sustainable building systems.



Camcorp Construction Construction

Built on experience. A member of the Camrost Group of Companies, for over 30 years, Camcorp Construction has offered a full complement of services in the construction process, from detailed design review through to project execution and delivery. Camcorp is known amongst the industry for their hands-on approach, meticulous attention to detail, and superior product quality. Camcorp is driven by a desire to innovate and source out new construction technologies, with an aspiration to better serve the end-user lifestyle.



International Home Marketing Group
Sales

Since 1993, International Home Marketing Group has provided reliable turnkey solutions to builders and developers in search of full service sales management and marketing services. Whether it is a single tower, small infill development or large master planned community, International’s approach to sales and marketing management can be described as “bespoke”. Renowned for their hands-on commitment in catering to clients’ needs and never taking a one size fits all approach, the dynamic International Home Marketing Group team consistently delivers superior results for each project.



Barberry
Sales & Marketing Consultants

Barberry (DP) Inc. is a boutique marketing and sales consultancy firm specializing in the positioning of high-end mixed-use developments. Barberry has taken a hands-on approach over the years in driving forward some of Toronto’s marquee projects such as Imperial Plaza, Yorkville Private Estates, and more recently the Residences of Upper East Village. With currently over \$1 Billion of developments under contract, Barberry has been successful in carving out a niche in the market for end-user focused developments.



Gladstone Media
Marketing

Gladstone Media is a creative advertising and multimedia production agency, based in Toronto. Gladstone Media provides strategic marketing solutions that are meaningful and effective, helping brands to stand out and connect with their audiences. Their dynamic team provides unique insights and diverse skill sets in the areas of strategy and planning, design and production, digital and social, and targeted marketing communications.

EXCHANGE YOUR HORIZONS



7 reasons to purchase now

Welcome to **Exchange District**, where a new, vibrant & world-class destination is at your fingertips.

Exchange District is a new urban destination with more than 2-million square feet of coveted retail, shopping, dining, office and commercial spaces, boutique hotel, new lush parks and thoughtfully designed public spaces, modern condominium residences, and more... This vibrant new district is adjacent to Square One Shopping Centre and steps to the new Hurontario LRT Rapid transit system.

Exchange District is located at the heart of the new Exchange Area development, where exciting urban amenities will meet big city conveniences, all connected in the core of downtown Mississauga.

1



Mass transit access

including the NEW Hurontario LRT (expected completion 2022) with 18 kilometers of LRT lines, 19 LRT stops, and easy access to downtown Toronto

2



5 minutes

to extensive highway network

20 minutes

to the City of Toronto

3



Quality public spaces

including Square One Shopping Centre with more than 2,200,000 square feet of retail space, 20-acres of existing and future parks, and 72 acres of Mississauga waterfront being rejuvenated

4



750,000+ Mississauga residents

with 21.7% population growth expected by 2041

5



Mississauga is a major employment centre

and home to a strong economy with 70+ Fortune 500 Regional Headquarters, and 1,700,000 square feet of new commercial development within walking distance

6



High demand of Mississauga real estate with an extremely low

0.9% residential rental vacancy rate in 2018

7



Convenient access for travel with only

10 minutes to Pearson International Airport

the City of Mississauga

Project Area Map

- Exchange District Condominiums
- Exchange District Area
- Square One Shopping Centre
- LRT Station
- LRT Line
- Future Density
- Current & Future Parks and Public Space
- Existing Development



 **University of Toronto**
home to the University's Mississauga Campus

 **Home to 70+**
Fortune 500 companies

 **519,000**
new jobs to be created by 2031

 **\$104,278**
average household income

 **\$683,819**
average resale price in 2018

 **\$2,200**
average rent in 2018

Future density is artist's rendition and concept and is subject to change without notice.

007 / TOWER EX1

Exchange District condominium residences

60
storeys

600
residential units

20,000
square feet of amenity space

1 OPPORTUNITY



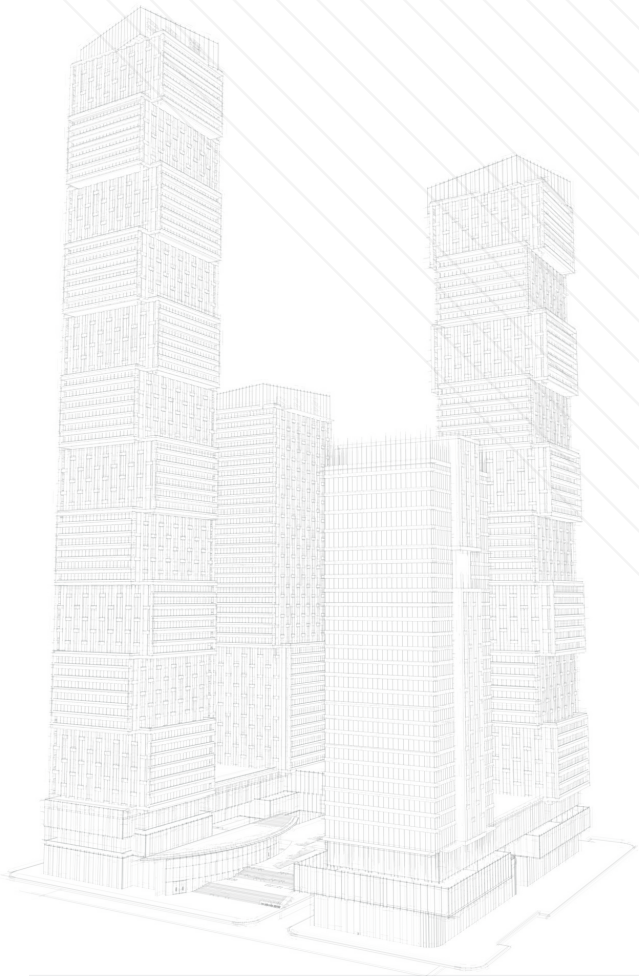
more than 20,000+ square feet of indoor and outdoor amenity spaces offer Exchange District residents convenient and modern luxuries

