

# ERIN SQUARE

CONDOS IN MISSISSAUGA

# a higher standard.

The Pemberton difference isn't simply in how we build. It's in what you feel. A feeling that, while difficult to describe, feels overwhelmingly right. With decades of experience and a reputation for building truly exceptional condominiums in the Greater Toronto Area's greatest communities, we invite you to experience the feeling for yourself at Erin Square. Having successfully launched more than a dozen prestigious condominium residences in Mississauga, we're proud to introduce the new pinnacle of Erin Mills living.



Pemberton

Everything a home should be

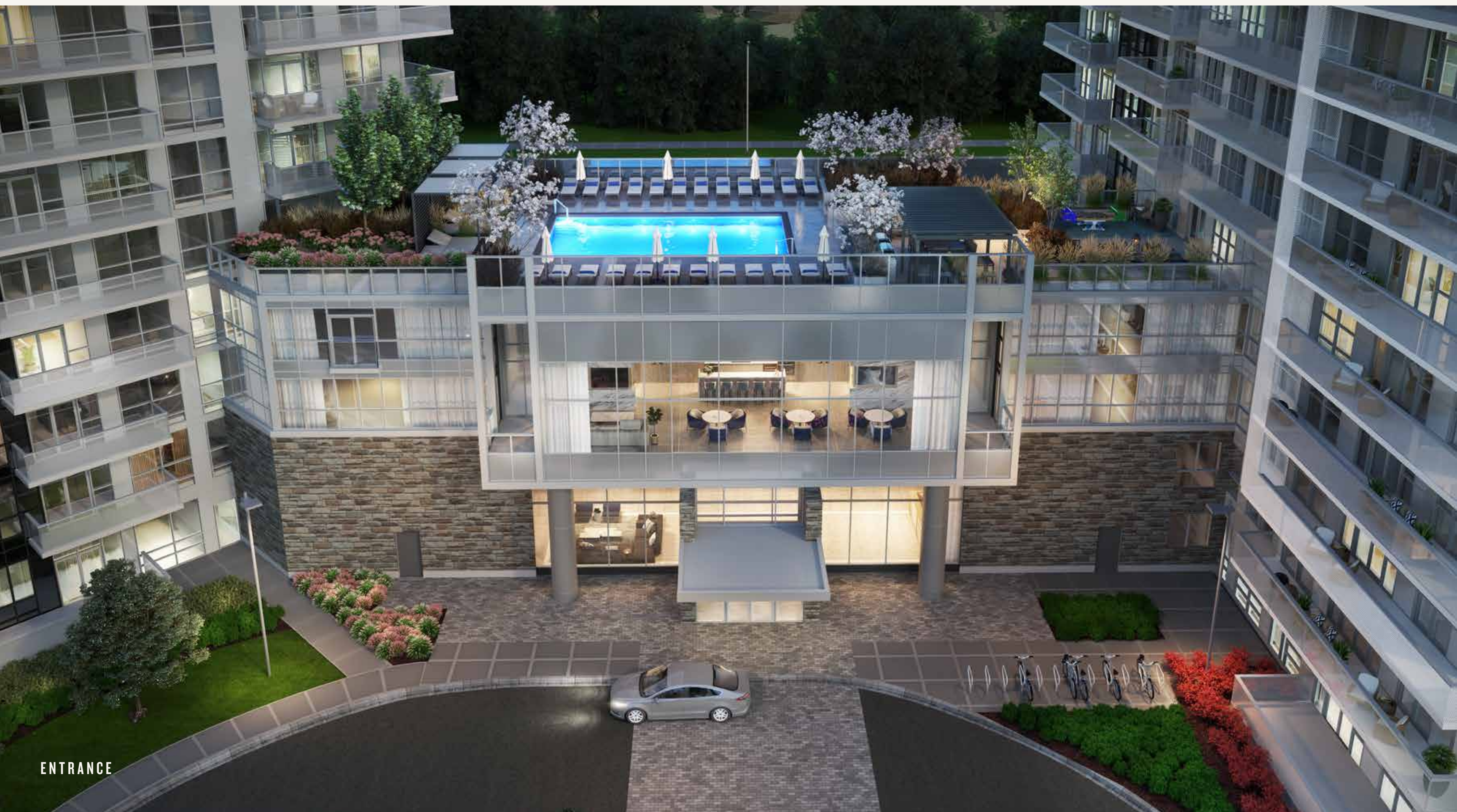




# erin mills, elevated.

Erin Square is poised to take the neighbourhood, and the feeling of home, to new heights. Its prime location keeps you connected to the best of Mississauga and just a short drive from anywhere else. A contemporary residence by one of the city's most prominent builders, it's home on another level. One that's connected to a diverse and growing community, and makes you feel more connected to what's important.





