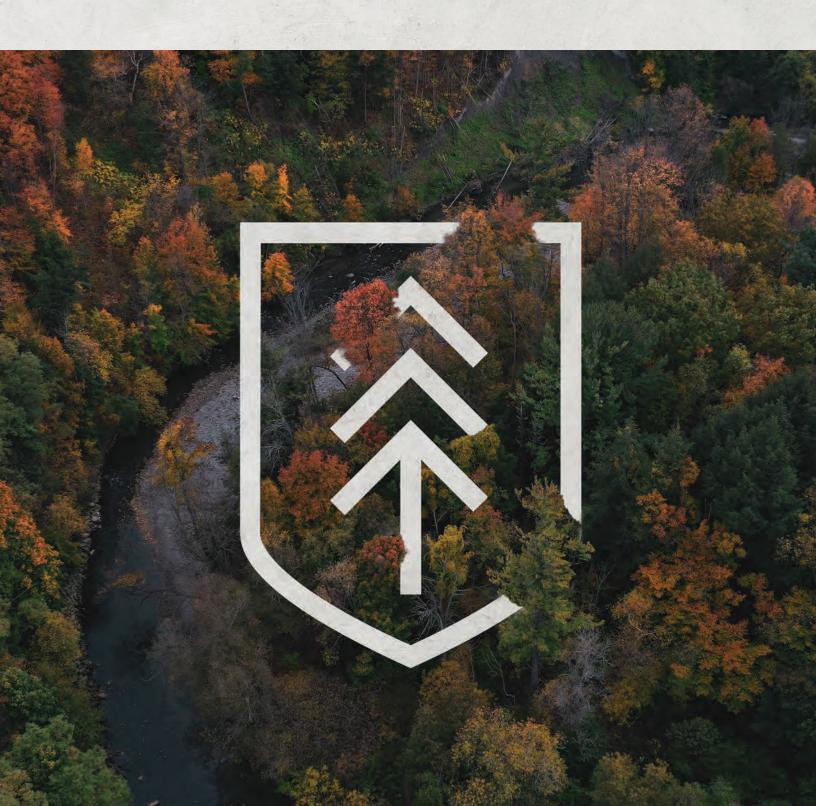


HIGHLAND COMMONS

RESIDENCES BY THE CREEK



We immediately knew

Highland Commons was going to be something very special. The location is close to a beautiful, expansive park with a creek that flows all the way to the lake, letting residents discover nature close to home.

Zev Mandelbaum
 PRESIDENT & CEO, ALTREE DEVELOPMENTS





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EXTERIOR LOFT ENTRANCE

THE CHARM OF LIVING LOCALLY

Welcome to life at the Commons.

Designed to pay homage to the stunning natural landscape, Highland Commons pairs a modern living experience with curated amenities and the charm of a historic neighbourhood.



Highway 401 4 minute drive

McCowan Station 12 minute drive

Scarborough Bluffs 19 minute drive

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 U of T 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

Churchill Heights Park

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

CAFÉS & RESTAURANTS

WEST HILL Heron Park

Canmore O

HIGHLAND CREEK

1 Starbucks

GUILDWOOD

Guild Park & Gardens (5 km)

U of T

MORNINGSIDE 常常常

Scarborough Health Network -Centenary Hospital

CURRAN HALL

GOLFDALE

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

- 8 Shamrock Burgers
- 9 Northern Smokes
- 10 Six Social TO
- 11 Creek Coffee & Co.
- 12 Fratelli Village Pizzaria
- 13 Highland Harvest
- 14 Krispy Kreme

