



ABOVE

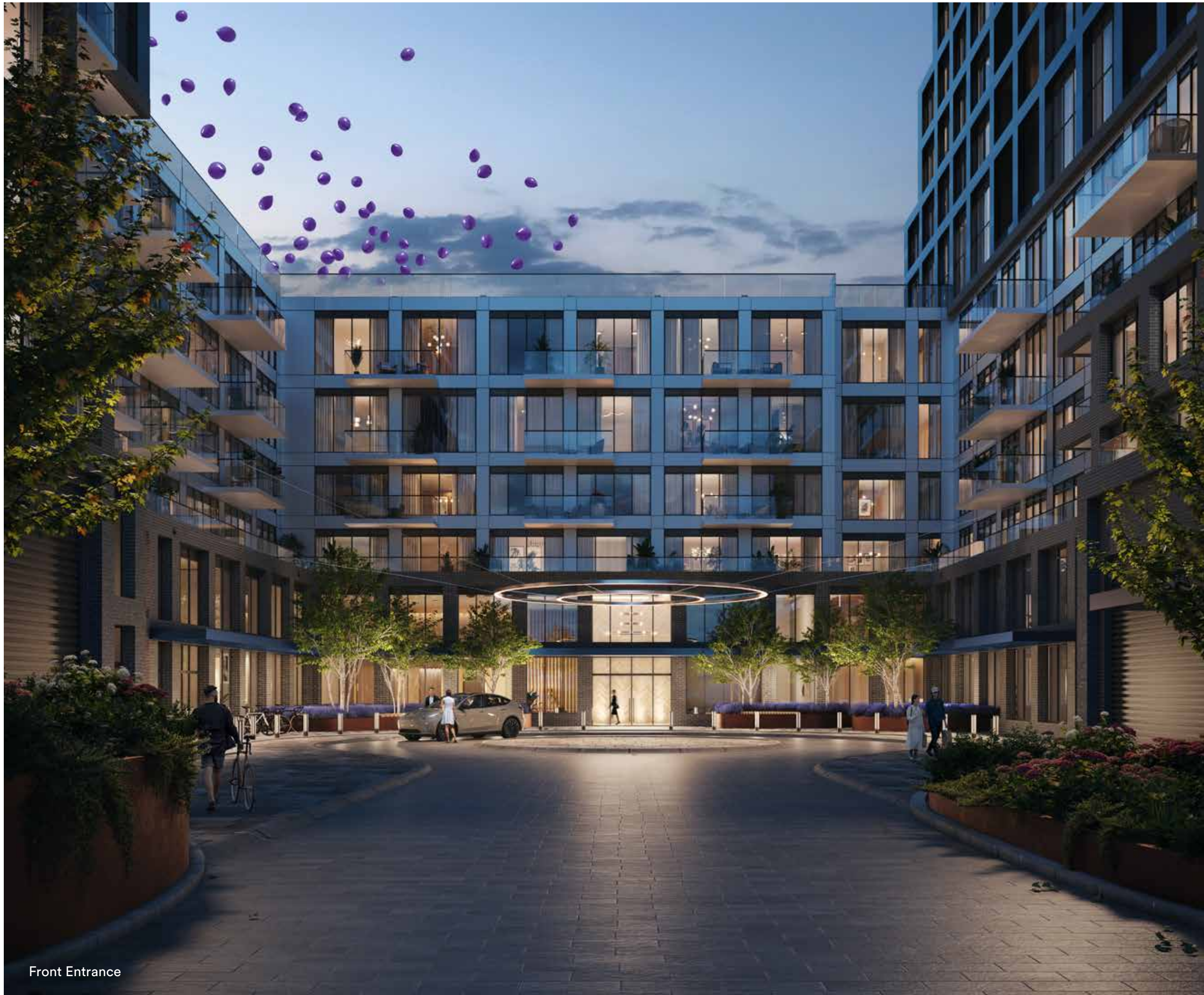
CONDOMINIUMS AT BRISTOL STATION

ABOVE
CONDOMINIUMS AT BRISTOL STATION

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Building Exterior



Front Entrance

Welcome Home.

Discover an idyllic community experience just north of Mississauga's downtown core. Above Condos is a stunning new community built to cater to your vibrant lifestyle and elevate your day-to-day with over 40,000 square feet of outdoor and indoor amenities.

Offering 577 exceptionally appointed condominium suites spread throughout two captivating towers of 23 & 17 storeys, Above surrounds you with refined luxury. Revel in Above's extraordinary modern living, conveniently located next to the new LRT Bristol Station and only minutes from the city's best urban amenities.

Live Above It All.

Discover Your Mississauga.



