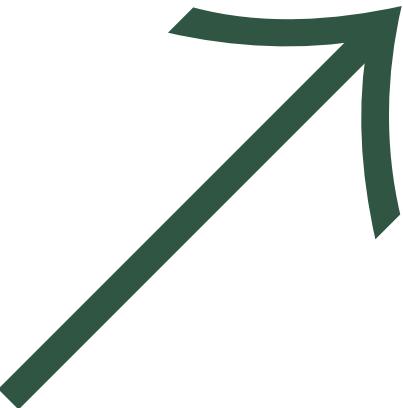




STATIONSIDE

YOU'RE ON THE
RIGHT TRACK



IS HOME YOUR NEXT STOP
YOUR NEXT STOP IS HOME
STOP IS HOME YOUR N

Welcome to Stationside, the next stop in your new chapter. This two tower building signals the newly emerging core of downtown Milton. With the future Milton GO expansion just steps away, Stationside is a conduit of accessibility, empowering you to get where you need to be and explore the opportunities that await you. It effortlessly celebrates quaint local culture, while welcoming a modern flair to its landscape, set to inspire future growth and expansion. Stationside is your ticket to discover what's possible for you.

You've arrived at your destination.



Artist's Concept: E & OE



Artist's Concept. E. & O.E.

This momentous project will have two towers: one nineteen storeys and one twenty-three storeys, connected by a six-storey shared podium. Stationside gives suite owners the ability to join in on the ground floor of expansion of Milton's Mobility Hub. Suites range from one-bedroom to two-bedrooms with den that provide a perfect place to relax and enjoy the benefits of home.

Stationside will become the new precedent for Milton, with an eye-catching exterior that stands out for all the right reasons. The exterior is oriented to create an active street frontage and give residents an approachable, tactile, and livable space to call home. The building creates a harmonized community around a visually-engaging architectural design that welcomes you home.

19&23 Storeys

2 Towers

613 Suites

12 Amenities

LIVE WORK PLAY

P MILTON'S FUTURE
MOBILITY HUB*

*Source: Milton Mobility Hub Final Report July 2020

Stationside connects you to a greater sense of living in the Future Mobility Hub.

This groundbreaking community redevelopment is bringing residents of the Greater Toronto Area together, and providing opportunities to live, work, and get the most out of life. Projecting to accommodate up to 25,000 new residents and 4,000 jobs*, the Hub will connect new developments, offices, restaurants, and transit together to provide a central point of access in Milton.

Stationside will be one of the first residential buildings that connects with the Future Mobility Hub and is the catalyst for change and development in Milton, as well as other locations in the Greater Toronto Area.





THE FUTURE MILTON GO STATION WILL PROVIDE:

