



BRIDGE HOUSE

AT BRIGHTWATER

BRIGHTWATER

A Port Credit Waterfront Community

KILMER GROUP

DiamondCorp

dream 

FRAM + Slokker



A PARTNERSHIP BUILT ALONG THE SHORES OF PORT CREDIT



KILMER GROUP

Kilmer Group is a multi-generational Canadian company that invests in real estate, infrastructure, and sports and entertainment. In development, Kilmer's focus is on unique public-private partnerships, mid-rise urban infill projects, and master-planned communities that enable a complete transformation of waterfront lands and brownfields in both Ontario and Quebec.



DiamondCorp

DiamondCorp is a Toronto-based developer that has established itself as a leader in progressive, award-winning developments across the Greater Toronto Area. DiamondCorp's success and expertise in developing complicated sites is entrenched in its ability to create communities that are sensitive to their surrounding neighborhoods and achieve key city-building objectives. Recent master-planned projects include The Well and Crosstown in Toronto.



dream

Dream Unlimited Corp. ("Dream") is one of Canada's leading real estate companies. Dream is an innovative real estate developer with a legacy of creating inclusive, vibrant master-planned communities that people are proud to live and work in. Dream has a successful track record of developing exceptional communities across Canada, including the award-winning Canary and Distillery Districts in Toronto.



FRAM + Slokker

Since 1981, Mississauga-based developer FRAM+Slokker has become known for creating premier residential and mixed-use communities across Canada and the United States. FRAM+Slokker has received numerous awards for their modern and innovative techniques rooted in old-world craftsmanship standards, contributing greatly to the revitalization of Port Credit.

BRIGHTWATER HAS OFFICIALLY BROKEN GROUND IN PORT CREDIT





PORT CREDIT

A Neighbourhood Full of Character and Charm

- Along the shoreline of Lake Ontario in South Mississauga
- Surrounded by nature, parks, lush trails, and gardens
- Steeped in rich history as trading post
- Recreational hub and waterfront destination attracting visitors from across the GTA
- Vibrant main street experience with restaurants, patios, bars, boutiques, and cafes
- A connected community focus, with year-round events, festivals, concerts, and attractions



A NEIGHBOURHOOD WITH POSITIVE ECONOMIC INDICATORS

Port Credit Primary Market Area

Mississauga is Canada's

7th

largest city.

Expected Population Increase

740,000+

Mississauga Residents with 33% population growth expected by 2051.

Average Household Size

2.6

An attractive neighbourhood for upwardly mobile professionals and young families.

Median Resident Age

43.8

An established demographic where 80% of residents own their own homes.

Total Number of Households

20,800

The most desirable area to live in Mississauga, bordering well-established Lorne Park and Mineola.

Dwelling Type

82% vs 18%

Non-Condo Condo

A low supply of condominiums makes it a more desirable dwelling type to invest in.

Mississauga Condominium

18%

Annual pricing increase.

Home Pricing Index

74%

Increase in MLS Pricing (April 2021) over the last 5 years.



10 REASONS TO LIVE AT BRIGHTWATER

1

Own a **spacious condo** in this world-class master-planned community with **5 public parks** and **18 acres of open spaces**.

2

Enjoy a morning or evening walk or ride along the **Waterfront Trail**, with direct community connectivity.

3

Meet friends for food and drinks at a local hotspot on the **Port Credit main street** and the **Village Square**.

4

Walk to J.C. **Saddington Park** or **Memorial Park** for a scenic picnic or barbeque.

5

Check out one of the many **year-round events** happening right in Port Credit.

6

Get to downtown Toronto in 25 minutes on the **Lakeshore GO** or the **QEW**.

7

Go directly to and from the Port Credit GO Station with the **exclusive shuttle service** for Brightwater residents.

8

Pick up last-minute items from the **local grocer** or **LCBO** to entertain your guests in style.

9

Walk to the **Port Credit Marina** and relax watching the sailboats go by.

10

Stay connected and be ahead of the curve and **control your home with your smartphone**.

