

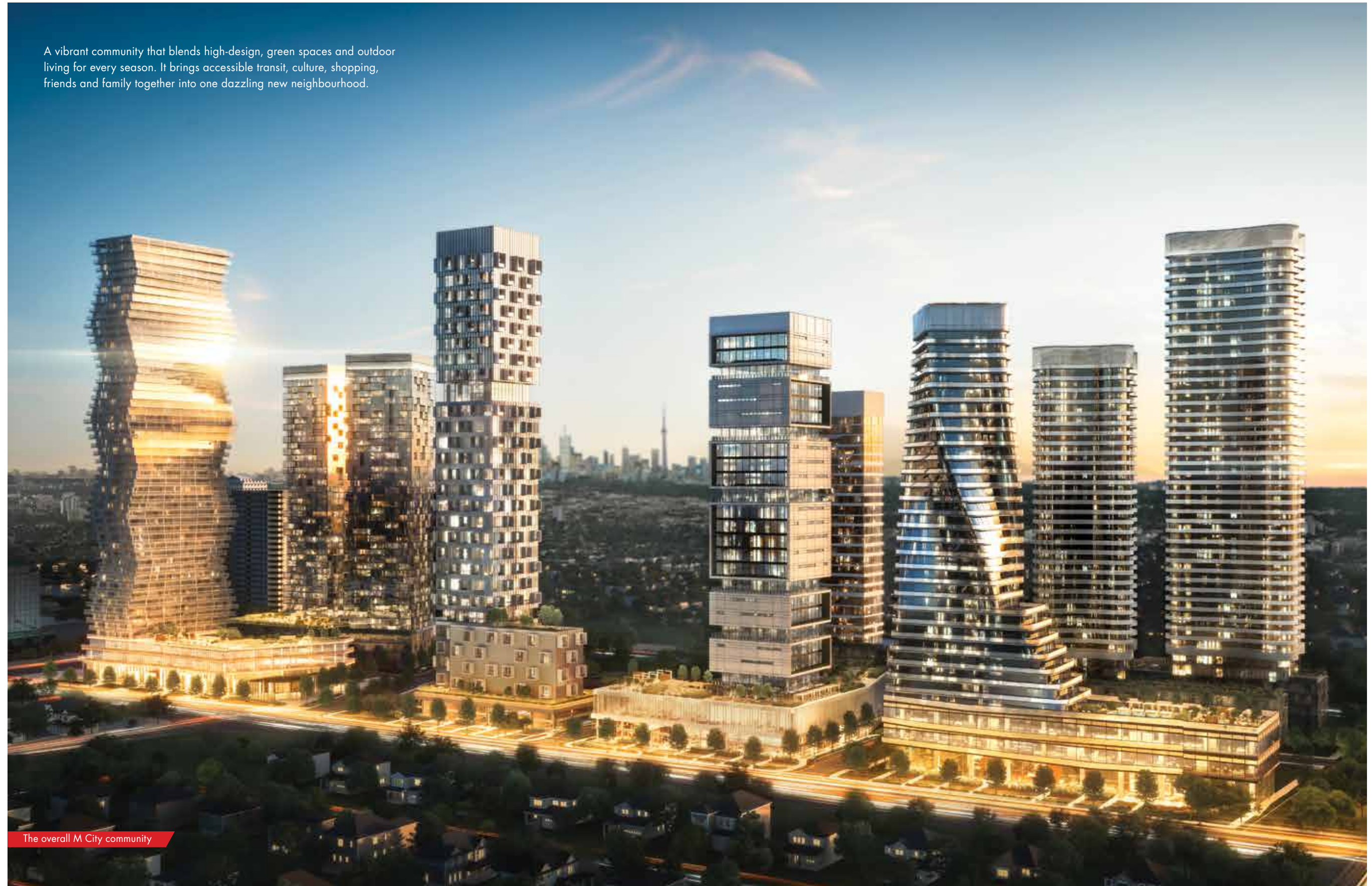
# DREAM.

If you're going to do it, do it big. Introducing M City. The biggest dream Mississauga has seen – a new community designed to bring people together. At M City, strangers turn into friends and neighbours turn into second family. A real community where you aren't just a part of something great, you feel a part of it too – a place where life, work and play intersect. It's a dream turned reality. [Welcome to M City.](#)

> MISSISSAUGA'S FUTURE STARTS HERE.