01 / CITY CENTRE

02 / SQUARE ONE SHOPPING CENTRE

03 / LIVING ARTS CENTRE



Discover Your Mississauga

Transit

1. Future Bristol LRT Station
2. Central Parkway Station
3. City Centre Transit Terminal (Square One Shopping Centre)
4. Tomken Station
5. Cooksville Station

Schools & Libraries

6. St. Francis Xavier Secondary School
7. San Lorenzo Ruiz Catholic Elementary School
8. Bristol Road Middle School Public School
9. Barondale Public School
10. Cooksville Creek Public School
11. Fairwind Senior Public School
12. Sheridan College – Hazel McCallion Campus
13. University of Toronto Mississauga

Parks & Recreation

14. Frank McKechnie Community Centre & Library
15. Barondale Greenpark
16. Sandalwood Park
17. LA Fitness
18. Eastgate Park
19. Parkway Belt Dog Park
20. Paramount Fine Foods Centre – Multi-Sportsplex
21. Huron Heights Park
22. The Mississauga Golf and Country Club
23. Kariya Park

Restaurants & Cafés

24. Coco Fresh Tea and Juice
25. Pomodora Italian Kitchen
26. BB Lounge Restaurant
27. Starbucks
28. Fresh – Plant Powered Restaurant
29. COBS Bread Bakery
30. The Burger's Priest
31. Hakka Ren
32. The Wilcox Gastropub
33. Second Cup Café
34. Pho 99
35. Gyubee Japanese Grill
36. Krispy Kreme
37. Congee Queen
38. Heart Sushi
39. The Keg Steakhouse & Bar

Shopping

40. Highland Farms
41. Shoppers Drug Mart
42. Oceans Fresh Food Market
43. PetSmart
44. The Beer Store
45. LCBO
46. Loblaws
47. Costco Wholesale
48. Square One Shopping Centre
49. Heartland Town Centre
50. Whole Foods

