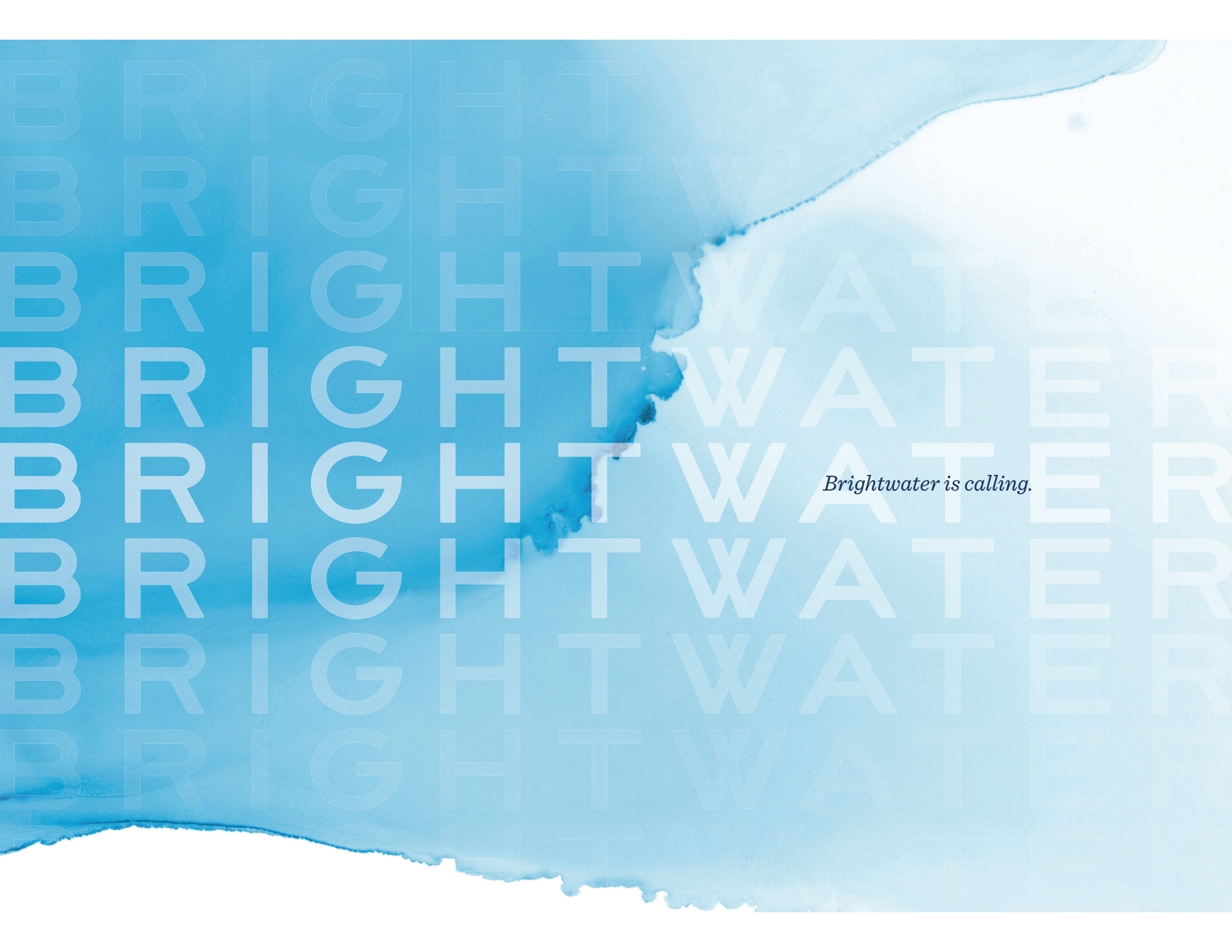




BRIGHTWATER

A Port Credit Waterfront Community



Brightwater is calling.