LIFE IS BRIGHTER HERE

WHERE HOME CONNECTS TO WHAT MATTERS TO YOU!

Walk to The Village Square at Brightwater

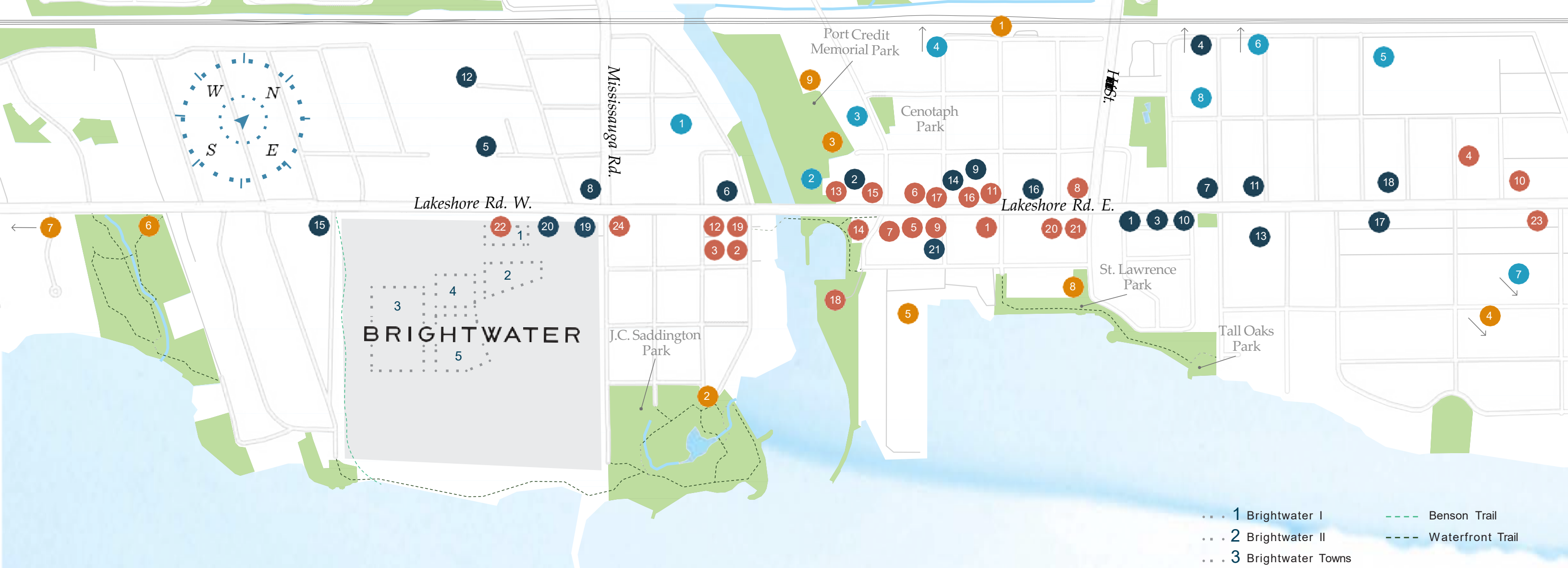
- A destination and community hub
- Features lifestyle shops, cafés, restaurants, and service amenities
- Social, multi-seasonal, community gathering space
- Supports community activities and events
- The gateway to the neighbourhood
- Exciting main street retail



CONNECTED WATERFRONT LIVING

Welcome to the Waterfront District at Brightwater

- Adjacent to the waterfront park overlooking Lake Ontario
- A landmark destination attracting visitors from near and far
- An activated waterfront with dynamic, original, all-season programming
- Includes residential, retail, office, community, mixed-use space
- Expanding Mississauga's waterfront trail network



- ... 1 Brightwater I
- ... 2 Brightwater II
- ... 3 Brightwater Towns
- ... 4 The Mason
- ... 5 Bridge House
- Benson Trail
- Waterfront Trail

