



# THE HEIGHTS OF HARMONY





**minto**  
Communities

# 100,000+ HOMES BUILT SINCE 1955.

Putting homeowners first has been our unwavering commitment, exemplified by thoughtfully-designed spaces, vibrant communities, and a dedication to quality and service.

GTA | OTTAWA | CALGARY | SOUTHERN US

+  
FOCUS



# OVER 65 YERS OF UNPARELLED REAL ESTATE EXPERIENCE

1955

Minto is born!  
“Mercury  
Homes” builds  
and sells its first  
home in **Ottawa**

1969

Ground-breaking  
construction of  
Ontario’s first  
registered high-  
rise condo

1978

Expansion to  
**Florida**

1986

Minto breaks  
ground on its  
first foray into  
the **Toronto**  
market

2012

Expansion to  
**Calgary**

2022

Expansion to  
**Texas**

2023

**100,000  
Homes Built  
Milestone**

# AWARD WINNING BUILDER



**2023 Building Industry and Land  
Development Association Award (BILD)**  
Green Builder of the Year - Low-Rise

**2023 Building Industry and Land  
Development Association Award (BILD)**  
Project of the Year - Low-Rise /  
The Heights of Harmony

**2023 Durham Region Home Builders'  
Association Award (DRHBA)**  
Green Builder - Low-Rise

**2023 Durham Region Home Builders'  
Association Award (DRHBA)**  
Excellence in Semi-Detached or Townhomes  
under 2,000 sq.ft. / The Heights of Harmony

**2022 Durham Region Home Builders'  
Association Award (DRHBA)**  
Excellence in production built home under 2000 sq ft  
& 3001 sq ft – 4000 sq ft / The Heights of Harmony

**2022 Durham Region Home Builders'  
Association Award (DRHBA)**  
Excellence in production built bathroom & kitchen  
design / The Heights of Harmony

**2021 Building Industry and Land  
Development Association Award (BILD)**  
Green Builder of the Year - Low-Rise

**2021 Durham Region Home Builders'  
Association Award (DRHBA)**  
Builder of the Year - Large Volume

# LEAVING THE WORLD BETTER THAN WE FOUND IT

---

**We're committed to creating healthy, vibrant communities.**

We understand that our success is measured by the health and vibrancy of the lives we touch and the environments we create. From green building to community building, from quality living to responsible investing, **our commitment to people and the planet is an important part of what we do**. It's one of the things we're most proud of.



We act as responsible stewards of the environment – working hard to meet the highest possible standards.



We work on building safe and vibrant places for them to live and work.



We ensure that our business remains strong and resilient.



# THE HEIGHTS OF HARMONY



# THE OSHAWA ADVANTAGE

---

**The City of Oshawa is one of the fastest growing communities in Canada**, welcoming thousands of new residents, employment opportunities and many dynamic companies.

- #1 Development approval timelines in the GTA
- Top 3 Mid-sized advanced manufacturing clusters in North America
- 1.2 million labour force within a 45-minute commute
- 10% population growth from 2016 to 2021



# ON THE MOVE

---



Go Train – 12 minutes



Highway 407 – 5 minutes drive



Highway 401 – 12 minutes drive



Downtown Toronto, 60 km



Toronto Pearson International Airport, 70 km



# EXCEPTIONAL EDUCATION

## ELEMENTARY AND SECONDARY

### **Kedron Public School**

1935 Ritson Rd. N.

### **Sherwood Public School**

633 Ormond Dr.

### **St. John Bosco Catholic School**

1600 Clearbrook Dr.

### **Maxwell Heights Secondary School**

1100 Coldstream Dr.

### **Elsie MacGill Public School**

800 Greenhill Ave.

### **Great Beginnings Montessori School**

505 Adelaide Ave. E.

## POST SECONDARY

### **Durham College**

2000 Simcoe St. N.

### **Ontario Tech University**

2000 Simcoe St. N.



# OUTDOOR BLISS



## Cedar Valley Conservation Area

Just a short drive south is Cedar Valley Conservation Area, a beautiful forested park along East Oshawa Creek, where you can bike, hike, and bird-watch.



## Harmony Valley Conservation Area

To the east sits Harmony Valley Conservation Area, another large swathe of forest with hiking trails and places to take in the sights and sounds of nature.



## Kedron Dells Golf Club

For those who love the links, Kedron Dells Golf Club is close by on 155 acres of the Oshawa Creek Valley. A public course, it offers plenty of challenge for novices and seasoned players alike.