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EXPERIENCE BRIGHTWATER

Brightwater is an expansive, highly anticipated, and truly complete waterfront community for vibrant and connected 21st century living.

Envisioned by four of the country's most seasoned developers, Brightwater combines years of careful planning and insight, bringing never-before-seen future-forward and innovative living to the shores of Port Credit.



01 INTRODUCTION



Your Vibrant and Modern Lakeside Village


Along the sun-soaked shorelines of Port Credit, this future-forward, thoughtfully planned, exciting new district honours the rich heritage of an industrial past with enduring values, inspired architecture, unprecedented innovations, and unparalleled urban village charm. A new legacy is rising here, surrounded by parks and wide open spaces, first-class community programming, exceptional public areas, and the calming sounds of water, performing a background symphony to our moments, our milestones, and our memories.

***“A dynamic new project led by a vision
of true community living.”***


– Donald Schmitt, Diamond Schmitt & Associates

A Highly Anticipated, Truly Complete Community


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




72-Acre Master Plan




4.5 Million SF of New Built Form




5 Public Parks




18 Acres of Open Spaces & Public Realms




2,995 Residential Units



Proposed Public Elementary School



300,000 SF of Retail & Office Space



Envisioned Community Centre

Legend:

Phase 1

Future Condo

Retail

Townhomes





02 A WATERFRONT LOCATION UNLIKE ANY OTHER

A WATERFRONT LOCATION UNLIKE ANY OTHER

Port Credit Makes Home Feel Like a Holiday, Every Day

Port Credit is South Mississauga's waterfront village, a neighbourhood unlike any other in the GTA. Surrounded by picturesque scenery and beautiful parks and trails, Port Credit features a quaint main street lined with boutiques, restaurants, and cafés. The iconic lighthouse and Memorial Park are points of celebration for the village's close-knit community.

This beloved destination will welcome you warmly with events and entertainment and spots to explore throughout every season. Its lively local energy and striking natural landscape will make home feel like a holiday, every day.







Things to Do and See in 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

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 CEO's Boutique
- 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

FOOD + DRINK

- 1 Archtop Café
- 2 Captain Robin's Family Restaurant
- 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 Kenny's Hair Barber Shop
- 13 LCBO
- 14 Loblaws
- 15 Pet Valu
- 16 Rabba Fine Foods
- 17 Shoppers Drug Mart
- 18 Stavebank Florist
- 19 Surmesur
- 20 The Headloft
- 21 Union Barbers
- 12 Ombretta Cucino + Vino
- 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 Breakwater / The Waterside Inn

And so much more...

Explore Port Credit

The energy of Port Credit is in its community life, steps away from your home at Brightwater. Live amid the backdrop of its rich history and enjoy everything from independent shops and serene lakeside strolls to lively local events and abundant night life.

The Waterfront Trail

The southern end of Mississauga accounts for 17+ kilometres of trail along the shores of Lake Ontario. Offering connection to 22 local parks, this continuous trail spans for 730 kilometres from Niagara-on-the-Lake all the way through to the Quebec border.



Port Credit Memorial Park

Located at the mouth of the Credit River, this historical local park is home to playgrounds, basketball courts, trails, a multi-use ramp park, and stunning waterside gazebo.



Port Credit Main Street

An array of local bars, restaurants, year-round events, and boutiques line the lively main street of Port Credit proper.



Port Credit Lighthouse

An icon within the village, the Port Credit Lighthouse is a centrepiece for the community and has an official lighting ceremony celebrated annually in December.

Port Credit Paddling Club

Everything from canoe and kayaking lessons to stand-up paddle boarding and surf skiing are available at the Port Credit Paddling Club.



Annual Community Events

Regular community events unite locals in energy and the joy of shared experiences, like the Mississauga Waterfront Festival, Farmers' Market, Port Credit Busker Fest, art shows, boat shows, and many more. Unwind and recentre with yoga in the park, come out for the annual Paint the Town Red Canada Day festivities, or gather with friends and family for specialty events like regular concerts, Ribfest, and Southside Shuffle.