THE BEST OF PORT CREDIT VILLAGE

ATTRACTIONS

- 1 Port Credit GO Station
- 2 J.C. Saddington Park
- 3 Port Credit Memorial Park
- 4 Adamson Estate
- 5 Port Credit Marina
- 6 Brueckner Rhododendron Gardens
- 7 Richard's Memorial Park
- 8 St. Lawrence Park
- 9 Port Credit Memorial Arena

LEARNING

- 1 Riverside Public School
- 2 Port Credit Library
- 3 Applewood Rainbow Montessori School
- 4 Kenollie Public School
- 5 Mentor College
- 6 Port Credit Secondary School
- 7 Blythe Academy
- 8 Forest Avenue Public School

SHOPS

- 1 Ava Florist
- 2 Blueheel Dance Studios
- 3 Cloth Talk Custom Garments
- 4 Cousins Market
- 5 Credit Landing Shopping Centre
- 6 Dry Aged
- 7 Elmwood Meat Market
- 8 GEARS Bike Shop
- 9 It's Our Little Secret Consignment Shop
- 10 Kenny's Hair Studio
- 11 LCBO
- 12 Loblaws
- 13 Pet Valu
- 14 Rabba Fine Foods
- 15 Shoppers Drug Mart
- 16 Stavebank Florist
- 17 Surmesur
- 18 The Headloft
- 19 Future LCBO
- 20 Future Grocery Store
- 21 Inner Beach Co.

FOOD + DRINK

- 1 Archtop Café
- 2 The Bend Eatery
- 3 Chelsea
- 4 Colossus Greek Taverna
- 5 Door FiftyFive
- 6 El Jefe
- 7 Eva's Original Chimneys
- 8 The Brogue
- 9 Crooked Cue
- 10 My Secret Kitchen
- 11 Nomad's Restobar
- 12 Ombretta Cucino + Vino Papa Giuseppe's
- 13 Papa Giuseppe's
- 14 Posta Italbar Cucina
- 15 Pump House Grille Co
- 16 Raw Aura Organic Cuisine
- 17 Scoops Ice Cream
- 18 Snug Harbour
- 19 Starbucks
- 20 The Social Bakeshop
- 21 Port House
- 22 Future Coffee Shop
- 23 La Villa Bakery
- 24 Carlo's Bakery

BRIDGING TOGETHER THE VERY BEST OF BRIGHTWATER



Nestled amongst the charm of an urban village streetscape, and adjacent to lush green trails that lead to the lake, **Bridge House** realizes Brightwater's vision for *connected* 21st century waterfront living and is the next chapter at Brightwater.

Bridge House North offers a boutique mid-rise experience at 15 storeys, and connects to the curated suites in the intimate 6-storey **Bridge House East**. The buildings offer views of Port Credit village, the extraordinary waterfront landscape, Brightwater's Village Square, lush trails, and urban promenades. Bridge House South, coming soon.

"Each glass bridge connects residents to a central amenity space within the buildings, bringing the outside in through an elemental journey that feels like walking over a floating garden."

