

EMBLEM

86 Dundas East

ARTFORM



EMBLEM

The Mark of Exceptional Design.

EMBLEM Developments is one of the fastest growing real estate development companies in the GTA with a focus on developing high-rise residential buildings. Our current development portfolio consists of over 1,600 residences representing over \$1.1 billion dollars of development value.

EMBLEM Developments is the private equity arm of a leading Canadian investment management firm, First Avenue Investment Counsel Inc. First Avenue manages in excess of \$1 billion dollars for affluent Canadian families and delivers deep financial backing to EMBLEM, enabling it to have the resources to execute successfully. The EMBLEM team is led by founder and Canadian businessman, Kash Pashootan, and comprises experienced professionals in Construction, Development and Finance who are able to execute the EMBLEM vision from theory to final product.





Kash Pashootan

CEO of EMBLEM Developments

Kash Pashootan is the Founder and CEO at First Avenue Investment Counsel Inc. and EMBLEM Developments Inc. With 20 years of experience managing the assets of high net-worth families and leading one of Canada's most respected investment firms, Kash brings those principles and processes to leading EMBLEM. Success has been built through Kash's leadership, investment performance, and ability to hire, inspire and retain some of the best talent within the industry.

Kash is an authority in the investment management industry in Canada, and speaks annually at the Private Wealth Summit and the Institutional Real Estate Forum alongside other industry leaders. He has been featured in some of the most respected news outlets including Macleans, The Wall Street Journal, Bloomberg, The Washington Post, Hong Kong Times, Canadian Business, National Post and The Globe & Mail.

Mississauga



Mississauga

#1 Ranking in Top 10 Mid-sized North American Cities of the Future¹

6th

Largest major city in Canada.²

47 Million

Pass through Toronto Pearson International, Canada's largest airport.³

7

Consecutive years of being recognized as the safest city in Canada.⁴

98,000

Registered businesses employing more than 445,141 people.⁵

75

Fortune 500 companies and 50 Fortune Global 500 Canadian headquarters.⁶

501

Parks & 12 major trail systems.⁷

The Building

86 Dundas East

17
Storeys

336
Units

17,500
(Approximate) Square Feet
of Amenity Space





The Amenities

Ground Floor

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



LOBBY

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



PARTY ROOM



OUTDOOR LOUNGE



The Amenities

Second Floor

- | | |
|----------------------|----------------------|
| 1. FITNESS CENTRE | 4. LIBRARY LOUNGE |
| 2. STRENGTH TRAINING | 5. CO-WORKING LOUNGE |
| 3. YOGA/STRETCH | 6. BAR |



CO-WORKING LOUNGE

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



G
A
M
E
O
N

FITNESS CENTRE

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

Suite Finishes

- Floor to Ceiling Insulated Double-Glazed, Aluminum Windows*
- Contemporary Kitchen Cabinetry
- Composite Quartz Countertop and Kitchen Backsplash
- Full Height Mosaic Tile Shower Enclosure Wall
- Frameless glass shower enclosure*
- Mosaic Tile Tub Surround
- Porcelain Floor in Bathroom
- Custom-designed Vanity with Composite Quartz Counter and Undermount Sink in Bathroom
- Fully-integrated Dishwasher
- Stainless Steel Fridge/Freezer, Built-in Oven, Cooktop and Microwave

*Where applicable and as per plan. Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.



