



HIGHLAND COMMONS

RESIDENCES BY THE CREEK

WHAT SETS HIGHLAND COMMONS APART



LIVE. CONNECT. ESCAPE.

Two mid-rise condominium buildings in the Highland Creek neighbourhood of East Toronto.

Introducing Highland Commons, where a modern living experience is paired with curated amenities and the charm of a historic neighbourhood.



BUILDING EXTERIOR

BUILDING FACTS

- ⌄ Over 10,000 square feet of indoor amenities
- ⌄ Over 19,000+ square feet of outdoor amenities
- ⌄ 18 indoor & outdoor amenities for residents to enjoy
- ⌄ 8 storeys per building
- ⌄ Phase 1- 263 suites
Phase 2- 276 suites

Indoor amenities

- Lobby
- Social Club
- Co-working Space
- Fitness Centre
- Squash Court
- Games Room
- Kids Centre
- Guest Suites
- Pet Wash
- Parcel Room
- Change Rooms

Outdoor amenities

- Outdoor Pool
- Outdoor Games
- BBQ Dining Area
- Outdoor Pool & Showers
- Life-sized Chess Set
- Basketball Court
- Resident Garden Area
- Rooftop Amenity

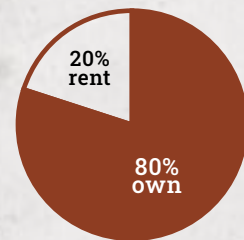
ENJOY THE CHARM OF LIVING LOCALLY AT HIGHLAND COMMONS

Get more square feet while living in the 416.

Price per square foot (PSF)

Highland Creek is **33%** lower PSF than downtown Toronto

Rent vs own**



Highland Creek

\$4.15
RENT PSF

\$1,151
PSF

\$748,150
650 SQ. FT.

\$2,700
RENT

Downtown Toronto

\$4.53
RENT PSF

\$1,813
PSF

\$1,178,450
650 SQ. FT.

\$2,942
RENT

PSF and rent numbers from Urbanation, RealNet, and TREB Reporting.

**Information taken from Highland Creek/Scarborough Rouge Neighbourhoods 2016 Census

LIGHT-FILLED ROOMS
ILLUMINATE YOUR DAYS.



LOFT INTERIOR



HIGHLAND CREEK/ SCARBOROUGH ROUGE NEIGHBOURHOOD STATS



102,275
Population

Current preconstruction
inventory around
Highland Commons



25-45
Average age*

84% SOLD

Average Household Income*

Highland Creek

Toronto

\$ \$109,498

\$ \$102,721

*Information taken from Highland Creek/Scarborough Rouge Neighbourhoods 2016 Census



OUTDOOR GAMES AREA

SCARBOROUGH PROPERTY VALUES
WERE UP **25%** IN MARCH 2022
COMPARED TO MARCH 2021

**Taken from Wowa Toronto Housing Report for March 2022.

PROJECT HIGHLIGHTS



Outdoor amenity spaces including pool, dining area, and basketball court



Lobby with dedicated parcel storage and 24/7 concierge



BBQ dining area with lounge seating and fire pits



Two level Fitness Centre with weights, cardio equipment and spin area



From studio to one, two, and three bedroom suites



Dynamic indoor and outdoor child-friendly spaces including Kids' Room and life-sized chess set



LOBBY

Ontario's population is projected to increase by **35.8%**, or almost **5.3 million**, over the next 26 years, from an estimated 14.7 million on July 1, 2020 to over **20.0 million** by July 1, 2046*.

The Greater Toronto Area (GTA) is projected to be the fastest growing region, with its population increasing by **2.9 million**, or **40.9%**, from 7.1 million in 2020 to almost **10.0 million** by 2046.

The GTA's share of provincial population is projected to rise from **48.0%** in 2020 to **49.8%** in 2046*.

*from Ontario.ca website



Direct shuttle service to Guildwood GO Station exclusive to all residents



AMENITY SITE PLAN

- | | | | | | | |
|--|---|--|------------------------------|---------------------------|------------------------|---------------------------|
|  Resident Mailboxes |  Outdoor BBQ Area |  Kids' Centre | 1 Outdoor Chess | 5 Ping Pong Table | 9 Kids' Centre | 14 Fitness Centre |
|  24/7 Concierge |  Outdoor Dining Area |  Games Room | 2 Outdoor BBQ Area | 6 Squash Court | 10 Lobby | 15 Outdoor Showers |
|  Parcel Delivery Area |  Outdoor Pool |  Basketball Court | 3 Outdoor Dining Area | 7 Co-working Space | 11 Pet Wash | 16 Outdoor Pool |
| | | | 4 Basketball Court | 8 Party Room | 12 Parcel Room | 17 Guest Suites |
| | | | | | 13 Change Rooms | 18 Planting Area |



FITNESS CENTRE

ENJOY WORKOUTS THAT FIT YOUR SCHEDULE



OUTDOOR POOL

AREA MAP

Highland Commons is East Toronto's next big hit. Here are just a few of the reasons this area is slated for substantial development in the next decade.

