

BRIGHTWATER

A Port Credit Waterfront Community

KILMER GROUP

DiamondCorp

dream 

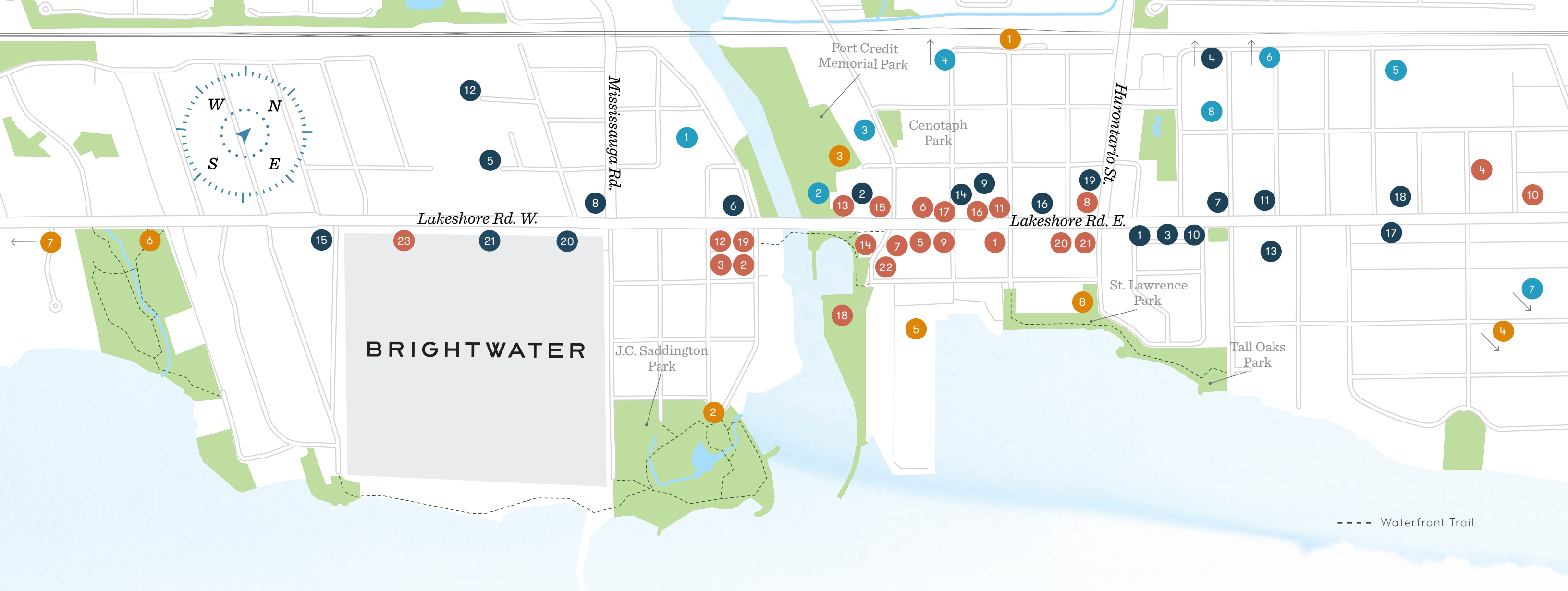
FRAM + Slokker

A Neighbourhood Full of Character and Charm

PORT CREDIT

- Along the shoreline of Lake Ontario in South Mississauga
- Steeped in rich history as trading post
- Recreational hub and waterfront destination attracting visitors from across the GTA
- Vibrant main street experience with restaurants, patios, bars, boutiques, and lifestyle amenities
- Strong BIA with year-round events and attractions





The Best of Port Credit Village

Attractions

- 1 Port Credit GO Station
- 2 J.C. Saddington Park
- 3 Port Credit Memorial Park
- 4 Adamson Estate
- 5 Port Credit Marina
- 6 Brueckner Rhododendron Gardens
- 7 Richard’s Memorial Park
- 8 St.Lawrence Park

Learning

- 1 Riverside Public School
- 2 Port Credit Library
- 3 Applewood Rainbow Montessori School
- 4 Kenollie Public School
- 5 Mentor College
- 6 Port Credit Secondary School
- 7 Blythe Academy
- 8 Forest Avenue Public School

Shops

- 1 Ava Florist
- 2 Blueheel Dance Studios
- 3 CEO’s Boutique
- 4 Cousins Market
- 5 Credit Landing Shopping Centre
- 6 Dry Aged
- 7 Elmwood Meat Market
- 8 GEARS Bike Shop
- 9 It’s Our Little Secret Consignment Shop
- 10 Kenny’s Hair Barber Shop
- 11 LCBO
- 12 Loblaws
- 13 Pet Valu
- 14 Rabba Fine Foods
- 15 Shoppers Drug Mart
- 16 Stavebank Florist
- 17 Surmesur
- 18 The Headloft
- 19 Union Barbers
- 20 LCBO
- 21 Future Grocery Store