LIVING ROOM



KITCHEN



BATHROOM

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



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

Suite Size Range

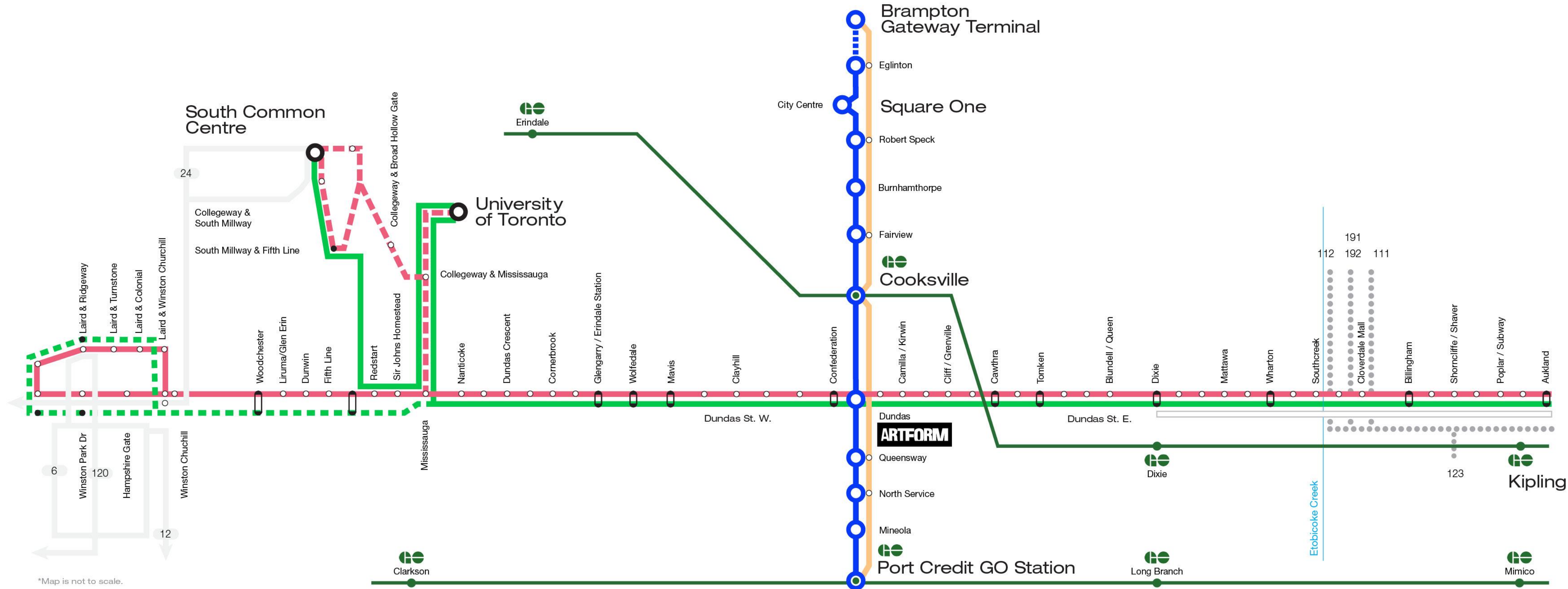
Over 80% of the suites will be priced below \$600,000*.



*Price excludes parking and locker

The Dundas Connects Master Plan

- TTC Routes
 - Oakville Transit Routes
 - Hurontario LRT / Stop (planned)
 - HOV Lanes existing 6 lane sections
 - GO Transit
- Local
- 1- Dundas Street local service, Islington Subway Station to Laird Rd.
 - - - 1C - Dundas Street local service, Islington Subway Station to South Common Centre via UTM
 - Local Stop
- Express
- 101 - BRT Dundas Express, Islington Subway Station to South Common Centre via UTM
 - - - 101A - BRT Dundas Express, Islington Subway Station to Laird Road including UTM
 - 103 - Hurontario Express, Port Credit Station to Brampton Gateway Terminal
 - ● Express Stops



*Map is not to scale.