TRANSPORTATION

LAKE ONTARIO

Shuttle stops

at GO station

Village Common Park

Port Union

SHUTTLE

Bill Hancox Park

PORT UNION

Shuttle stops at site

- 1 Rouge Hill GO
- 2 Guildwood GO

Olympic Trail

Bus Routes

GO Train route

Future shuttle service







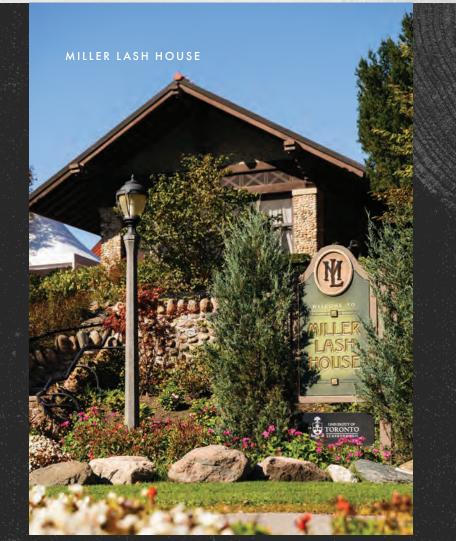
Find what you need, just around the corner.

Only steps away from Highland Commons, you will find quaint small town shops that offer everything you need. Grab a freshly-brewed coffee from Creek Coffee & Co. or a traditional oven-baked pizza at Fratelli Village Pizzeria. Lavender Rose Flowers is the perfect spot to pick up a heartwarming bouquet of flowers for a loved one.

The community is integral to Highland Commons. Supporting local is what it is all about here.



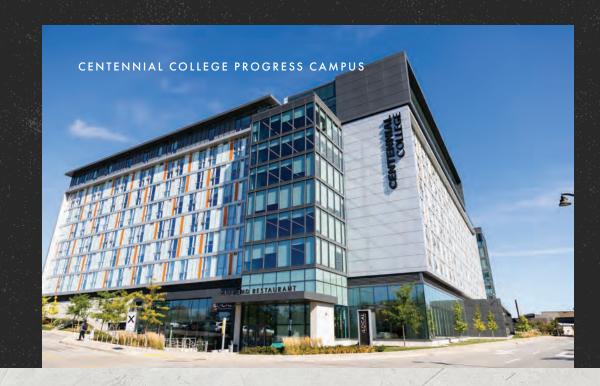




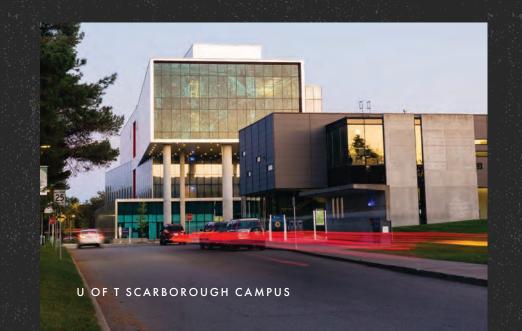


EXPAND YOUR LIFE WITH LOCAL OPPORTUNITIES.







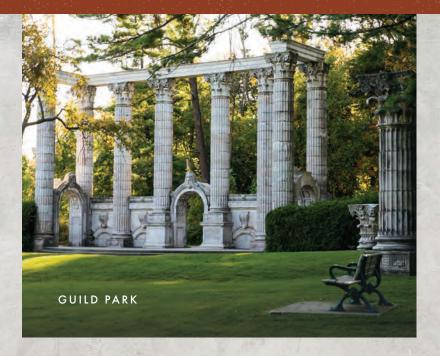


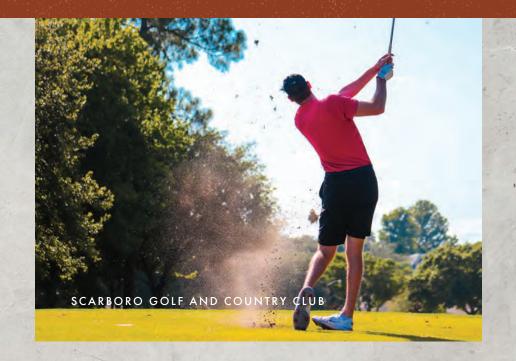


EXPERIENCING THE OUTDOORS CLOSE TO HOME IS ONE OF THE JOYS OF LIVING AT HIGHLAND COMMONS. DISCOVER A WORLD OF NATURE IN YOUR BACKYARD.













