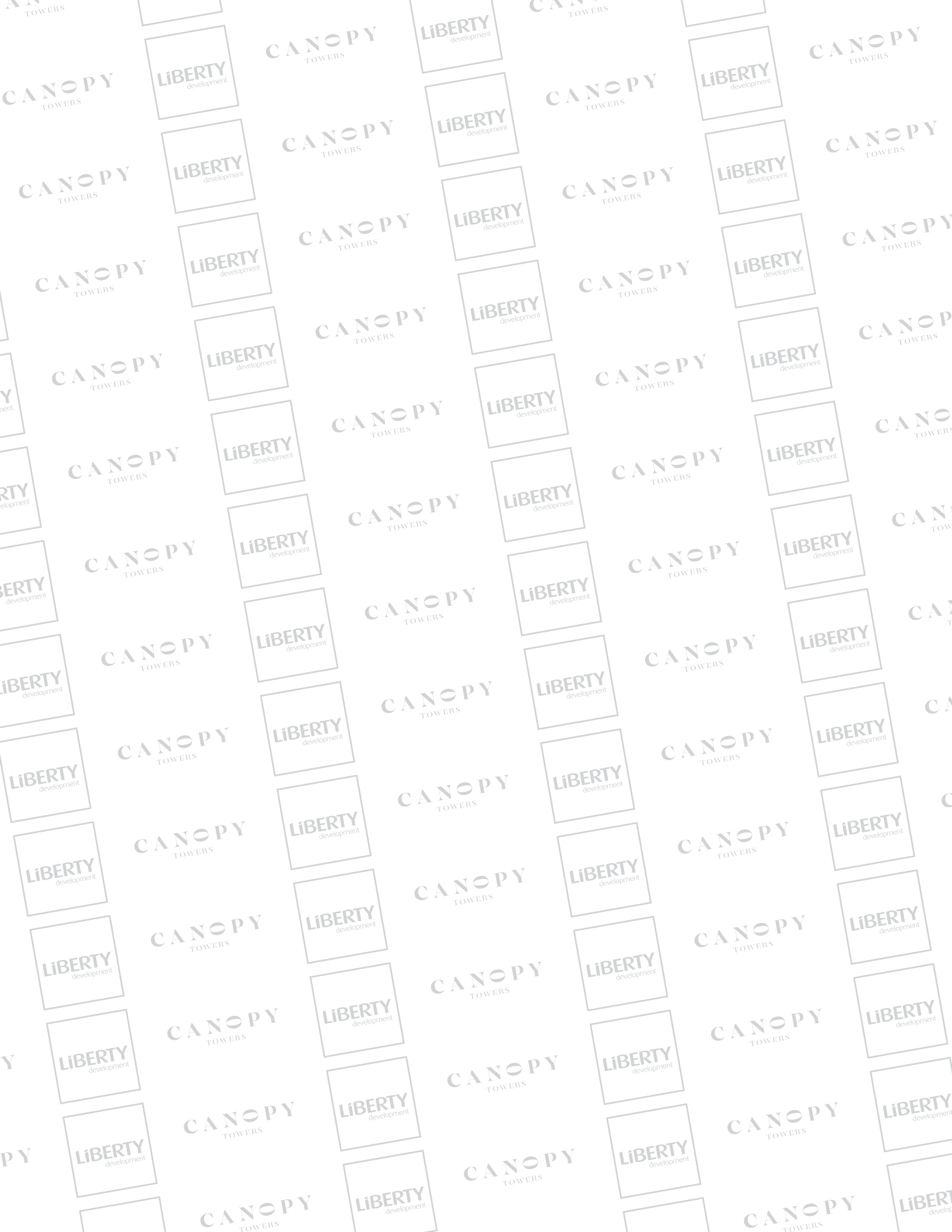


# CANOPY

TOWERS





# CANOPY

TOWERS



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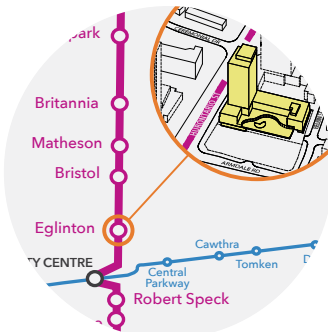
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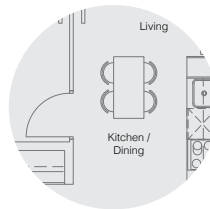
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# WHAT'S UP

## MISSISSAUGA?

Welcome to the world of Canopy Towers, a captivating and an inspiring example of complete living embraced by stunning lifestyle amenities.

Poised in the urban hub of Mississauga along Hurontario Street and Eglinton Avenue, this stylish building showcases a sleek tower rising from a 6-storey podium that extends around the building providing a stunning commercial and residential face at ground level. The contemporary façade of the tower will have a prominent block design, making it a distinct addition to the Mississauga skyline.

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 Towers is above all.







# — MAKE AN ENVIABLE ENTRANCE —

Arrive in impressive style through the elegant porte cochère rotunda under the shaded canopy with peekaboo views of the green world above. Inside make your grand entrance in a contemporary lobby with stylish lounge seating, self-service parcel room and a dedicated 24/7 concierge. And don't forget to wash off your furry friend in the pet wash before heading to your suite!





Canopy Towers (Building A): Lobby Rendering. By Liberty Development





HURONTARIO ST

BELBIN ST

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

ARMDALE RD

CANOPY TOWERS  
— SITE PLAN —  
CONCEPT



# OPEN UP

## TO A NEW CONCEPT IN CONDO LIVING

Walk out on the outdoor amenity terrace into another realm seemingly floating on air. A beautifully landscaped canopy terrace escape filled with space to relax and enjoy the fresh air, to lounge and take in the views away from the hustle and bustle.





Canopy Towers (Building A): Outdoor Amenity Terrace (2nd Level). By Liberty Development





# — EXERCISE —

## ALL YOUR OPTIONS

Set a goal and achieve it. Living at Canopy Towers invites this level of success in an ultra-modern Exercise Room. Amp up the adrenaline with the latest in state-of-the-art equipment in an inspiring space that will balance elegance and function. Then find your Zen and practice your breath in a beautifully peaceful Yoga Studio.



# DIP INTO DAILY — LUXURY —

Take luxury living up a notch and indulge in the splendor of a resort-inspired indoor pool. Make a social splash, get your laps in, go for a whirl in the whirlpool, relax in the sauna or simply lounge poolside and daydream away.





# — CELEBRATE —

## THE GOOD LIFE

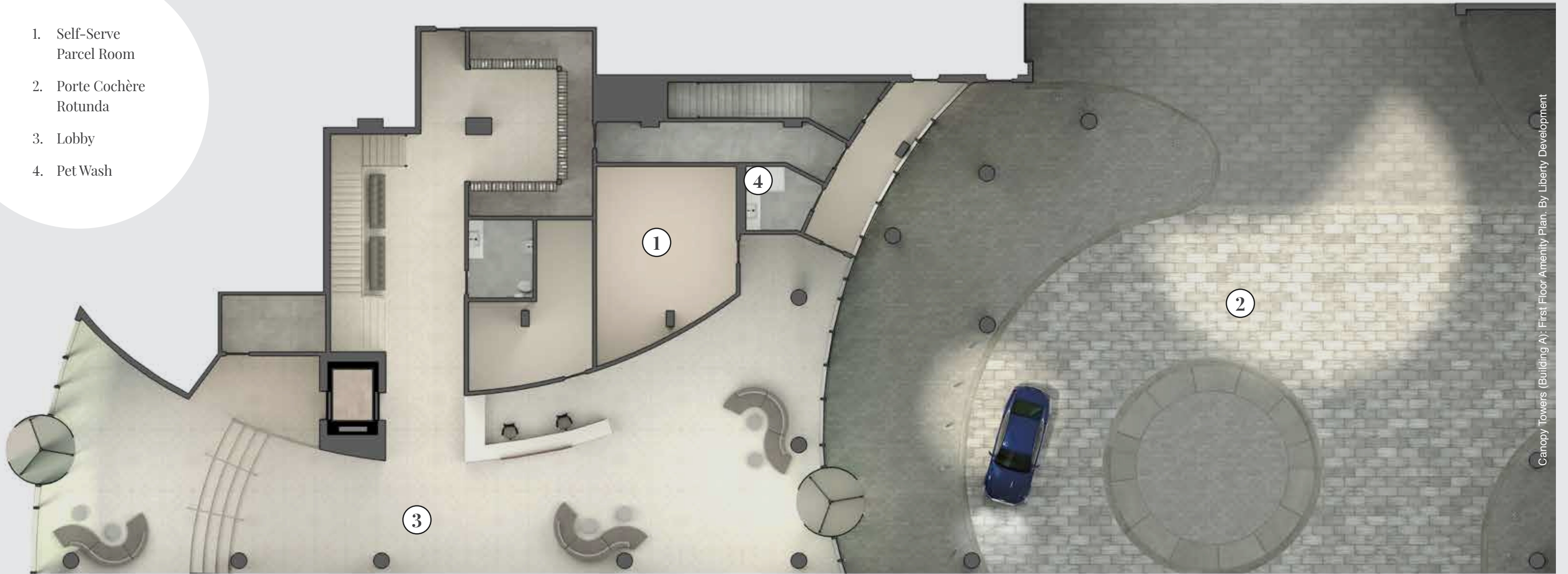
Set a bar, and then raise it in an absolutely stunning Party Room that is sure to inspire a good time. Sleek, contemporary style, blends in effortless comfort with lounge seating beside an elongated fireplace.

Host an event in the private dining room, to serve up the essentials for a night to remember.





- 1. Self-Serve Parcel Room
- 2. Porte Cochère Rotunda
- 3. Lobby
- 4. Pet Wash



Canopy Towers (Building A): First Floor Amenity Plan. By Liberty Development

## UPGRADED LIFESTYLE AMENITY — SPACES —

Surround yourself in a stylish amenity space designed to dazzle and impress. The first floor welcomes you into an elegant lobby with a 24-hour concierge here to cater to your needs, and a Pet Wash for your favourite four-footed friend.