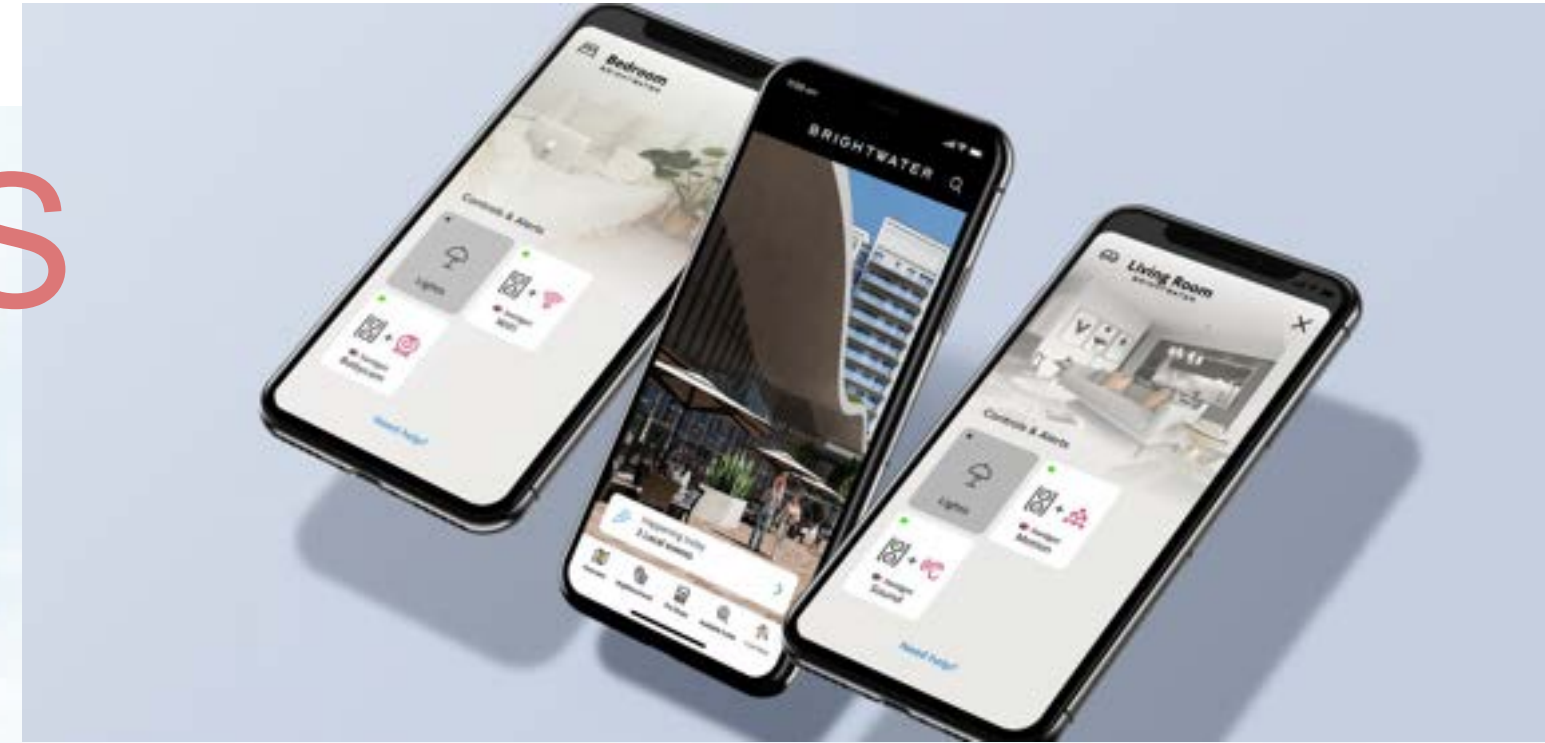
- Helen Tran, architectsAlliance



BRIGHTLIVING AWAITS

With 18 acres of new green spaces, including a nine-acre waterfront park, European-inspired promenades, pedestrian mews and public squares, Brightwater sets a new standard in healthy and sustainable low-impact development.

Creating a destination for connected living while respecting the surrounding environment is key to planning and design decisions throughout Brightwater, resulting in a complete living experience that encourages connection to the land, water, and each other.



CONNECTIVITY, COMMUNITY & SUSTAINABILITY

In Brightwater



Community Mobile App - The Brightwater community app enhances the community by providing digital concierge services and connecting residents with property managers and community-wide newsflashes. Residents will be able to book amenities, get notifications about parcel deliveries, and more.



Brightwater Eco-Friendly On-Demand Shuttle - The community shuttle will allow residents to travel more seamlessly and commute to Port Credit GO Station without needing to use a car. Brightwater is thrilled to encourage alternative transit solutions across the community.



Limiting Light Pollution - As a measure to pursue LEED ND certification, we are taking action to reduce light pollution through the development.



Over 1,000 new trees and Native Species Planting - Extensive planting across the Brightwater community will reduce CO2 emissions while providing shade, water absorption, and beautiful views.