Food + Drink

- 1 Archtop Café
- 2 Captain Robin’s Family Restaurant
- 3 Chelsea
- 4 Colossus Greek Taverna
- 5 Door FiftyFive
- 6 El Jefe
- 7 Eva’s Original Chimneys
- 8 The Brogue
- 9 Crooked Cue
- 10 My Secret Kitchen
- 11 Nomad’s Restobar
- 12 Ombretta Cucino + Vino
- 13 Papa Giuseppe’s
- 14 Posta Italbar Cucina
- 15 Pump House Grille Co
- 16 Raw Aura Organic Cuisine
- 17 Scoops Ice Cream
- 18 Snug Harbour
- 19 Starbucks
- 20 The Social Bakeshop
- 21 Port House
- 22 Breakwater / The Waterside Inn
- 23 Future Coffee Shop

A MODERN WATERFRONT VILLAGE

of Unprecedented Scale and Vision



Where Home Extends Beyond Your Four Walls

INTRODUCING THE VILLAGE SQUARE AT BRIGHTWATER

- Destination village square that acts as community hub
- Features lifestyle shops, cafés, restaurants, and service amenities
- Vibrant, multi-seasonal, communal gathering space
- Supports activations and events
- Primary access point to the new neighbourhood
- Activated retail along a main street



INTRODUCING THE WATERFRONT DISTRICT AT BRIGHTWATER

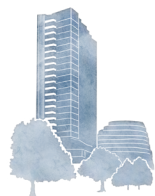
- Adjacent to the waterfront park overlooking Lake Ontario
- Creates a landmark destination attracting visitors from afar
- Activates waterfront with dynamic, original, all-season programming
- Includes residential, retail, office, community, cultural mixed-use space
- Enhances the area by complementing adjacent public park

A Highly Anticipated, Truly Complete Community

THIS IS BRIGHTWATER



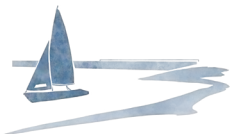
72-Acre
Master Plan



4.5 Million SF of
New Built Form



5 Public
Parks



18 Acres of Open Spaces
& Public Realms



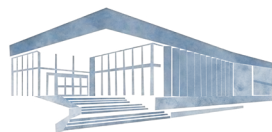
2,995 Residential
Units



Proposed
Elementary School



300,000 SF
of Retail & Office



Envisioned
Community Centre



Grand in vision, intimate in nature...
This is Brightwater I



Key Facts:

- Storeys: 5
- Total suites: 75 condos
- Starting from: 500 SF
- Suite mix: 1B, 1B+D, 2B, 2B+D
- Target occupancy: Q2 2023

Unique Features:

- Main street experience
- Vista views of residential neighbourhood (N) or privately-owned Village Square (S)
- Cantilever architectural feature
- Closest access to retail streetscape

Unparalleled views, luminous horizons...
This is Brightwater II



Key Facts:

- Storeys: 14
- Total suites: 235 condos, 15 townhomes
- Starting from: 460 SF (condo), 1115 SF (townhome)
- Suite mix: 1B, 1B+D, 2B, 2B+D
- Target occupancy: Q1 2023

Unique Features:

- Located directly along central boulevard
- Vista views of privately-owned Village Square (N) or linear park and towns (S)
- S and SE facing suites may have views of the lake, Credit River, and Toronto skyline

Modern Amenities & A Resort-Like Setting

LIFE IS SMOOTH SAILING FROM HERE

Experience the best of both worlds whether you live at Brightwater I or II with access to all of the thoughtfully designed lifestyle amenities, including:

- 24-hour concierge • Large parcel storage • Entertainment lounges & party rooms • Gym • Yoga & meditation spaces • Outdoor dining & BBQs • Rooftop terrace/sun deck • Co-working space • Pet spa • Bicycle storage • Smart home connections • Community Village Square for all seasons • 20,000+ SF of ground-floor retail • Unique location amenities at the gateway of Brightwater • And more!



BALCONY VIEW

A Community Built to Anticipate Your Needs

MAKE FUTURE-FORWARD LIVING A REALITY

Brightwater is a resilient and innovative district built to enhance your living experience and comfort now and well into the future. Take advantage of all these standard features at Brightwater.



Digital home security package



Virtual concierge



Interchangeable Swidgets™



Programmable thermostats



Master lighting control



Keyless entry



Unlimited internet data



Wi-Fi connectivity in amenity spaces



Access to electric vehicle charging stations



Public Wi-Fi



Community app

10 Reasons to Live at Brightwater

LIFE IS BRIGHTER HERE

1

Be the first owner in a world class, master-planned community with **5 public parks** and **18 acres of open spaces**.

2

Enjoy a morning or evening walk or ride along the **Waterfront Trail**, with direct community connectivity.

3

Meet friends for food and drinks at a local hotspot on the **Port Credit main strip** and **the Village Square**.

4

Walk to J.D. **Saddington Park or Memorial Park** for a scenic picnic or barbeque.

5

Check out one of the many **year-round events** happening right in Port Credit.

6

Get downtown within 20 minutes on the **Lakeshore GO or the QEW**.

7

Pick up last-minute provisions from the **local grocer or LCBO** to entertain your guests in style.

8

Walk to the **Port Credit Harbour Marina** and relax watching the sailboats go by.

9

Shuck fresh oysters by the lake at **Snug Harbour, a local staple** and popular destination.

10

Be ahead of the curve and **control your home with your smartphone**.

A Neighbourhood with Positive Economic Indicators

PORT CREDIT PRIMARY MARKET AREA

Population

52,390

Port Credit is one of the fastest growing neighbourhoods in Mississauga.

