



AN OASIS OF SOPHISTICATED LIVING
STEPS FROM DOWNTOWN GEORGETOWN



IT WAS A PLACE WHERE CROWDS CHEERED

AND HEROES WERE BORN.

WHERE ROMANCES WERE KINDLED

AND COUNTLESS LESSONS LEARNED.

NOW, AS MEMORIAL ARENA SKATES INTO HISTORY,

A NEW SET OF MEMORIES IS ABOUT TO BE MADE.





GONE BUT NOT FORGOTTEN

The old Memorial Arena was a memorable part of Georgetown’s past... and is now the site for an exciting part of its future.



Built in 1922, Georgetown Memorial Arena replaced the natural skating rink on Wilber Lake –the body of water that once covered the area. But when the lake was eventually drained, the community needed a new venue for the increasingly popular sport of hockey.

The new rink at 42 Mill Street was first an outdoor facility but the members of Orion Lodge, known as Odd Fellows, decided to build new office space and an arena which cost \$27,000 – a sizeable sum back then. All the lumber came from local lumberyards, and the bricks were from Logan Brickyards at Terra Cotta.

The original ice surface measured 175 x 74 feet and was made of sand. Water was poured over the top of the sand and left to freeze. There was seating for 2,700 people, on wooden benches. The top floor featured a lodge room, banquet hall and brand new kitchen with all the modern conveniences including a steam-heated floor.

The informal opening of the arena took place on January 16, 1923 with a hockey game between Georgetown and Brampton. The arena was the birth place of the Little NHL established in 1936.

In the years that followed, the arena was not just home to the area’s hockey leagues but also used for figure skating, concerts, dances and special events. But after more than 90 years of service, the arena reached the end of its natural life span, as all such buildings do, and was replaced by modern new facilities elsewhere in the area.

Yet now 42 Mill Street is embarking on an exciting new chapter in its history with the creation of a prestigious new condominium address, designed and built for today’s discerning homebuyer.



PHOTO COURTESY B. COURCHESNE 2010





ARTIST'S CONCEPT

STEP INTO STYLE

Enjoy carefree living in an intimate boutique residence, contemporary and distinguished in its design.

A modern midrise, 42 Mill St. offers exceptional luxury and value, steps from the heart of Georgetown with an elegance that is evident the moment one steps into its richly finished lobby.

Under a dramatic barrel ceiling with modern light fixtures, this Art Deco-inspired reception area makes for a dramatic first impression. With a conversation area featuring built-in banquette seating, accented with wall sconce lighting, polished granite floors, and a neutral colour palette – everything contributes graciously to the space's classic ambiance.





THE PERFECT SETTING

Set amidst lushly landscaped grounds, 42 Mill Street welcomes you with an air of style and sophistication.

Located at Mill Street and Highway 7, 42 Mill Street is a contemporary midrise residence that merges seamlessly with the established uptown neighbourhood which surrounds it.

A tree-lined boulevard leads to the building entrance and imparts a stately sense of arrival enjoyed both by your friends visiting for the first time, and yourself every time you arrive home to its inviting embrace.

The drive transitions into a roundabout at the main entrance, beyond which lies the guest parking lot and a ramp leading to the underground parking reserved for residents.

Directly behind the building is a beautifully landscaped interior courtyard whose patio and seating areas provide the perfect place to relax in the summer sun or unwind in the evening with a BBQ station offering you the opportunity to enjoy alfresco dining whenever the mood strikes you.

Adjacent to the site is the newly developed Lions Club Park and only 300m away residents have access to the GO train offering a hassle free connection to Downtown Toronto.





STILL THE CENTRE OF SOCIAL ACTIVITY

Although Memorial Arena is gone, 42 Mill Street is still a hub of social and recreational activity.

Entertaining is effortless at 42 Mill Street, whether you're inviting old friends over to celebrate a special occasion or enjoying the company of new-found friends.

The Party Room provides the ideal venue for virtually any sized gathering. Enjoy an intimate tete-a-tete in front of the fireplace, or treat your friends to an array of appetizers atop the long work island, set under a glittering chandelier, with a full kitchen and a huge table at which to dine. Floor-to-ceiling windows look out onto the

courtyard, with a walk-out if you want to take the party outdoors.

You don't need a gym membership when 42 Mill Street's Fitness Studio is open from early morning to late at night. From stationary bikes to cardio machines to weights, you've got everything you need to pump up your workout regimen, with a ballet barre in front of a mirrored wall offering a perfect place to stretch and tone.





OUTDOOR TERRACE



PARTY ROOM

ARTIST'S CONCEPT



FITNESS STUDIO

ARTIST'S CONCEPT



THE SUITES

Choose from a fantastic array of 1, 2 & 3 bedroom designs, with supremely liveable floorplans ranging up to + 1,900 sq.ft. in size. All are magnificently appointed with luxury finishes, chosen with care and flare by the award-winning interior design firm of Tomas Pearce.



ARTIST'S CONCEPT

GOURMET KITCHEN

Food lovers – both those who love to eat, and those who love to cook for family and friends – will find their kitchen at 42 Mill Street to be a gourmand's dream. Premium stainless steel appliances including a 30-inch fridge. Ample counter space including work islands for additional food prep area. And a plenitude of fully integrated designer cabinetry come in standard on all suites to store all your dishes, cutlery, appliances and pantry items.



ARTIST'S CONCEPT

LIVING ROOM

Today's open concept designs provide the ideal space for both everyday living and entertaining family and friends. With ceilings ranging from 9'6" to 10'6", living, dining and kitchen come together in a stylish, seamless living environment, easily furnished with all your favourite pieces – both old and new -- and filled with natural light streaming through floor to ceiling windows.



ARTIST'S CONCEPT

MASTER ENSUITE

Your master bedroom at 42 Mill Street is your sanctuary supreme, a tranquil retreat where you can relax utterly and completely. A spacious walk-in closet is large enough to accommodate both his and her wardrobes but it is the master ensuite where you are truly pampered – with its contemporary cabinetry and separate ceramic-clad shower stall.

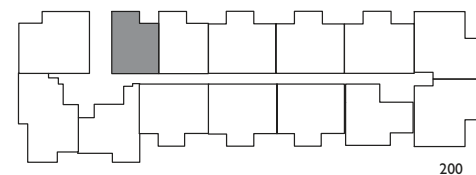


42 Mill St
UPTOWN GEORGETOWN

THE VISTA SUITES

With large balconies being an integral part of The Vista Suites, outdoor living is never more than a few steps away at 42 Mill Street. With some suites offering not just one but two balconies, you can relax with a morning coffee admiring the views of the town that surrounds you, or step out and watch the stars come out at night.