A WATERFRONT LOCATION UNLIKE ANY OTHER

Experience Brightwater

Life at Brightwater flows seamlessly into Port Credit's existing community atmosphere, where your surroundings connect to every aspect of the current landscape and its countless offerings.



Future-Forward Community Amenities

Gather together at the local community centre, an inclusive destination offering a centralized location for community wellness, growth, and sustainability. Envisioned with a large outdoor pool, the community amenities will also feature a beach club with easy access to the shores of Lake Ontario.

New Waterfront District and Public Beach

Built with a resilient shoreline and designed to maintain the natural species of Credit River, enjoy nature as it was intended.



Main Street Retail Shopping

Inspired by the village character of Port Credit, Brightwater's retail program provides a unique shopping experience and strong sense of community by extending destinations along Lakeshore Road.

Pedestrian Mews

Designed for pedestrians and cyclists to share, connect to the famed Waterfront Trail and 22 local parks from the Benson Trail at Brightwater.

Public Parks and Open Spaces

Make memories with your family and loved ones within the 18 acres of public parks and open spaces throughout Brightwater.



03

A CONNECTED COMMUNITY



Minutes to Anywhere and Everywhere

Brightwater's unmatched location in Port Credit offers you access to any corner of Mississauga or Toronto in 25 minutes or less. Get to the Port Credit GO station and future LRT in 5 minutes and hop on a train to downtown Toronto to Union Station. Amid the many public transit opportunities are options to drive seamlessly from anywhere your adventures take you, including easy access to the QEW, Gardiner Expressway, and highways 427, 401, 403, and 410.



*Getting There is a Breeze
from Brightwater*

5

MINUTES TO THE
PORT CREDIT GO

7

MINUTES TO THE QEW AND
GARDINER EXPRESSWAY

9

MINUTES TO
SHERWAY GARDENS

15

MINUTES TO THE
MISSISSAUGA CITY CENTRE

19

MINUTES TO
BILLY BISHOP AIRPORT

25

MINUTES TO
UNION STATION



VILLAGE SQUARE

Places to Gather at Brightwater

Brightwater's Village Square

An active outdoor gathering place, Brightwater's European-inspired Village Square is a vibrant pedestrian space with greenery, water features, and seating areas integrated into its main street experience of local cafés, restaurants, and retail. Relax on a patio on a warm summer's day or enjoy an afternoon of fall shopping with friends. Gather for a holiday celebration with the community or unwind while watching spring flowers take bloom.

Village Square provides ample public space to gather with your community for shared activities, events, and traditions, no matter the season.



Destination Retail at Your Doorstep

Over 300,000 SF of retail and office space.

With a plethora of shopping options just steps from your door, picking up groceries from the local market and LCBO on your way home or grabbing a coffee on the way to the office is easy.

Brightwater's retail offerings are innovative and designed to support a healthy lifestyle. In a community created for walkability, retail at Brightwater is curated to your wellness needs and provides daily conveniences and lasting community integration.





