



the
highmark



*the
highmark*



REACH HIGHER

Raise your expectations and step up to elevated living. Ascend to The Highmark, where wellness is central to design, nature is all around you, and technology simplifies your day-to-day life.

Fitness areas, a yoga studio, children's play zones, outdoor terraces. Designated places to work, unwind, or connect with friends. Achieve your own personal high mark close to the shores of Lake Ontario, just a stroll from Pickering Town Centre and a short train ride from downtown Toronto.

the highmark



RENDERING IS ARTIST'S CONCEPT



WELCOME TO THE HIGHMARK

Raising the bar on high-rise living, this impressive new condominium features two sleek, contemporary towers that stand 12 and 16 storeys high and boast 346 stunning suites between them.

Designed by Kohn Architects with interiors by FDM Designs, The Highmark showcases exceptional attention to detail inside and out. With FirstService Residential overseeing the property's management, your new home will be in good hands – as will you.

From the superior features and finishes you'll find within your suite to the personalized service you can expect before, during, and after your purchase, Highmark Homes promises to deliver an exceptional customer experience.

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SUN ZONE

YOGA ZONE

FUN ZONE

FIT ZONE

POWER ZONE

ZEN ZONE

PLAY ZONE

TO DIANA,
PRINCESS OF
WALES PARK



YOU'VE ARRIVED

You can feel it the moment you enter the beautifully appointed lobby. The Executive Concierge greets you, the ambiance envelops you, and it all just flows from there. Every aspect of The Highmark is carefully planned and thoughtfully designed to elevate experiences to a higher level. We call it The Highlife, and you'll feel it in the Fit Zone, the Yoga Zone, in our outdoor Power Zone with fitness equipment, in the Zen Zone garden, in our children's indoor Fun Zone and outdoor Play Zone. Upstairs on the 6th floor, you can live The Highlife in the Party Zone, the Sports Zone lounge, the Sun Zone terrace or in the Work Zone co-working space. We've raised the bar on condominium living. Welcome to The Highmark.





STEP UP TO THE HIGHLIFE IN OUR STUNNING LOBBY





ARTIST'S CONCEPT, FLOOR PLANS, MATERIALS & SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. E.&O.E.



LIFE SIMPLIFIED

It's more than you'd expect. It's a step above.

If it adds ease to your life, you'll find it here.

At The Highmark, parcels are held for you in secure parcel lockers conveniently located just off the main lobby. Upon delivery, a unique code is sent to you via a smartphone app, enabling you and only you to retrieve what's yours. Returning from an adventure with your four-legged friend? Rinse off muddy paws in the pet wash before heading up to your pristine suite. Await guests in the stylishly appointed lobby, with comfortable seating, or trust that your Executive Concierge will greet them warmly upon arrival.

From the ground up, this is The Highlife.



WELLNESS FLOWS FROM THE INSIDE OUT

Wellness is the focus indoors and out in our Yoga Zone studio and state-of-the-art Fit Zone gym that flows through to the outdoor Power Zone fitness area and breathtaking landscaped Zen Zone garden. Keep an eye on your kids from the convenient viewing lounge while they exercise their imaginations in our Fun Zone plus outdoor Play Zone with play structure. At The Highmark, wellness is where The Highlife begins.





Highlife Main Floor indoor Fit Zone with fitness equipment, Yoga Zone, children's Fun Zone, and Viewing Zone PLUS outdoor Power Zone with fitness equipment, children's outdoor Play Zone and Zen Zone garden.



RENDERING IS ARTIST'S CONCEPT



INDOOR YOGA ZONE PERSONAL FITNESS ROOM





INDOOR FIT ZONE WITH STATE-OF-THE-ART FITNESS EQUIPMENT



RENDERING IS ARTIST'S CONCEPT



INDOOR CHILDREN'S FUN ZONE



RENDERING IS ARTIST'S CONCEPT



OUTDOOR POWER ZONE WITH STATE-OF-THE-ART FITNESS EQUIPMENT





CHILDREN'S OUTDOOR PLAY ZONE WITH PLAY STRUCTURES





MEET YOU ON THE 6TH

The Highlife continues on our 6th Floor with a stunning indoor/outdoor space that connects the two buildings. Meet friends in the Party Zone with bar, lounge seating and private dining. Lounge around the fireplace, the bar or pool table in the Sports Zone, cook up something fabulous in the chef's kitchen, or gather around the games table and let the chips fall where they may. Get down to business in the Work Zone co-working space with separate glass-enclosed privacy work pod. Or catch some rays on the landscaped outdoor rooftop terrace Sun Zone with gas barbeques, loungers and pavilion with cabana, bar and seating. The 6th is the heartbeat of The Highmark.