ENTRANCE





LOBBY — CONCIERGE





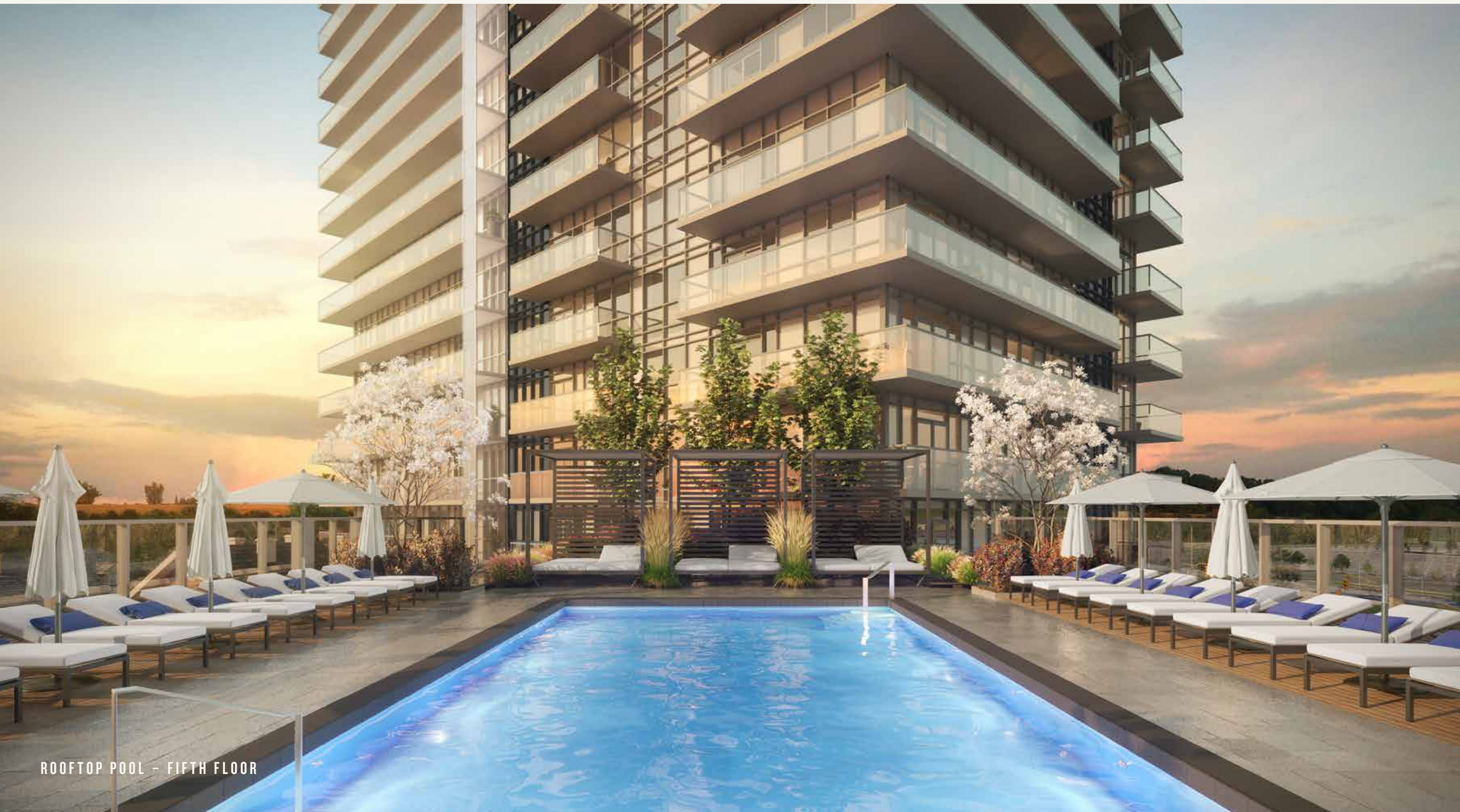
# third floor amenities

- 1. YOGA STUDIO
- 2. FITNESS ROOM
- 3. BOXING AREA
- 4. FREE WEIGHTS
- 5. WOMEN'S CHANGE ROOM
- 6. MEN'S CHANGE ROOM
- 7. SAUNA
- 8. GUEST SUITE
- 9. PRIVATE DINING
- 10. CATERING KITCHEN
- 11. TERRACE
- 12. PARTY ROOM
- 13. LOUNGE
- 14. MEDIA ROOM