Up to the second level, the lifestyle amenities indulge your every desire both inside and out. Step out onto the amazing outdoor canopy terrace and enjoy abundant green space and fresh air. Inside, enjoy some wellness in an indoor pool and whirlpool, as well as the exercise room and yoga studio. There is the party room and private dining room, along with a games room equipped with a billiards table and shuffleboard, a card room and media room.

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



# LIVE IT UP

## IN DOWNTOWN MISSISSAUGA

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. Mississauga is also a city of opportunity, innovation and booming business. A forward-thinking, sustainably run city, poised to thrive in an urban renaissance. Rich in heritage, vibrant in culture with an abundance of parks and nature, Mississauga is an ideal place to set down roots, live, work, play and raise a family.





# MISSISSAUGA'S 2020 — BUDGET — HIGHLIGHTS

Ambitious, growing and on the move! That's what's up in Mississauga.

A young city of just 50 years, Mississauga has earned global recognition as the sixth-most populous municipality in Canada, third-most in Ontario, and second-most in the GTA.

1 

Central Library  
redevelopment



\$11.3M

investment in active  
transportation



\$38.8M

planned roadway  
rehabilitation



95%

security response  
time within  
30 mins



\$15.5M

park redevelopment

11 

new hybrid  
buses



32,600

additional MiWay  
service hours



# A CITY ON THE — MOVE —

Connection is key and at the core of living at Canopy Towers. Ideally located adjacent to the Mississauga transit intersection, enjoy easy access to the Hurontario LRT, GO Transit and the extensive MiWay transit system. You're minutes from the Cooksville GO train and bus station connecting you to downtown Toronto's Union Station in a speedy 30 minutes, making your commute comfortable when using public transport.

Plus, you've got highways to choose from being so close to Hwy 403, 407, 410 and 401 offering fast access in any direction.



**5 MINUTE  
DRIVE**  
TO HWY 403/401/410



**10 MINUTE  
DRIVE**  
TO TORONTO PEARSON  
INTERNATIONAL AIRPORT



**25 MINUTE  
DRIVE**  
TO DOWNTOWN TORONTO



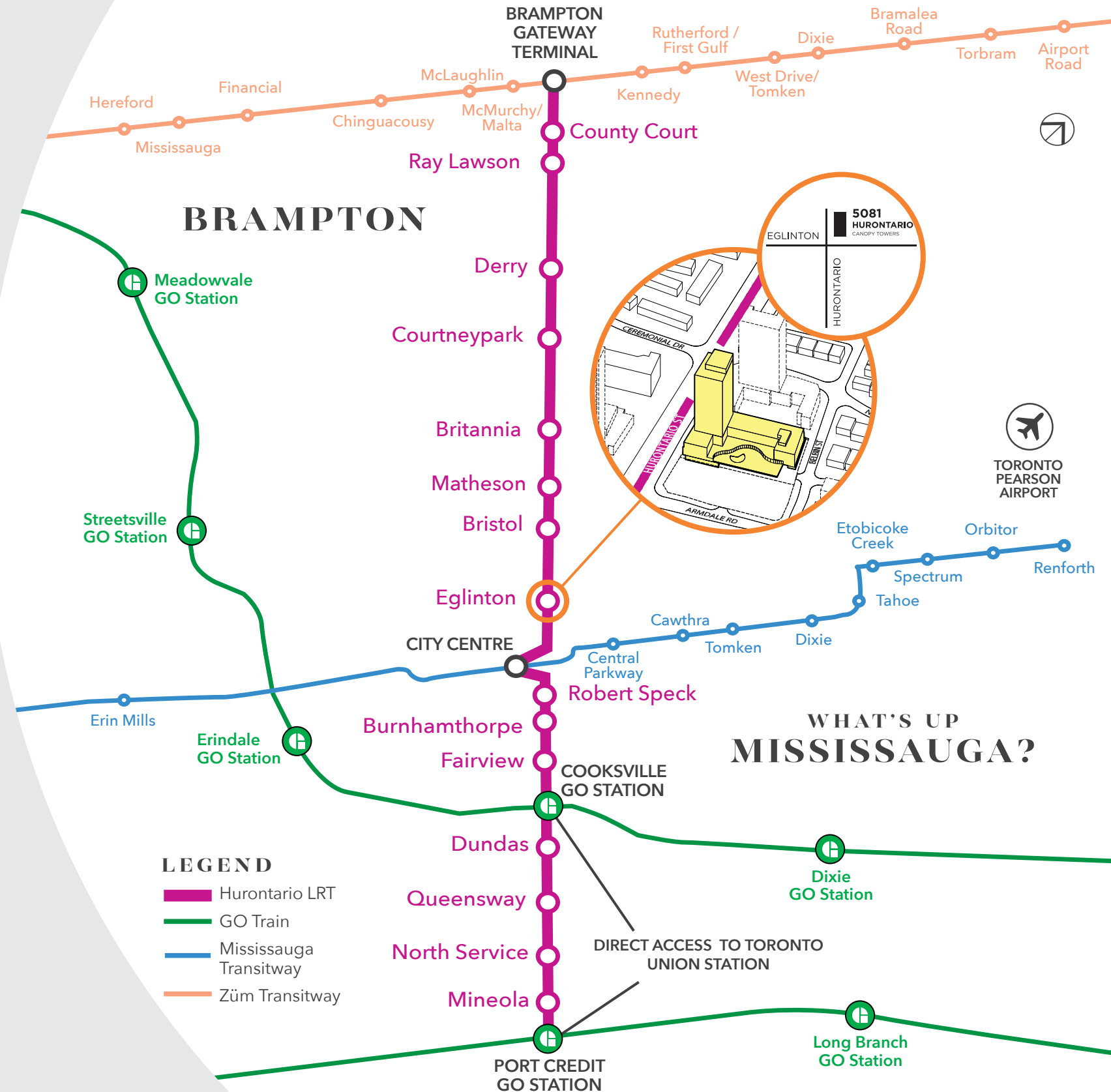
# HURONTARIO — LRT —

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

## CANOPY TOWERS

TRANSIT  
MAP







## 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 Free 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. Square One Mall (1.65 km)
21. Walmart (2.15 km)
22. The Rec Room (2.4 km)
23. Cineplex Cinemas (2.5 km)

## TRANSIT / GAS

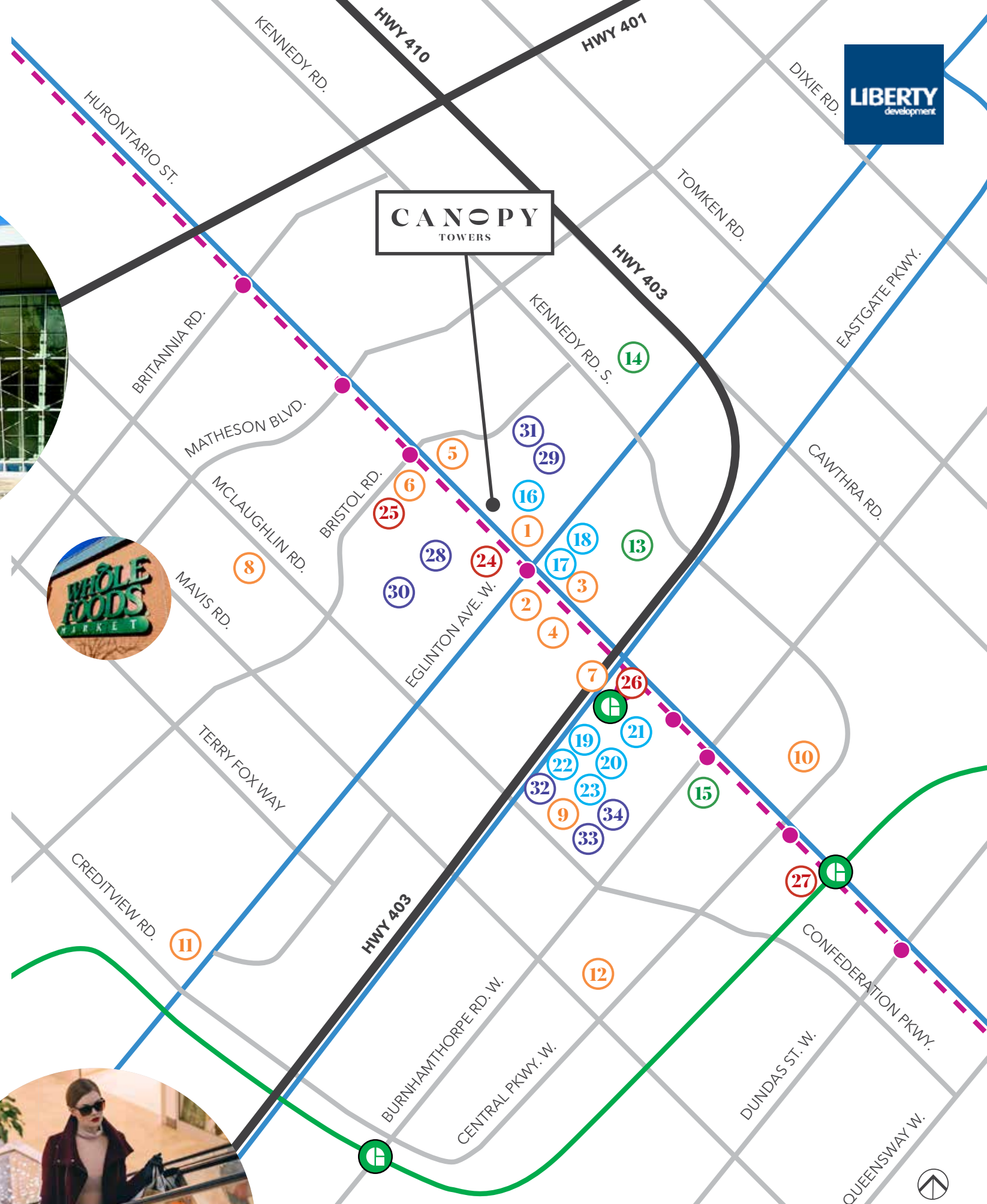
24. Esso Gas Station (250 m)
25. Petro Canada (870 m)
26. City Centre Transit Terminal (2.3 km)
27. Cooksville GO (3.8 km)

## SCHOOLS & COMMUNITY HUBS

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

## LEGEND

- Hurontario LRT
- Mississauga Transitway
- GO Train



Canopy Towers (Building A) Neighbourhood Map © 2020 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.



