

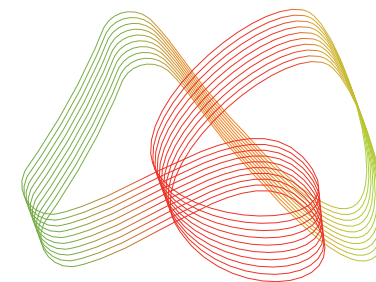


WELCOME TO M6.

THE
ART



OF
MOVE
MENT



**M CITY HAS ANIMATED
MISSISSAUGA'S SKYLINE WITH
ITS MAGNIFICENT PRESENCE.**

It has positioned itself as the city's most definitive mixed-use community by introducing a portfolio of grand, towering, and technologically advanced condominiums. The striking twin towers of M1 and M2, the soaring M3, the visionary M4, and the meditative M5 contribute to its iconic status.

Since its debut in 2017, M City has epitomized excellence in city-building, including strategic master planning, iconic architecture and design, innovative amenities, and new technologies. Recognized with the prestigious 'Project of the Year' award by BILD, the community takes pride in setting new standards. And now with M6, it pushes the boundaries even further, continuously redefining the possibilities of modern city living.



Illustration is artist's impression.

M6 IS A WORK OF ART.

**TIMELESS, SCULPTURAL,
AND METICULOUS.**

HERE, EVERY CURVE,

EVERY LINE,

AND EVERY ANGLE

IS AN EXPRESSION

OF DYNAMIC MOVEMENT.

Its form is a fusion of free-flowing curves and dramatic angles that converge in spectacular fashion. The tower's façade is punctuated by soaring vertical fins that come down to street level and frame the grand lobby entrance and public forecourt at its doorstep. Balconies morph and change shape across the building face, and cut away and reappear diagonally upwards to create a mesmerizing display of movement. Monolithic yet elegant, M6 represents the spirit of creativity and the transformative power of architecture.

The significance of M6 extends beyond its individual identity. As the centerpiece of a remarkable trio of buildings, it plays a vital role in bringing the final vision for M City's master plan into focus. Together with M7 and M8, these three stunning towers form a magnificent ensemble, where each contributes a distinctive voice, yet speak to one another in harmony.



Illustration is artist's impression.



Illustration is artist's impression.

North view

**AN EXCEPTIONAL
COMMUNITY.**

8 TOWERS.

15 ACRES.

4.3 MILLION SQUARE FEET.

M City is a master-planned community of magnificent proportions. Designed by Cooper Robertson, internationally acclaimed urban planners, it brings spectacular architecture, expansive green space, and modern lifestyle amenities into one landmark neighbourhood. With over 2 acres of new parkland and a dedicated connection to the Mary Fix multi-use trail and John "Bud" Cleary Park, M City embraces the relationship between natural and built-form environments.

Walkable and connected, M City is a people-first community. With generous tree-lined promenades, dotted with shops and cafes, minutes from transit options, including the forthcoming Hazel McCallion LRT, and Mississauga's prime attractions – arts and culture, shopping, dining, and schools, M City is at the centre of it all.



Illustration is artist's impression.

South view

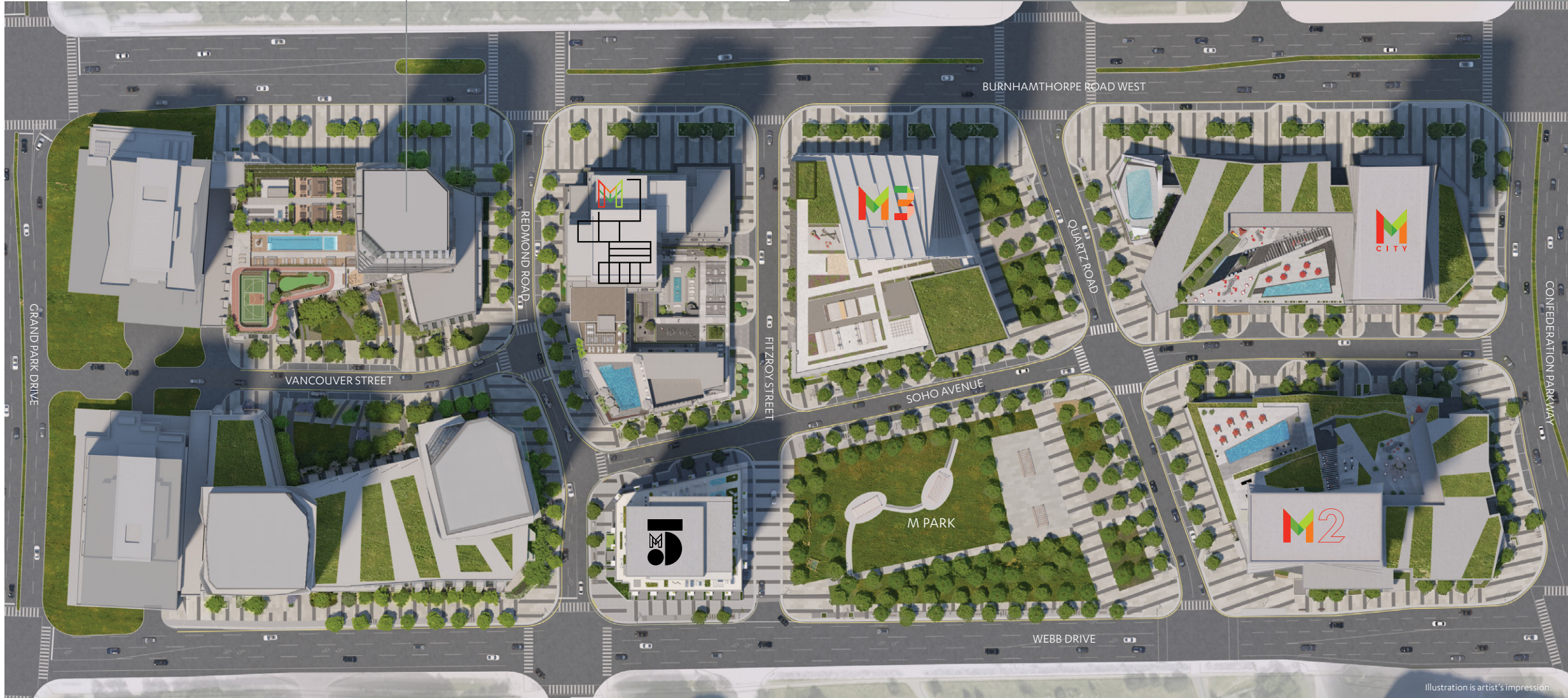
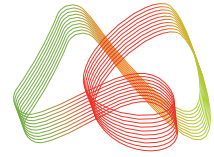