Average Household Size

2.6

An attractive neighbourhood for upwardly mobile professionals and young families.

Ethnicity

65% vs. 35%

Non-Immigrant Immigrant

A diverse population composition with both generational and new residents.

Total Number of Households

20,800

One of the most desirable areas to live in Mississauga, bordering well-established Lorne Park and Mineola.

Average Household Income

\$130,832

An affluent neighbourhood with an average household income 82.6% higher than that of Toronto (\$71,631).

Mississauga Condo Appreciation*

114% Per Year

Condo investments in Mississauga are appreciating 16% more per year than Toronto (11.83%).

Median Resident Age

43.8

An established demographic where 80% of residents own their own homes.

Dwelling Type

82% vs. 18%

Non-Condo Condo

A low supply of condominiums makes it a more desirable dwelling type to invest in.

Mississauga Rental Rate Appreciation

41%

Mississauga condo rentals appreciated at an average of 41% over the past 5 years.

**Average Annual Appreciation
Over 5-Year Period*

The background is a soft, abstract watercolor wash in various shades of blue. At the top, there are dark, jagged lines that resemble mountain peaks or a torn paper edge. The rest of the image is a smooth gradient of blue, with some subtle texture and variations in tone.

RENDERING RELEASE





Illustrations are Artist's Concept





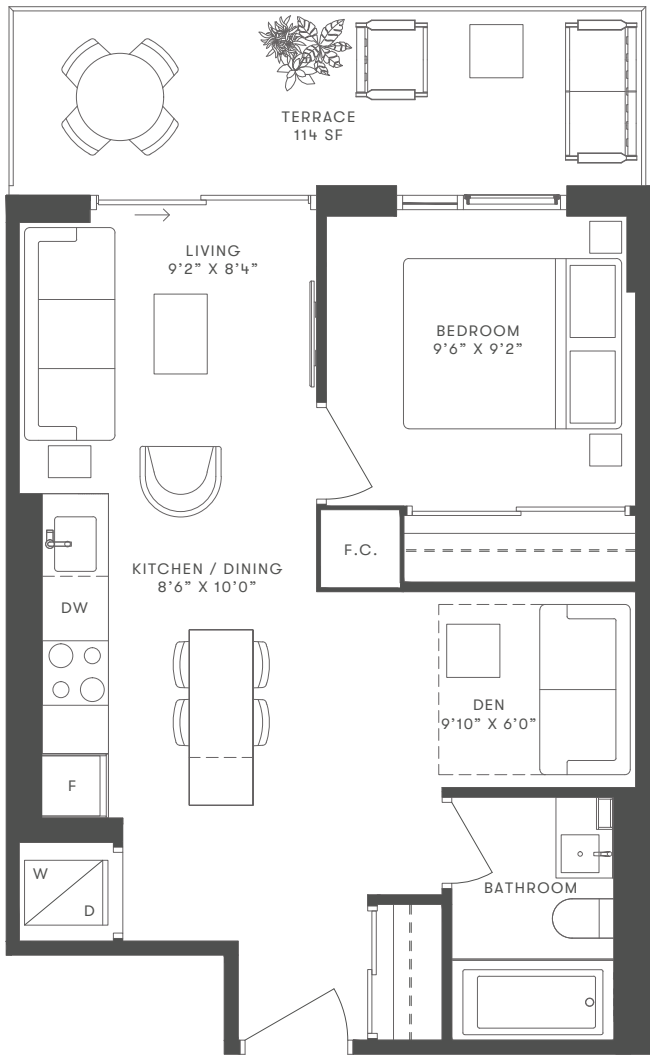




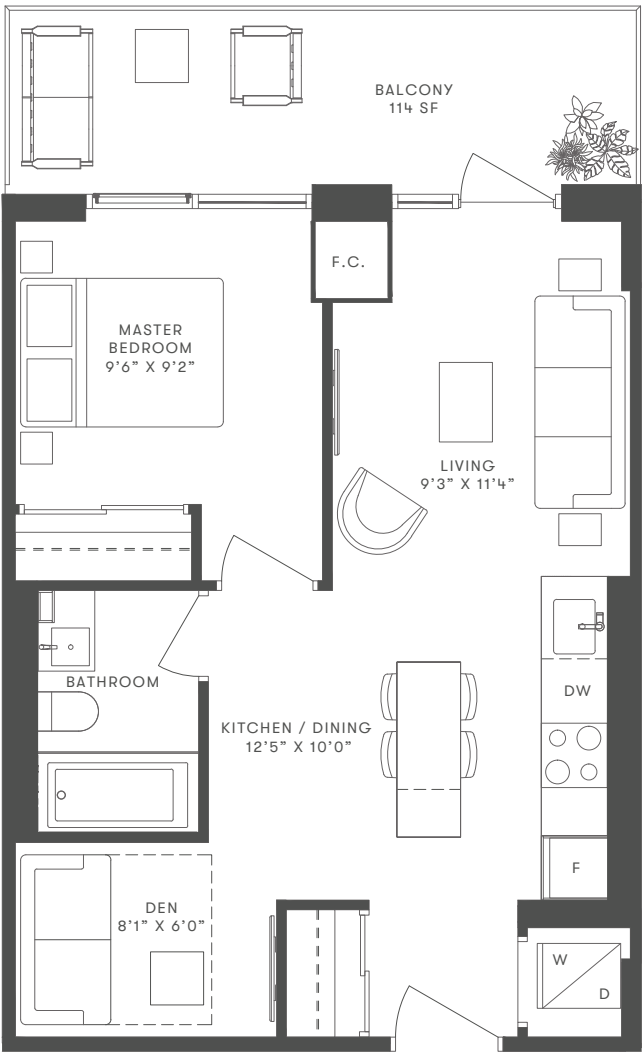
Select Floor Plans

BRIGHTWATER I PLANS

ONE BEDROOM + DEN	INTERIOR 503 SF	EXTERIOR 114 SF	TOTAL 617 SF
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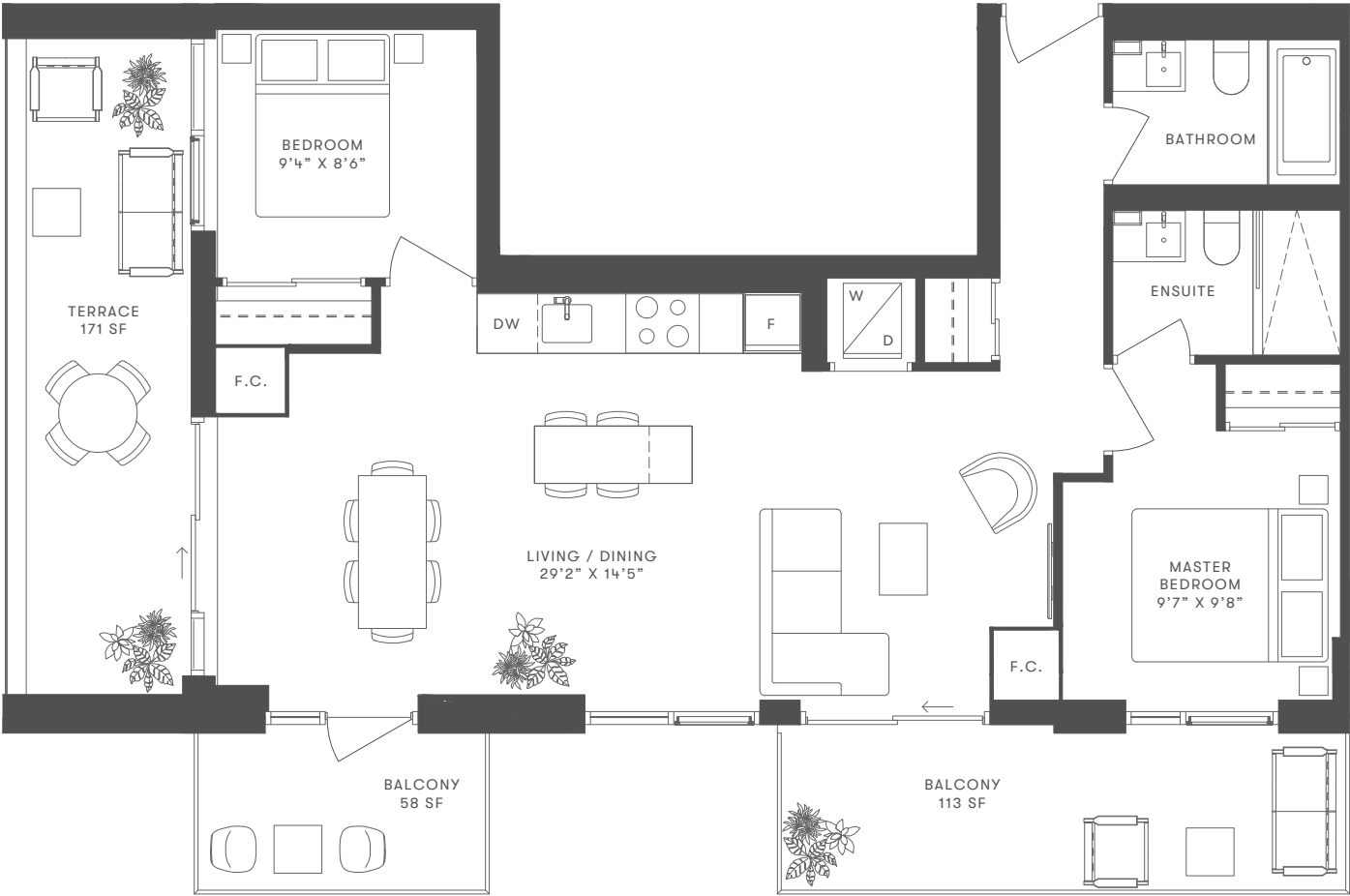