## Neighbourhood Parks

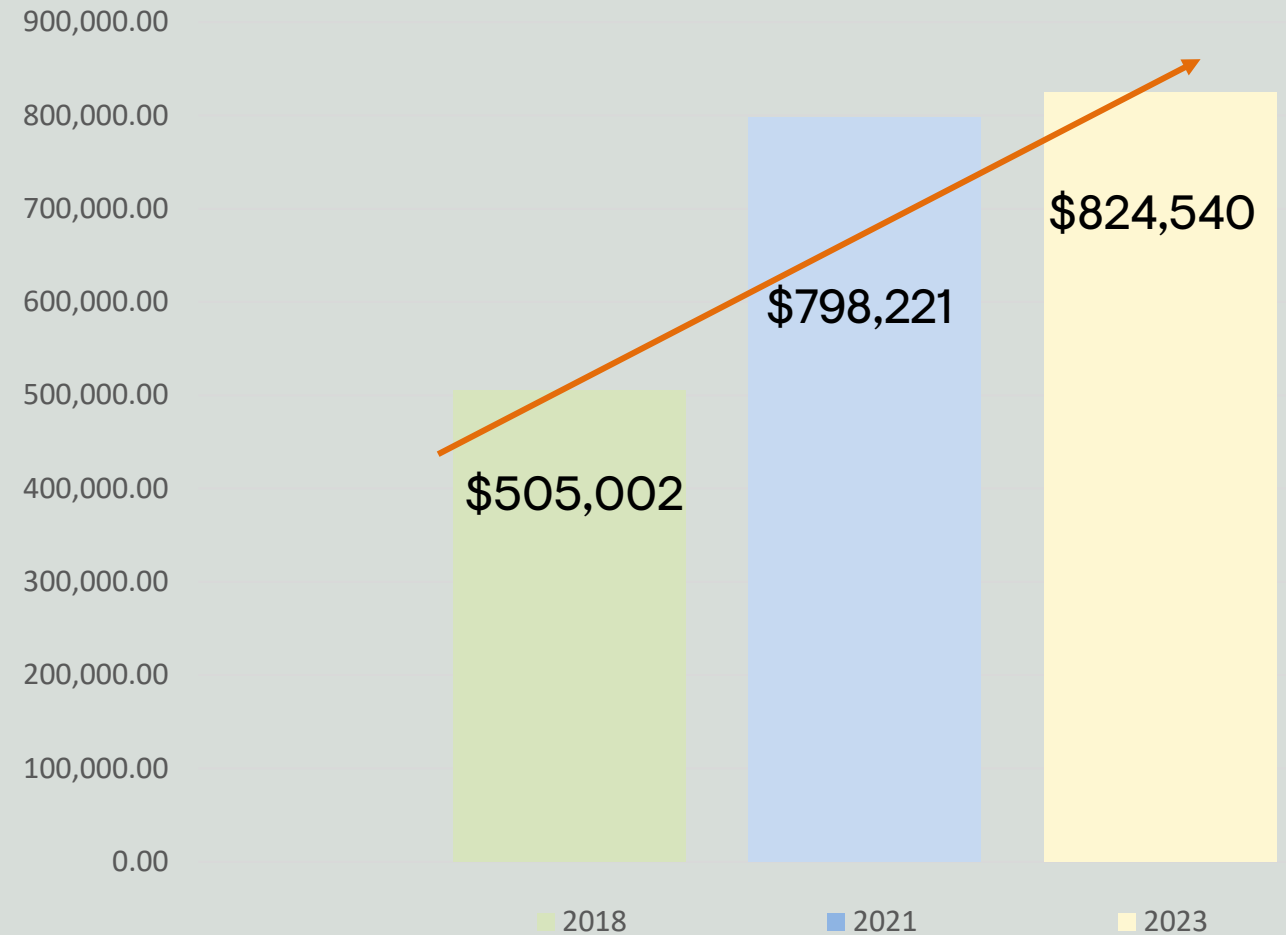
Play baseball at Mount Joy Park, or picnic and play soccer at Conlin Meadows Park. Meanwhile, at Edenwood Park, you'll find a basketball court, walking trails, and a kids' playground.