# FEATURES

## & FINISHES



### KITCHEN FEATURES

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

### BATHROOM FEATURES

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

### FLOORING

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

### CONTEMPORARY SUITE

- Solid core entry door with brushed nickel hardware and painted finish.
- Contemporary interior doors with brushed nickel lever hardware.
- Mirrored sliding closet doors in foyer, where applicable. •
- Contemporary white 4" baseboards and 2 ¼" trim casings.
- White smooth ceilings throughout unit.
- Interior walls painted with two coats of flat latex paint (kitchen, bathroom(s), all interior doors and all trim painted with semi-gloss latex paint). \*
- Glass and rail treatment on balconies. •
- 6' High privacy screen dividing balcony and terrace where applicable. •
- Stacking electric washer/dryer (white) vented to exterior. •
- 9' ceilings on residential floors with the exception of 10' ceilings on 2nd, Lower Penthouse and Penthouse floors. •

### SECURITY

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

### STATE-OF-THE-ART WIRING

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

### MECHANICAL AND ELECTRICAL SYSTEMS

- Individually controlled central heating and cooling system (seasonal).
- Central domestic hot water system.
- White Decora-style receptacles and light switches throughout suites.
- Light fixtures provided in kitchen, all bedroom(s), living room, bathroom(s), and walk-in closet and den (if applicable). •
- Individual remote hydro metering for hydro consumption.
- Heavy-duty wiring and receptacle for washer/dryer.
- 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, granite, 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 TARIION Warranty Program (formally known as ONHWP). Vendor is proud to be registered with TARIION Warranty Program. July 27, 2020



# CANOPY

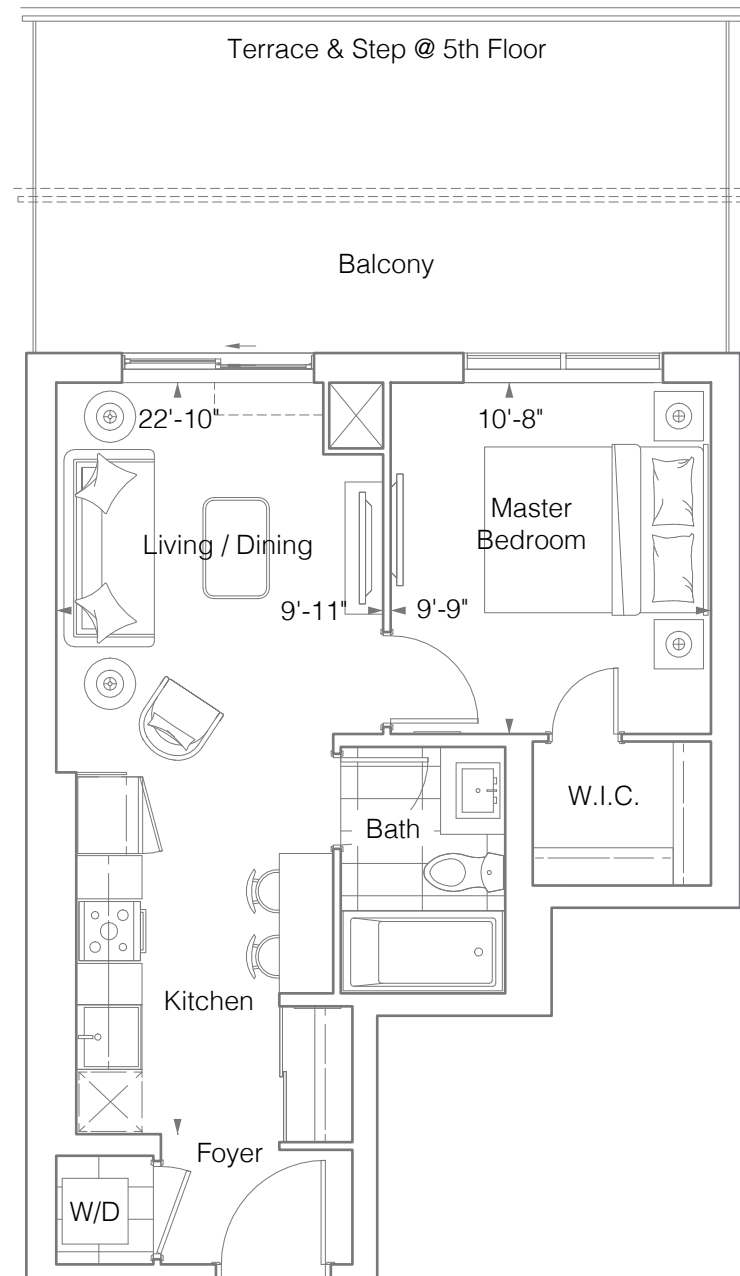
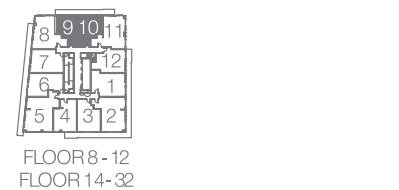
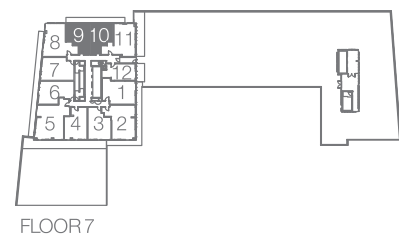
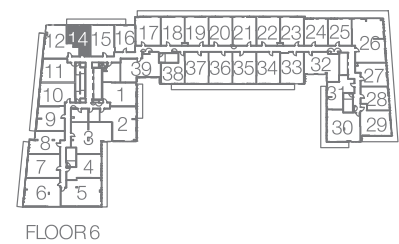
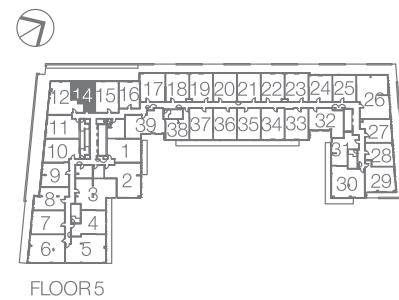
## TOWERS



### SUITE 1B 1 BEDROOM 482 SQ. FT.

Balcony 74 Sq. Ft.

Terrace 225 Sq.Ft. @ 5th Floor



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. © 2020 Liberty Development Corporation. All rights reserved.

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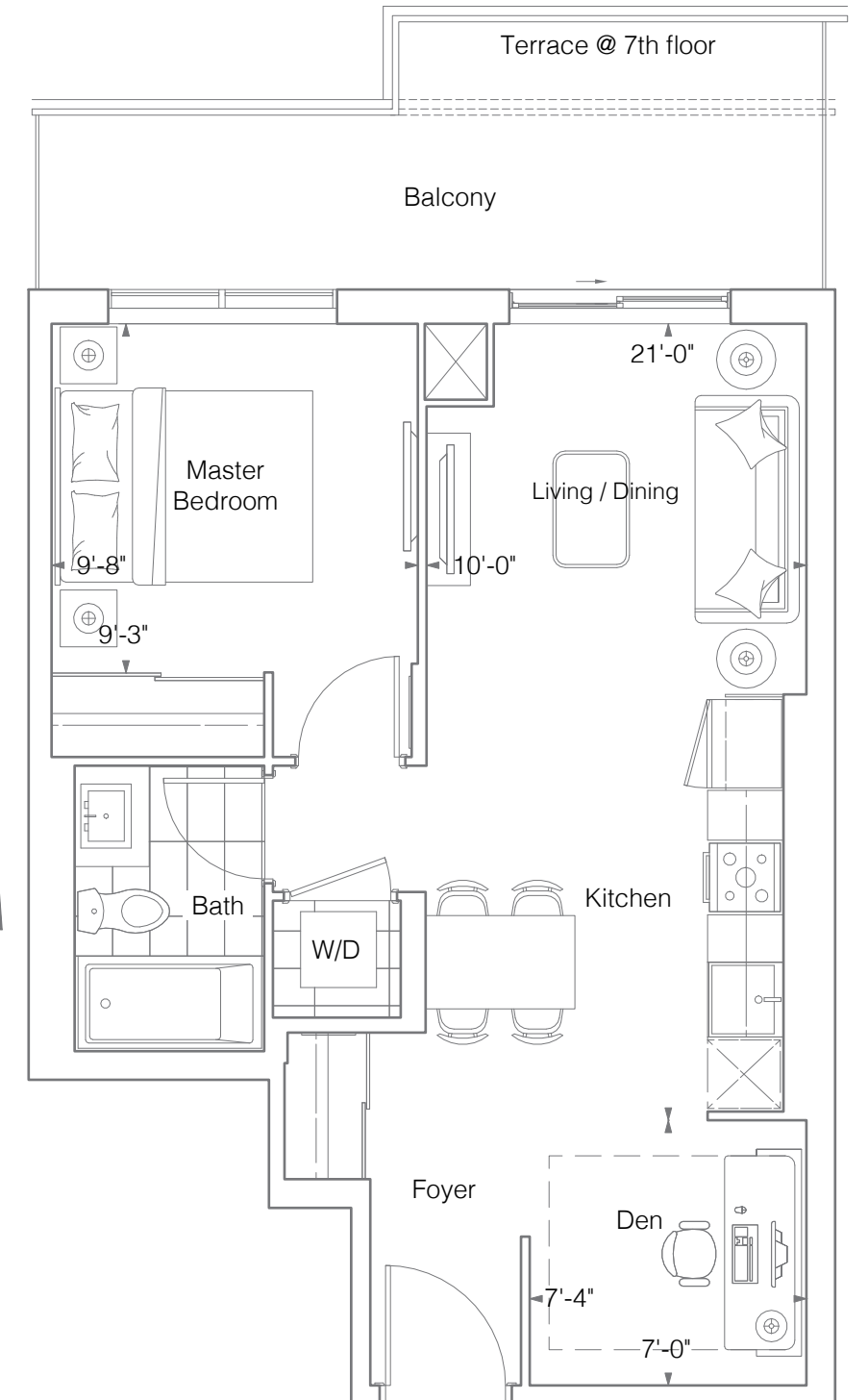
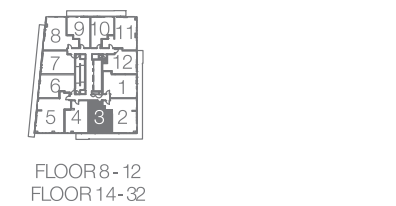
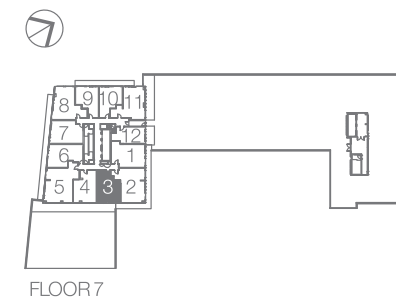
## TOWERS



### SUITE 1A+D 1 BEDROOM + DEN 550 SQ. FT.

Balcony 80 Sq.Ft.

