



BUILDING B



Beautiful nature, luxurious amenities,  
a rooftop green space, and a complete  
lifestyle – all close to urban conveniences,  
in vibrant downtown Mississauga  
on the new Hurontario LRT.

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# OPEN UP MODERN LIVING IN MISSISSAUGA

# 2

Open up to a location and lifestyle that invites an aspirational way of living unlike any other. A community that creates beautiful spaces that make the most of every day and every moment. Embrace a whole other world of living in the bustling urban hub of Mississauga.

Canopy Towers 2 / North Building & South Buildings  
Outdoor Amenity Terrace by Liberty Development

Following the tremendous success of Canopy 1, Liberty Development is excited to announce Phase II of this inspiring master-planned community. Canopy 2 invites next level living in two sleek towers. Building B rising 38 storeys, and Building C rising 21 storeys joined by a 6-storey podium.

At ground level enjoy convenient retail surrounding the towers as well as a thoughtfully designed pedestrian area with landscaping and seating. The contemporary façades of the towers feature a prominent block design delivering a landmark presence to the Mississauga skyline.



Canopy Towers 2 / North Building & South Buildings  
Outdoor Amenity Terrace (2nd Level) by Liberty Development

Tucked in behind the podium is a curved “lifestyle canopy” on the second floor. Below, it acts as a shielded central Porte cochère for residents entering the building. Above it – a lushly landscaped canopy serves as a sanctuary with over 10,000 sq. ft. of amazing outdoor amenity space connected to incredible indoor amenities. Add to this an ideal location adjacent to the Mississauga Transit and Hurontario LRT, life at Canopy 2 Towers is above all.



Canopy Towers 2 / North Building & South Buildings  
Exterior Rendering Dusk View by Liberty Development

# OPEN UP A NEW CONCEPT IN CONDO LIVING

# 2

Embrace beautiful space designed to connect you to another world seemingly floating on air. An inventive landscaped terrace oasis that invites plenty of space to relax in.



# CANOPY TOWERS

## AMENITY PLAN

### UPGRADED LIFESTYLE

Make every day a better day with uniquely designed spaces that invite comfort, convenience, and connection to complement your lifestyle.

#### NORTH BUILDING

- |                                     |   |
|-------------------------------------|---|
| 1. Indoor Swimming Pool & Whirlpool | 8. Men's Sauna & Change Room                        |
| 2. Exercise Room                    | 9. Women's Sauna & Change Room                      |
| 3. Yoga Studio                      | 10. Outdoor Amenity Terrace (2 <sup>nd</sup> Level) |
| 4. Private Dining Room              | 11. Pet Wash  |
| 5. Cards Room                       | 12. Media Room                                      |
| 6. Party Room                       |   |
| 7. Sports Lounge                    |   |

#### SOUTH BUILDINGS

- |  |   |
|--|---|
| 1. Yoga Studio                                       | 6. Business Centre with Boardroom                   |
| 2. Golf Simulator Room                               | 7. Games Room                                       |
| 3. Fitness Centre                                    | 8. Children's Play Area                             |
| 4. Half Size Basketball Court                        | 9. Pet Wash (3 <sup>rd</sup> Level)                 |
| 5. Party Room with Catering Kitchen & Private Dining | 10. Outdoor Amenity Terrace (2 <sup>nd</sup> Level) |







# OPEN UP 2

## A GRAND ENTRANCE

Experience an elevated sense of arrival through an elegant Porte cochère rotunda under the shaded canopy with open views of the green world above.





## SHOW UP IN STYLE

Step into a luxurious lobby and instantly feel as though you've arrived. Contemporary chic style blends perfectly with comfort and convenience designed to cater to your every need. The welcoming lounge is the perfect place to relax and greet guests, while a dedicated 24/7 concierge provides hotel-style service. Residents will also enjoy the ease of a self-service parcel room and Pet Wash for your best four-legged friends.



# OPEN UP **2**

## AN ULTIMATE LIFESTYLE IN AMENITIES

Experience the ultimate in lifestyle amenities that are all-inclusive when you call the Canopy community home. Everything you need to complement a full and fun-filled life is at your fingertips.



**Canopy Towers**  
Swimming Pool By Liberty Development



## STEP IT UP A NOTCH

Whether you prefer to break a sweat or find inner calmness, work out your wellness in a complete fitness centre with all the means to reach your goals. Push yourself to define new limits in the high-energy exercise environment equipped with the latest in state-of-the-art equipment.



Meanwhile, the yoga studio invites a serene space to stretch, breathe and practice meditation. And when it's time to really unwind, enjoy the private saunas for the ultimate in relaxation.





## UP FOR SOME FUN

Playtime is essential for adults and kids alike and Canopy 2 caters to both. Gather your pals and put together the dream team for a game of basketball on an amazing half court surrounded by windows to the outside for lots of natural light.



Canopy Towers 2 / South Buildings  
Children's Play Area by Liberty Development

Kids will love to play, learn, and make new friends in their very own playroom. A magical space designed to captivate little minds, it's the perfect place for children and parents to meet and play.

## BE UP FOR THE TASK

Get to work in a professionally equipped business centre with boardroom lounge designed to make working from home or on the go more convenient. Host a private meeting, brainstorm the next big idea in the boardroom, or plug into individual workstations and get the job done.

## TURN UP THE CELEBRATION

Meet, mingle, and join a real social scene in a Party Room with Catering Kitchen and Private Dining set to celebrate every occasion. The stylish lounge invites plenty of comfy places to hang out with friends as well as share a sip at the bar. For special gatherings, host a private party in a stylish dining room, complete with catering kitchen to serve up the essentials for a good time.





# OPEN UP LIVING IN VIBRANT DOWNTOWN MISSISSAUGA

# 2

A diverse city with a strong sense of identity, new Canadians are welcomed with open arms and cultures are uniquely celebrated throughout a tightly-knit community.



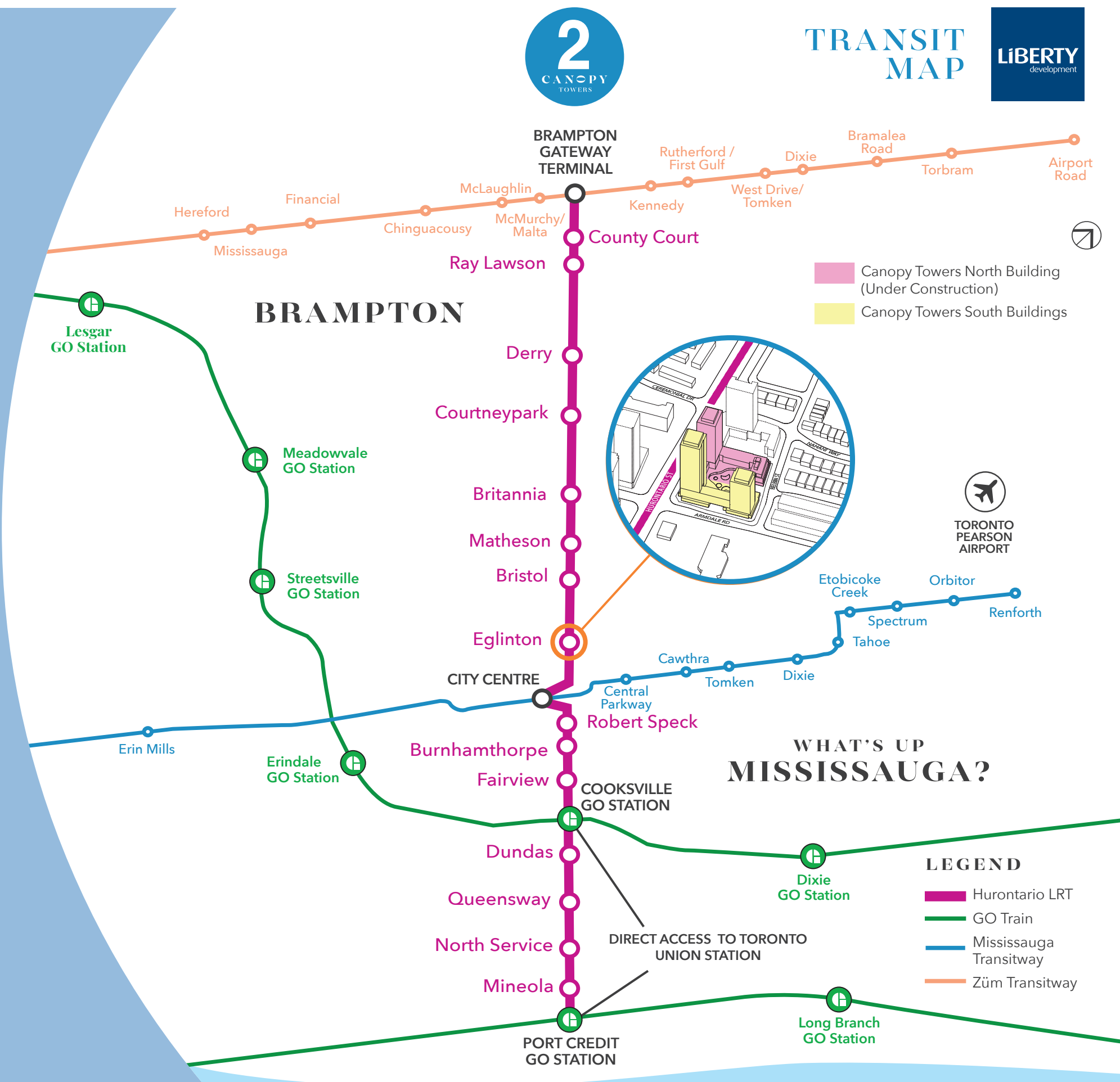


# HURONTARIO LRT

The highly-anticipated Hurontario Light Rail Transit project is well underway in Mississauga with expected completion by 2024. Residents can enjoy 18 km of rapid transit rail lines and 19 new LRT stops connecting you to Toronto's Union Station, to Brampton and beyond.

