

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.

Timeless Design

Exacting Standards

Great design is the difference between a space that feels right and one that provides no connection. It is the single most important factor in how we feel about our home; it determines how we live our lives, how we interact with our loved ones, and how we rejuvenate.



The Art of New

86 Dundas East

Artform is an emblem of style, design and poise. A graceful denial of conformity. It acknowledges that art leads any great revival, forcing us to look to the future for inspiration. Artform's 17 storeys of bold, creative flair intersect with thoughtful, clean aesthetics to create the perfect marriage of art and design. Brick, metal, stone and glass come together in an architectural masterpiece of geometry and creativity. Spearheading the revitalization of an historic area, Artform is set to become the new mark of exceptional design south of Square One. It is a vision of how we will live in the future.



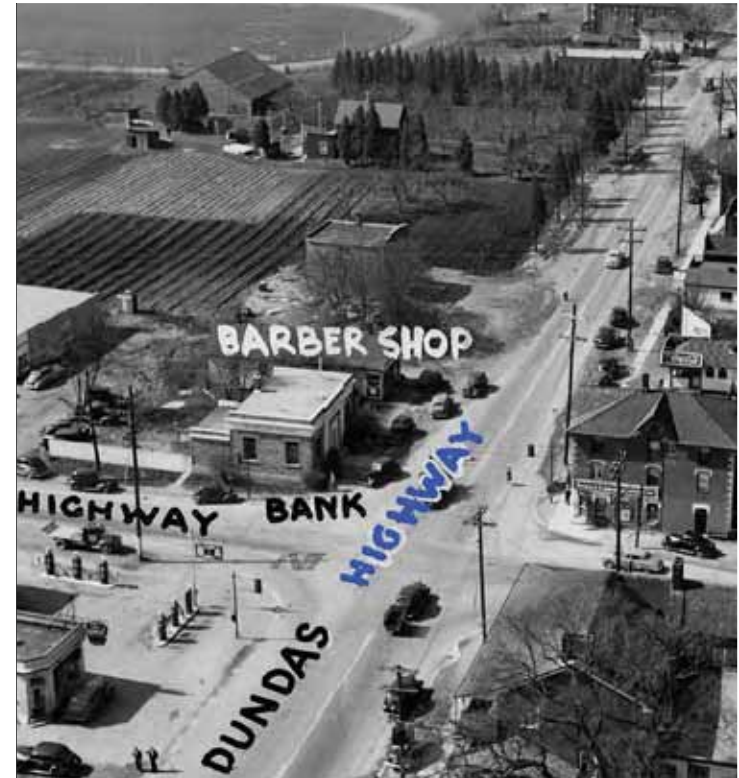




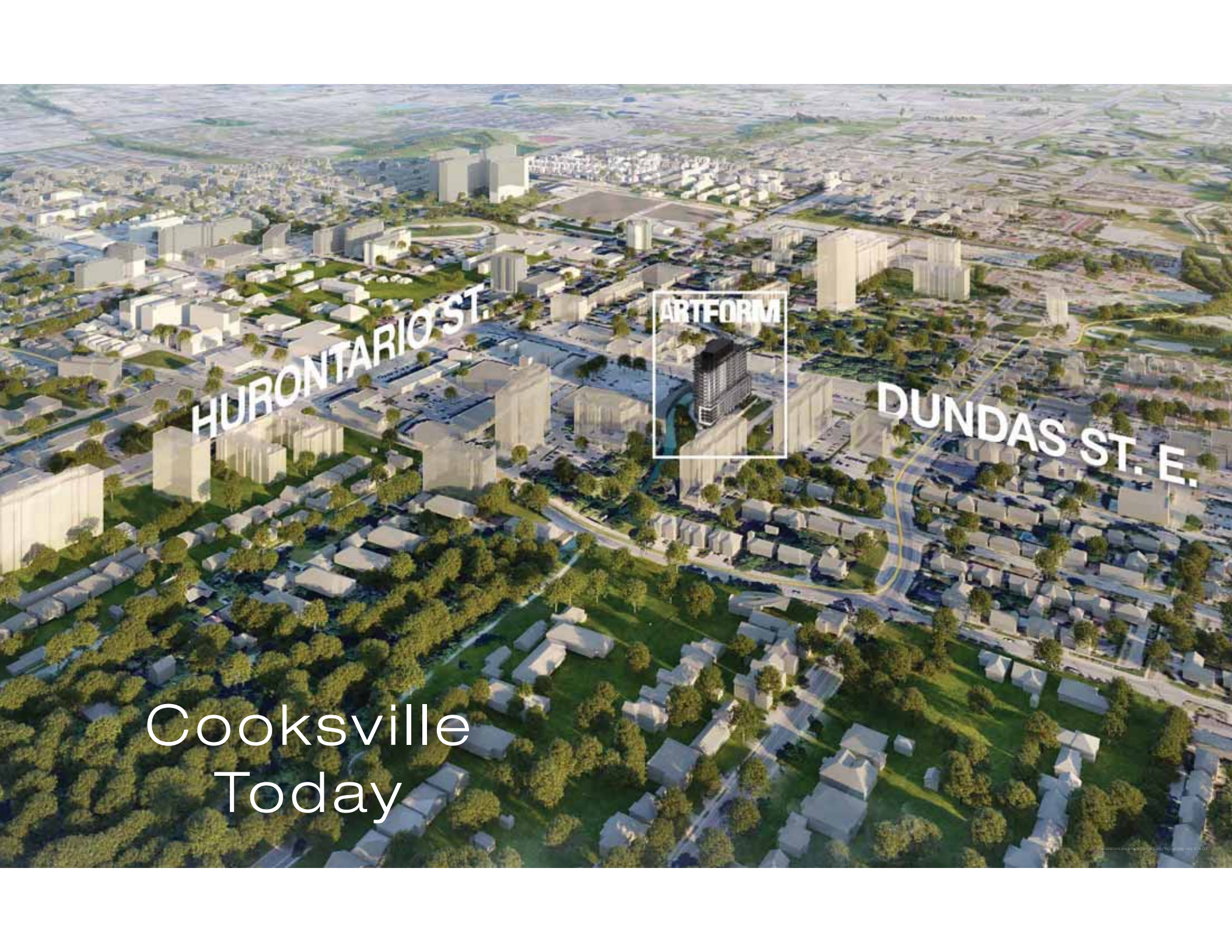
The Art of Change

From 1798 to Present

Time travel back to 1798 to the intersection of Dundas and Hurontario, and you'll be standing before a busy stage coach stop on an important transportation artery. The town of Cooksville grew up around this hub, becoming a centre of intense entrepreneurial and political activity. Since the 1800s, Cooksville has remade itself over and over again, and is now a diverse, mixed-use neighbourhood of apartment buildings, low-rise businesses, comfortable houses on tree-lined streets, parks and schools, all enviably close to downtown Mississauga.