## ADDITIONAL AMENITIES

- PET WASH
- STUDY LOUNGE
- GAMES ROOM
- BOARDROOM
- ROOFTOP POOL





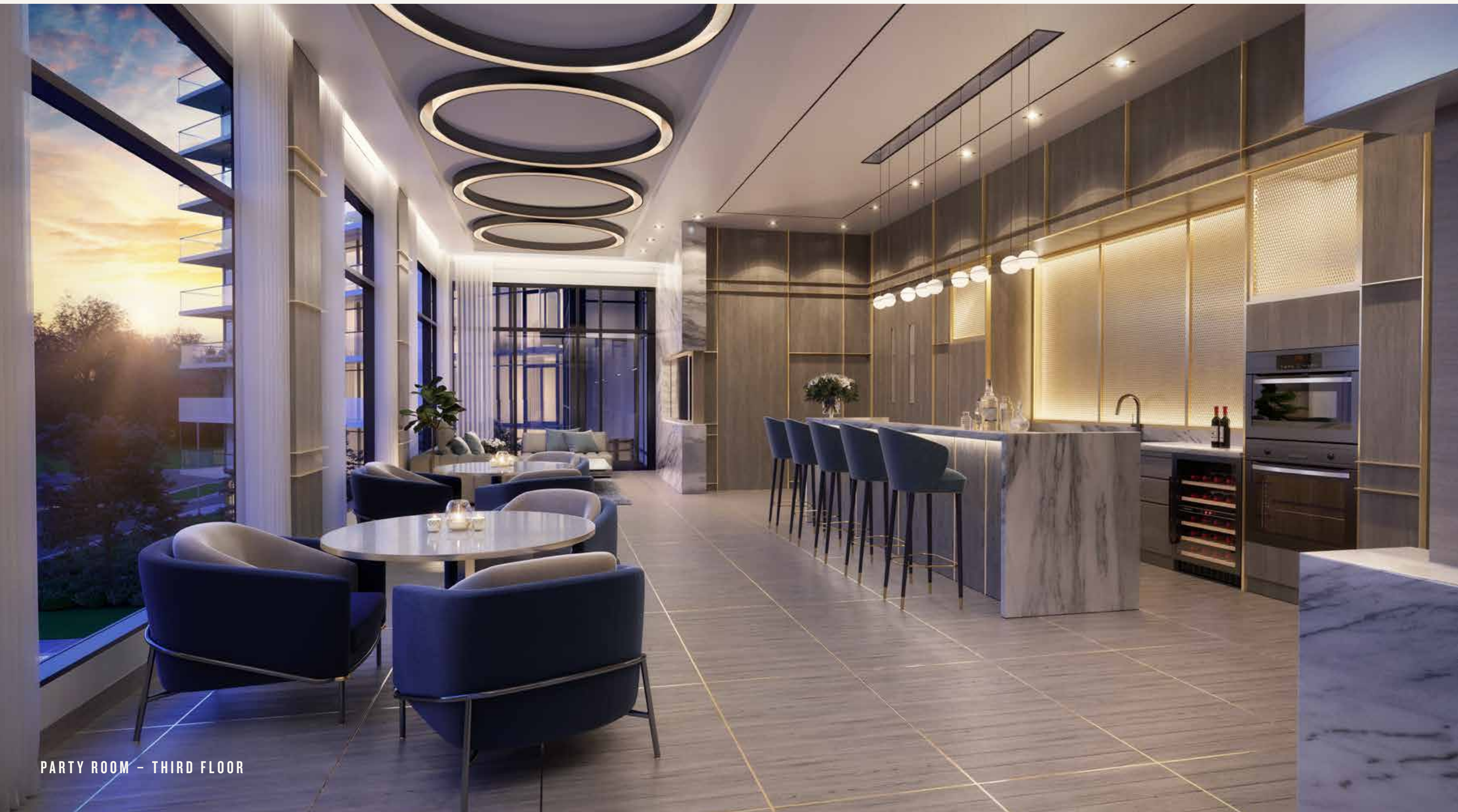
ROOFTOP POOL — FIFTH FLOOR





FITNESS ROOM — THIRD FLOOR





PARTY ROOM — THIRD FLOOR



# home beyond four walls.

Your Erin Square residence offers you a comfortable and chic sanctuary while the Erin Mills neighbourhood provides plenty of reasons to get out and explore. From green spaces to fresh faces, familiar favourites to new finds, you'll find more to see, do and discover at every intersection.

## RECREATION

- 1. PLAYDIUM AMUSEMENT CENTRE\*
- 2. SKY ZONE TRAMPOLINE PARK

## GOLF COURSES

- 3. BRAEBEN GOLF COURSE\*
- 4. CREDIT VALLEY COUNTRY CLUB
- 5. PIPER'S HEATH GOLF CLUB
- 6. ROYAL ONTARIO GOLF CLUB
- 7. TEES INDOOR GOLF
- 8. THE MISSISSAUGA COUNTRY CLUB\*

## SHOPPING

- 9. ERIN MILLS TOWN CENTRE
- 10. HEARTLAND TOWN CENTRE\*
- 11. SQUARE ONE SHOPPING CENTRE

## COMMUNITY CENTRES

- 12. ERIN MEADOWS COMMUNITY CENTRE
- 13. MISSISSAUGA ST. BERNARD OF CLAIRVAUX YMCA CENTRE
- 14. SOUTH COMMON COMMUNITY CENTRE
- 15. VIC JOHNSTON ARENA
- 16. YMCA OF GREATER TORONTO-MISSISSAUGA

## GROCERY STORES

- 37. FOOD BASICS
- 38. LOBLAWS
- 39. LONGO'S
- 40. FOUR SEASONS MARKETPLACE
- 41. MR. INDIA GROCERS
- 42. NATIONS FRESH FOODS
- 43. NO FRILLS
- 44. SOBEYS
- 45. STASKY FINE FOODS\*
- 46. T&T SUPERMARKET
- 47. WALMART SUPERCENTRE
- 48. WHOLE FOODS MARKET

## COFFEE SHOPS

- 49. DAVID'S TEA
- 50. SECOND CUP
- 51. STARBUCKS COFFEE
- 52. TIM HORTONS
- 53. TIMOTHY'S

## EMERGENCY SERVICES

- 54. FIRE STATION 115
- 55. FIRE STATION 122
- 56. PEEL REGIONAL POLICE—11TH DIVISION

## GREEN SPACES

- 57. CRAWFORD GREEN
- 58. DUNCAIRN DOWNS
- 59. ERIN MILLS ATHLETIC FIELDS
- 60. PHEASANT RUN PARK
- 61. QUENIPPENON MEADOWS PARK
- 62. STREETSVILLE MEMORIAL PARK
- 63. SUGAR MAPLE WOODS PARK