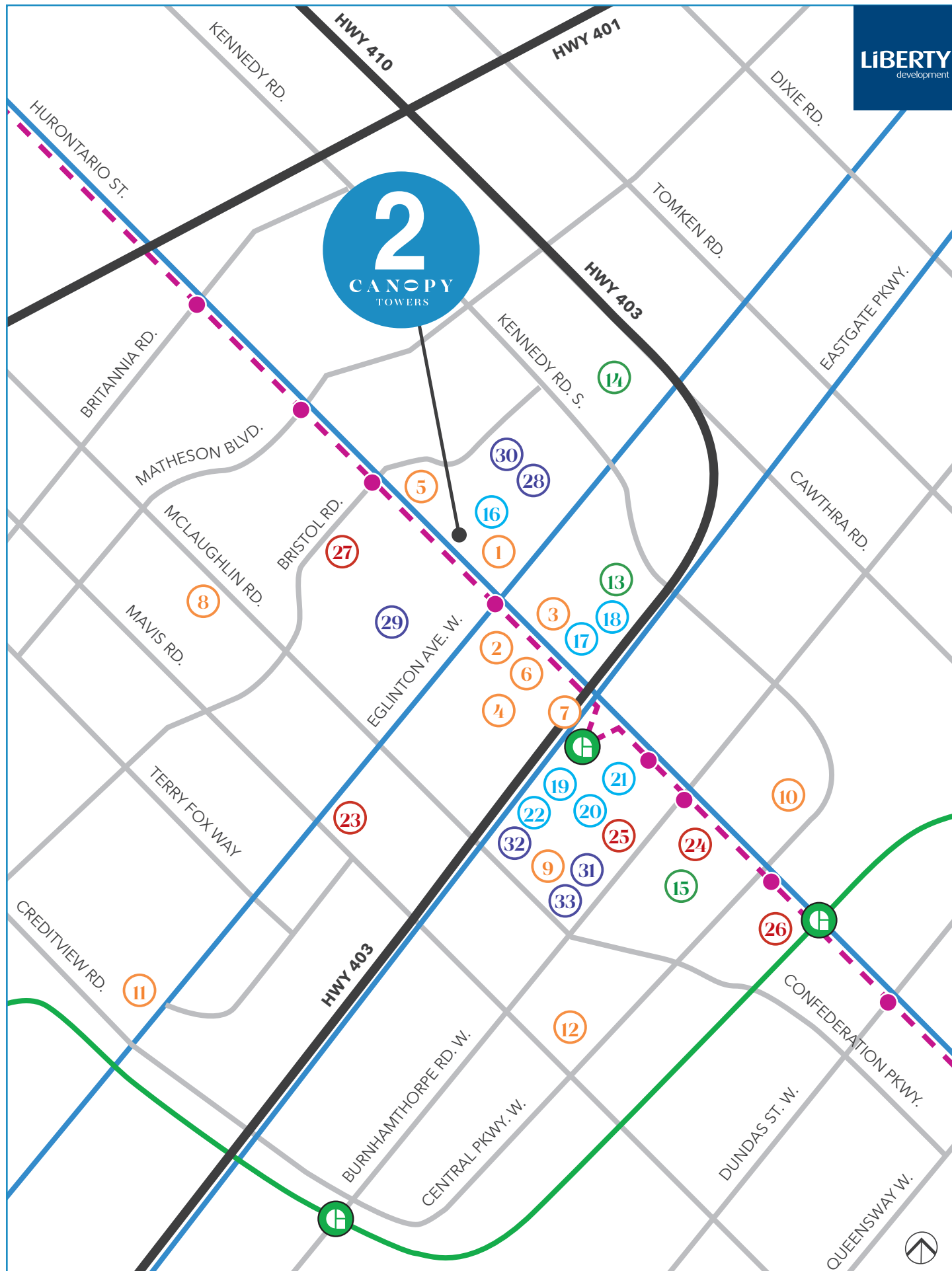
- 2024 ANTICIPATED COMPLETION
- 19 STOPS
- 18 KMS
- 2 CITIES CONNECTED
- 0 EMISSIONS

- 5 MINUTE DRIVE**  
TO HWY 403/401/410
- 10 MINUTE DRIVE**  
TO TORONTO PEARSON INTERNATIONAL AIRPORT
- 25 MINUTE DRIVE**  
TO DOWNTOWN TORONTO



**LEGEND**

- Hurontario LRT
- GO Train
- Mississauga Transitway
- Züm Transitway



Canopy Towers 2 North Building and South Buildings. Neighbourhood Map © 2023 Liberty Development Corporation. All rights reserved. Map not to scale and is artist's concept only. All alignments, locations, names and quantity of stations are conceptual and subject to change.



**RESTAURANTS & SUPERMARKETS**

1. Starbucks (175 m)
2. Tim Hortons (340 m)
3. Oceans (500 m)
4. Domino's Pizza (800 m)
5. McDonald's (828 m)
6. Rabba Fine Foods (870 m)
7. Whole Foods Market (1.5 km)
8. Asian Food Centre (2.25 km)
9. Osmow's Shawrma (2.75 km)
10. Metro (3.6 km)
11. Adonis (3.94 km)
12. T&T Supermarket (4.8 km)

**PARKS**

13. Huron Heights Park (1.5 km)
14. Parkway Belt Dog Park (1.8 km)
15. Kariya Park (2.5 km)

**ENTERTAINMENT / SHOPPING**

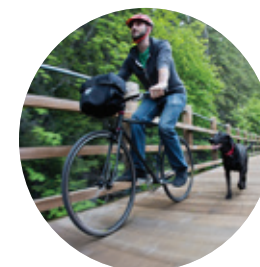
16. LCBO (150 m)
17. LA Fitness (175 m)
18. RBC Royal Bank (700 m)
19. Playdium Park (1.65 km)
20. Walmart (2.15 km)
21. The Rec Room (2.4 km)
22. Cineplex Cinemas (2.5 km)

**TRANSIT / GAS**

23. Esso Gas Station (250 m)
24. Petro Canada (870 m)
25. City Centre Transit Terminal (2.3 km)
26. Cooksville GO (3.8 km)

**SCHOOLS & COMMUNITY HUBS**

27. Cooksville Creek Public School (300 m)
28. Nahani Way Public School (650 m)
29. St. Hilary Elementary School (1 km)
30. Frank MacKechnie Community Centre (2 km)
31. Sheridan College Hazel McCallion Campus (2.7 km)
32. Central Library (3 km)
33. YMCA (3 km)



# FEATURES & FINISHES



## KITCHEN FEATURES

1. Quartz countertops.\*
2. European-style cabinets, with 36" high upper cabinet.\* •
3. Stainless steel undermount sink with single-lever faucet and vegetable spray.\*
4. Ceramic tile backsplash.\*
5. Stainless Steel appliance package including: self-cleaning ceran-top stove, microwave with built-in hood fan, built-in multi-cycle dishwasher, and frost-free refrigerator.\*

## BATHROOM FEATURES

6. Quartz countertop with undermount sink.\* •
7. White bathroom fixtures. •
8. Porcelain on floors, tub surround and shower wall. (where applicable) \* •
9. Choice of vanity cabinets from builder's standard samples. \* •
10. Single-lever faucets for vanities.
11. Pressure balanced valves in tub and shower.
12. White acrylic soaker tub. •
13. Mirror over width of vanity in bathroom(s). •

## FLOORING

14. Porcelain tile in bathroom(s) and standard ceramic tile in laundry area.\* •
15. Laminate flooring in living room, dining room, den and bedroom(s) (if applicable).\* •
16. Laminate flooring in foyer and kitchen.\*

## CONTEMPORARY SUITE

17. Solid core entry door with brushed nickel hardware and painted finish.
18. Contemporary interior doors with brushed nickel lever hardware.
19. Mirrored sliding closet doors in foyer, where applicable. •
20. Contemporary white 4" baseboards and 2 1/4" trim casings.

21. White smooth ceilings throughout unit.
22. Interior walls painted with two coats of flat latex paint (kitchen, bathroom(s), all interior doors and all trim painted with semigloss latex paint). \*
23. Glass and rail treatment on balconies. •
24. 6' High privacy screen dividing balcony and terrace where applicable. •
25. Stacking electric washer/dryer (white) vented to exterior. •
26. 9' ceilings on residential floors with the exception of 10' ceilings on 2<sup>nd</sup> and Penthouse floors. •

## SECURITY

27. Full time concierge.
28. Surveillance cameras in select areas of building and underground garage.
29. Electronic access control system for recreation amenities, parking garage, and other common areas.
30. Enter phone and cameras located in lobby and visitor entrances allowing residents to view visitors through dedicated television channel.
31. Suite entry doors roughed-in for in-suite security alarm system.
32. In-Suite and building wide fire alarm system.
33. In-Suite and building wide emergency fire sprinkler system.

## STATE-OF-THE-ART WIRING

34. Suites pre-wired with one dedicated outlet enabling delivery of Internet/Phone and TV service. •

## MECHANICAL AND ELECTRICAL SYSTEMS

35. Individually controlled central heating and cooling system (seasonal).
36. Central domestic hot water system.
37. White Decora-style receptacles and light switches throughout suites.