Your Neighbourhood



Low-Impact Development (LID) - Brightwater has systems in place to use or mimic natural processes that results in less run-off of rainwater. This will reduce the chance of flooding during heavy storms, lessening the burden on the municipal sewer and water treatment systems.



MiWay Bus Loop - Hop on and hop off at Brightwater with a proposed MiWay bus loop serving the community.

Your Building



License Plate Detection



Smart Parcel Storage



Amenity Wifi to complement the in-suite wifi package



Building Leak Detection - Avoid the hassle and costly repair bills that come with leaks with alerts about abnormal usage.

Your Home



Interchangeable Swidgets - Customizable wiring devices that allow you to connect, program or automate your home.



Smart Thermostats - Control your suite's temperature remotely to ensure energy costs are reduced while they're away.



EV Ready Homes* - With underground parking areas equipped to handle electric vehicle charging stations, Brightwater is minimizing the future transition costs from traditional cars to electric.











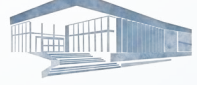

BRIDGE HOUSE
AT BRIGHTWATER

YOUR PATH TO A BRIGHTER FUTURE



Discover the bright side of lakeside living in every direction.

Brightwater is a vision for holistic and future-forward living. As a modern and sustainable district, Brightwater offers both a dynamic and serene pace of life along the water's edge.

				
72-Acre Master Plan	4.5 Million SF of New Built Form	2,995 Residential Units	Proposed Public Elementary School	500 M of Revitalized Shoreline
				
5 Public Parks	18 Acres of Open Spaces & Parks	300,000 SF of Retail & Office Space	Proposed Community Centre	Brightwater Eco-friendly Shuttle to GO Station



LEGEND

 Brightwater I & II	 Brightwater Towns	 The Mason	 Bridge House
 Future Residential	 Future Towns	 Retail	

COMMUNITY SITE PLAN



NORTH TOWER

BRIDGE HOUSE NORTH is a 15-storey tower with 201 suites, a welcoming lobby with concierge, lounge, mailroom and smart parcel storage, connected to Bridge House East by a unique glass bridge walkway for stunning garden and park vistas and easy access to The Bridge House Club Party Room, Co-Working Lounge, Fitness Centre and Rooftop Lounge. Residents have exclusive access to all Bridge House Club amenities.

*Studios • 1-Bedroom • 1-Bedroom+Den •
2-Bedrooms • 2-Bedrooms+Den **

**suites range from 471 sq.ft - 1,274+ sq. ft.*



EAST TOWER

BRIDGE HOUSE EAST is a 6-storey midrise with 73 suites, and hosts The Bridge House Club, Party Room, Co-Working Lounge, and Fitness Centre with stretch room, relaxing Sauna, Rooftop Lounge with an open-air Swim Spa, Sun Deck, BBQs, and Outdoor Dining areas. Residents have exclusive access to all Bridge House Club amenities.

*Studios • 1-Bedroom • 1-Bedroom+Den •
2-Bedrooms • 2-Bedrooms+Den **

**Condominium suites and townhouse
layouts range from 425 sq.ft - 1,352+ sq. ft.*

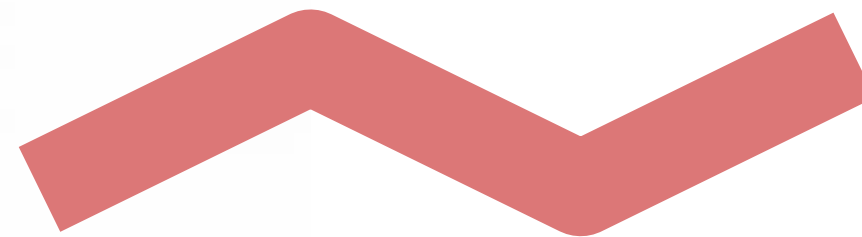


BRIDGE HOUSE EAST

COMING SOON

SOUTH TOWER

BRIDGE HOUSE SOUTH hosts additional amenities within the shared common spaces of Bridge House, as well as easy connections to the Bridge House Club indoor & outdoor amenity spaces.