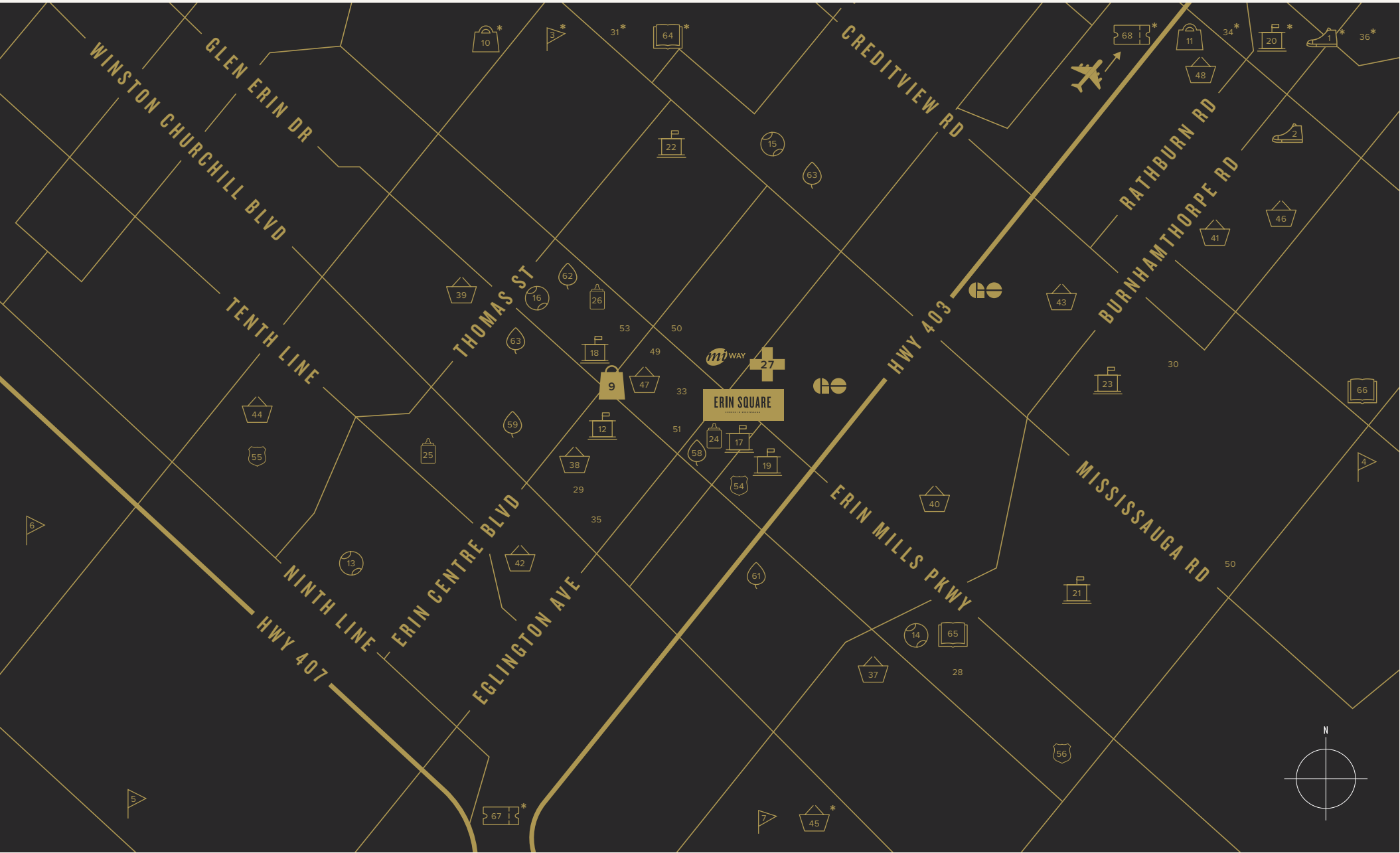
## LIBRARIES

- 64. CITY OF MISSISSAUGA—STREETSVILLE\*
- 65. SOUTH COMMON COMMUNITY CENTRE
- 66. WOODLANDS LIBRARY

## MOVIE THEATRES

- 67. 5 DRIVE-IN\*
- 68. CINEPLEX—MISSISSAUGA\*

\*LOCATION EXISTS BEYOND MAP PARAMETERS





# a new saga has begun.

Mississauga is a dynamic, diverse and growing community that now ranks as the third largest city in Ontario, and the sixth largest in Canada. To put it in perspective, it's bigger than Vancouver and Winnipeg, as well as U.S. cities like Detroit, Denver, Boston and Washington. And at its heart is Erin Mills, the most populous, vibrant and fastest-growing area in Mississauga.



MISSISSAUGA OFFERS FAMILY-ORIENTED SPORTS, LEISURE & ARTS FACILITIES WITH 11 COMMUNITY CENTRES AND A VIBRANT DOWNTOWN CITY CENTRE WITH MAJOR RETAIL, ENTERTAINMENT, OFFICE AND CONDO LIVING.



## MISSISSAUGA IS GREEN

Mississauga has more than 480 parks and 23 major trail systems, including part of a 485 mile (780 km) waterfront trail running from Niagara-on-the-Lake to the Quebec border.



## IN GOOD COMPANY

Mississauga means business. A leading centre for innovation and growth, it's the Canadian headquarters for 72 of the Fortune 500 companies.

55k+ BUSINESSES

1400+ MULTINATIONAL FIRMS

1000+ TECHNOLOGY FIRMS

400k+ EMPLOYEES



SIXTH  
LARGEST CITY IN  
CANADA



3RD LARGEST  
CITY IN ONTARIO

130  
LANGUAGES  
SPOKEN

MISSISSAUGA IS  
CANADA'S GATEWAY

Home to Toronto Pearson International, Canada's largest airport, servicing 32 million passengers on more than 70 airlines, with non-stop service to 180 destinations in 60 countries around the globe.

FASTEST-GROWING MAJOR CITY  
WITH A POPULATION OF

729,000

RESIDENTS REPRESENTING CULTURES  
FROM AROUND THE WORLD.