COOKSVILLE PAST

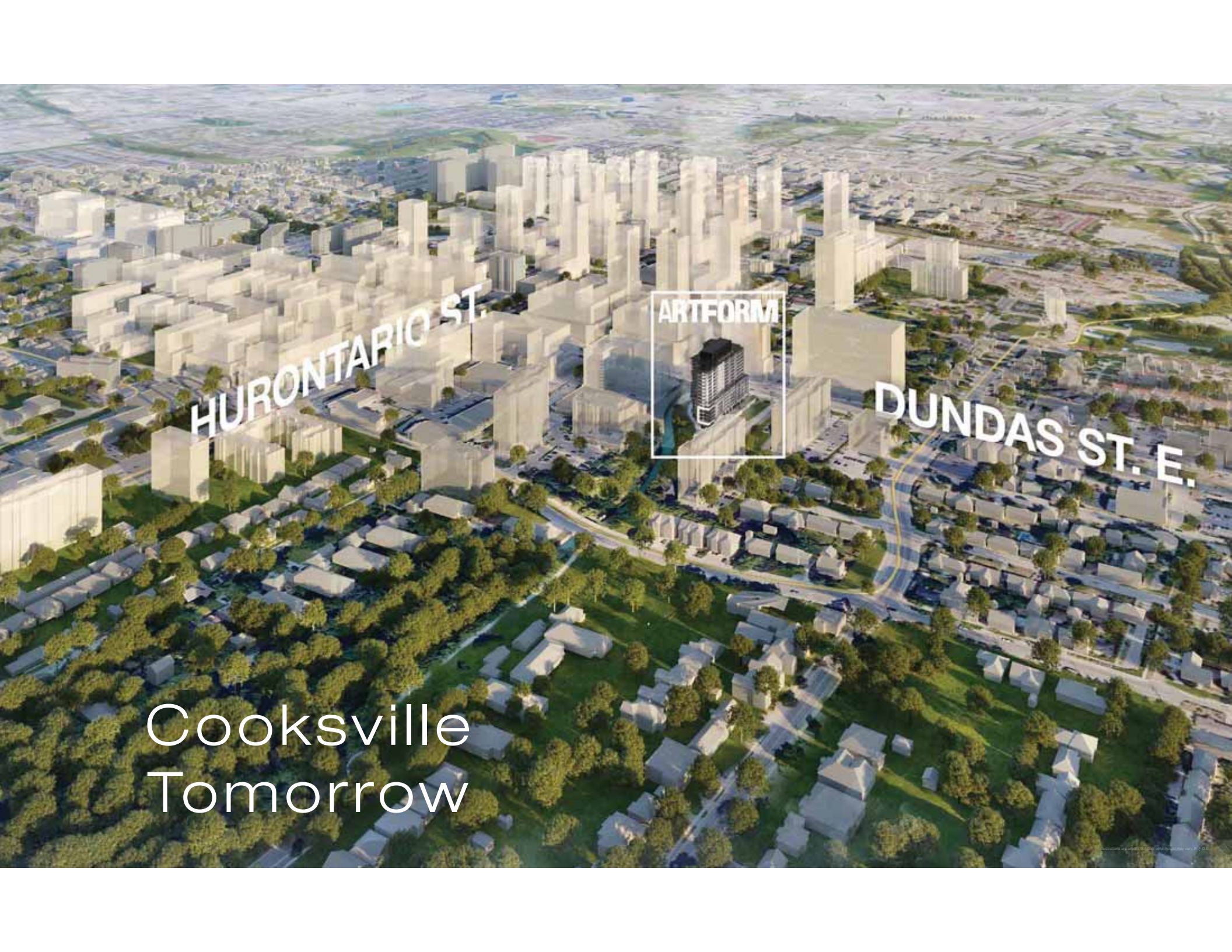


HURONTARIO ST.

ARTFORM

DUNDAS ST. E.

Cooksville
Today



HURONTARIO ST.

ARTFORM

DUNDAS ST. E.

Cooksville
Tomorrow

Movement of the People



With the Dundas corridor set to grow by 52,000 new residents and 9,600 jobs, public transit is ramping up to meet the increased demand. The new Hurontario Light Rapid Transit (LRT) line is now under construction by Metrolinx. Commuters will be able to connect directly to the GO system via the Cooksville GO station. As well, the Bus Rapid Transit (BRT) will provide direct connection to TTC subway stations, running along dedicated transit lanes. BRT service will be frequent, with the next bus coming in three minute intervals.

Dundas Connects

Cooksville is set for major change and revitalization through the extraordinary Dundas Connects project. This master plan will beautify the Dundas corridor, transforming it into a vibrant, dynamic street that nourishes a growing population and encourages a healthy lifestyle. Anchored by new medium and low-density residential buildings that incorporate lively and unique retail options at ground level, Dundas will flourish with more of what makes a city enticing for residents: More parks, green spaces, and public art to enjoy; more cycling lanes, crosswalks and wide sidewalks for safer transportation; better public transit; and even a new state-of-the-art Community Hub for every kind of gathering.