38. Light fixtures provided in kitchen, all bedroom(s), living room, bathroom(s), and walk-in closet and den (if applicable). •
39. Individual remote metering for hydro and water consumption.
40. Heavy-duty wiring and receptacle for washer/dryer.
41. Water shut-off valve for washer.

## NOTES

- \* Indicates as per Vendor's standard sample(s).
- • Indicates as per Vendor's plans.
- Purchaser(s) shall select the colour and material from Vendor's standard samples only (one laminate floor colour and one paint colour per suite).
- Purchaser(s) may select upgraded materials from Vendor's samples and shall pay the upgrade costs at the time of colour and finishes selection.
- Vendor reserves the right to make reasonable changes in the opinion of Vendor in the plans and specifications if required and to substitute other material or finishes or that provided for herein with material or finishes of equal or better quality than that provided for herein. The determination of whether or not a substitute material or finish is of equal or better quality shall be made by Vendor, in its sole, absolute and unfettered discretion, which determination shall be final and binding. Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance, etc. of features and finishes installed in the unit may vary from Vendor samples as a result of normal manufacturing and installation processes and/or as a result of any such finishes being of natural products (i.e., due to the inherent nature of the material itself) and Purchaser agrees that Vendor is not responsible for same. Vendor shall not be responsible for shade differences occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, marble, porcelain, laminate flooring, engineered flooring, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall Vendor be responsible for shade differences in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) or any engineered wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping and cupping. Purchaser acknowledges that marble and similar stones (if any) are very soft stones, which will require a substantial amount of maintenance by Purchaser and are very easily scratched and damaged. Plan and specifications are subject to change without notice.
- Where bulkheads are installed and where dropped ceilings are required, the ceiling height will be less than stated, as per Vendor's plans.
- All plans, elevations, sizes and specifications are subject to change from time to time by Vendor without notice. E. & O. E.
- Unit owners are covered by TARION Warranty Program (formally known as ONHWP). Vendor is proud to be registered with TARION Warranty Program.

July 10, 2023



**SUITE 1B 1 BEDROOM 450 SQ.FT.**

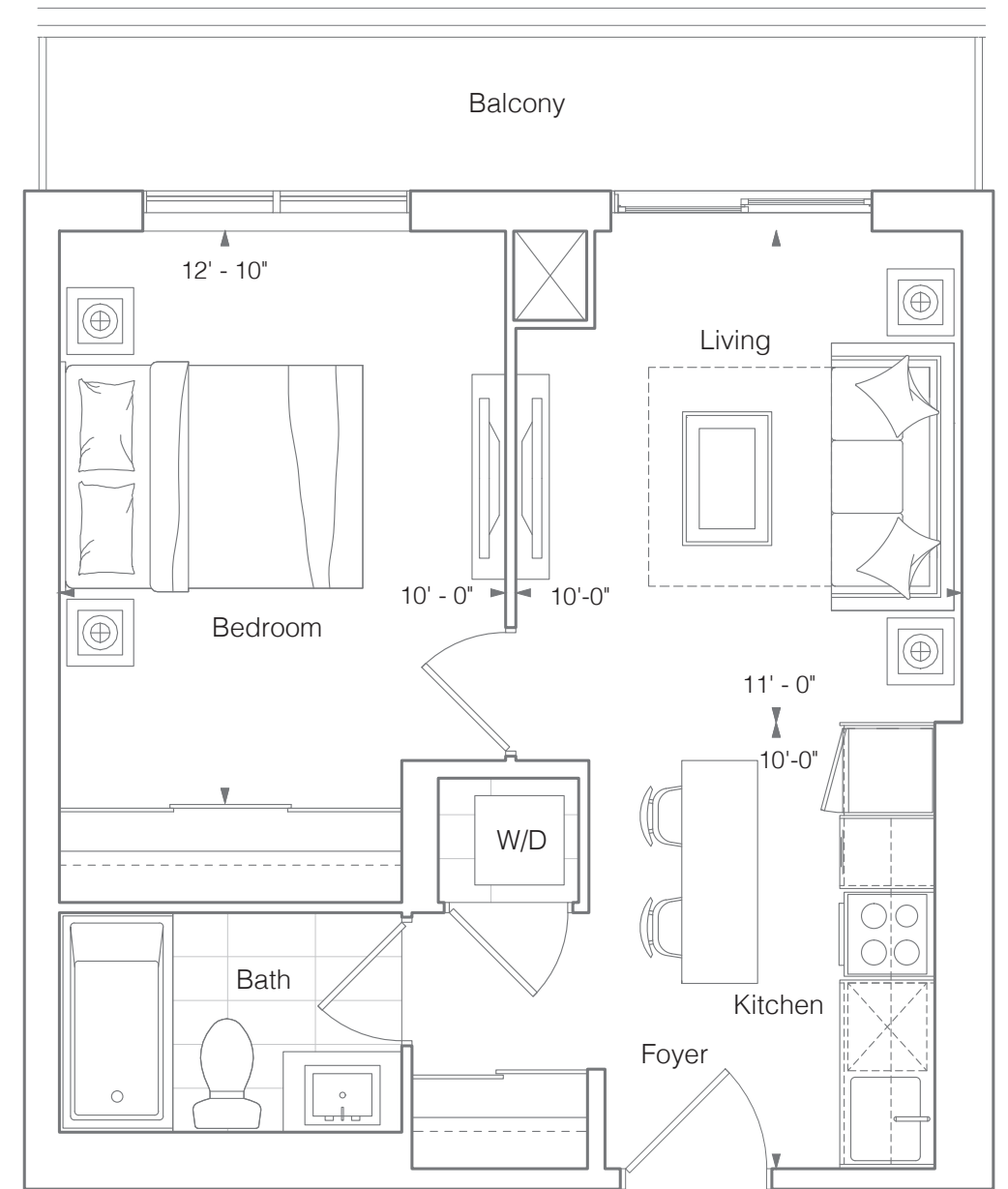
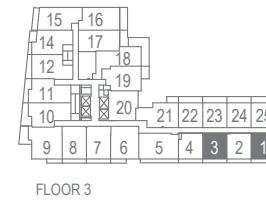
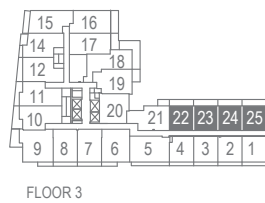
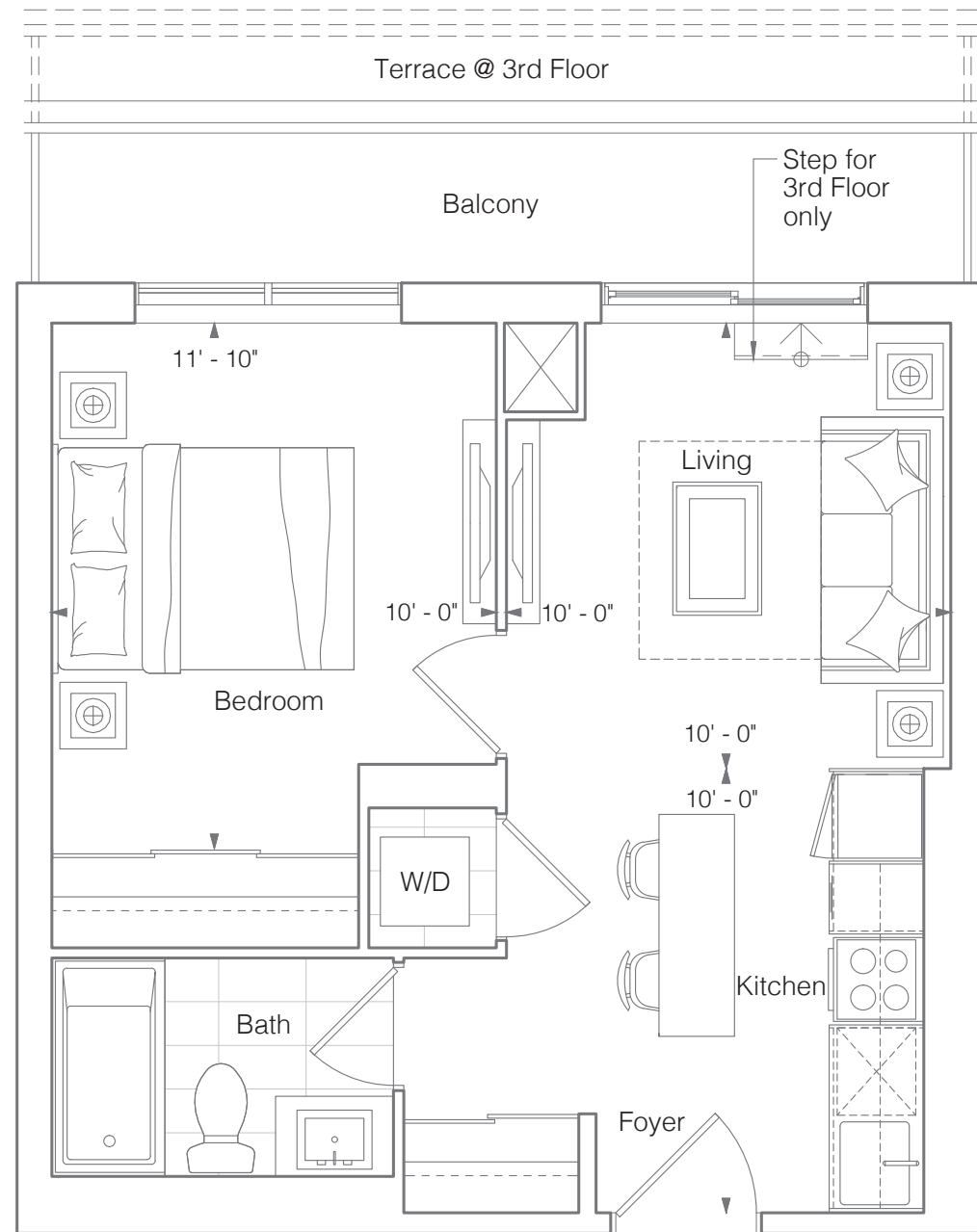
Terrace 100 Sq.Ft. (Suite 322 - 325)

Balcony 55 Sq.Ft.



