

# Living in Mississauga

## The Real Estate Market Watch

Summer 2013

### Central Erin Mills: A True Family Neighbourhood



Photo credit: Sunny Wong

The central part of Erin Mills is perhaps best known for the world-class shopping centre that anchors it, with an iconic clock tower that can be seen from almost every part of the neighbourhood.

It's a neighbourhood with its own unique history, going back more than two decades to the founding of the Erin Mills Town Centre in 1989. Today, a blend of classic family homes and cutting-edge condos has helped to shape Erin Mills Centre's distinct character and make it one of the most sought-after neighbourhoods in the western GTA.

Great shopping is just one of the fantastic perks of this up-and-coming Mississauga neighbourhood – great schools and plenty of green spaces are situated alongside a broad selection of low- and high-rise homes, making this an excellent area for any home buyer considering a move to Erin Mills.

In addition to the renowned Erin Mills Town Centre, this special neighbourhood is also home to the Credit Valley Hospital, a major regional employer and a local landmark in its own right.

#### A Legacy of Quality Education

For buyers with young families, the schools are the star of this quiet and safe neighbourhood. John Fraser Secondary School is one of the most sought-after public high schools in the GTA, with a renowned list of alumni and a track record of excellent academic performance among its students in recent years. St. Aloysius Gonzaga Secondary School, one of Mississauga's top Catholic high schools, can be found on the west side of Glen Erin Drive and features a TV studio, drama stage, greenhouse and many other benefits for students.

The area also offers a broad selection of elementary schools, including Middlebury Public School, Credit Valley Public School, the Blessed Trinity Catholic School, and St. Rose of Lima Separate School. Green recreation areas like Crawford Green and the Quenippenon Meadows Community Park give kids plenty of safe spaces for sports and play after school and on weekends.

#### Erin Mills Centre's Changing Cityscape

With good access to transit, plenty of locally-based employers and a warm community atmosphere, Erin Mills Centre has caught serious attention from home developers in recent years. Along Eglinton Avenue just south of the Town Centre, recent condo developments like Pemberton Group's Papillon Place will soon be joined by the currently in-development HOT Condos and Downtown Erin Mills projects. Meanwhile, just west of the mall, Daniels Corporation's stunning low-rise development at Erin Centre Village offers home buyers the option of an innovative Home Investment Program.

#### Buying a Home in Erin Mills Centre

Whether you're looking for a home for your family, or interested in making a solid real estate investment, you're likely to find the perfect property for your needs in Erin Mills Centre. Living Realty's Mississauga branch has a team of agents who specialize in knowing this area and can help you find what you're looking for – give them a call today at (905) 896-0002.



\*sales representative  
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# The Credit Valley Hospital: Paving the Way in Specialized Healthcare



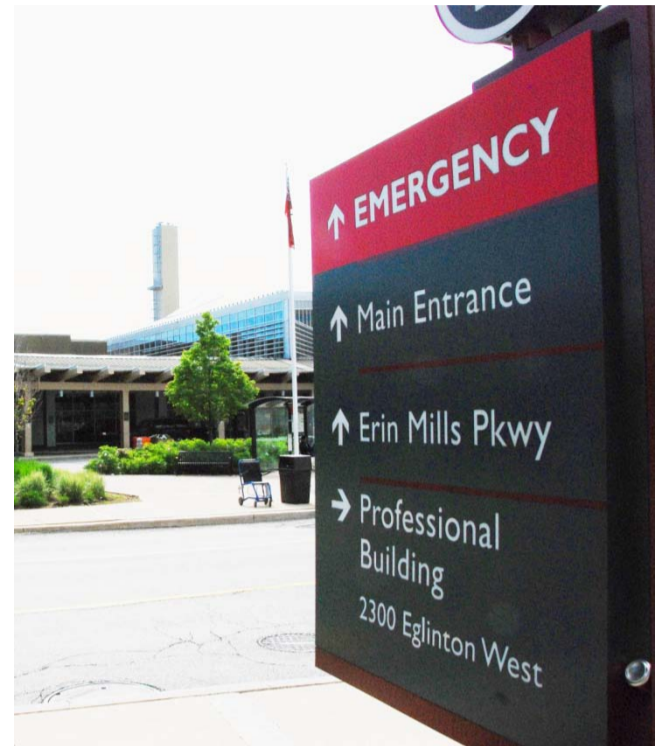
Mississauga's own Credit Valley Hospital is one of the busiest in the GTA, serving 1.5 million Ontario residents. With funding already underway for a third phase of expansion, this state-of-the-art leading health facility is preparing itself to confidently meet the medical demands of a growing GTA population.