LIVE THE HIGHLIFE ON THE 6TH

highlife



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SUN ZONE ROOFTOP TERRACE WITH GAS BARBEQUES,
LOUNGERS AND PAVILION WITH CABANA, BAR AND SEATING



RENDERING IS ARTIST'S CONCEPT



CATCH SOME RAYS ON OUR SUN ZONE ROOFTOP TERRACE



RENDERING IS ARTIST'S CONCEPT



AT NIGHT, OUR SUN ZONE ROOFTOP TERRACE SPARKLES WITH LIFE

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PARTY ZONE WITH BAR, LOUNGE SEATING AND PRIVATE DINING

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SPORTS ZONE WITH FIREPLACE, BAR AND POOL TABLE





RENDERING IS ARTIST'S CONCEPT

WORK ZONE CO-WORKING SPACE





LET NATURE LEAD THE WAY

If you feel the great outdoors calling, you need only look to your own backyard. Enjoy some fresh air while taking a stroll in Diana, Princess of Wales Park. Spot native birds while wandering the grassy banks of Duffins Creek. Or head slightly north to the Seaton Trail for a scenic hike. Overflowing with natural beauty, the area surrounding The Highmark invites you to connect with nature year round.

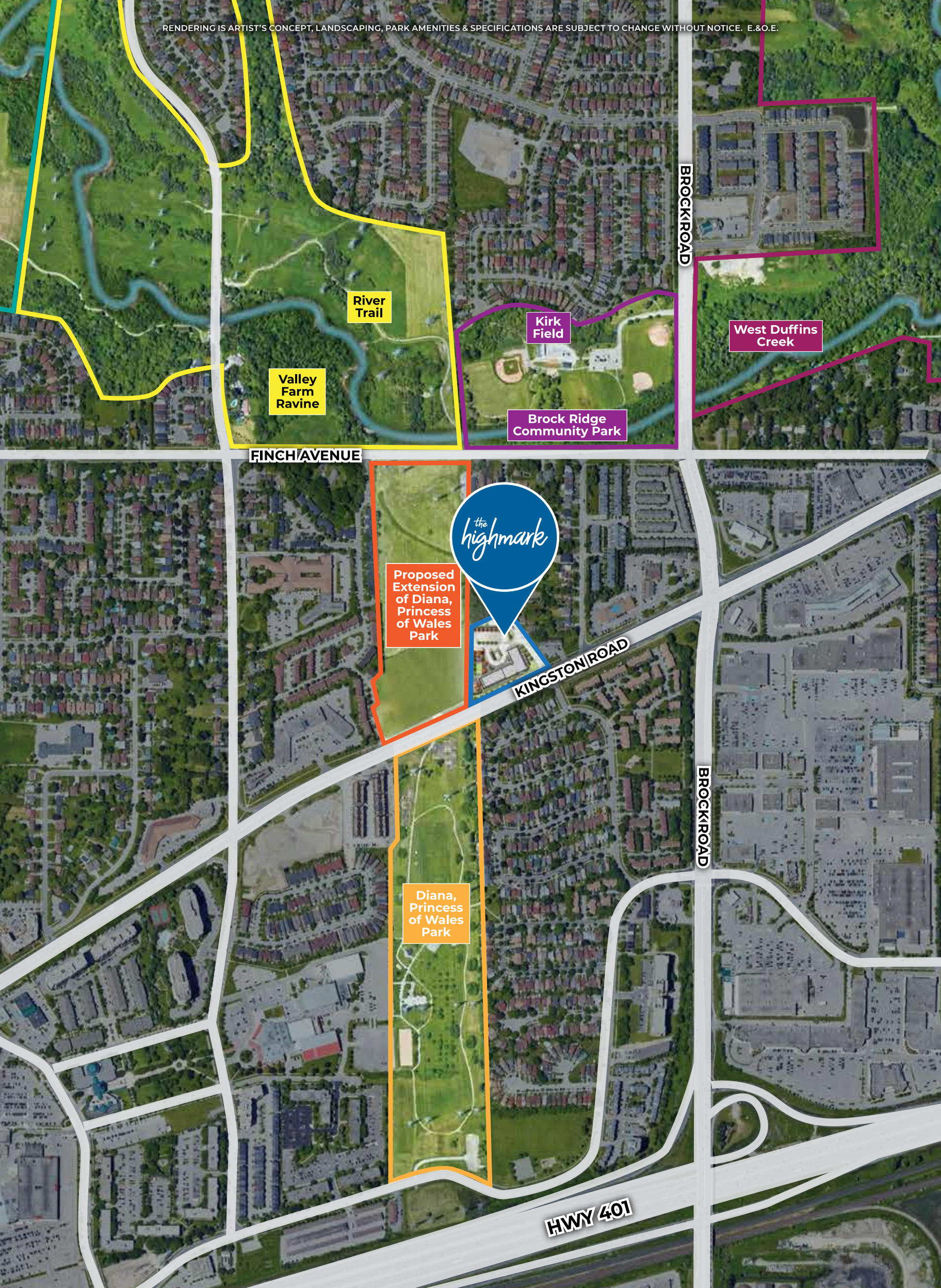


the highmark



CHOOSE YOUR OWN ADVENTURE

For those who choose to call The Highmark home, there's never a dull moment. Some of the region's best surfing and kite boarding can be found along the Pickering Waterfront. Local parks are home to endless soccer fields, softball diamonds, and basketball courts. Duffins Creek is a go-to for anglers on account of the fabulous fishing. And the Seaton Trail has a 14.5-km trail loop just a short hop from Pickering. Strap on your cross-country skis come winter. Traverse it on foot come summer, pausing along the way for a refreshing dip in the river. Whether you're seeking action or serenity, you'll find the perfect destination among Pickering's many parks, forests, and trails.