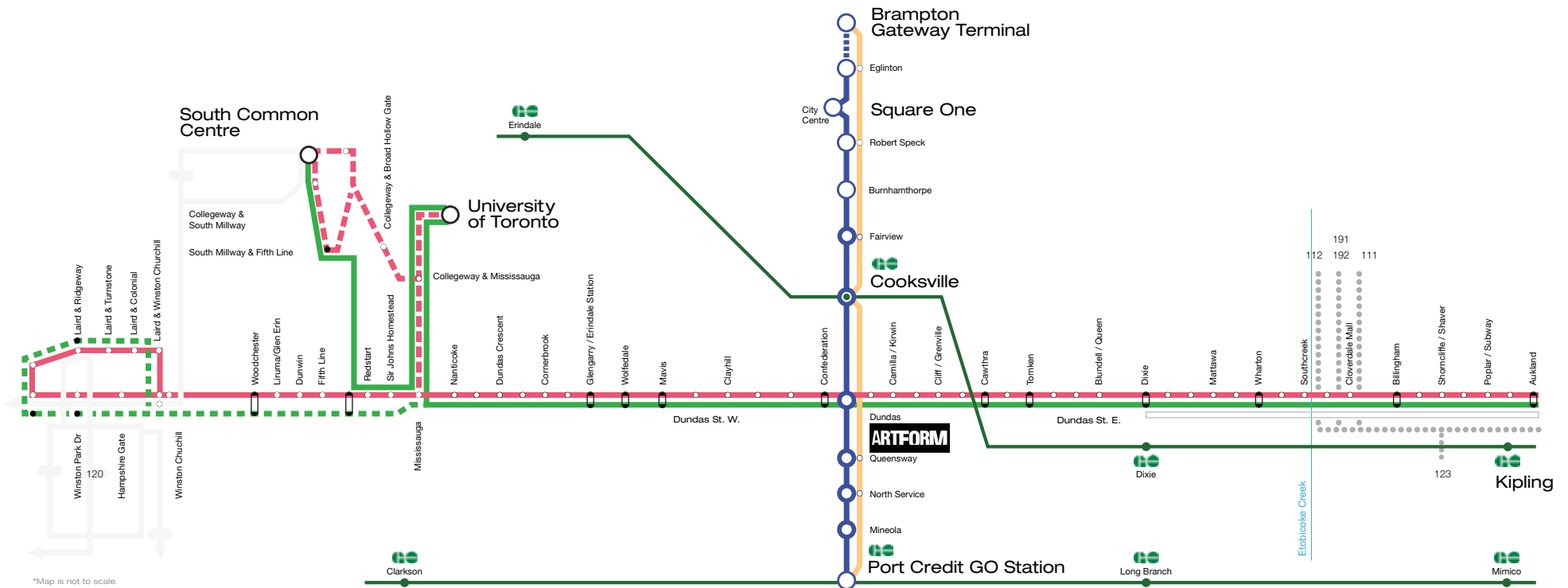
The New Hurontario LRT

Cooksville's status as a transportation hub will be enhanced by the new 18 km Hurontario Light Rapid Transit (LRT) line, now under construction. With 19 stops, it will connect to the existing Cooksville GO Station – only one stop away from Artform – and enable access to the entire GTA. Artform is only 300 metres from the future Dundas LRT stop, and a quick five stops from Square One.



The Dundas Connects Future Transit

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.



Excitement Lives Here

Arts & Culture



Connected to Dundas by a short trip on the upcoming LRT, Mississauga City Centre is an entire universe of shopping, eating, sports and entertainment alternatives. Shop your favourite stores and take a culinary tour at Square One, cheer top acts at Living Arts Centre, contemplate artwork at the Art Gallery of Mississauga, and mark special occasions at Celebration Square. For relaxation, catch Hollywood's best at Cineplex Cinemas, and then work off your energy at Playdium Amusement Centre. This is your downtown, and it's all there waiting for you.

The Art of Style

Style is like a language you learn over time. It takes keen observation, an open mind, and an obsession with detail. The most unique and intriguing styles arise from a foundation of simplicity and an artful attitude. Style, unlike fashion, never gets old — it continues to evolve. Artform. Bringing art and style to the area south of Square One.



