



INVESTOR PACKAGE

REACHING NEW HEIGHTS



the
highmark

The Highmark is bringing elevated living to Downtown Pickering. Endless greenspace to the North. Endless waters to the South. And in between, a vibrant city centre just minutes from Toronto. With rapidly increasing desirability and a supercharged real estate market, Pickering's value grows every day.



PICKERING AT A GLANCE

Diversely populated, well-educated, and rich in local culture, Pickering is primed for rapid growth through careful planning of the Seaton development to the North, and its ever-increasing City Centre. The Highmark sits at the centre of it all.

| | |
|-----------------------------|---|
| 100K+ Residents | |
| 200 Stores | 190 Restaurants |
| 220 Hectares of Green Space | |
| 2.7 km of Beaches | |
| 7.6 km of Waterfront Trails | |
| Livability Index of 87 | No. 2 Fastest Selling Residential Market in the GTA |
| | |

Source: Pickering.ca, zolo.ca, walkscore.ca

WHY DURHAM?

Home to nearly 700,000 people with an expected growth of 22,000 people per year for the next 20+ years, Durham has experienced rapid growth supported by increasing job opportunities and new developments, turning it into one of the GTA's top places to live, work, and play. Some of Durham's Top Employers include:

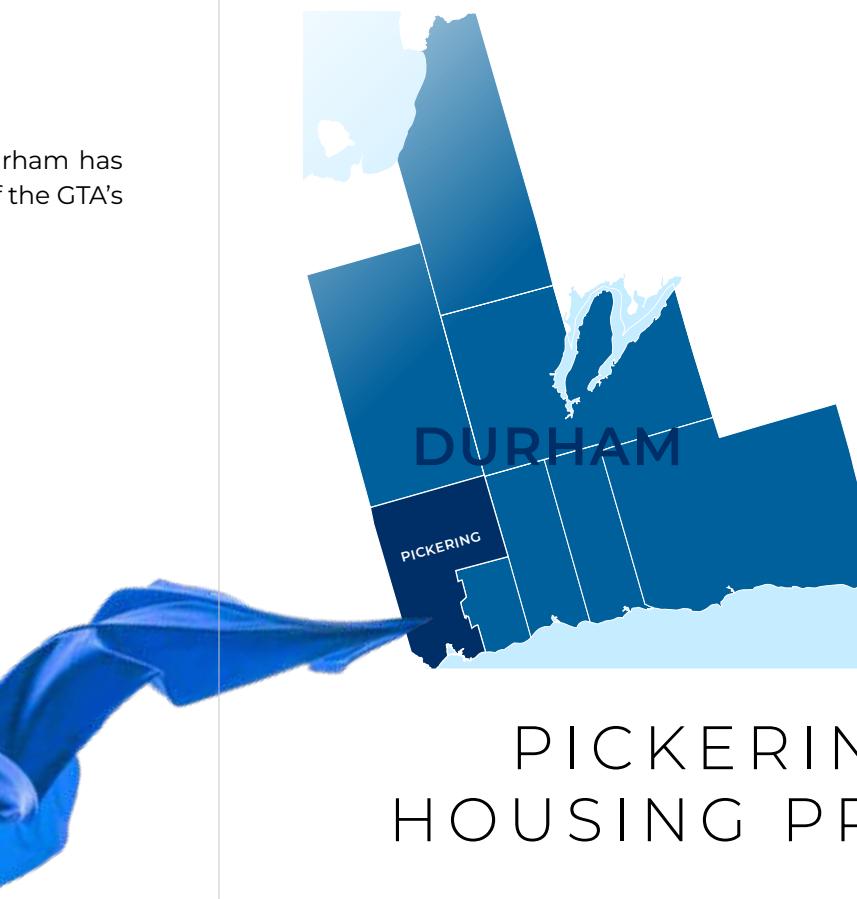
- Lakeridge Health: 8,000-8,499 jobs
- Ontario Power Generation: 7,000-7,499 jobs
- Durham District School Board: 6,000-6,499 jobs
- General Motors Canada: 3,750-3,999 jobs

https://www.durhamregion.com/business/who-are-durham-s-largest-employers/article_b15a3a64-f8cb-51a6-8b34-355c66d1366c.html

PICKERING VS NATIONAL AVERAGE

| GRADE | PICKERING |
|-------|--|
| A | SCHOOLS <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> AVG. TEST SCORES 12% <small>NAT. AVG.</small> </div> <div style="text-align: center;"> HIGH SCHOOL DIPLO. 5% <small>NAT. AVG.</small> </div> <div style="text-align: center;"> BACHELORS DEGREE 7% <small>NAT. AVG.</small> </div> </div> |
| A+ | HOUSING <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> PRICES 22% <small>NAT. AVG.</small> </div> <div style="text-align: center;"> COST OF LIVING 10% <small>NAT. AVG.</small> </div> </div> |
| A+ | SAFETY <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> TOTAL CRIME 41% <small>NAT. AVG.</small> </div> <div style="text-align: center;"> VIOLENT CRIME 38% <small>NAT. AVG.</small> </div> <div style="text-align: center;"> PROPERTY CRIME 41% <small>NAT. AVG.</small> </div> </div> |

Source: <https://www.areavibes.com/pickering-on>



PICKERING HOUSING PRICES

| AVG SOLD PRICE | MONTHLY CHANGE | QUARTERLY CHANGE |
|----------------|----------------|------------------|
| \$1.1 M | 8.7% | 20.2% |

Selling to listing price ratio 118%

Avg. DOM- 10 days 2nd fastest in GTA

GROWTH & DEVELOPMENT

Pickering is growing rapidly, with 42 approved residential projects set to bring over 13,000 suites to the city.