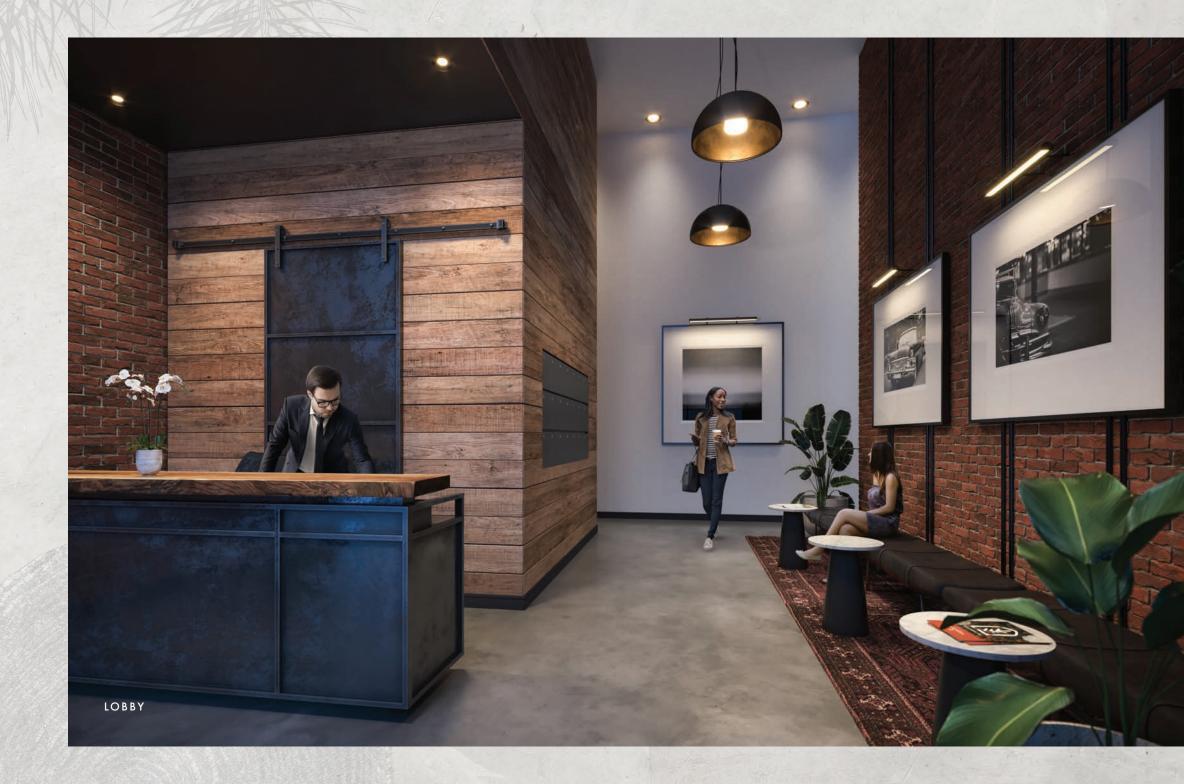


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A WARM WELCOME

You have arrived home.

Be embraced with a warm welcome by the concierge, pick up your mail with ease and have answers to all your questions with no hassle. Comfortably await your guests or sit in the lounge before taking the shuttle to the GO Station. And when you come home, you will have the added benefit of knowing your deliveries are securely attended to before you collect them! The Parcel Storage Lockers are just another convenient perk at Highland Commons.