Illustration is artist's impression.

THE

BEAUTY

OF

FORM

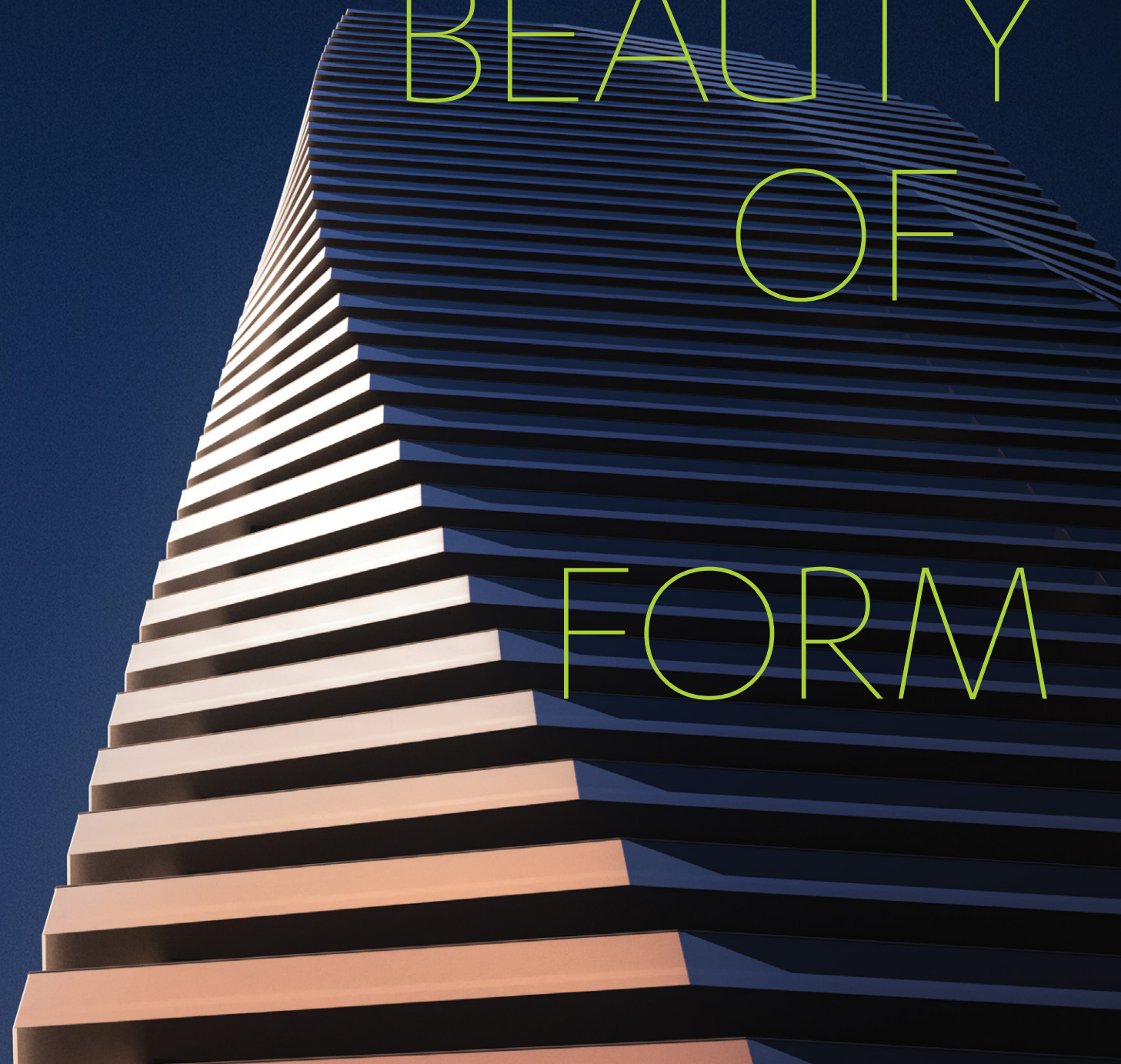




Illustration is artist's impression.