ONE BEDROOM + DEN	INTERIOR 523 SF	EXTERIOR 114 SF	TOTAL 637 SF
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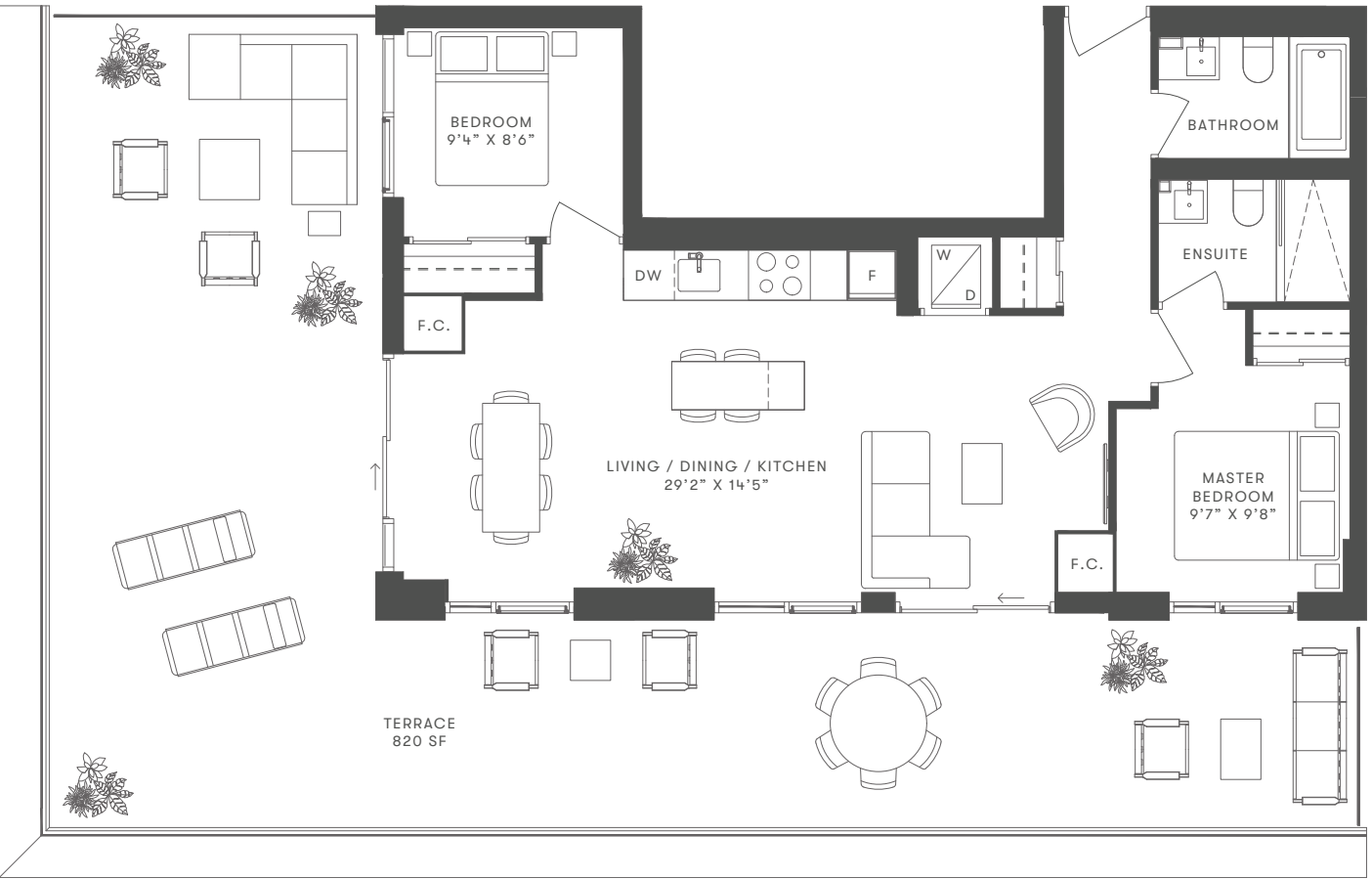


BRIGHTWATER I PLANS

TWO BEDROOM	INTERIOR 848 SF	EXTERIOR 342 SF	TOTAL 1190 SF
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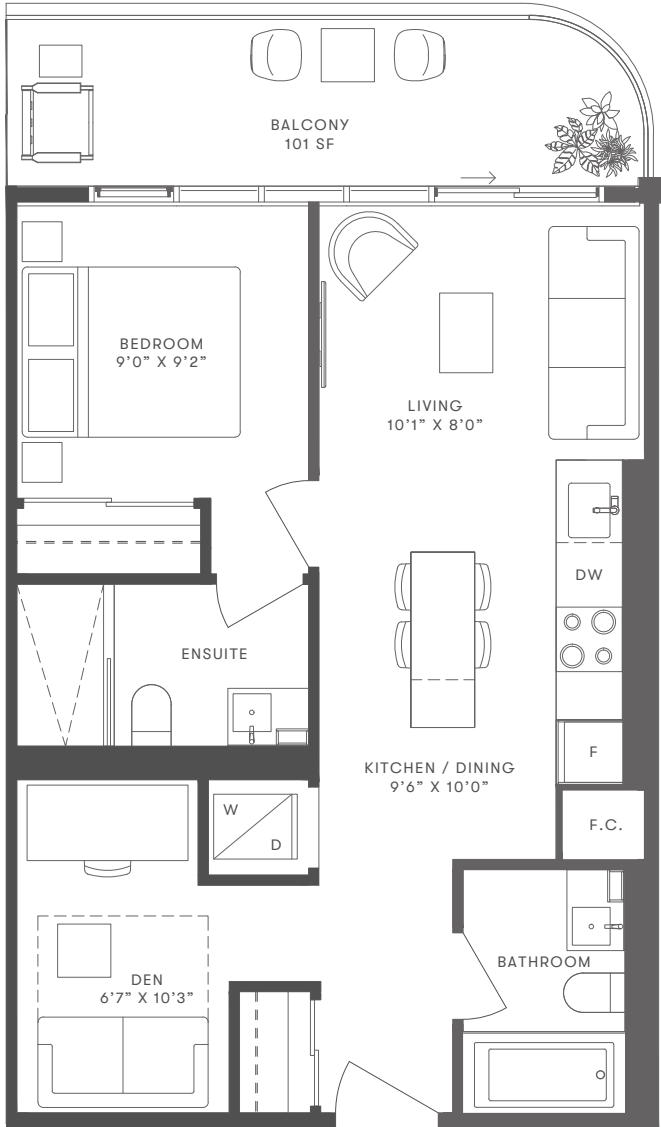