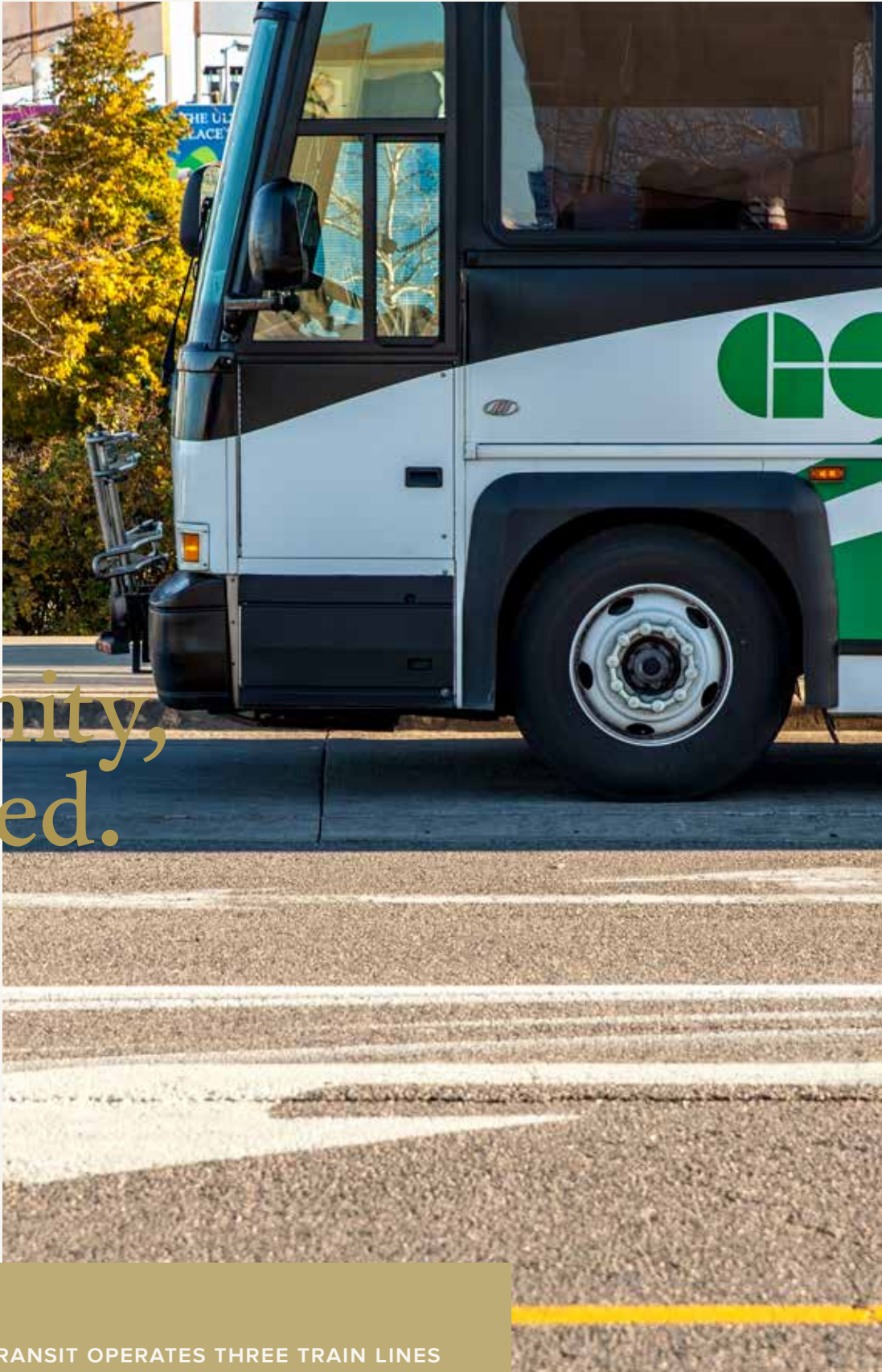


RECOGNIZED AS CANADA'S  
SAFEST CITY 8 YEARS  
IN A ROW



While the Erin Mills  
neighbourhood is the perfect  
place to be, getting anywhere  
else couldn't be easier.  
Close to transit, the airport  
and all major highways,  
the world is at your doorstep.

community,  
connected.



GO TRANSIT OPERATES THREE TRAIN LINES  
AND SEVERAL GO BUS ROUTES THROUGH  
MISSISSAUGA WITH CONNECTIONS TO  
TORONTO AND SURROUNDING AREAS.

## ON THE RAILS

APPROXIMATELY  
25 MILLION RIDERS ANNUALLY

81

ROUTES THROUGHOUT THE CITY  
CONNECT WITH BRAMPTON TRANSIT,  
OAKVILLE TRANSIT, THE TTC,  
AND ALL GO TRANSIT STATIONS.

3<sup>RD</sup>

LARGEST TRANSIT  
SYSTEM IN ONTARIO

## YOUR WAY AND THE HIGHWAY

HIGHWAY 403  
1.2 km southeast | 2-minute drive

HIGHWAY 407  
5.0 km southwest | 6-minute drive

QEW  
6.4 km south | 8-minute drive

HIGHWAY 401  
6.8 km north | 9-minute drive

## YOU'RE GOING PLACES


ERIN MILLS TOWN CENTRE BUS TERMINAL  
550 m north | 1-minute drive

ERIN MILLS STATION  
1.2 km southeast | 2-minute drive

ERINDALE GO STATION  
4.9 km east | 7-minute drive







# home to higher learning.

Mississauga is home to some of the country’s most prestigious higher learning institutions. Established in 1967, the University of Toronto Mississauga features the celebrated Institute of Communication, Culture, Information and Technology. Sheridan College’s Hazel McCallion Campus, located in the heart of Mississauga City Centre, includes a recently opened, state-of-the-art expansion with specialized programs in Architectural Technology, Interior Design and Decorating, Advertising, Marketing and Visual Merchandising.

## SHERIDAN COLLEGE— HAZEL McCALLION CAMPUS

- Enrolment capacity of 5,500+ students
- Home to the highly acclaimed Pilon School of Business
- New wing opened in 2017 offers state-of-the-art classrooms, studios, labs and production spaces, the Centre for Creative Thinking, and a gallery space to showcase creativity and innovation



## UNIVERSITY OF TORONTO MISSISSAUGA CAMPUS

9-MINUTE DRIVE

- Situated on 225 acres of protected greenbelt along the Credit River
- Seventeen academic departments; includes the Institute for Management & Innovation, the Centre for South Asian Civilizations and the Centre for Medicinal Chemistry
- Famous alumni include astronaut Dr. Roberta Bondar, filmmaker Richie Mehta and Canadian media executive Kirstine Stewart

APPROXIMATELY

14,000

UNDERGRADUATE STUDENTS

## SECONDARY, ELEMENTARY & MONTESSORI

CREDIT VALLEY PUBLIC SCHOOL  
200 m southeast | 1-minute drive

JOHN FRASER SECONDARY SCHOOL  
800 m northwest | 4-minute drive

P.T. MONTESSORI SCHOOL  
800 m east | 2-minute drive

STREETSVILLE SECONDARY SCHOOL  
3.7 km north | 6-minute drive

ST.-JEAN-BAPTISTE CATHOLIC SCHOOL  
4.2 km southeast | 7-minute drive







# on the shopping block.

For those who love to shop, you’re in the right spot. Get your fashion fix at one of Mississauga’s largest shopping centres, Erin Mills Town Centre, or stock up on essentials at the nearby Walmart Supercentre. Gather fresh ingredients for your favourite recipe at Loblaws or Longo’s, both only minutes away. Or leave the cooking to the pros and dine out at a host of neighbourhood restaurants.

## GROCERS

- WALMART SUPERCENTRE  
400 m northeast | 1-minute drive
- LOBLAWS  
600 m west | 3-minute drive
- NATIONS FRESH FOODS  
1.6 km west | 4-minute drive
- MR. INDIA GROCERS  
1.7 km southwest | 4-minute drive
- LONGO’S  
2.0 km northwest | 5-minute drive
- FOUR SEASONS MARKETPLACE  
2.4 km southwest | 6-minute drive
- FOOD BASICS  
2.6 km southeast | 6-minute drive
- NO FRILLS  
2.5 km southeast | 6-minute drive
- SOBEYS  
4.0 km west | 8-minute drive
- T & T SUPERMARKET  
7.7 km northeast | 11-minute drive
- STARSKY FINE FOODS  
5.8 km southwest | 9-minute drive
- WHOLE FOODS  
8.0 km southeast | 10-minute drive



## RESTAURANTS

- PARAMOUNT FINE FOODS  
50 m north | 1-min drive
- AXIA RESTAURANT & BAR  
70 m southwest | 2-minute drive
- SUNSET GRILL  
800 km southwest | 2-minute drive
- ABBEY ROAD PUB & PATIO  
3.4 km southwest | 5-minute drive
- CHIUCHOW MAN RESTAURANT  
5.4 km northeast | 8-minute drive
- TREMENDOUS CHINESE RESTAURANT  
2.5 km southeast | 6-minute drive
- SCADDABUSH ITALIAN KITCHEN & BAR  
8.0 km southeast | 8-minute drive
- CHOP STEAKHOUSE MISSISSAUGA  
7.1 km north | 10-minute drive
- JACK ASTOR’S  
7.6 km south | 14-minute drive



