

EX 2



expect more



EXPERIENCE THE FUTURE OF DOWNTOWN MISSISSAUGA

Master-Planned Community

Artist's Concept



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

ONE

001 / LOCATION / PG 05

TWO

002 / EX2 / PG 13

THREE

003 / AMENITIES / PG 17

FOUR

004 / SUITE FEATURES / PG 29

FIVE

005 / VIEWS / PG 33

SIX

006 / THE DEVELOPER / PG 35

SEVEN

007 / TEAM / PG 37



Pedestrian Piazza

Artist's Concept



“

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



City Centre Drive

Artist's Concept



151 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

The 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





*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.



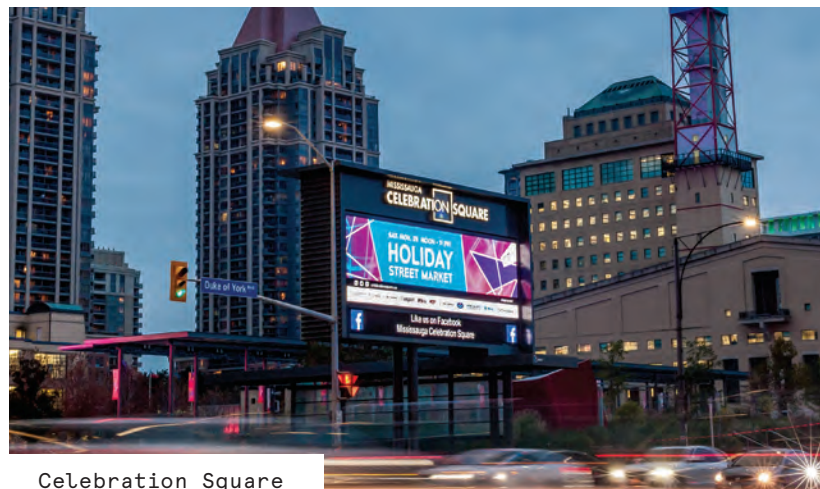
Sheridan College



Cineplex Cinemas



Living Arts Centre



Celebration Square



Mississauga City Hall and Library



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 covered 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.*