BRIDGE HOUSE
AT BRIGHTWATER

RENDERING RELEASE



BRIDGE HOUSE NORTH EXTERIOR

ILLUSTRATIONS ARE ARTIST'S CONCEPT



BRIDGE HOUSE EAST EXTERIOR

ILLUSTRATIONS ARE ARTIST'S CONCEPT



BRIDGE HOUSE SOUTH EXTERIOR

ILLUSTRATIONS ARE ARTIST'S CONCEPT



BRIDGE HOUSE SOUTH TERRACE

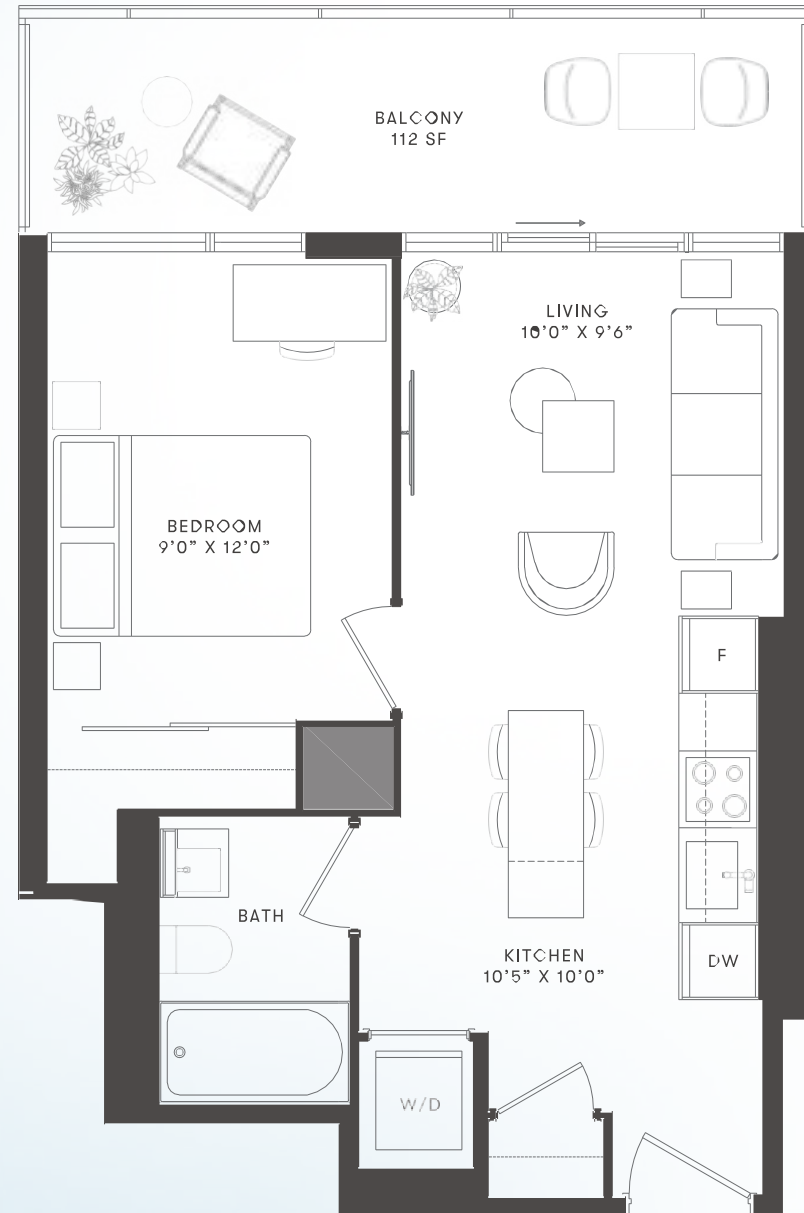
ILLUSTRATIONS ARE ARTIST'S CONCEPT



SAMPLE FLOORPLANS

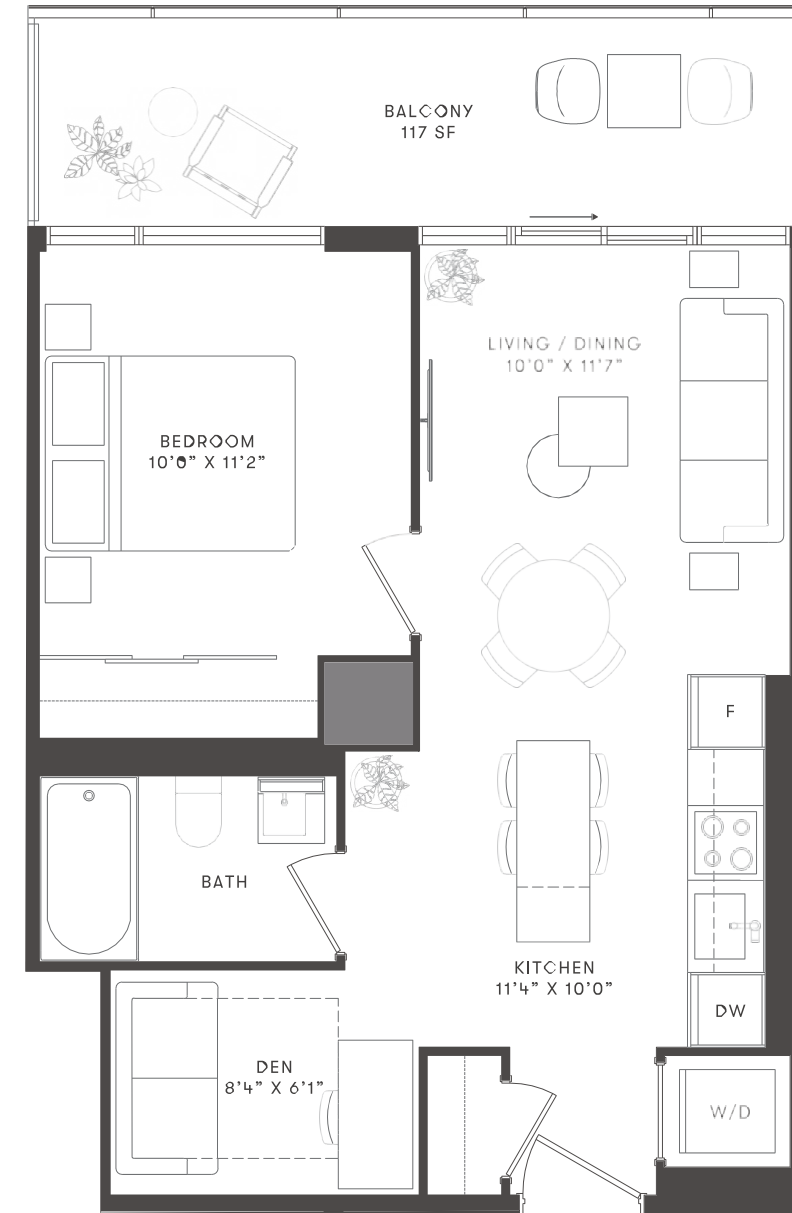
Bridge House Plans

SUITE 1A



474 SF