THE VISTA SUITES

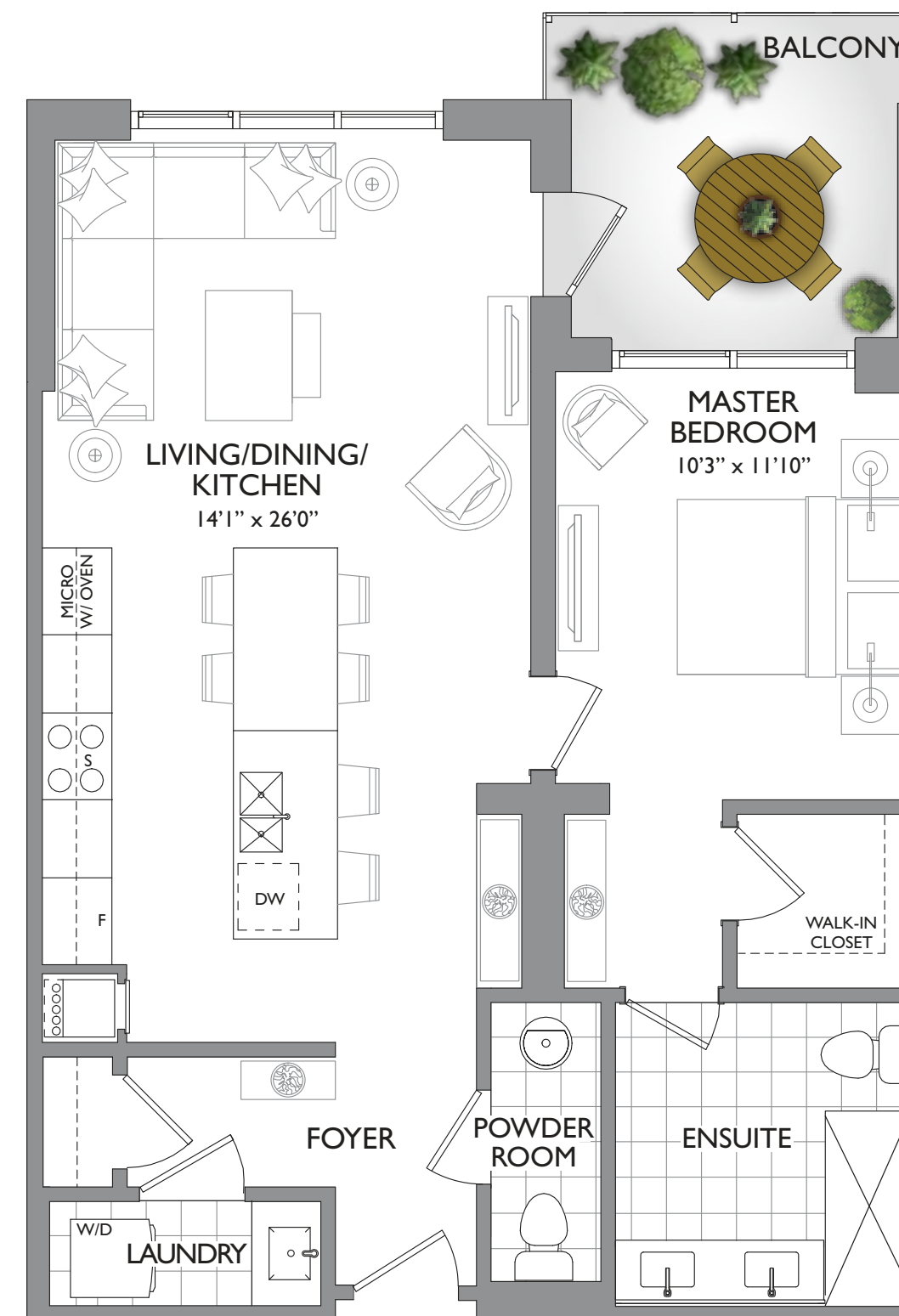


200

843

SQUARE FEET
PLUS 89 SQ. FT. BALCONY

1 BEDROOM



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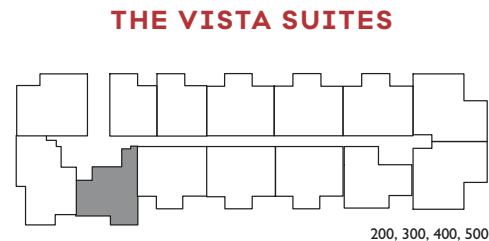
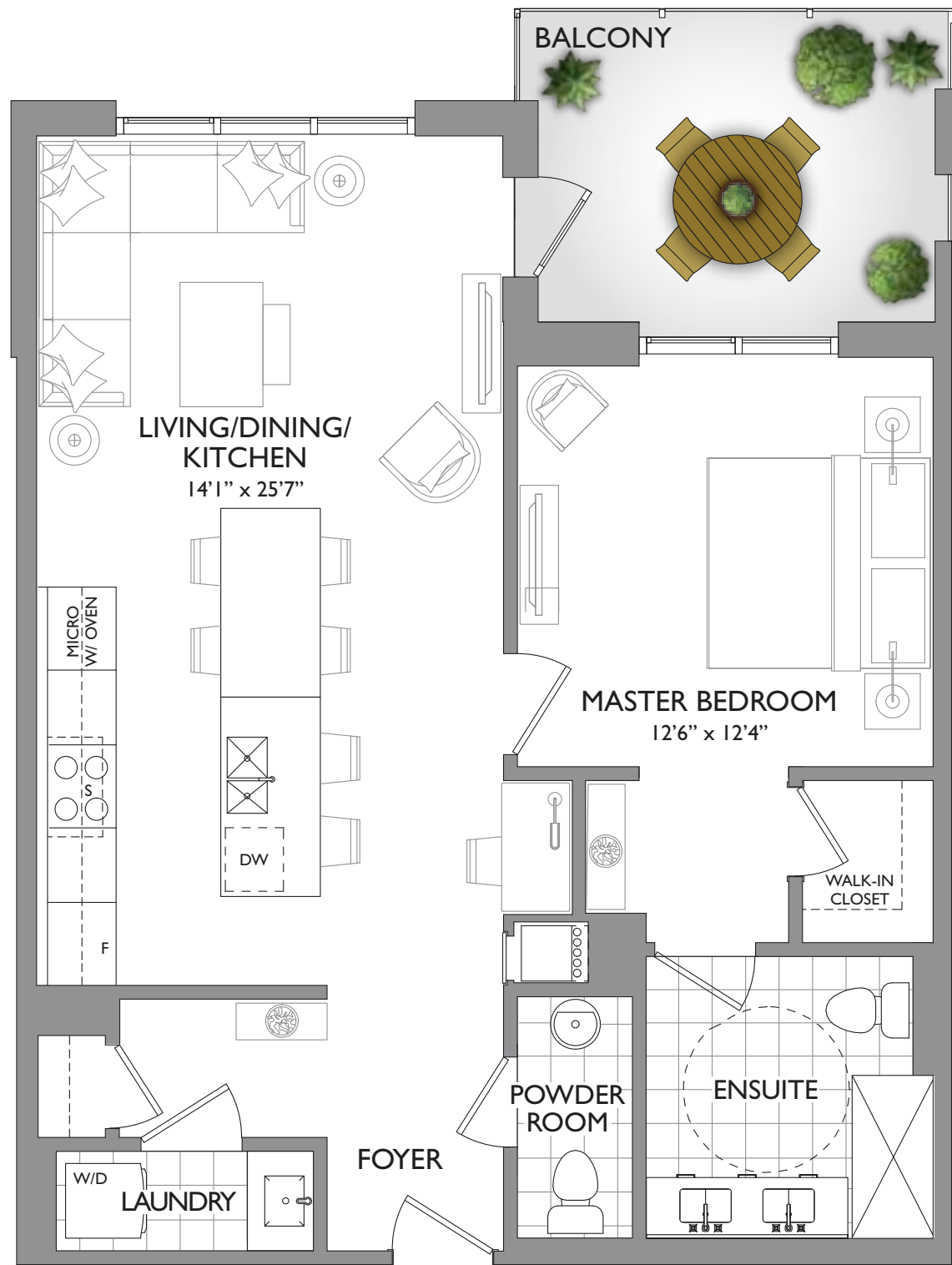
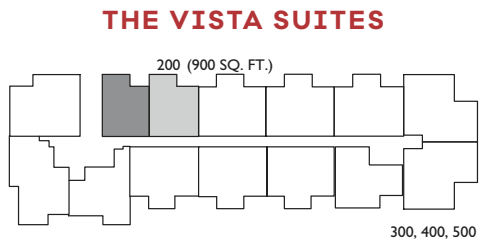
42 Mill St
UPTOWN GEORGETOWN