A vibrant community that blends high-design, green spaces and outdoor living for every season. It brings accessible transit, culture, shopping, friends and family together into one dazzling new neighbourhood.



The overall M City community

Illustration is artist's impression.



M City is a 9 tower, 15-acre, 4.3 million sq. ft. master-planned community. The site features fresh, expansive green space including over 2 acres of new parkland and a dedicated connection to the Mary Fix multi-use trail and John "Bud" Cleary Park. The new community is designed for pedestrians, with a generous tree-lined promenade and a range of retail shops and cafes at street level, and only minutes from transit options including the proposed LRT. The master plan was designed by internationally renowned urban planners Cooper Robertson from New York.



M City from above

Illustration is artist's impression.



# BLOOM.

Green spaces in urban places, both on the ground and in the air. The natural environment is important for our well-being and M City has plenty of it. Connected to the Mary Fix multi-use trail and the neighbouring John "Bud" Cleary Park, M City brings important connections to existing parkland and introduces over 2 acres of green space to accommodate a range of outdoor activities.



M Park – M City's signature green space





Pedestrian promenade on Burnhamthorpe Rd.

The 5-storey podium forms the street edge along Burnhamthorpe Rd. and Confederation Pkwy., bringing the lightness and undulating form of the tower right down to street-level. Expansive retail glass offers views into the mix of shops and cafes, and the generous streetscaping frames the pedestrian promenade.