Hurontario LRT

1 Stop _____ to Cooksville GO Station

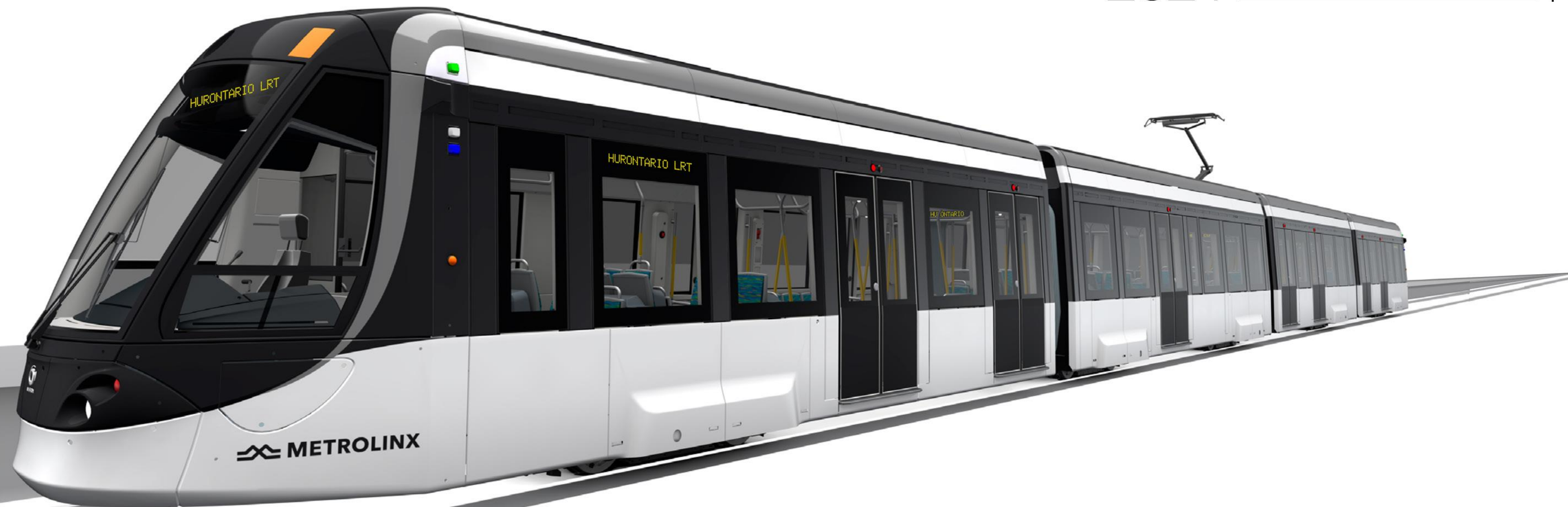
5 Stops _____ to Square One

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



Dundas Connects

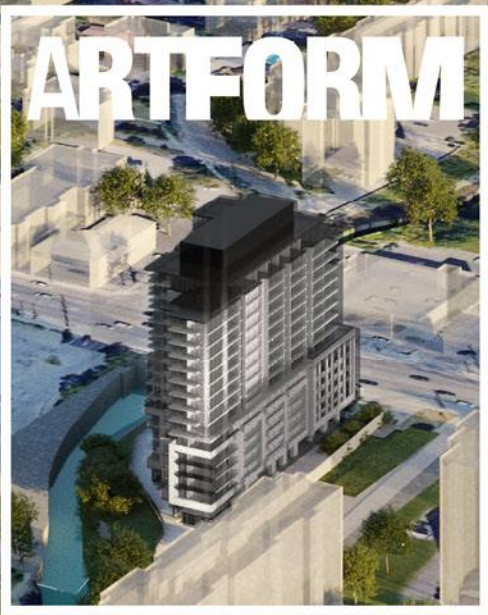
Growth Projections

52,000
New Residents

9,600
New Jobs



HURONTARIO ST.



DUNDAS ST. E.

Cooksville
Today

HURONTARIO ST.



DUNDAS ST. E.

Cooksville
Tomorrow



ARTFORM EXTERIOR

Illustration for concept only. Actual may vary. © A.O.E.



ARTFORM VIEW FROM COOKSVILLE PARK

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

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
11. Bairrada Churrasqueira Grillhouse
12. KAGE Restobar
13. Halo Espresso Bar
14. Goodfellas Wood Oven Pizza
15. Daddy O Doughnuts

Grocery & Shops

16. Oceans Supermarket
17. Metro
18. Wholesale Club
19. T&T Supermarket
20. La Novita Bakery
21. Trigo Bakery
22. Tokyo Cheesecake Cafe
23. LCBO
24. Real Canadian Superstore
25. Shoppers Drug Mart
26. Starbucks
27. La Casa Dolce Bakery & Cafe

Fitness, Activity & Health

28. LA Fitness
29. Sky Zone Trampoline Park
30. Le Refuge Yoga
31. Goodlife Fitness
32. Dynacare Lab and Health Centre
33. Mississauga YMCA
34. Trillium Health Partners Hospital
35. Orangetheory Fitness
36. Mississauga Golf and Country Club

Culture & Community

37. Mississauga Valley Community Centre
38. Living Arts Centre
39. Art Gallery of Mississauga
40. Central Library
41. Mississauga Celebration Square