Canada's Foremost Fashion,
Lifestyle, and Entertainment
Destination. Square One.



Bespoke Fashion



No matter what you need, the chances of finding it at Square One are high. With 330 shops and restaurants, this modern shopping centre has something to satisfy every taste. Apple, Club Monaco, Holt Renfrew, Links of London, Muji, Rudsak, Tiffany, Tory Burch, Uniqlo, and Whole Foods Market are just some of the top retailers that call this recently renovated and revitalized mall home.



1. DOR AT HOLT RENFREW 2. GUCCI AT HOLT RENFREW 3. PRADA AT HOLT RENFREW

The Ultimate Food District

At Square One



For food lovers, the new Food District offers an elevated shopping experience where you'll find local, handmade and high-quality items in an old-world-style food emporium. Enter a world where globally inspired culinary masters procure only the freshest ingredients and craft them into irresistibly flavourful creations. As for eats and entertainment, don't miss Canadian-inspired cuisine, virtual reality, video games, and live shows at the Rec Room.

1. THE FOOD DISTRICT ENTRANCE 2. CIAO



1. LA CARNITA 2. CHOCOLLATA GOURMET 3. TAO TEA LEAF 4. SWEET JESUS 5. PLANCHA

The Food District, Spanning 40,000 Square Feet, Offers An Outstanding Array Of Specialty Products As Well As A Space To Meet, Explore And Share The Love Of Food.





1. HALE COFFEE 2. ARVINDA'S 3. KINGSTON OLIVE OIL CO. 4. DAL MORO'S PASTA 5. PIER 87

Area Amenities



Sqr One Shopping Centre

- 1. One 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. Alici's 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, Activities & 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

Breathing Space



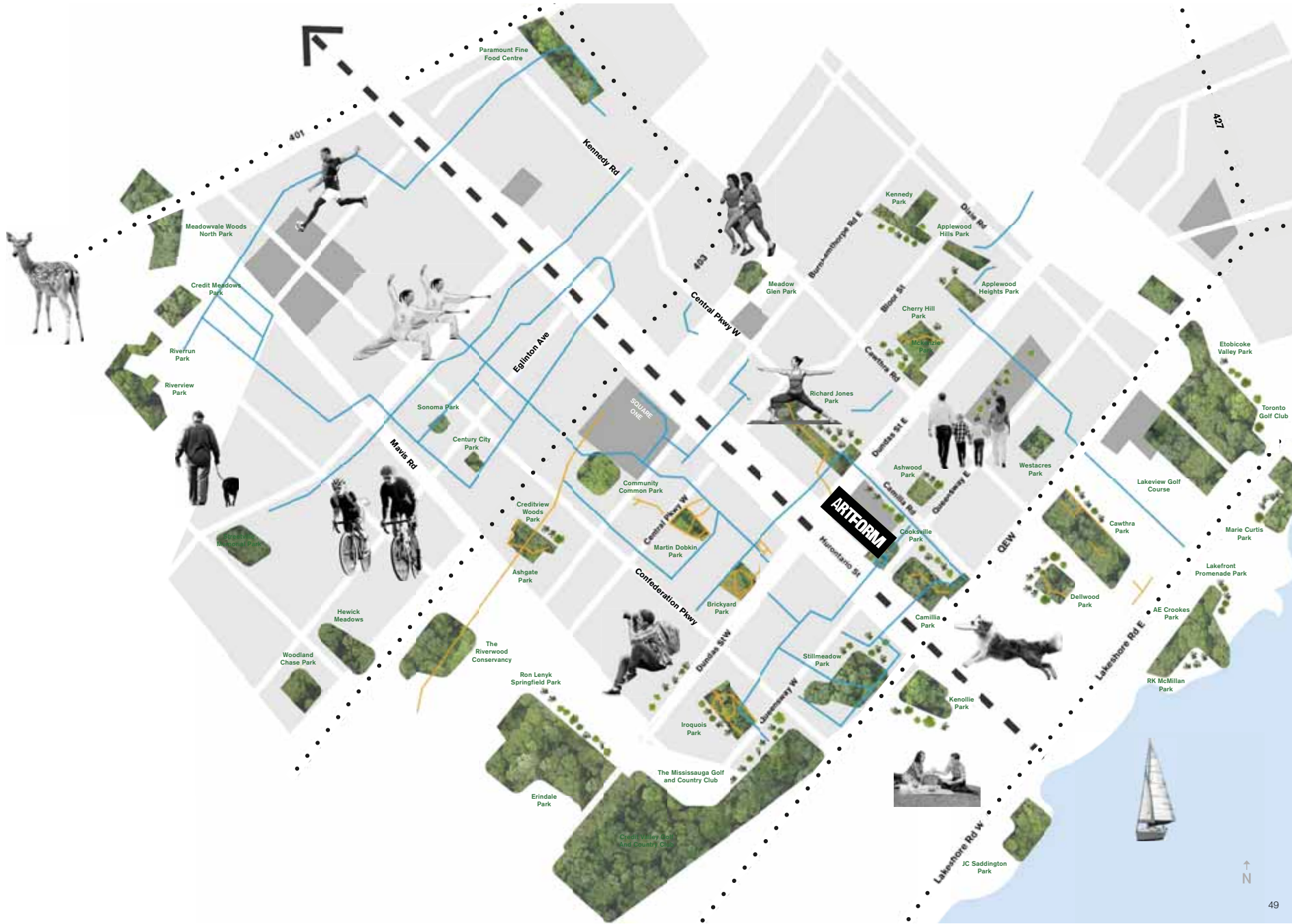
Staying true to its rural roots, Mississauga retains abundant green space, with more than 501 parks and 12 major trail systems. From Artform, it's easy to find serenity. Or simply take the dog for a walk in lush Cooksville Park, just a few steps from your door along a beautiful riverside trail.