## ERIN MILLS TOWN CENTRE

SECOND  
LARGEST MALL  
IN MISSISSAUGA



ANCHOR STORES  
INCLUDE HUDSON’S BAY,  
GAP, H&M, AND WALMART  
SUPERCENTRE

PUBLIC TRANSIT ACCESS  
FROM ERIN MILLS TOWN  
CENTRE BUS TERMINAL



220

STORES & SERVICES

## CAFÉS



- STARBUCKS COFFEE  
377 m west | 1-minute drive
- TIM HORTONS  
397 m east | 1-minute drive
- DAVID’S TEA  
500 m north | 1-minute drive
- SECOND CUP  
658 m northeast | 1-minute drive
- TIMOTHY’S  
1.2 km north | 2-minute drive



Erin Square puts you centre stage for world-class entertainment and art. A rich cultural hub, the city is home to leading venues like the Living Arts Centre and Meadowvale Theatre. Catch a show, a play, a film or the ballet. When you can find something exciting happening around every corner, you'll never be at a loss for what to do.

# culture club.



## ENTERTAIN YOURSELF



7 PERFORMING ARTS THEATRES



6 PUBLIC ART GALLERIES



3 CITY-OWNED MUSEUMS



## ENJOY THE SHOW

CINEPLEX MISSISSAUGA  
7 km northeast | 7-minute drive

5 DRIVE-IN  
9 km west | 10-minute drive

## TOP-SHELF LIBRARIES

SOUTH COMMON  
COMMUNITY CENTRE  
2.4 km southeast | 5-minute drive

CITY OF MISSISSAUGA  
STREETSVILLE BRANCH  
3.2 km north | 6-minute drive

WOODLANDS LIBRARY  
4.8 km east | 9-minute drive



## ELEVATE YOUR GAME

- PLAYDIUM AMUSEMENT CENTRE  
7.5 km east | 8-minute drive
- SKY ZONE TRAMPOLINE PARK  
7.5 km east | 9-minute drive





# get outside.

Get some fresh air, refresh your perspective and get your steps in. Mississauga is famed for its green space and Erin Square offers you a wealth of nearby parks to choose from. Take a hike on Crawford Trail. Let the kids and man’s best friend run free at Quenippenon Meadows Park. Get in the game at Erin Mills Athletic Fields or hit the links at BraeBen Golf Course. All only minutes away.

LIVE  
GREEN

7,720  
ACRES OF  
GREEN SPACE

500  
PARKS

400KM  
CYCLING  
NETWORK

## NATURE IN THE NEIGHBOURHOOD

CRAWFORD GREEN & TRAIL  
550 m south | 2-minute drive

QUENIPPENON MEADOWS  
COMMUNITY PARK  
1.4 km northwest | 5-minute drive

ERIN MILLS ATHLETIC FIELDS  
1.4 km east | 4-minute drive

DUNCAIRN DOWNS  
1.8 km west | 5-minute drive

STREETSVILLE  
MEMORIAL PARK  
3.2 km north | 5-minute drive

PHEASANT RUN PARK  
2.2 km southeast | 6-minute drive

SUGAR MAPLE WOODS PARK  
2.2 km west | 5-minute drive



## FITS YOU TO A TEE

TEES INDOOR GOLF  
5.2 km south | 8-minute drive

BRAEBEN GOLF COURSE  
6.7 km north | 9-minute drive

CREDIT VALLEY GOLF  
& COUNTRY CLUB  
7.2 km east | 11-minute drive

PIPER’S HEATH  
GOLF CLUB  
10 km southwest | 10-minute drive

THE MISSISSAUGA GOLF  
& COUNTRY CLUB  
9.2 km east | 13-minute drive

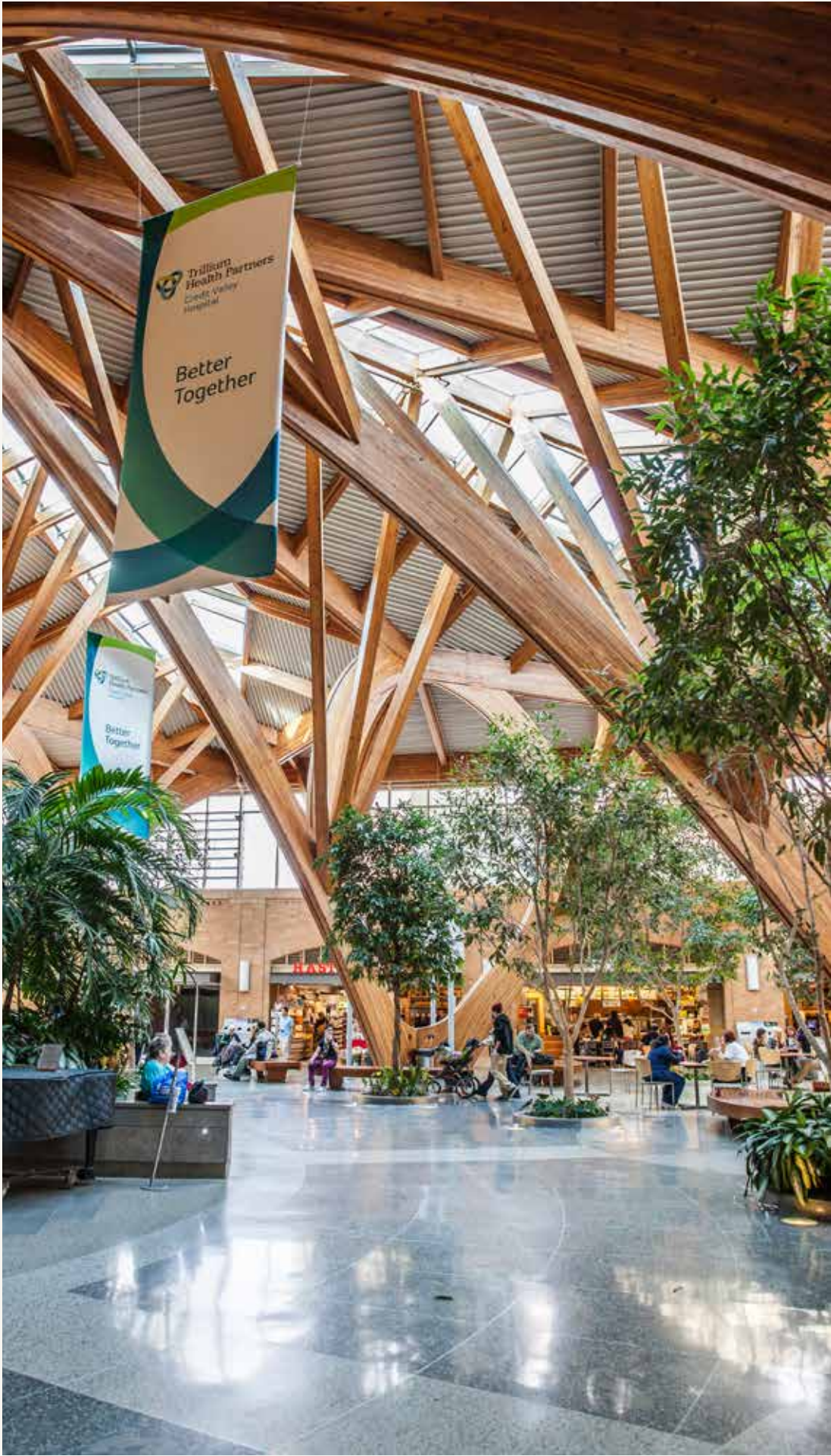
ROYAL ONTARIO GOLF CLUB  
12.1 km west | 12-minute drive