# REAL ESTATE FACTS

- **Prices have increased by 63%** in just 5 years
- More than 17,900 homes sold over the last 5 years
- Oshawa and Durham need 90,000 new homes built in next decade\*\*

## Oshawa Annual Average Home Price



\*Year to date August 2023, Source: TRREB

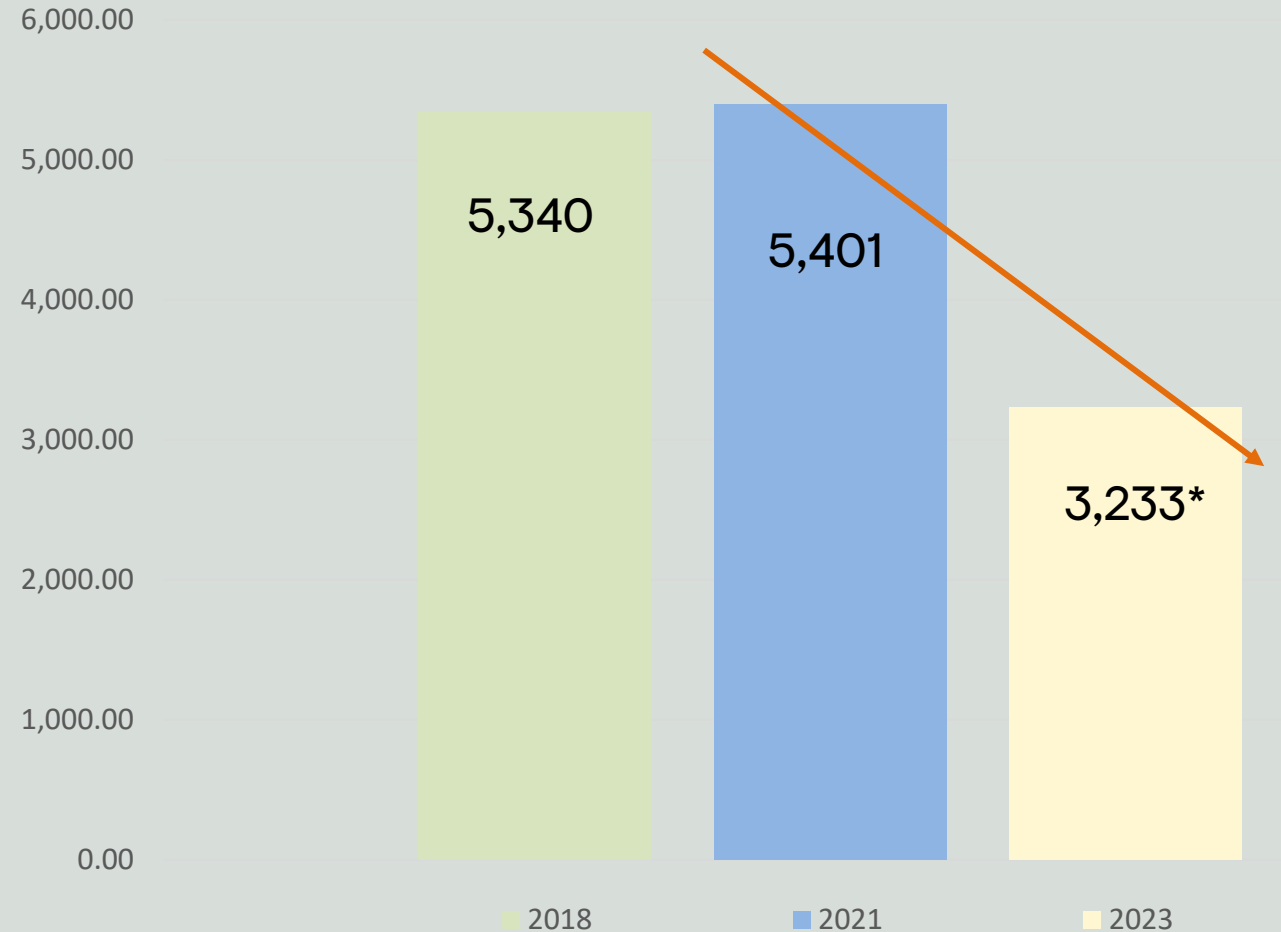
\*\*Source: Smart Prosperity

# REAL ESTATE FACTS

Low Supply

**New listings have decreased by 40%**  
compared to 5 years ago.

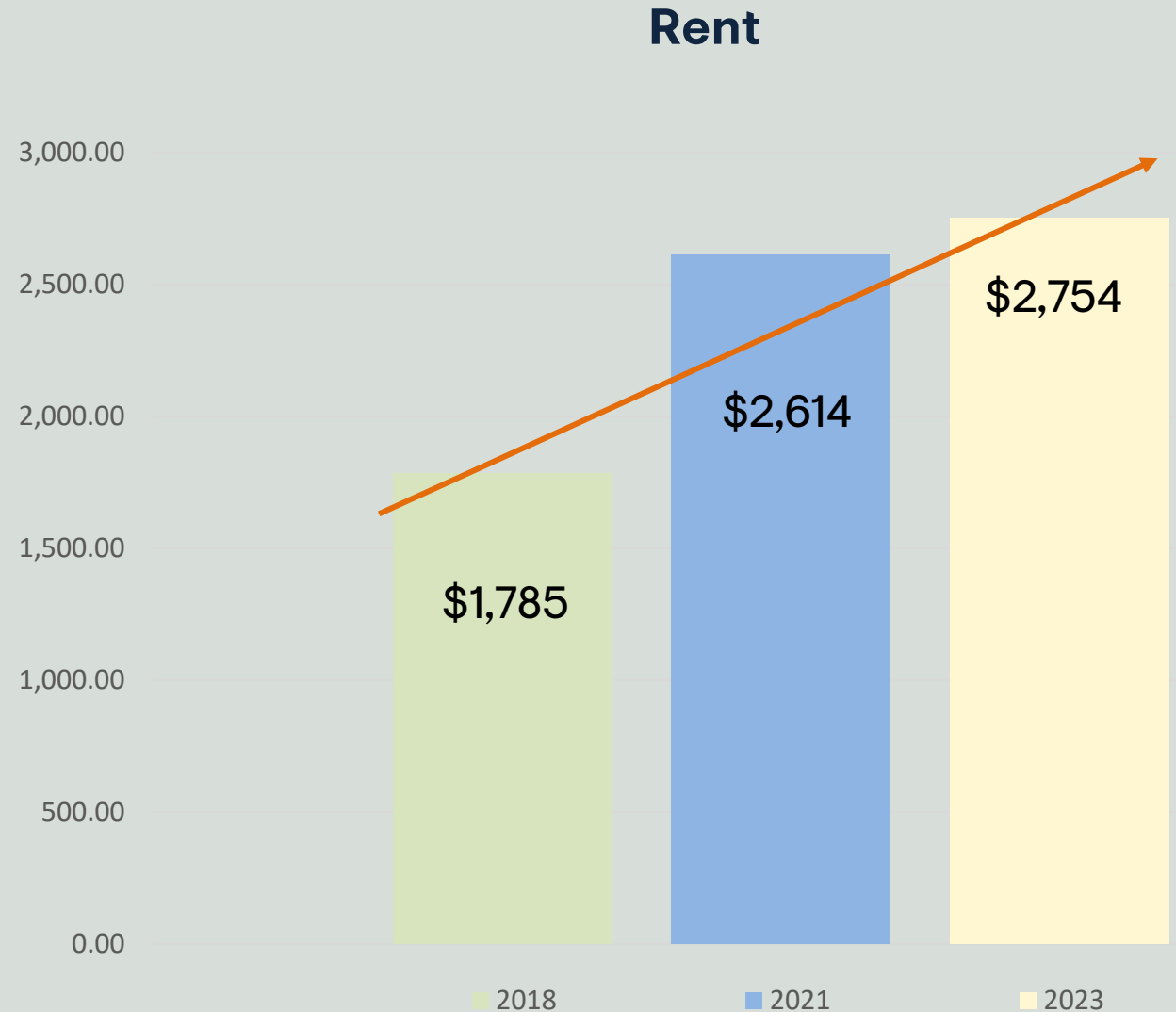
## New Listing



\*Year to date August 2023, Source: TRREB

# REAL ESTATE FACTS

As of August 2023, the average rent for a townhome in Oshawa is \$2,754\*.  
This is a **54% increase** in just 5 years.



\*Year to date August 2023, Source: TRREB



Introducing the exciting next chapter of the award-winning Heights of Harmony community in Oshawa.

Phase 2 of this master-planned community offers a collection of Back-to-Back and Rear Lane townhomes, all crafted to embody Minto Communities' unwavering commitment to sustainability, technology and mindful design.

**2023 Building Industry and Land  
Development Association Award (BILD)**  
Project of the Year - Low-Rise /  
The Heights of Harmony

Illustrations are artists' concept and are subject to change without notice. E.&O.E.