SUITES 1E+D

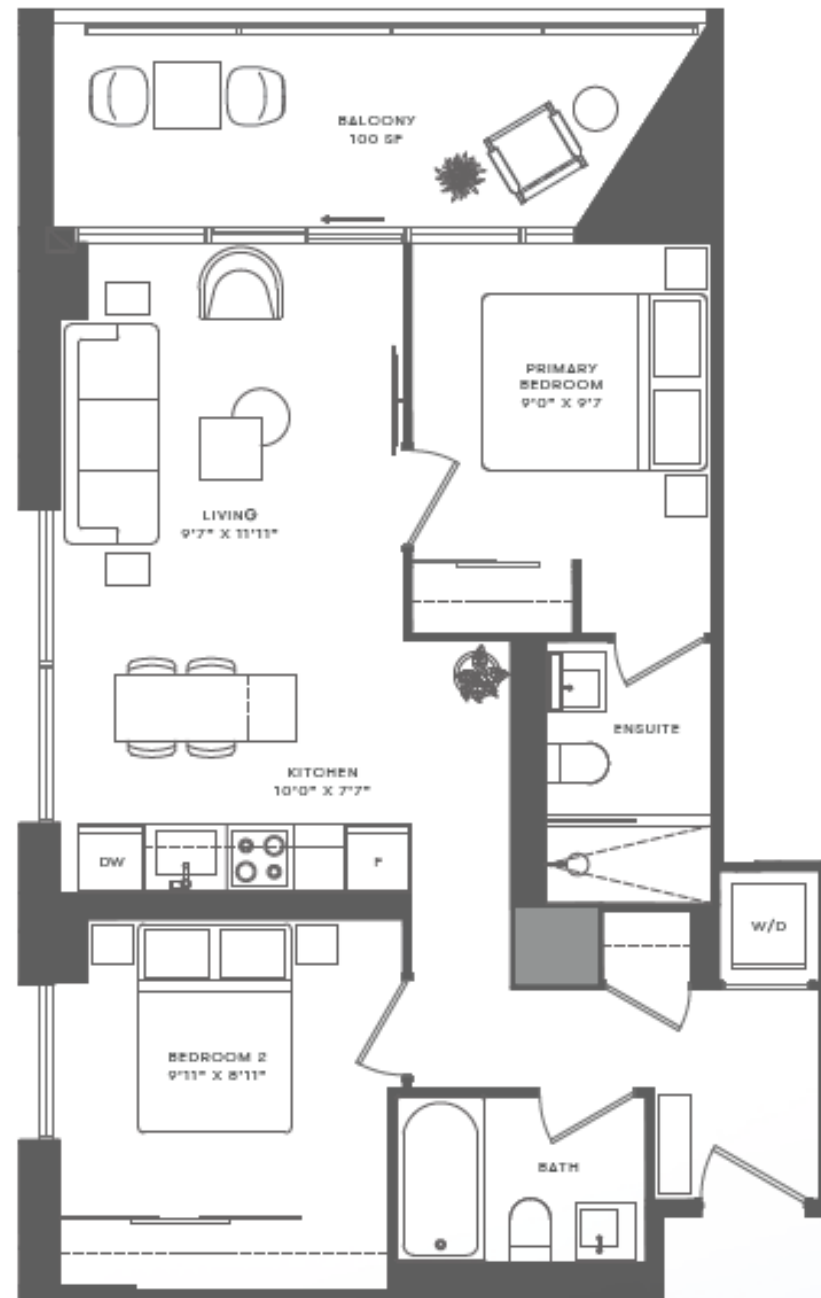


542 SF

SELECT FLOOR PLANS

Bridge House Plans

SUITE 2C



708 SF

SUITE 2J + D



887 SF

STARTING PRICING

Row Labels	Approx Suite Size (Square Feet)	Prices Starting From
Studio	425-474	mid \$600s
1B	474-517	mid \$600s
1B+D	515-643	mid \$700s
2B	634-778	mid \$800s
2B+D	724-1270	mid \$900s

INCENTIVES

EXTENDED DEPOSIT STRUCTURE

\$5,000 Bank draft
Balance of 5% in 30 days
5% in 150 days
2.5% in 365 days
2.5% in 570 days
5% on occupancy

A Bank Draft in the amount of \$5,000 must be provided in order to send out the APS.

Bank Drafts are payable to
MCMILLAN LLP, IN TRUST.

Please drop off the bank draft at the Brightwater Sales Office during our office hours.

FREE ASSIGNMENT

Value of \$7,500, Plus Legal Fees & HST

FREE MOVEABLE ISLAND

Value of \$3,500

RIGHT TO LEASE DURING OCCUPANCY

CAPPED DEVELOPMENT CHARGES

\$13,000 for 1B and 1B+D
\$15,000 for 2B and up