The newest phase of the hospital's expansion was granted provincial funding in August of 2011, and will include several key improvements to the hospital's facilities:

- A redeveloped 28,616 square-foot space and expanded support services, enabling the Credit Valley's Emergency Department – one of the top five busiest in Canada – to reduce wait times and treat large volumes of patients more efficiently.
- Establishment of a 24-bed Critical Care Unit, which will greatly improve the level of care provided to patients with life-threatening illnesses.
- Expansion of the hospital's Surgical Facilities, including the addition of five new operating theatres and expanded recovery areas.

Phases 1 and 2 of the hospital's expansion – completed in 2005 and 2011 respectively – brought many new additions to the campus, including the Peel Regional Cancer Centre and Ambulatory Care Clinic and the Erin Mills Regional Women's and Children's Health Centre. As of April 2011 Phase II had already created 170 jobs, providing a huge economic boost for the community.

Ongoing improvements to the Credit Valley Hospital allow the facility to improve its performance as the designated regional centre for oncology, paediatrics, renal dialysis and genetics. With the help of generous contributions from donors within Mississauga and other GTA communities, the Credit Valley Hospital Foundation continues to allow the hospital to build on its legacy of providing quality medical care for patients.



Details on the hospital expansion in this article were provided by the Credit Valley Hospital Foundation. You can keep up with Phase III's progress, or even become a donor, by visiting the Foundation online at <http://www.cvhfoundation.ca/>.



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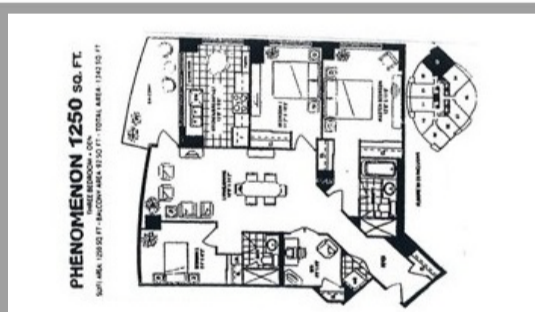
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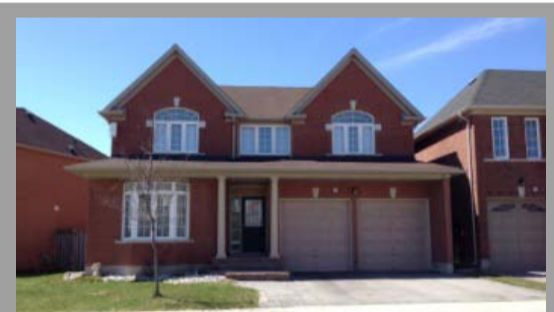
**Joseph Sham**  
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(416) 882-2288



**\$459,000**  
30 Floor Corner Unit, Unobstructed view of CN Tower 9'Ceiling, Crown Moldings, Hardwood, FL to Ceiling Window, Eat-In Kitchen, Granite C. Top, Task Light S.S. Appliances. 2 Car Parking & Locker. 3 Br + Den.



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**\$868,000**  
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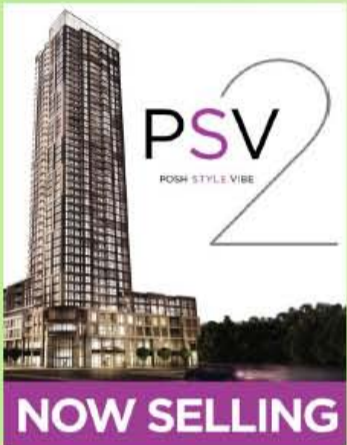
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**Hui Wang**  
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(416) 274-9789



**\$675,000**  
Amazing 4 BR house at Hurontario/Queensway. Filled W/Natural light, Huge pie shape lot, Tons of upgrades, Sep entrance, Finished basement W/Kitchenette, Double garage, Close to amenities!



**Tony Li**  
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(647) 898-8912



**\$460,000**  
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**Donna Mak**  
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# LIVING

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