Terrace 97 Sq.Ft. @ 7th Floor



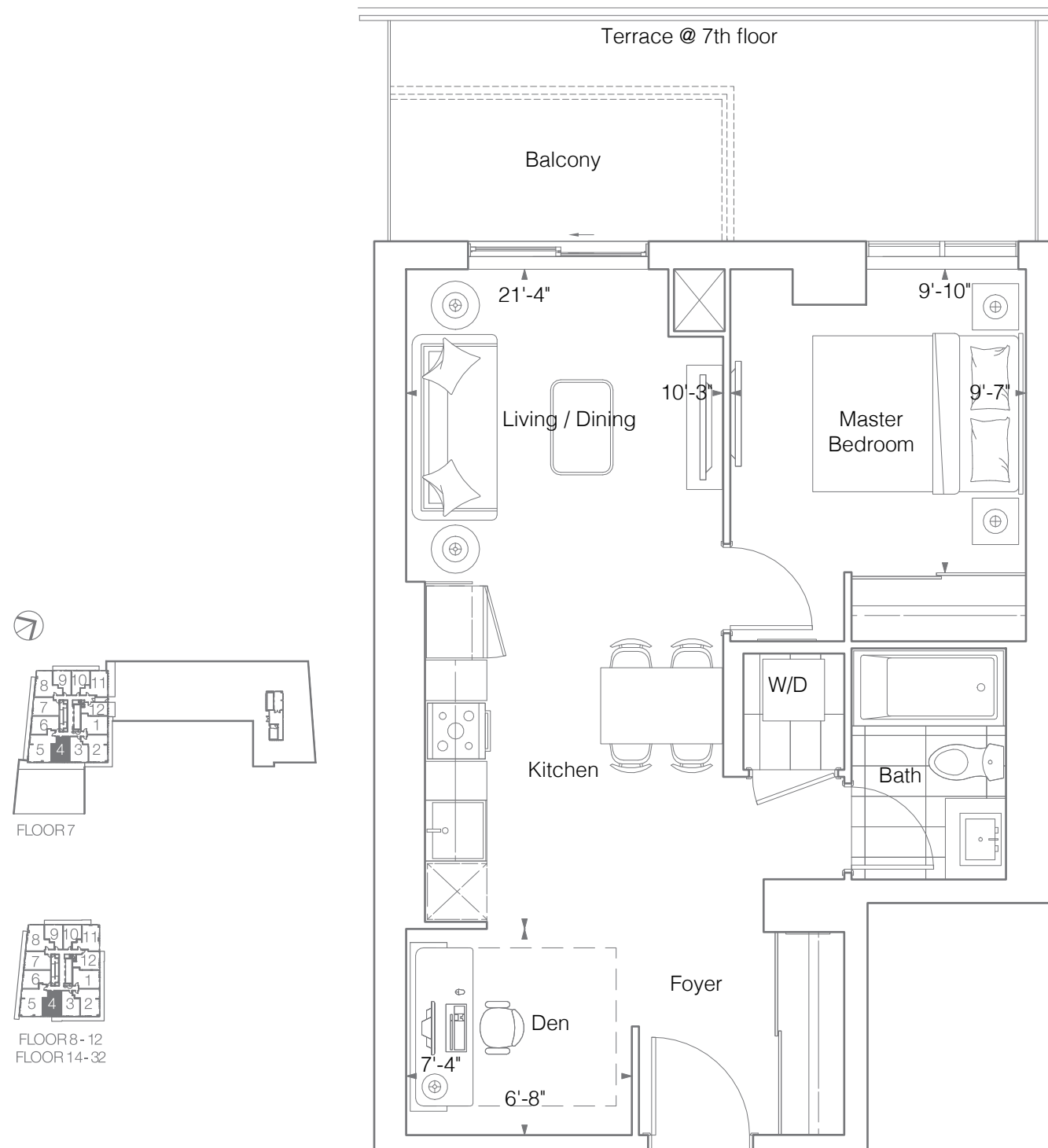
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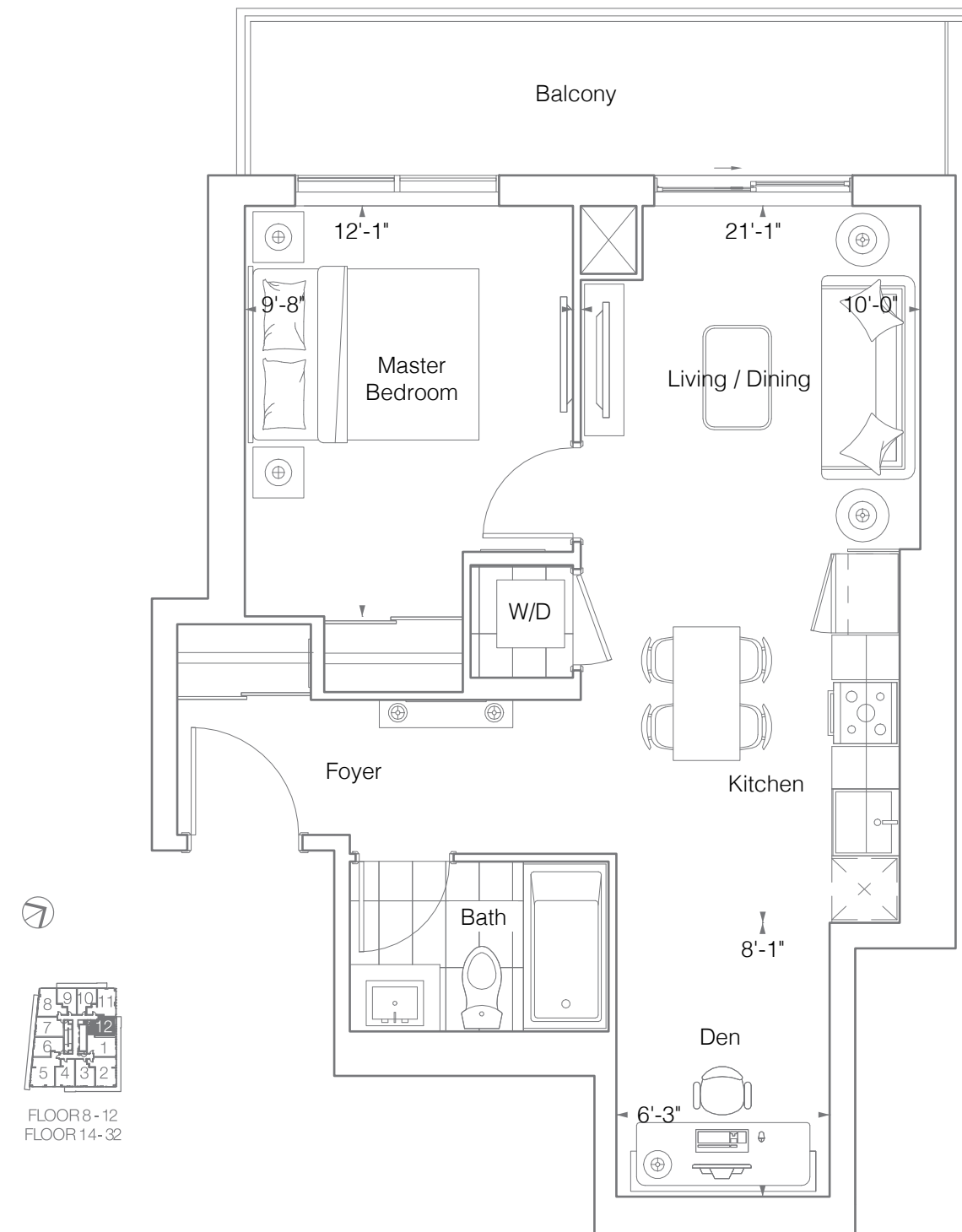
**LIBERTY**  
development

**SUITE 1C+D 1 BEDROOM + DEN 572 SQ. FT.**

Balcony 80 Sq.Ft.