SQUARE ONE

3

*ONE LINE,
TWO CITIES,
A WORLD OF
CONNECTION*


Expected completion of the NEW Hurontario LRT is 2022



Exchange District Rapid Transit

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

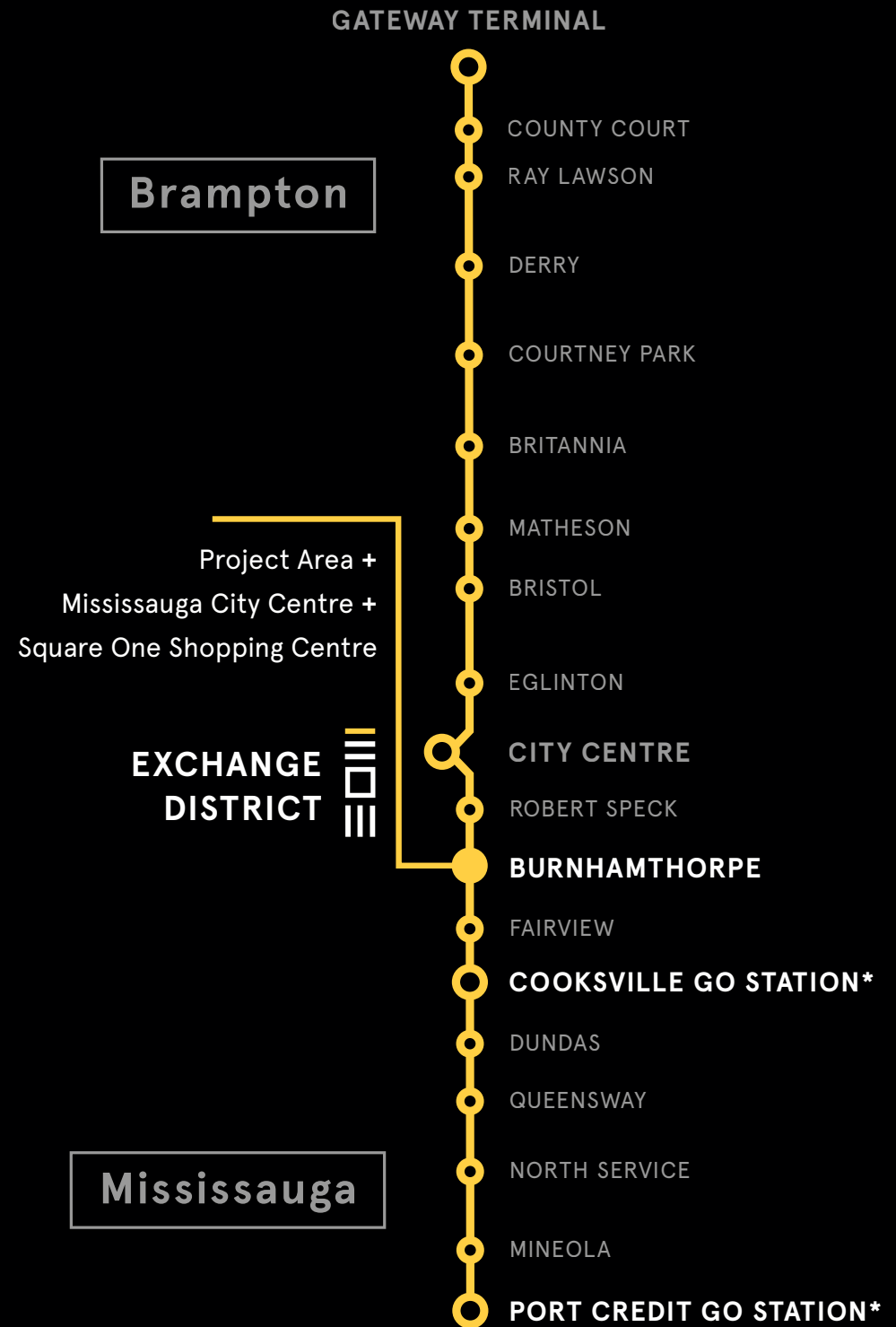
 **5 min**
drive to extensive
highway networks
hwy ON-403
hwy ON-401
hwy ON-410

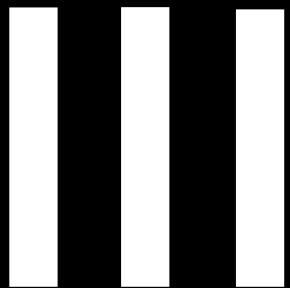
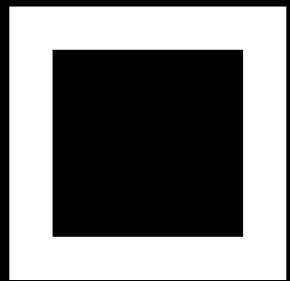
 **50%**
faster public commute
time with the new LRT

 **10 min**
drive to Pearson
International Airport

 **19**
LRT stops
connecting 2 cities

 **20 min**
to downtown Toronto





EX 2

40+2

storeys

395

residential units

10,000+

square feet of
lifestyle amenities





EX2 TOWER

Artist's Concept

*EXTRAORDINARY
LIVING THAT
EXCEEDS
EXPECTATIONS*
















Welcome to **EX2**, the Exchange District's exclusive boutique-inspired residence.

Experience easy living with a world of amenities at your door. Following the overwhelming success of EX1, Exchange District's EX2 condominium will offer a more boutique-inspired lifestyle catered to the most discerning residences. Home to exclusive amenities, stylish interiors, and every day conveniences, this is your sanctuary among the vibrancy of the larger Exchange District master-planned community.





ROOFTOP SKY RESTAURANT • SKY FITNESS GYMNASIUM • 360° SKY TRACK •
BOUTIQUE-STYLE HOTEL-INSPIRED AMENITIES • CURATED FINISHES •
MASTER-PLANNED URBAN DESTINATION • GROUND FLOOR DIRECT ACCESS TO GROCERY
STORE • SHOPPING & DINING • PARKS & PUBLIC SPACES • NEW RETAIL • ADJACENT
TO SQUARE ONE SHOPPING CENTRE • NEW LRT RAPID TRANSIT • AND MORE

Carefully curated lifestyle amenities make life at EX2 an exciting hub of activity that caters to your every expression of desire.