**SUITE 1F 1 BEDROOM 471 SQ.FT.**

Balcony 60 Sq.Ft.



Note: Fine print. All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. All illustrations are artist's concept only. The unit shown may be the reverse of the unit purchased. The purchase price does not include any furniture. © 2023 Liberty Development Corporation. All rights reserved.

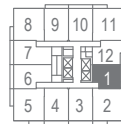
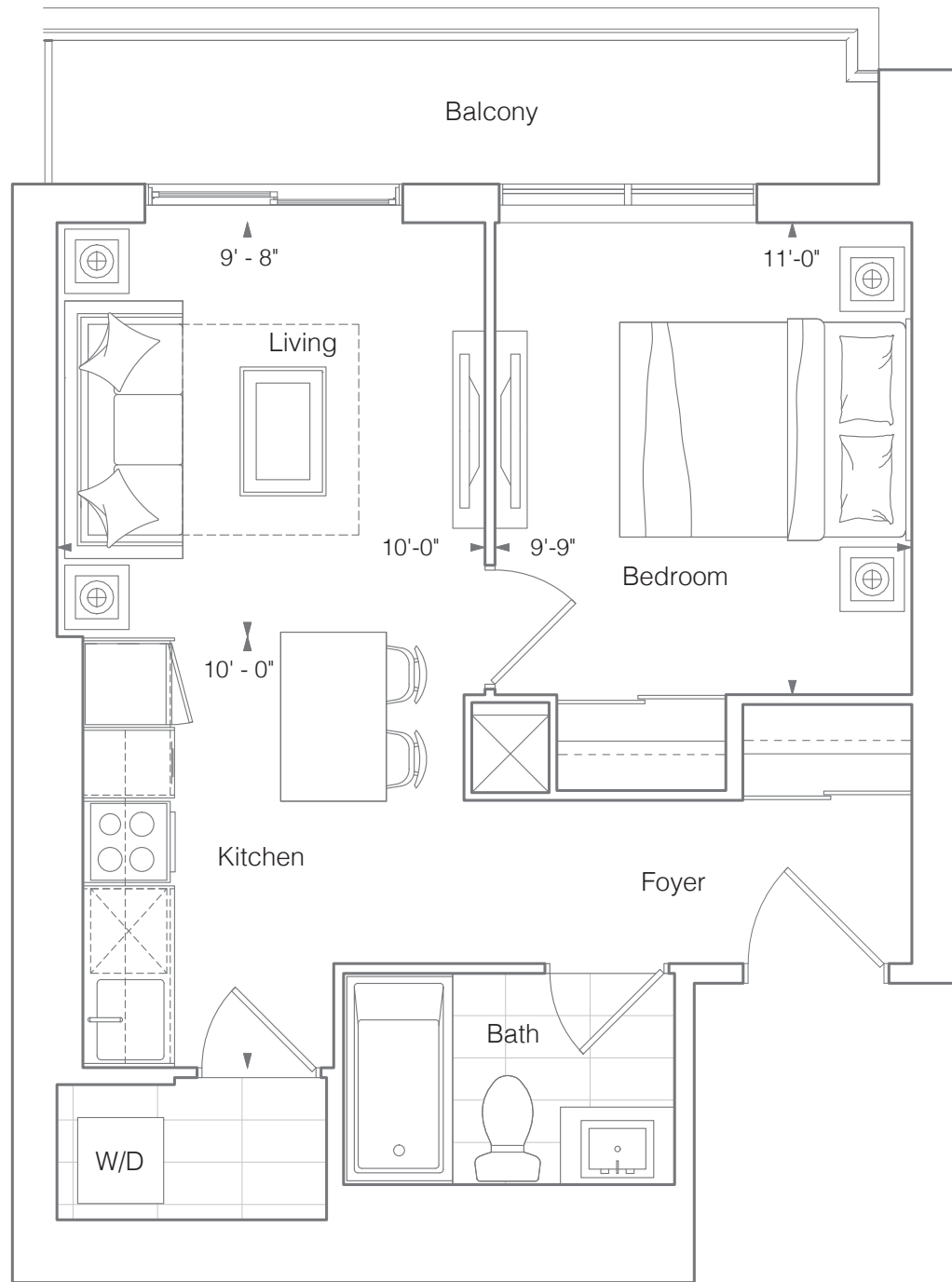
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**SUITE 1G 1 BEDROOM 498 SQ.FT.**  
Balcony 55 Sq.Ft.

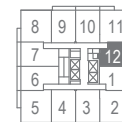
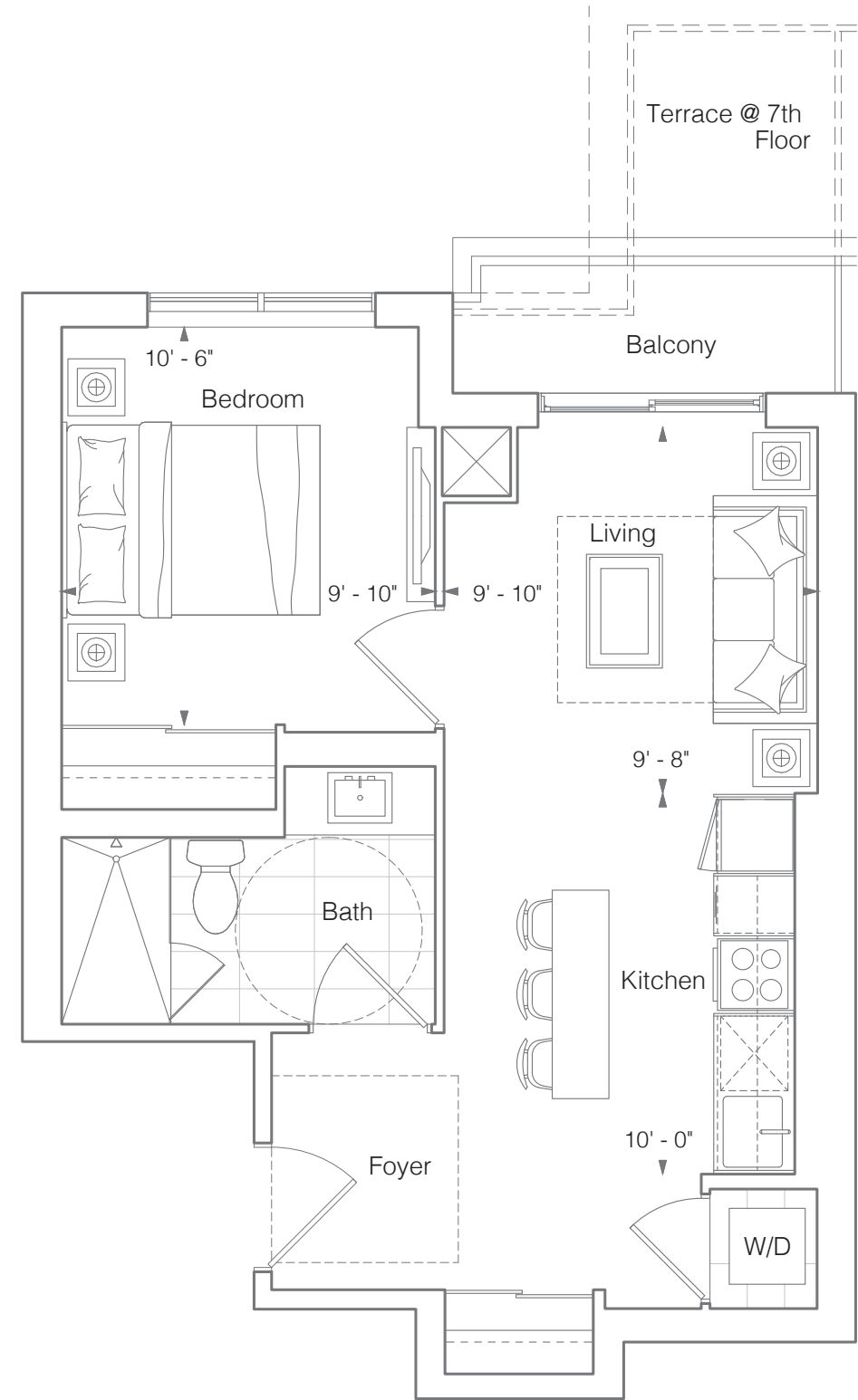


**SUITE 1H(BF) 1 BEDROOM 518 SQ.FT.**  
Terrace 45 Sq.Ft. (Suite 711)  
Balcony 25 Sq.Ft.

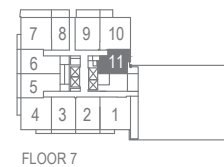


FLOORS 8 - 12  
FLOORS 14 - 38

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FLOORS 8 - 12  
FLOORS 14 - 38



FLOOR 7

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### SUITE 1F+D 1 BEDROOM + DEN 595 SQ.FT.

Balcony 60 Sq.Ft.