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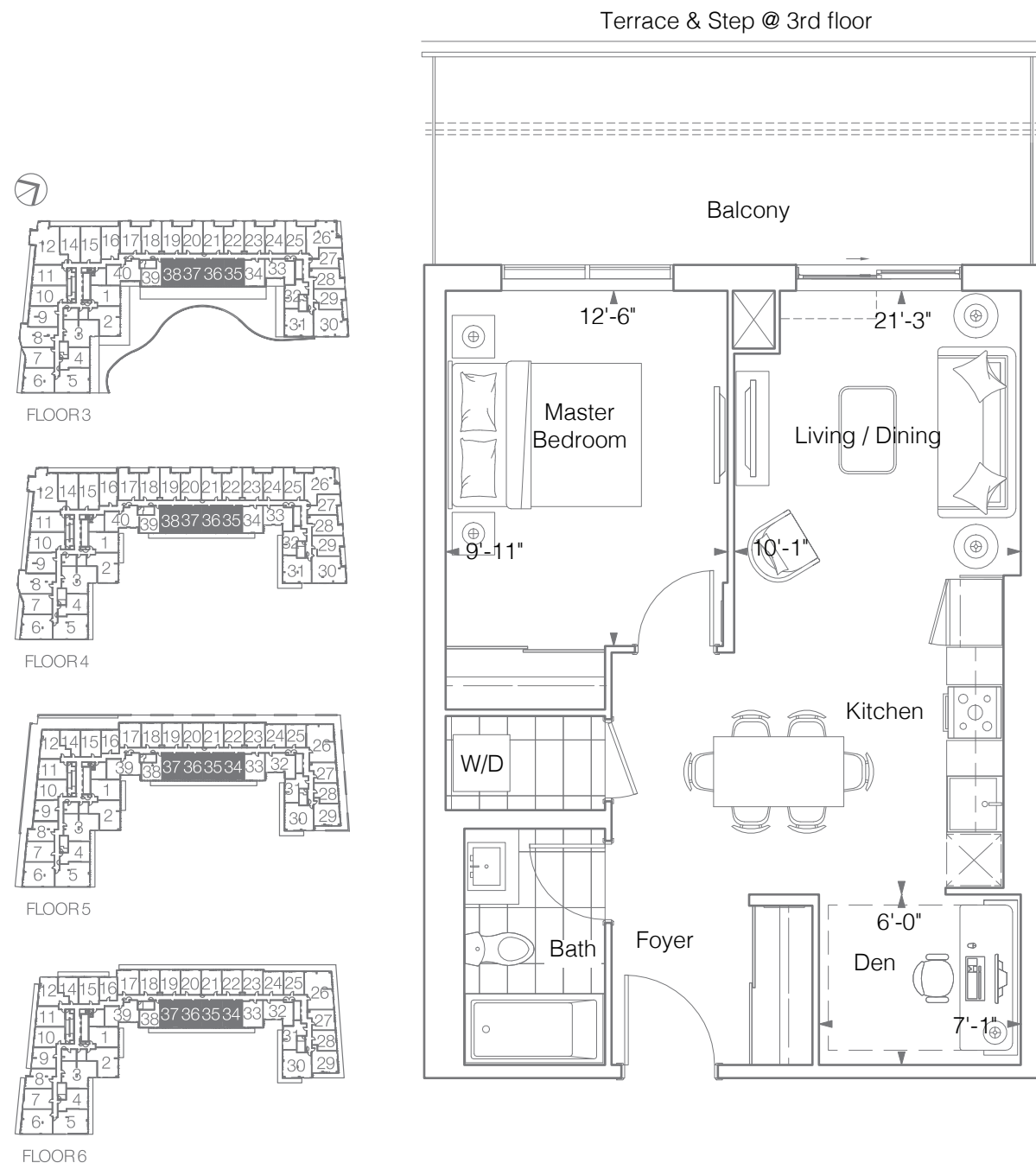
# CANOPY

## TOWERS



### SUITE 1F+D 1 BEDROOM + DEN 601 SQ. FT.

Balcony 82 Sq.Ft.  
Terrace 132 Sq.Ft. @ 3rd Floor (SUITE 36 & 37)  
Terrace 138 Sq.Ft. @ 3rd Floor (SUITE 35 & 38)



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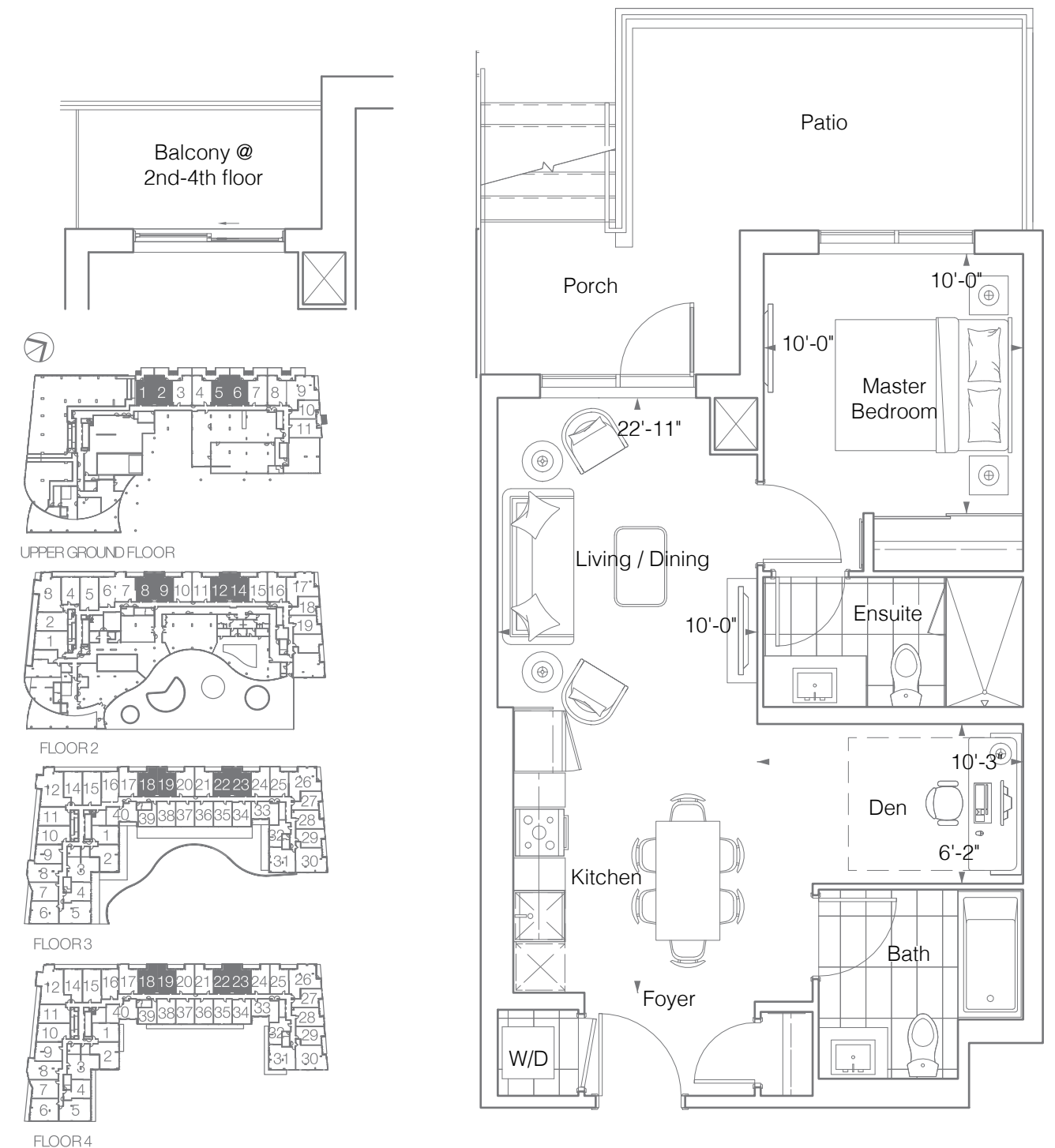
# CANOPY

## TOWERS



### SUITE 1N+D(BF) 1 BEDROOM + DEN (BF) 652 SQ. FT.

Balcony 40 Sq.Ft. @ 2-4th Floor  
Patio 105 Sq.Ft. @ Upper Ground Floor



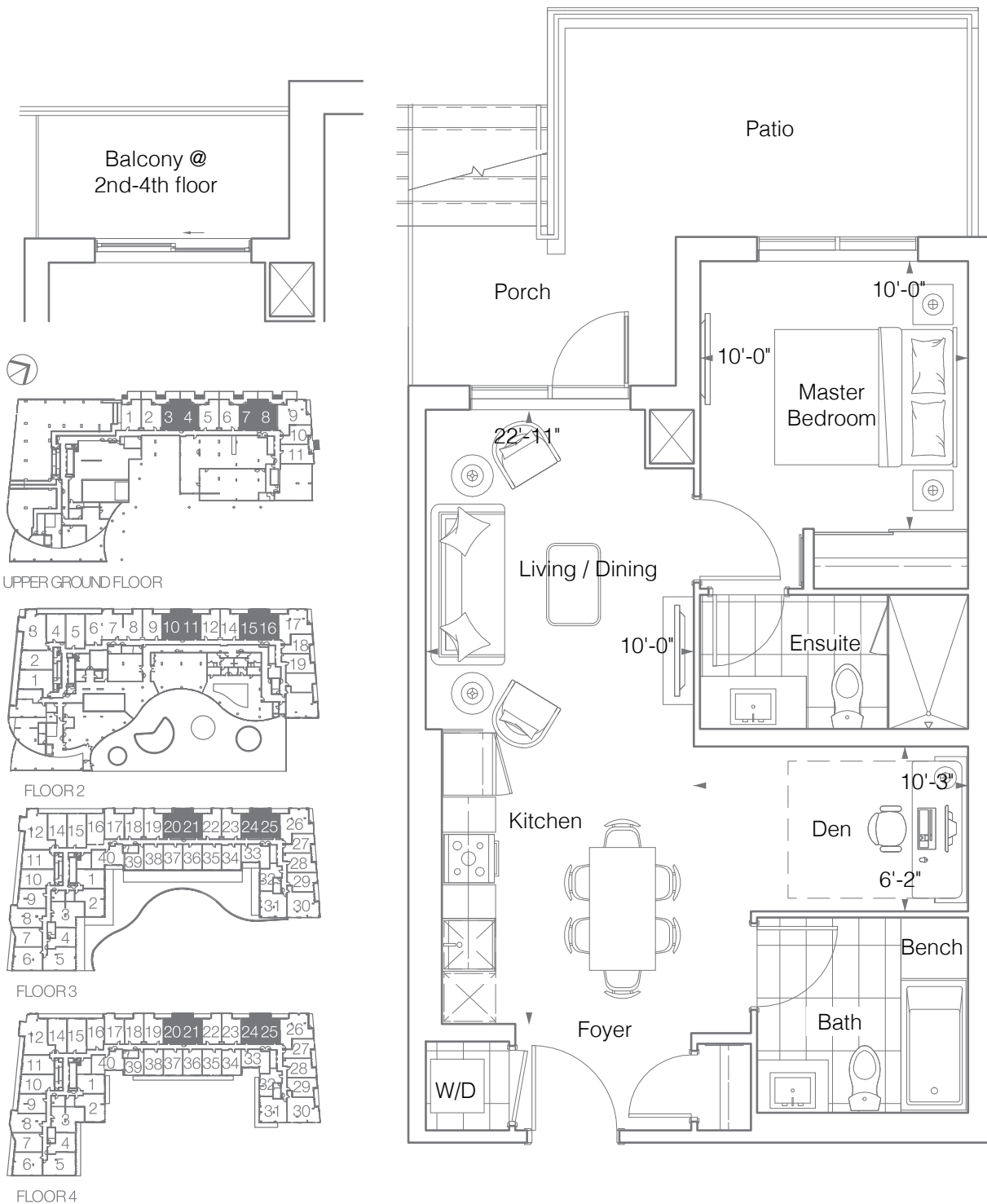
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SUITE 1QQ+D(BF) 1 BEDROOM + DEN (BF) 657 SQ. FT.