3,000

New seats for residents

30%

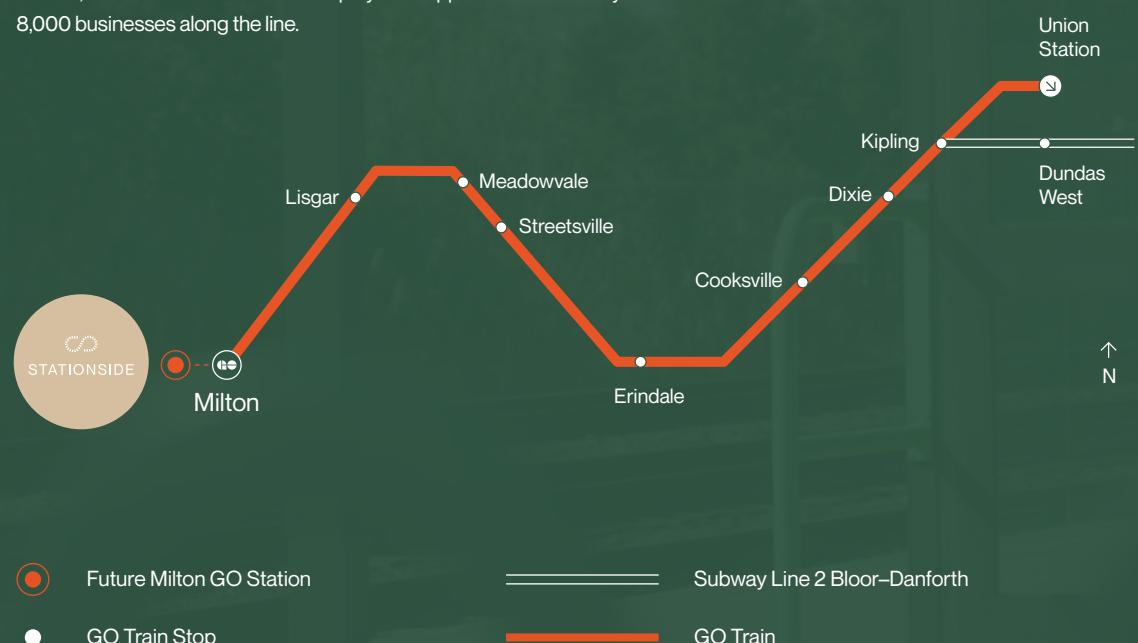
Increase in trips

8,000

Employment opportunities
at nearly 8,000 businesses

GET WHERE YOU NEED TO GO

Stationside helps connect you to where you need to go. A partnership with Metrolinx and the upcoming GO expansion will provide 15-minute rush hour service. Milton is GO's third busiest line, and the new expansion will increase trips by 30% and open up 3,000 new seats for residents and visitors alike. Stationside is only a 2 minute walk from the new Milton GO Station, which will offer incredible employment opportunities at nearly 8,000 businesses along the line.



RESTAURANTS

1. Blossom Café
2. Cora
3. I Heart Boba
4. Ivy Arms
5. La Toscana
6. Locanda
7. Marquee Steakhouse
8. Pasqualino
9. Starbucks
10. Sushi-YA
11. The Bistro On Main
12. The Green Eatery
13. The WORKS Craft Burgers
14. Wagih Steakhouse

SHOPPING & GROCERY

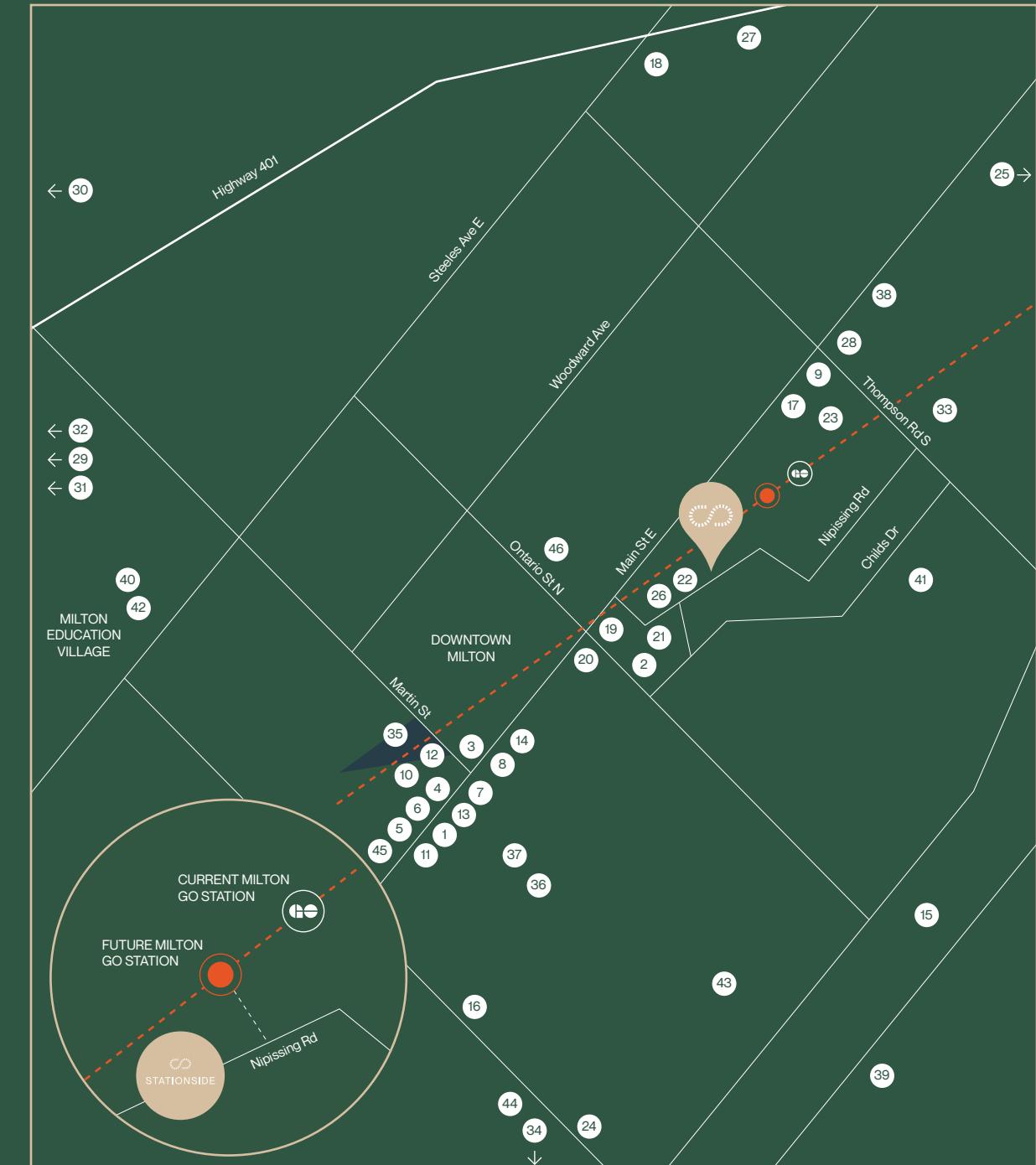
15. Food Basics
16. La Rose Bakery
17. LCBO
18. Longo's
19. Lowe's
20. M&M Food Market
21. Milton Mall
22. Pak Foods
23. Real Canadian Superstore
24. Sobeys
25. Toronto Premium Outlets
26. Winners