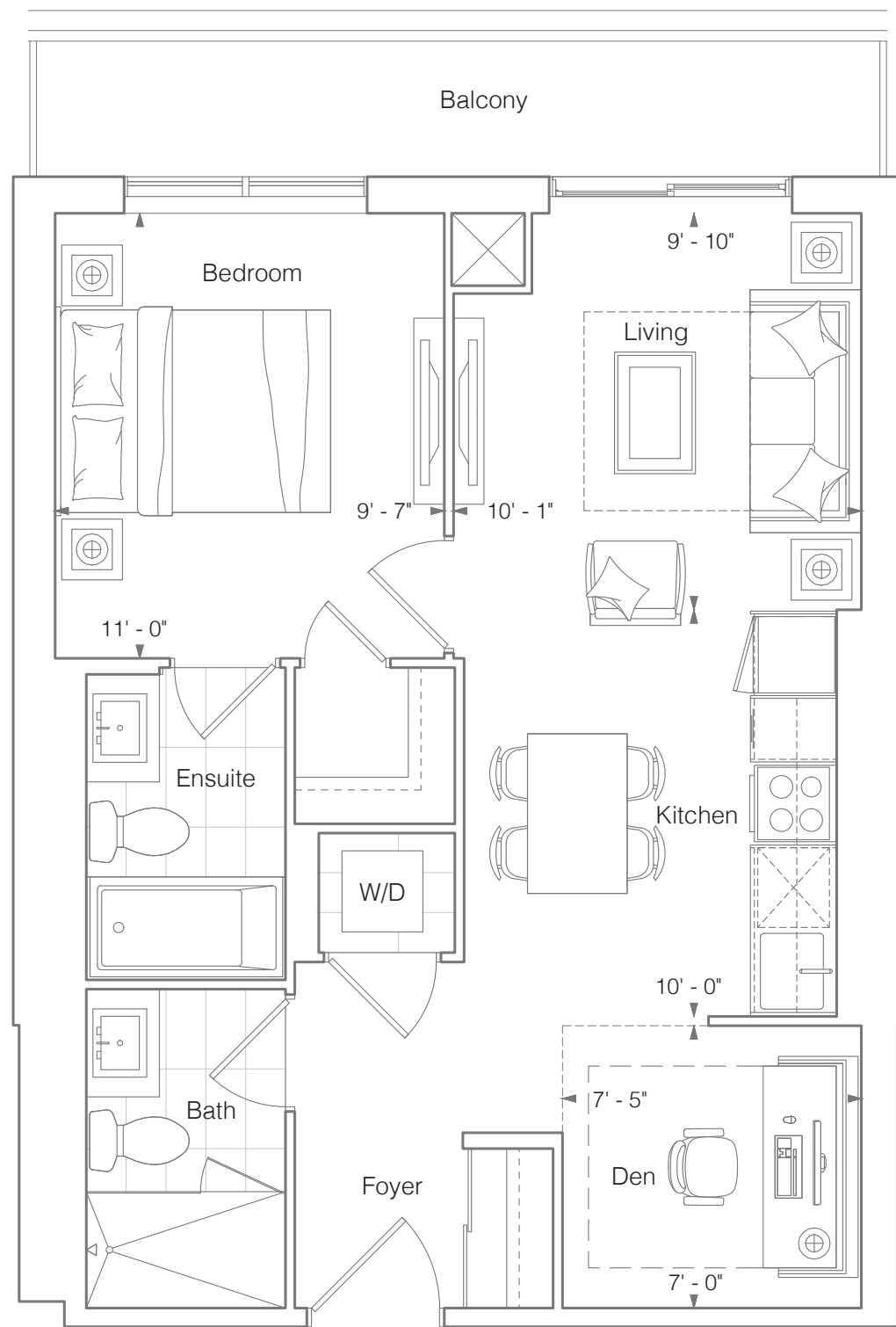
LIBERTY  
development



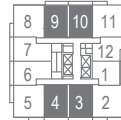
### SUITE 2C 2 BEDROOMS 633 SQ.FT.

Balcony 60 Sq.Ft.

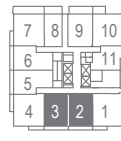
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development



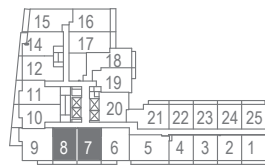
\*Current layout is mirrored to the identical adjacent suite.



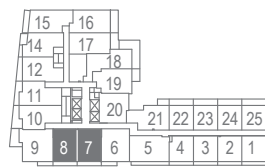
FLOORS 8 - 12  
FLOORS 14 - 38



FLOOR 7

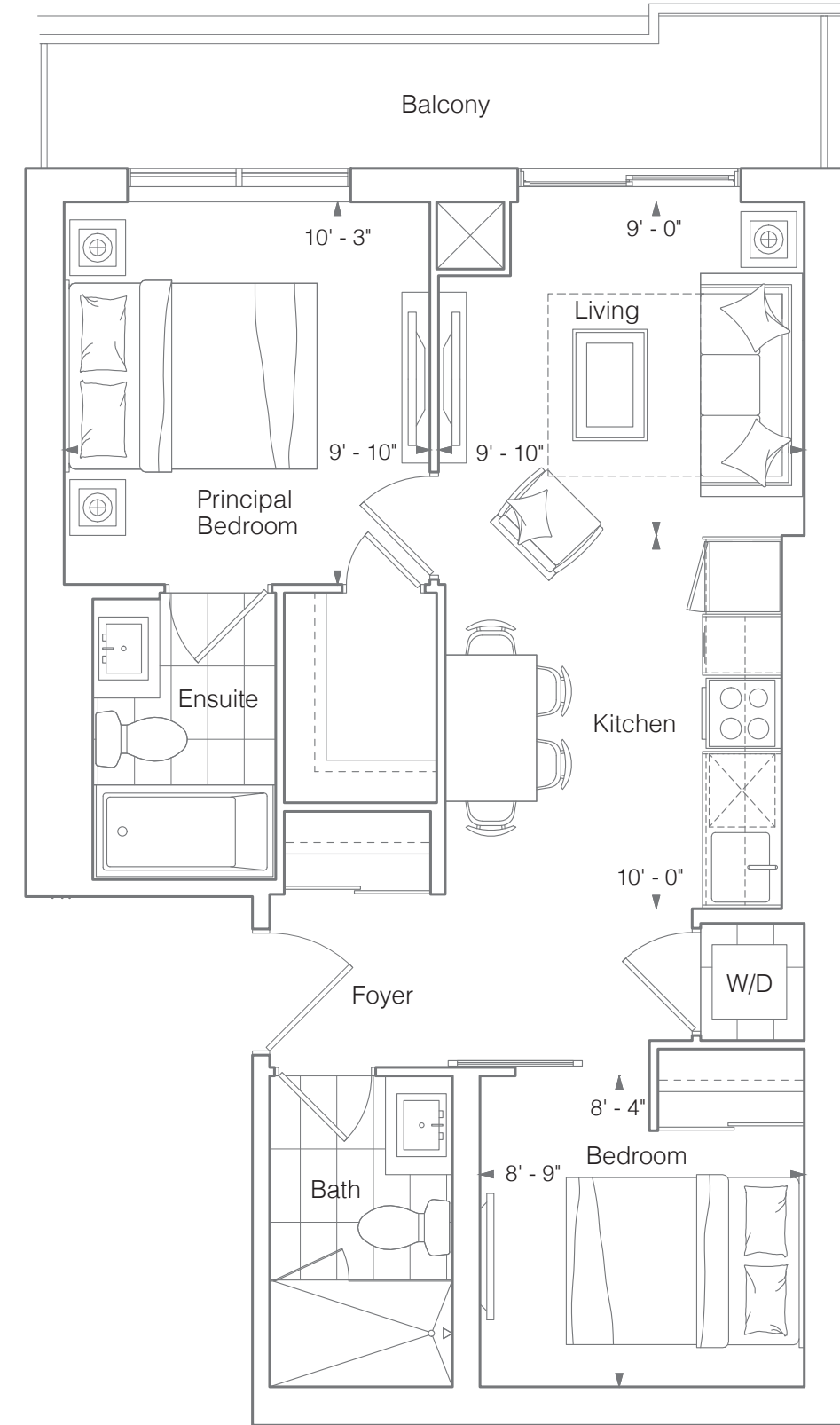


FLOORS 4-6

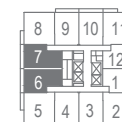


FLOOR 3

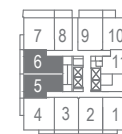
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\*Current layout is mirrored to the identical adjacent suite.



FLOORS 8 - 12  
FLOORS 14 - 38



FLOOR 7

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### SUITE 2D 2 BEDROOMS 667 SQ.FT.