- Anwar Mekhayech
FOUNDING PARTNER, DESIGN AGENCY



CO-WORKING SPACES THAT EXTEND YOUR HOME OFFICE

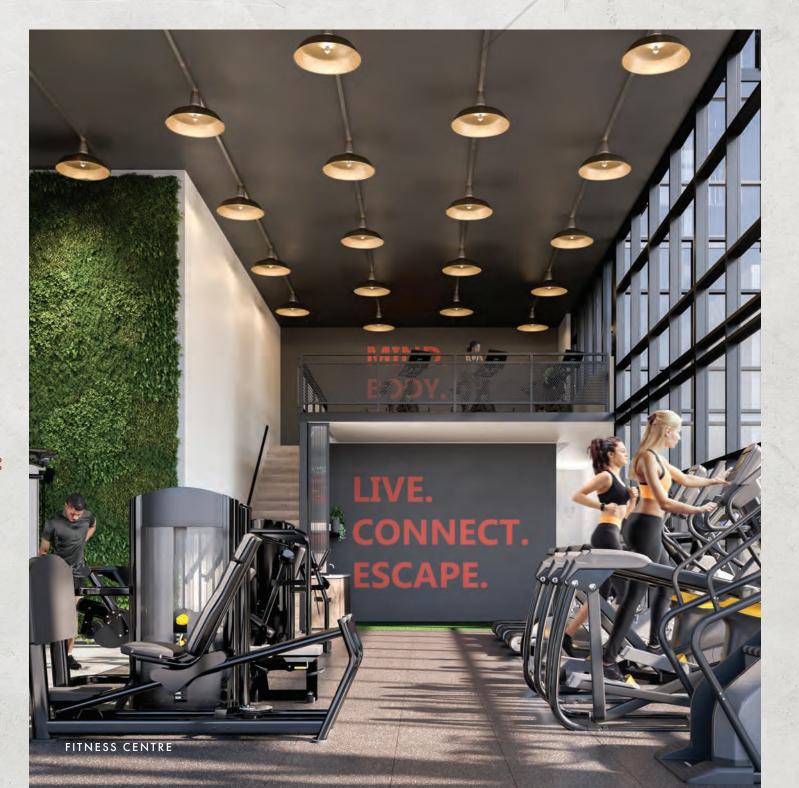
Embrace the productivity of working close to home.

Residents will love the freedom that the co-working space provides when they need the convenience of working from home. Large tables, offices, private meeting rooms and collaboration spaces offer the ability to easily manage a busy work schedule - all from the comfort of your own extended home office.



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ENJOY WORKOUTS THAT FIT YOUR SCHEDULE



Endless options for activity without leaving home.

Mind. Body. Strength. At Highland Commons residents will enjoy a wide range of fitness options, including cardio equipment, free weights and a spin room – perfect for getting your heart rate up or clearing your mind. If a competitive match is a better fit, hop on the squash court for a game or two – no membership required.



ω O

A SAFE PLACE FOR PLAYTIME

Your children can make new friends at the Kids' Centre at Highland Commons, a safe and spacious play area for children to learn, discover and enrich themselves with arts and crafts, painting and educational games. With parents in mind, the nearby lounge is perfect for socializing while you keep an eye on the kids. It's a space for the whole family.