TWO BEDROOM	INTERIOR 849 SF	EXTERIOR 820 SF	TOTAL 1669 SF
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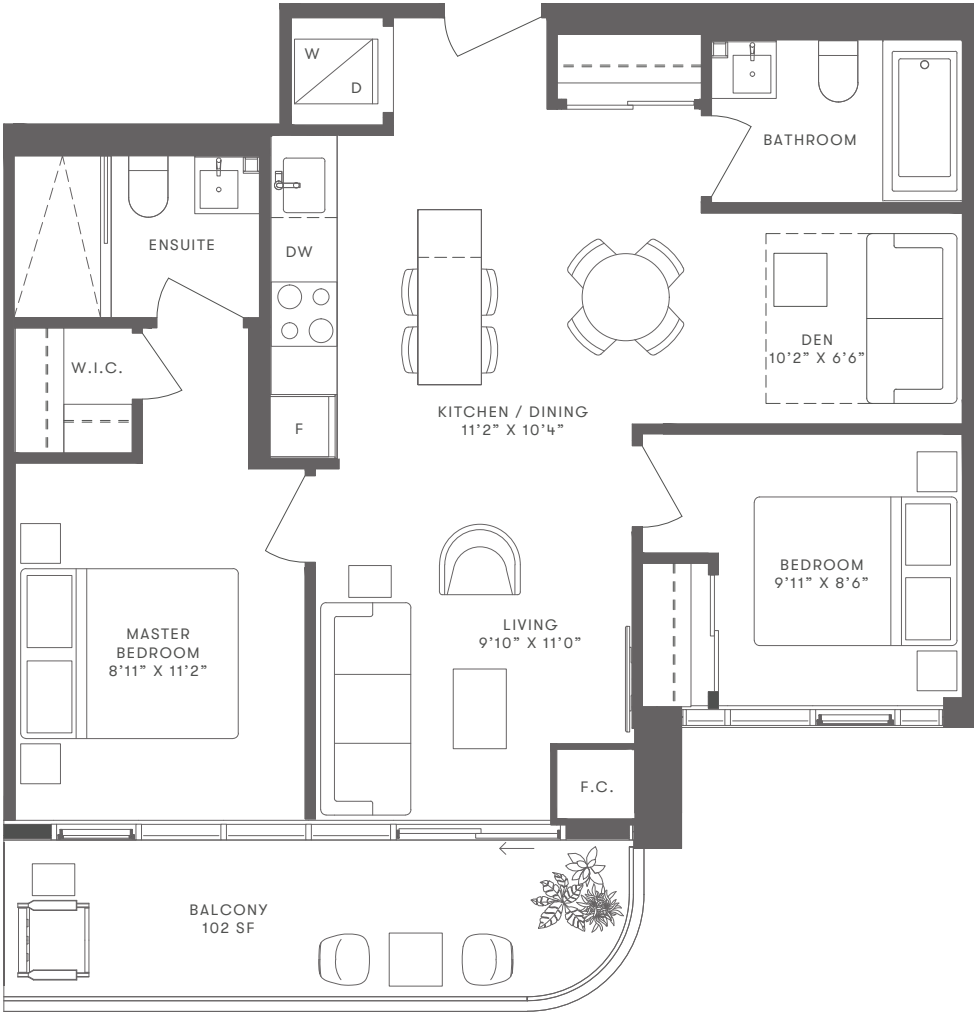