OUTDOOR & RECREATION

27. Cineplex Cinemas
28. FirstOntario Arts Centre
29. Glen Eden Conservation Area
30. Greystone Golf Club
31. Hilton Falls
32. Kelso Conservation Area
33. Lions Sports Park
34. Mattamy National Cycling
35. Mill Pond
36. Milton Fall Fair
37. Milton Farmers' Market
38. Milton Leisure Centre
39. Milton Sports Centre

EDUCATION

40. Conestoga College
41. E.W. Foster Public School
42. Future Wilfred Laurier Campus
43. Milton District High School
44. Montessori School of Milton
45. Stirling Montessori Academy
46. Tarbiyah Elementary School

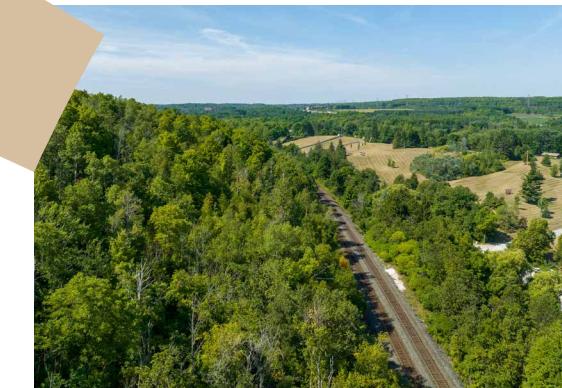




01.



02.



03.



05.



DISCOVER A GREATER SENSE OF COMMUNITY AT STATIONSIDE.

Stationside provides a lifestyle designed for the outdoor lover with incredible access to the green spaces that make Milton unique and desirable for homeowners. Located just minutes away from the lively and charming downtown area, Stationside creates a sense of community that is linked to the surrounding neighborhood.

Downtown Milton is full of independent shops and boutiques, with one of a kind dining opportunities and beautiful historic architecture. Enjoy community events and seasonal entertainment like the Milton Farmers Market, only a short walk away from Stationside.

