

WELCOME

# *the highmark*



HIGHMARK HOMES





**The story of HIGHMARK Homes is one of hard work and family.**

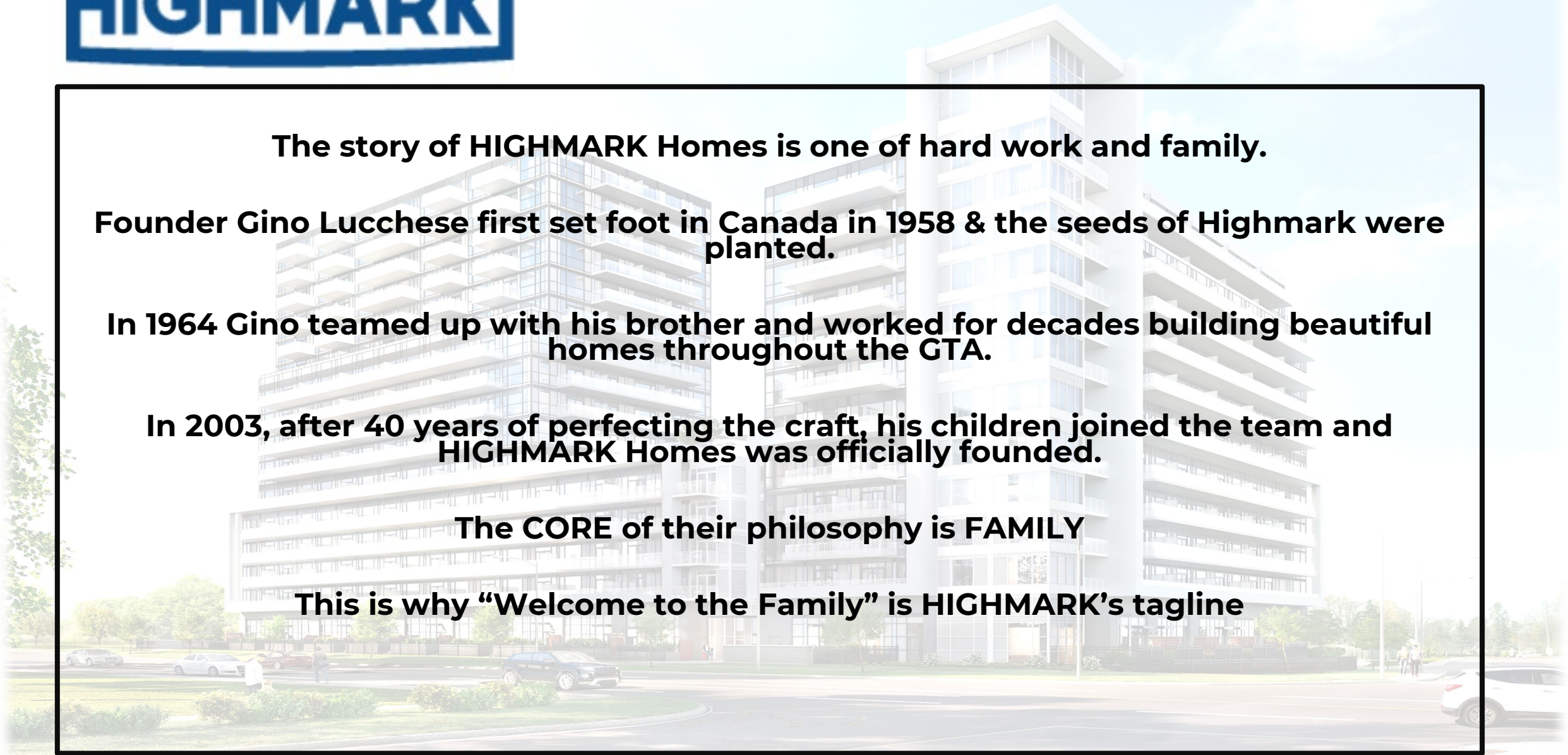
**Founder Gino Lucchese first set foot in Canada in 1958 & the seeds of Highmark were planted.**