# PULSE.

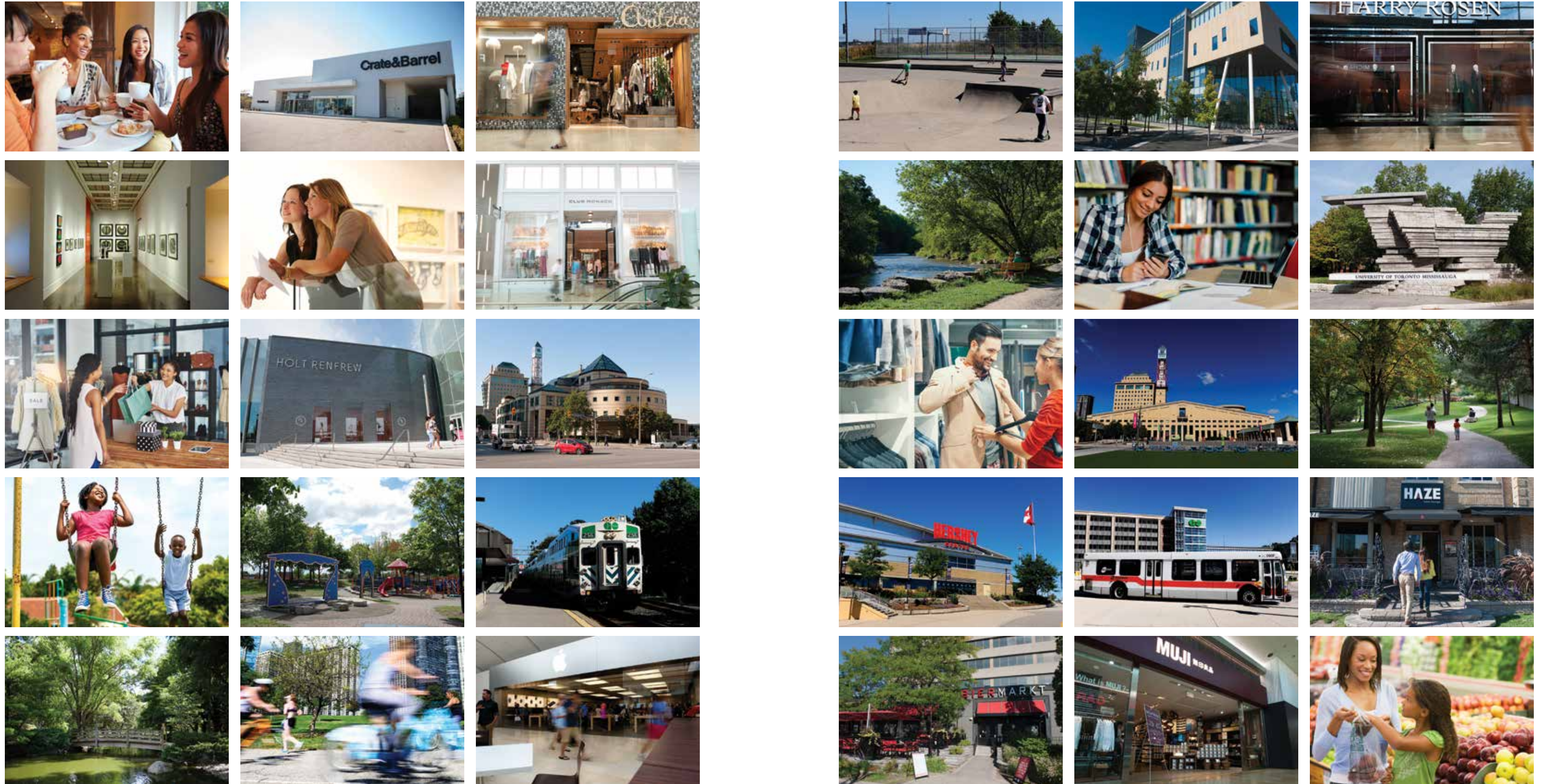


The vibe of downtown Mississauga is alive.

> MISSISSAUGA'S FUTURE STARTS HERE.



Experience the vibrant culture and rhythm of life in the City Centre. Shop the top fashion brands at Square One. Enjoy more date nights at Jamie's Italian. Take in the art scene at the Art Gallery of Mississauga. Laugh and play in the parks. Cycle through the bike trails. Meet the neighbours. Get out, explore and have fun.





When the sun sets, the city lights up. At M City, you're steps away from restaurants, theatres, outdoor events and energetic nightlife. Watch the fireworks at Celebration Square. Enjoy the Mississauga Symphony Orchestra at Living Arts Centre. Dance the night away at &Company Resto Bar. Go for drinks at Bier Markt. There's so much to see and do near M City.

# SPARK.





- TRANSIT**
- 1 Square One GO Bus Terminal
  - 2 City Centre Transit Terminal
  - 3 Cooksville GO Station
  - Proposed new Light Transit Railway (LRT)
- LANDMARKS & AMENITIES**
- 1 Mississauga Civic Centre
  - 2 Mississauga Celebration Square
  - 3 Living Arts Centre
  - 4 Central Library
  - 5 'Marilyn Monroe' Towers
  - 6 YMCA Centre
  - 7 Playdium
  - 8 Cineplex Cinemas Mississauga
  - 9 Art Gallery of Mississauga
  - 10 Skyzone Trampoline Park
- SHOPPING & GROCERY**
- 1 Square One Shopping Centre
  - 2 Grand Park Plaza
  - 3 T & T Supermarket
  - 4 Whole Foods Market
  - 5 Wholesale Club
  - 6 Chapters
- SCHOOL**
- 1 Sheridan College - Hazel McCallion Campus
  - 2 Corpus Christi School
  - 3 Bishop Scalabrini School
  - 4 Huntington Ridge Public School
  - 5 Father Michael Goetz Catholic Secondary School
  - 6 Fairview Public School
  - 7 TL Kennedy Secondary school
- PARKS**
- 1 John "Bud" Cleary Park
  - 2 Kariya Park
  - 3 City View Park
  - 4 Zonta Meadows Park
  - 5 Dr. Martin L. Dobkin Community Park





**FORM.**

Stand tall and stand out.



> MISSISSAUGA'S FUTURE STARTS HERE.





# INTRODUCING MISSISSAUGA'S TALLEST TOWER.

M City is a breathtaking statement on the Mississauga skyline. Standing at 60 storeys, the flagship tower is the tallest in the city's history. Instantly recognizable, iconic design is what sets M City apart. Each of M City's seven typical floorplates take turns skewing to each extreme as the building rises, stacking in a repetitive pattern. Faceted glass walls introduce a prismatic shape to the podium to complement the large rooftop amenity space. Overall, the impression of fluid movement and lightness of mass is created by its geometry. The tower's undulating form represents an endless, serpentine movement towards the sky – reflective of the city and its potential. A striking presence on the Mississauga horizon.





