



EXCHANGE
DISTRICT





EX1 Tower

Artist's Concept

ONE

001 / INTRODUCTION / PG 01

TWO

002 / OPPORTUNITY / PG 03

THREE

003 / LOCATION / PG 05

FOUR

004 / EX1 / PG 15

FIVE

005 / AMENITIES / PG 17

SIX

006 / VIEWS / PG 31

SEVEN

007 / SUITES / PG 33

EIGHT

008 / TEAM / PG 37

NINE

009 / THE DEVELOPER / PG 39

EXPERIENCE THE FUTURE OF DOWNTOWN MISSISSAUGA

ONE
001 / INTRODUCTION

Some will call the Exchange District a city unto itself, a mixed-use, vibrant and rich urban destination. Others may call it striking for its engaging architectural volumes.

A lucky few will call it home.

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



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

Exchange District is a new urban destination with 1.8 Million square feet of coveted retail, shopping, dining, office and commercial spaces, a boutique hotel, new lush parks, thoughtfully designed public areas, 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.

Experience easy living with a world of amenities at your door.



“ Our vision is to develop 1.8 Million square feet of residential, condominiums, restaurants, cafés, and entertainment facilities within the heart of Mississauga City Centre.

David Feldman
President & CEO, Camrost Felcorp

Pedestrian Piazza

Artist's Concept

THREE
003 / LOCATION

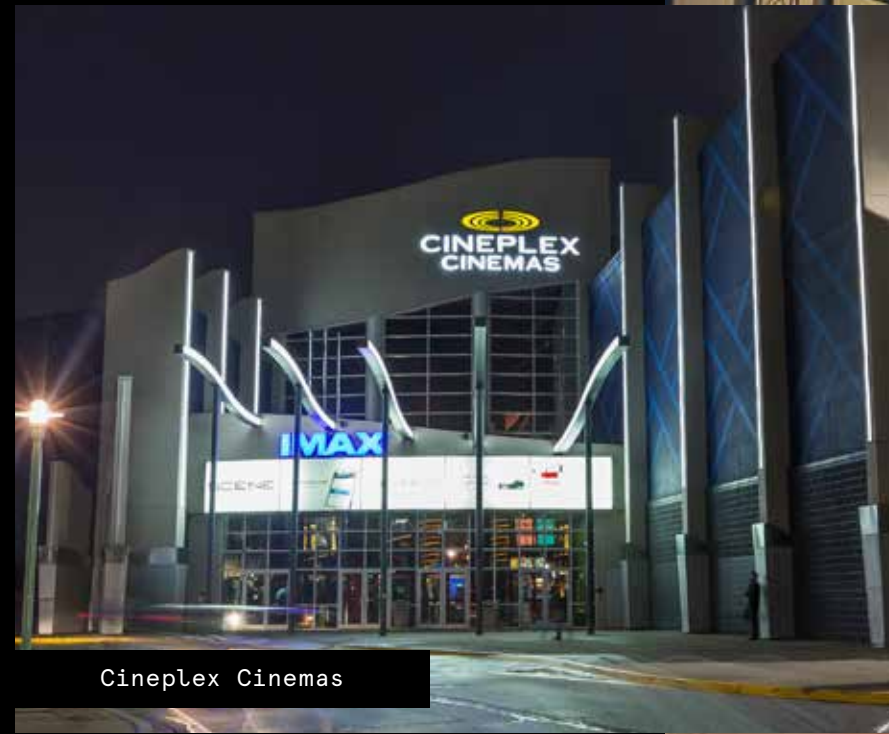
*EXPERIENCE
CULTURE, CUISINE,
COVETED RETAIL,
AND EVERYTHING
IN BETWEEN... AT
YOUR FINGERTIPS*

Located in the heart of Mississauga, one of the largest municipalities within the GTA, Exchange District is a mixed-use, large-scale master-planned community with vibrant urban integration. Connected to major highways and rapid transit systems, life at Exchange District provides everything you need for a convenient and connected lifestyle.





Sheridan College



Cineplex Cinemas



Square One Shopping Centre



Mississauga City Hall



Living Arts Centre



Exchange District is only a few steps to Square One Shopping Centre, Canada's second largest shopping mall with more than 2,200,000 square feet of retail space, 360+ stores, and attracting more than 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, and Sheridan, Hazel McCallion Campus, with 5,500+ students.



Several Arts, Cultural and Municipal venues are within walking distance, including the Art Gallery of Mississauga, Living Arts Centre, Mississauga City Hall, and Celebration Square.



Mississauga is a thriving business centre, home to the regional headquarters of 70+ Fortune 500 companies, with a projected population of over 800,000 people by 2031.