Balcony 40 Sq.Ft. @ 2-4th Floor

Patio 105 Sq.Ft. @ Upper Ground Floor

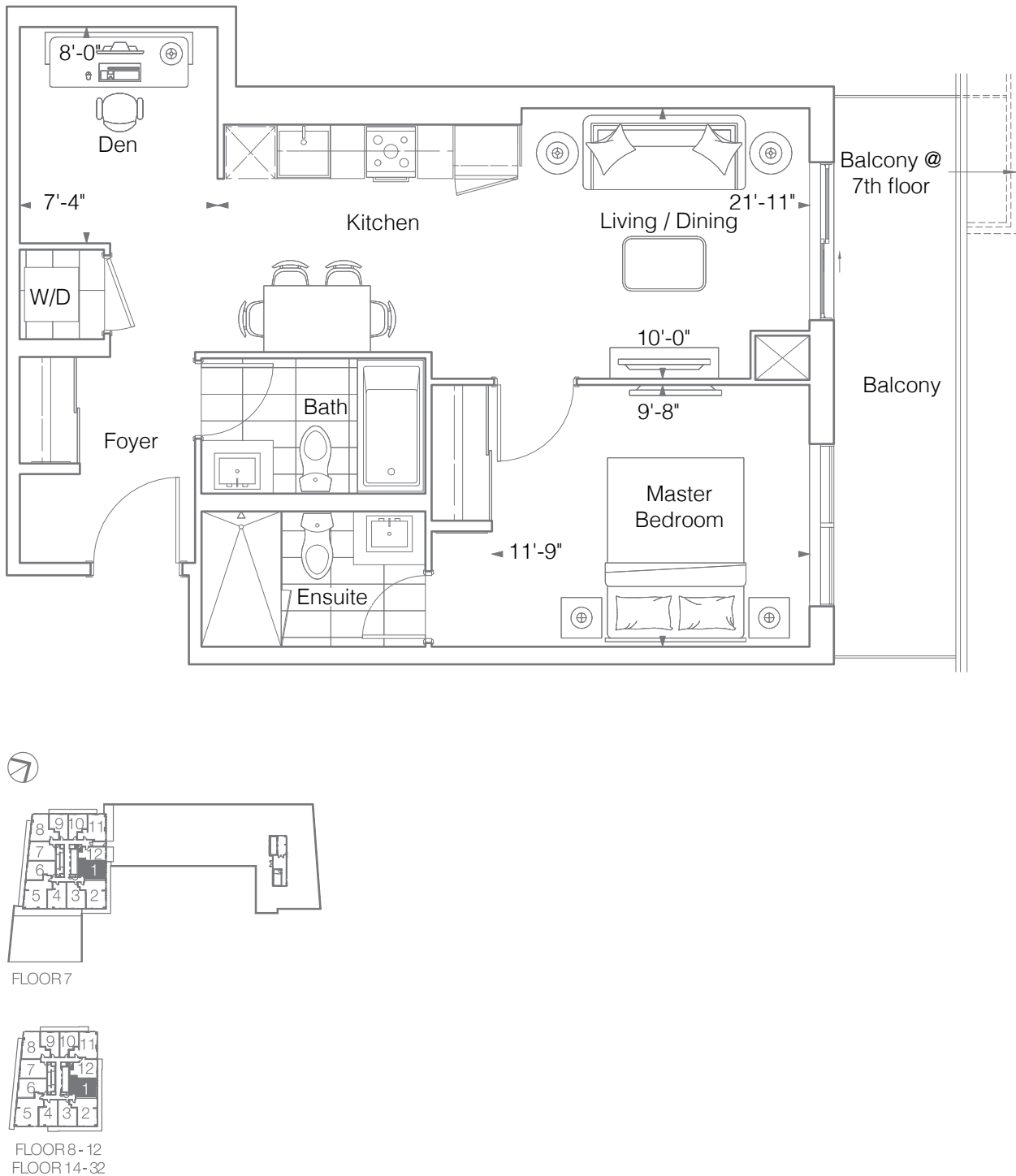


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SUITE 1Q+D 1 BEDROOM + DEN 658 SQ. FT.

Balcony 85 Sq.Ft. @ 8-12, 14-32th Floor

Balcony 91 Sq.Ft. @ 7th Floor



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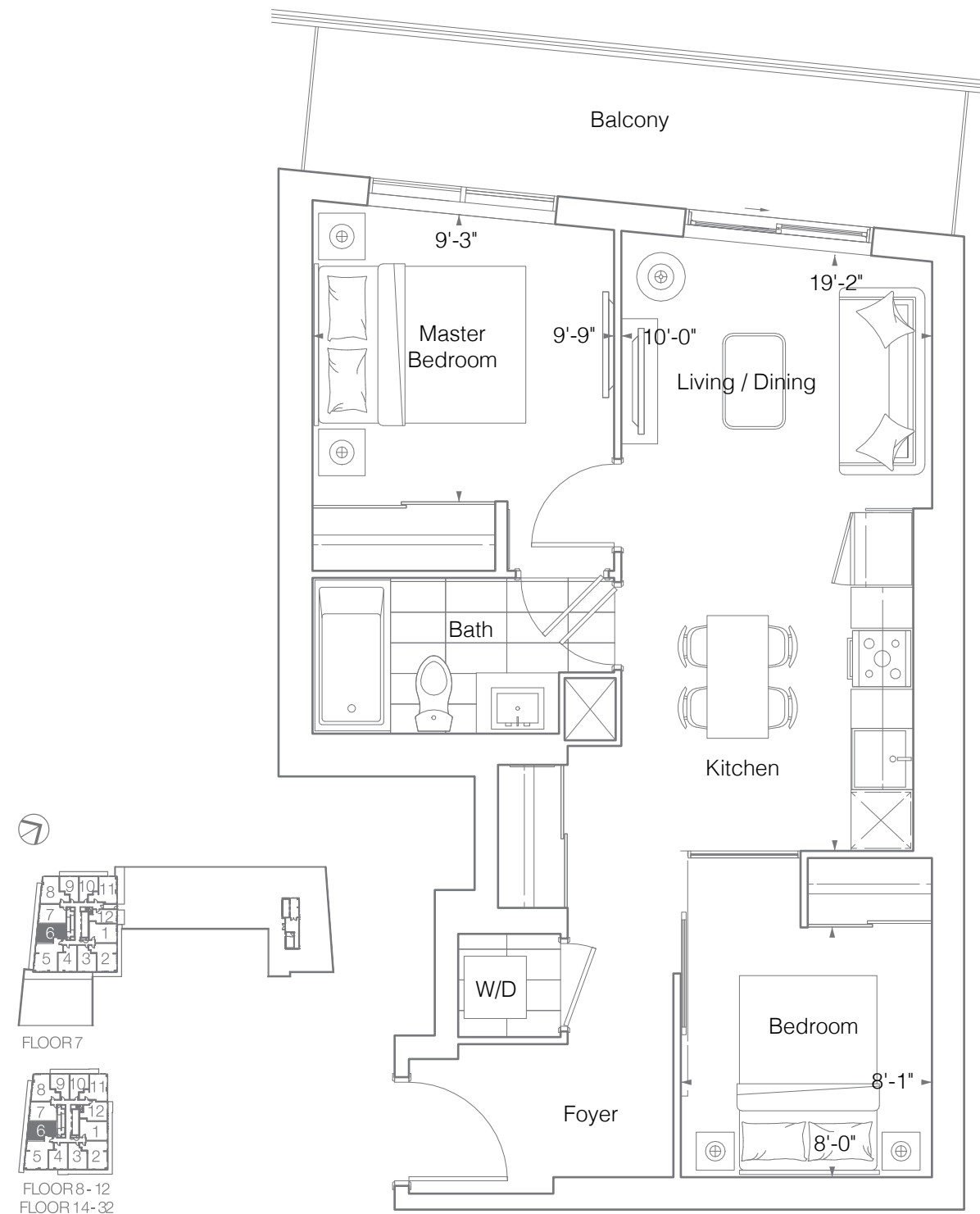


SUITE 2A

2 BEDROOM

615 SQ. FT.

Balcony 85 Sq.Ft.



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SUITE 2B(BF)

2 BEDROOM (BF)

615 SQ. FT.

Balcony 8o Sq.Ft.