View of the M City building from Burnhamthorpe Rd. facing east

Illustration is artist's impression.





Lobby entrance on Confederation Pkwy.

Illustration is artist's impression.





The M City Lobby

A large entry plaza frames the lobby entrance, providing a generous welcome to residents and their guests. Inside the lobby, a 24-hour executive concierge greets you upon arrival. Designed by Cecconi Simone, the 2-storey space features hotel-style lounge seating, architectural lighting and high-design finishes.

Illustration is artist's impression.





UNITE.

Saltwater Pool  
Rooftop Skating Rink  
Outdoor Dining  
M Lounge  
Fire Features  
Splash Pad  
& Kidz Zone  
Fitness Centre

Residents at M City are treated to a four-season outdoor amenity space. On hot summer days, the hotel-style saltwater pool and poolside umbrellas will get you right into vacation mode, while families can enjoy the splash pad with playful spray jets the little ones will love. In the winter, the amenity terrace features a rooftop skating rink—a first for the GTA. The outdoor lounge areas, kids playground, intimate fire features, barbecue stations, and dining round out the one-of-a-kind outdoor amenity terrace.

Interior amenities include a chef's kitchen and dining room, small and large lounges, a kids lounge with games and play zone, and fitness centre with weights, spinning, and yoga. Spaces can be compartmentalized for private functions or left open for optimum flexibility.