BUILDING AMENITIES

-  24-hour concierge
-  Parcel room
-  Pet wash and spa
-  Fitness centre
-  Basketball half-court
-  Indoor pool
-  Function space with outdoor terrace
-  Cold storage (for fresh produce)
-  Double height lobby with direct access to café
-  5 high-speed elevators with custom designed cabs
-  Lively public realm
-  Work from home space
-  Lounge
-  Meeting rooms

EXCHANGE DISTRICT
PROPOSED RETAIL AMENITIES

-  Restaurants
-  Cafés
-  Grocery store
-  Beer garden
-  Extensive public piazza



lower amenity

Fitness facility and basketball half-court

upper amenity

Indoor pool, change rooms & luxurious outdoor sundeck

rooftop amenity

Tranquil outdoor fire pit lounge & indoor party room with catering kitchen



experience the **future**
of downtown Mississauga

Exchange District is adjacent to **Square One Shopping Centre**, Canada’s second largest shopping mall with more than **360 stores**, including Holt Renfrew, Harry Rosen, Tiffany & Co, and more, attracting **25,000,000+ visitors** each year.

Mississauga is home to several coveted public and private schools, as well as post-secondary institutions, including University of Toronto, Mississauga Campus, with 15,000+ students.

Several Arts & Culture venues within walking distance, including the Art Gallery of Mississauga and the Living Arts Centre.

Accessible social, civic and recreational experiences with several community centres, arenas and sporting facilities nearby.

area amenities



RESTAURANTS,
BARS & CAFÉS

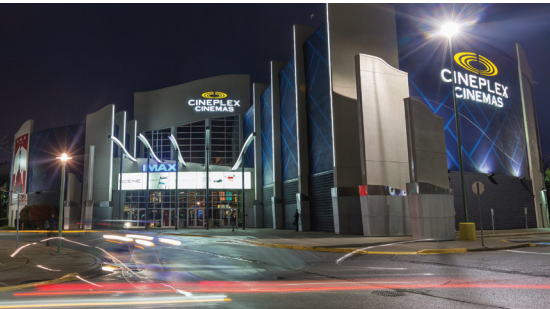


- &Company Resto Bar
- Alioli Ristorante
- Aroma Espresso Bar
- Bier Markt
- Caffe Demetre
- Earls
- Golden Turtle
- Grano Ristorante
- Jack Astor’s Bar & Grill
- Jamies Italian Square One
- Moxie’s Grill & Bar
- REDS
- Scaddabush Italian Kitchen and Bar
- Starbucks
- The Food District

CULTURE,
ENTERTAINMENT,
AND MUNICIPAL



- Art Gallery of Mississauga
- Bad Axe Throwing
- Captive Escape Rooms Mississauga
- Cineplex Cinemas Mississauga
- CJ’s Skatepark
- Living Arts Centre
- Mississauga Celebration Square
- Mississauga City Hall
- Playdium Amusement Centre
- Sky Zone Trampoline Park
- The Rec Room



HIGHWAY ACCESS



- 5 min (3.4 km) to hwy ON-403
- 14 min (34.6 km) to hwy ON-401
- 16 min (27.5 km) to hwy ON-410



GROCERY



- Beer Store
- Bulk Barn
- FreshCo
- LCBO
- Metro
- Nutrition House Square One
- Oceans Fresh Food Market
- Walmart
- Wine Rack
- Whole Foods Market

HOSPITALS



- Kingsbridge Medical Centre
- Mississauga Medical Centre
- Spectrum Health Care
- Trillium Health Partners



SCHOOLS



- Bishop Scalabrini School
- Cashmere Avenue Public School
- Chris Hadfield Public School
- Fairview Public School
- Father Michael Goetz Secondary School
- Peel District School Board
- Sheridan College
- St Philip Elementary School
- The Woodlands Secondary School
- University of Toronto Mississauga



PARKS



- Ashgate Park
- Community Common Park
- Creditview Woods Park
- Erindale Park
- Heritage Hills Park
- Kariya Park
- Scholars’ Green Park
- Zonta Meadows Park