Terrace 238 Sq.Ft. @ 5th Floor



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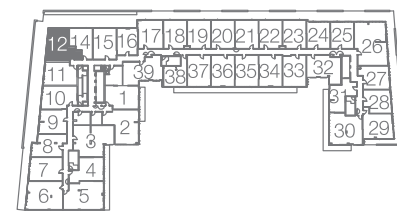
## TOWERS



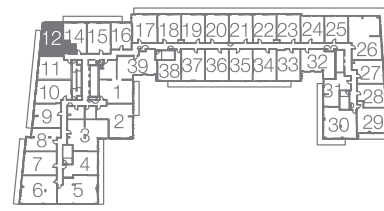
### SUITE 2G 2 BEDROOM + MEDIA 700 SQ. FT.

Balcony 81 Sq.Ft.

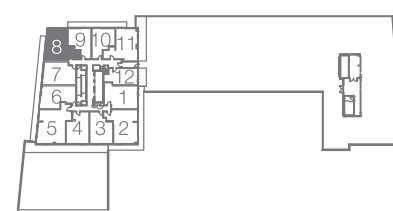
Terrace 580 Sq.Ft. @ 5th Floor



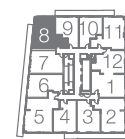
FLOOR 5



FLOOR 6



FLOOR 7



FLOOR 8-12  
FLOOR 14-32

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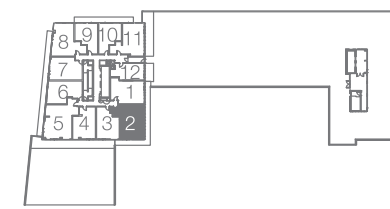
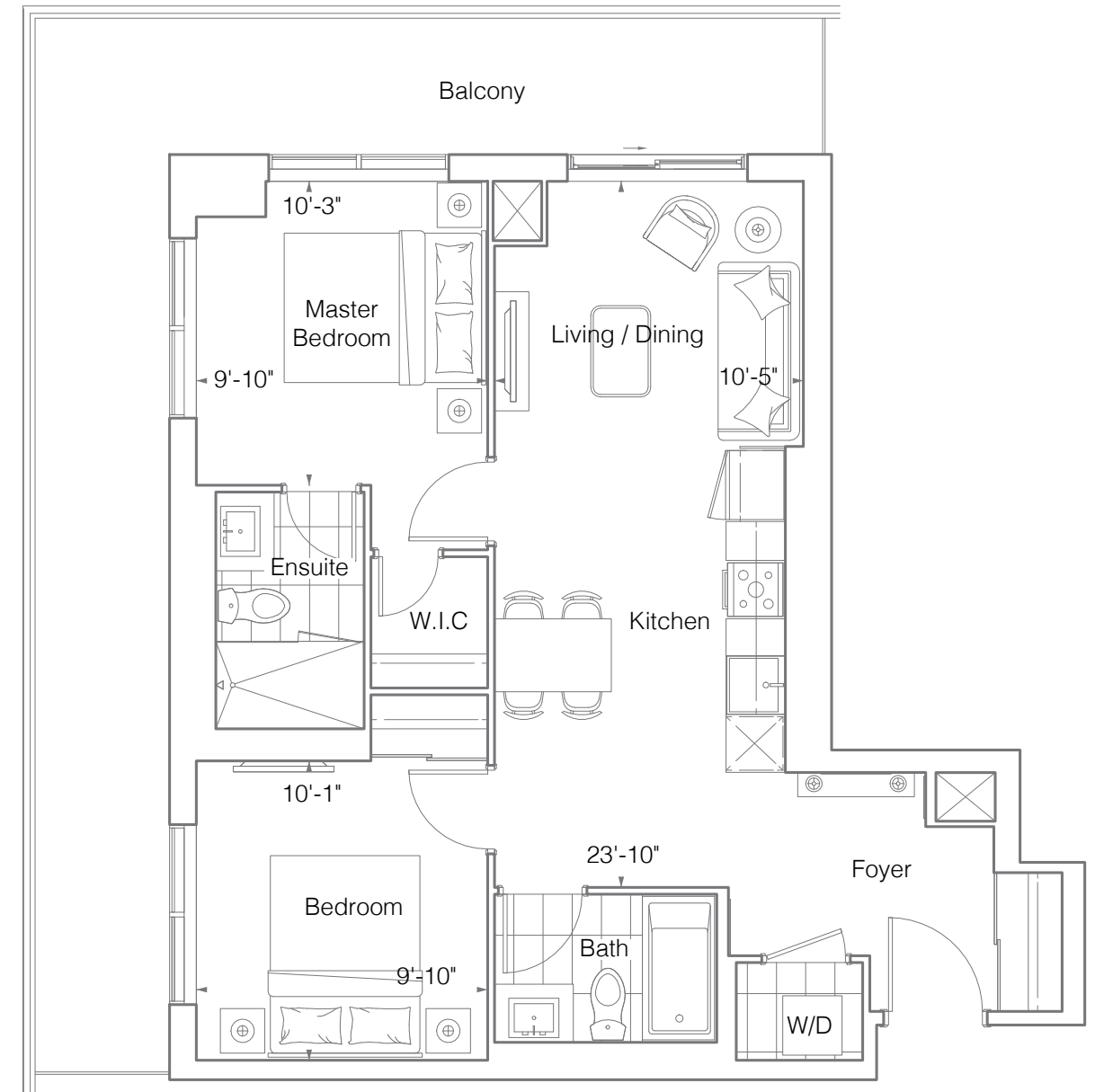
# CANOPY

## TOWERS

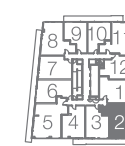


### SUITE 2K 2 BEDROOM 755 SQ. FT.

Balcony 240 Sq.Ft.



FLOOR 7

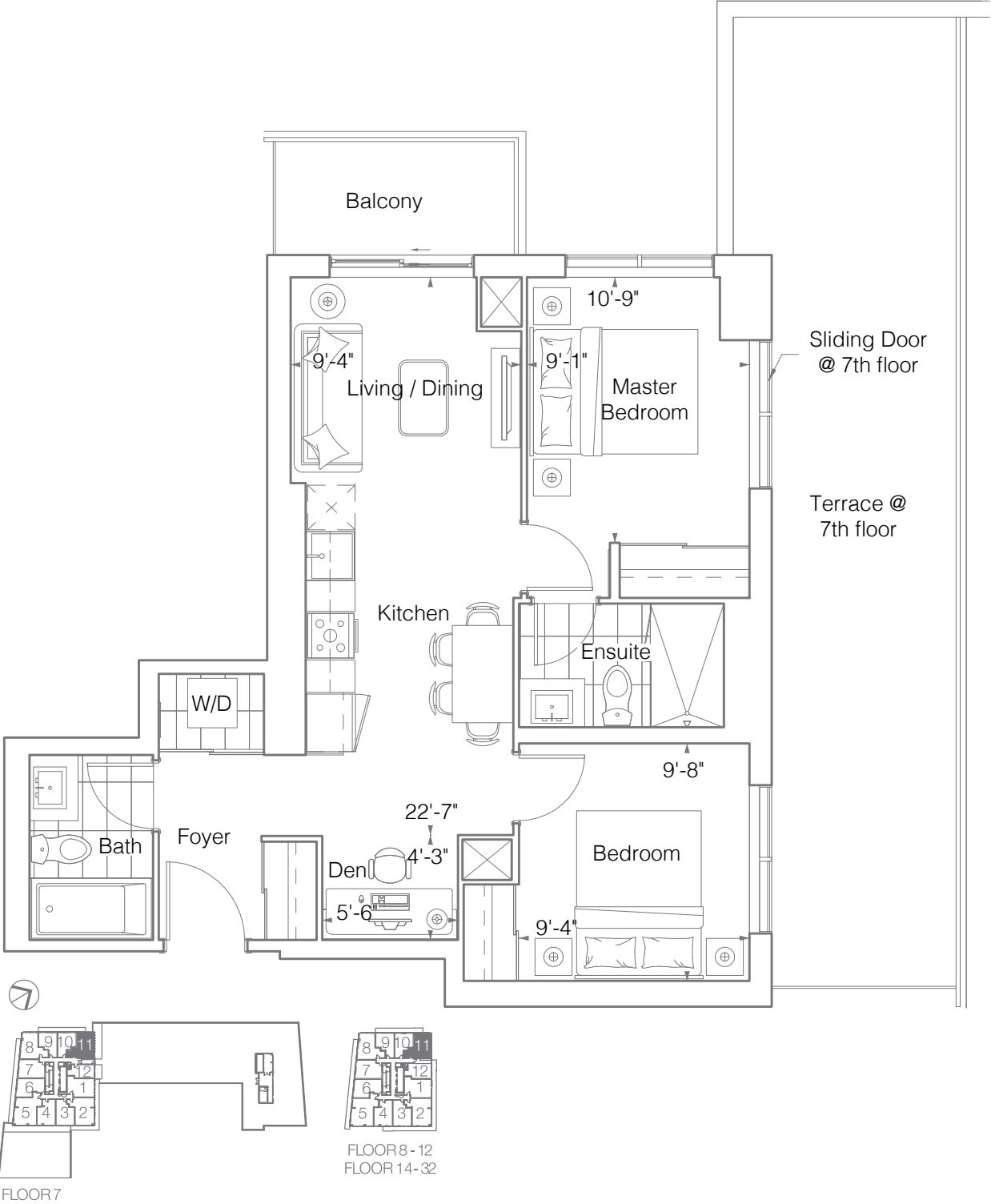


FLOOR 8-12  
FLOOR 14-32

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. © 2020 Liberty Development Corporation. All rights reserved.