1. RIVERWOOD CREDIT VALLEY CONSERVANCY 2. ERIN PARK RIVERWOOD TRAIL 3. MISSISSAUGA VALLEY PARK



ARTFORM VIEW FROM COOKSVILLE PARK



Learn Locally



Topping the list of convenient educational institutions near Artform are two of the best post-secondary schools in Canada: University of Toronto, a short commute east of Artform along Dundas St., and Sheridan College, right at Square One. For the younger set, there is a good variety of junior and senior grade schools in the area, as well as a range of Montessori schools.

1, 3. SHERIDAN COLLEGE HAZEL McCALLION CAMPUS 2, 4. UNIVERSITY OF TORONTO (MISSISSAUGA)

Easy Connections



Conveniently located steps from Dundas and Hurontario, Artform benefits from excellent connections to the entire GTA and beyond. Cooksville Go station is only a 14-minute walk or 4-minute drive from Artform. You can easily get downtown by car or Go Train in 30 minutes. Plus it's just a 15-minute drive to Pearson Airport.

Schools & Transit

Secondary Schools

1. TL Kennedy Secondary School
2. Bright Scholars Academy
3. Thornwood Public School
4. Clifton Public School
5. St. Catherine of Siena Elementary School
6. Floradale Public School
7. Corsair Public School
8. Queen Elizabeth Senior Public School
9. Port Credit Secondary School
10. Applewood Rainbow Montessori School
11. Chris Hadfield Public School
12. Cashmere Ave. Public School
13. Cooksville Creek Public School
14. Champlain Trail Public School
15. Edenrose Public School
16. Mineola Public School

Higher Education

17. Sheridan College HMC
18. Canadian Business College Mississauga
19. triOS College Business Technology Healthcare
20. CDI College
21. Collège Boréal
22. Citi College Of Canadian Careers
23. Anderson College of Health, Business and Technology
24. CIMT College
25. Thompson Career College
26. Academy of Learning College Mississauga
27. Mentor College
28. Bronte College
29. MLC COLLEGE
30. University of Toronto - UTM
31. Oxford College of Arts, Business, and Technology
32. Evergreen College
33. EPIC College of Technology
34. Lambton College

-  Hurontario LRT
-  Mississauga Transitway
-  103 Hurontario Express BRT
-  Go Train
-  1 Dundas
-  101 Dundas Express BRT
-  1C Dundas
-  101C Dundas Express BRT





AFO2

FLORAL ASCENSION
By V zarskaya

Digital Art, 2018.