Exchange District Transit

ONE LINE, TWO CITIES, A WORLD OF CONNECTION

Expected completion date of the NEW Hurontario LRT 2022

Proposed LRT subject to Government approval and construction. Artist's Concept.



18 km

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



5 min

drive to extensive highway networks
hwy ON-403
hwy ON-401
hwy ON-410

50%

faster public commute time with the new LRT



10 min

drive to Pearson International Airport

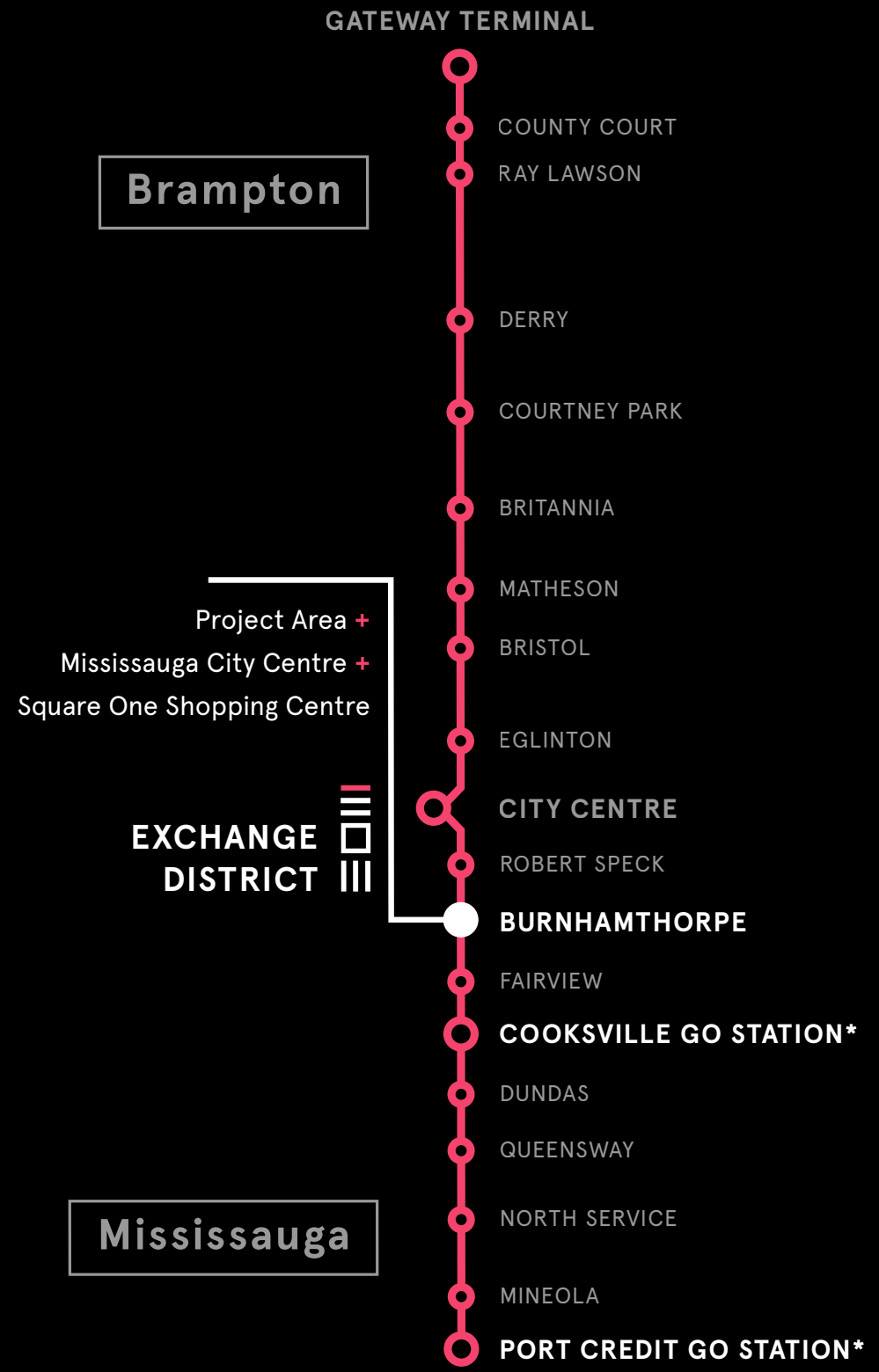
19

LRT stops connecting 2 cities



20 min

to downtown Toronto



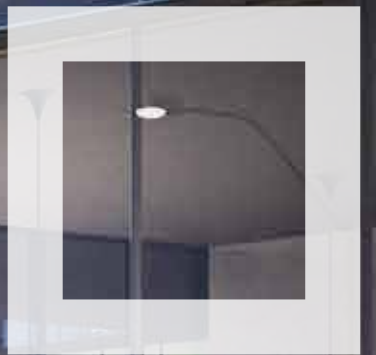
*DIRECT ACCESS TO UNION STATION
DOWNTOWN TORONTO



161 CITY CENTRE DRIVE

161 CITY CENTRE DRIVE

161 CITY CENTRE DRIVE



161 CITY CENTRE DRIVE

161 CITY CENTRE DRIVE

161 CITY CENTRE DRIVE

161 CITY CENTRE DRIVE

161 CITY CENTRE DRIVE

Downtown Mississauga is a vibrant urban destination with a wide array of 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

PARKS

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

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

GROCERY

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

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

HOSPITALS

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

HIGHWAY ACCESS

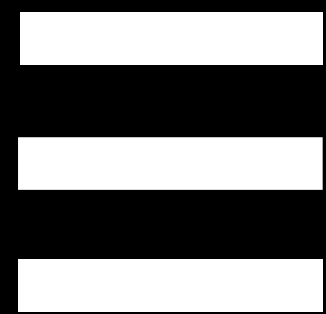
- 5 min (3.4 km) to hwy ON-403
- 14 min (34.6 km) to hwy ON-401
- 16 min (27.5 km) to hwy ON-410



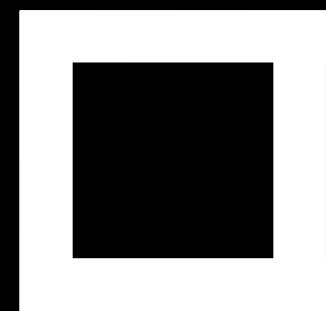
Project Area Map

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

Proposed LRT subject to Government approval and construction. Artist's Concept



60
storeys



600
residential units



20,000+
square feet of
amenity space

E X 1









FOUR
004 / EX1

Exchange District's EX1 Tower is a striking black and white metal and glass structure with angular architectural volumes and a composition of rectangular blocks that dramatically alternate every 6 floors. The form itself has a simplicity to it that will become an iconic landmark on the Mississauga skyline.






"With Exchange District, in a sense, we have provided a dancing partner for the Marilyn to complement her. Whereas she is feminine and curvaceous, we thought we should provide an angular and masculine Fred Astaire, if you will, to complete the dance."