**In 1964 Gino teamed up with his brother and worked for decades building beautiful homes throughout the GTA.**

**In 2003, after 40 years of perfecting the craft, his children joined the team and HIGHMARK Homes was officially founded.**

**The CORE of their philosophy is FAMILY**

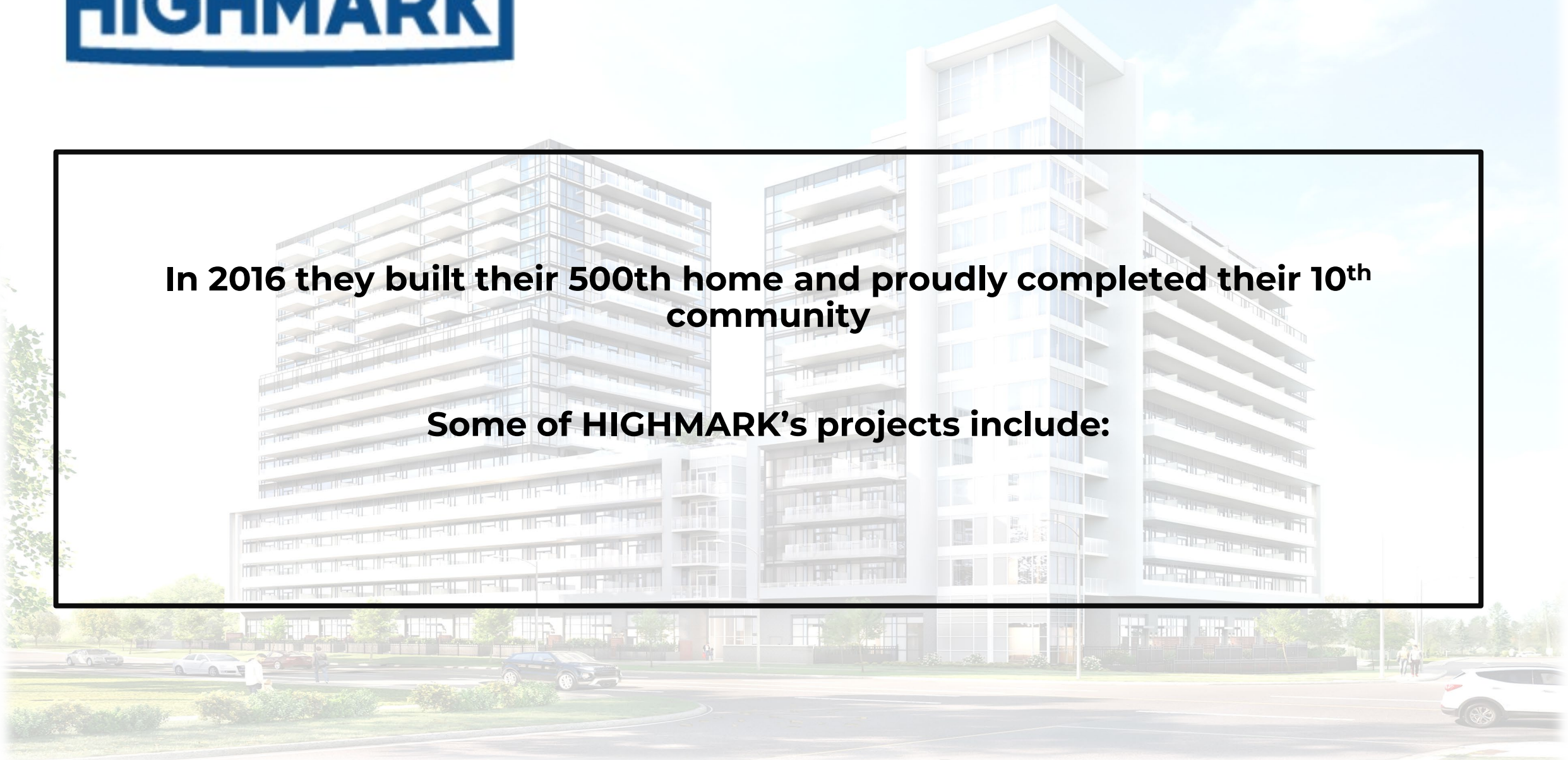
**This is why “Welcome to the Family” is HIGHMARK’s tagline**