897

SQUARE FEET

PLUS 115/120 SQ. FT. BALCONY

1 BEDROOM

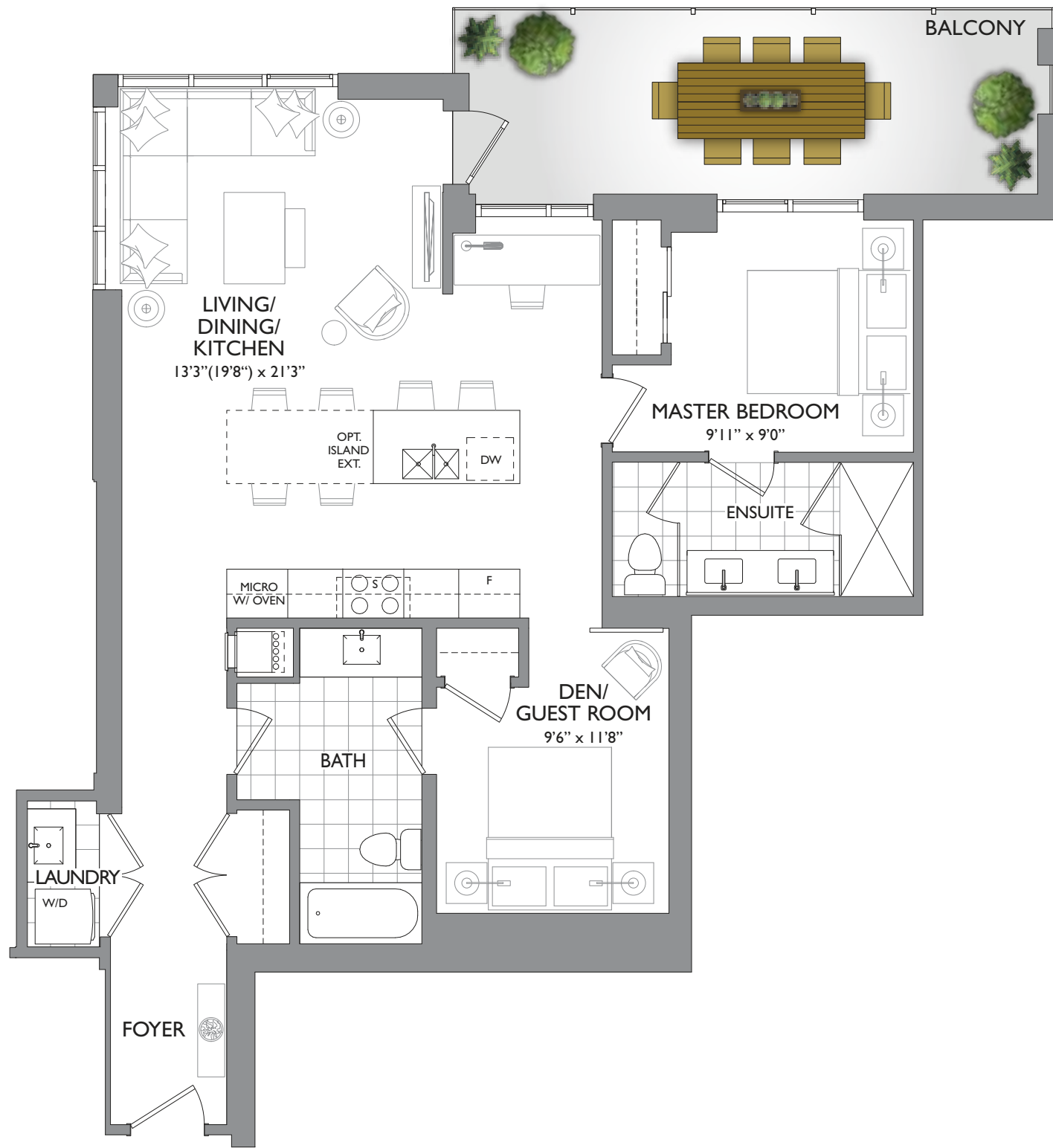


1084

SQUARE FEET

PLUS 182 SQ. FT. BALCONY

1 BEDROOM PLUS DEN



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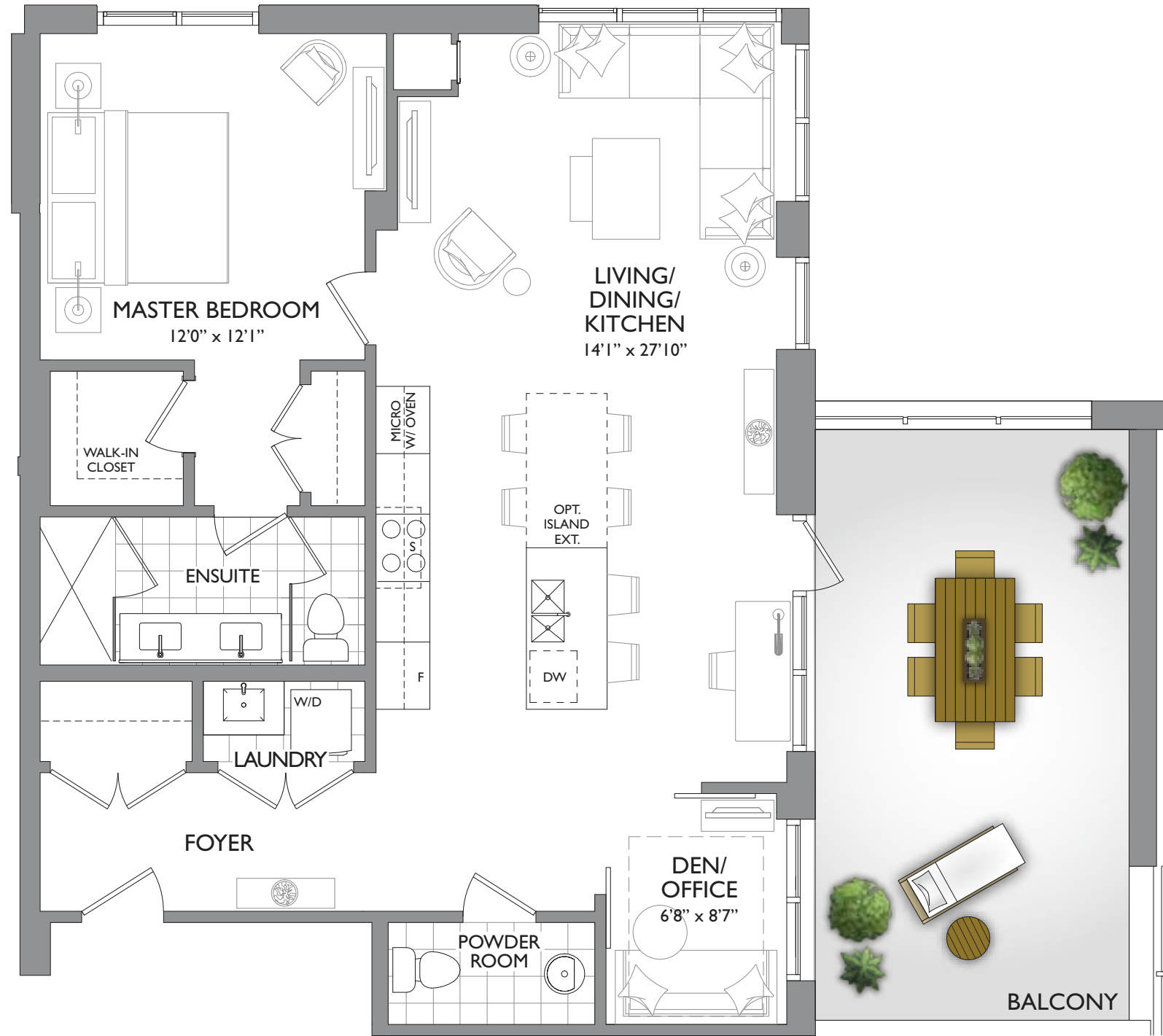
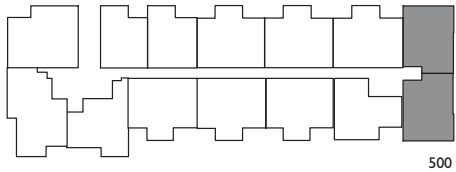
1070

SQUARE FEET

PLUS 303 SQ. FT. BALCONY

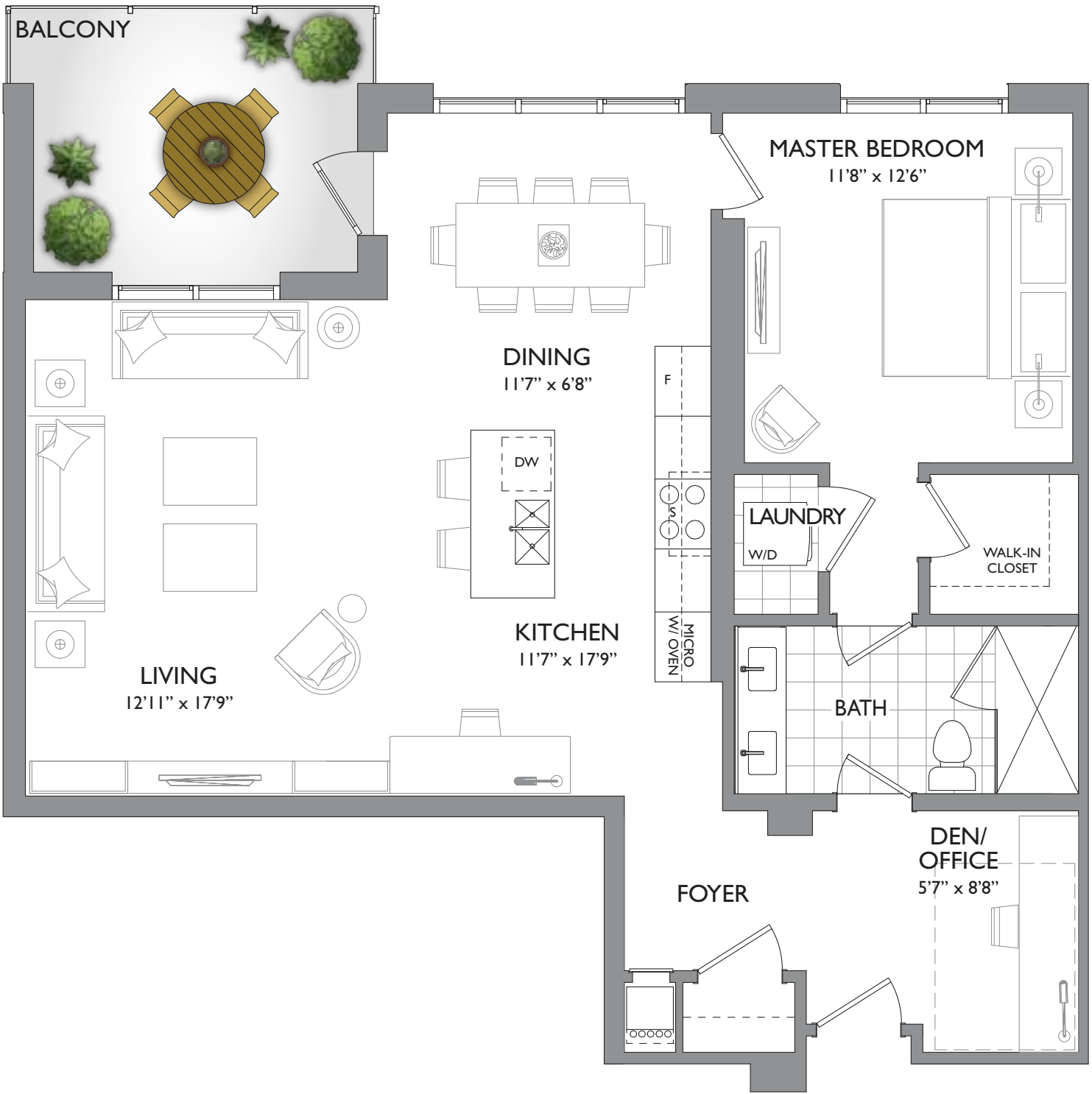
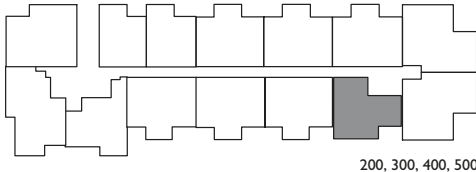
1 BEDROOM PLUS DEN

THE VISTA SUITES



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THE VISTA SUITES



1091

SQUARE FEET

PLUS 113 SQ. FT. BALCONY

1 BEDROOM PLUS DEN

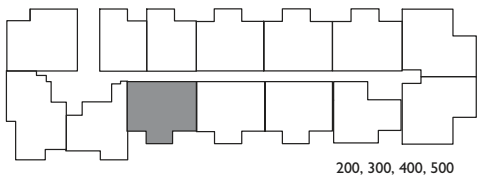
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1189