04 FUTURE- FORWARD & INNOVATIVE

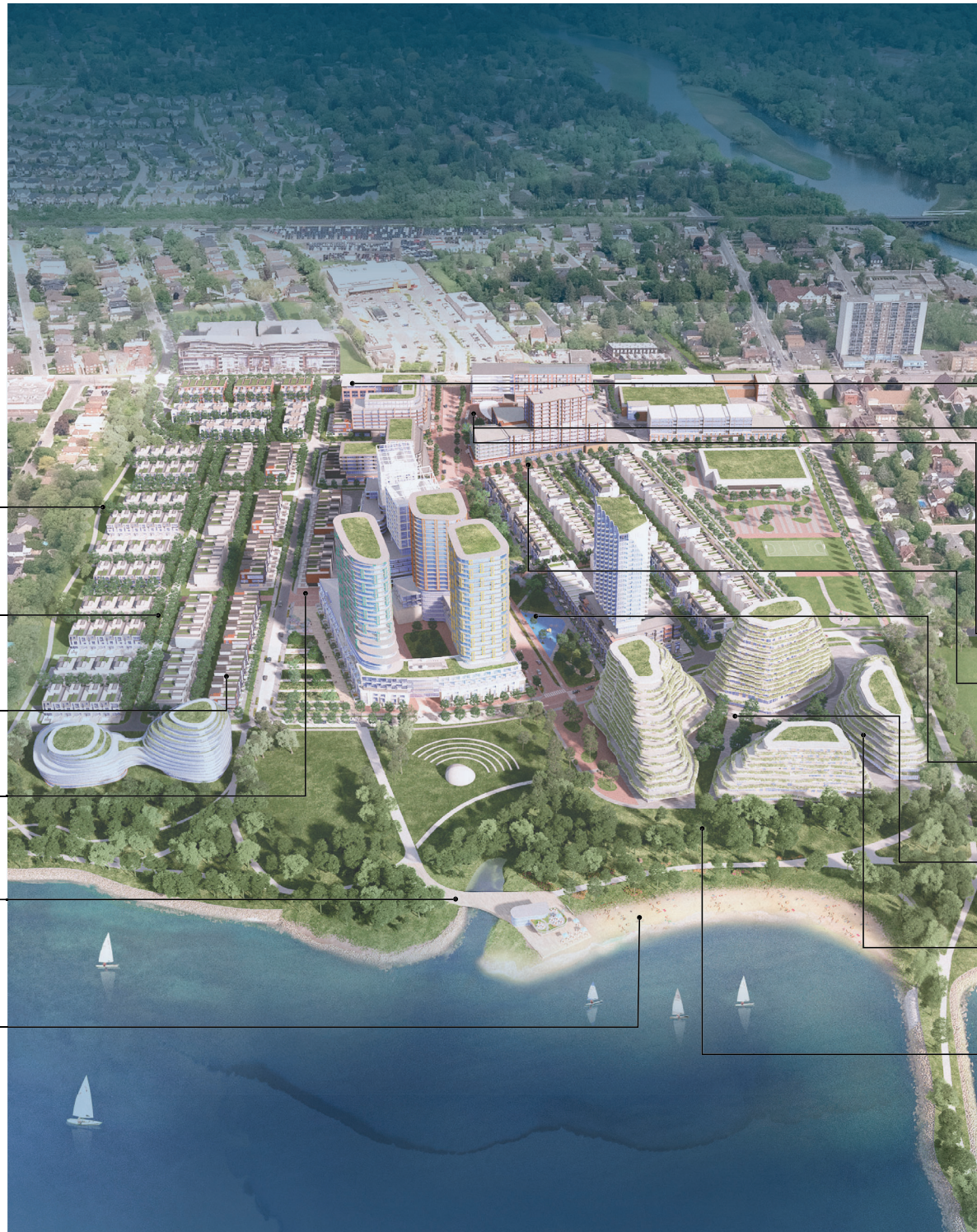
A Community That Grows With You and For You

A true community should be adaptable — able to change with the times as the world creates new possibilities for what it means to live a connected lifestyle. At Brightwater, our vision is an expansive one that goes beyond creating a beautiful waterfront community of homes. Brightwater is a future-forward and innovative district built to enhance your living experience and comfort now and well into the future.



Brightwater Connected

Designed as a destination for community prosperity and connected living, Brightwater encourages connection to the land, water, and one another. Integrating digital and technological innovations, energy conservation strategies, careful master planning of the land and its assets, and the inclusion of community-centric programming and features, Brightwater has built a solid foundation for your home and the future of Port Credit.