**In 2016 they built their 500th home and proudly completed their 10<sup>th</sup> community**

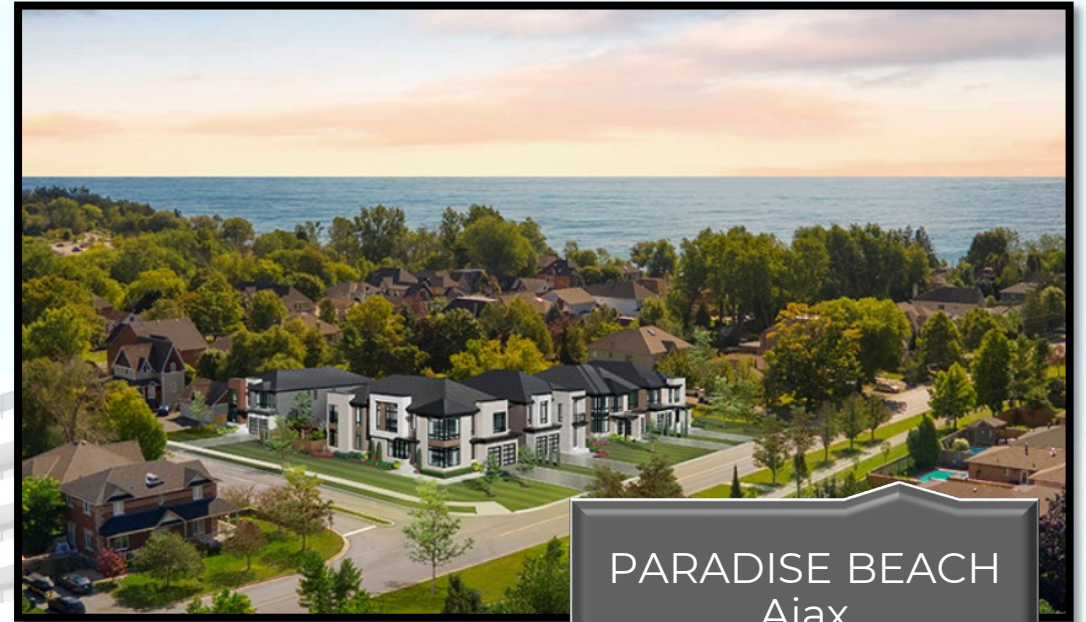
**Some of HIGHMARK's projects include:**