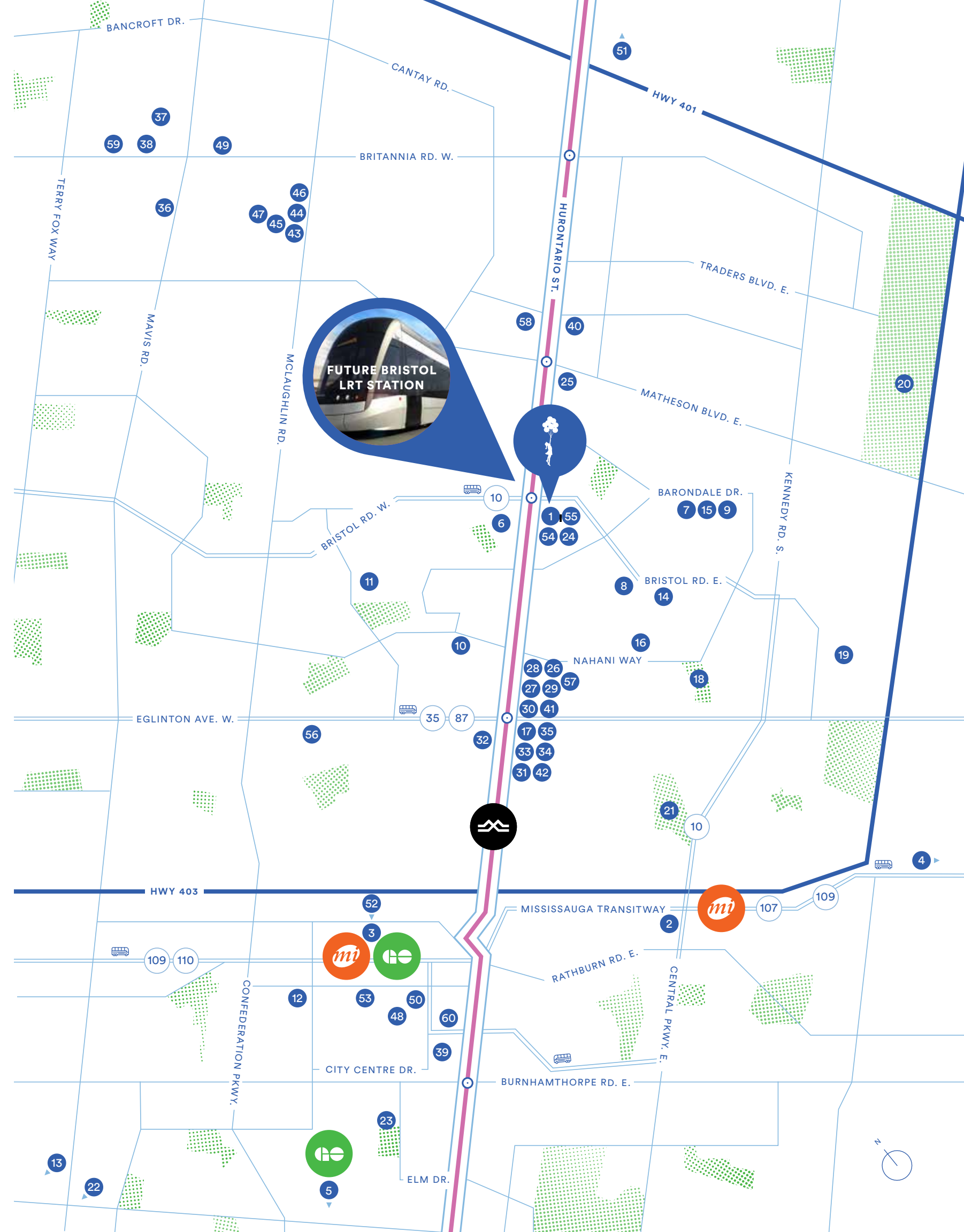
Entertainment

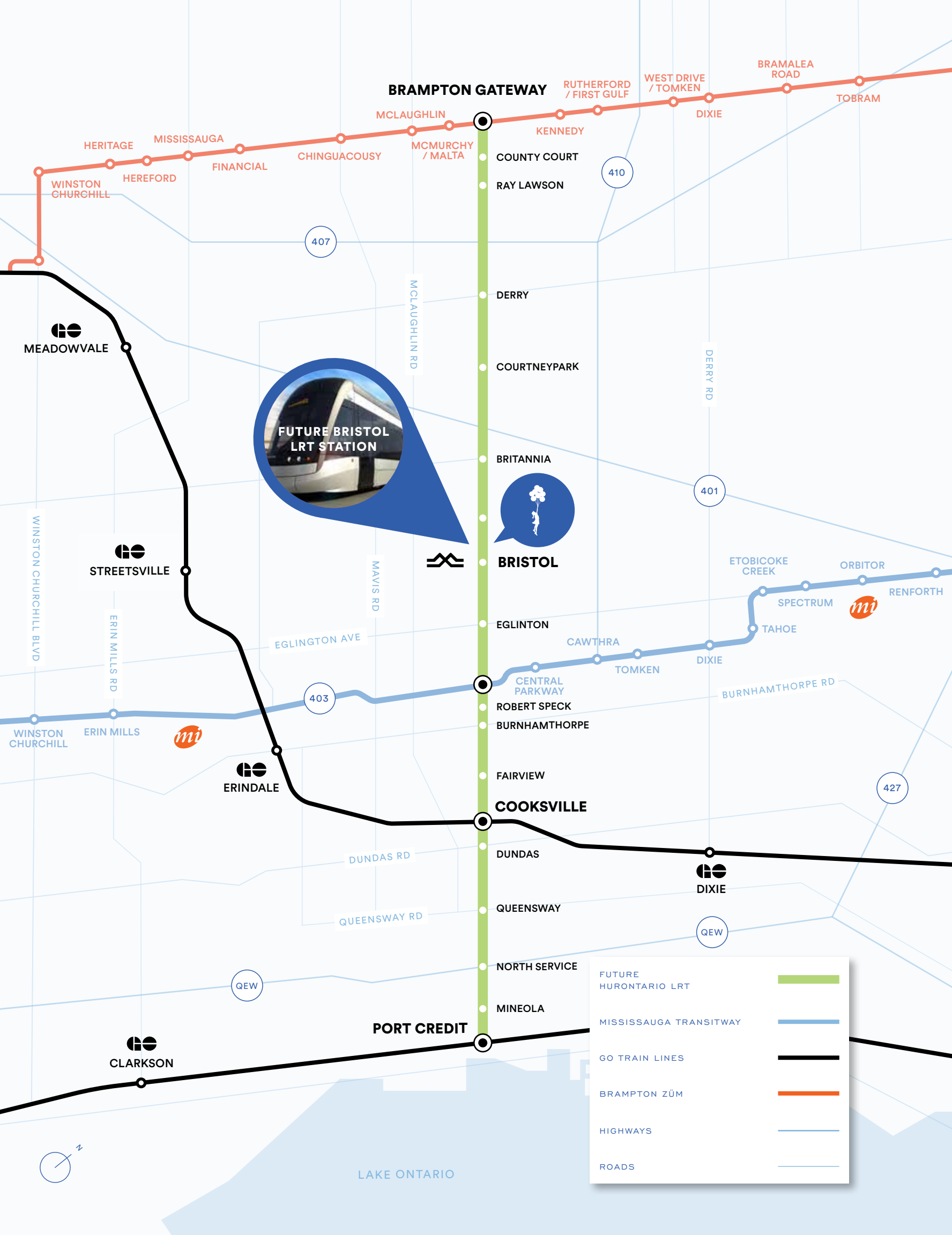
51. Cineplex Cinemas Courtney Park
52. GYGO
53. The Rec Room