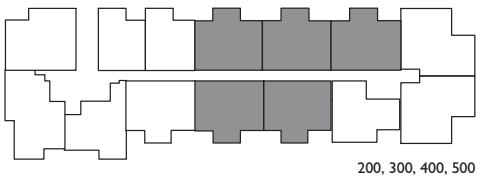
SQUARE FEET
PLUS 120 SQ. FT. BALCONY

2 BEDROOM

THE VISTA SUITES



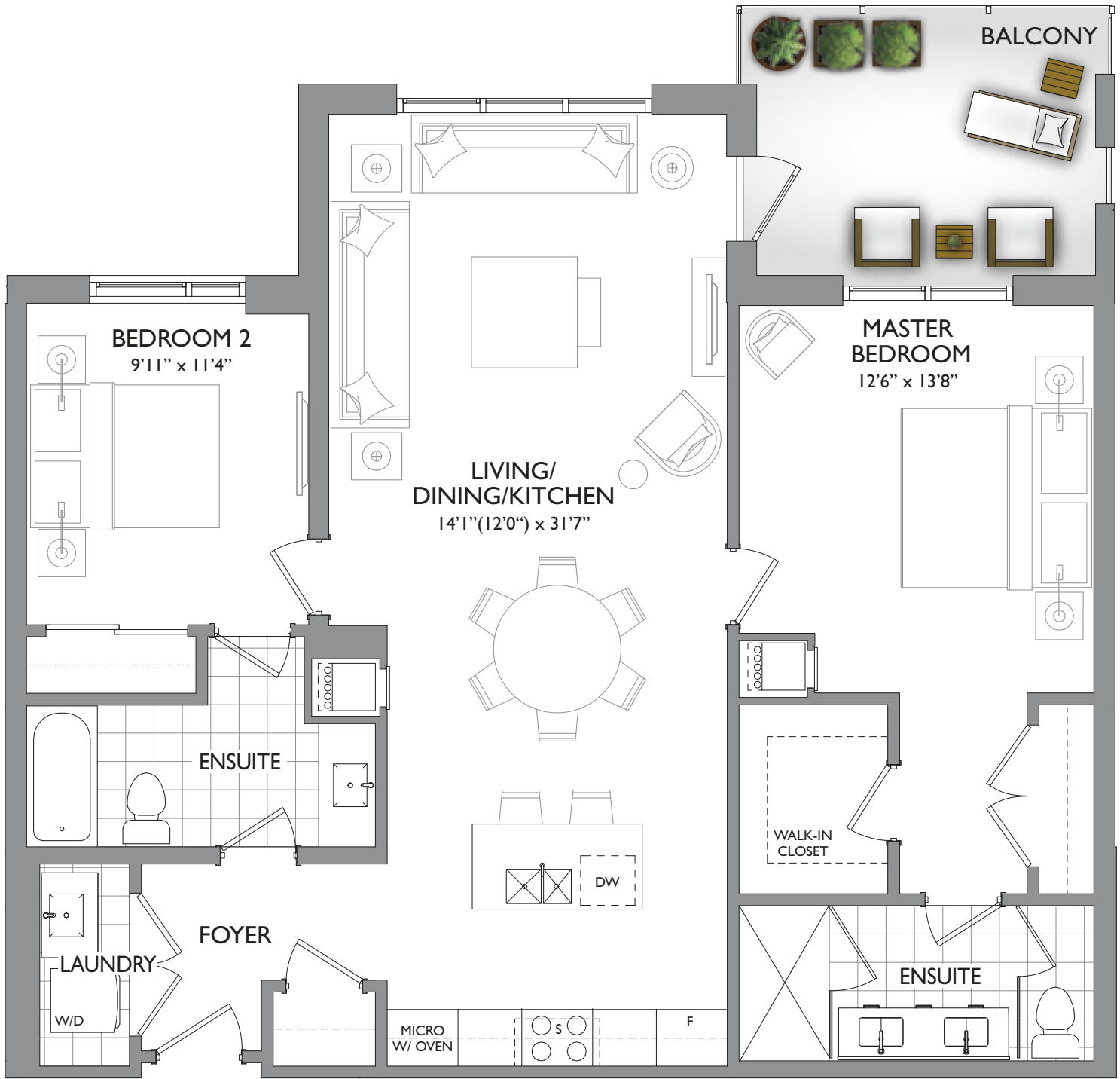
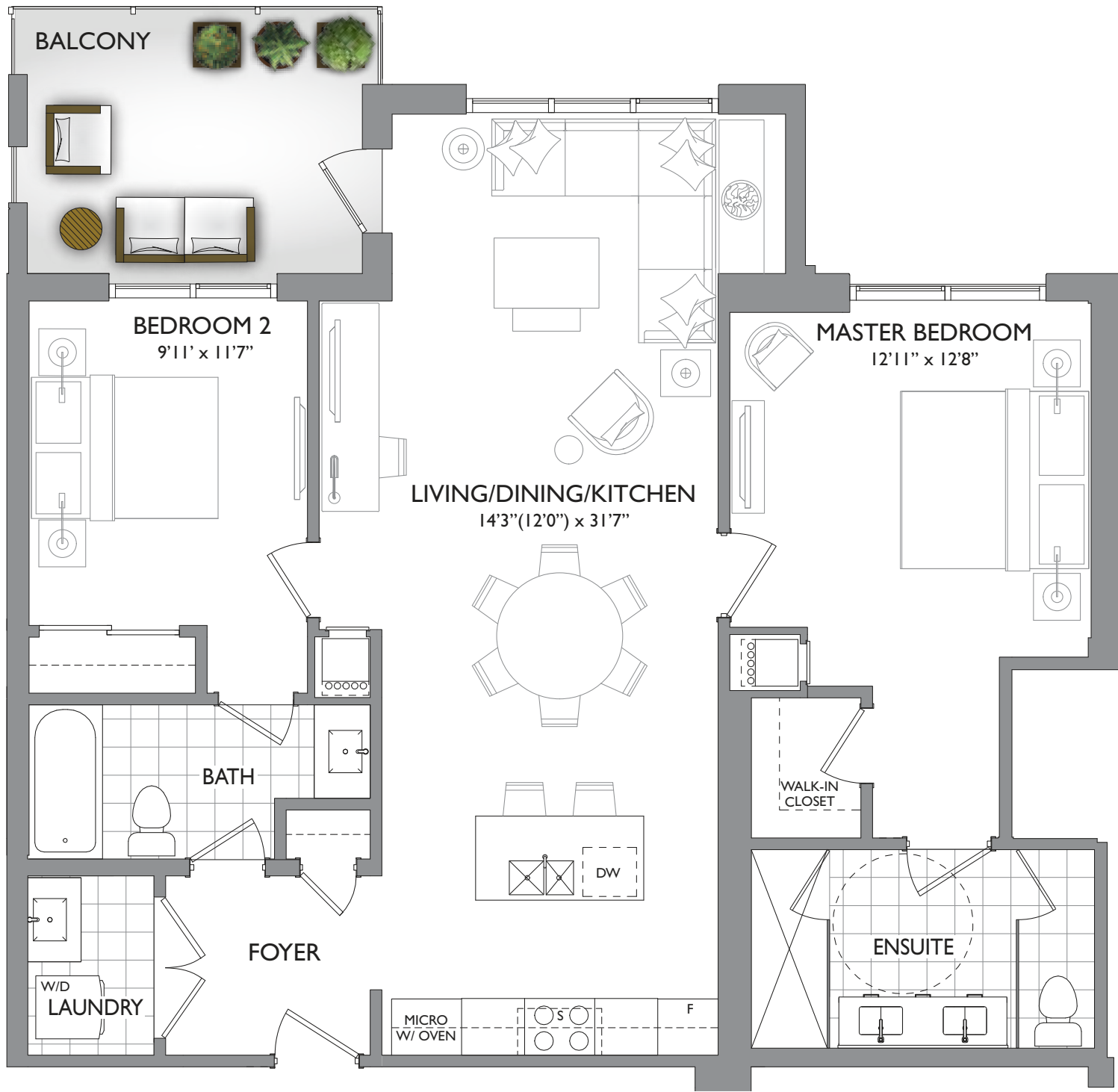
THE VISTA SUITES



1202

SQUARE FEET
PLUS 112/113/120 SQ. FT. BALCONY

2 BEDROOM



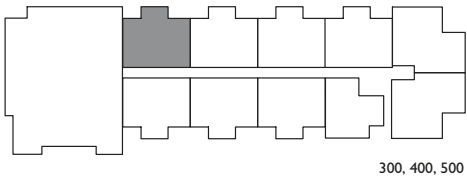
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1209
SQUARE FEET
PLUS 120 SQ. FT. BALCONY

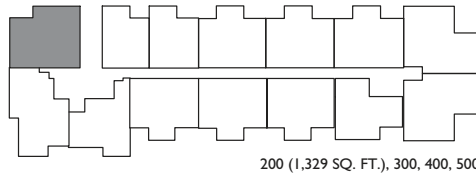
2 BEDROOM

THE VISTA SUITES



300, 400, 500

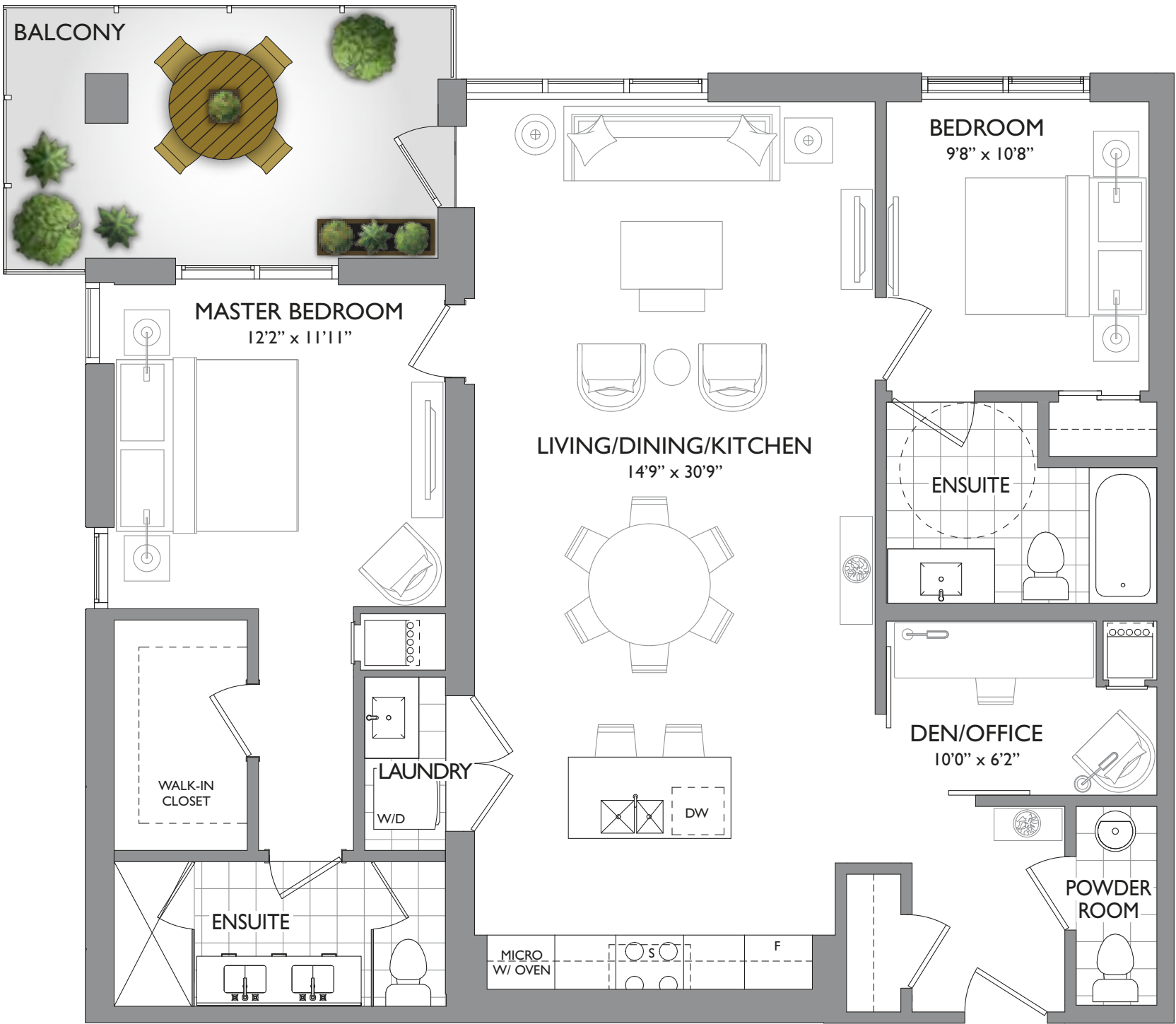
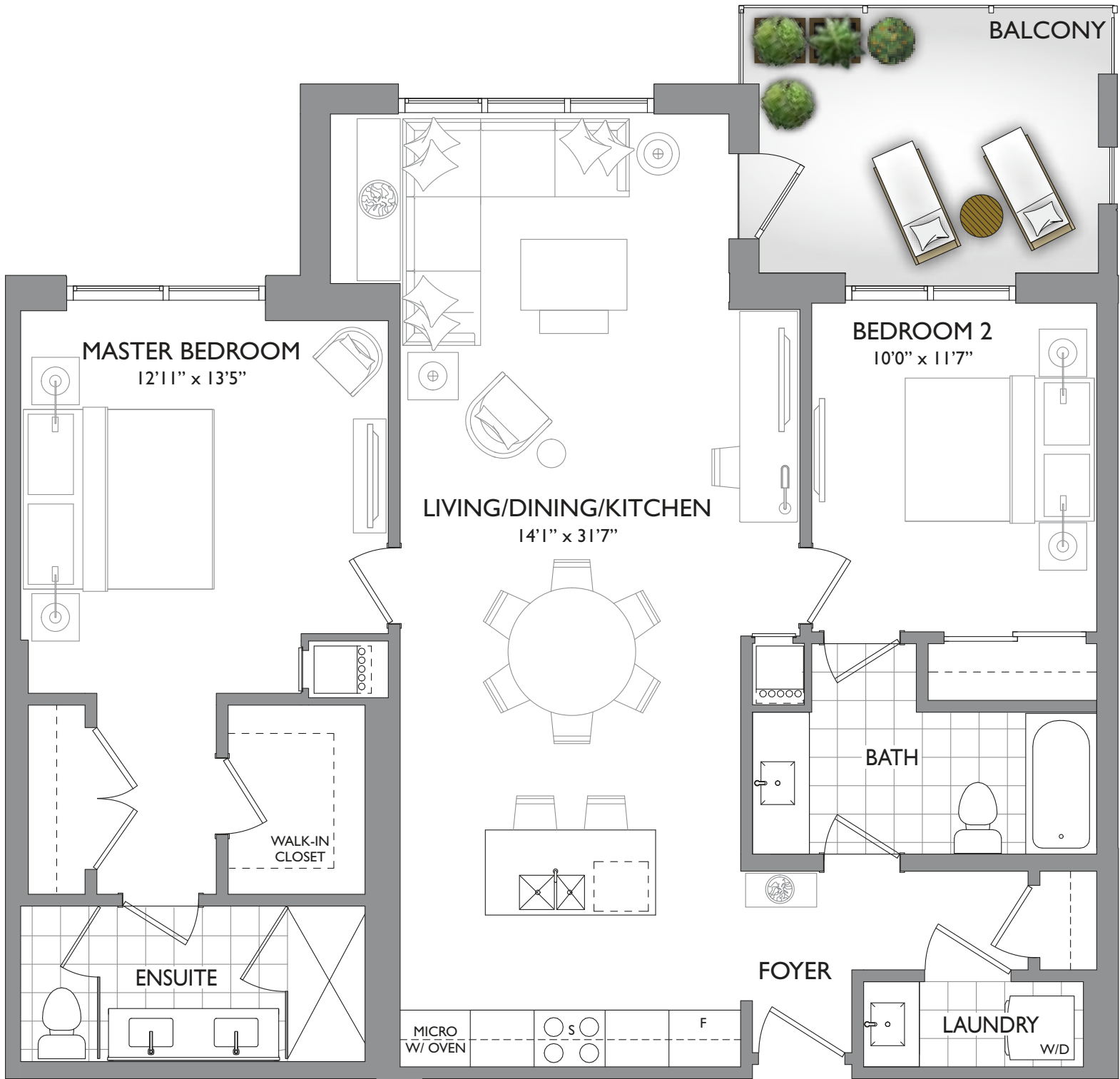
THE VISTA SUITES