BRIGHTWATER II PLANS

ONE BEDROOM + DEN	INTERIOR 587 SF	EXTERIOR 101 SF	TOTAL 688 SF
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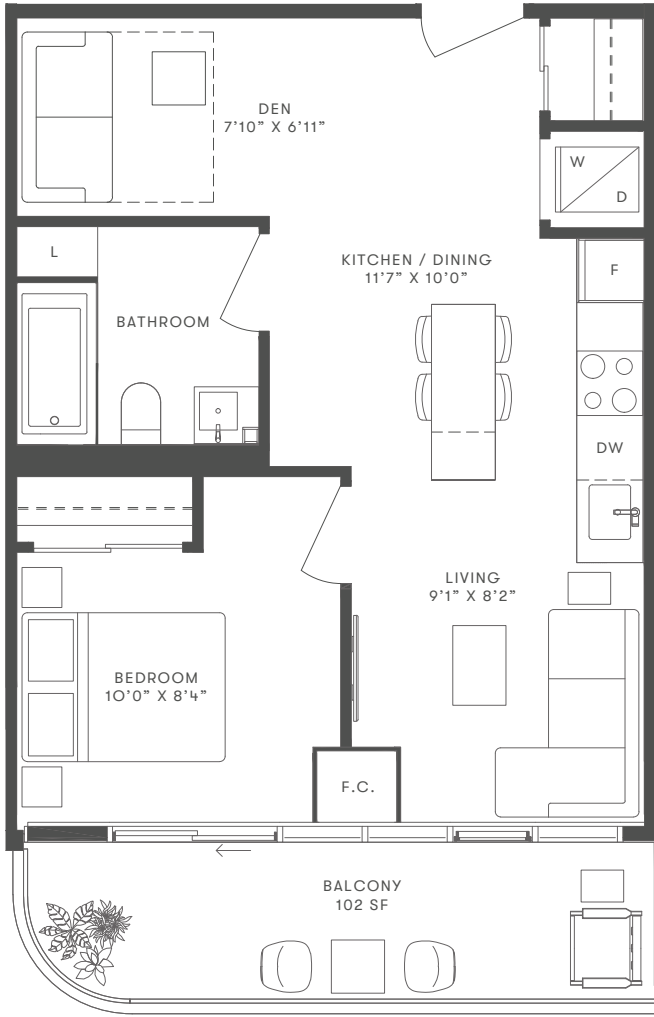


TWO BEDROOM + DEN	INTERIOR 713 SF	EXTERIOR 102 SF	TOTAL 815 SF
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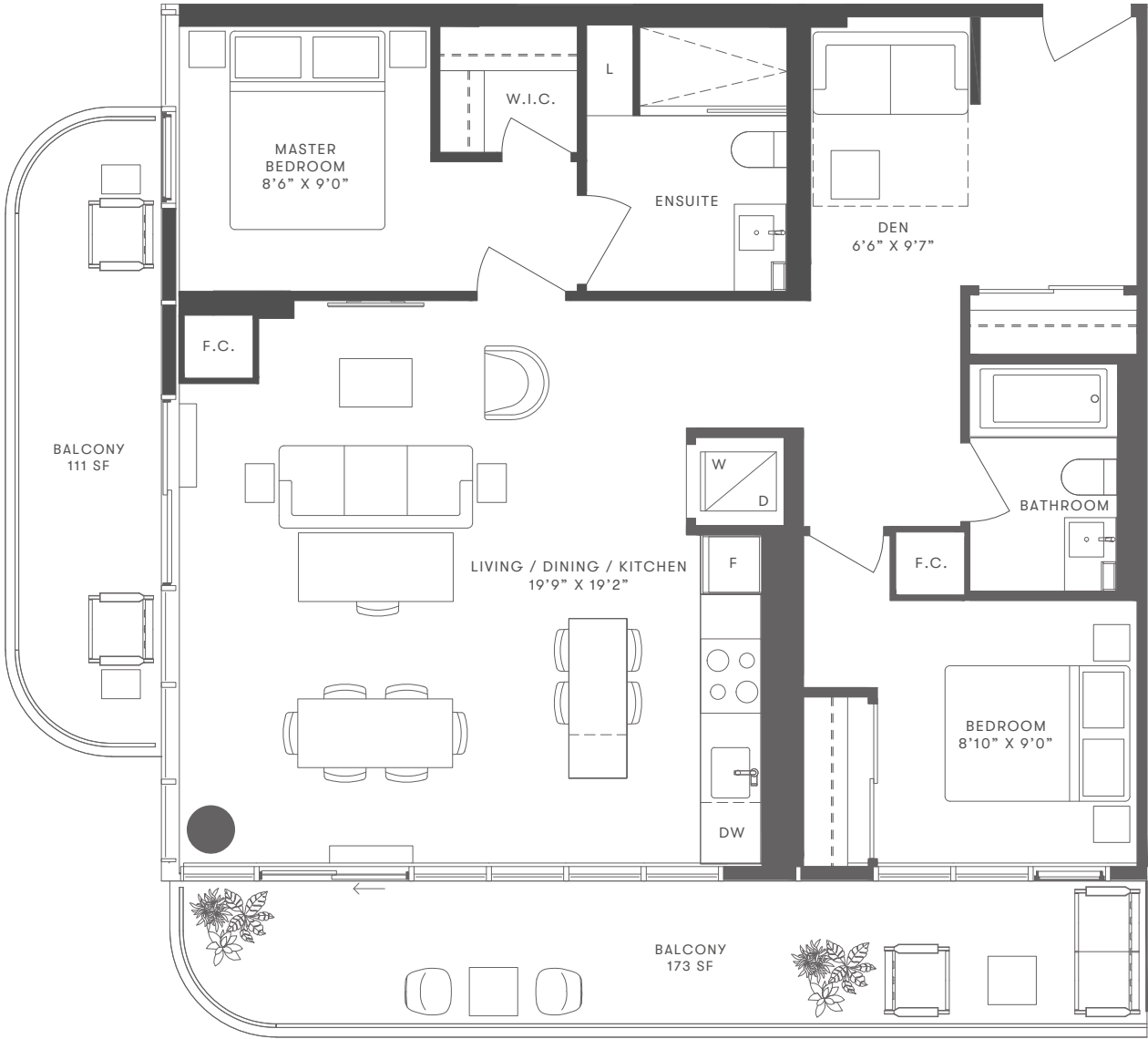


BRIGHTWATER II PLANS

ONE BEDROOM + DEN	INTERIOR 522 SF	EXTERIOR 102 SF	TOTAL 624 SF
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TWO BEDROOM + DEN	INTERIOR 985 SF	EXTERIOR 284 SF	TOTAL 1269 SF
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A Partnership Built Along the Shores of Port Credit



KILMER GROUP

Kilmer Group is a multi-generational Canadian company that invests in real estate, infrastructure, and sports and entertainment. In development, Kilmer's focus is on unique public-private partnerships, mid-rise urban infill projects, and master-planned communities that enable a complete transformation of waterfront lands and brownfields in both Ontario and Quebec.