Services

54. BMO Bank of Montreal
55. The UPS Store
56. Canada Post
57. Service Ontario
58. TD Bank
59. Scotiabank
60. RBC Royal Bank

- FUTURE HURONTARIO LRT 
- BUS ROUTES 
- HIGHWAYS 
- STREETS / ROADS 
- PARKS 





Above the LRT

Offering 25 new stations spread over 19km, the GTA's incredible Hurontario LRT Line promises to keep people throughout the city connected better than ever before. In fact, commuters will enjoy 60% faster travel times than currently available! With the new Bristol Station located at Above condos, you're conveniently connected to the new Eglinton LRT line, 54 bus routes, three TTC subway stations and multiple GO lines. Rest easy knowing you can get wherever you need to go – however you want to get there.

Cosmopolitan Connectivity

Rising above the new Bristol Station on the Hurontario LRT line, and minutes from City Centre Transit Terminal and GO Transit, Above Condos is a commuter's paradise. Additionally, Highways 401, 403, 407, and 410 are all easily accessible, bringing every corner of the GTA and beyond closer to home.



01

01 / EAST BOUND GO TRAIN

02 / MIWAY BUS

03 / HIGHWAY 401



02



03

Connecting with the region's wide selection of top-tier schools is easier than ever at Above Condos. These exemplary institutions offer a vast array of extraordinary disciplines to ensure students enjoy the best Canada has to offer. From elementary to post-secondary, and everything in between, education is always within reach.

Higher Learning

01 / UNIVERSITY OF TORONTO

02 / SHERIDAN COLLEGE

03 / RIVERSIDE PUBLIC SCHOOL



Verdant Heights

There's nothing more refreshing than exploring Mississauga's incredible collection of vast green spaces and parklands. Acres of serene natural beauty await, offering picture-perfect spots for picnicking, hiking, biking and more – all within 3km of Above Condos.

01 / KARIYA PARK

02 / BARONDALE GREEN PARK

03 / PARKWAY BELT DOG PARK



With Mississauga's downtown core so close at hand, Above Condos offers effortless access to the city's famed shopping and dining experiences. Explore a stunning array of the latest fashions and diverse cuisines – all crafted to excite and mesmerize the senses.

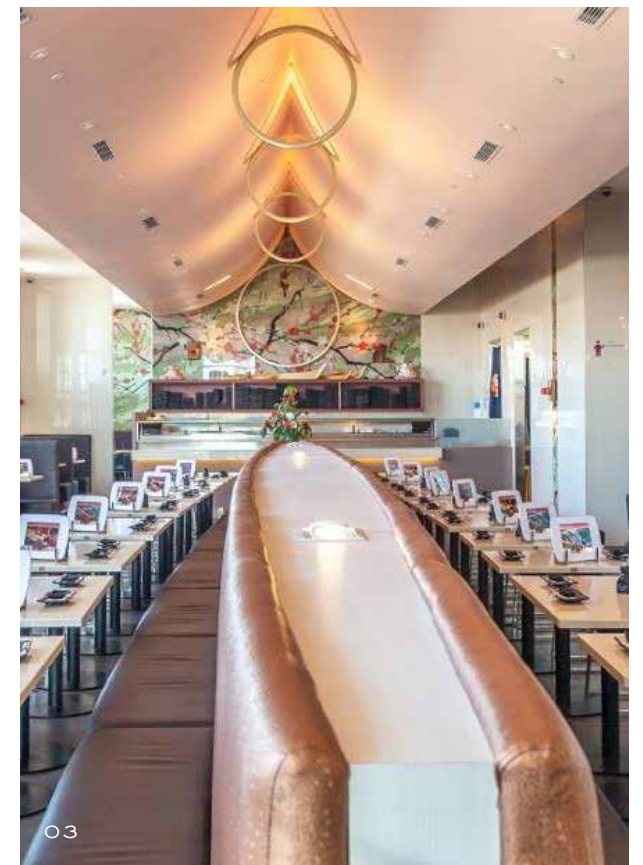
Elevated Tastes



01 / SQUARE ONE SHOPPING CENTRE

02 / THE FOOD DISTRICT

03 / HEART SUSHI



An architectural rendering of a modern building complex at dusk. The scene features two prominent towers with a grid-like facade of windows and balconies. The lower levels are brightly lit from within, and the sky is a deep blue with a cluster of purple balloons floating in the upper left. The foreground shows a street with a bus, cars, and trees, suggesting an urban environment.