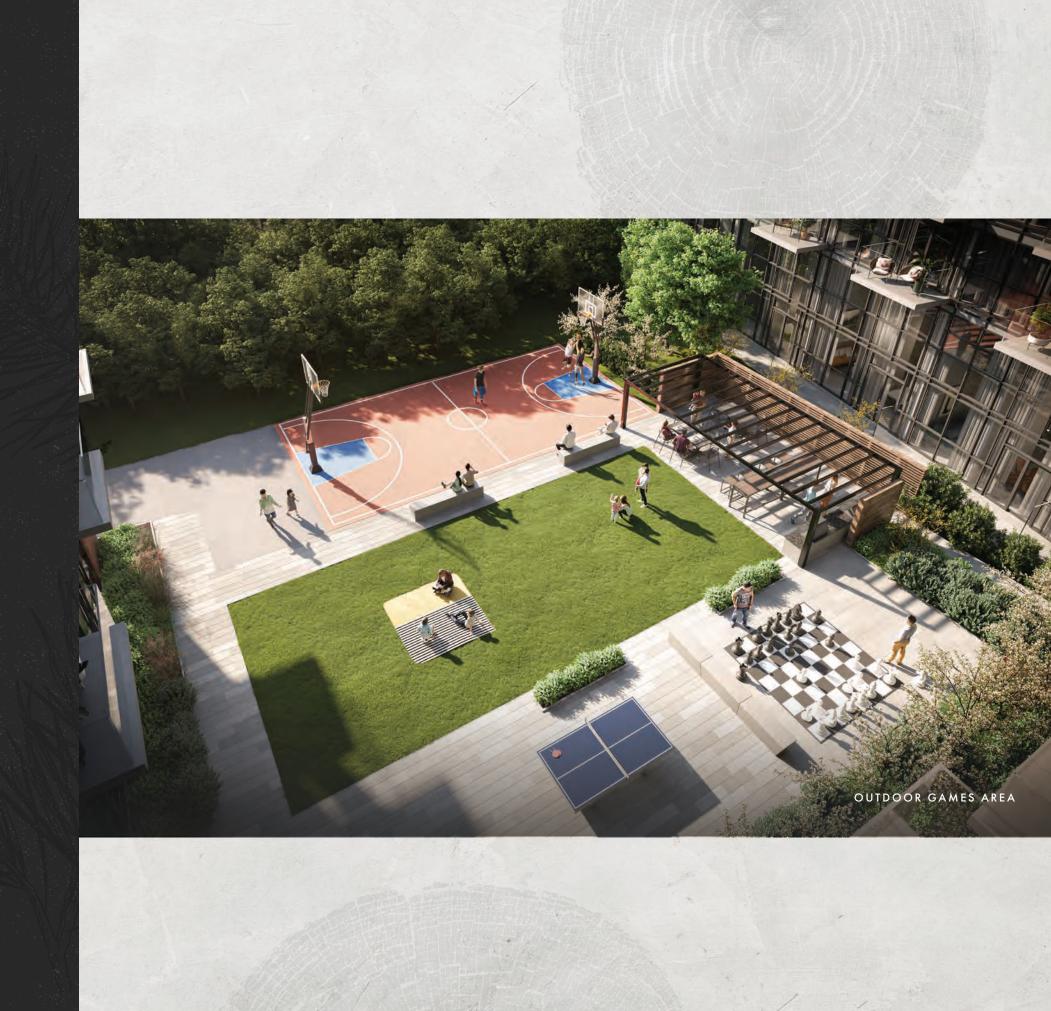


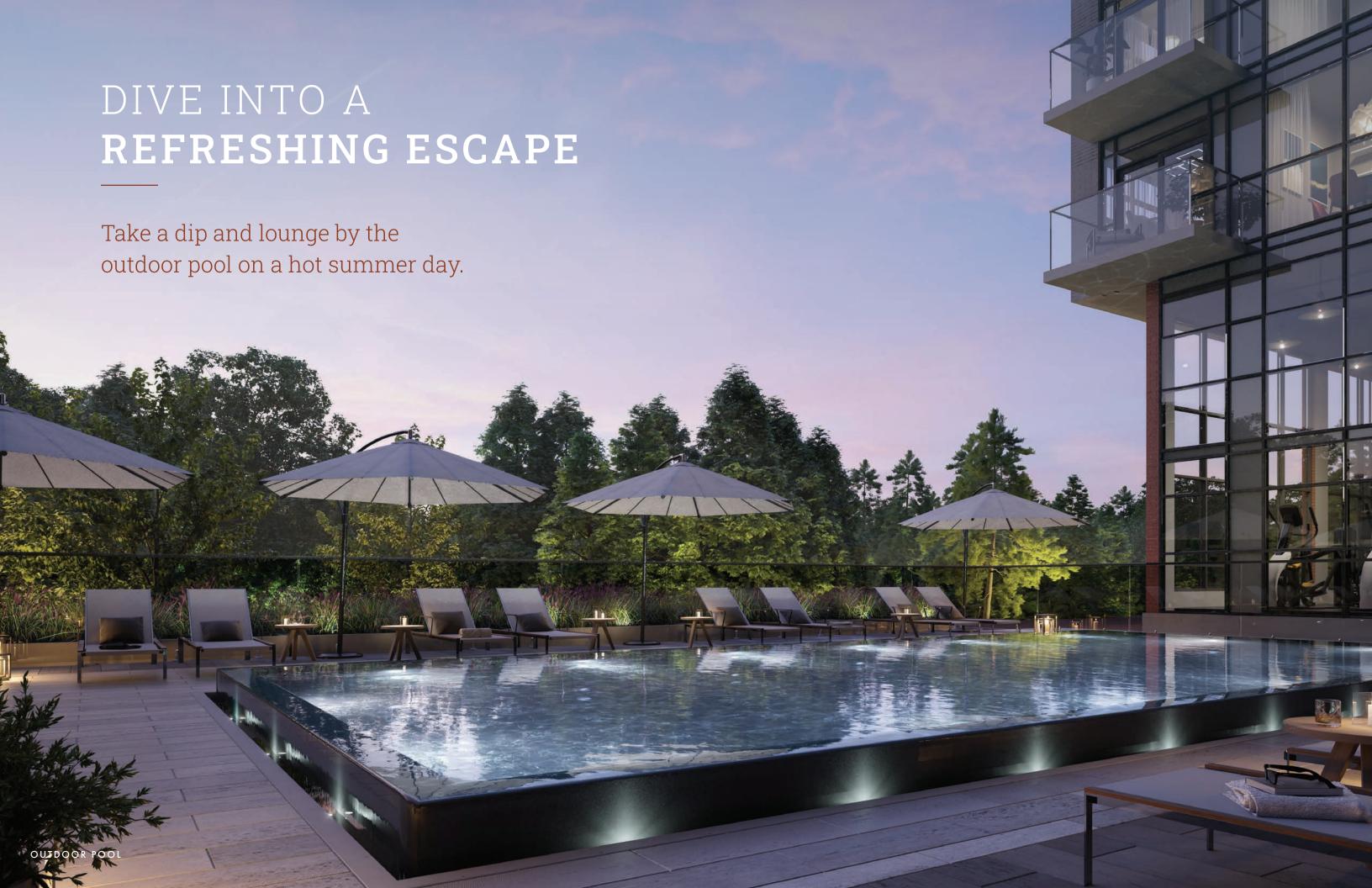
LIVE, CONNECT, ESCAPE WITHOUT EVER LEAVING HOME

The amenities at Highland Commons are designed for living well, everyday.

There's something for everyone in every season, whether you like to stay active or relax with family and friends. Enjoy a meal at the outdoor dining and BBQ area before practicing your skills on the basketball court or competing in a game of life-sized chess. The grass and outdoor seating offers a tranquil setting for a cold drink or to enjoy the afternoon sun.

The options are endless at Highland Commons.