Seaton Development

Planned to accommodate 70,000 new residents and 35,000 new jobs

SmartCentres Phase 1

Redeveloping the 48-acre property for approx. 725 residential units and 14,500 SF of retail

Pickering Town Centre Redevelopment

36,791 SF of commercial & retail with approx. 5,100 new residential units

IMMIGRATION

- Over 1.2 million new residents are expected over the next three years, an increase of approx. 150,000 people per year since 2001.
- Canada welcomed a record-breaking 431,645 people as permanent residents in 2022. Surpassing the previous record from 1913, this is the most newcomers in a year in Canadian history.⁴
- 70% of the population growth in Durham Region has been driven by immigration (2011-2016)
- In 2021, Ontario received about half of all new Canadian permanent residents.

THE REGION'S TOP POST-SECONDARY SCHOOLS INCLUDE:



Durham College



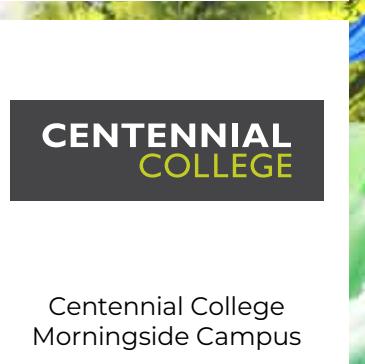
Ontario Tech University



Trent University Durham



University of Toronto Scarborough Campus



Centennial College Morningside Campus

Source: <https://www.areavibes.com/pickering-on/schools/>

Source:

1. <https://www.insauga.com/pickering-seaton-community-back-in-the-spotlight-with-thompsons-corner-proposal/>
2. https://urbantoronto.ca/database/projects/smartcentres-pickering_42302
3. <https://canada.constructconnect.com/dcn/news/infrastructure/2023/02/portion-of-pickering-town-centre-lands-to-be-integrated-into-massive-nine-block-development>
4. <https://www.moneysense.ca/spend/real-estate/where-to-buy-real-estate-in-canada-durham-region/>
5. <https://www.narcity.com/toronto/a-massive-adult-playground-is-coming-to-ontario-and-its-just-like-a-mini-las-vegas>

FROM DOWNTOWN PICKERING TO DOWNTOWN TORONTO

All the urban energy of a growing metropolis. All the appeal of a safer neighbourhood. Pickering merges the peacefulness of Durham with the endless opportunities of Toronto, creating a highly desirable setting for families, downsizers, and investors.



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.

| | | |
|---------------------------------------|-----------------------------------|----------------------|
| 38K+ | 24 | 49 |
| Expected daily ridership by 2041 | Buses per hour during peak period | Proposed stops |
| 162 | 2-WAY | \$686M |
| Kilotonnes of CO ₂ reduced | Service every five minutes | in economic benefits |

Source: www.metrolinxengage.com/dsbrt

WALK



DRIVE



TRANSIT



Scarborough Town Centre

Parkington Centre
Bellamy Road
Dolly Varden
Markham Road
Dormington Drive
Orton Park Road
Neilson Road
Morningside Avenue
UTSC

Scarborough Town Centre
Centennial College
Woburn Collegiate Institute
Centenary Hospital
UTSC

Scarborough Town Centre
Port Union Road/
Sheppard Avenue
Meadowvale Road
Morrish Road
Altona Road
Dixie Road
Fairport Road
Whites Road
Rosebank Road
Valley Farm Road
Glenanna Road
Brock Road
Notion Road
Liverpool Road
Church Street
Rotherglen Road
Westney Road
Harwood Avenue
Salem Road
Calea Drive*
Alexander's Crossing
Lake Ridge Road
Des Newman
Annes Boulevard
Euclid Street
Hickory Street
Garden Street
Thickson Road
Stevenson Road
Cibbons Street
Park Road
Centre Street
Simcoe Street

Downtown Whitby
Oshawa Centre
Downtown Oshawa
Ontario Tech University
Trent University Durham

Get downtown on the Go Train - **28 MIN RIDE**

CONNECTIVITY

The Highmark is the heart of Downtown Pickering, where everything you need is moments from your door. Located near the corner of Kingston Road and Brock Road, this landmark community is perfectly placed among the vast array of amenities in the growing urban core.

Diana Princess of Wales Park - **4 MIN WALK**

Rapid Transit Bus Stop - **1 MIN WALK**

SmartCentres Pickering - **2 MIN DRIVE**

Pickering Town Centre - **3 MIN DRIVE**

Pickering GO Station - **5 MIN DRIVE**

Durham Live - **5 MIN DRIVE**

Pickering Waterfront - **10 MIN DRIVE**

Durham College - **12 MIN DRIVE**

Ajax Pickering Hospital - **13 MIN DRIVE**

U of T Scarborough Campus - **15 MIN DRIVE**

Trent University - **16 MIN DRIVE**

Scarborough Town Centre - **17 MIN DRIVE**

Easy Access to 401, 412 & 407



Source: www.metrolinxengage.com/dsbrt

THE MARK OF EXCELLENCE



Nearly 50 years, and counting. The family has been building across Durham for decades, proudly investing in the future of the region. As a developer, Highmark Homes combines vision with craftsmanship to create 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 designs to fine finishes, Highmark Homes is dedicated to quality in every detail.

HighmarkHomes.ca