FOLLOW YOUR OWN PATH

With Diana, Princess of Wales Park right across the road and greenspace leading through to Duffins Creek, you'll have access to a fabulous array of local amenities, including playground, soccer fields, basketball, a skate park, street hockey court and beach volleyball court.

You can stroll to the Seaton Trail System that leads to the Waterfront Trail, which runs for 3,600 kms along Lake Ontario.

Of course, let's not forget the glorious green spaces on the actual grounds of The Highmark, including the Zen Zone garden for relaxation, the children's Play Zone for monkeying around, and the Power Zone for working out. Decked out with top-of-the-line fitness equipment, this outdoor exercise area is an extension of the indoor Fit Zone – because inside and out, The Highmark puts your wellness first.





GO WITH THE FLOW

Stylish and seamless, The Highmark's open-concept suites are full of elegant touches – from smooth-finish ceilings and designer-selected engineered wood to quartz countertops, high-quality cabinetry, and kitchen appliances. Plus, the benefits of automated comfort, convenience, and security brought to you by SMRT by Highmark.

A stunning space that inspires elevated living, The Highmark leaves no stone unturned when it comes to elegance.





smrt.[®]
by Highmark

HIGHLIFE SMRT THINKING

SMRT by Highmark puts control in your hands with a Smart Suite mobile app and all these SMRT Suite benefits:



Secure keyless entry with Smartphone app or unique password



Self-monitored security & smoke alarm system with one-way visitor access video



Smart Suite mobile app controls for temperature and lighting



Connected community hub for messaging, booking amenities, and calendars



Smart parcel lockers with Smartphone alerts and unique retrieval codes



Smart parking with access by license plate recognition, programmable for guests



Electric vehicle charging stations for you or reserve for your guests



GRACIOUS LIVING/DINING



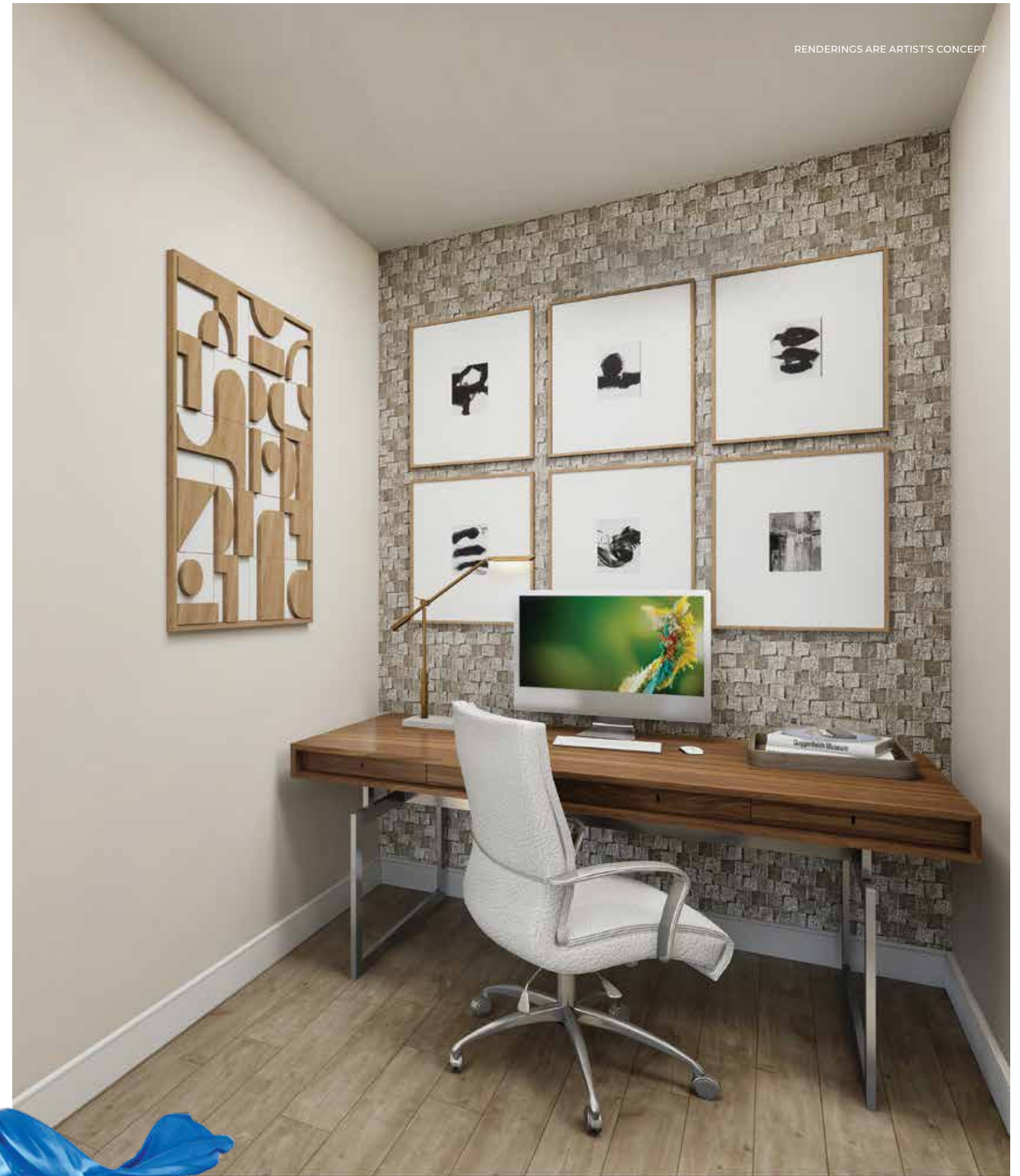


CHEF'S KITCHEN





SPA-LIKE ENSUITE



MEDIA-ROOM/DEN





YOU'LL WISH THE DAYS WERE LONGER

Mingle with friends at a local café or lounge.

Pair dinner with a movie. Spend a day on the fairway, check off your To Do list at SmartCentres Pickering, or browse your favourite big-brand stores at Pickering Town Centre. And you're just a seven-minute drive from the incredible new 240-acre Durham Live Entertainment District. Currently in development, this district will feature shopping, casino, live concerts, theatre, dining, golf course, waterpark, and film studios. As for connectivity, Highways 401 and 407 and Pickering GO Station are around the corner.





