

ARTFORM

# The Mark of Exceptional Design

## **EMBLEM**

At EMBLEM, design is the heart and soul of the brand. We design with intention and purpose, to ensure every space is as functional as it is beautiful. Our team imagines living in your future home before we have even built it, obsessing about the design of every space from the inside to the outside.

# The Building

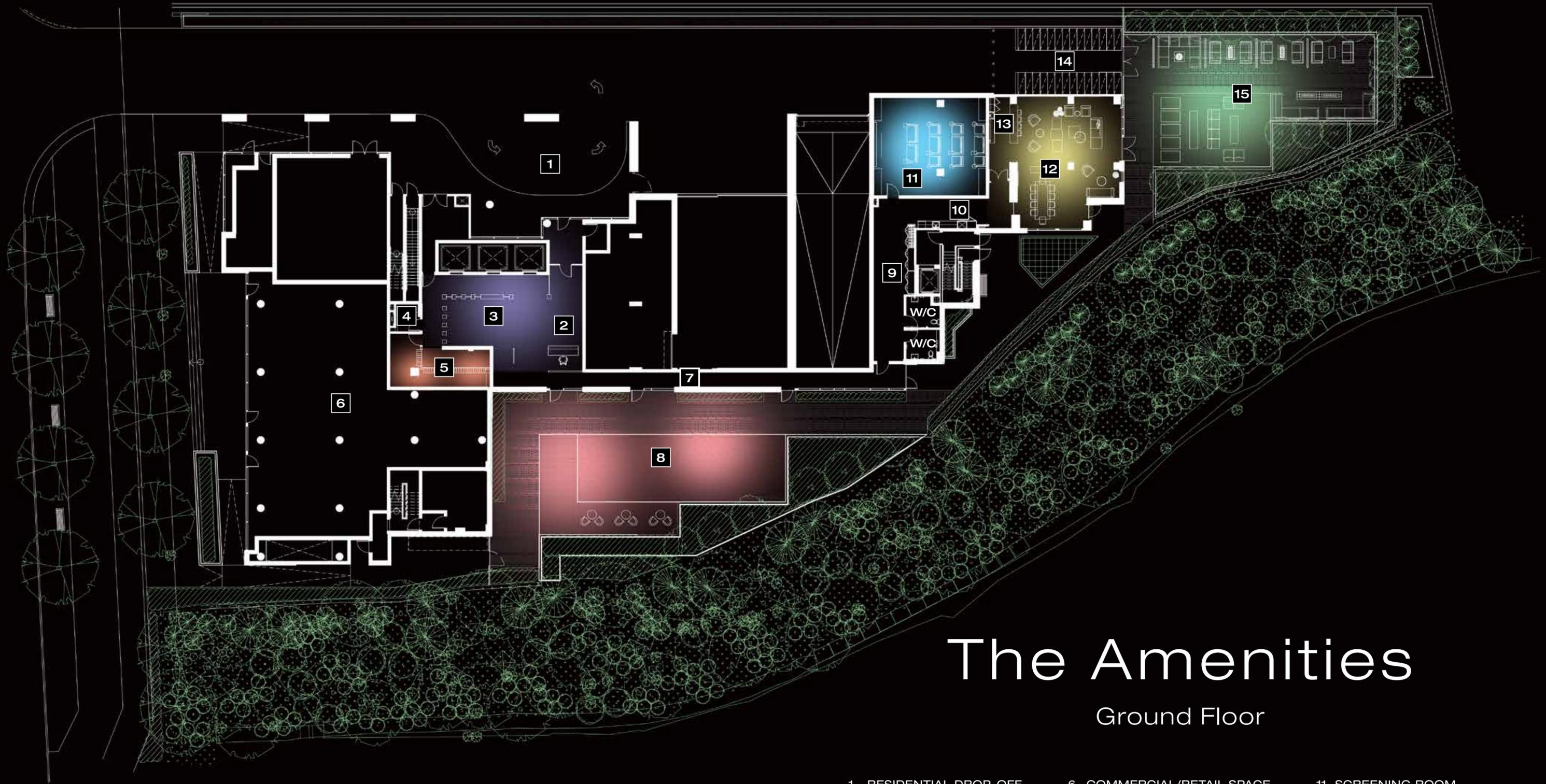
86 Dundas East

17  
Storeys

17,500  
(Approximate) Square Feet  
of Amenity Space

336  
Units

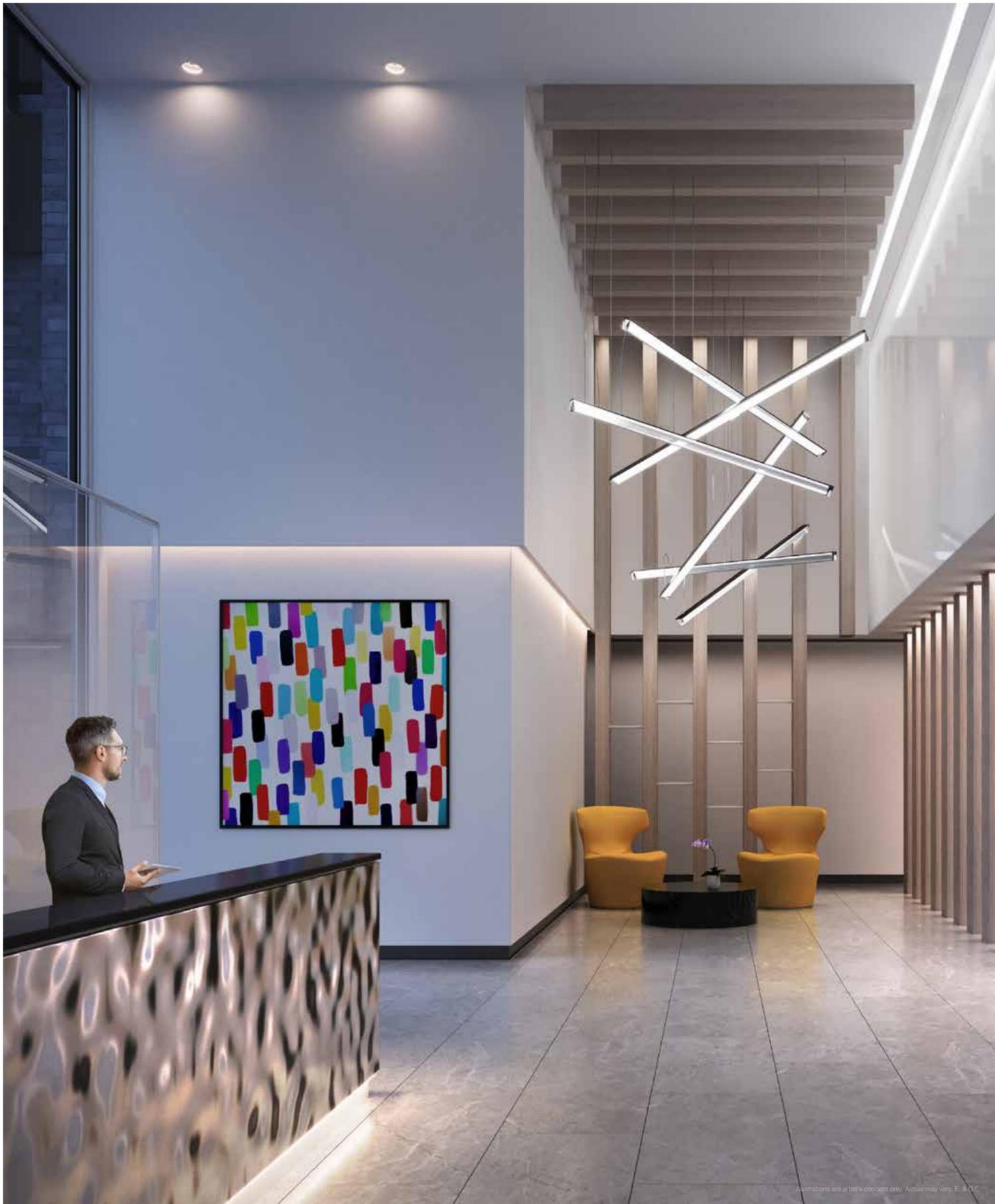




# The Amenities

Ground Floor

- |                         |                            |                             |
|-------------------------|----------------------------|-----------------------------|
| 1. RESIDENTIAL DROP-OFF | 6. COMMERCIAL/RETAIL SPACE | 11. SCREENING ROOM          |
| 2. RESIDENTIAL LOBBY    | 7. GALLERY                 | 12. PARTY ROOM              |
| 3. LOUNGE               | 8. OUTDOOR COURTYARD       | 13. BAR                     |
| 4. PARCELS              | 9. FOYER                   | 14. SHORT TERM BIKE PARKING |
| 5. MAIL ROOM            | 10. KITCHEN                | 15. OUTDOOR LOUNGE          |



LOBBY



Illustrations are artist's concept only. Actual may vary. E. & O.E.