Sol Wassermuhl
Principal, IBI Group Architects

EX1 LIFESTYLE AMENITIES

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

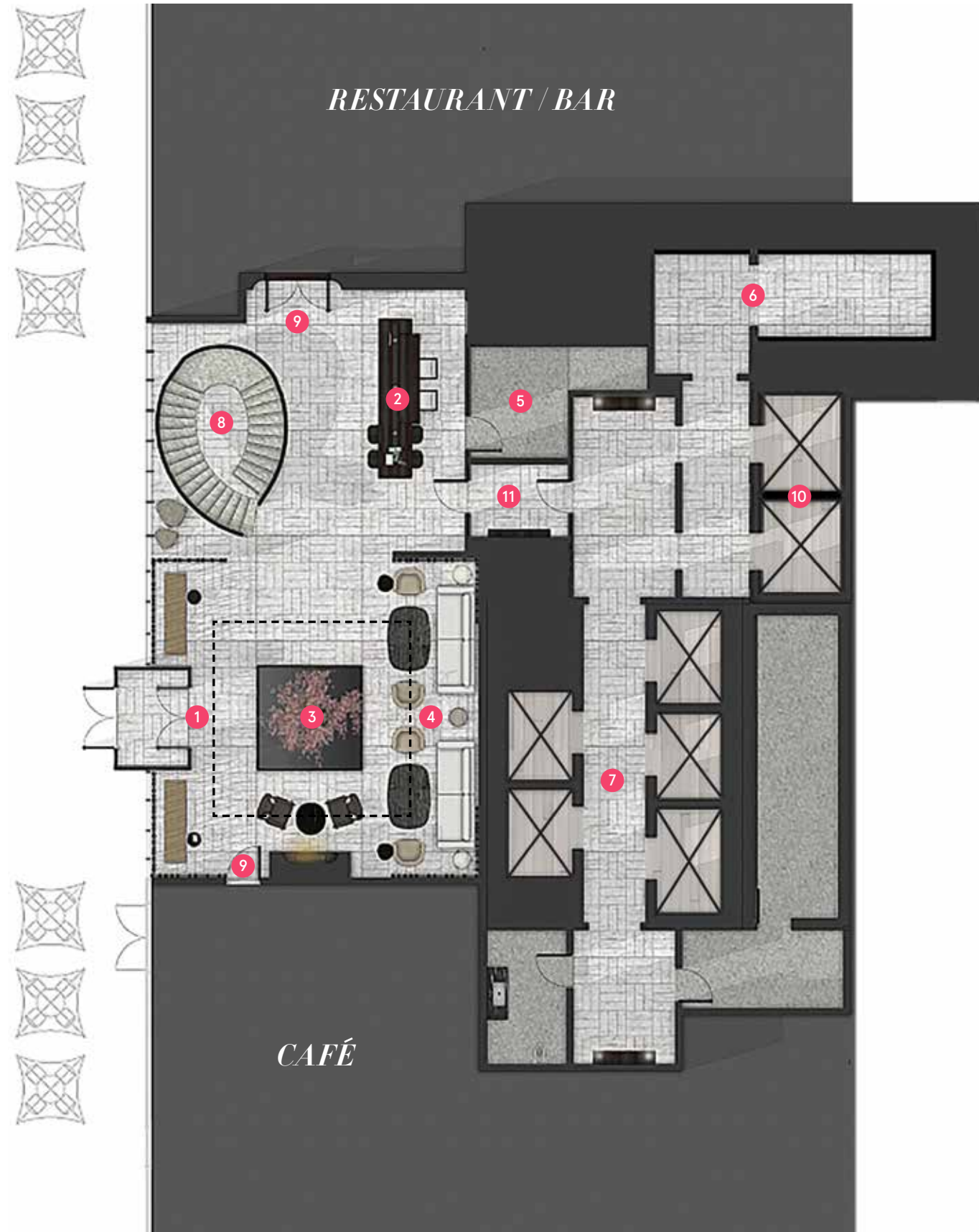
EXCHANGE DISTRICT
PROPOSED RETAIL AMENITIES

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