EMBLEM

The Art of Living

At Artform

At Artform, you'll enjoy a wealth of modern, state-of-the-art amenities designed to foster a positive outlook on life. Extending your comfort zone from your suite, the co-working lounge, fitness centre, outdoor lounge, and party room offer places to recharge and socialize. Retail options at ground level make stocking up on necessities easy and convenient.



LOBBY

Artform is a registered trademark of Artform Inc. © 2017



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

PARTY ROOM



CO-WORKING LOUNGE

© 2023 The McGraw-Hill Companies. All rights reserved. Photo by [unreadable]



LEFT PAGE: OUTDOOR LOUNGE RIGHT PAGE: FITNESS CENTRE



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



LIVING ROOM

Illustration by artist's concept and actual may vary © K.O.P.



Illustrations are artist's concept only. Actual may vary. © A.C.C.



Illustrations are artist's concept only. Actual may vary. © A.C.C.

LEFT PAGE: SUITE KITCHEN RIGHT PAGE: SUITE BATHROOM

Features & 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

*Dimensions are listed in concept only. Actual may vary. E. & O.E.

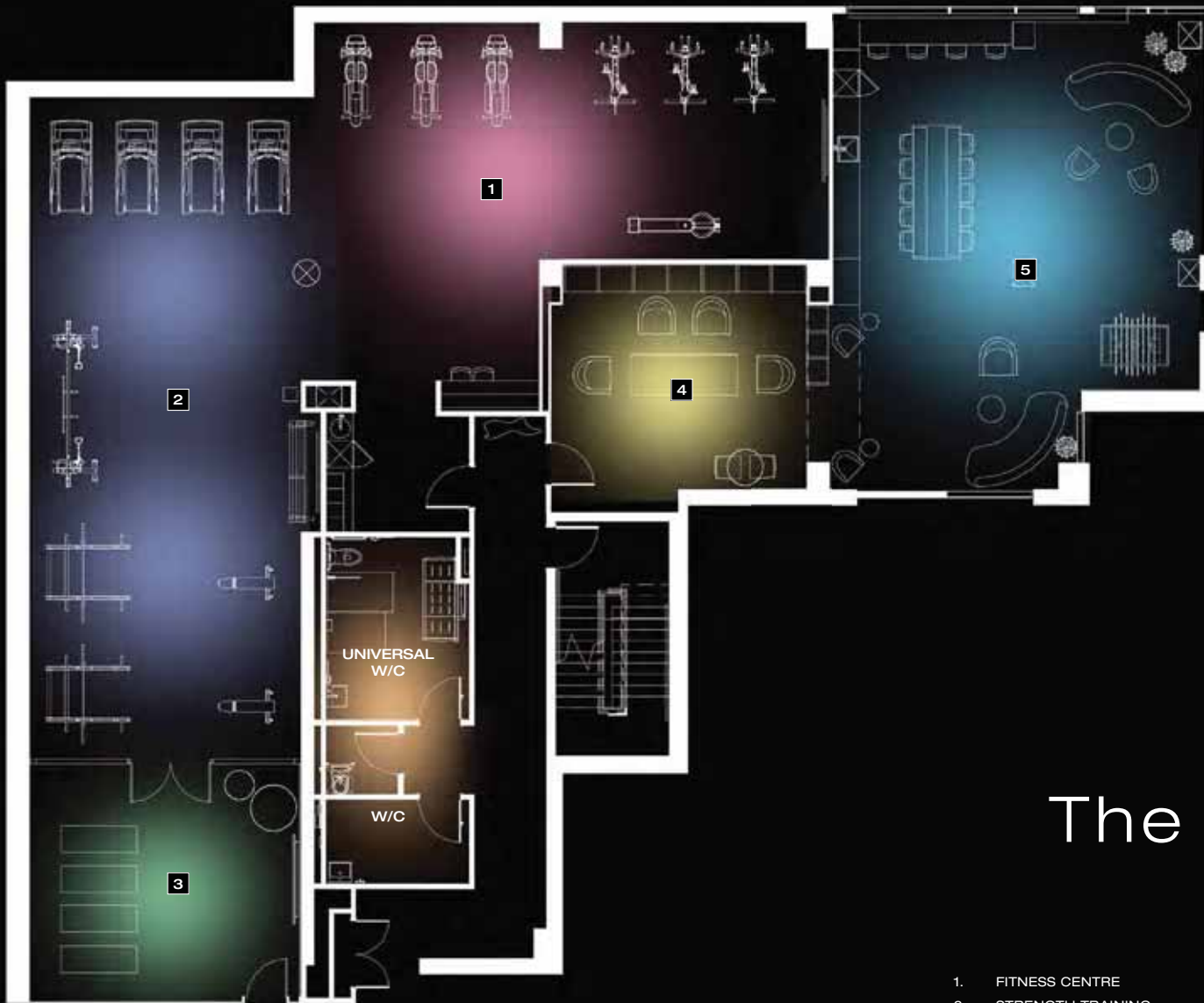
*Where applicable and as per plan. Natural products (i.e. granite, stone, wood and marble) subject to natural variations in colour and grain. Ceramic and porcelain tile and broadloom are subject to pattern, shade and colour variations. Colour, grain, texture and appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. All dimensions, if any, are approximate. Actual usable floor space may vary from the stated floor area, if so stated. Ceiling heights are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above. Where bulkheads or drop ceilings are required in kitchens, bathrooms, laundry rooms and closets, the height of the ceiling will be lower. Sizes and specifications subject to change without notice. E.&O.E. August 2020.