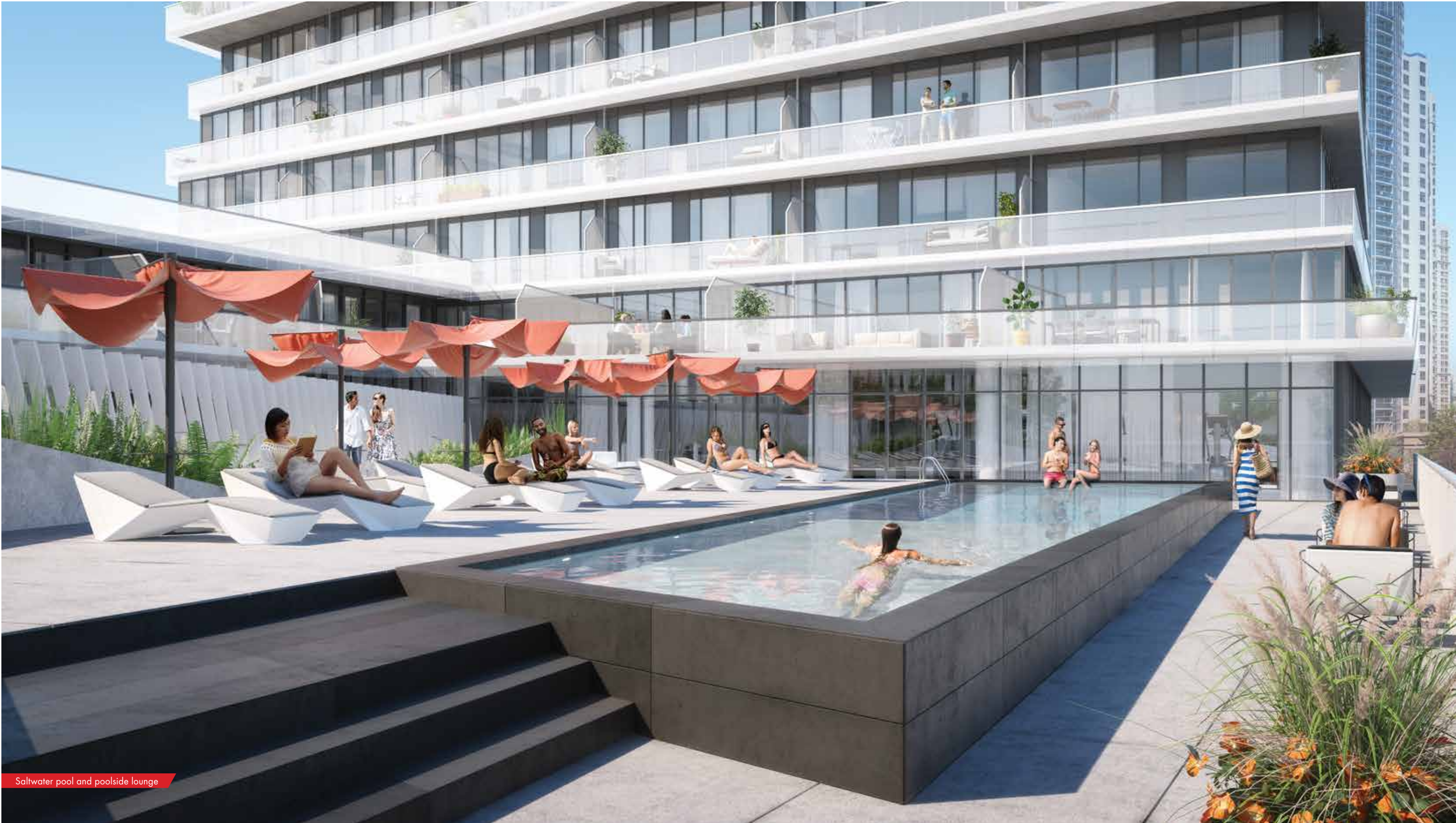




Sprawling outdoor amenity terrace

Illustration is artist's impression.





Saltwater pool and poolside lounge

Illustration is artist's impression.





Rooftop skating rink

Illustration is artist's impression.





The M Lounge

Illustration is artist's impression.





Indoor dining area

Illustration is artist's impression.



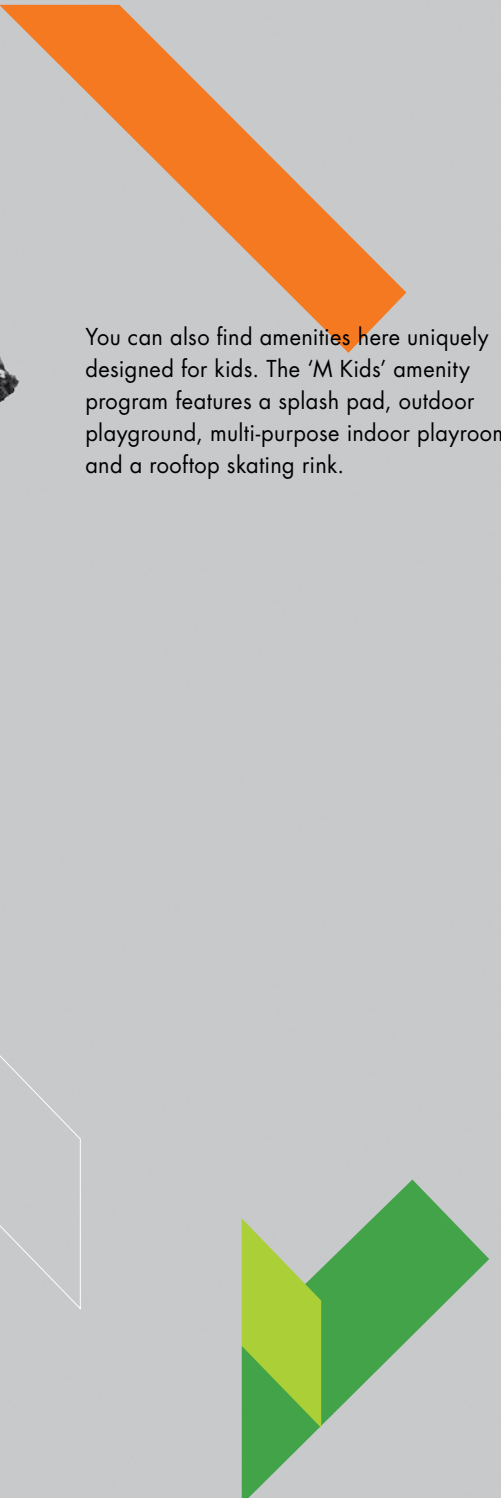
Outdoor lounge with fire feature

Illustration is artist's impression.