01. **Milton's Farmers Market**
1-minute drive

02. **FirstOntario Arts Centre**
4-minute drive

03. **Mill Pond**
5-minute drive

04. **Kelso Conservation**
12-minute drive

05. **Hilton Falls**
15-minute drive

06. **Greystone Golf Club**
15-minute drive





Dine out at gourmet restaurants like Pasqualino, Marquee Steakhouse, and La Toscana to experience delicious cuisine and tasty treats, located just minutes away from Stationside.

Pasqualino	4-minute drive
Marquee Steakhouse	4-minute drive
La Toscana	4-minute drive

MILTON AT A GLANCE*

*Source: Moneysense statistic based on findings from 2018.

Top 10 City



62%

Expected increase in population by 2031

80% of the population is
under 50 years of age



The average median age
is 35 years

80%

35 yrs

380 km

Green space in Milton



16

74

Walk Score



75% of residents have a post secondary degree

75%



MILTON EDUCATION VILLAGE*

The Milton Education Village is a comprehensively planned, 400-acre neighbourhood with a focus on higher learning, sustainability and the future. A forward-thinking destination for innovators, the MEV introduces state-of-the-art educational and research facilities, knowledge-based employers, diverse housing options, accessible transportation, natural green space and urban amenities.

As the future home of the MEV Innovation Centre and a joint Wilfrid Laurier and Conestoga College campus, new talent and fresh perspectives are always within arms reach. It will offer a combination of hands-on and theoretical programming with a focus on science, technology, engineering, arts and mathematics (STEAM) sectors. The MEV also provides a growth opportunity to the community of Milton with a spike in the student population, which is expected to drive interest in the condo rental market.

257,000 SQ.FT.

Retail and service space

12,803 PEOPLE

The area will accommodate over 12,803 people that range from students, instructors and employers.

2,500

Knowledge-based jobs

SUSTAINABILITY

Sustainable and energy efficient infrastructure

2 CAMPUSES

The future home of Wilfrid Laurier and Conestoga College campuses

6 MIN

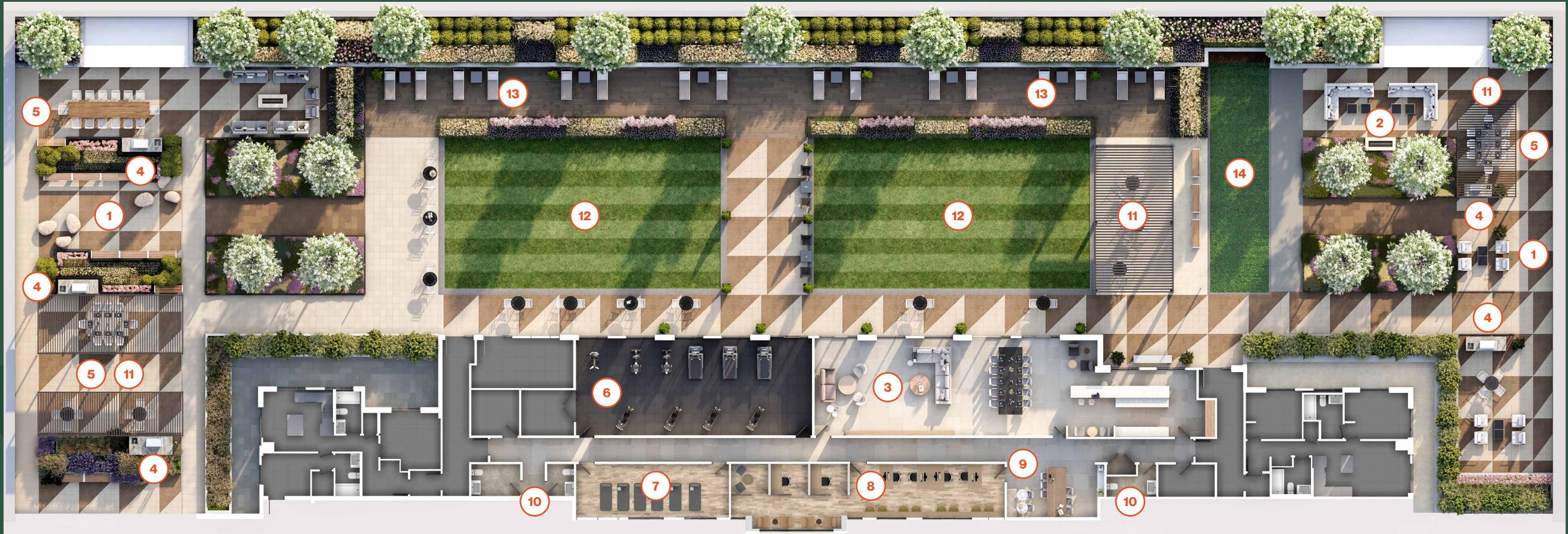
Stationside is located just 6-minutes away