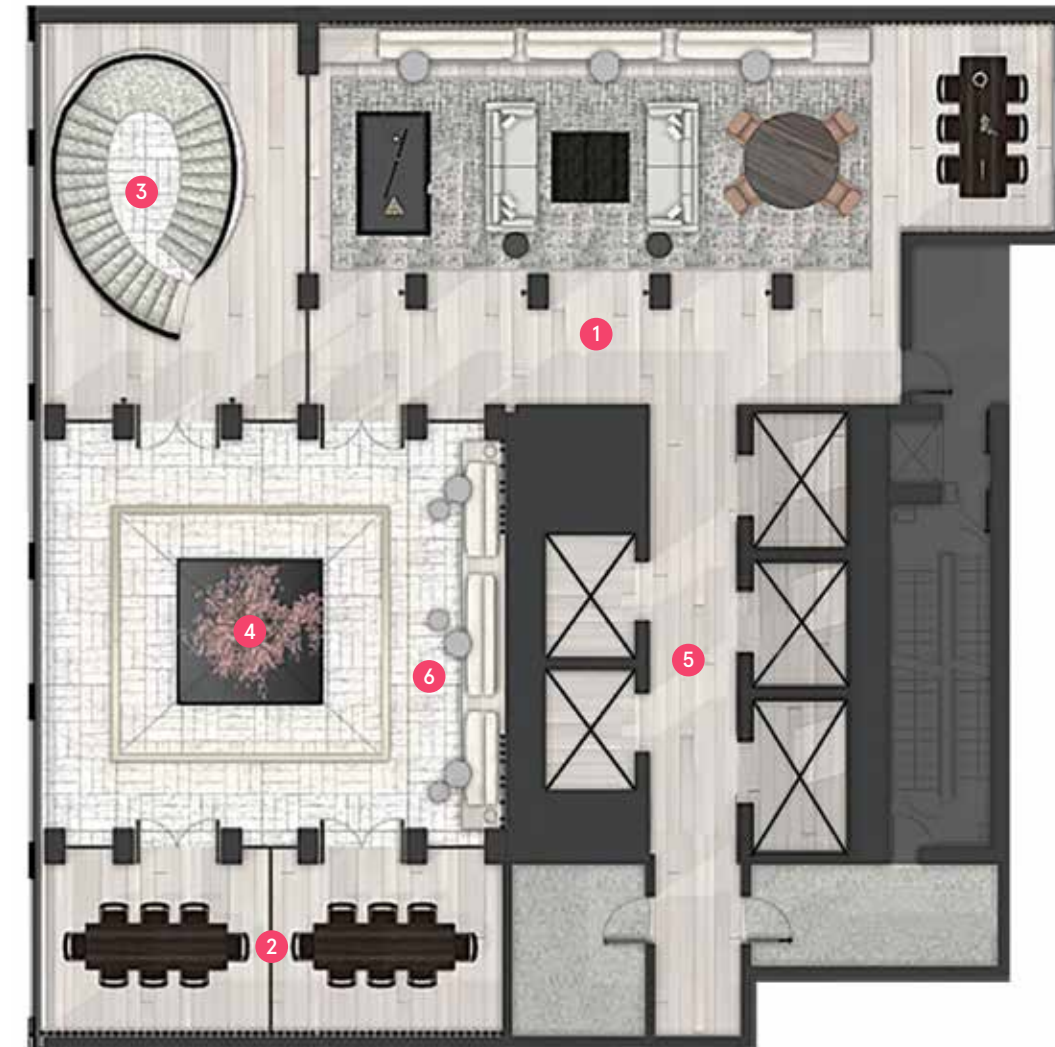
Artist's Concept

Lobby



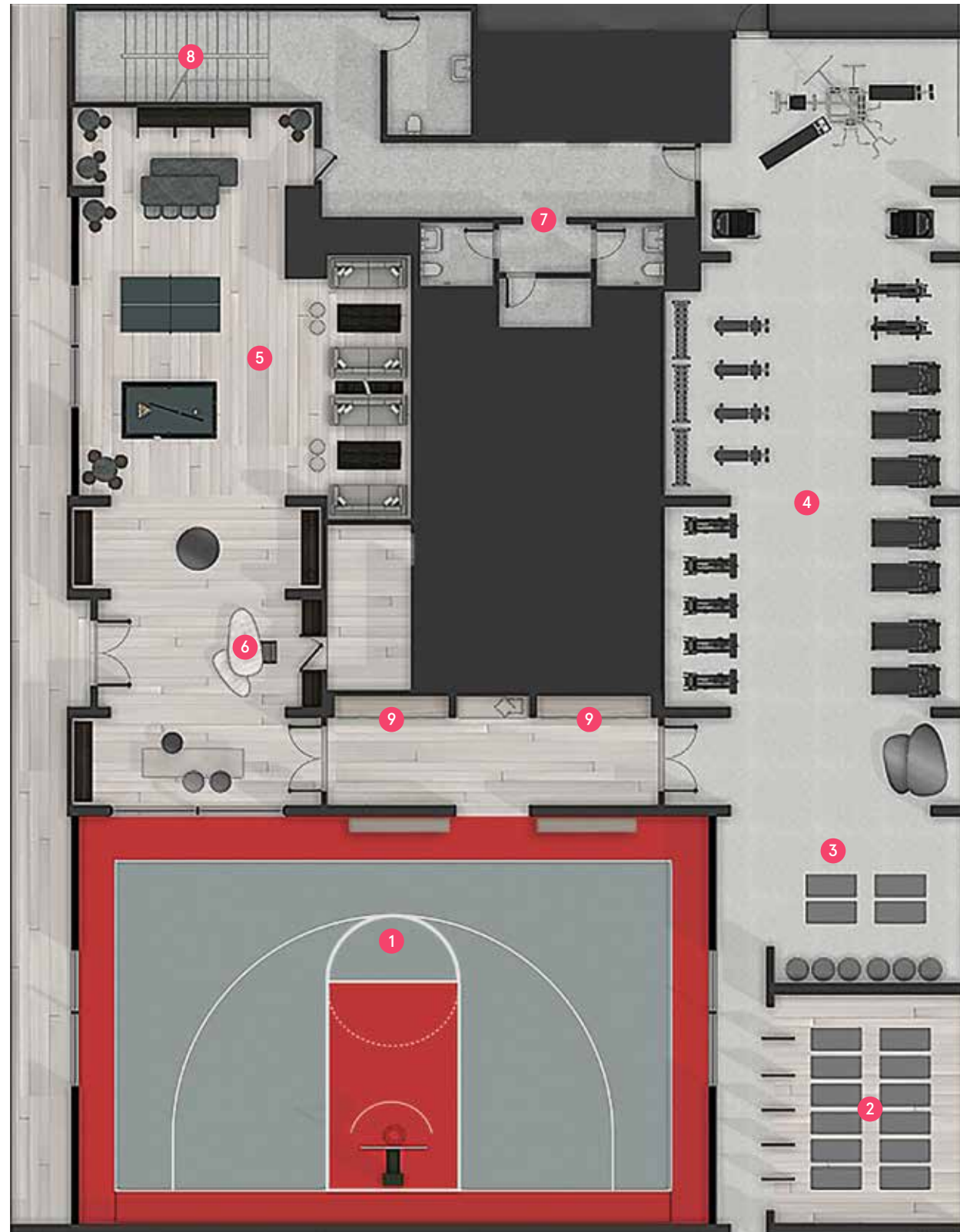
GROUND FLOOR

- 01. Lobby Entrance
- 02. 24-hour concierge
- 03. Double height ceiling with art installation
- 04. Lobby Seating Area
- 05. Parcel room & cold storage (for fresh produce)
- 06. Mail room
- 07. 5 high-speed elevators with custom designed cabs
- 08. Feature staircase
- 09. Access to proposed café & restaurant/bar
- 10. Parking level convenience elevators
- 11. Resident entrance