There’s nothing more essential than your health and wellness. That’s why Erin Square keeps you close to what’s most important in the community, from the renowned Credit Valley Hospital to specialized clinics, personal and home support, pharmacies and more. You can get the care you need, when you need it.

live  
well.



- LIFELABS  
400 m southeast | 1-minute drive
- CREDIT VALLEY HOSPITAL  
700 m northeast | 2-minute drive
- HEALTHCARE X-RAY & ULTRASOUND  
850 m northeast | 3-minute drive
- NEILSON PHARMACY  
850 m northeast | 3-minute drive
- CANADIAN HEALTH & ACUPUNCTURE CLINIC  
1.5 km north | 4-minute drive
- ALIGN CHIROPRACTIC & WELLNESS CENTRE  
2.7 km west | 6-minute drive
- SPECTRUM HEALTH CARE PEEL OFFICE  
5.2 km east | 9-minute drive
- MISSISSAUGA URGENT CARE MEDICAL CLINIC  
6.8 km north | 10-minute drive
- SAINT ELIZABETH HEALTH CARE CENTRAL WEST OFFICE  
6.9 km northwest | 10-minute drive



## URGENT MATTERS

- MISSISSAUGA FIRE—STATION 115  
500 m southwest | 2-minute drive
- PEEL REGIONAL POLICE—11 DIVISION  
4.3 km southeast | 8-minute drive
- MISSISSAUGA FIRE—STATION 120  
1.4 km west | 4-minute drive
- MISSISSAUGA FIRE—STATION 108  
4 km west | 8-minute drive





# features & finishes.

## KITCHEN FEATURES

- 7 ½"-wide laminate flooring from Vendor's samples
- Contemporary-designed cabinetry from Vendor's samples
- Single undermount stainless steel sink with single-lever chrome pull-down faucet
- Under upper cabinet lighting
- Choice of ¾" quartz countertop with square edge from Vendor's samples
- Choice of 4" x 16" gloss ceramic backsplash tiles from Vendor's samples
- Contemporary ceiling light fixture

## BATHROOM FEATURES

- Contemporary design vanity cabinet from Vendor's samples
- 12" x 24" porcelain floor tile from Vendor's samples
- 3" x 6" glazed ceramic wall tile for end walls of shower
- 12" x 24" porcelain wall tiles for back wall of shower enclosure from Vendor's samples
- 2" x 2" porcelain mosaic floor tiles for walk-in showers from Vendor's samples
- 12" x 24" porcelain tile for end walls of bathtub enclosure from Vendor's samples
- 3" x 6" glazed ceramic tile for tub skirt and back wall of bathtub enclosure from Vendor's samples
- Undermount vanity sink
- Chrome single-lever faucet

- Choice of ¾" quartz countertop with standard square edge and matching 4" backsplash from Vendor's samples
- Contemporary mirror with open shelf below
- Exhaust fan in all bathrooms vented to outside
- Privacy locks on bathroom doors
- Pressure-balanced valve for bathtub and shower
- Soaker bathtub, as per plan
- Walk-in shower with glass enclosure and frameless door, as per plan
- Designer wall sconce
- Waterproof shower ceiling fixture, as per plan

## INTERIOR FEATURES

- Individual seasonally controlled heating and air conditioning (vertical fancoil(s) complete with electric duct heater)
- Outdoor balcony or patio, as per plan
- Emergency voice communication system, smoke detector and heat detector, per O.B.C.\*
- Laundry area complete with washer/dryer hook-up and white ceramic tile floor
- Suite entry alarm connected to 24-hour-a-day monitoring located at concierge desk. Windows and sliding doors monitored for ground floor suites only
- Electrical wiring with circuit breaker service panel
- Individual hydro meter
- Wi-Fi services included in maintenance fee

## LIVING AREA FEATURES

- ½" quartz windowsills, colour off-white
- 7 ½"-wide laminate flooring for living room, dining room, den, bedroom(s), hall and foyer from Vendor's samples
- Mirrored sliding closet door at front foyer, as per plan. Balance of sliding closet doors to be finished in white.
- Semi-solid interior doors with chrome lever hardware
- 2 ¼" door casing
- 4" baseboard
- Manual roller shades for windows and balcony or patio sliding door(s)
- Walls, ceilings and bulkheads to be painted with white latex paint
- Smooth finished ceilings
- Floor-to-ceiling height 9' in principal rooms, excluding bulkheads, as per plan
- Wood trim and doors to be painted with semi-gloss white latex paint
- Pre-wired telephone outlets in living room, master bedroom, 2nd bedroom and den (one per room)
- Pre-wired outlets for cable TV in living room, master bedroom, 2nd bedroom and den (one per room)
- Capped ceiling outlet in dining room only
- Ceiling light fixture in foyer and den area, where applicable
- Ceiling light fixture in bedrooms
- Waterproof electrical outlet located on balcony or patio
- Fire sprinkler system per building code

## APPLIANCES

- 30" wide, frost-free refrigerator, counter depth, bottom-mount freezer, stainless steel finish
- 30" self-cleaning range with glass cooktop, stainless steel finish
- 24" built-in dishwasher, stainless steel finish
- Built-in combination microwave range hood, stainless steel finish
- Stacked combination washer and dryer, colour white

Note: Optional island is available at additional cost, as per plan

PLEASE NOTE: The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The 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's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference 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 the 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) may react to normal fluctuating humidity levels inducing gapping or cupping. The Purchaser acknowledges that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched and damaged. Plan and specifications are subject to change without notice. E. & O.E.