Balcony 85 Sq.Ft. (Suite 311 - 611)

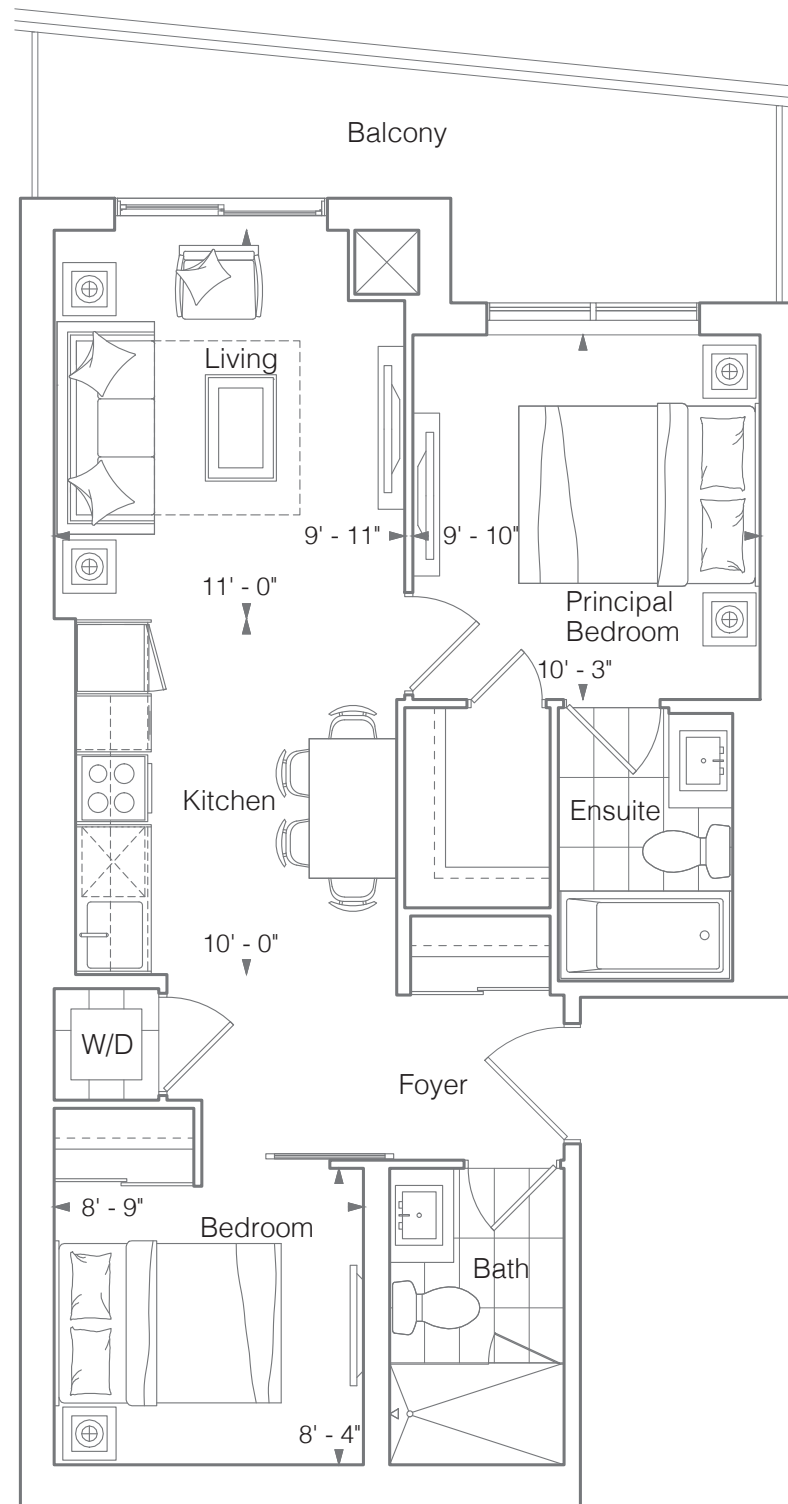
Balcony 115 Sq.Ft. (Suite 310 - 610)



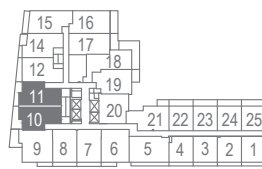
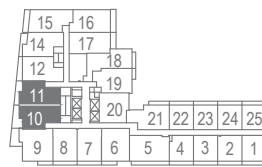
### SUITE 2R 2 BEDROOMS 740 SQ.FT.

Terrace 60 Sq.Ft. (Suite 710)

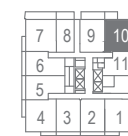
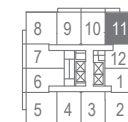
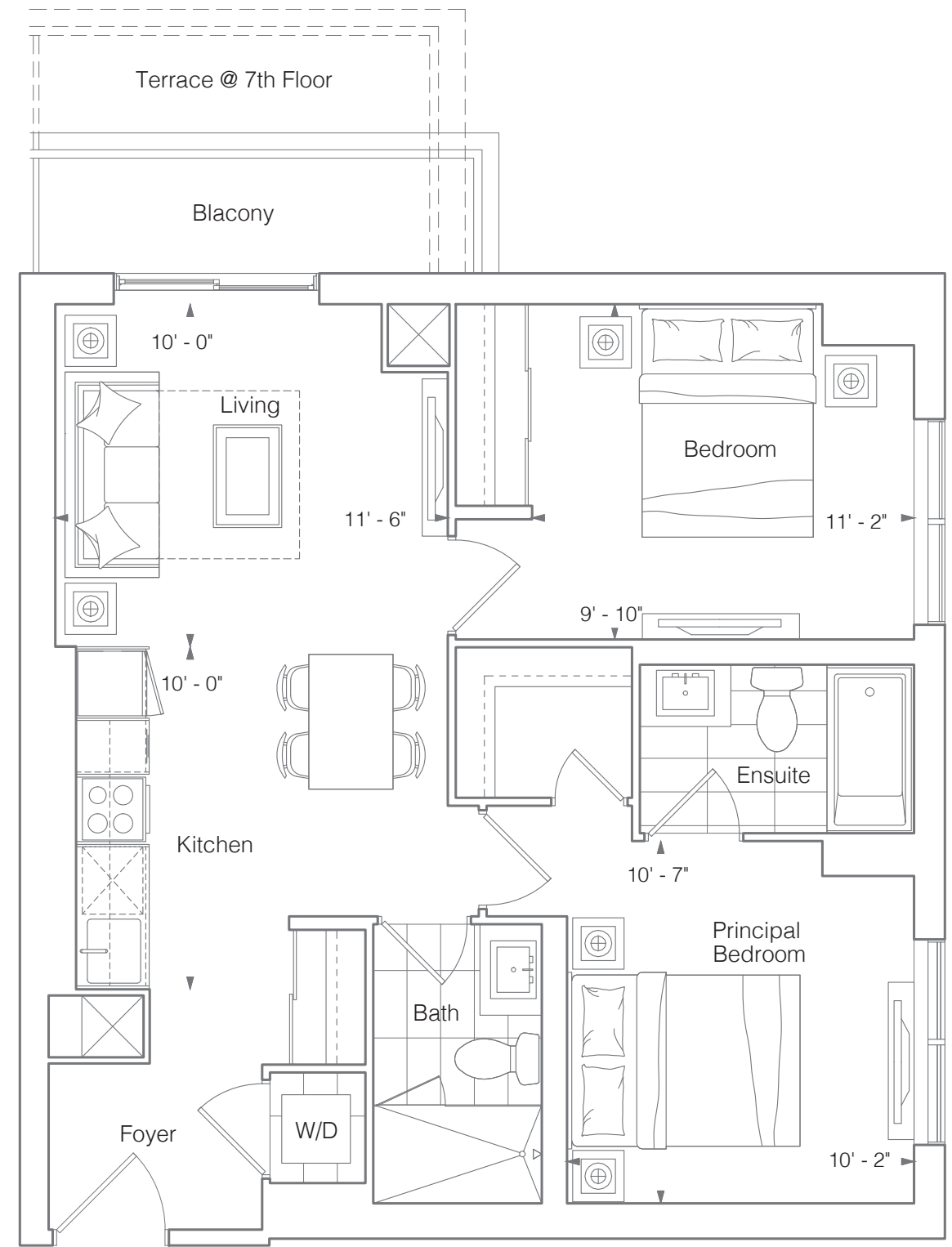
Balcony 35 Sq.Ft.



\*Current layout is mirrored to the identical adjacent suite.



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**SUITE 2S(BF) 2 BEDROOMS 741 SQ.FT.**