Illustration is artist's impression.

LOBBY ENTRANCE

M6 extends the lively public realm first established at M1 and brings the one-of-a-kind streetscape treatment across the entire frontage of M City to its western boundary. This people-first community prioritizes walkability and connectivity. Its tree-lined promenades invite residents to stroll through the vibrant community filled with an array of shops and cafes, public art installations, and unique architectural seating to take it all in.

RETAIL PROMENADE



Illustration is artist's impression.

Behind the soaring tower, the podium is sculpted back to reveal a lush, meandering courtyard that encourages residents to enjoy the outdoors at street level and connect to the extensive open spaces that characterize the rest of M City.



Illustration is artist's impression.

COURTYARD

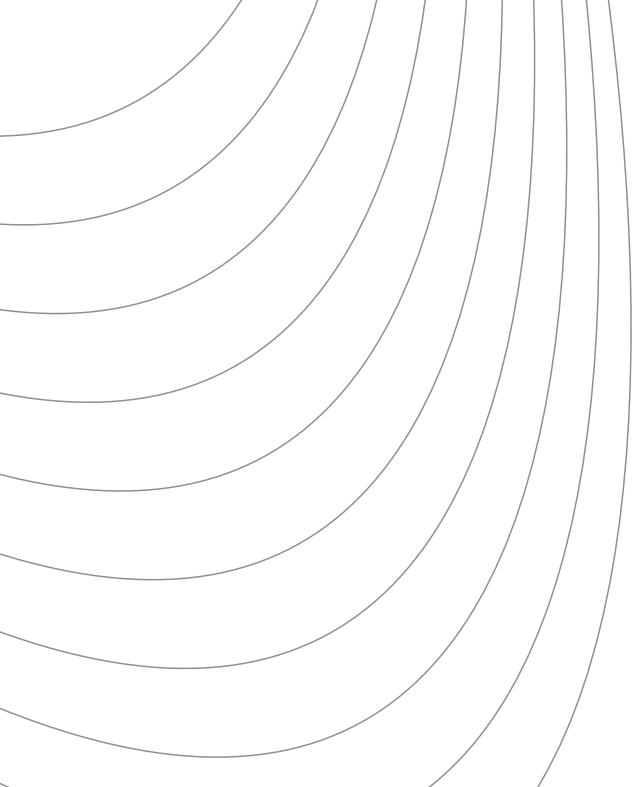
SUITES FOR

BORN OF THOUGHTFUL DESIGN AND METICULOUS DETAIL, SUITES AT M6 ARE MADE FOR LIVING.

With efficient and highly livable open-concept floor plans, kitchens with integrated appliances, smart storage solutions, custom-designed cabinetry, expansive windows, and private outdoor spaces. Refined yet practical, stylish yet comfortable.

LIVING

Personalization is key at M6. The material language is timeless and purposeful, offering three distinct finish packages and a range of options, to bring your own personal touch.



Dark Scheme

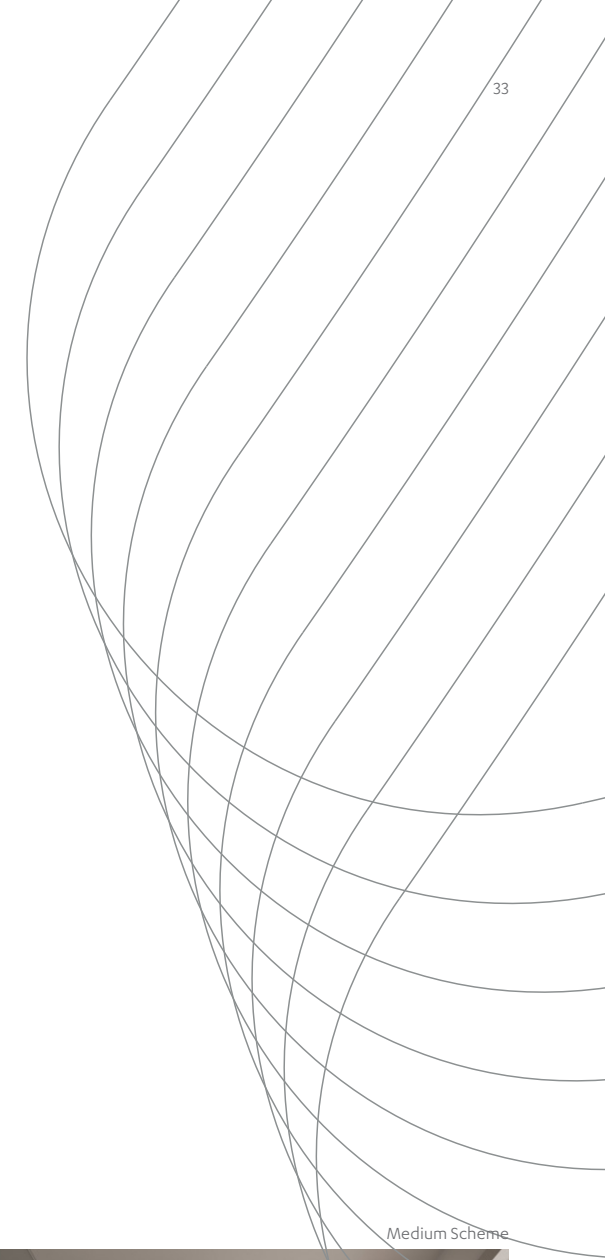


Illustration is artist's impression.