LIVE HIGHLY CONNECTED

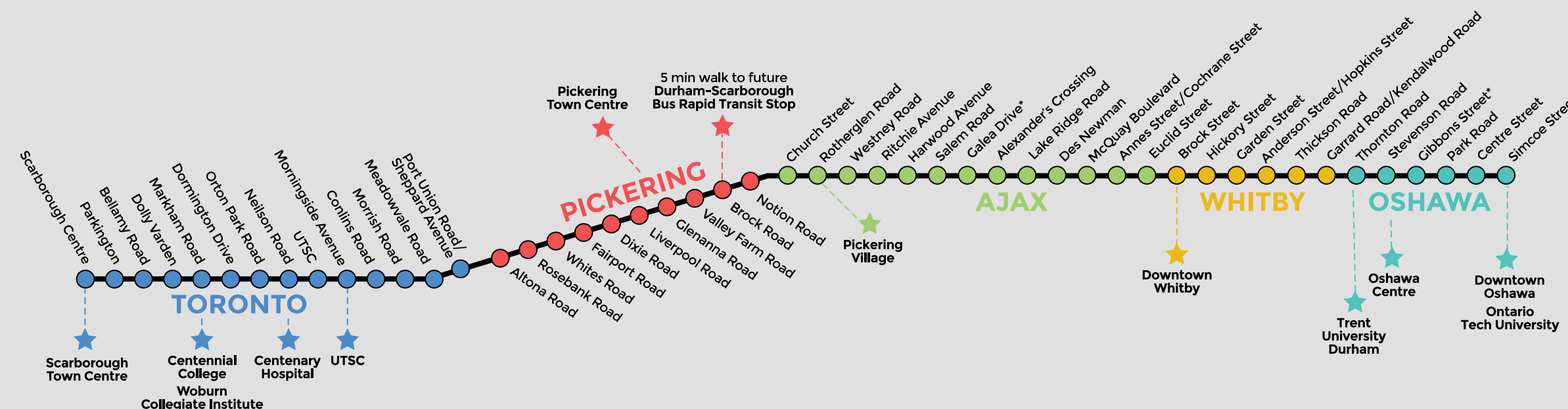
Located near the corner of Kingston Road and Brock Road, this landmark community is perfectly placed for connectivity. Highways 401 and 407 ease the commute, as does quick access to the Pickering GO Station, and additional transit plans are in the works.



DURHAM-SCARBOROUGH BUS RAPID TRANSIT

The proposed DSBRT line consists of 36 kilometres of bus rapid transit that would serve Oshawa, Whitby, Ajax, Pickering and Scarborough. Improved transit along Highway 2 across the Toronto and Durham boundary would link communities, employment, schools and other major destinations in the Region.

PROPOSED RAPID BUS TRANSIT LINE



ARTIST'S CONCEPT. MAP NOT TO SCALE. STOPS AS PROPOSED BY METROLINX AND MAY NOT REPRESENT FINAL PLAN. LEARN MORE AT METROLINX.COM



PARKS

1. Beachfront Park
2. Millennium Square
3. Frenchman's Bay Marina
4. Kinsmen Park
5. Alex Robertson Park
6. Beachpoint
7. Rotary Frenchman's Bay West Park
8. Petticoat Creek
9. Diana, Princess of Wales Park
10. The Esplanade Park
11. David Farr Park
12. Brock Ridge Community Park
13. Beverley Morgan Park
14. Valley Farm Ravine
15. Grand Valley Park
16. Duffins Trail System
17. Liverpool Road Pier
18. Hanscombe Park
19. Vistula Ravine
20. Glengrove Park
21. Forestbrook Park
22. Greenwood Conservation Area



RESTAURANTS

1. Island Mix Restaurant & Lounge
2. The Nine-O-Five Lounge
3. Chuuk Bar & Restaurant
4. PORT, Mr. Delicious, The Sailing Restaurant and Bar
5. Big M Drive-In
6. Amici
7. Pickle Barrel, Moxie's Grill
8. Jack Astor's, Spin Dessert Cafe & Bistro, East Side Mario's
9. Makimono, The Works
10. District Lounge
11. Dragon Rolls, Sweet Emmas Cakery
12. Halibut House, Beryl's Pepper Pot
13. Chuck's Roadhouse Bar & Grill, Lone Star Texas Grill, Red House Thai, Belaggios Gelato
14. Swiss Chalet, Bollocks Pub
15. Shoeless Joe's
16. The Stone Corner Pub
17. Liverpool John's (LJ's)
18. East End Pub & Grill
19. Cora, Sabina's, The Volcano Cafe & Lounge
20. Mandarin
21. Pickering Village Ice Cream Shoppe
22. SIXSIDE BURGER, Milos Greek Restaurant
23. Ma Yve Grill
24. Pizzeria King
25. Beena's Kitchen
26. St. Louis Bar & Grill
27. Boston Pizza, AllStar Wings & Ribs



LANDMARKS

1. Lighthouses
2. Dixie Cliffs
3. Nautical Village
4. The Ancient Spirit Garden
5. Seaton Trail
6. Frenchman's Bay
7. Pickering Village
8. Liverpool House