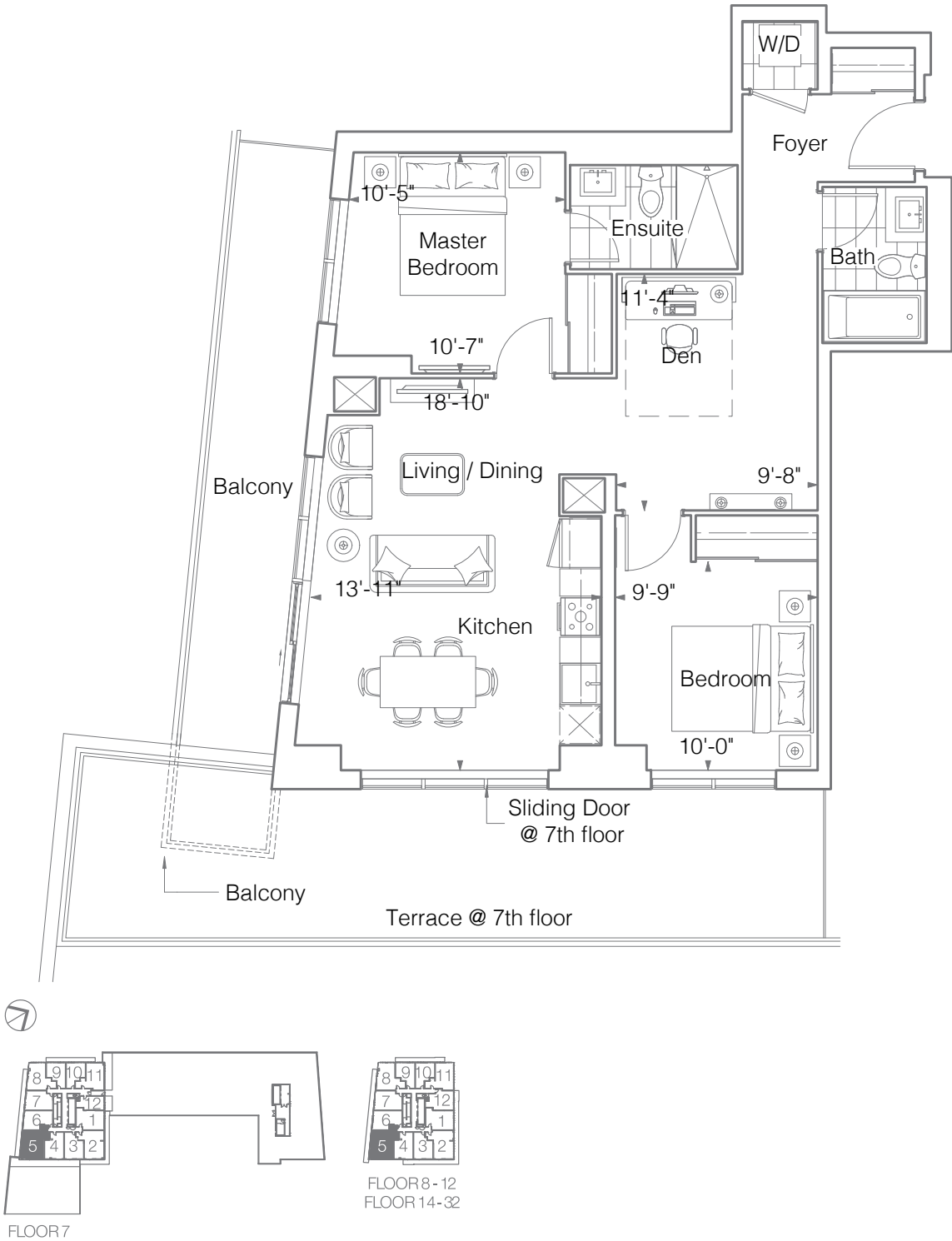


**SUITE 2A+D 2 BEDROOM + DEN 696 SQ. FT.**  
 Balcony 36 Sq.Ft.  
 Balcony 36 Sq.Ft. + Terrace 300 Sq.Ft. @ 7th Floor



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**SUITE 2B+D 2 BEDROOM + DEN 888 SQ. FT.**  
 Balcony 140 Sq.Ft.  
 Balcony 110 Sq.Ft. + Terrace 218 Sq.Ft. @ 7th Floor



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# — VISION, INTEGRITY — & EXCEPTIONAL CUSTOMER SERVICE

As a leader in forging growth throughout the GTA, Liberty Development's strategy is simple: to identify high-quality underutilized locations and convert them into highly desirable developments. Liberty communities are public-transit oriented.



World on Yonge  
Thornhill

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



Liberty Square /  
eko Markham Centre  
Markham

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

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.

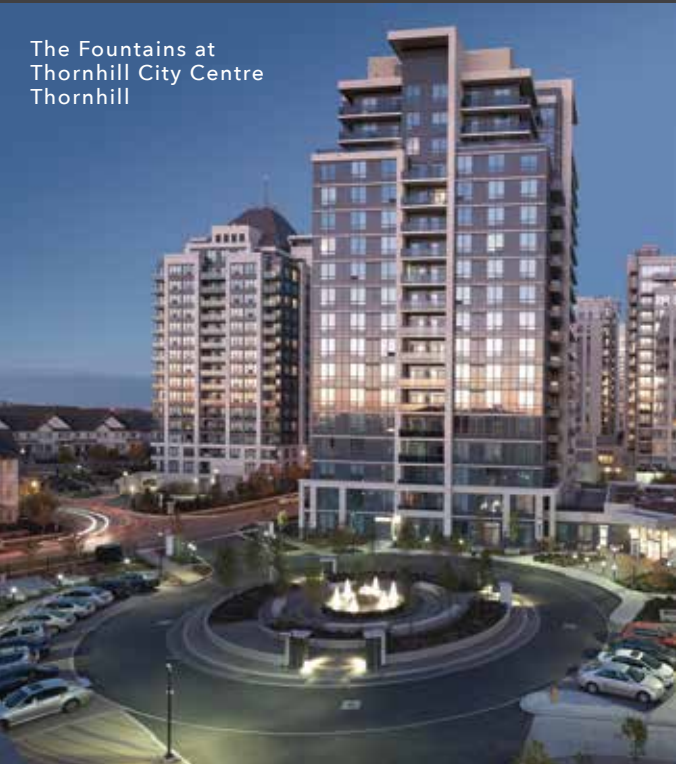
Just over a decade ago, a seedling was planted and today has flowered into a beautiful garden. Ten years in the making and the winner of prestigious awards, Thornhill City Centre represents the pinnacle of urban master planning. A community that beautifully integrates nature, amenities, transit and lifestyle 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



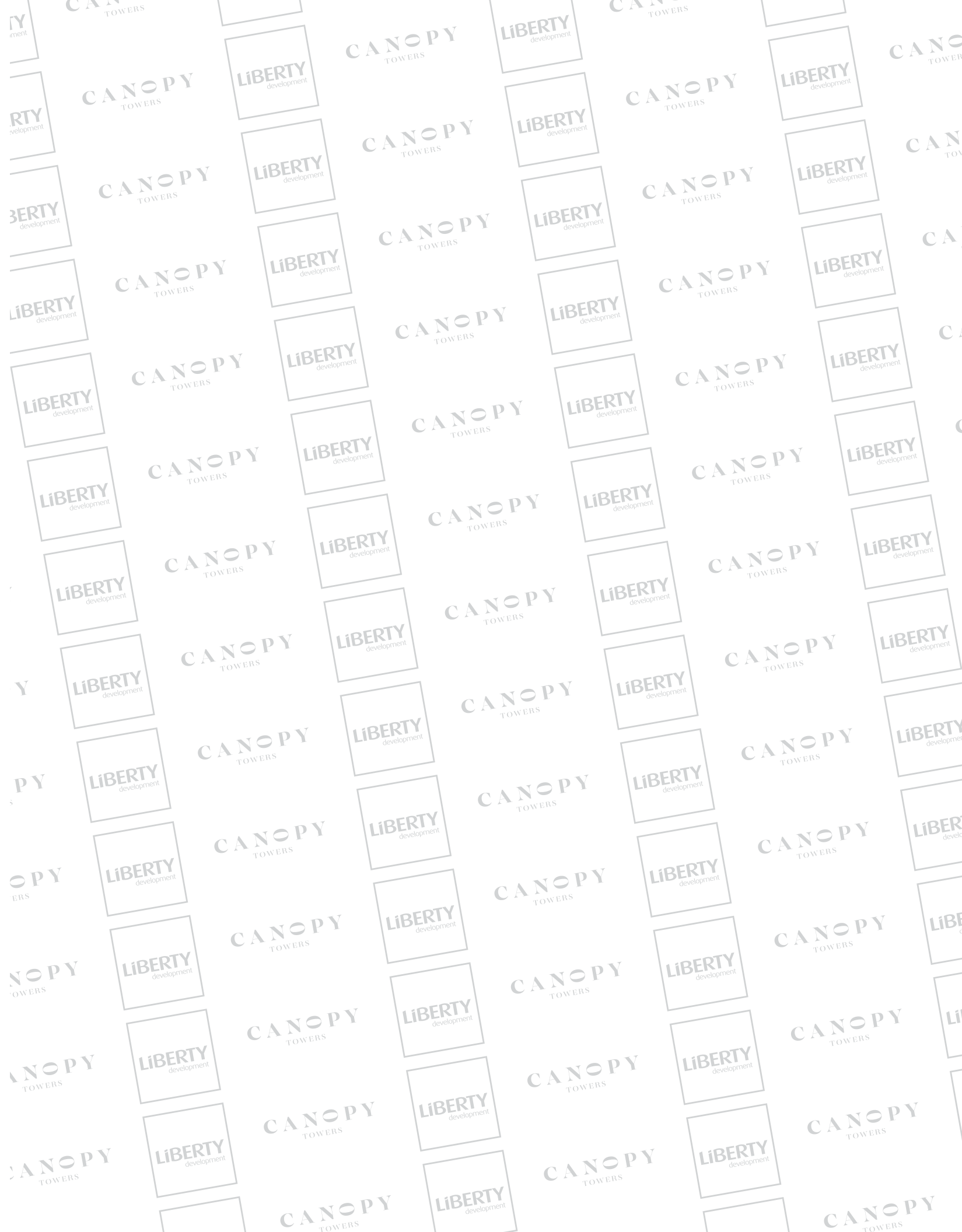
Metro Place Condos  
North York



Royal Gardens  
Richmond Hill



CANOPY  
TOWERS







**canopytowers.com**

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