Fly Higher.

The Building.



Lobby Entrance

Uplifting Mindful Design.

Coming home to Above is like enjoying a reinvigorating breath of fresh air. From the moment you walk in, you are greeted by soaring ceilings, bright natural materials and quiet, welcoming gathering spots that encourage casual conversation.



Shops on Ground Level

Retail Promenade.

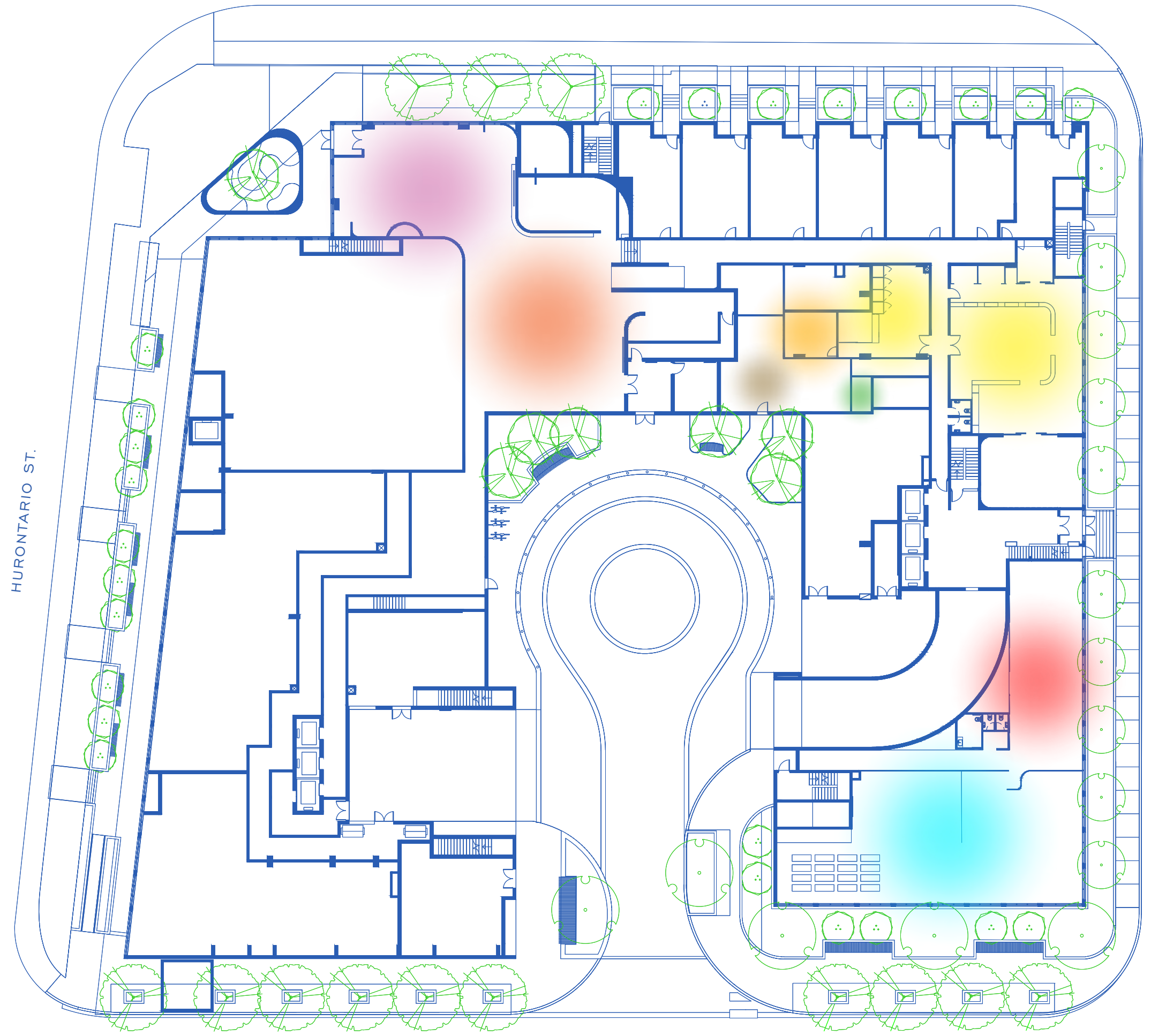
At Above, you can enjoy the unique conveniences of a community retail promenade located right at ground level. Curated by the retail experts at RioCan, you have unparalleled access to a select collection of essential stores – giving you the opportunity to shop to your heart’s content. No matter what you’re in the mood for, you’ll find that everything is easily within reach, and the latest trends are just steps away.

Ground Floor Amenities

BRISTOL RD.