RECREATION

1. Cineplex VIP Theatre
2. Pickering Rec Centre
3. BATL Axe Throwing
4. Pickering Playing Fields
5. Pickering Casino
6. Herongate Barn Dinner Theatre
7. Whitevale Golf Club
8. Pickering Golf Club
9. Riverside Golf Course
10. Pickering Public Library - George Ashe Branch
11. TreeHouse ClubHouse
12. Pickering Public Library
13. Don Beer Arena
14. Pickering Soccer Centre
15. Fox Run Golf Centre



TAKEOUT

1. McDonald's, Pizza Nova, Starbucks, Bar Burrito, The Kabab Shoppe
2. Tim Hortons, Popeyes, Little Caesars
3. Yardies Caribbean Cuisine, Hakka Fusion
4. Pizza Pizza, Thai Orchid
5. Harvey's
6. Subway, Caribbean Heat
7. Mr. Sub, Kips Flamin' Burgers
8. Trebilcock Coffee Roasters
9. Dairy Queen Grill & Chill



SERVICES

1. Service Ontario
2. Ivory Dental
3. Pickering Urgent Care Clinic
4. MedRehab Physiotherapy, West Durham Family Health Team
5. Police Station
6. Pickering Animal Hospital



SHOPPING

1. SmartCentres Pickering
2. Pickering Town Centre
3. Pacific Fresh Food Market
4. The Beer Store
5. Loblaws
6. Brookdale Centre
7. Whites Road Shopping Centre, Sport Chek
8. Steeple Hill Shopping Centre
9. Amberlea Shopping Centre
10. Glendale Marketplace