MEZZANINE

- 01. Multi-purpose lounge and co-working space
- 02. Executive boardrooms
- 03. Feature staircase with access to lobby
- 04. Art installation
- 05. 5 high-speed elevators with custom designed cabs
- 06. Communal seating space



LOWER AMENITIES

- 01. Basketball half-court
- 02. Yoga studio
- 03. Stretch area
- 04. Fitness centre
- 05. Multi-use games room
- 06. Amenities coordinator station
- 07. Bathrooms
- 08. Convenience access to upper level amenities
- 09. Day lockers



UPPER AMENITIES

- 01. Indoor pool with whirlpool spa
- 02. Steam room
- 03. Outdoor sun deck
- 04. His/her change rooms with day lockers
- 05. Convenience access stairs

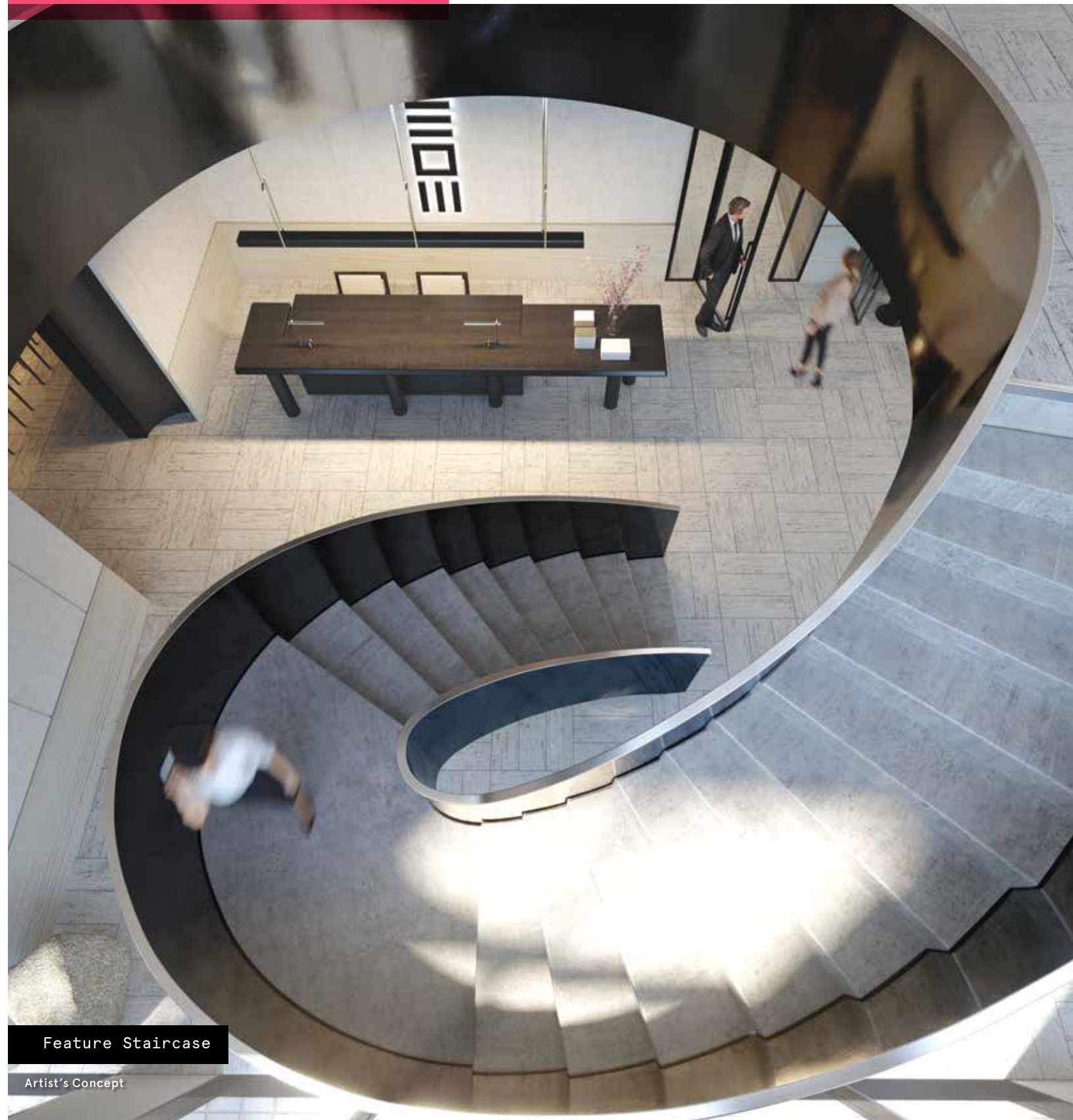


Artist's Concept

ROOFTOP TERRACE

- 1. Barbeques and seating area
- 2. Communal dining area
- 3. Outdoor movie projector screen
- 4. Programmable seating area
- 5. Lounge area with decorative trellis
- 6. Fireplace





Feature Staircase

Artist's Concept



Artist's Concept

Lobby With 24-hour Concierge



“The form itself has a simplicity to it that we feel will become quite iconic on the Mississauga skyline and create expansive sky gardens, which is going to be something amazing to live in.”

Henry Burstyn
Principal, IBI Group Architects



Indoor Pool

Artist's Concept



EXCHANGE YOUR HORIZONS

SIX
006 / VIEWS

When you live at the Exchange District, waking up to spectacular views of the ever-evolving Mississauga city skyline, relishing the sunset from the tranquility of your private balcony or enjoying stunning landscapes in every direction will become a part of your everyday.

**experience your own
private urban retreat**

Suites at EX1 have been thoughtfully designed to maximize space with carefully selected features to complement your lifestyle. With state-of-the-art finishes, sleek layouts, modern kitchen and bathrooms, and an abundance of natural light, enjoy urban inspired sophistication and innovative details.