# PLAY.



You can also find amenities here uniquely designed for kids. The 'M Kids' amenity program features a splash pad, outdoor playground, multi-purpose indoor playroom, and a rooftop skating rink.





Splash pad & kids outdoor play area





- 1 Outdoor Skating Rink
- 2 Fire Feature
- 3 M Kids Zone
- 4 Outdoor Play Area
- 5 Outdoor Dining
- 6 Fireplace
- 7 BBQ Stations
- 8 Splash Pad
- 9 Poolside Outdoor Dining
- 10 Chef's Kitchen & Dining
- 11 M Lounge
- 12 Outdoor Lounge
- 13 Pool Deck
- 14 Saltwater Swimming Pool
- 15 Pool Lounge
- 16 Women's WC
- 17 Women's Steam Room
- 18 Media Lounge
- 19 Men's WC
- 20 Yoga Studio
- 21 Men's Steam Room
- 22 Fitness Centre
- 23 Guest Suites

Amenity Plan



# SLEEK.

Designed by award-winning Cecconi Simone, each suite has been planned with residents in mind. Open-concept floor plans are efficient and highly livable, with sleek, streamlined kitchens featuring integrated appliances and custom-designed cabinetry, chic colour palettes and finishes, and modern plumbing fixtures. Sophisticated suites that set a new standard in Mississauga and beyond.







M City suite interior

Illustration is artist's impression.



# FEATURES & FINISHES

## Building Features

- Award-winning CORE Architects designed 60-storey metal and glass tower with 5-storey podium
- Landmark architectural design is created by a repeating sequence of seven shifting floor plates as the building rises upward, giving a sense of movement and lightness
- Located in the heart of Downtown Mississauga, a short walk to Square One and future LRT
- All suites with oversized balconies or terraces as per plan
- Interiors by Cecconi Simone Interior Design
- 9 elevators total; all residential elevators provide access to parking levels and amenities
- 4-level underground parking garage for residential parking; 2-level above-ground garage for visitor and commercial parking

## Building Amenities

- 2-storey lobby with 24 hr. concierge and hotel-style lounge area
- Fitness facility with cardio and weight machines, spinning and yoga
- Dining room with chef's kitchen
- Lounge/event space with feature fireplace
- Multi-purpose games room with dedicated kids play zone
- Outdoor saltwater pool and shallow deck
- Splash pad and kids playground
- Seasonal outdoor skating rink
- Outdoor lounge seating with fireplace
- Outdoor barbecue stations

## Suite Details

- Cecconi Simone custom designed suite layouts with choice of finishes from designer's selections
- Every suite has an oversized balcony or terrace as per plan
- Floor to ceiling height of approximately 9' in principal rooms excluding mechanical system bulkheads.\* Higher ceilings on ground floor, fourth floor, sub penthouse and penthouse floors
- Smooth ceiling finish
- High-performance wide plank laminate wood flooring in all living areas and bedrooms, from designer's curated selection
- 2" painted baseboard throughout except tiled areas
- Solid core custom designed suite entry doors with brushed metal hardware
- Stacked 24" washer and dryer laundry centre

## Kitchens

- Cecconi Simone custom designed kitchen cabinetry from designer's selections
- Stone countertop with square edge profile and tile backsplash from designer's selections
- Under-mount stainless steel sink and single lever chrome faucet with pull down sprayhead
- All suites with 24" integrated fridge, 24" integrated dishwasher, 24" stainless steel slide-in range, low-profile range vent and 30" concealed microwave

## Bathrooms

- Cecconi Simone custom designed vanity and medicine cabinet
- Stone countertop and backsplash
- Under-mount sink with contemporary single-lever faucet
- Porcelain floor/wall tiles from designer's selections as per plans
- Frameless glass shower enclosure for separate showers as per plans
- Deep contour soaker tub with full-height tile tub surround as per plans
- Contemporary low-flush toilets
- Exterior vented exhaust fan

## Safety and Security Features

- Entry phone system in lobby vestibule
- Electric fob-based access system at main building entry points and amenity areas
- Closed circuit cameras at strategically located entry points
- 24 hr. front desk concierge service
- Suite entry door can be locked/unlocked with Rogers Smart Home Monitoring App\*\*
- Alerts, alarm notices sent directly to your smartphone with Rogers Smart Home Monitoring App\*\*
- Fully sprinklered for fire protection
- Smoke and heat detectors in every suite and all common areas
- Garage is painted white and brightly lit
- Secured storage locker rooms