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 |



The Amenities

Second Floor

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



AF03

BALLOON DOG
By Jeff Koons
Art Sculpture, 1994-2000.

EMBLEM

STUDIO JCI

Founded on the desire to produce good work, Studio JCI test creative ideas and build buildings they are proud of. Studio JCI believe that they can instigate positive change and transformation by bringing design to areas where it is often ignored, and look for opportunities in every project to re-examine conventional solutions.



U31 is an award-winning interior architecture and design studio led by creative principals, Kelly Cray, Neil Jonsohn and financial principal, Nancy Dyson. The firm focuses on diverse commercial, residential and hospitality projects for clients across the globe, including luxury homes and large scale mixed-use developments. With over twenty years of industry experience, U31 continuously challenges convention, while seeking to satisfy clients' needs and rise above expectations.



Established in 1992, Seferian Design Group (SDG) advocates a holistic approach to landscape architecture and design. SDG is an award-winning landscape architectural firm based in Burlington, Ontario with experience in public and private sectors across Canada and the U.S. SDG approaches each project with a highly skilled and integrated team of Landscape Architects that foster a collaborative and energetic approach to design. Through fearless creativity, the team believes it is both the opportunity and responsibility of design to make communities come alive. Their work inspires community, creates place-making, improves lives, sparks relationships, fosters interaction with the environment, and creates unforgettable moments.



Milborne Real Estate Inc. has been responsible for the marketing and sales of over 725 developments worth \$30 billion. With more than 43 years of experience, Hunter Milborne is well-known for his entrepreneurial style, creative problem solving and innovative market penetration strategies. He has firmly established Milborne Real Estate as the dominant force in Canadian condominium marketing.

EMBLEM

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 of development value.

Believing exceptional design is the difference between a space that feels right and one that provides no connection, there is an unwavering commitment to obsess about the design of every space within an EMBLEM project from the inside to the outside. 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.

A handwritten signature in black ink, appearing to read 'Kash Pashootan'.

Kash Pashootan, CEO, EMBLEM

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. fdintelligence.com/article/74956 2. www7.mississauga.ca/documents/pb/opendata/2019/P_10_2019EmploymentProfileFinal.pdf 3. worldpopulationreview.com/countries/canada-population/cities/