Dark Scheme



Illustration is artist's impression.



Light Scheme



Light Scheme



Medium Scheme



Medium Scheme



BUILDING FEATURES

- _ Hariri Pontarini-designed 57-storey metal and glass tower with a six-storey podium
- _ Interiors by Cecconi Simone Interior Design
- _ Six residential elevators, two parking garage elevators, one dedicated bike elevator, and one commercial elevator
- _ Five-level underground garage for residential, visitor, and commercial parking. Residential parking is separated from visitor and commercial parking

BUILDING AMENITIES

- _ Lobby with 24-hr concierge, lounge seating, property management office, and access-controlled parcel storage room
- _ Men's and women's spas with Experience Shower and Steam Rooms, Saunas, and change rooms
- _ Outdoor Pool and Hot Tub with Sun Deck
- _ Fitness Centre with cardio and weight training, virtual fitness studio, personal training room, Spin Studio, Yoga Studio, and Outdoor Training Area
- _ Multipurpose Sports Court for basketball, pickleball, and badminton
- _ Putting Green
- _ Bocce Courts
- _ Dining Room and event space with prep kitchen, fireplaces, and adjoining lounge and bar
- _ Piano Lounge
- _ Theatre Room
- _ TV Lounge and Games Room
- _ Shared Workspace with Meeting Room
- _ Outdoor Dining Areas with BBQs
- _ Outdoor TV Lounge
- _ Outdoor Kids' Play Area and Splash Pad
- _ Kids' Play Area and Craft Room
- _ Onsite Property Management Office

SUITE DETAILS

- _ Cecconi Simone custom-designed suites with a choice of finishes from designer-curated selections
- _ Floor-to-ceiling height of approximately 9 feet in principal rooms excluding mechanical system bulkheads*
- _ Smooth ceiling finish
- _ Pre-finished vinyl flooring in all living areas and bedrooms, from designer-curated selections
- _ Custom-designed suite entry doors with contemporary hardware and smart door lock integrated with Rogers Smart Community**
- _ Stacked 24" washer and dryer laundry centre
- _ Floor tile in the laundry area

KITCHENS

- _ Cecconi Simone custom-designed kitchen cabinetry with undercabinet lighting
- _ Quartz countertop with square edge profile, and porcelain tile backsplash
- _ Undermount stainless steel sink and single-lever chrome faucet with pull-down spray head
- _ All suites with 24" integrated fridge, 24" integrated dishwasher, 24" stainless steel slide-in range, range vent, and stainless-steel microwave

BATHROOMS

- _ Cecconi Simone custom-designed vanity and medicine cabinet with mirror and under cabinet lighting
- _ Quartz countertop with square edge profile
- _ Undermount sink with contemporary single-lever faucet
- _ Floor and wall tiles as per plans
- _ Frameless glass shower enclosure and full-height wall tile for separate showers as per plans
- _ Acrylic shower pan as per plan
- _ Rectangular-design white acrylic soaker tub with full-height tile tub surround as per plans

- _ Pressure balanced valve(s) for tub and/or shower
- _ Recessed lighting
- _ Exterior vented exhaust fan
- _ Accessory package including towel bar and toilet paper holder, where applicable

TECHNOLOGY, COMMUNICATION, AND ELECTRICAL FEATURES

- _ Rogers Smart Community entry console in lobby vestibule with smartphone video calling, opt-in facial recognition, parcel delivery scanner, contactless building access, and additional features**
- _ Pre-installed Rogers Smart Community package in every suite, including smart door lock on suite entry door, smart thermostat, and integration with IVALET app**
- _ Rogers Ignite™ Gigabit 1.5 Gbps internet service including advanced Wi-Fi modem and unlimited data usage**
- _ Advanced fibre-powered Wi-Fi network offering seamless internet connectivity throughout the building and amenity areas
- _ Distributed Antenna System (DAS) for increased Rogers wireless network connectivity throughout the building for reliable coverage to make calls, access data, stream music, and more
- _ All suites are pre-wired for video, voice and internet by way of one (1) hardwired outlet in main living area
- _ Fibre feed to each suite, with 4K and IPTV capability
- _ Electrical service panel with breakers in all suites
- _ Switch controlled receptacles in living areas and bedrooms, down-lighting in foyer, and track lighting in kitchen

SAFETY AND SECURITY FEATURES

- _ Rogers Smart Community entry console in lobby vestibule with smartphone video calling, opt-in facial recognition, parcel delivery scanner, contactless building access and additional features
- _ Electric fob-based access system at main building entry points and amenity areas
- _ Closed circuit cameras at strategically located entry points
- _ 24-hr front desk concierge service
- _ Alerts and property management messages and news sent directly to your smartphone with Rogers Smart Community powered by IVALET app**
- _ Fully sprinklered for fire protection
- _ Smoke detectors in every suite and all common areas
- _ Garage is painted white and brightly lit
- _ Secured storage locker rooms