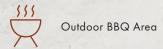




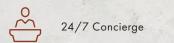




Resident Mailboxes





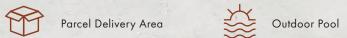




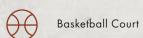
Outdoor Dining Area



Games Room







Outdoor Chess

Outdoor BBQ Area

Outdoor Dining Area

Basketball Court

Ping Pong Table

Squash Court

Co-working Space

Party Room

9 Kids' Centre

10 Lobby

11 Pet Wash

12 Parcel Room

13 Change Rooms

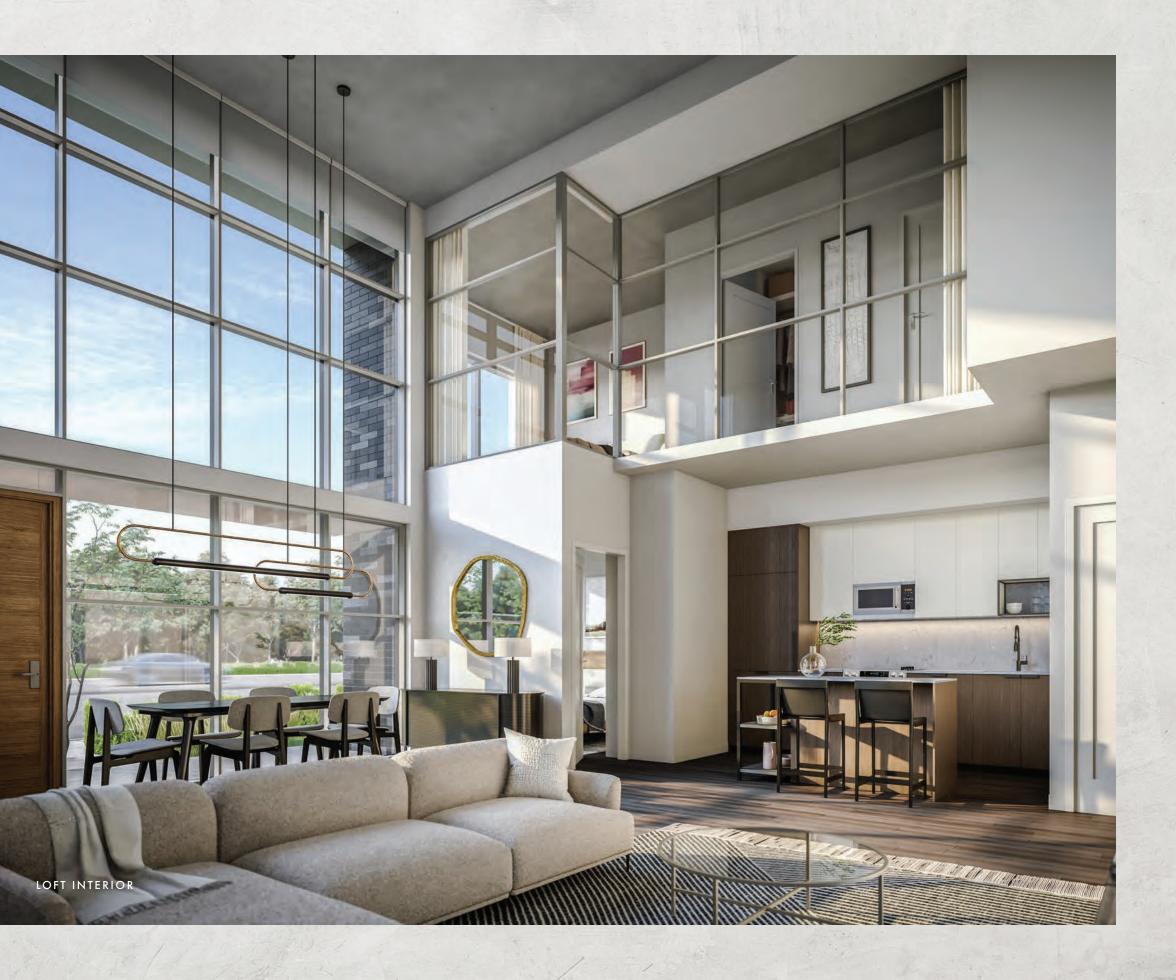
14 Fitness Centre

15 Outdoor Showers

16 Outdoor Pool

17 Guest Suites

18 Planting Area



The suite design at Highland Commons provides a unique opportunity for buyers,

including loft-style suites at grade level that come with all the conveniences and amenities that you get with a condominium lifestyle. Here, you get the feeling of a traditional home with the separate living areas and direct access outdoors. These suites are great for entertaining and the extra space is perfect for a growing family.

Cara Hirsch
 CEO & FOUNDER, HIRSCH + ASSOCIATES



LIGHT-FILLED ROOMS ILLUMINATE YOUR DAYS.



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HAVE IT ALL AT HIGHLAND COMMONS.
A CONDOMINIUM LIFESTYLE WITH
THE ADDED PRIVACY OF YOUR OWN
LANDSCAPED ENTRANCE.





LIVE. CONNECT. ESCAPE.





Drawn maps, illustrations and renderings are Artist's concept only. Construction of dwelling may not be exactly as shown. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the Builder during the construction of the building and suites, and site conditions. Accordingly, all details, dimensions, treatments, specifications and features shown may be changed by the Builder, the Municipality, the Developer or the Builder's control architect, in their sole and unfettered discretion at any time without notice. Site plan generally depicts a draft plan submitted to the Municipality for development approvals. Aerial photographs were taken from various angles and heights in order to generally illustrate the relative location of the condo and surrounding features. Renderings are not to scale and may not reflect the actual buildings, businesses and structures in existence at the time of development. The developer makes no representation or warranty with respect to the actual views or locations of such features from the suites once fully constructed. Listed travel times are general in nature and may vary depending upon traffic and personal variables such as fitness and mobility level. E&O.E. Nov 2021.