Banks

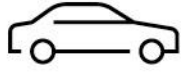

42. RBC Royal Bank
43. TD Bank
44. Scotiabank
45. HSBC Bank



Neighbourhood Highlights

Ideal Location for Students

From Artform

By	U of T Mississauga (minutes)	Sheridan College HMC (minutes)
	10	10
	15	16



University of Toronto

Mississauga

14,544

Undergraduate Students

904

Graduate Students

\$10 Million

Investment from
City of Mississauga

2nd Largest

Division of U of T -
Canada's Largest University

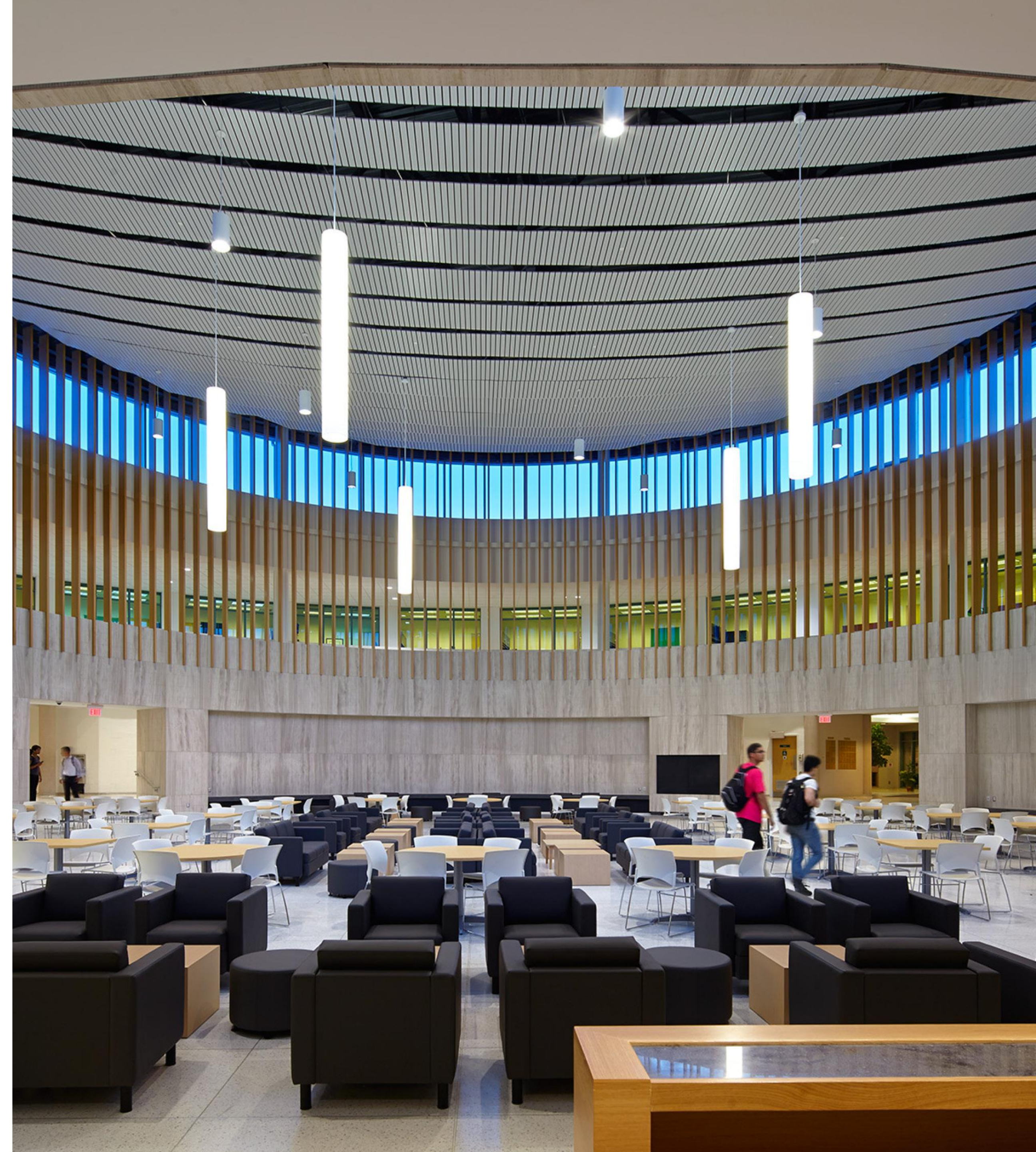
More than 3,700

Full and Part-time
Employees

210,000 sq.ft.

Six-Storey New
Classroom Building

Source: utm.utoronto.ca



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

The Developer & Consultants



Sales



Architect



Developer



Interior Design



Landscaping

Contact

Call/Email

416 865 8609 | artform@milborne.com

Nika Krouglow

416.577.6185 | nika.krouglow@milborne.com

Broker Portal

artformcondos.com/brokerportal

Login: [artformbrokerportal](#)

Password: Artform1

Kelly Gu

647.865.4326 | kelly.gu@milborne.com

ARTFORM



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.