



*the*  
**MASON**  
AT BRIGHTWATER





# In the Heart of the Village.



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# Experience Brightwater.

Brightwater is an award-winning and truly complete waterfront community for vibrant and connected 21st century living.

Along the sun-soaked shorelines of Port Credit, this future-forward, thoughtfully-planned, new district honours the rich heritage of Port Credit with enduring values, inspired architecture, smart-home innovations, and unparalleled urban village charm.

A new legacy is rising here, surrounded by parks and exceptional public spaces, first-class community programming, expansive views and the calming sounds of water. Together these elements perform a background symphony to our moments, our milestones, and our memories. Life's just brighter here...





# Discover the bright side of lakeside living in every direction.

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



72-Acre Master Plan



4.5 Million SF of New Built Form



2,995 Residential Units



Proposed Public Elementary School



500 M of Revitalized Shoreline



5 Public Parks



18 Acres of Open Spaces & Parks



300,000 SF of Retail & Office Space



Proposed Community Centre



Brightwater Eco-friendly Shuttle to GO Station



SHORELINE

ALL ILLUSTRATIONS ARE ARTIST'S CONCEPT



COMMUNITY SITE PLAN

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## LEGEND

- Brightwater I & II
- Brightwater Towns
- The Mason
- Future Residential
- Future Towns
- Retail





VILLAGE SQUARE

# Brightwater is calling.

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From the thriving main street to the stillness of the shoreline...

A resort-like setting and relaxed pace of life welcome you home. Modern conveniences and innovative features with a focus on health, wellness and sustainability, effortlessly embrace the future. There's just more for you here, by the water.







# This is where life flows.

The Mason at Brightwater is a 9-storey boutique condominium and exclusive collection of townhomes that combine the beauty and serenity of waterfront living with the vibrancy of Brightwater's Village Square. Enjoy the convenience of exciting retail, restaurants, transit, and lush green parks and trails, all moments from your front door.

The Mason is your home oasis amidst a thriving lakeside urban village.

## Your future begins here.

THE MASON ALL ILLUSTRATIONS ARE ARTIST'S CONCEPT



## Building on the momentum of the past to create an exciting future at Brightwater.

Nestled amongst the charm of an urban village streetscape and adjacent to lush green trails that lead to the lake, The Mason realizes Brightwater's vision for connected 21st century waterfront living. This intimate 9-storey building illuminates an architectural language that fits seamlessly within the Brightwater community and wider village of Port Credit. It creates an urban geometry that transitions from the flow of the shoreline to the vibrancy of the Brightwater Village Square.

The Mason's materiality honours heritage and tradition, and was inspired by the 19th century Port Credit Brick Company that originally occupied the site. A rich legacy extends from the time Thomas Nightingale opened his brickyard in 1891, with his masonry workers living on-site in bunkhouses, to today with the rise of this exciting new addition to the Brightwater community. Respecting the history of the site, the heritage of Port Credit, and the pride of quality workmanship, The Mason is the next evolution of the Brightwater vision. As the remnants of Nightingale's quarry exist to this day, so too remains the spirit of connection, where each day presents unlimited potential to build new experiences.

*"The Mason's design is influenced by the vibrancy of Brightwater's pedestrian streetscape, honouring the historical Ontario mainstreet theme of masonry as a material, with a high regard for design and a thoughtful level of detail, craftsmanship and quality of materials."*

*– Robert Cadeau, architects-Alliance*



RETAIL STREETSCAPE

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THE MASON WATERFRONT VIEW

*“Buildings must be more than places to live, study or work. A building should be a place in which to dream, to create, a place that inspires people to think.”*

*– Peter Clewes, architects-Alliance*

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# The Mason at a glance:

- Boutique 9-storey condominium designed by architects-Alliance
- Suites include 1-bedroom, 1-bedroom + den, 2-bedroom, 2-bedroom + den layouts
- Layouts from 470-1,100+ SF
- Balcony or terrace with each suite
- Green roof
- 5,000 SF of exciting ground-floor retail
- Curated amenity offering, including a beautifully designed party room, fitness studio and co-working lounge designed by Truong Ly
- Sweeping views of the waterfront and Port Credit tree canopy
- Steps to the waterfront, main street retail, and lush green trails
- Brightwater Shuttle and Public Transit at your doorstep





From the symphony of the shoreline to the rhythm of The Mason's strong exterior, experience a unique sense of arrival.

A stunning landscaped courtyard greets you and your guests, as you transition from the energy of the streetscape.



## Elegant simplicity meets elemental sophistication.

Step inside to calming interior spaces inspired by nature. The lobby's light wood paneling, natural stone patterns, and the ombre effect of the bronze accents convey a feeling of sophistication and warmth.