ENVIRONMENTAL FEATURES

- _ Energy efficient HVAC system with energy recovery ventilator (ERV) to reduce heating and cooling costs and bring fresh air directly into the suite
- _ Individually controlled heating and cooling
- _ Smart thermostat can be adjusted remotely with Rogers Smart Community powered by IVALET app**
- _ Individual suite metering of utility consumption***
- _ Exterior glazing with Low-E glass
- _ Energy Star™-rated appliances where applicable
- _ Water efficient toilets
- _ Systems commissioning to ensure building energy systems are properly installed and calibrated

HOMEOWNER WARRANTY PROTECTION

- _ Tarion Warranty Corporation New Home Warranty Protection
- _ One-Year, Two-Year and Seven-Year Warranty Protection as per Tarion Construction Performance Guidelines
- _ Manufacturer's warranty on all appliances

Notes:
 * Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams.
 ** Rogers Smart Community and Bulk Internet Service monthly fees apply and are included in the common element budget. Refer to Condominium Documents for details. The Rogers Smart Community features, products and services described herein are subject to change in the sole and absolute discretion of Rogers Communications Inc. depending on the features, products and services ultimately integrated with the Rogers Smart Community program at the time of installation.
 *** Refer to Condominium Documents for further information about suite metering
 All Features and Finishes are subject to change without notice. E. & O.E. September 2023

LIVE SMART



Connected lifestyle is a standard feature at M6. M City has partnered with Rogers to develop one of Canada's most technologically advanced condominium buildings. With access to a smart building ecosystem, every resident at M6 will enjoy a unique and frictionless living experience.

ROGERS SMART COMMUNITY™
In partnership with IVALET, Rogers Smart Community helps ensure safety and convenience are always at your fingertips. Every resident will have access to a smartphone-centric living experience, including hands-free digital building access, video guest verification, facial recognition, and more.

Ignite Internet™
Every suite comes wired with Rogers Ignite Internet Gigabit. With download speeds of up to 1.5 gigabits per second, you can enjoy the true freedom of a consistent connection, perfect for Netflix marathons, virtual meetings, online gaming, smart appliances, and so much more.

Wi-Fi Coverage
With an advanced fibre-powered network, you can enjoy secure, state-of-the-art, wall-to-wall Wi-Fi coverage in your home and throughout the amenity spaces at M6. The Rogers Ignite Wi-Fi promise delivers an effortless, connected home experience whether you're lounging on the couch or poolside with friends.

DAS System
A Distributed Antenna System (DAS) delivers Rogers wireless network throughout the building to increase wireless connectivity in places like the underground parking garage and elevators where it may be harder to get a consistent connection. That means reliable coverage to make calls, access data, stream music, and more.

ROGERS SMART COMMUNITY APP FEATURES:

This smartphone-based service with its wide range of app features keeps you connected to your home and provides the freedom to control your environment from the palm of your hand.

SMART LOCK
Every suite comes standard with an integrated smart lock for unprecedented access control directly from your phone.

SMART THERMOSTAT
Every suite comes standard with an integrated smart thermostat that allows you to control your home's temperature remotely and create heating and air conditioning schedules for comfort and energy efficiency.

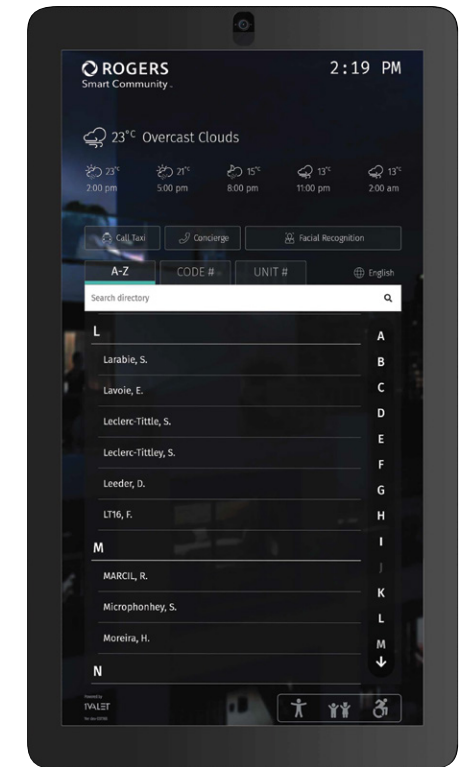
SMARTPHONE VIDEO CALLING
See who's at the building entrance before letting them in.

FACIAL RECOGNITION ENTRY
Enter your building with only a smile.

PACKAGE DELIVERY NOTIFICATIONS
Never miss another delivery notification.

DIGITAL KEYS
Enter your building and suite using only your mobile phone.

COMMUNITY MESSAGING AND AMENITY BOOKING
Receive building messages and news directly to your phone. Schedule and book your condo amenities from anywhere, anytime.



Rogers Smart Community and Bulk Internet Service monthly fees apply and are included in the common element budget. Refer to Condominium Documents for details.
*Speeds may vary with internet traffic, server gateway/router, computer (quality, location in home, software and applications installed), home wiring, home network or other factors. An Ethernet/wired connection and at least one additional wired or wireless connection are required to reach maximum download speeds of up to 1.5 Gbps for Ignite Internet Gigabit. See Acceptable Use Policy at rogers.com/terms.
™Trademarks of or used under license from Rogers Communications Inc. or an affiliate. ©2023 Rogers Smart Community and Bulk Internet Service monthly fees apply and are included in the common element budget. Refer to Condominium Documents for details.
The Rogers Smart Community features, products and services described and/or depicted herein are subject to change in the sole and absolute discretion of Rogers Communications Inc. depending on the features, products and services ultimately integrated with the Rogers Smart Community program at the time of installation.