- LOBBY
- LOBBY LOUNGE
- BIKE REPAIR
- PET WASH
- PRIVATE WORKSPACE
- CO-WORKING SPACE
- FITNESS CAFÉ & LOUNGE
- FITNESS & YOGA AREA

HURONTARIO ST.



Lobby Entrance

Curvilinear furniture and soft seating within the lobby entrance bring the inspiring aura of the outdoors in. With the meticulous usage of pastel colours, natural lighting and organic free forms, the space is both refreshingly natural and alluringly refined.



Lobby Lounge

Whether meeting with a friend before an evening out or simply reading the morning paper, Above Condos' lobby lounge provides the perfect ambience – balancing calming natural energy with dynamic modern flair.



Co-Working Space

Above Condos' co-working space offers an ideal environment for working from home. Take advantage of the private areas for individual work and discreet meetings, use the large table for collaborative work, enjoy comfortable banquette seating for casual business and the convenient kitchen space for food prep.



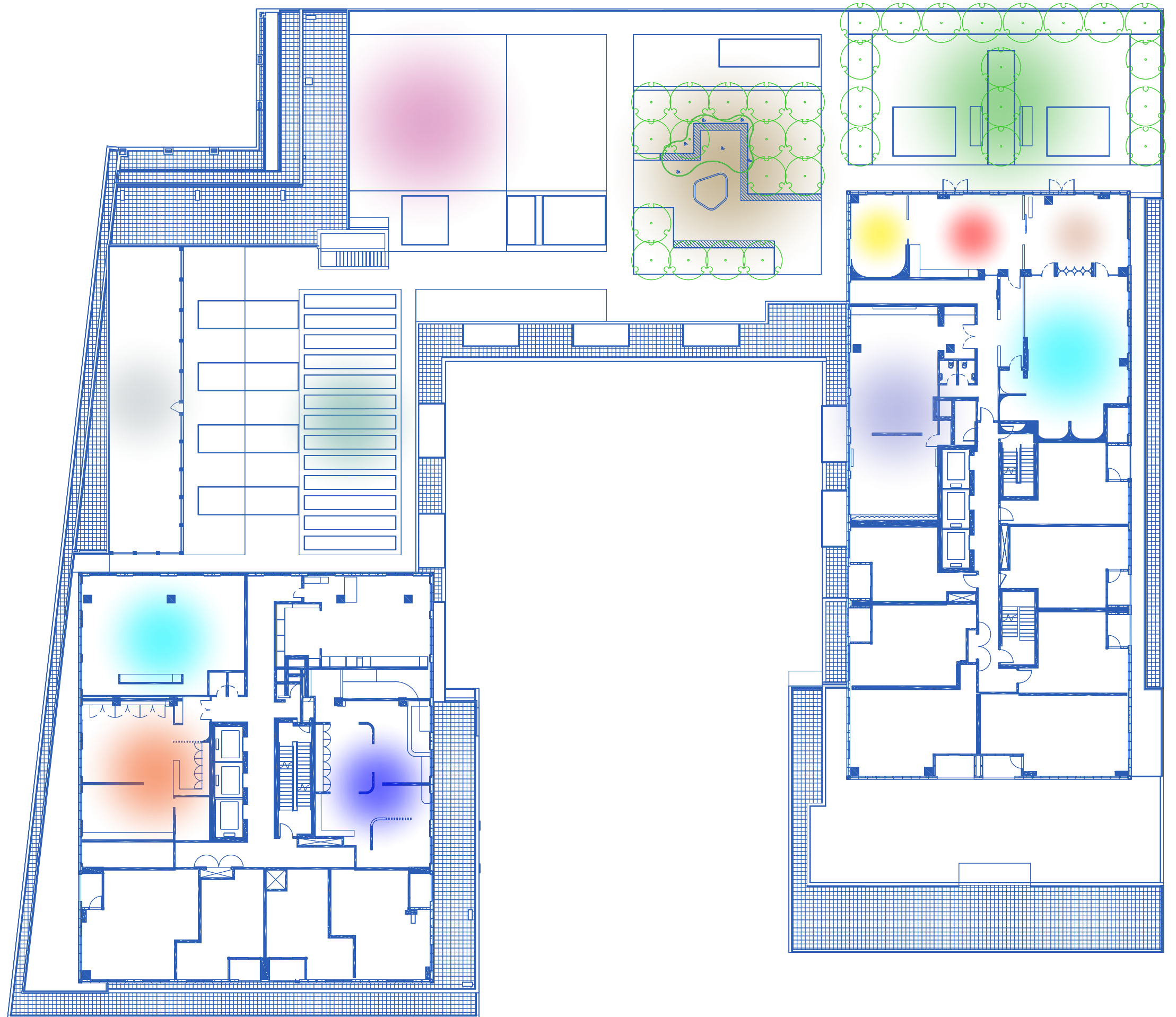
Fitness Café & Lounge

Stay in the zone between your sets at the fitness café & lounge. This is the perfect spot to quickly mix your pre-workout drink or to sit back and re-centre during your cool down. No matter what your routine looks like, the fitness café & lounge offers a retreat that will meet your needs.