LOBBY

ALL ILLUSTRATIONS ARE ARTIST'S CONCEPT



*“The Mason continues the story of Brightwater, as a journey from the earth to the shoreline, from the natural materials of brick and stone to the flow and fluid energy of the waterfront. Inspired by the simplicity of nautical design, the complex rhythm of the building’s architecture, and the vibrancy of the surrounding streetscape, The Mason’s functional amenity spaces pair the sophisticated with the playful, and provide an elevated extension to your home.”*

*– Troung Ly, Interior Design*



## The flow of lakeside living anchors here.

Whether you’re enjoying the views, relishing in the details, or basking in the glow of your new resort-inspired lifestyle, thoughtfully designed floorplans offer an elemental yet modern feel, with floor-to-ceiling windows and smart home innovations. Bright and airy open spaces encourage a harmonious flow as you ease into the pace of each day.

Select from a palette of warm rich tones or cool refreshing finishes that complement functional rooms and nautical inspired design features. Let the rhythm of the waterfront and organic, fluid movements of Brightwater surround you.





Make each moment  
shine with modern  
amenities at every turn.

PARTY ROOM

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- Welcoming Lobby
- Concierge
- Smart Parcel Storage
- Party Room
- Co-working Lounge
- Fitness Studio
- Yoga & Spin Room
- Outdoor Courtyard with seating
- Bicycle & Pet Wash
- Bicycle storage
- Storage lockers





PARTY ROOM

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# Redefining working from home.



Expand your home office in The Mason's bright and spacious co-working lounge. Whether you're looking for a quiet corner to get creative, a connected office space to meet a colleague, or simply an authentic change of scenery for your Zoom background, enjoy working from home with ease.



# Amenity Plan







Find new places to  
gather and connect.





# BrightLiving awaits.

BIOSWALES ALONG THE BOULEVARD

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## SUSTAINABILITY PROGRAM

- LEED Neighbourhood candidate
- LID for stormwater management on-site
- Green roofs
- 1,000+ new trees
- Panel-ready for EV charging



## CONNECTED COMMUNITY

- Public WiFi with the City of Mississauga
- Brightwater Community App
- 5G ready



## CONNECTED HOME & BUILDING

- Smart thermostat
- Smart door lock
- Smart and customizable outlets (Swidget)
- Smart parking access
- High speed internet
- Property Management platform
- Smart parcel storage



## SMART MOBILITY

- Pedestrian and bicycle friendly community
- Brightwater eco-friendly shuttle to GO Station
- Enterprise CarShare
- MiWay bus loop
- Proposed inclusive bike share service

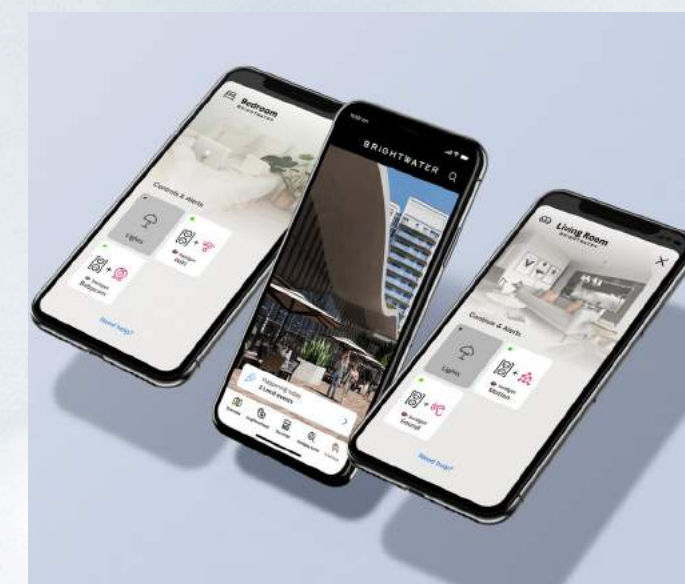
## Rising from a solid foundation of community, connectivity & sustainability.

Introducing BrightLiving: a thoughtful and comprehensive offering of innovative and sustainable design features for The Mason and Brightwater community.

With 18 acres of new green spaces, including a nine-acre waterfront park, European-inspired promenades and squares, and pedestrian-friendly mews and trails, Brightwater has been designed with health, wellness, connectivity and sustainability at the core of the community vision.

### Sustainability Spotlight

Throughout the Brightwater community, sloped naturalized channels will facilitate water movement using a unique bioswale system that applies natural processes, such as soil and plants to filter and absorb stormwater. By incorporating these Low-Impact Development (LID) designs and practices, Brightwater is setting a new standard in sustainable living.





# Urban convenience meets village charm.

With restaurants, cafés, grocery, and  
retail moments from your front door,  
living well is made easy here.





## The best of village living.

Surrounded by inspirational architecture, this pedestrian-friendly main street includes a diverse offering of ground-floor retail, with conveniences including a specialty grocery store, café, an LCBO, restaurants and retailers. Brightwater offers the character of a waterfront village with the vibrancy and connections of an urban district. With a focus on community, sustainability and resiliency, Brightwater is a home that respects the past, embraces the future, and shines a light on brighter living in Port Credit.