- 1 LOBBY ENTRANCE
- 2 BICYCLE ELEVATOR
- 3 ELEVATORS
- 4 CONCIERGE
- 5 LOUNGE
- 6 DELIVERY PICKUP
- 7 GARAGE ELEVATORS
- 8 MAIL ROOM
- 9 PROPERTY MGT. OFFICE
- 10 PARCEL ROOM
- 11 COURTYARD

GROUND

LEVEL



Illustration is artist's impression.

Sophisticated and welcoming, the lobby makes a lasting impression. Draped in a palette of elegant neutral tones and natural textures, and accented with sculptural elements and bespoke lighting. With intimate seating areas scattered throughout, and an inviting atmosphere where the 24-hour concierge welcomes residents and guests, it's a great place to meet and greet or take a moment to relax.

LOBBY



Illustration is artist's impression.

Level Five is your gateway to a vibrant resort-style experience with a range of fitness and spa options. Whether you seek an invigorating exercise, immersive sports activities, or the exhilaration of new adventures, the athletic and activity-focused programming brings a distinctive energy to the everyday.

5TH

LEVEL

- 1 YOGA STUDIO
- 2 OUTDOOR TRAINING
- 3 FITNESS CENTRE
- 4 PERSONAL TRAINING
- 5 SPIN STUDIO
- 6 THEATRE
- 7 POOL & HOT TUB
- 8 SUN DECK
- 9 COMMUNAL LOUNGE
- 10 KIDS' PLAY AREA & CRAFT ROOM
- 11 EXPERIENCE SHOWER & STEAM ROOMS
- 12 SAUNAS
- 13 MULTIPURPOSE SPORTS COURT
- 14 RUNNING TRACK
- 15 PUTTING GREEN
- 16 OUTDOOR KIDS' PLAY AREA & SPLASH PAD



Illustration is artist's impression.

MULTIPURPOSE SPORTS COURT

Unleash your competitive spirit on the multipurpose sports court with a game of basketball, pickleball, or badminton. Or hop on the dedicated running track for a mood-boosting jog with great views of the city.

RUNNING TRACK



Illustration is artist's impression.

Golf enthusiasts, immerse yourself in the most important (and overlooked) part of your game. Practice makes perfect at this top-notch putting green surrounded by lush landscaping and bench seating.

PUTTING GREEN



Illustration is artist's impression.

POOL

HOT TUB



Illustration is artist's impression.

Whether you're seeking a tranquil escape or a holiday-grade suntan, settle into a comfortable lounge on the gorgeous sun-soaked pool deck. Then take a refreshing plunge, swim some laps, or loosen up in the hot tub.

YOGA STUDIO

OUTDOOR TRAINING

The M6 Fitness Centre is your professional-grade gym experience, complete with cutting-edge equipment, rooms for virtual training and group classes, a dedicated Spin Studio, a tranquil Yoga Studio, and an Outdoor Training Area for a complete workout experience right in your own home.



Illustration is artist's impression.



FITNESS CENTRE

Illustration is artist's impression.



The Outdoor Kids' Play Area and Splash Pad are made for fun. Designed to captivate young hearts, these vibrant spaces ensure endless entertainment for the little ones.

SPLASH PAD

KIDS' PLAY AREA





Illustration is artist's impression.

**EXPERIENCE SHOWER
& STEAM ROOM**

The peaceful atmosphere of the Experience Shower and Steam Room provides an opportunity to relax and recharge.

SAUNA

Treat yourself to the restorative power of the dry Sauna as the heat soothes your muscles and melts away stress.



Illustration is artist's impression.

7TH

- 1 OUTDOOR TV LOUNGE
- 2 BBQ LOUNGE
- 3 COMMUNAL BBQ
- 4 FIREPLACE LOUNGE
- 5 DINING ROOM
- 6 PIANO LOUNGE
- 7 BOCCE COURTS
- 8 COMMUNAL SEATING
- 9 CATERING KITCHEN
- 10 BAR LOUNGE
- 11 GAMES ROOM
- 12 TV LOUNGE
- 13 FLEX SPACE
- 14 SHARED WORKSPACE

When you want to hit the pause button, Level Seven is the destination of choice. From hosting friends around a fire pit to just stargazing in solitude.

LEVEL



Illustration is artist's impression.

BOCCE COURTS

From Italy with love. The bocce courts at M6 provide competitive yet leisurely fun. One of the few sports that can be played with a glass of wine in hand.



OUTDOOR TV LOUNGE



Illustration is artist's impression.