DiamondCorp

DiamondCorp is a Toronto-based developer that has established itself as a leader in progressive, award-winning developments across the Greater Toronto Area. DiamondCorp's success and expertise in developing complicated sites is entrenched in its ability to create communities that are sensitive to their surrounding neighborhoods and achieve key city-building objectives. Recent master-planned projects include The Well and Crosstown in Toronto.



dream

Dream Unlimited Corp. ("Dream") is one of Canada's leading real estate companies. Dream is an innovative real estate developer with a legacy of creating inclusive, vibrant master-planned communities that people are proud to live and work in. Dream has a successful track record of developing exceptional communities across Canada, including the award-winning Canary and Distillery Districts in Toronto.



FRAM + Slokker

Since 1981, Mississauga-based developer FRAM+Slokker has become known for creating premier residential and mixed-use communities across Canada and the United States. FRAM+Slokker has received numerous awards for their modern and innovative techniques rooted in old-world craftsmanship standards, contributing greatly to the revitalization of Port Credit.

Phase One Project Partners

AN INDUSTRY-LEADING TEAM OF CONSULTANTS

Architects

giannone
petricone
associates

Giannone Petricone Associates Inc is a Toronto-based design firm with an award-winning portfolio ranging from furniture to master planning, with expertise designing hospitality, retail, corporate, and institutional spaces.

diamond
schmitt

Diamond Schmitt Architects is a leading Canadian full-service architectural practice working throughout North America, Europe, the Caribbean, and the Middle East with a portfolio of 10 million+ sq. ft. of completed space in the last 5 years.

Interior Designer

Truong Ly

Truong Ly Designs is known for developing tasteful and timeless spaces with creative solutions that consistently deliver best-in-class interior design for top-tier development and residential clients in Toronto and beyond.

mcmillan

Lawyer

McMillan LLP is a leading business law firm serving public, private, and not-for-profit clients across key industries in Canada, the US, and internationally.

Agency

Gladstone Media is a Toronto-based boutique creative advertising & multimedia production agency. Gladstone provides strategic marketing solutions that help brands stand out and connect with their audiences.



Sales Team

Baker Real Estate specializes in the sales and marketing of new home master-planned communities, including condos, townhomes, single-family homes, hotel condos, and resort properties, operating in all four corners of the globe.

Brought to Life by a World-Class Team of Architects

AWARD-WINNING LOCAL & GLOBAL FIRMS

Retained through a stringent selection process that included the local Councilor and community stakeholders, this team of renowned designers has been carefully curated to achieve architectural excellence for the Brightwater community.

Master Plan Led By:

Giannone Petricone Associates

Giannone Petricone Associates Inc is a Toronto-based design firm, led since 1995 by Principals Ralph Giannone and Pina Petricone. The firm's award-winning portfolio ranges in scale from furniture to master planning with expertise in hospitality and retail design, corporate and institutional projects, feasibility studies, and urban development.

Landscape Design:

Public Work

PUBLIC WORK is an urban design and landscape architecture studio focused on one of the foremost public topics today—the intelligent evolution of the contemporary city. Public Work aims to produce transformative works that invigorate the public realm, optimize and enhance the performance of urban and natural systems, and support public life by adding new layers of experience to the city.

Detailed Design Team:

Diamond Schmitt

Diamond Schmitt Architects is a leading Canadian full-service architectural practice. Diamond Schmitt works throughout North America, Europe, the Caribbean, and the Middle East and has designed more than 10 million square feet of completed space in the last 5 years.

Turner Fleischer

Founded in 1974 and celebrating 45 years in business, Turner Fleischer Architects has grown to become one of Canada's preeminent architectural firms. As leading experts in designing residential environments, our extensive experience has instilled us with the specialized knowledge to realize a project from initial concept to construction and beyond.

studioTLA

Since 1980, studioTLA has provided landscape design for large corporations, government agencies, developers, builders, architects, and residential homeowners. studioTLA creates meaningful spatial experiences that connect people to the places they live, work, and play.

superkül

superkül is the Toronto-based practice for sustainable architecture and design led by Andre D'Elia and Meg Graham. From the moment we opened our doors in 2002, we have been guided by a singular purpose: to create buildings and spaces that are functional, beautiful, and unusual. In essence, architecture of true and lasting value.

Cobe

Cobe creates architecture that shapes the future and aspires to create surroundings that actively contribute to extraordinary everyday life. Every day we strive for extraordinary, long-lasting quality in the cities, buildings, and landscapes we shape.

Thank you.

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