## Tech, Communication, and Electrical Features

- Pre-installed Rogers Smart Home Monitoring package, including smart door lock on suite entry door, motion sensor, door sensor, smart thermostat, and integration with Rogers Smart Home Monitoring mobile/tablet app\*\*
- Rogers Ignite™ high-speed internet service including advanced Wi-Fi modem and unlimited data usage\*\*
- Pre-wired for telephone and cable outlets in living areas and bedrooms
- Fibre feed to each suite, 4K and IP TV enabled
- Electrical service panel with breakers
- Switch controlled receptacles in living areas and bedrooms, down-lighting in foyer and track lighting in kitchen

## Environmental Features

- Energy efficient HVAC system with energy recovery ventilator (ERV) reduces heating and cooling costs and brings fresh air directly into the suite
- Individually controlled heating and cooling
- Smart thermostat can be adjusted remotely with Rogers Smart Home Monitoring App\*\*
- Individual suite metering of utility consumption\*\*\*
- Exterior glazing with Low-E glass
- Energy Star™ rated appliances where applicable
- Low-flush toilets
- Systems commissioning to ensure building energy systems are properly installed and calibrated

## Homeowner Warranty Protection

- Taron Warranty Corporation New Home Warranty Protection
- One Year, Two Year and Seven Year Warranty Protection as per Taron Construction Performance Guidelines
- Manufacturer's warranty on appliances

## Notes

- \* Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams.
- \*\* Rogers Smart Home Monitoring and Bulk Internet Service monthly fees apply and are included in the common element budget. Refer to Condominium Documents (Disclosure Statement) for details.
- \*\*\* Refer to Condominium Documents (Declaration) for further information about suite metering.

All Features and Finishes are subject to change without notice. E.&O.E. March 2017



Kitchen



Bathroom

Illustration is artist's impression.





# GAZE.

See it all with beautiful views in every direction. Enjoy the sunrise on Lake Ontario and delight in the twinkle of city lights at night.





Northeast view from 60th floor



South view from 60th floor



# DEVELOPMENT TEAM

## ROGERS REAL ESTATE DEVELOPMENT LIMITED

Rogers Real Estate Development Limited is the owner and developer of M City. The company is part of an affiliated group of companies, which together represent the Rogers family private holding companies. The Rogers family private holding companies are the majority and controlling shareholders of Rogers Communications Inc., a leading diversified public Canadian communications company created by one of Canada's all-time business giants, Ted Rogers.

The development of M City will continue Rogers' long history in Mississauga. In the 1960's Ted Rogers purchased 43 hectares of farmland in Mississauga on which to locate transmitters for one of his first business ventures, radio station CHFI. CHFI remains the number one rated Toronto radio station to this day. "It was a lot of money, but I had to take the opportunity to buy the land when it arose. Over the years, this land near Hurontario Street and Burnhamthorpe in the heart of what would become Mississauga has greatly appreciated in value. At first, we used the rising value to secure more business loans." (Ted Rogers – Relentless The True Story of the Man Behind Rogers Communications). When the transmitters were relocated, in the early 1990's, the site was retained by Ted and "we developed much of it and sold it to builders for new homes". The current site was re-zoned in 2002 to allow for a wider possibility of land uses including increased residential development.

Rogers Real Estate Development Limited has engaged the services of Urban Capital to manage the development of the first phase of M City. It is our intention for the launch of M City to be viewed as a catalyst for downtown Mississauga and we are honoured to have the opportunity to transform a long-held family asset into a new, lively community in the burgeoning downtown.

## URBAN CAPITAL

Urban Capital is one of Canada's leading developers with an award-winning reputation for architectural design, environmental sustainability, and a commitment to cities. Working in partnership with the best architects, designers and planners, the company is widely recognized for its pioneering role in bringing high-design urban living across Canada. Consistently named as a top 10 condo developer in Toronto, Urban Capital has over 5,500 condominium units developed or under development since 1996. With a reputation as urban regenerators, the company has brought its high standards and visionary approach to neighbourhood-conscious development from Toronto to Halifax, Ottawa, Montreal, Winnipeg, and Saskatchewan. [urbancapital.ca](http://urbancapital.ca)

Selection of current and completed projects by Urban Capital.