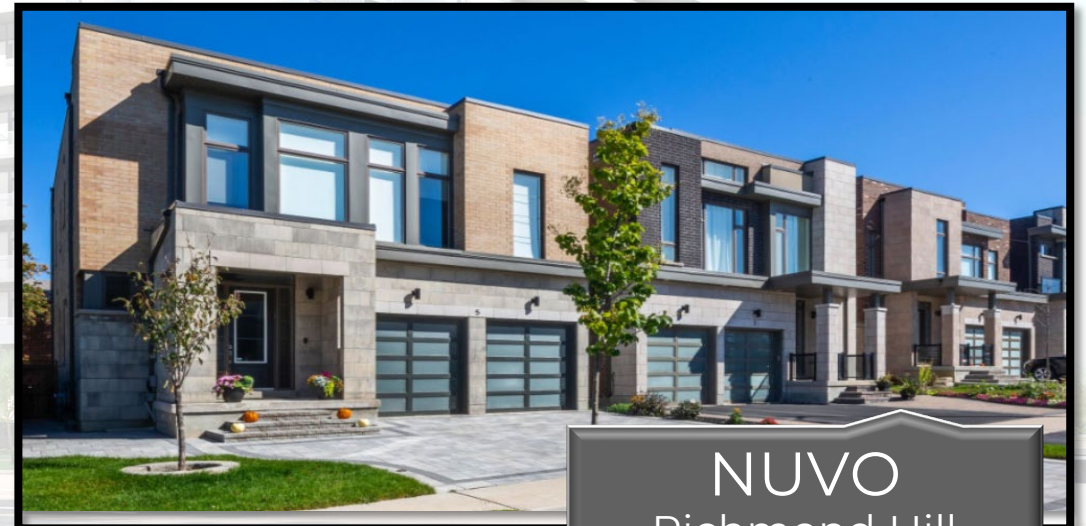
ORCHARD  
Whitby



PARADISE BEACH  
Ajax



TRIUMPH  
Downtown Whitby



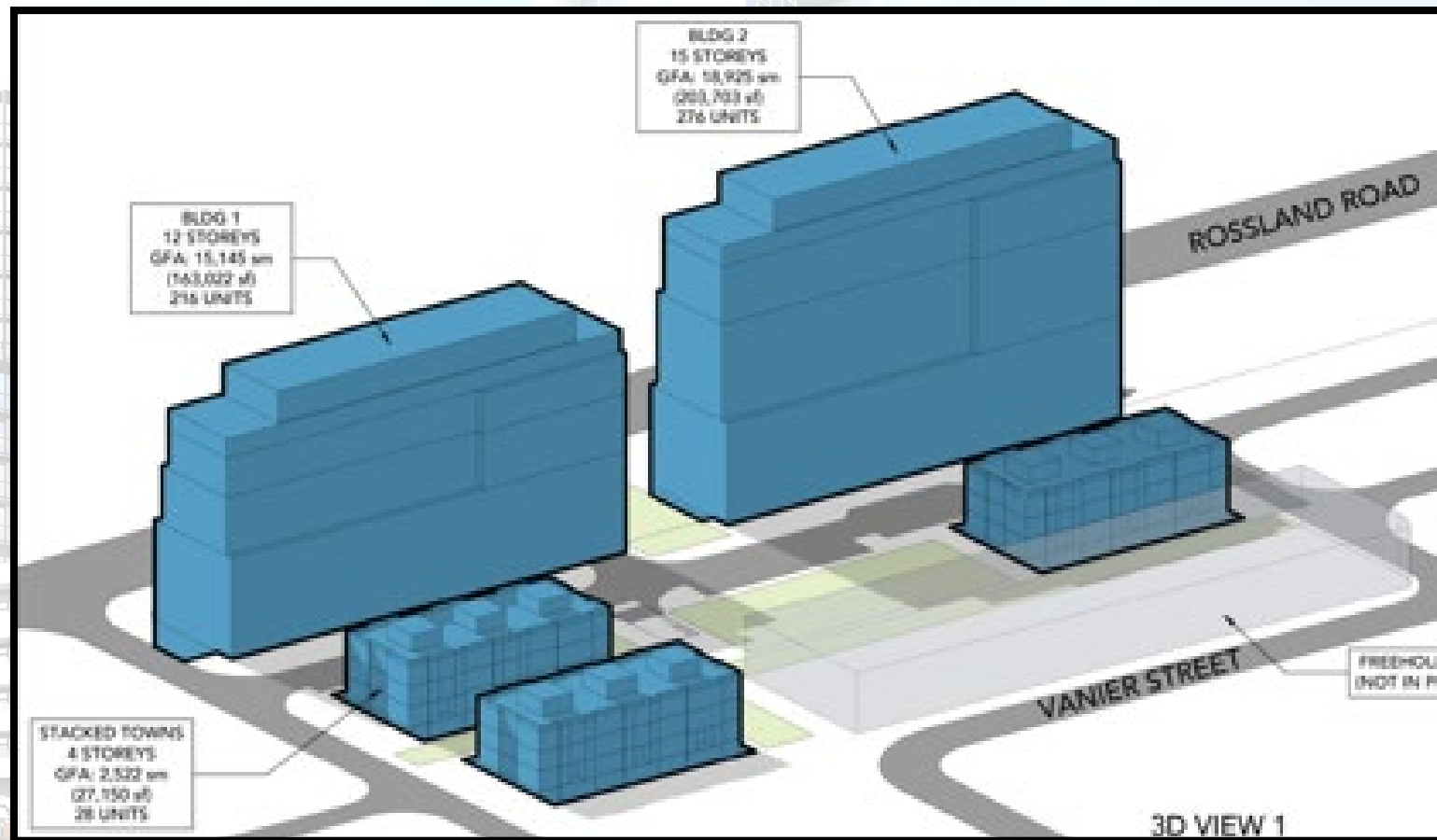
NUVO  
Richmond Hill





# UPCOMING PROJECTS

- 575 Suites – Whitby
- 810 Suites - Whitby







# PICKERING



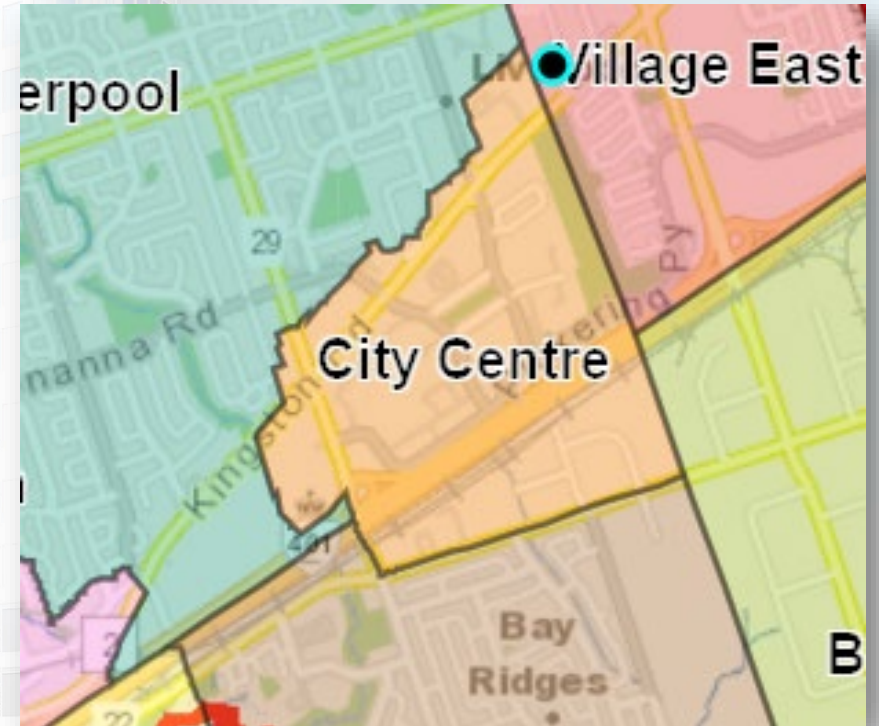


# Pickering at A Glance

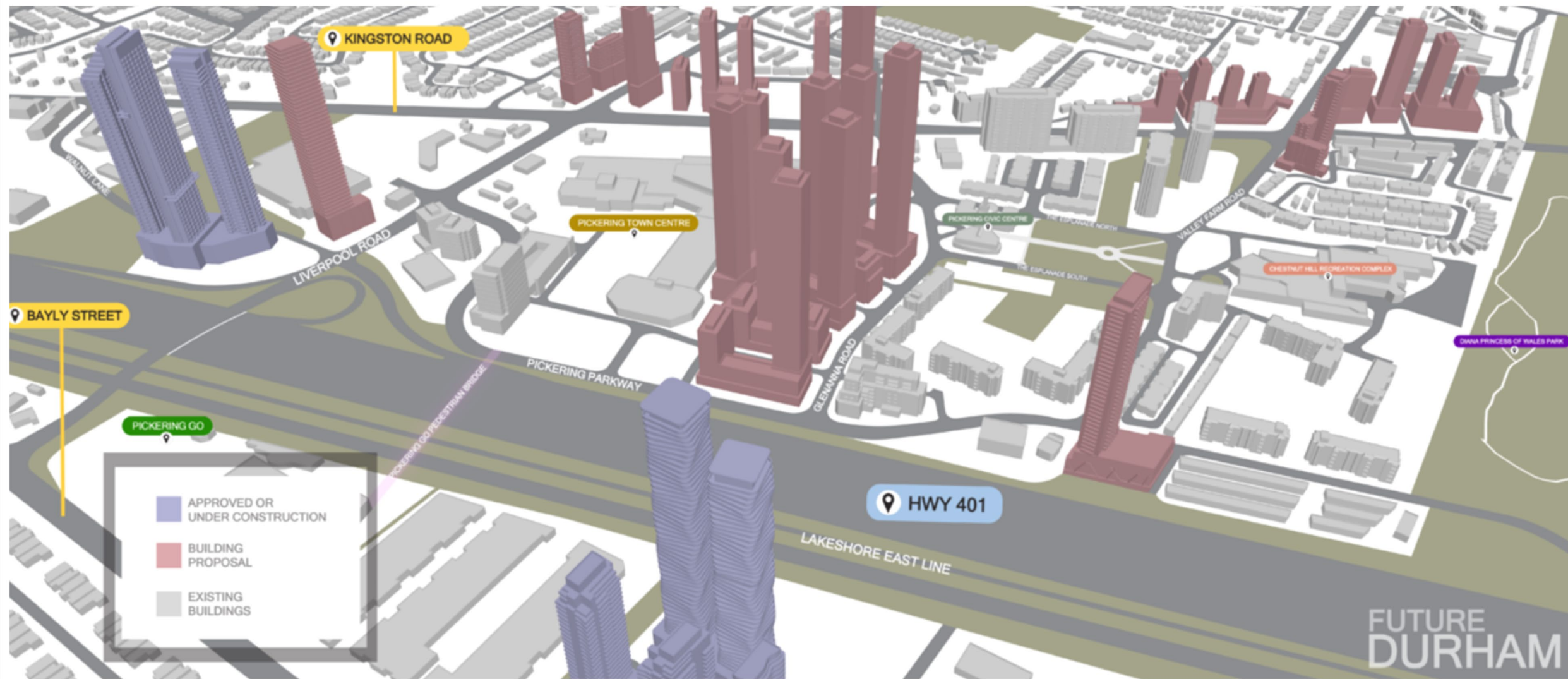
100K+ Residents		
200 Stores	190 Restaurants	
220 Hectares of Green Space		
2.7 km of Beaches		
7.6 km of Waterfront Trails		
Livability Index of  81	No.2 Fastest Selling Residential Market in the GTA	
		

# GROWTH

- Population of Durham expected to grow by 22,000 people a year for the next 20+ years
- Half are expected to settle in Pickering
- Pickering's City Centre is one of 25 Urban Growth Centers primed for rapid growth
- Major Growth Initiatives in the following sectors:
  - Cultural, recreational facilities
  - Commercial retail & office spaces
  - High density residential buildings
  - Transportation
- Projected to be 66,000 new jobs by 2041