200 (1,329 SQ. FT.), 300, 400, 500

1316
SQUARE FEET
PLUS 148 SQ. FT. BALCONY

2 BEDROOM PLUS DEN



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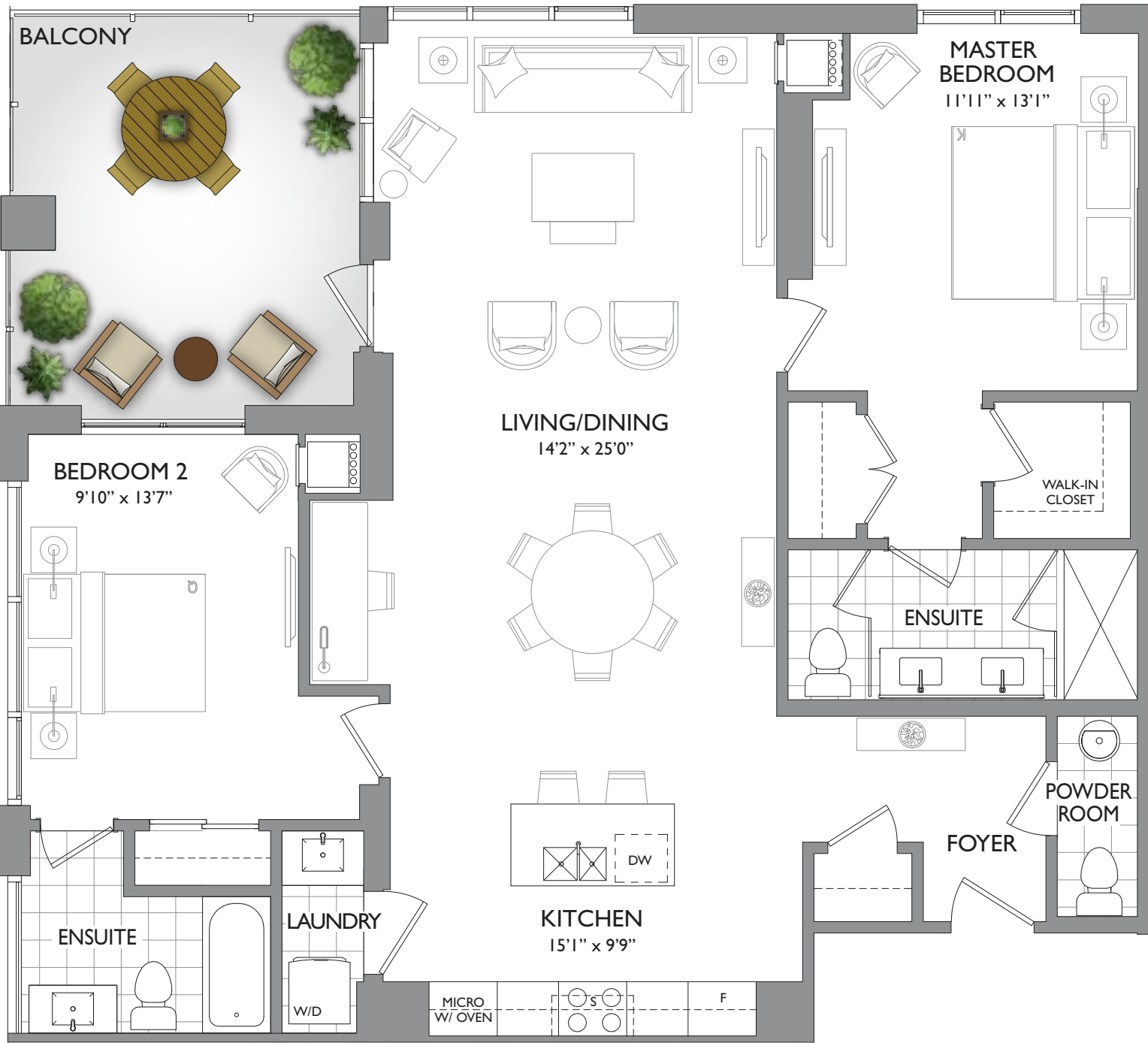
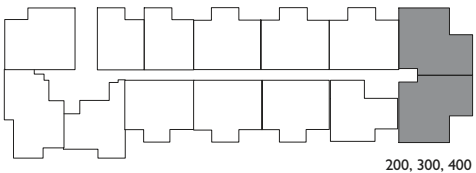
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1373
SQUARE FEET

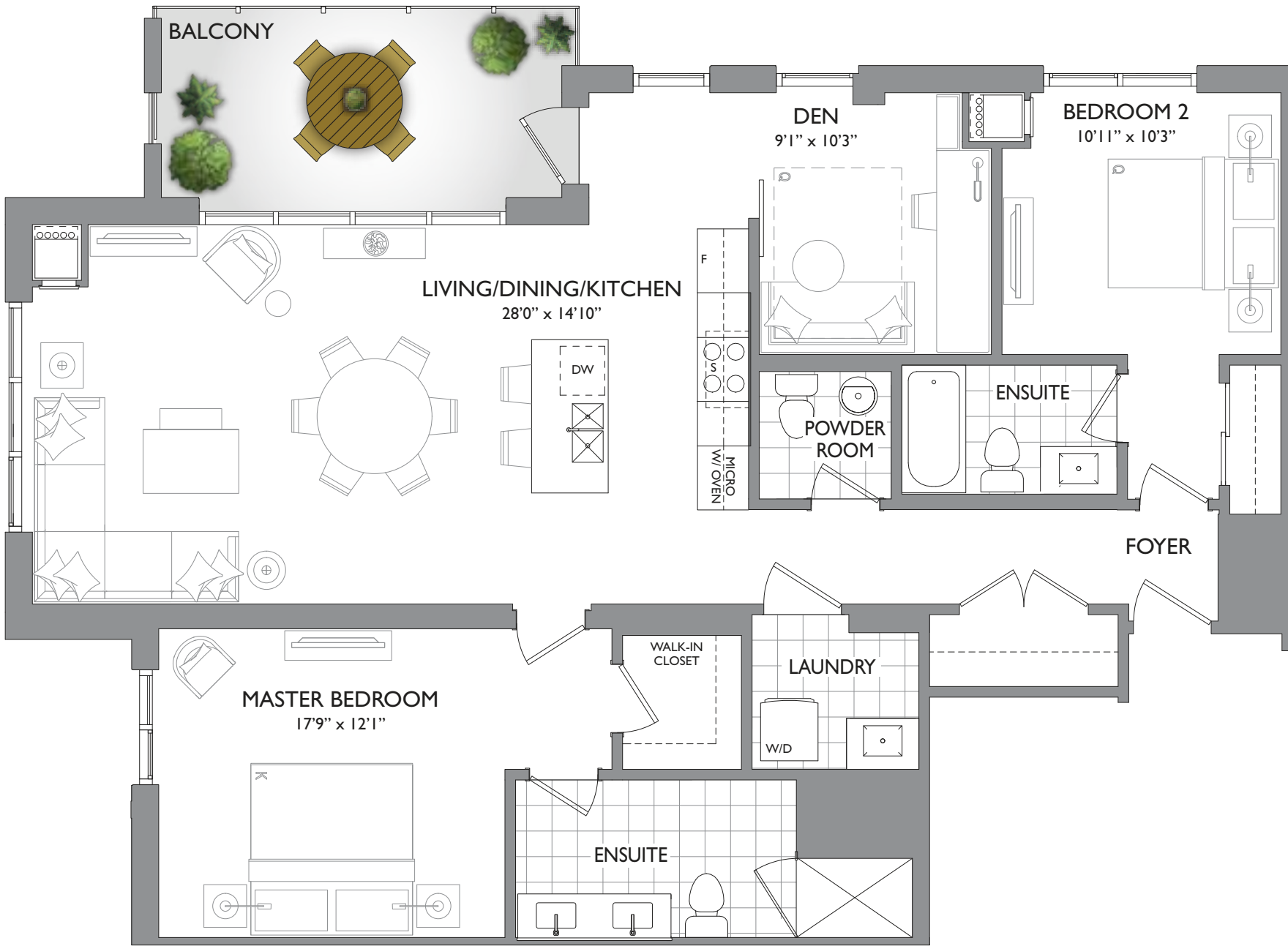
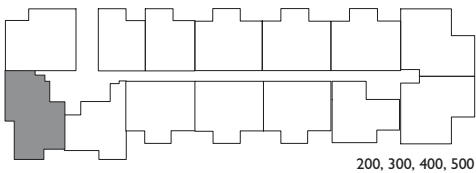
PLUS 97 /190/191
SQ. FT. BALCONY

2 BEDROOM

THE VISTA SUITES



THE VISTA SUITES



1416
SQUARE FEET

PLUS 122 SQ. FT. BALCONY

2 BEDROOM PLUS DEN

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THE GARDEN SUITES

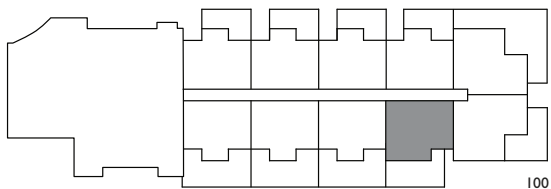
When downsizing from a large family home to a more manageable condominium, some people miss their backyard while others miss their gardens. For those people, 42 Mill Street offers its Garden Suites where you needn't make any compromises at all.