Artist's Concept

Interior Suite

The Exchange District team has partnered with international leading brands to bring state-of-the-art finishes and features to EX1

LATCH

Latch is an innovative smart access system that brings seamless access to every door in a modern building. With Latch, you can open and manage doors in a condominium building—all from the security and convenience of your smartphone. A fully integrated system of both hardware and software, Latch is expanding smart access through thoughtful and intuitive designs made for modern living. In buildings utilizing the Latch system, residents can open doors with convenient and flexible credentials, and share access confidently and securely with trusted visitors when they are away, by smartphone, doorcode, or keycard.



Trevisana Kitchens & Interiors perfects the essential features that are synonymous to the superiority of Italian design and artisan manufacturing. The Trevisana story began nearly half a century ago in Italy's northern province of Treviso. Today Trevisana Kitchens & Interiors proudly bring Italian quality made cabinets into Canadian homes, maintaining their core values of unsurpassed quality Italian workmanship.

KOHLER

Since 1873, Kohler has been improving the level of gracious living by providing exceptional products and services for customers' homes and lifestyles. Kohler believes better business and a better world go hand-in-hand. Whether through beautiful kitchen and bath products, innovative engines and generators, memorable hospitality offerings or developing clean water, sanitation, and community development solutions around the world. To put it simply, Kohler strives to enhance the quality of life for current and future generations through design, craftsmanship and innovation, and is fueled by the passion of more than 36,000 associates worldwide.