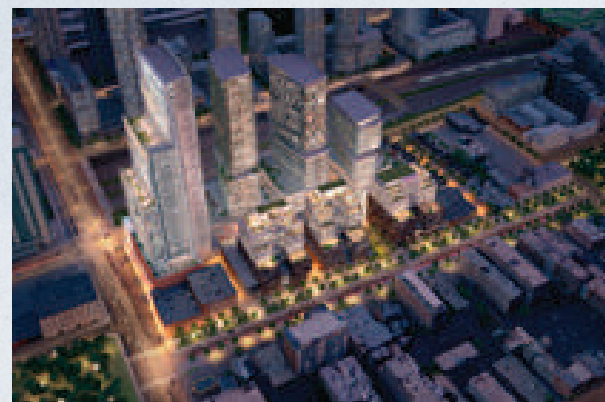




## A Partnership Built Along the Shores of Port Credit.

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.

*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.*



### 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.

### 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

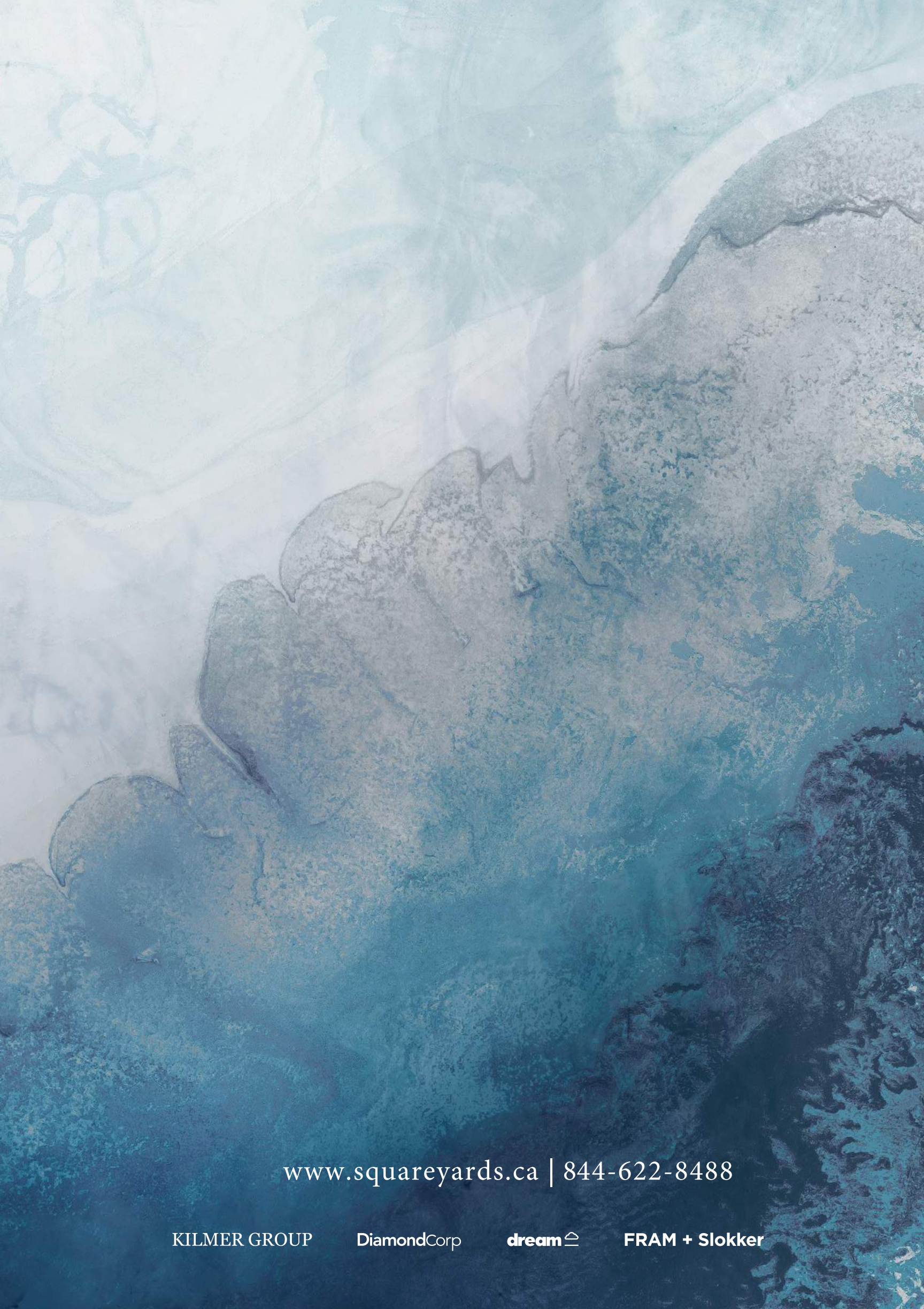
Since 1981, Mississauga-based developer FRAM+Slokker has become known for creating premier residential and mixed-use communities across Canada and the United States. FRAM+Slokker has received numerous awards for their modern and innovative techniques rooted in old-world craftsmanship standards, contributing greatly to the revitalization of Port Credit.





Where life flows.





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KILMER GROUP

DiamondCorp

dream 

FRAM + Slokker