COMMUTE

GET WHERE YOU NEED TO BE.

Milton has easy access to the 400-series highways, a number of rail links, and Toronto's international airport. There are four interchanges off highway 401, with convenient access to points both east and west. Lester B. Pearson International Airport is only a short drive away, and Highway 25 meets with the QEW to get you to downtown Toronto in only 40 minutes.

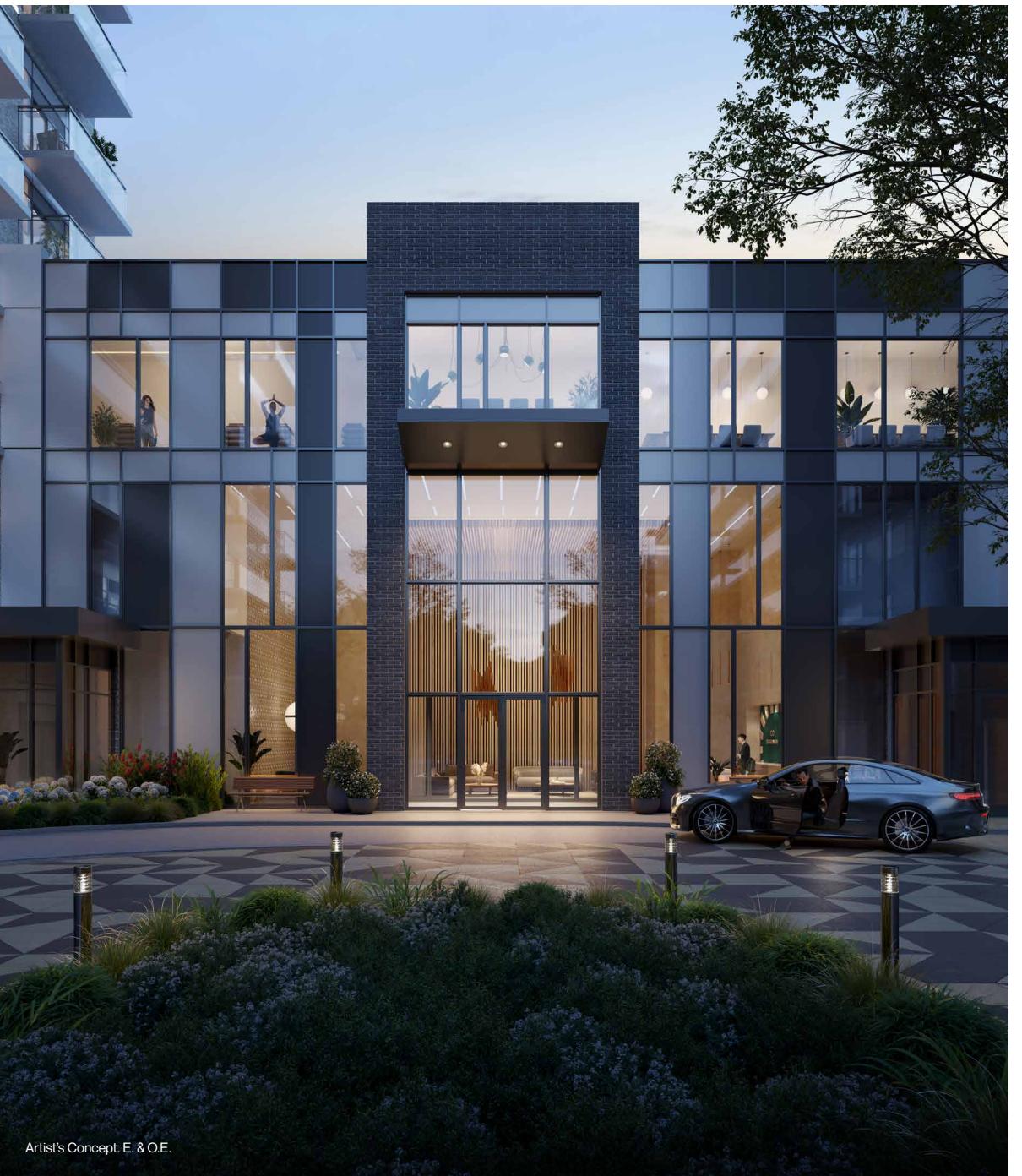




AMENITY PLAN

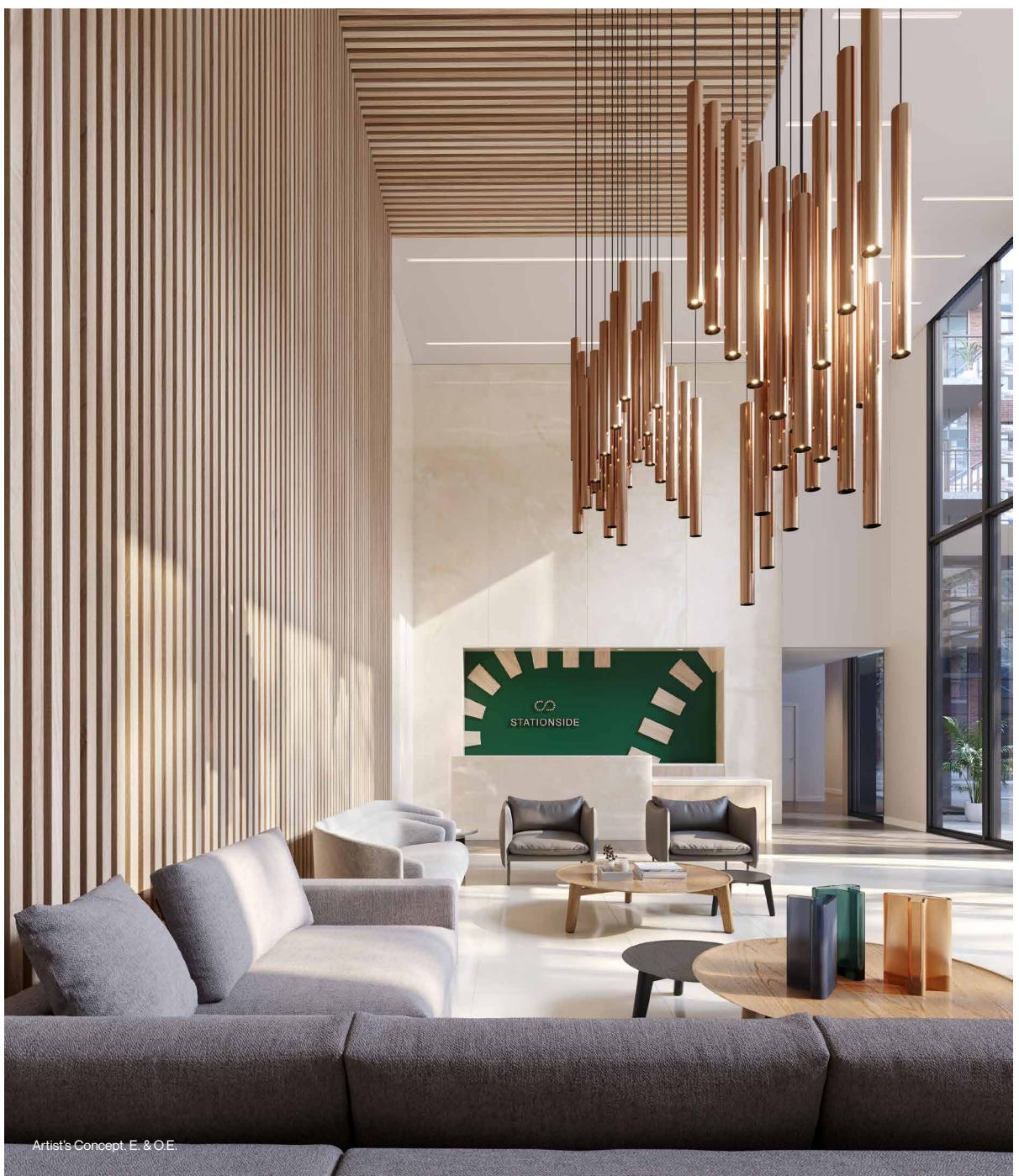
1. Outdoor Terrace	6. Fitness Centre	11. Pergola
2. Gas Fire Pit	7. Yoga Room	12. Recreational Space
3. Entertainment Lounge	8. Coworking Space	13. Sun Loungers
4. BBQs	9. Stationside Social	14. Bocce Court
5. Dining Area	10. Bathroom	