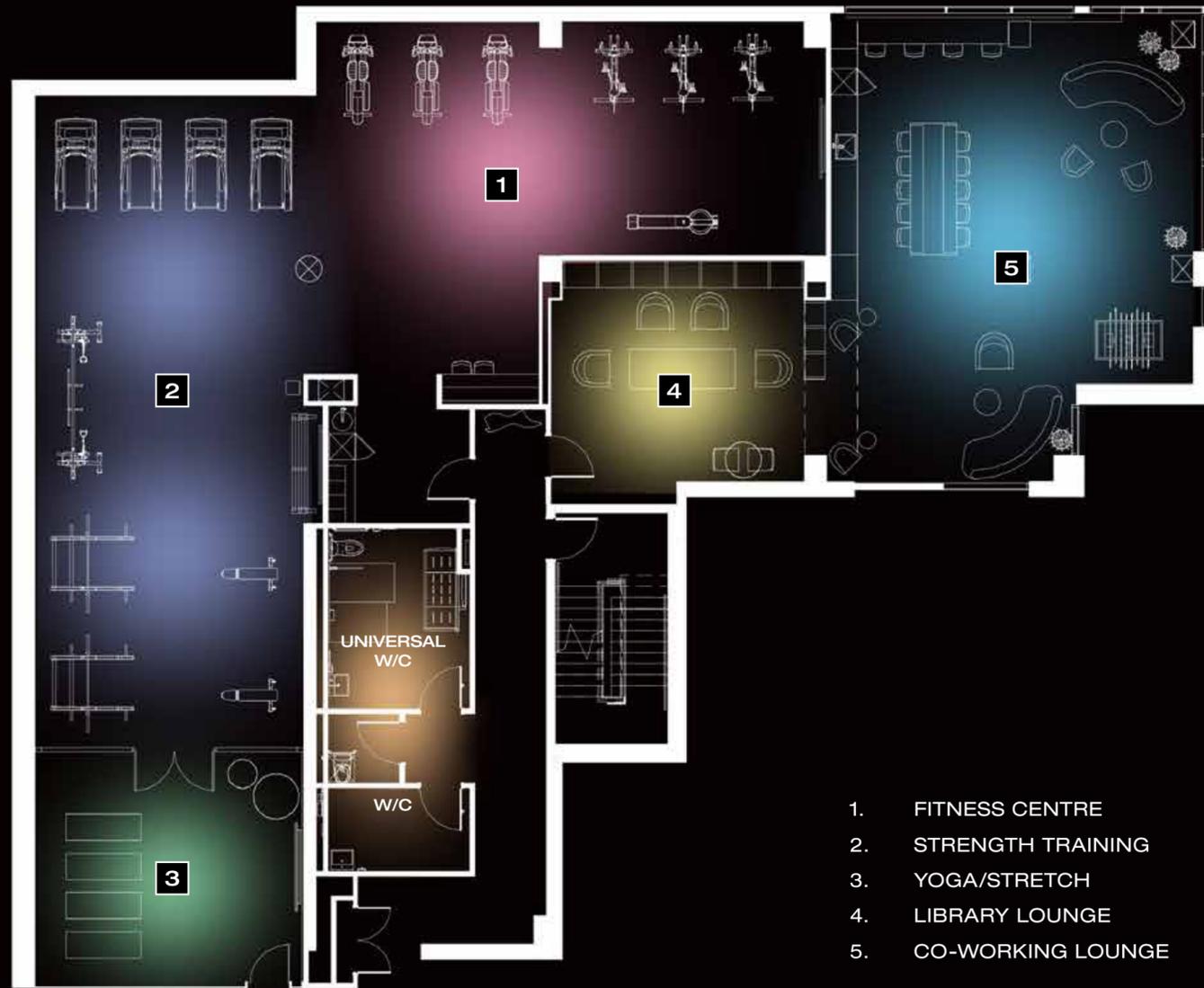


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TOP: OUTDOOR LOUNGE BOTTOM: PARTY ROOM

# The Amenities

Second Floor



1. FITNESS CENTRE
2. STRENGTH TRAINING
3. YOGA/STRETCH
4. LIBRARY LOUNGE
5. CO-WORKING LOUNGE



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TOP: FITNESS CENTRE BOTTOM: CO-WORKING LOUNGE

# Mississauga



#1

Ranking in Top 10 Mid-Sized North American Cities of the Future.<sup>1</sup>

98,000

Registered Businesses Employing More than 445,000 People.<sup>2</sup>

3rd

Largest City in Ontario.<sup>3</sup>

6th

Largest City in Canada.<sup>3</sup>

# Value in Numbers

Mississauga

Toronto

Projected Yearly  
Rental Return

up to **6%** ↑

Calculated based on rental rates as per TREB Q4 2019 Rental Report.

up to **1%**

Calculated based on the average unsold PPSF of \$1,349 for Toronto's new condo prices. (Source: Urbanation Q4 2019 New Condo Prices)

Average Resale  
Condo Price Increase

**19.4%** ↑

Based on TREB Q4 2019 Condo Market Report

**10.3%**

Based on TREB Q4 2019 Condo Market Report

Average Sold Price  
Increase for New Condos

**13%** ↑

Based on Urbanation Q4 2019 Report

**8%**

Based on Urbanation Q4 2019 Report

Average Year-to-Year  
Rent Increase

**10.2%** ↑

Based on Rentals.ca

**8.6%**

Based on Rentals.ca

No representations are made with respect to the actual numbers achieved.



TOP: ARTFORM EXTERIOR BOTTOM: ARTFORM VIEW FROM COOKSVILLE PARK

HURONTARIO ST.



DUNDAS ST. E.

Cooksville  
Today

HURONTARIO ST.



DUNDAS ST. E.

Cooksville  
Tomorrow

## Hurontario LRT

Cooksville's status as a transportation hub will be enhanced with the new 18km Hurontario Light Rapid Transit (LRT) line. With 19 stops, the LRT will connect to the existing Cooksville GO Station, and its Dundas stop is only 300 metres away from Artform.

## Vision Cooksville

Vision Cooksville is an initiative that will shape the bright future of the area, forming a new identity for Cooksville. It includes walkable streets, parks, recreation facilities, diverse housing opportunities, and unique businesses.

## Dundas Connects

Artform will play a major role in the Dundas Connects project, a master plan that will revitalize the Dundas corridor, transforming it into a vibrant, dynamic street that nourishes the fast-growing population.