2022

Expected completion date of the NEW Hurontario LRT

18

kilometers of LRT lines to transform the way Mississauga residents live and move

Hurontario LRT

one line, two cities, a world of connection

Properties near public transit are worth

30%

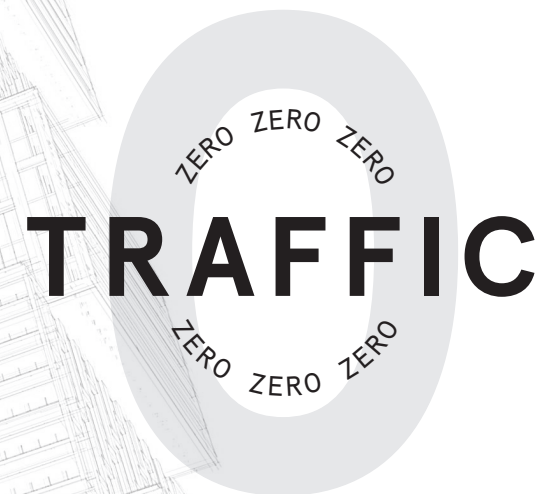
more than other buildings

19

LRT stops connecting 2 cities

50%

Faster public commute time with the LRT

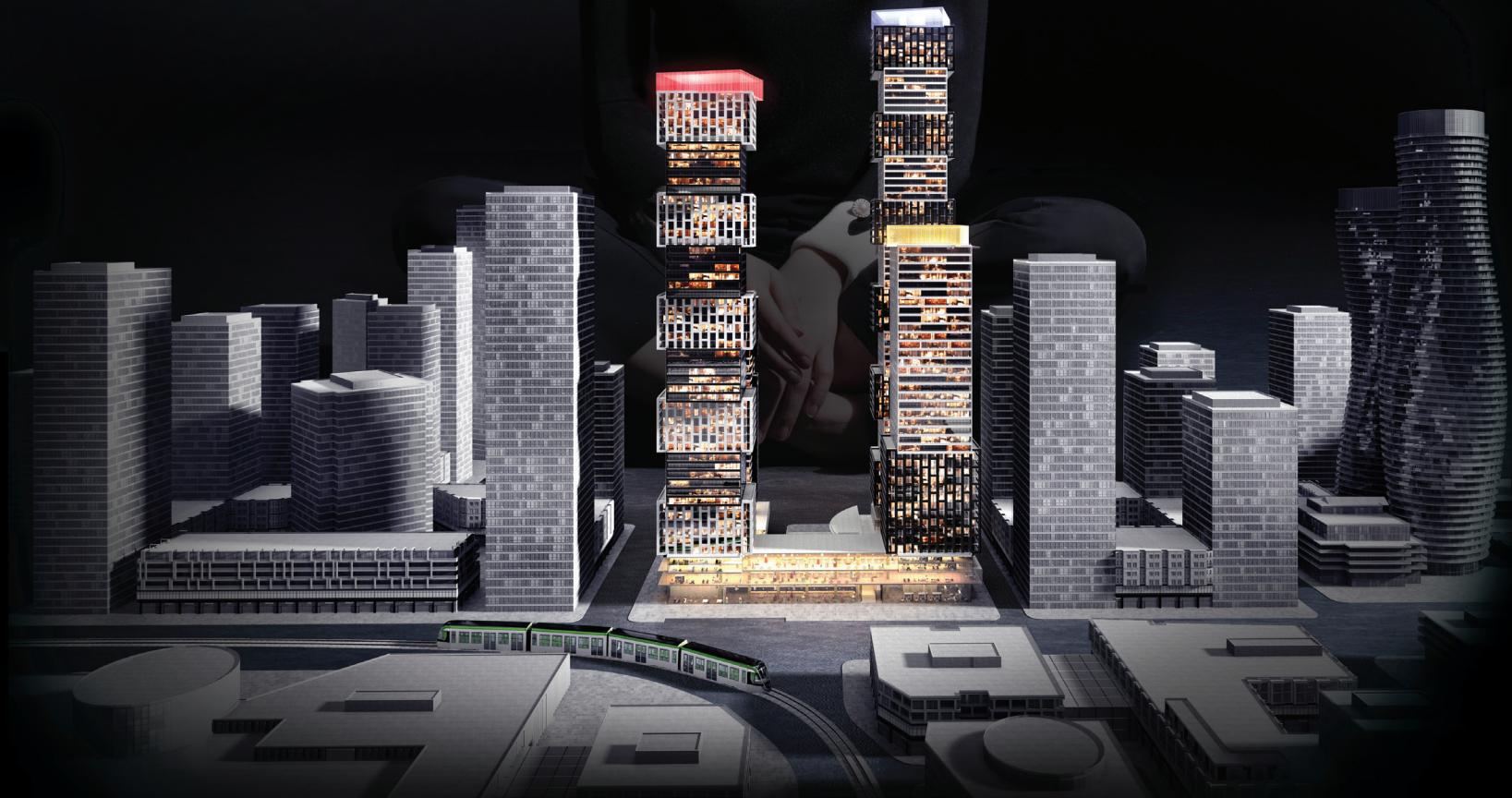




be part of this
exciting evolution.

Experience the **future** of downtown Mississauga.

exchange your perspective



theexchangedistrict.com



Building Excellence

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