Located on the ground floor, these suites offer their own private backyards. So set out your patio furniture, light up your BBQ, and enjoy the summer sun. And as soon as the first signs of spring arrive, you can get your garden growing, from your favourite flowers and shrubs to planters full of fresh herbs.



996
SQUARE FEET
PLUS 575 SQ. FT. PATIO
1 BEDROOM + DEN

THE GARDEN SUITES

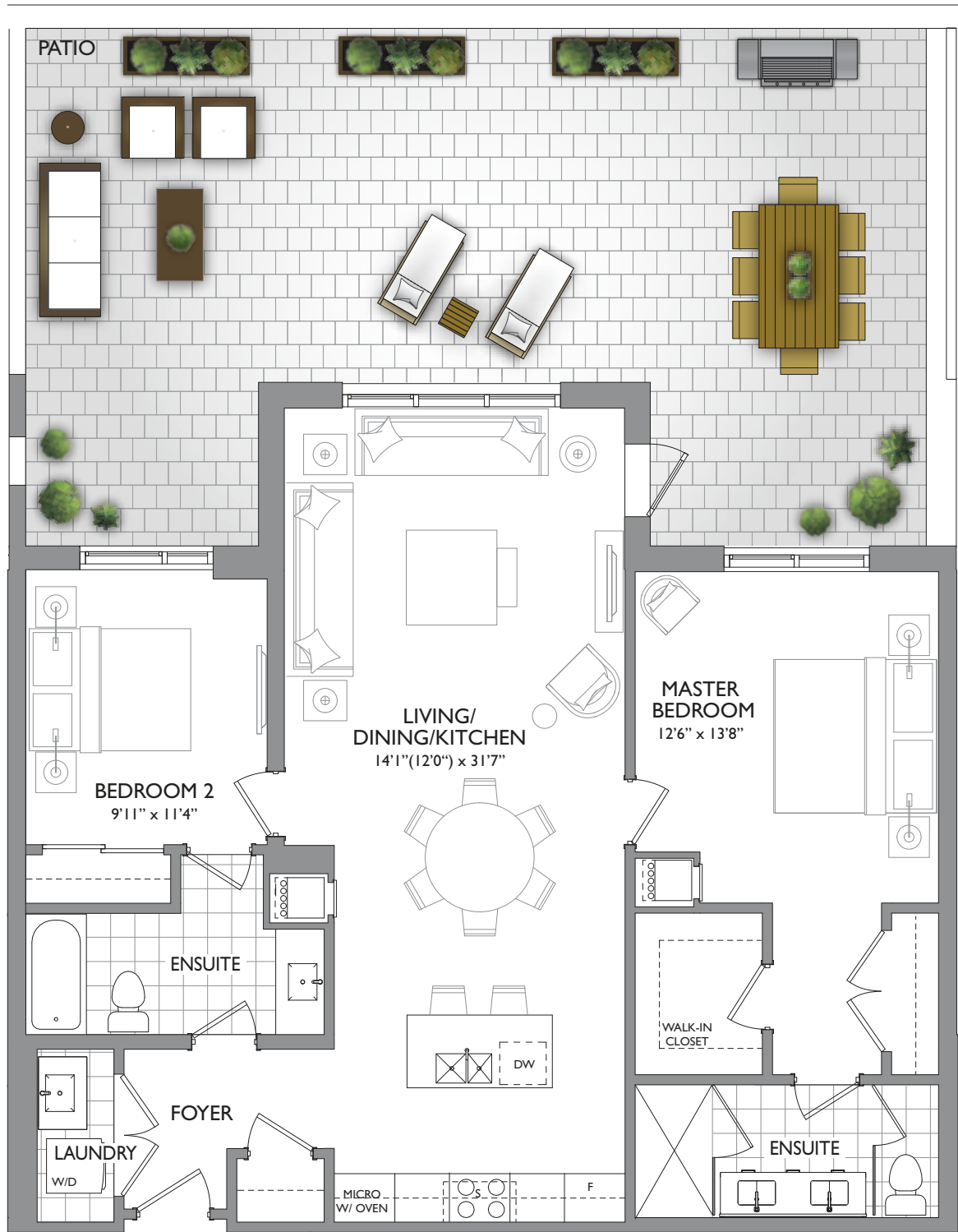
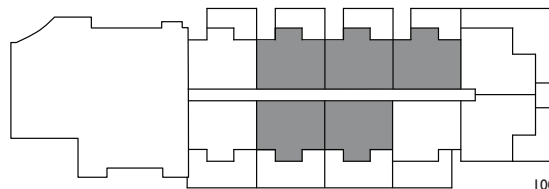


GARDEN SUITE

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42 Mill St
UPTOWN GEORGETOWN

THE GARDEN SUITES



1201
SQUARE FEET
PLUS 382/401/403/725/742
SQ. FT. PATIO
2 BEDROOM

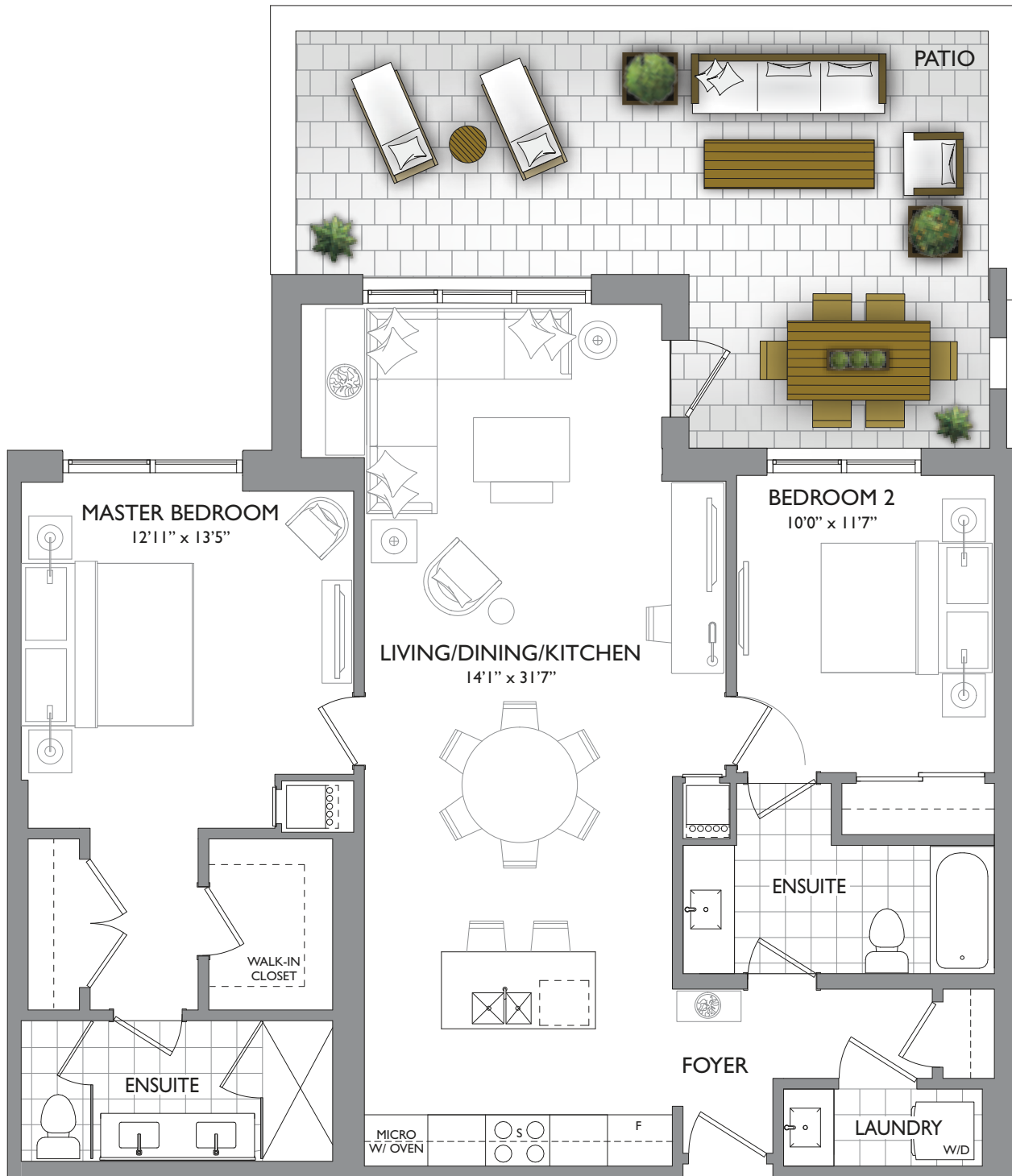
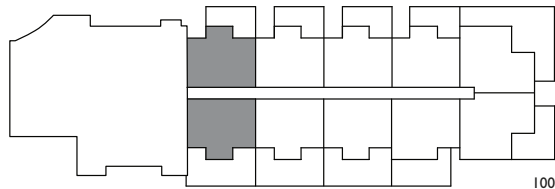
GARDEN SUITE