Dundas Connects Growth Projection

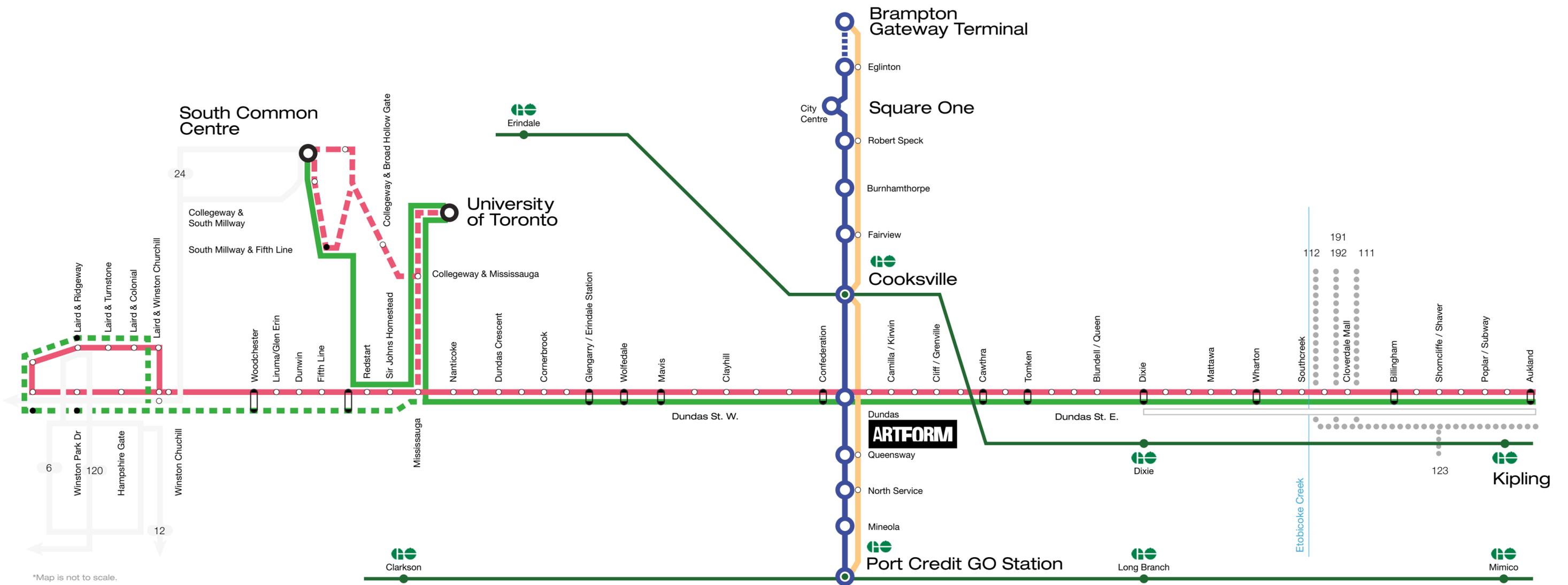
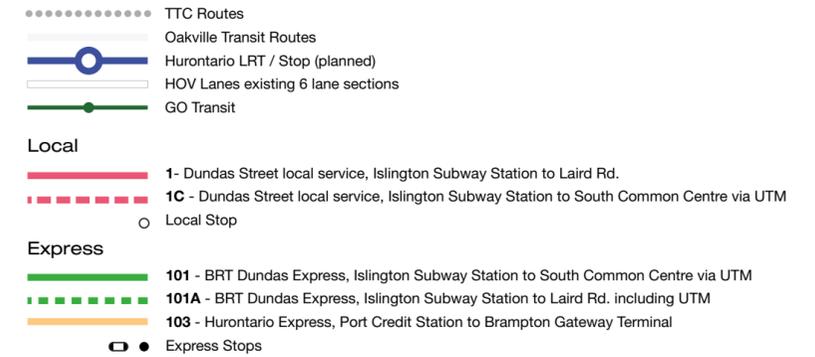
**52,000**  
New Residents

**9,600**  
New Jobs



# The Dundas Connects Master Plan

The City of Mississauga's Official Plan pinpoints Hurontario and Dundas Streets as "Intensification Corridors" that will be developed with a greater concentration of homes, employment opportunities, transit and other services. Cooksville's important status as a transportation hub for the GTA will be cemented with the improvement of public transit in the area.