Trail: A green corridor connected to the Waterfront Trail with walking/running/cycling trail, preservation and enhancement of existing mature trees

Public Greenspaces: 1,000+ new trees planted encouraging a healthy living lifestyle

Townhomes: Energy Star Certification and energy storage solutions

Mews and Public Art: Public pedestrian and bicycle paths

Waterfront Trail: Full connection to 1,500 ft. of waterfront trail as part of the Expanded Active Transport Network

New Publically Accessible Shoreline: New ways to access the lake for the broader community, including swimming and watersports

Connected & Resilient Community: 5G-ready, mobile community platform and contemplating LEED ND certification

Commercial: LEED Gold office building

Village Square:

Residential: Smart home (virtual concierge, programmable thermostats, lighting, security, HVAC/CO₂ monitoring), sensors, energy storage solutions. **Commercial:** Green roof, access to electric vehicle charging stations, rooftop urban agriculture, future car- and bike-sharing program

Public Wi-Fi

Transportation: Green shuttle to GO Station

Central Promenade and Linear Park: Low impact development stormwater management systems, public bicycle paths

Woonerf: Shared pedestrian / cycling and vehicular street

Community Centre: Inclusiveness, social and infrastructure resilience, wellness, LEED Gold building

New Waterfront District: Resilient shoreline restoration with native plant species and habitat creation, community programming and play, reuse of excavated shale in park design



A True Community Built for the Future

Brightwater is a community that looks to the future for inspiration. Its ingenuity is in its resilience in the face of change. Featuring connected living with environmental benefits—an envisioned car-sharing program with smart drop-off design, convenient shuttles to Port Credit GO station, a bike-sharing program, and public charging stations for electric vehicles—future-forward living is our reality at Brightwater.



While you connect online to public Wi-Fi and shared apps customized exclusively for Brightwater residents, connect to your neighbours, loved ones, and friends at your local neighbourhood hot spots. High-quality after school programming for kids, daycares, camps, seniors programs, and socially conscious public services are all at your convenience. Other communal outdoor spaces like the Village Square provide the backdrop for events and easy access to the community's many amenities. The proposed elementary school in Brightwater is perfect for families looking to grow a life along the water's edge. It's all here in a community created with a healthy, thriving future in mind.



GREAT ROOM - BRIGHTWATER II

Live in a Connected Home Environment

When you arrive home, your indoor environment is reflective of the innovative features found within the community as a whole. Thoughtfully planned with your lifestyle at the forefront and customizable to suit your personal needs, a combination of digital and energy-efficient features tell the story of a residence made for the world of tomorrow.



Digital home
security package



Virtual
concierge



Interchangeable
Swidgits™



Programmable
thermostats



Master lighting
control



Unlimited
internet data



Wi-Fi connectivity in
amenity spaces



Keyless
entry



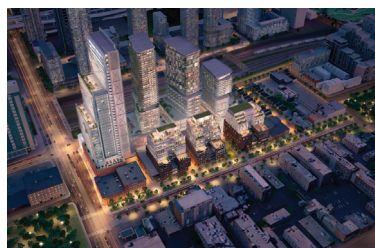
A Partnership Built Along the Shores of Port Credit

Brightwater is a visionary development that combines the insight and expertise of four of the country's most prestigious developers. In a unique partnership built along the shores of Port Credit, this team brings together equal parts skill and passion to deliver a dynamic, innovative, and future-forward waterfront community.



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 brownfield sites 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.

The Brightwater Partners collectively represent a significant portion of the Canadian real estate market, having developed over 50,000 residential units and nearly 11 million sf of commercial properties, with many more projects in their development pipeline.



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.



Life is brighter here.

Illustrations are artist's concept. E. & O. E. Subject to change and subject to the provisions of any agreement of purchase and sale entered into in respect of a unit in the Brightwater I & II development. © Port Credit West Village Partners 2020. All rights reserved.

An aerial photograph of a coastline, showing a large headland on the right side, with the ocean to the right and a bay or inlet to the left. The water is a deep blue, and the land is a lighter blue-grey. The coastline is irregular with small inlets and points.

ExperienceBrightwater.ca

KILMER GROUP

DiamondCorp

dream 

FRAM + Slokker