Plans are not to scale and are subject to architectural review and revisions, including, without limitation, the Units shown may be the reverse of the unit purchased. Furniture and kitchen islands displayed are not to scale and shown for illustration purposes only and do not necessarily reflect the electrical plan of the suite. Suites are sold unfurnished. All materials, specifications, floorplans, details, stated areas and dimensions, if any, are approximate, and are subject to change without notice in order to comply with building site conditions, municipal, structural, Vendor and/or architectural requirements as well as normal construction variances. Dimensions may exceed the usable floor area. Actual usable floor space may vary from stated floor area in accordance with Bulletin 22 issued by the Tarion Warranty Corporation. Bulkheads are not shown on this plan and may be located in areas of the Unit as required to provide venting, mechanical, utility, servicing and other systems. Balconies and Terraces where applicable are shown for display purposes only and locations and size are subject to change without notice. Exterior elevations and site plan are subject to approval and the purchaser agrees to accept any change. The size, type and locations of windows and mullions are subject to change and will vary per floor. All illustrations are artist's concept only. E. & O.E. Sept 2017. 2BRD

42 Mill St
UPTOWN GEORGETOWN

1221
SQUARE FEET
PLUS 401/749 SQ. FT. PATIO
2 BEDROOM

THE GARDEN SUITES

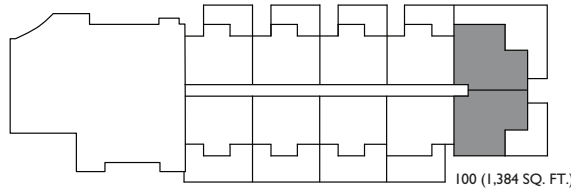


GARDEN SUITE

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THE GARDEN SUITES



1373
SQUARE FEET
PLUS 538/1120 SQ. FT. PATIO
2 BEDROOM



GARDEN SUITE

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T O M A S P E A R C E

TOMAS PEARCE

**The Tomas Pearce
style is international,
motivated by a love of
good design**



An exterior loggia of a private residence in
Richmond Hill

Working closely with Amico in the interior design features and finishes of your new home at 42 Mill Street is the acclaimed firm, Tomas Pearce Interior Design Consulting Inc.

Bringing their award-winning talents and taste to homes in many of Toronto's most desired communities and upscale condominium, the Tomas Pearce style is international, motivated by a love of good design, both modern and traditional. Opulence; simplicity; calm elegance; timeless aesthetics are all integral to the vocabulary of their creations.

At 42 Mill Street, their signature style can be found throughout the building, from its common area amenities to its superb suite finishes with your choice of four exquisite décor packages.



Kitchen and breakfast area
in a private condominium residence
located on Avenue Road, Toronto



A private condominium residence
located on Queens Quay, Toronto



A private condominium penthouse
located on Adelaide St, Toronto



DISTINCTIVE APPOINTMENTS

The list of Features and Finishes selected for this highly esteemed building reflects extraordinary quality and the ultimate in contemporary materials. Hand chosen by renowned interior design firm Tomas Pearce, these details will ensure a home of enduring style and value.



EXCLUSIVE DESIGN FEATURES

- Distinguished exterior elevations incorporating brick, stone, Hardie Board siding, aluminum, and other unique, premium quality materials
- All elevations are under strict architectural control to ensure a truly harmonious 4-storey streetscape fronting on Mill Street
- Private driveway welcomes residents and their guests with a round-about canopy entrance
- 9' 6" ceiling heights (10' 0" at 500 level*, 10' 6" at 600 level penthouse units)* with floor-to-ceiling windows
- Exclusive Tomas Pearce-designed interior décor packages for flooring, counters, walls and cabinetry; choose from 3 distinctive standard packages and 1 upgrade package
- High end finishes including Quartz, Stone Tile, Porcelain, European Millwork, Mosaic Tile and Engineered Hardwood
- Private, individual outdoor space (terraces, balconies or patios); 8' tall terrace doors with balconies featuring glass guardrails and exterior sconce light fixtures
- Self-sealing fibreglass articulated roof shingles with manufacturer's limited lifetime warranty.
- Superior 2" x 6" light gauge steel exterior wall construction

GOURMET KITCHEN FEATURES

- Custom-built, European style kitchen with built-in cabinetry, fridge and dishwasher standard in ALL homes
- Upgraded kitchen cabinets with extra height uppers including deep upper cabinet over fridge and microwave
- Quartz countertops 1 ½" high with square built-up edge
- Upgraded variable-speed ducted hood fan over stove area
- Easy-to-clean undermount double stainless steel sink with upgraded single lever tap and vegetable spray
- Built-in dishwasher with cabinet facing; plumbing and electrical rough in included
- Heavy-duty wiring and outlet for stove
- Built-in wall oven and microwave
- Porcelain tile flooring in foyer



LUXURY BATHROOM FEATURES

- Porcelain tile flooring in main bath, ensuite bath and powder room
- Custom-built European style cabinetry standard in main bath and master ensuite
- Choice of porcelain or accent ceramic wall tiles to full height in main bathtub enclosure and

those ensuite bathrooms without a separate shower; those with a separate shower will have ensuite tubs complete with a tile deck and border

- Quartz countertops 1 ½" high with square built-up edge
- Acrylic tub in bathroom, where applicable.
- Separate porcelain-tiled and frameless glass shower enclosure in master ensuite
- Single lever taps on all sinks
- Pedestal sink in powder room
- Ensuite vanities with custom lighting over mirror
- Custom lighting in powder room
- Large mirrors over all bathroom vanities
- Upgraded Energy Star exhaust fans in all bathrooms
- All sinks and toilets with shut-off valves
- Pressure balance controls in all showers



ELECTRICAL SYSTEMS & FIXTURES

- 100 amp electrical service, breaker panel and all copper wiring throughout.
- Light fixtures provided throughout except living, dining and family/great rooms
- Rough-in for cable television outlets in family/ living and bedrooms
- Dining room will have provision for a future light fixture
- Telephone outlets roughed in as located by builder
- Decora light switches and plugs throughout
- Light in ensuite shower stall, if applicable
- Light fixture in kitchen over work area
- Switched plug in living room
- Bedroom lighting is included
- Electric smoke detector
- Carbon monoxide detector
- Rough-in for alarm system

HIGH EFFICIENCY HEATING

- 96.1% high efficiency boiler system
- On demand heating and cooling fan coiling system
- Programmable thermostat in each unit

SUPERIOR INTERIOR FEATURES

- Smooth ceilings throughout with low or no VOC paints and finishes
- 5 1/2" baseboards and 4" casings throughout finished areas
- All baseboard & trim to be painted white including passage doors

- All closets in bedrooms to have swing doors, or sliding doors as per plan
- One panel Lincoln-style interior doors throughout finished areas
- Direct access from parking garage to interior of building
- Polished chrome finish lever passage and privacy sets
- Kitchen, laundry room, all bathroom and washroom walls to be finished in semi-gloss.
- Entire building sealed on exterior walls with heavy-duty vapor barrier as per OBC standards
- Fully insulated exterior walls to R26
- Sound-rated partitions between units
- Two passenger elevators

LAUNDRY FEATURES

- Stacked washer and dryer in separate laundry room
- Laundry sink with custom millwork available in most units
- Quartz countertops
- Taps and separate drain for automatic washer
- Heavy-duty wiring and outlet for dryer
- Porcelain tile flooring in finished laundry rooms



ENVIRONMENTAL GREEN FEATURES

- Electric car charging stations
- Separate hydro metering
- Energy-efficient light bulbs
- Building water softener system
- Water-saving dual flush toilets
- Water-saving aerators on taps and shower heads
- Amico Green Energy Program: Smart Conservation
- Tri-sorter recycling system with trash chute at each floor



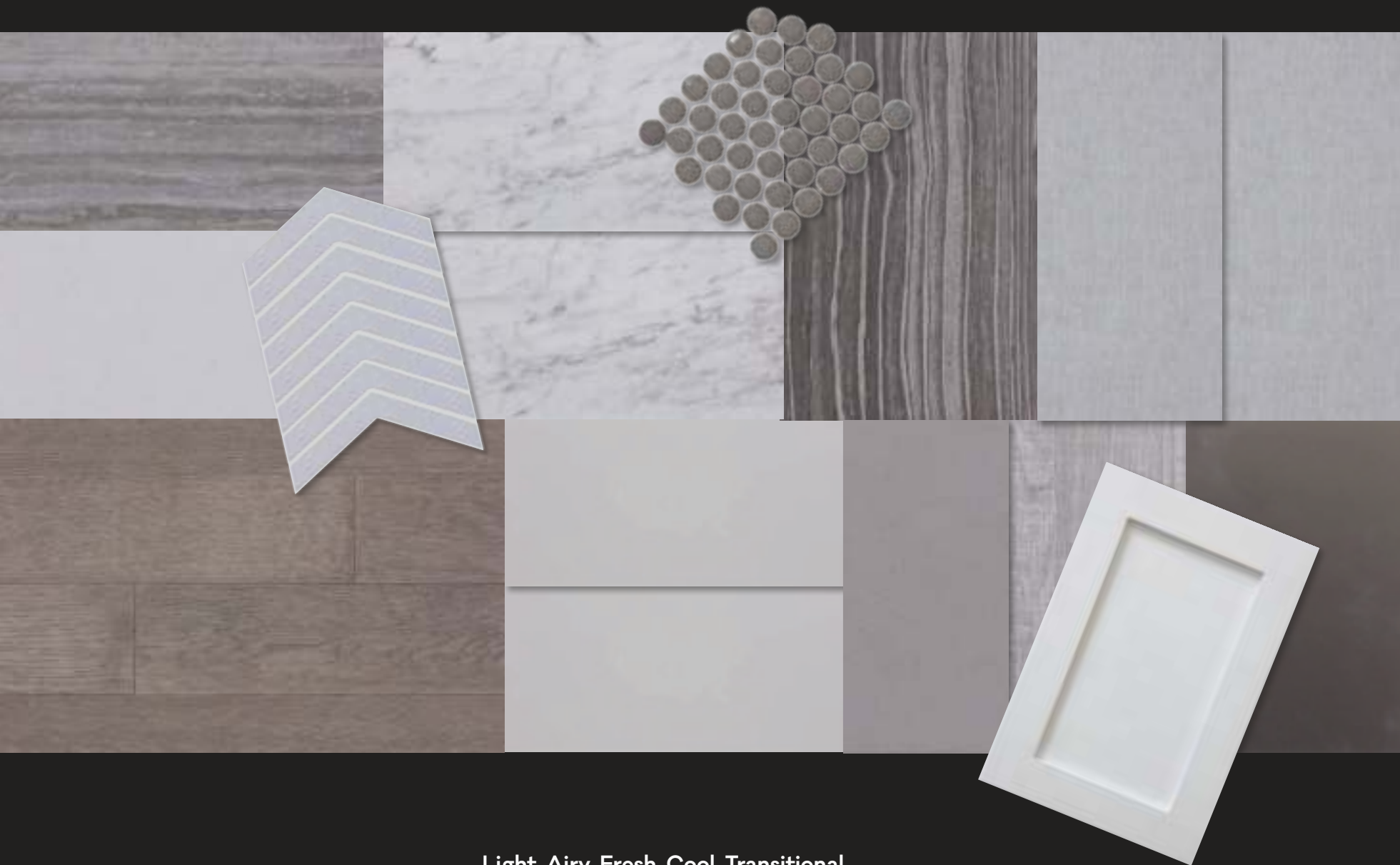
BUILDING FEATURES

- Individual storage lockers
- Underground parking spaces (118) for residents
- Surface parking spaces (19) for visitors
- A select number of accessible parking spots and electric car charging stations available in both underground parking garage and surface lot
- Locked bike storage area for residents; visitor bike storage provided near building entrance
- Sprinklers installed throughout building