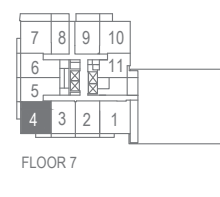
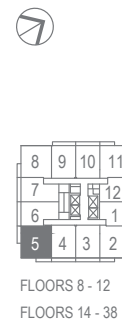
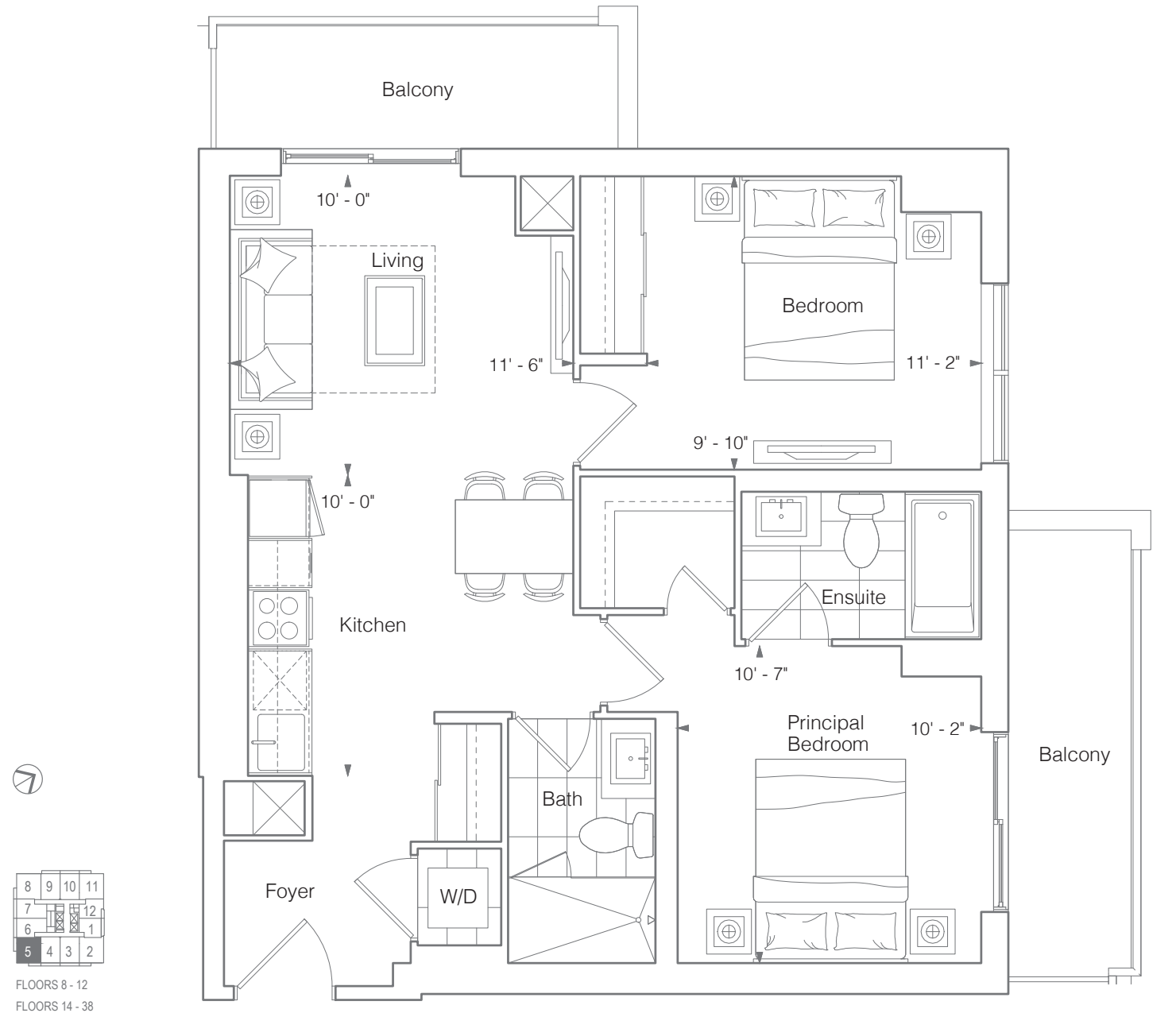
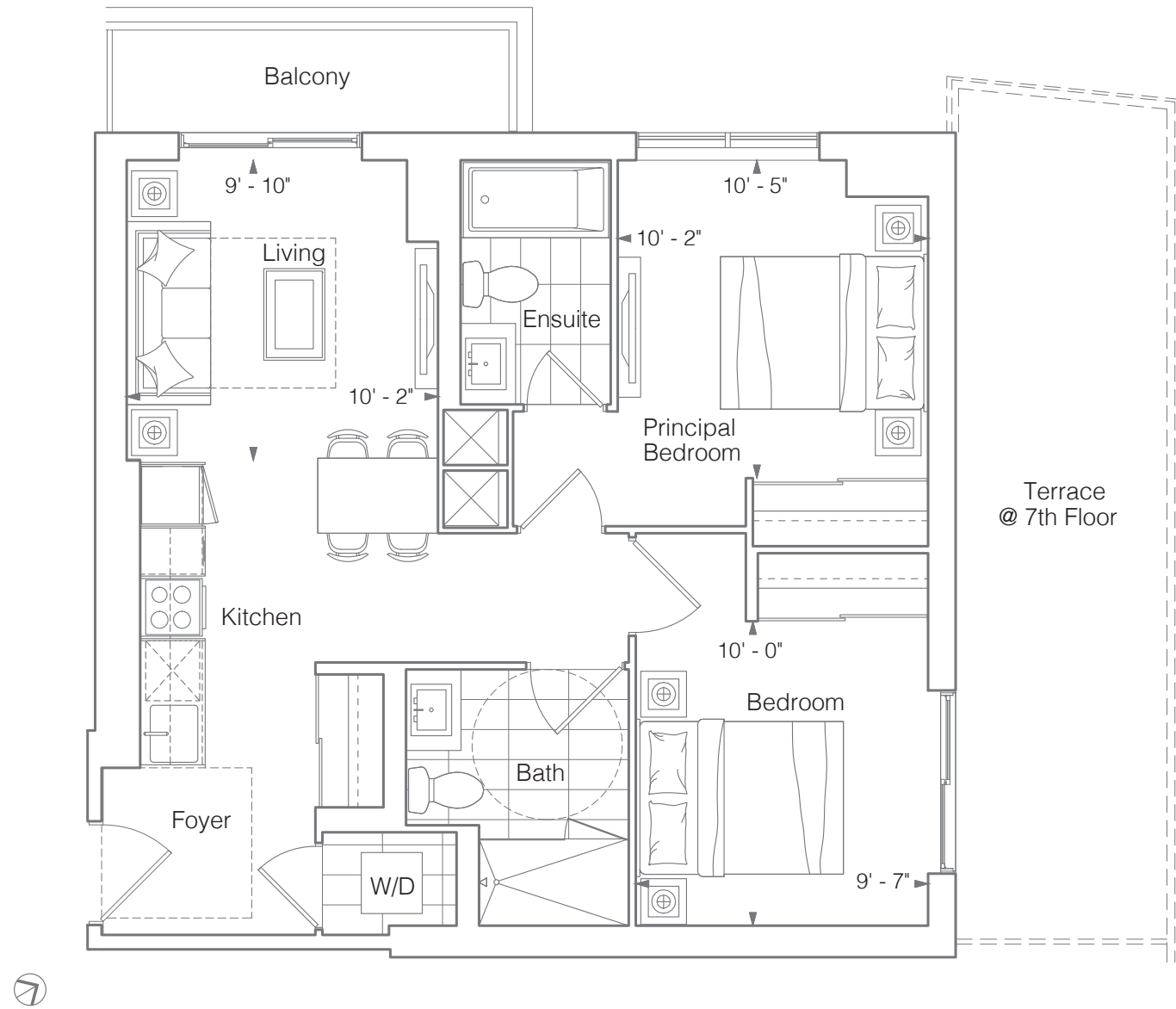
Balcony 160 Sq.Ft. (Suite 707)

Balcony 30 Sq.Ft.



**SUITE 2T 2 BEDROOMS 742 SQ.FT.**

Balcony 35 Sq.Ft. + 40 Sq.Ft.



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### SUITE 2U 2 BEDROOMS 743 SQ.FT.

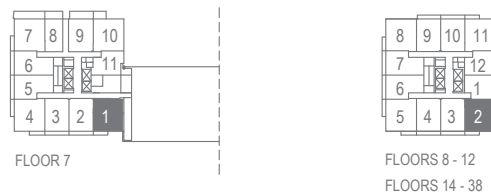
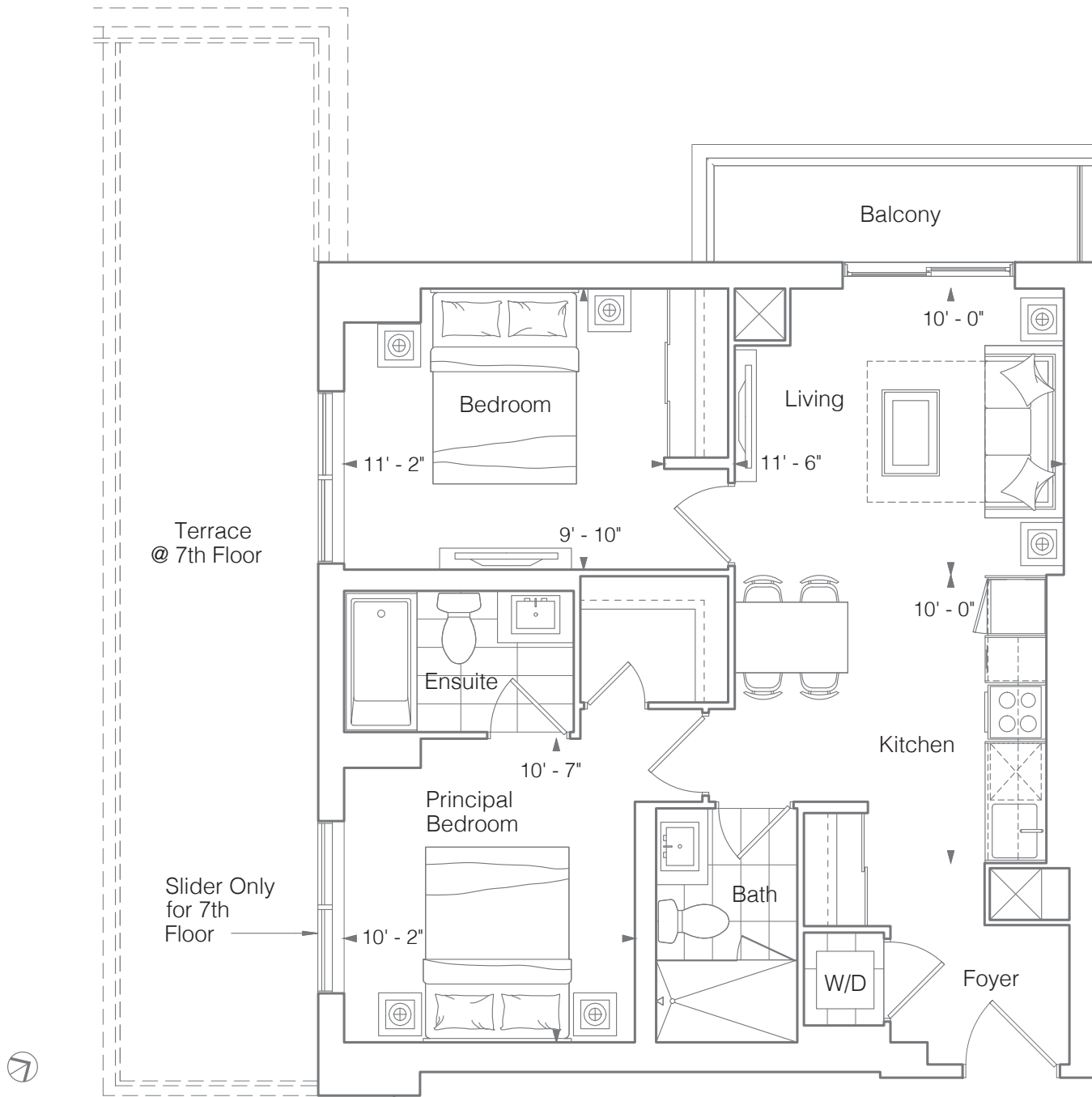
Terrace 215 Sq.Ft. (Suite 701)

Balcony 35 Sq.Ft.