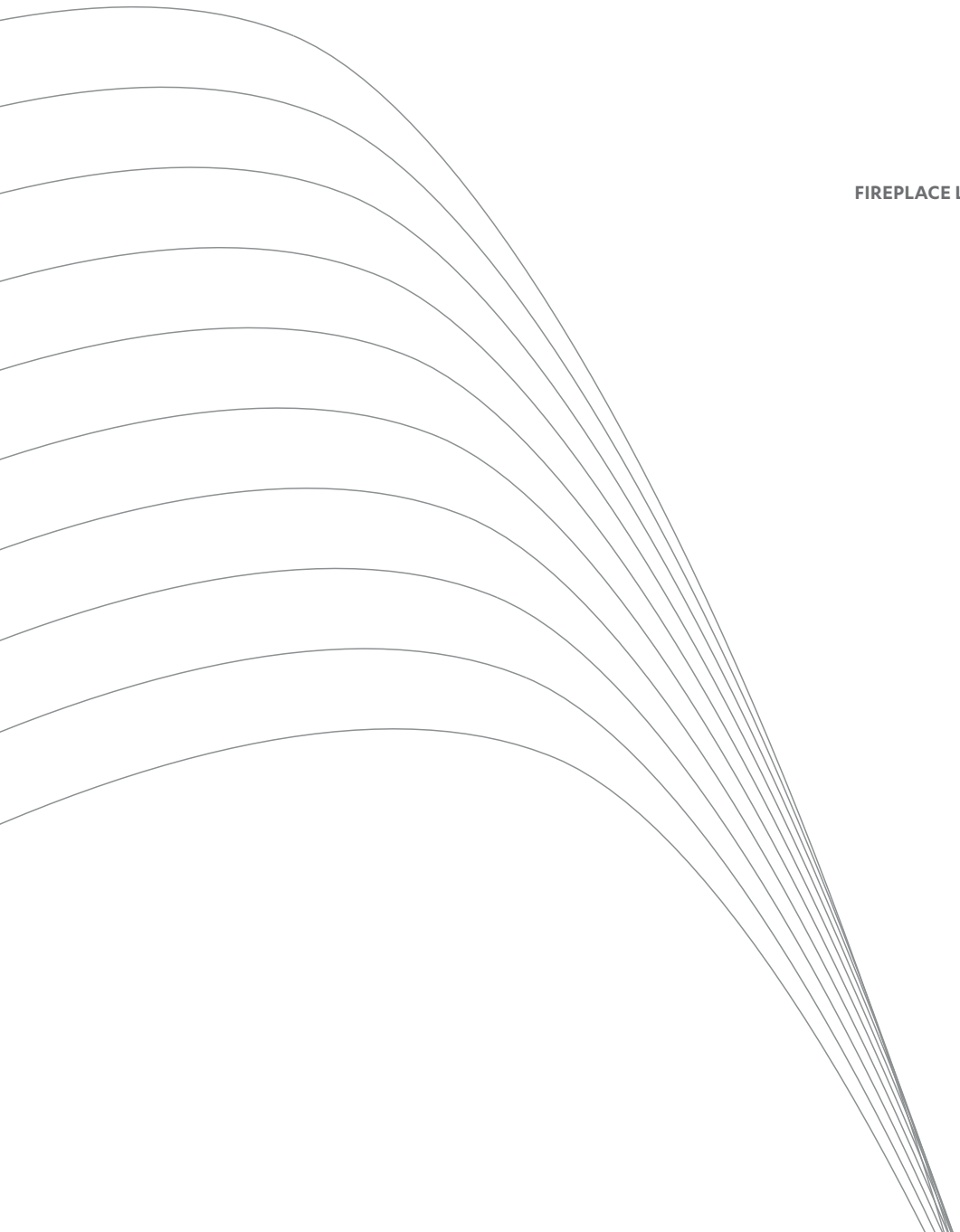
Curl up by the fire, catch up with friends, and watch the big game at one of the outdoor TV lounges.



Illustration is artist's impression.

DINING ROOM

Celebrate your cherished occasions in the warm and inviting ambience of the Dining Room. Be it a lively birthday party, a milestone celebration, or a joyous holiday gathering, every special moment comes alive in this elegant space and the adjoining fireplace lounge.



FIREPLACE LOUNGE



Illustration is artist's impression.

DEVELOPMENT TEAM

M City is the product of many minds. From the award-winning development team to the internationally acclaimed architects and designers, urban planners, and engineers to marketing and sales professionals, this multidisciplinary group is inspired by a singular vision – to create a world-class community that will be a catalyst for the future of Mississauga’s City Centre.

ROGERS REAL ESTATE DEVELOPMENT LIMITED

Rogers Real Estate Development Limited is the owner and developer of M City. The company is part of an affiliated group of companies, which together represent the Rogers family private holding companies. The Rogers family private holding companies are the majority and controlling shareholders of Rogers Communications Inc., a leading diversified public Canadian communications company created by one of Canada’s all-time business giants, Ted Rogers.

The development of M City will continue Rogers’ long history in Mississauga. In the 1960s, Ted Rogers purchased 43 hectares of farmland in Mississauga on which to locate transmitters for one of his first business ventures, radio station CHFI. CHFI remains Toronto’s number-one rated radio station to this day. When the transmitters were relocated in the early 1990s, the site was retained by Ted and “we developed much of it and sold it to builders for new homes.” The current site was re-zoned in 2002 to allow for a wider possibility of land uses including increased residential development.

Rogers Real Estate Development Limited has engaged the services of Urban Capital to manage the development of M City. “It is our intention for the launch of M City to be viewed as a catalyst for downtown Mississauga and we are honoured to have the opportunity to transform a long-held family asset into a new, lively community in the burgeoning downtown.”