# DESIGN & MARKETING TEAM

## CORE ARCHITECTS INC.

CORE Architects Inc. is an award-winning firm of architects and interior designers based in Toronto. Since its formation in 1996, CORE has quickly distinguished itself by its innovative yet thoughtful design solutions, focusing on creativity, innovation and sustainability. CORE's portfolio includes over 150 condominium projects, 50 of which are in the downtown core of Toronto; the urban master planning for over 200 million square feet of residential development internationally, numerous private residences and recreational and sports clubs, restaurants, hotels and resorts, office environments and over 1500 retail rollouts across Canada and internationally.  
corearchitects.com

## COOPER ROBERTSON

Cooper Robertson practices award-winning architecture and urban design with both disciplines working together at a range of scales. The firm skillfully addresses large-scale urban design challenges, shapes major cultural and educational buildings, and crafts exceptional resorts and private residences. The underlying and unifying theme of the firm's work attests that architecture and urban design are critically interconnected disciplines that must be taken together to achieve lasting quality and value.

In all of the firm's work, Cooper Robertson seeks to wed practicality and professional rigor with art and design; to combine reason and passion. The firm's work is borne from the careful consideration of uniqueness of place and connectivity to context and is realized through outstanding technical ability and deft understanding of requirements.  
cooperrobertson.com

## CECCONI SIMONE INC.

Cecconi Simone Inc. is an award-winning interior design practice based in Toronto, Canada, privately owned and operated by Elaine Cecconi and Anna Simone.

Established in 1982, Cecconi Simone has designed some of the most beautiful and successful interior environments for the retail, corporate, hotel-hospitality and residential sectors in Canada, the United States, Anguilla, Italy, the United Arab Emirates, Qatar, India and China.

Cecconi Simone has positioned itself as an industry leader, designing intelligent, progressive and brand-specific interiors for a diverse cross-section of projects around the world.  
cecconisimone.com

## BAKER REAL ESTATE INC.

With annual new home sales of over two billion dollars, Baker Real Estate Incorporated is one of Canada's most successful real estate companies. For over two decades, Baker has specialized in the project marketing and sales of new home communities, including condominiums, townhomes and single-family homes as well as hotel condominiums and resort properties. The company was formed by Pat Baker and has grown into a prestigious group of real estate professionals, servicing Canada's premier builders and developers in both local and international markets. Baker has established offices in Toronto, Montreal, Beijing, Singapore, Hong Kong and most recently in Shanghai.  
baker-re.com

## kg&a

kg&a is an award-winning communications strategy and public relations firm with a niche focus in architecture, real estate development and city building. They know the local and international media landscape inside and out, and pride themselves on being renowned for their event concepts and stakeholder engagement. Their campaign strategies repeatedly foster partnerships, transform business and maximize impact for clients. kg&a is considered one of the best kept secrets in the business.  
kingraham.ca

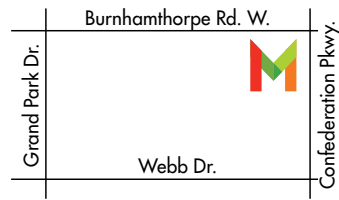
## L.A. INC.

Since 1985 L.A. Inc. has created successful strategic branding and marketing communications solutions for clients in luxury retailing, hospitality/food service and tourism. The company is best known, however, for their groundbreaking and award-winning branding and marketing initiatives in the residential real estate industry. Since inception, L.A. Inc. has been instrumental in clients selling over 160,000 residential suites and consistently outperforming competition in rental properties. L.A. Inc. is headquartered in Toronto, but works globally.  
la-ads.com



### M CITY SALES CENTRE

3980 Confederation Pkwy.  
Mississauga, ON L5B 0E9  
Tel: (905) 232-0552  
info@mcitycondos.com  
mcitycondos.com



MCITYCONDOS.COM

ROGERS REAL ESTATE DEVELOPMENT LIMITED



Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.  
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