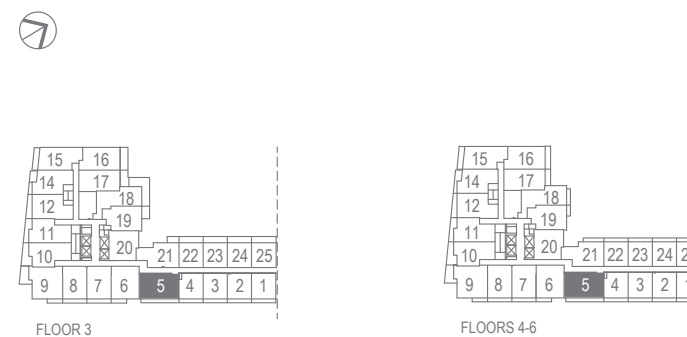
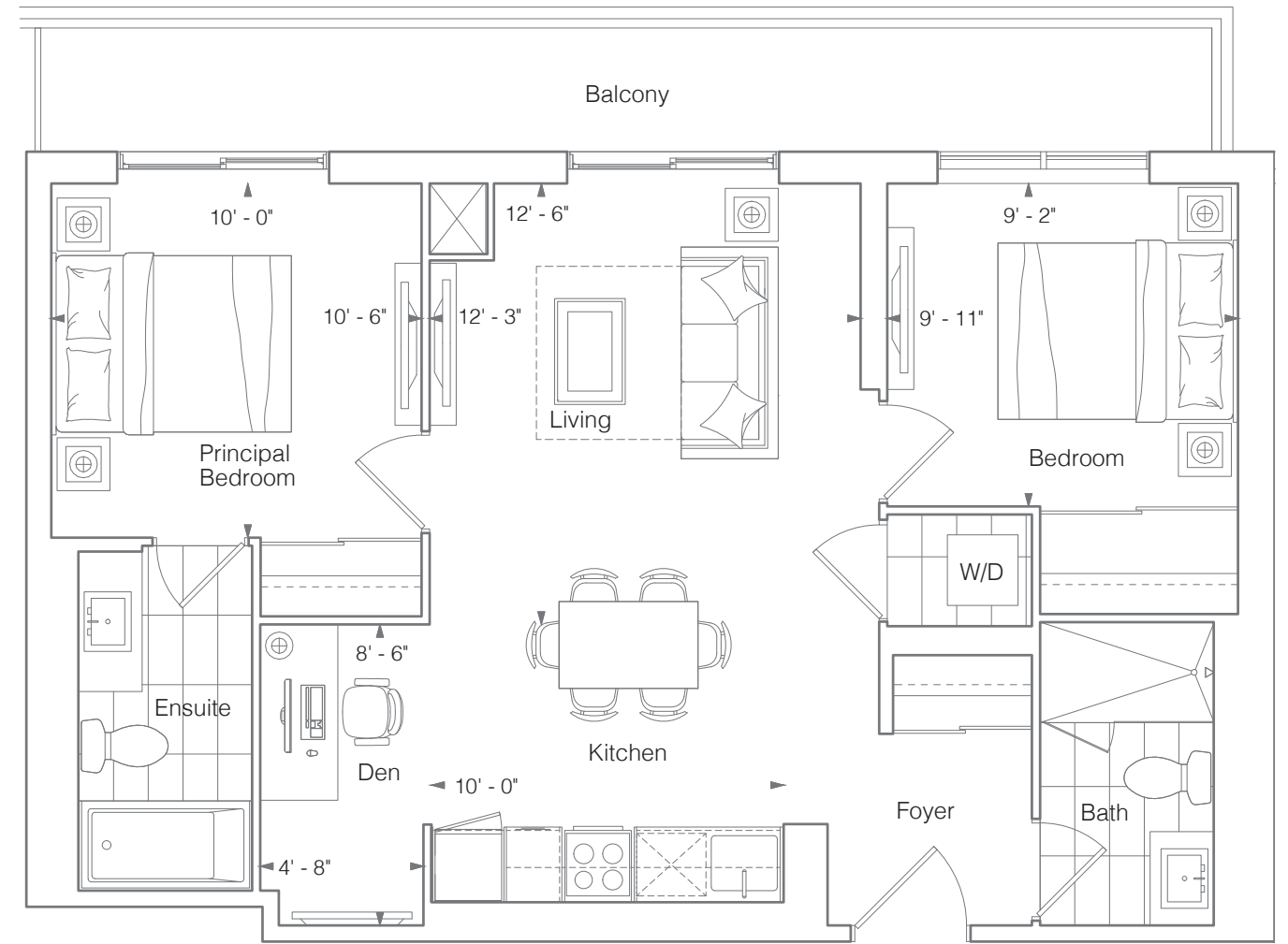


### SUITE 2A+D 2 BEDROOMS + DEN 770 SQ.FT.

Balcony 95 Sq.Ft.



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# OPEN UP EXCELLENCE, CRAFTSMANSHIP AND INNOVATIVE DESIGNS – LIBERTY FOR ALL!

# 2



## **LIBERTY SQUARE / EKO MARKHAM CENTRE MARKHAM**

2009 & 2010 BILD  
Pinnacle Award Winner  
Places to Grow  
Community of The Year



## **WORLD ON YONGE THORNHILL**

2011 OHBA Awards of  
Distinction Winner  
Most Outstanding  
High-Rise Building

Liberty Development received the Places to Grow Community of the Year award from BILD in both 2009 and 2010. The award-winning communities include eko Markham Centre / Liberty Square and World on Yonge – Liberty’s mixed-use high-density communities located in Markham and Thornhill. World on Yonge was also the recipient of the 2011 OHBA Award of Distinction for the Most Outstanding High-Rise Building. With the recognition of its peers, municipalities and support of purchasers, Liberty has set a vision for corporate commitment and integrity, which has become the standard for Ontario. Liberty continues to ensure that its communities are innovative and cutting edge, blazing the trail for the future of condominium living in the GTA and beyond.

**LIBERTY FOR ALL.**

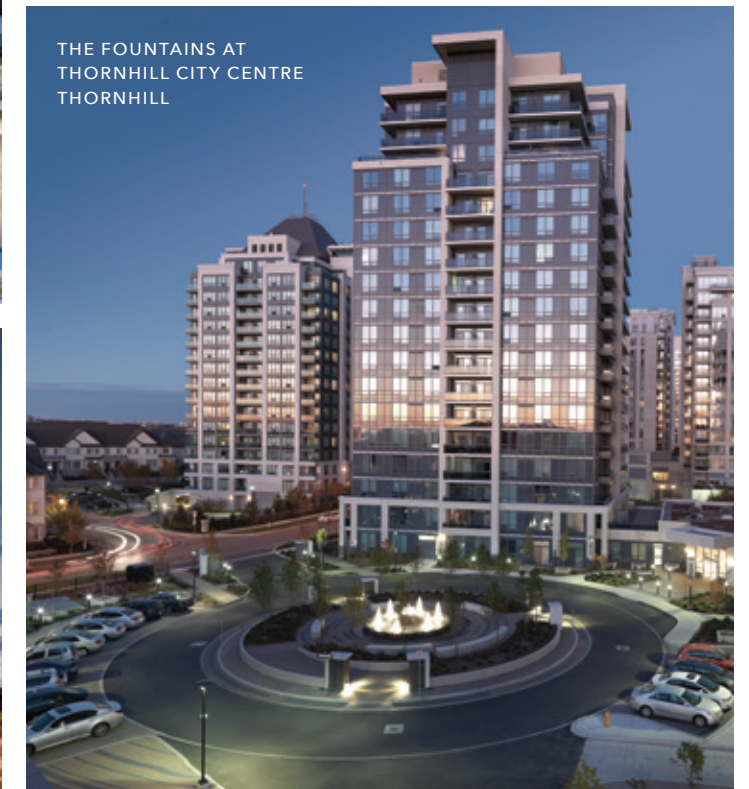
Just over a decade ago, a seedling was planted and today has flowered into a beautiful garden. Ten years in the making and the winner of prestigious awards, Thornhill City Centre represents the pinnacle of urban master planning. A community that beautifully integrates nature, amenities, transit and lifestyle around a panoramic central park, Thornhill City Centre is today home to nearly 2,000 families. With its fine array of distinctively designed high-rise buildings and urban streetside townhomes, the community offers a wide choice of living options for every demographic, from first-time buyers to young families with kids to empty nesters.



WORLD ON YONGE  
THORNHILL



CENTRO SQUARE  
VAUGHAN



THE FOUNTAINS AT  
THORNHILL CITY CENTRE  
THORNHILL



CENTRE PARK CONDOS  
THORNHILL



METRO PLACE CONDOS  
NORTH YORK



ROYAL GARDENS  
RICHMOND HILL