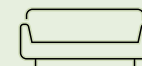
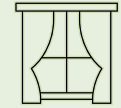
---

# PHASE 2

108 BACK-TO-BACK TOWNS

60 REAR LANE TOWNS

---





FUTURE  
COMMERCIAL/RESIDENTIAL

PHASE 2

GREENTREE PATH

BLOCK 1

BLOCK 14

BLOCK 13

BLOCK 12

BLOCK 11

BLOCK 10

BLOCK 2

BLOCK 15

CENTRAL AMENITY

BLOCK 16

BLOCK 9

BLOCK 3

BLOCK 20

BLOCK 19

BLOCK 18

BLOCK 17

BLOCK 8

BLOCK 4

BLOCK 5

BLOCK 6

BLOCK 7

OYAS AVENUE

FUTURE  
COMMUNITY  
PARK

FUTURE  
RESIDENTIAL

REAR LANE  
TOWNS

BACK-TO-BACK  
TOWNS



# REAR LANE TOWNHOMES

## THE LAUREL COLLECTION

- 3 - 4 bedrooms
- 1,886 – 2,079 sf
- Front Yard
- Double garage tucked behind the house for easy access
- Driveway
- Filled with natural light, open-concept layouts
- Starting from the \$800s



Canadiana, Colour Pk. 2

# REAR LANE TOWNHOMES

Modern Farmhouse, Colour Pk. 1



Illustrations are artists' concept and are subject to change without notice. E.&O.E.

# REAR LANE TOWNHOME



Illustrations are artists' concept and are subject to change without notice. E.&O.E.

# REAR LANE TOWNHOME



Illustrations are artists' concept and are subject to change without notice. E.&O.E.

# BACK-TO-BACK TOWNHOMES

## THE PINE COLLECTION

- 2 - 3 bedrooms
- 1,349 - 1,628 sf
- Terraces
- Front garage
- Contemporary and sleek design
- Open and airy living space
- Starting from the \$600s



Contemporary A, Colour Pk. 4

# BACK-TO-BACK TOWNHOMES

Contemporary B, Colour Pk. 2



Illustrations are artists' concept and are subject to change without notice. E.&O.E.

# BACK-TO-BACK TOWNHOME



Illustrations are artists' concept and are subject to change without notice. E.&O.E.

BACK-TO-BACK TOWNHOME



Illustrations are artists' concept and are subject to change without notice. E.&O.E.



# SUSTAINABLE FEATURES

---

By incorporating sustainable practices, we aim to significantly lessen our carbon footprint and help protect the planet – creating a more livable and resilient future for everyone.

Residents benefit from reduced energy costs, improved air and water quality, and healthier living environments due to our conscientious community development.



## Water Efficiency

Water efficient fixtures to help reduce consumption by up to 30% and protect residents from rising utility costs.



## Enhanced Building Envelope

A high-performance envelope is designed to reduce heating and cooling needs through higher insulation values, high-performance windows and air-tight construction practices - providing both utility cost savings and improved comfort conditions. A sample of homes is tested by a third party to verify air tightness.



## High Performance Mechanical Systems

Efficient mechanical systems include an Energy Recovery Ventilation system that delivers fresh, filtered air throughout the home.



## Energy Star Multifamily Certification

Westshore is targeting ENERGY STAR® Multifamily High Rise certification. This means that the homes are performance-tested and third-party verified by industry professionals to ensure they meet rigorous industry standards. A focus on energy efficiency and air tightness results in a minimum 15% improvement in energy efficiency versus a code-built home.



## Healthier Materials

Healthier materials and finishes such as low VOC paint and Green Label Plus-certified carpeting will improve indoor air quality.



# SMART LIVING

---

Every day, Minto Communities is creating new and innovative ways to help you live better. With the addition of our Smart Home Package in your home, you have control at your fingertips. Every detail has been carefully designed to help streamline your life with the click of a button.



## **Smarter Home Air Quality Monitoring**

Monitor your home's air quality with the smart monitoring system. It prompts homeowners to clean and replace air filters regularly and empowers them to act by raising awareness about air quality.



## **Smarter Home Thermostat**

Create a comfortable environment inside and save money on energy. The Smart Thermostat helps reduce energy consumption by automatically adjusting the temperature with the smart sensor when no one is home.



## **Smarter Home Video Doorbell with Camera**

The video doorbell is activated right when the doorbell is pressed, allowing you to see what is going on outside your home and interact with visitors at your door from anywhere in the world – right from the Enercare Smarter Home mobile app.



Illustrations are artists' concept and are subject to change without notice. E.&O.E.

THANK YOU



**minto**  
Communities