# Hurontario LRT

1 Stop \_\_\_\_\_ to Cooksville GO Station

5 Stops \_\_\_\_\_ to Square One

19 Stops \_\_\_\_\_ LRT Stations on Hurontario St.

300M \_\_\_\_\_ From Artform to Dundas Stop

18 Km \_\_\_\_\_ Length of Hurontario LRT

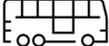
2024 \_\_\_\_\_ Projected LRT Completion





# Easy Access

From Artform

By	Minutes	Destination
	4	Cooksville GO Station
	5	QEW
	6	HWY 403
	12	Hurontario BRT Bus to Square One
	15	Dundas BRT Bus to University of Toronto Mississauga
	15	Pearson Airport
	30	Downtown Toronto
	30	Cooksville GO Train to Union Station

# Area Amenities



### Square One Shopping Centre

1. Whole Foods Market
2. Cineplex Mississauga
3. Food District
4. Holt Renfrew
5. The Rec Room

### Restaurants & Bars

6. Scaddabush Italian Kitchen and Bar
7. The Cold Pressery
8. Alioli Ristorante
9. Foodie North
10. Red Lobster

### Grocery & Shops

- |                                       |                        |                              |                                 |
|---------------------------------------|------------------------|------------------------------|---------------------------------|
| 11. Bairrada Churrasqueira Grillhouse | 16. Oceans Supermarket | 21. Trigo Bakery             | 26. Starbucks                   |
| 12. KAGE Restobar                     | 17. Metro              | 22. Tokyo Cheesecake Cafe    | 27. La Casa Dolce Bakery & Cafe |
| 13. Halo Espresso Bar                 | 18. Wholesale Club     | 23. LCBO                     |                                 |
| 14. Goodfellas Wood Oven Pizza        | 19. T&T Supermarket    | 24. Real Canadian Superstore |                                 |
| 15. Daddy O Doughnuts                 | 20. La Novita Bakery   | 25. Shoppers Drug Mart       |                                 |

### Fitness, Activities & Health

28. LA Fitness
29. Sky Zone Trampoline Park
30. Le Refuge Yoga
31. Goodlife Fitness
32. Dynacare Lab and Health Centre

### Culture & Community

33. Mississauga YMCA
34. Trillium Health Partners Hospital
35. Orangetheory Fitness
36. Mississauga Golf and Country Club
37. Mississauga Valley Community Centre
38. Living Arts Centre
39. Art Gallery of Mississauga
40. Central Library
41. Mississauga Celebration Square

### Banks

42. RBC Royal Bank
43. TD Bank
44. Scotiabank
45. HSBC Bank



ART GALLERY

PLATFORM

artformcondos.com

All drawings, illustrations, renderings, and views from (or of) proposed buildings shown on any brochures, advertisements, scale models, and/or marketing materials are conceptual artist's renderings only and the vendor makes no representation or warranty relating to same. Any stated areas and/or dimensions shown are approximate only and subject to normal construction variances. Actual usable floor space may vary from any stated or depicted floor area and the unit shall be measured in accordance with the provisions set out in Tarion Builder Bulletin 22. Any and all measurements and/or specifications are subject to change without notice. The layout of the suite may be reversed depending on the location of the unit within the project. Any furniture depicted is for illustration purposes only and does not necessarily reflect the fixtures, finishes, appliances, and/or electrical plan of the unit and is not included in the purchase price. The view from or through the windows to the exterior may be partially obstructed by materials affixed to the exterior cladding of the building as part of an overall design element and/or interior structural columns that may be required pursuant to the recommendations of the project's engineers. Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams, as applicable pursuant to the plans. All features and finishes are subject to change without notice. E.&O.E. August 2020.

Sources: 1. [fdiintelligence.com/article/74956](https://fdiintelligence.com/article/74956) 2. [www7.mississauga.ca/documents/pb/opendata/2019/P\\_10\\_2019EmploymentProfileFinal.pdf](https://www7.mississauga.ca/documents/pb/opendata/2019/P_10_2019EmploymentProfileFinal.pdf) 3. [worldpopulationreview.com/countries/canada-population/cities/](https://worldpopulationreview.com/countries/canada-population/cities/)