 Drive to downtown Toronto in **30 minutes**

 Get to Union Station in **30 minutes** via the GO Train

 Drive to Pearson Airport in **30 minutes**

 5 minutes to Highway 401


 7 minutes to Guildwood GO Station


 4 minutes to Toronto Pan Am Sports Centre

 3 minutes to U of T Scarborough Campus

 Colonel Danforth Park & ravine at your doorstep

 6 minutes to East Point Park & Scarborough Bluffs

 10 minutes to Scarborough Town Centre

 7 minutes to Toronto Zoo



SCHOOLS

- 1 Highland Creek Public School
- 2 Meadowvale Public School
- 3 Military Trail Public School
- 4 Cardinal Leger Catholic Secondary School
- 5 St. John Paul II Catholic Secondary School
- 6 West Hill Collegiate Institute
- 7 Sir Oliver Mowat Collegiate Institute

POST-SECONDARY

- 8 University of Toronto Scarborough Campus
- 9 Centennial College Progress Campus
- 10 Centennial College Morningside Campus

SHOPS

- 1 Scarborough Town Centre
- 2 Shops at Highland Creek
- 3 The Villages of Abbey Lane
- 4 LCBO
- 5 Shoppers Drug Mart
- 6 Food Basics
- 7 M&M Food Market
- 8 Coppa's Fresh Market
- 9 Walmart

RECREATION

- 1 Toronto Pan Am Sports Centre
- 2 Cineplex Odeon Morningside Cinemas
- 3 Scarboro Golf and Country Club
- 4 Toronto Zoo
- 5 Heron Park Community Centre

PARKS

- 1 Highland Creek Park
- 2 Morningside Park
- 3 Colonel Danforth Park
- 4 Guild Park & Gardens
- 5 Bluffers Park and Beach
- 6 Heron Park

CAFES & RESTAURANTS

- 1 Starbucks
- 2 Freshii
- 3 Shoeless Joe's Sports Grill
- 4 The Keg Steakhouse + Bar
- 5 Sunset Grill
- 6 Kelseys Original Roadhouse
- 7 Miller Lash House

TRANSPORTATION

- 8 Shamrock Burgers
- 9 Northern Smokes
- 10 Six Social TO
- 11 Creek Coffee & Co
- 12 Fratelli Village Pizzeria
- 13 Highland Harvest
- 14 Krispy Kreme
- 1 Rouge Hill GO
- 2 Guildwood GO
- Olympic Trail
- Bus Routes
- GO Train route
- Future shuttle service



Direct shuttle service to Guildwood GO Station exclusive to all residents



DEVELOPER

As a full-service development company, Altree provides unmatched insight, expertise, and service throughout the full spectrum of development – from strategic acquisition to planning, construction, sales and marketing, finance structuring, tax and legal processes. By consistently going above and beyond expectations and identifying opportunities to enhance neighbourhoods and connect communities, Altree is unparalleled in the creation of iconic projects that branch out from the ordinary.

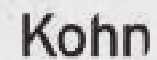


OUTDOOR DINING AREA



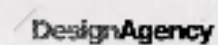
SALES

Hirsch + Associates is a full-service real estate firm delivering Toronto exceptional experience for over 15 years. We guide the city's most prominent developers in all steps of the process, bringing projects to life with comprehensive industry expertise and a passion for innovation. From new master-planned communities to high-rise condominiums and everything in between, the Hirsch team leads every unique sales program with individualized creative ideation followed by flawless execution. With over 7,800+ units sold, \$4.4+ billion in sales, and 34+ successful projects tactically led from inception to completion, our greatest pride is achieving success for our clients and buyers alike.



ARCHITECTS

Specializing in a range of multi-unit residential and commercial buildings – low-rise, midrise and high-rise – Kohn offers a unique mix of technical and creative expertise that engages with existing communities while appealing to buyers. We have designed mixed-use, residential, retail and commercial projects ranging from large suburban developments to dense urban infill projects including revitalized historical buildings.



INTERIOR DESIGN

DesignAgency is an award-winning international design studio that draws on over two decades of expertise in interior design, architectural and landscape concepting, strategic branding, and visual communications. Key to our success is the strength of collaboration. Our talented design teams are informed by curiosity, international perspectives, and a drive for innovation. Working across hospitality, residential, commercial, and retail sectors, we work with our clients and with local and international artists, craftspeople, and suppliers to realize extraordinary experiences and lasting value.



MARKETING

Gladstone Media is a boutique creative advertising and multimedia production agency based in Toronto. The agency provides strategic marketing solutions that are meaningful and effective, helping brands to stand out and connect with their audiences. Gladstone Media's dynamic team provides unique insights and diverse skillsets in the areas of strategy and planning, design and production, digital and social, and targeted marketing communications.



ALTREE

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