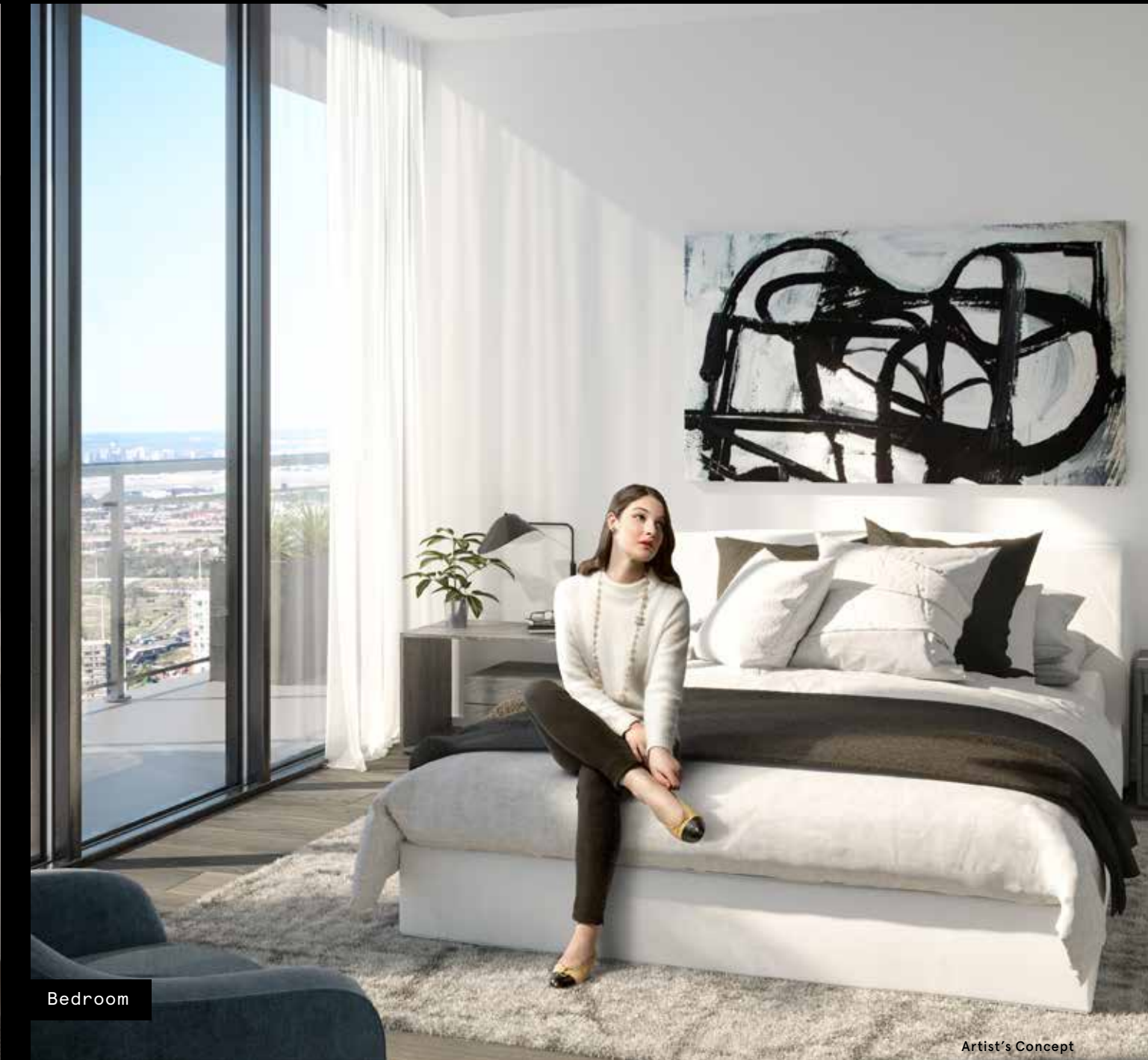
FULGOR MILANO

Fulgor Milano's signature technology provides professional tools for your kitchen to help you achieve chef-worthy recipes. Offered as a creative concept and design in the world of cooking, Fulgor Milano promotes the Italian spirit of excellence around the world. Their use of modern equipment and machinery combined with lean production methods and dedicated human resources promotes a high level of quality and flexibility, providing the opportunity to transform the kitchen into a modern, innovative, friendly, comfortable, safe, ergonomic and stylish space.



Bathroom

Artist's Concept

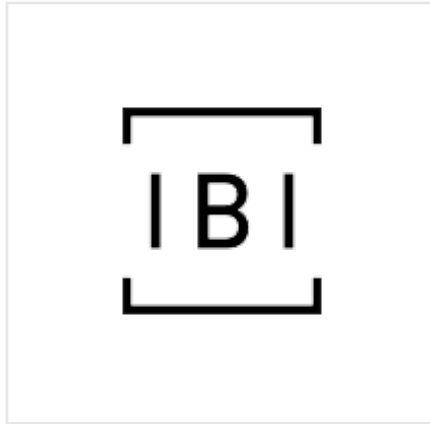


Bedroom

Artist's Concept

“We’ve looked worldwide to round out the group of consultants that have designed the Exchange District to bring our vision to fruition... creating a vibrant urban district that’s a destination to the larger community but home to a lucky few.”

Joseph Feldman
Director of Development, 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 Carlton, 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.



Building Excellence for 40+ years

Camrost Felcorp has established its place as one of the foremost names in the development industry since 1976 by consistently leading the way in creating landmark condominiums, and 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 pre-eminent address, and a timeless style that is ahead of the industry.

With an impressive portfolio that includes over 60 buildings, with 10,000 residences and more than 2 million square feet of office and retail space, Camrost Felcorp continues to complete substantial high-rise projects in Toronto and throughout the GTA.

Camrost.com

40+
years of experience

60+
buildings

10,000+
residences

\$2 Billion
currently under
development



the**exchangedistrict**.com



Building Excellence