*Except where bulkheads are required. See unit plans provided for specific ceiling heights

TOMAS PEARCE

OCEAN BREEZE

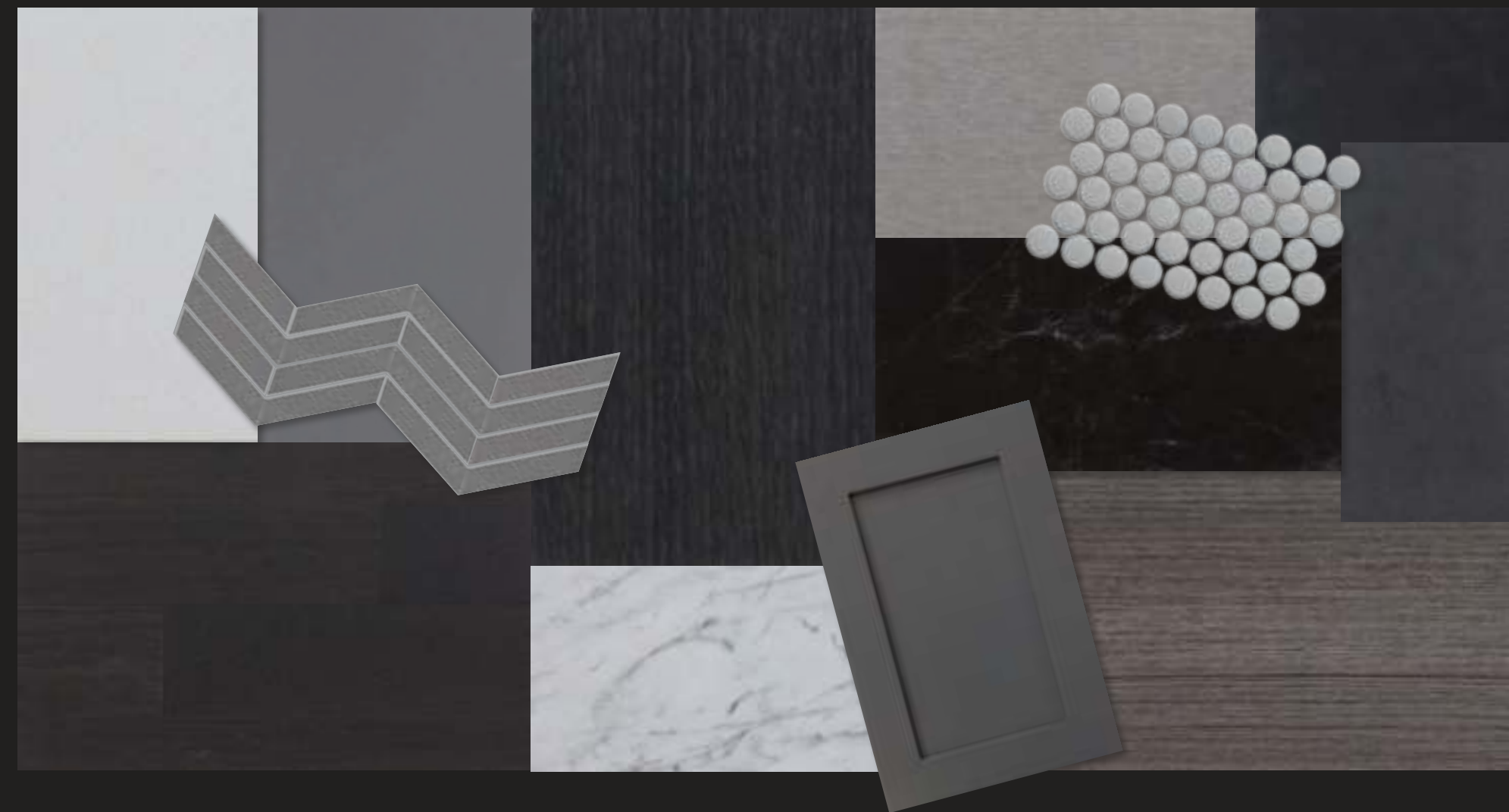


Light. Airy. Fresh. Cool. Transitional.

The first of the three standard décor packages selected by Tomas Pearce, Ocean Breeze is marked by its refined and neutral palette of soft greys and taupes, creating a warm transitional palette that is fresh, chic and inviting.

T O M A S P E A R C E

HIGH COUNTRY



Moody. Masculine. High-contrast. Bold.

The second standard décor page at 42 Mill Street creates an ambiance all its own, featuring sensual textures and contrasting colours with deep tonal variation that exude personality for a bold and dramatic result.

TOMAS PEARCE

PARISIAN CAFÉ



Soft. Creamy. Warm. Traditional.

Evoking the classicism of a true Parisian Café, the third standard décor package combines notes of creamy white and warm beige with wood accents, utilizing a traditional palette that is both timeless and elegant.

T O M A S P E A R C E

BESPOKE



Luxurious. Classical. Upscale. Timeless.

Tomas Pearce's fourth offering is an upgrade package showcasing the most exquisite finishes of all, with elegant natural stone marble paired with uniquely patterned mosaics, creating an impactful design that is luxurious with an international appeal.



AMICO

**A family-owned
company with a
commitment to
building excellence
for over 30 years**



Owen Sound Medical Building

As the builder of 42 Mill Street, Amico brings an exceptional depth of commitment and breadth of experience to the creation of this landmark new address.

Founded by Dominic Amicone, the company is a family-owned development and construction business that has operated successfully in Ontario since 1987. Over that time, the firm has earned a reputation for quality and excellence in delivering projects for a wide variety of clients across the province.

Among the largest and most notable developments in Amico's residential portfolio is the master-planned, resort-style community at Bob-Lo Island which was

launched in the early 1990's and which when complete will comprise over 140 homes ranging from spectacular waterfront estates to ultra-luxurious condominiums.

At Bob-Lo and its other projects, the company incorporates sustainability concepts and construction practices in every aspect of its developments, engages the communities in which it operates, and includes locally supplied resources wherever possible. Joining local community events and festivities has also been an integral part of Amico's culture.

Utilizing 30 years of professional experience and increasingly sophisticated technology, Amico has also been responsible for the development of retirement homes, medical facilities and educational facilities, growing its core business into a portfolio that now includes residential, commercial, industrial and heavy civil infrastructure.

Understanding today's homebuying customer, executing their plans flawlessly and operating with integrity have all been hallmarks of Amico's success to date, and will be at the foundation of 42 Mill Street's success as well.



University of Windsor



Private Residence



Seasons Owen Sound Retirement Community



The Right Honourable Herb Gray Parkway

HOLABIRD & ROOT

**A reputation for
creating carefully
planned and
beautifully crafted
buildings**



The firm takes pride in taking a holistic approach to design, particularly in helping to transform neighbourhoods into vibrant, stable communities. Each project is approached with an eye toward creating a long-term sustainable design through sustainable site planning, safeguarding water and water efficiency, energy efficiency and renewable energy, conservation of materials, indoor environmental quality, and more.

Holabird & Root's 136-year history reflects the evolution of North American architecture. From the firm's early "Chicago School" skyscrapers, to its most recent award-winning designs, the company has established a reputation for creating carefully planned and beautifully crafted buildings.

As a full-service firm, Holabird & Root is dedicated to integrated solutions. A spirit of cooperation and curiosity is evident in its design studio where project teams of architects, engineers and interior designers sit side-by-side, continually challenging each other to find the right answer for its clients.





THE FUTURE IS GREEN

At Amico, the well-being of its buyers and the health of the planet are equally important.

When it comes to building green, Amico is leading the way in the industry with its proprietary Amico Green Energy Program: Smart Conservation.

Through this sustainable initiative, Amico is committed to creating an eco-friendly community that will offer a better, healthier indoor environment for the residents of 42 Mill Street, while respecting best green practices in both design and construction.

You can look forward to green refinements in both your suite and the common areas of 42 Mill Street which include:

GREEN PARKING

- Dedicated parking spaces (up to 7) for plug-in electric vehicles, encouraging use of alternative energy resources
- A select number of accessible parking spots available in both underground parking garage and surface lot

BICYCLE ADVANTAGES

- Secure, weather-protected bicycle storage to help promote a heart-healthy lifestyle
- Accessible visitor bicycle parking

WALKING PATHS AND OUTDOOR AREAS

- Paths to car and bicycle parking areas as well as off-site pedestrian paths connecting to public transit, to reduce the overall use of fossil fuels
- Green roof to reduce ambient surface temperatures and heat island effect as well as reduce the building's cooling costs
- Entire building has access to Lions Clubs Park with some suites overlooking the Park to encourage a more active, healthier lifestyle
- Building location is within walking distance to GO station and downtown Georgetown so car trips will be reduced, thus reducing carbon footprint

SUITE CONSIDERATIONS

- Low or no VOC paints and finishes to reduce or eliminate indoor air pollution
- Energy-efficient light bulbs for cost savings on monthly utilities
- Water-saving dual flush toilets
- Water-saving aerators on taps and shower heads
- Upgraded Energy Star® exhaust fans





AN AREA ABUNDANT IN ITS AMENITIES

Nestled in the Halton Hills area, Georgetown is one of those small towns that is big on charm and character. From its famous Highland Games to its annual Fall Fair, from its Santa Claus Parade to its Craft Beer Festival, it's a great place to enjoy life at your own pace.

Located right beside Georgetown's newest park (to be built by Amico), 42 Mill Street is just a stroll from the historic streets and shops of the olde downtown with easy access to Georgetown's many amenities.

Hiking on the Bruce Trail. Skating at the Skate Park. Swimming at the Community Centre. It's all around you in Georgetown, with schools, shopping, recreation facilities and golf courses all nearby. Plus you are just minutes from the Georgetown Station for easy access to both GO Transit and VIA Rail service.









42MillSt.com