The beautifully landscaped entrance to Stationside welcomes you in and establishes the emotion of elevated living. That affirmative feeling continues into the elaborate two-storey lobby, designed with warm and inviting materials to welcome you home in the most comforting way. The lobby connects to the two towers of Stationside and provides a concierge to further develop those feelings of approachable, friendly, and community-oriented living.



Artist's Concept. E. & O.E.

The Lobby



Experience a true outdoor escape with Stationside's pinnacle amenity, the outdoor terrace. This 30,000 sq.ft. outdoor oasis features lounge-style seating accompanied by gas fire pits and a culinary area for easy outdoor hosting. Embrace the lavish landscaping that makes this amenity fit perfectly into Milton's abundant green space.



Artist's Concept. E. & O.E.



Outdoor Terrace

Artist's Concept, E. & O.E.



Revel in the social aspects of community living with the abundance of lounge areas on Stationside's outdoor terrace. Get together with family and friends under the pergolas in the warmer months, or gather by the fireplaces once the weather turns colder. With endless areas to dine, lounge and socialize, it makes outdoor entertaining simple, stress-free and something to always look forward to.



Artist's Concept. E. & O.E.

Entertainment Lounge

Continue to experience the perfect balance of indoor and outdoor entertaining with Stationside's expansive entertainment lounge. Residents can take advantage of a full kitchenette and bar, dining space, and direct access to the outdoor terrace.

Stationside provides residents with a dedicated fitness facility for physical and mental wellness while connecting with nature. The gym faces the outdoor terrace, allowing you to enjoy the natural light and outdoor area while working out. There is also direct access to the outdoor terrace from the gym, so you can step out into the sun after a workout on warm days.



Stationside Social is a unique amenity designed with a social aspect in mind. This coffee bar and lounge helps you foster a sense of community within Stationside and meet the people around you. Help yourself to a drink and grab a seat at the communal area. Expand your relationships and make new friends at Stationside Social, where it's easy to connect, converse, and work alongside your neighbours.



Artist's Concept E. & O.E.

Suites

Modern design elements span over every section of the suites at Stationside. These sleek interiors feature designer-appointed colour palettes and innovative finishes to stand out from your standard condo. Ranging from one bedroom to two bedrooms plus den, each suite promises an inviting atmosphere and comfortable accommodations perfectly combined into one living area. Residents can live confidently in their homes and enjoy the space to grow.



Artist's Concept. E. & O.E.

FEATURES AND FINISHES

SUITE INTERIORS

- Ceiling height approximately 9'0"**
- Wide plank luxury vinyl tile flooring throughout main living area, bedrooms, and dens
- Custom solid core suite entry door with security view hole
- Shaker style panelled interior doors
- 3" contemporary bevel step baseboards with contemporary bevel step door casings
- Closet shelf and/or rod in all closets
- Floor to ceiling windows in accordance with building elevations

LAUNDRY

- Laundry areas receive glazed ceramic tile flooring, as per applicable plan
- White, stacked washer and dryer unit

BATHROOMS

- Glazed 12x12 ceramic tile floor
- Porcelain tile tub surround
- Contemporary designed vanities
- Integrated designer sink with single lever faucet
- Wall mounted mirror
- Contemporary low consumption toilet(s)
- Privacy lock on bathroom door(s)
- Exhaust vent to exterior through ERV (Energy Recovery Ventilation) unit

* Ceiling heights in kitchen, bathrooms & foyer may be dropped

All finishes to be chosen are as applicable, as per plan and shall be chosen from a selection of Vendor's predetermined interior packages. Ceiling heights stated are approximate, and may be dropped in kitchens, bathrooms, and foyers. All available features and finishes are as per plan and may vary from suite to suite. Builder may substitute materials for those provided in the plans and specifications provided such materials are of quality equal to or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. Please refer to Agreement of Purchase and Sale for full terms and conditions.