ROGERS REAL ESTATE DEVELOPMENT LIMITED

URBAN CAPITAL

Urban Capital is one of Canada’s leading developers with an award-winning reputation for architectural design, environmental sustainability, and a commitment to cities. Working in partnership with the best architects, designers and planners, the company is widely recognized for its pioneering role in bringing high-design urban living across Canada. Consistently named among the top 5 condo developers in Toronto, Urban Capital has over 10,000 condominium units developed or under development since 1996. With a reputation as urban regenerators, the company has brought its high standards and a visionary approach to neighbourhood-conscious developments in Toronto, Halifax, Ottawa, Montreal, Winnipeg, and Saskatoon.

>>urbancapital.ca



M City



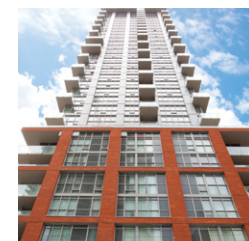
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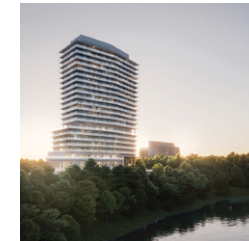
Harris Square



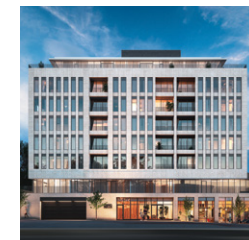
Tableau



Boutique



Kingsway by the River



North



Queensway Park



Smart House



Trinity Townes



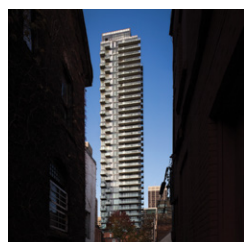
Cite Midtown



Ravine



River City



Nicholas



St. Andrew

PROJECT TEAM

Architect
HARIRI PONTARINI ARCHITECTS

Hariri Pontarini Architects is a Toronto-based architectural firm committed to creating architecture that endures, whether it's institutional, residential, commercial, corporate or mixed-use environments. Every project in its diversely scaled, award-winning portfolio reflects its mission to craft architectural and urban solutions that exceed expectations, without excess. The firm's extensive portfolio consists of a wide range of projects including institutional, residential, commercial, and corporate buildings.

>>hariripontarini.com

HARIRI PONTARINI ARCHITECTS

Interior Design
CECCONI SIMONE INC.

An award-winning interior-design practice based in Toronto, Canada, Cecconi Simone has designed some of the most beautiful and successful interior environments for the retail, corporate, hotel-hospitality, and residential sectors in Canada, USA, Anguilla, Italy, Spain, UAE, Qatar, India, and China. The firm has positioned itself as an industry leader, designing intelligent, progressive and brand-specific interiors for a diverse cross-section of projects around the world.

>>cecconisimone.com

C E C C O N I S I M O N E

Structural Engineer
JABLONSKY, AST AND PARTNERS

Jablonsky, Ast and Partners is one of Canada's most established structural engineering firms. Since 1955, the company has delivered innovative, efficient, and responsible engineering solutions to the changing needs of the industry. Its team of designers, drafters/modellers, and inspectors rise to the challenges of today for better communities and skylines tomorrow.



>>astint.on.ca

Mechanical/Electrical Engineer
SMITH + ANDERSEN

Founded in 1965, Smith + Andersen is a trusted Canadian consulting engineering firm. Known for its client-focused approach, it has reached new levels of engineering and design excellence in the communications, security, and audio-visual fields. Providing enhanced services such as lighting, building automation systems, and intelligent integrated systems design, the company's work can be seen in some of the most exciting projects in Canada.

>>smithandandersen.com



Master-Planner
COOPER ROBERTSON

Cooper Robertson specializes in award-winning architecture and urban design, addressing challenges at various scales. From designing major cultural and educational buildings to crafting exceptional resorts and private residences, their work considers the distinctiveness of the area and context, and is carried out with technical proficiency and comprehension.

>>cooperrobertson.com

COOPER ROBERTSON

Landscape Architect
LAND ART DESIGN

Land Art Design is founded on the belief that bringing nature into urban environments can transform and improve lives. The firm is passionate about crafting landscapes that inspire and delight, incorporating nature-rich elements even in the most unconventional places. Every project for them is an opportunity to set the stage for nature's regenerative qualities and to mend personal, environmental, and social systems.

>>ladesign.ca



Sales
BAKER REAL ESTATE INC.

With annual new home sales of over two billion dollars, Baker Real Estate Inc. is one of Canada's most successful real estate companies. For over two decades, Baker has specialized in the project marketing and sales of new home communities, including condominiums, townhomes, single-family homes, hotel condominiums, and resort properties. Formed by Pat Baker, the company services Canada's premier builders in both local and international markets.

>>baker-re.com

Baker

Public Relations
KG&A

KG&A is an award-winning communications strategy and public relations firm specializing in architecture, real estate development, and city building. Their profound understanding of both local and global media landscapes sets them apart. The firm is known for its exceptional event concepts and stakeholder engagement. With their remarkable campaign strategies, they consistently cultivate partnerships, drive business transformation, and optimize outcomes for their clients. KG&A has earned a reputation as one of the industry's most coveted assets.

>>kg-inc.com



Branding & Marketing
L.A. INC.

L.A. is one of North America's foremost companies specializing in branding, marketing, and communications for major real estate developments. Inspired by its motto, 'creativity is the only advantage,' the Toronto-based firm has created memorable brands and award-winning marketing programs for developments across Canada and the United States.

>>la-ads.com



MCITYCONDOS.COM