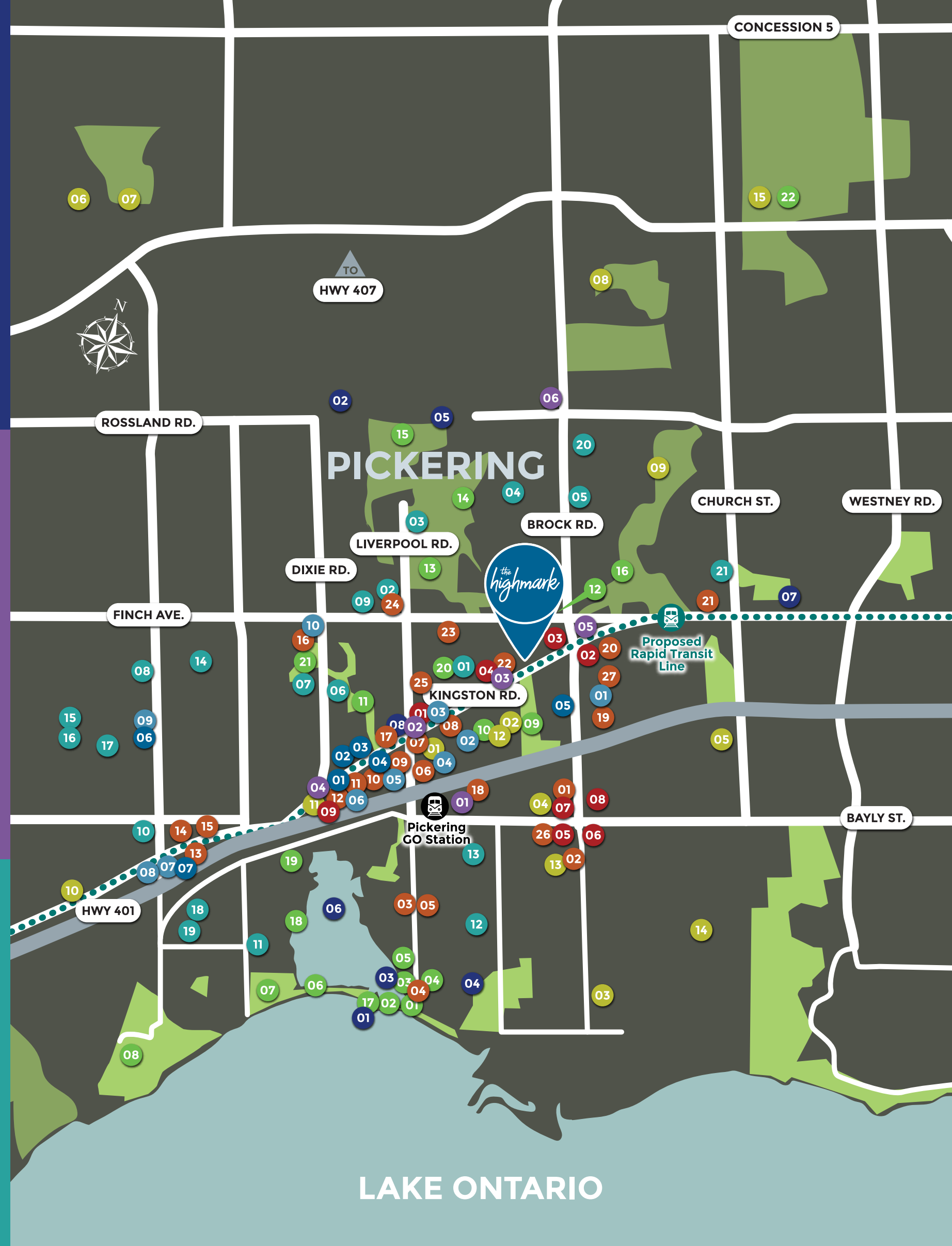
BANKS

1. TD Canada Trust, PC Financial
2. National Bank
3. RBC Royal Bank, BMO Bank of Montreal
4. CIBC, Scotiabank
5. RBC ATM
6. BMO ATM, CIBC ATM
7. Scotiabank



SCHOOLS

1. Glengrove PS
2. Maple Ridge PS
3. Pine Ridge SS
4. Valley Farm PS
5. Ronald-Marion French Elementary School
6. Vaughan Willard PS
7. William Dunbar PS
8. St Mary CSS
9. St Isaac Jogues CS
10. Dunbarton HS
11. Frenchman's Bay PS
12. Sir J.A. MacDonald PS
13. Bayview Heights PS
14. Gandatsetiagon PS
15. Altona Forest PS
16. St Elizabeth Seton CS
17. Highbush PS
18. Father Fenelon CS
19. Fairport Beach PS
20. St Wilfrid Catholic School
21. Pickering High School



LAKE ONTARIO

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THE DEVELOPMENT TEAM

KOHN PARTNERSHIP 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.

FLORA Di MENNA DESIGNS

Since its establishment in 1987 under the creative direction of Flora Di Menna, this Toronto based Interior Design firm has garnered numerous awards for excellence in design for luxury residences, model homes and suites, corporate offices, and condo amenity, sales centre and public spaces. Flora Di Menna and her team are renowned for their lavish interior designs executed on time, and on budget. But clients also know and love them for the flawless execution of those designs, thanks to the comprehensive planning, obsessive attention to detail and wise choice of furnishings that are usually custom designed by FDM.

MSLA

Marton Smith Landscape Architects is a full service landscape architectural design firm providing a wide range of creative and sustainable landscapes for private, corporate, and public clients. Our scope of projects and clientele include planned residential communities, resort & destination recreational facilities, themed entertainment and attraction venues, urban design settings, sustainable developments and 'green' architecture, as well as commercial and institutional developments.

FIRSTSERVICE RESIDENTIAL

FirstService Residential is North America's property management leader, partnering with more than 8,500 communities across the U.S. and Canada. HOAs, community associations, condos and strata corporations rely on our extensive experience, resources and local expertise to maximize their property values and enhance their residents' lifestyles. Dedicated to making a difference, every day, we go above and beyond to deliver exceptional service.

MILBORNE GROUP

A dominant force in Canadian condominium marketing, Milborne has served clients on projects ranging from vacation homes to high density multi-use developments around the world. Selling 700+ developments since its inception, the firm maintains a 12-15% market share in the highly competitive Toronto market.

McOUAT PARTNERSHIP

McOuat Partnership is Canada's most experienced real estate marketing firm. Over the span of 50 years, the company has marketed more than 3,000 projects, including communities, condominiums, and resorts across North America and the Caribbean.



THE BUILDER HIGHMARK HOMES THE MARK OF EXCELLENCE

The family has been building homes for almost 50 years in communities across the GTA. Highmark Homes combines vision with craftsmanship, creating inspired neighbourhoods ranging from timelessly traditional to creatively contemporary. With a family legacy of homebuilding excellence spanning decades and generations, Highmark takes pride in every remarkable new development. From smart design to fine finishes, Highmark Homes is dedicated to quality in every detail.





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