KITCHENS

- Contemporary custom designed two-toned kitchen cabinetry with soft close doors & drawers
- Straight edge composite quartz slab countertops, single basin under mount stainless steel sink with single-lever pull-out spray faucet
- Ceramic tile kitchen backsplash
- 30" stainless steel finish refrigerator with bottom mounted freezer
- 30" stainless steel finish electric range
- Built-in stainless steel finish dishwasher
- Stainless steel finish microwave with built-in hood fan

MECHANICAL & ELECTRICAL SYSTEMS

- Ceiling mounted lights in all bedrooms, foyer, walk-in closets and kitchen
- Switch controlled receptacles in den and living area
- Suite is prewired for cable, telephone & internet
- Individual suite hydro meter(s) and water meter(s)
- Vanity light fixture in bathroom(s)
- Fire detection, protection, and sprinkler system
- Smoker, heat, and carbon monoxide detector(s)



Artist's Concept E. & O.E.

01.



02.

01. **Kitchen / Living Vignette**
Standard Light Collection

02. **Kitchen / Living Vignette**
Standard Dark Collection

Artist's Concept E. & O.E.

Upgraded Finishes



01.

01. **Kitchen / Living Vignette**
Upgraded Light Collection

02. **Kitchen / Living Vignette**
Upgraded Dark Collection

02.





Neatt Communities | Developer & Builder

At Neatt, we deliver longstanding value, helping to develop spaces with open-mindedness for families and residents to live, grow, and thrive. Our values of intentionality, accountability, and inclusivity help us create forward-thinking communities that are thoughtfully built for the future ahead. With over 7000 units in our pipeline, Neatt is committed to building value in the Halton Region.

Upcoming Communities

Stationside High-Rise Community	135 Nipissing Rd. Milton, On
High-Rise Community	Main St. E. and Wilson Dr. Milton, On
Master Plan Community	Steeles Ave. W. and Martin St. Milton, On
Master Plan Community	Dundas St. & Neyagawa Blvd. Oakville, On



KNYMH | Architect

Established in 1957, KNYMH is a dynamic, diverse and evolving professional architectural firm with a long history of servicing clients in Southern Ontario. Our collaborative approach with public and private sector clients, developers, building owners, managers, and construction professionals is driven by technology, economics, responsible design and environmental stewardship. We believe that effective communication and collaboration with stakeholders for the good of the community creates a successful, balanced, satisfying and distinctive architectural solution.



The Palette Project | Interior Design

Established in 2012, The Palette Project Inc. is a boutique firm specializing in a personal, hands-on, innovative approach to Interior Design, Workplace Strategy, Change Management and Project Coordination. The Palette Project aspires not only to aesthetic principals of designing interiors, but to a greater degree of function, feasibility, environmental consciousness and social responsibility.



Spectrum Sky | Sales

Specializing in innovative and competitive product research, positioning & development; on site sales and leasing; and broker outreach for new high rise condominium projects, the Spectrum Sky team offers a wealth of knowledge and an unparalleled approach to the condominium market. Backed by over 30 years of experience in Real Estate Sales and Marketing, Land Planning and Acquisition and Market Research, our approach is real and time-honoured.



Channel 13 | Branding

Channel 13 is an award-winning branding agency that partners with real estate developers to imagine new neighbourhoods, launch pre-construction projects and enhance awareness. Through innovative branding systems, Channel 13 assists developers in building the momentum required to successfully launch development projects and reduce project risk.



Kelso Conservation Area



DISCOVER YOUR
NEXT CHAPTER



STATIONSIDE.CA