EX2 Lifestyle Amenities

-  Ground Floor Double Height Lobby
-  Ground Floor Lobby Lounge
-  Ground Floor Grocery Store with Direct Lobby Access
-  Outdoor Lounge with BBQs and Seating
-  Rooftop Sky Restaurant
-  Sky Gymnasium and 360° Sky Running Track
-  Co-working Space with Boardroom
-  Private Social Gathering Room with Exclusive Outdoor Space
-  Games Room and Lounge
-  Resident Wine Storage
-  Private Dining Room

Additional Offerings

-  24/7 Concierge
-  Cold Storage Room (for Food Delivery)
-  Spacious Parcel Room
-  4 High-Speed Elevators with Custom-Designed Cabs





“

EX2 is lifestyle-driven and more intimate. This is a great segue into what we are passionate about right now, and what the world at large is passionate about, which is a more authentic way of experiencing your environment.

Corrine Huard

Principal Designer, Joven Huard Inc.

”

EX2

ELEVATOR

Lobby, Concierge Desk
and Resident Access

Artist's Concept

“

We decided to use a beautiful, curvaceous rock sculpture in the middle of the lobby. That centre planning – being able to see that sculpture from the exterior and as you walk in – creates a hub and a sense of community for the residents of EX2.

”

Sally Pollock

Interior Designer, Joven Huard Inc.





EX2

Lobby

Artist's Concept

“

We're very proud of what EX2 brings to the Exchange District and to Mississauga as a whole. Designed for discerning residents seeking the conveniences of connectivity, we've introduced exclusive features to create an amazing lifestyle-focused residence, which is certain to be the gem of the Exchange District.

”

Joseph Feldman

Director of Development, Camrost Felcorp



EX2 residents will have exclusive access to a state-of-the-art Sky Gymnasium to experience the sun rise or set with breathtaking views of the Mississauga City skyline. Enjoy a run or brisk walk on EX2's unique 360° Sky Track overlooking the clouds and all of Mississauga.



The incredible Sky Restaurant will be a destination for many, but for you, a quick call for a pick-up means a gourmet meal without the prep time, mess, or commute.



An on-site grocery store with grab and go food offers convenient direct access from the EX2 lobby and perfectly complement the ease of everyday.





Rooftop Sky Restaurant

Artist's Concept



Rooftop Sky Restaurant

Artist's Concept



“

EX2 is the aesthetics of the development with a twist. We've introduced a rooftop restaurant with an outdoor patio and lounge. We've created a sky gymnasium at the top of the building, with a running track and 360° views of the city.

”

Henry Burstyn

Principal, IBI Group Architects



Coworking Space

Artist's Concept



Sky Gymnasium

Artist's Concept



Grocery Store

SELF-CHECKOUT

PRODUCE

Direct Access Ground Floor Grocery Store



FOUR

004 / SUITE FEATURES

exceptional suites

Suites at EX2 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.





Interior Suite

Artist's Concept

EXPECT EVERYDAY *LUXURIES*

International leading brands bring coveted features to EX2 suites, including:

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.

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.



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.

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.





Bedroom
Artist's Concept

EXTRAORDINARY HORIZONS A



VARIOUS VIEWS

FIVE
005 / VIEWS

EX2 presents spectacular views of the ever-evolving, expansive Mississauga City skyline. Enjoy the sunrise from the privacy of your balcony or gather with friends for a spectacular rooftop sunset over a beverage or two. Mississauga is magnificent from this vantage point, where each day exceeds expectations in every way.



Current Mississauga Skyline



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 70 buildings, with 13,000 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

70+
buildings

13,000+
residences

\$2 Billion
currently under
development





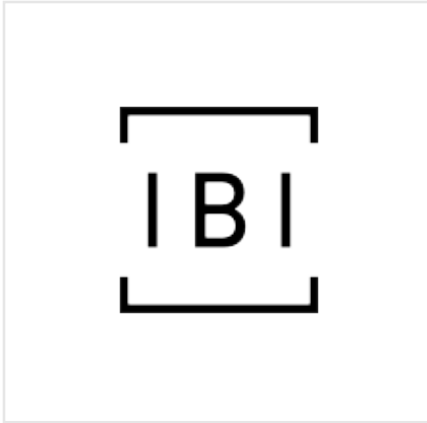
“

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.

theexchangedistrict.com



Building Excellence