Sixth Floor Amenities

- OUTDOOR PET PLAY AREA
- PARTY ROOM
- THEATRE ROOM
- CHILDREN'S PLAY AREA
- GARDENING ROOM
- OUTDOOR CHILDREN'S PLAY AREA
- OUTDOOR PLAZA
- OUTDOOR TERRACE
- PRIVATE DINING ROOM
- CHEF'S KITCHEN
- COCKTAIL LOUNGE
- MAKER'S STUDIO



Kitchen, Living, & Dining

Fall in love with the reinvigorating energy of your spacious suite. Carefully crafted to encourage a feeling of health and wellness, every aspect of your home flows with the perfect balance of form and function.



Suite Highlights

An exquisite example of elevated design, your modern suite offers a mindfully curated selection of features and finishes that truly make your home a cut above.

Suite highlights include:

- Soaring 9' smooth finish ceilings for an open, airy feeling*
- Laminate flooring in the living, dining, kitchen and sleeping areas for a modern and bright feel
- Contemporary appliances bring form and function to the kitchen
- Under cabinet lighting keeps your kitchen prep space well-lit
- Designer curated quartz countertops in kitchen and bathroom**
- Designer selected light fixtures brighten and elevate your space
- Individual smart locks allow for keyless, secure suite entry
- Designer kitchen cabinetry and bathroom vanities in one of three colour palettes – selected by you
- Porcelain floor tile in bathrooms
- Individually controlled, in-suite heating and cooling system for all seasons

* Ceiling height is approximate and subject to change in areas where bulkheads, mechanical, structural beams or dropped ceilings impact height. See unit specific details for more information if applicable.

** See disclosure documents for further details

*** Elements of this suite are upgraded and not included as a standard offering. Please speak to your sales representative for further details.

FORM 1 – Sandalwood – E. & O.E.



Upgraded Kitchen***

RIO  CAN
LIVING



MARLIN
SPRING



At RioCan Living, we believe building better places to live means looking at communities and seeing the full picture; what they are, what they could be, and what they need to get there. We make these visions a reality – adding to the story and legacy of each community we engage with.

As builders, designers, property owners, landlords and community stewards, we're creating prosperous communities where residents, retailers and service providers support one another to build richer and more rewarding lives. To us, that's what living is all about.

01 / VERGE CONDOS

02 / QUEEN & ASHBRIDGE

03 / KINGLY



MARLIN SPRING

Marlin Spring's mission is to deliver exceptional Real Estate value to all its stakeholders with an uncompromising adherence to its core values. The award-winning company brings a fresh, innovative and vibrant energy to the rapidly changing world of residential real estate. With a team of over 100 Real Estate Professionals, they produce truly inspiring, forward-thinking, and imaginative communities.

Marlin Spring has a diversified development portfolio of low, mid, high-rise and mixed-use projects in prime locations throughout the GTA. From boutique condominiums to townhome developments in various locations across the city, they have products to suit everyone's needs.

Their current portfolio includes sought-after communities located in Danforth Village/Upper Beaches, Stockyards, The Junction, Vaughan, Oshawa, and Markham.

01 / THE DAWES

02 / HOUSE OF ASSEMBLY

03 / STOCKYARDS DISTRICT



**TURNER
FLEISCHER**

Architecture as Art

Turner Fleischer brings over 47 years of experience in Canadian architecture, with a direct specialty in design and municipal processes. Drawing on our team of over 200 creatives, we place a strong emphasis on assigning the right people, processes and technology to a given project. Our work enhances communities and stands as a testament to our commitment to quality, creativity and progress. We design for you with our built-form experience guiding decisions, expediting planning hurdles and providing dedicated service to bring your vision to life.