- YOUR NEW HOME IS PROTECTED BY FOUR LEVELS OF GUARANTEES
- One-Year Guarantee on the workmanship and materials of your new home, a guarantee backed by the TARION® New Home Warranty Program (the new name for the trusted Ontario New Home Warranty Program).
  - Full 2 years coverage on electrical, plumbing, heat delivery and distribution system.
  - The TARION® New Home Warranty Program 7-Year Structural Guarantee on major structural components of your new home.
  - Individual components in your new home are guaranteed by the manufacturer. Warranties provided by these reputable brand-name manufacturers are all passed on to you.

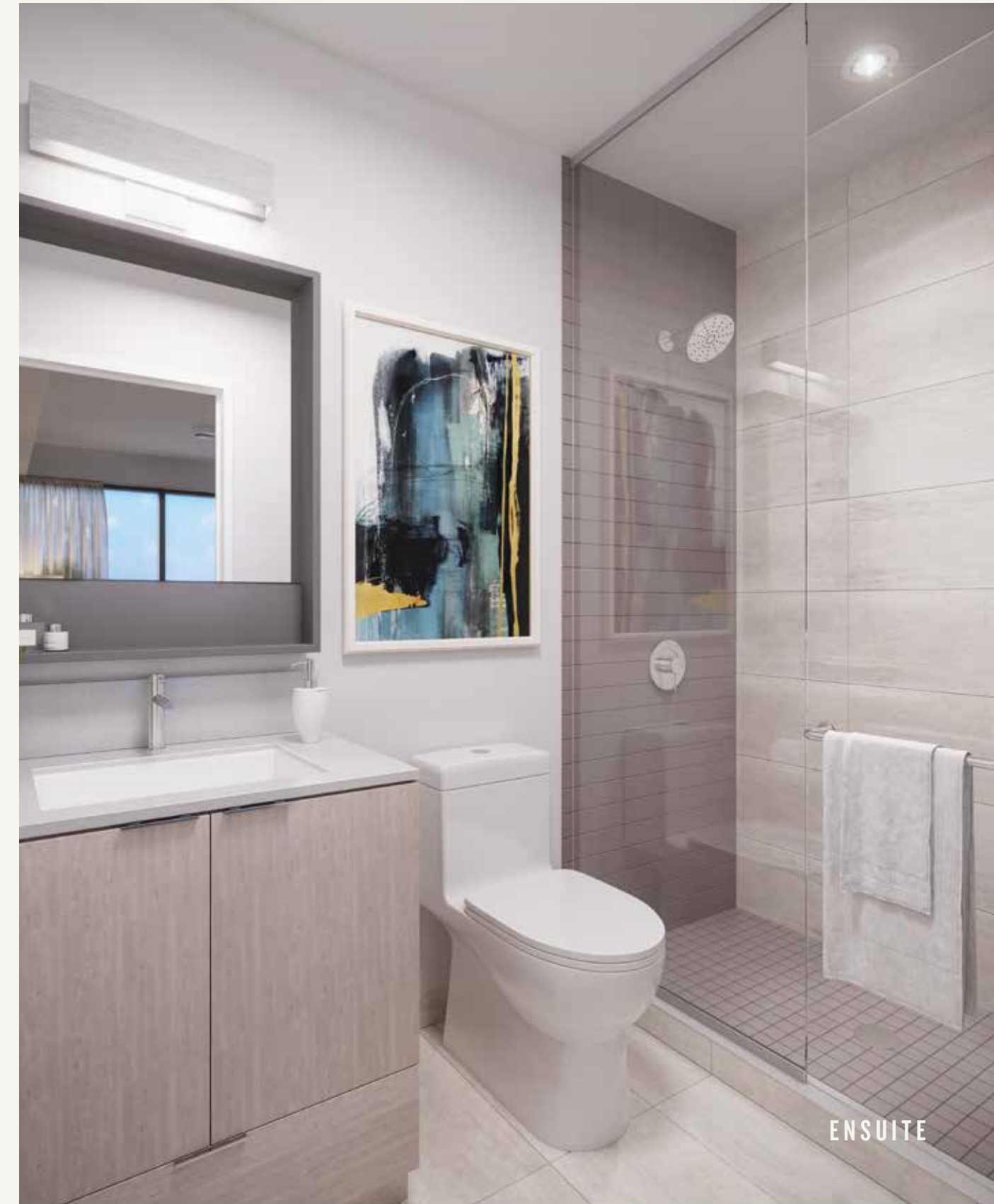
\*Ontario Building Code  
\*See the TARION New Home Warranty Program for full warranty details.





KITCHEN / LIVING









BEDROOM



# everything a home should be.

For decades, Pemberton Group has been creating successful residential and commercial developments in many of the Greater Toronto Area's best locations. As one of Mississauga's most prominent builders, we're proud to have introduced the Pemberton difference to this growing city with more than a dozen condominium residences.

In addition to our residences in Mississauga, Pemberton has several prestigious condominiums in various stages of development in downtown Toronto, Yonge and Eglinton, Richmond Hill, Maple and Stouffville.

Each Pemberton condominium is built to the highest standard with attention to detail, cutting-edge recreational facilities, superb customer service and lasting value. Our condominiums truly rise above the rest. Residents enjoy design creativity and craftsmanship, and are surrounded by quality features and outstanding amenities. At Pemberton, quality, service and value are not mere buzzwords, but a commitment taken seriously at every level of our company.



Pemberton





Pemberton

Everything a home should be

[www.pembertongroup.com](http://www.pembertongroup.com)

Illustrations are artist's concept. E. & O.E.