**mason
studio.**

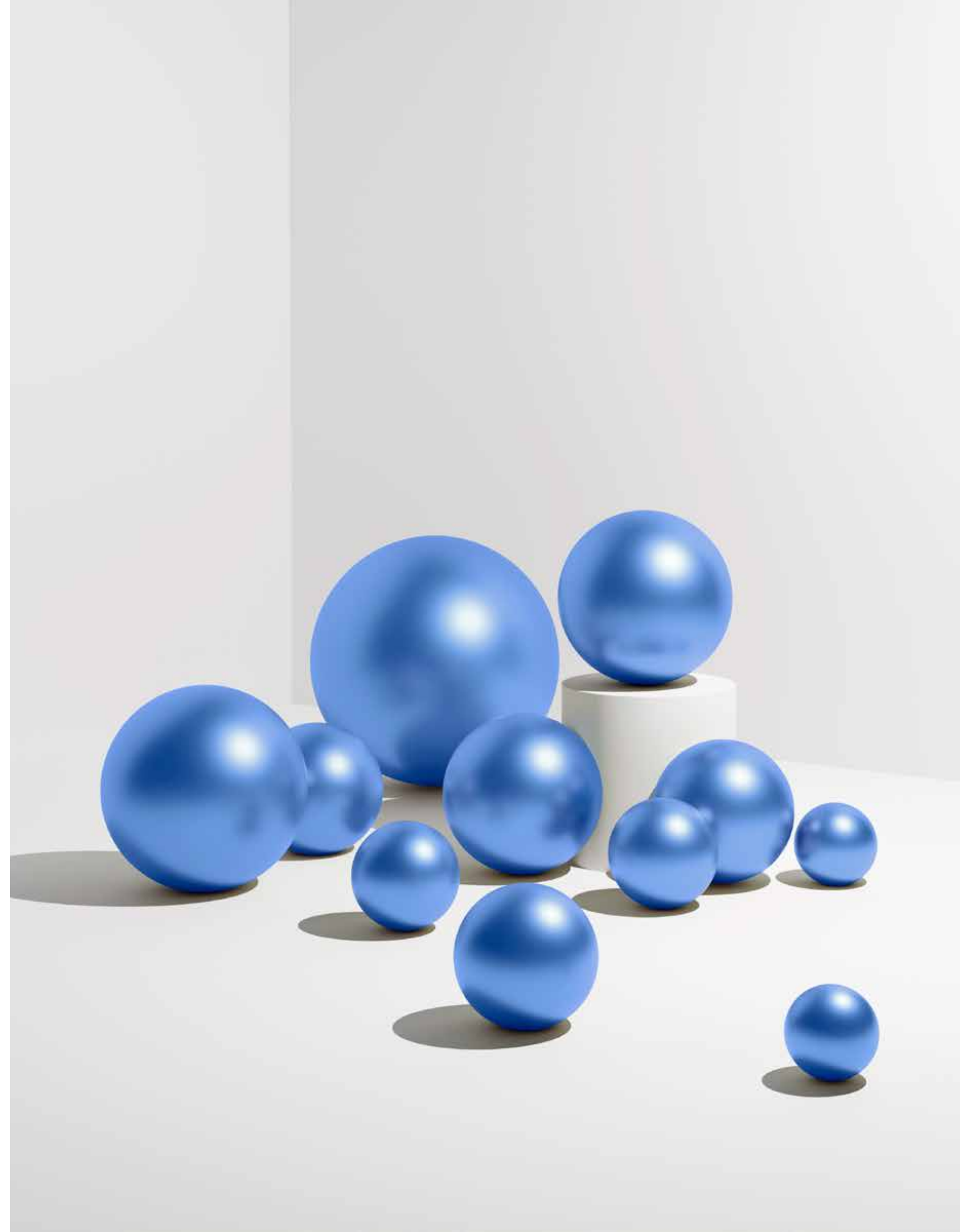
Inspired Interior Design

Based in Toronto, with a practice that spans the world, Mason Studio creates award-winning hospitality, retail and multi-unit residential interiors & experimental exhibitions. With every project, they seek to broaden insights and enrich the lives of everyone they touch. At Above Condos, the interiors have been crafted to create a community-centred environment, promoting gatherings and shared experiences. The public spaces on the ground floor are designed to embody abstracted natural elements such as fire, sunlight and planting. These connect with the human inclination toward nature as a space of calm connection.

Baker

Setting the Benchmark

Baker is Canada's leading Pre-Construction Sales and Marketing partner and has been for the last 25 years. They have the experience to guide projects from inception to completion and beyond - with the right people to work alongside their clients in a cohesive partnership. Baker continues to develop new tools and technology to stay one step ahead of the market and has the dedication to stay right next to their clients, maximizing value in every moment along the way.





Exclusive listing Brokerage: Baker Real Estate Incorporated, Brokerage. Brokers Protected. Prices and specifications subject to change without notice. Illustrations are artist's concept. E & O.E.
All renderings and maps contained herein are Artist's concept only. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the Vendor during the construction of the building and residences and the site conditions. Renderings are not to scale and may not reflect the actual buildings, businesses, and structures in existence at the time of the development. The vendor makes no representation or warranty with respect to the actual views or locations of such features from the residences once fully constructed. E&O.E. October 2022.



RIO CAN
LIVING

MARLIN
SPRING