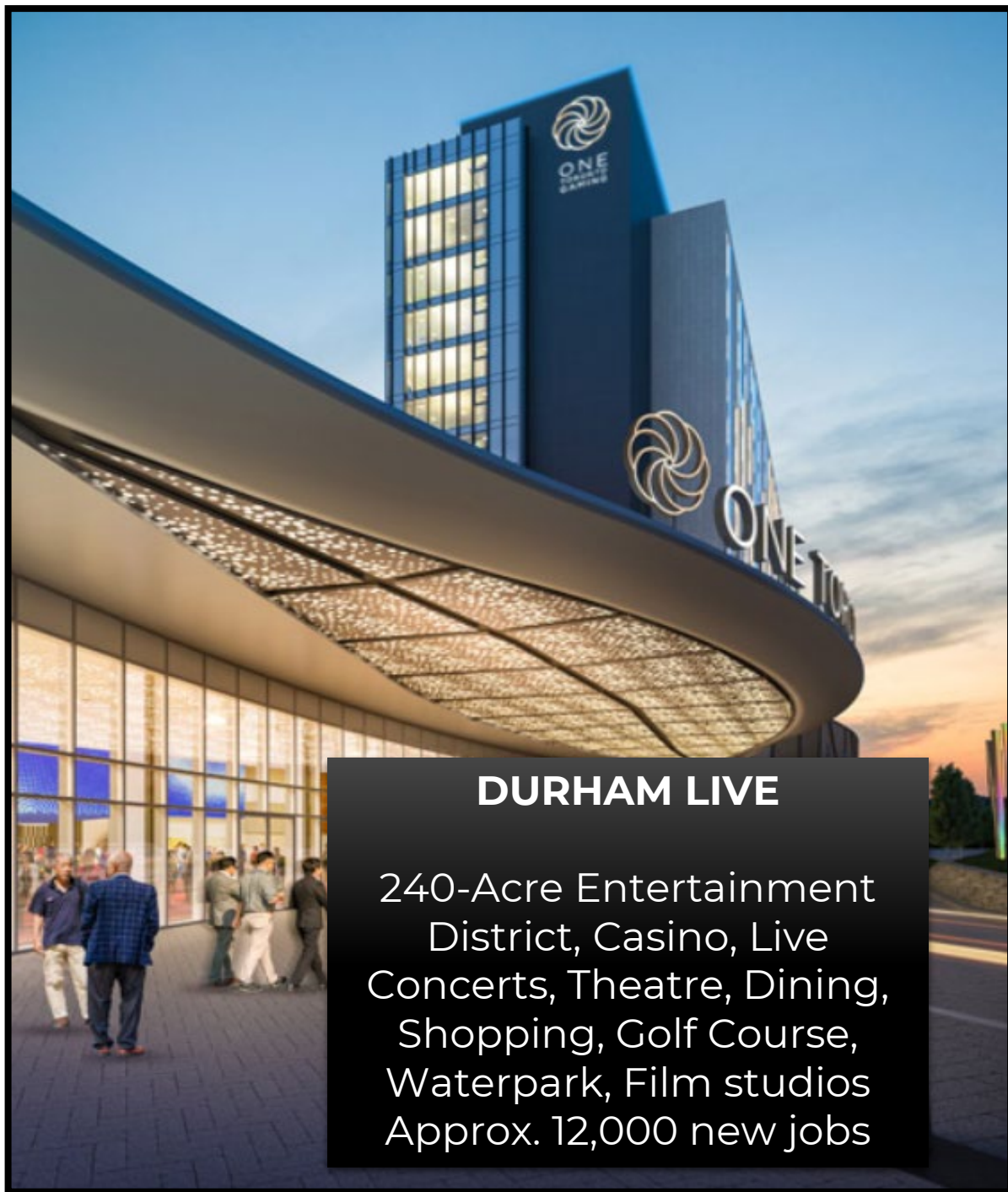




## Pickering High-Rise Pipeline

Currently 42 of 75 towers fully approved over 13,000 suites





## **DURHAM LIVE**

240-Acre Entertainment District, Casino, Live Concerts, Theatre, Dining, Shopping, Golf Course, Waterpark, Film studios  
Approx. 12,000 new jobs



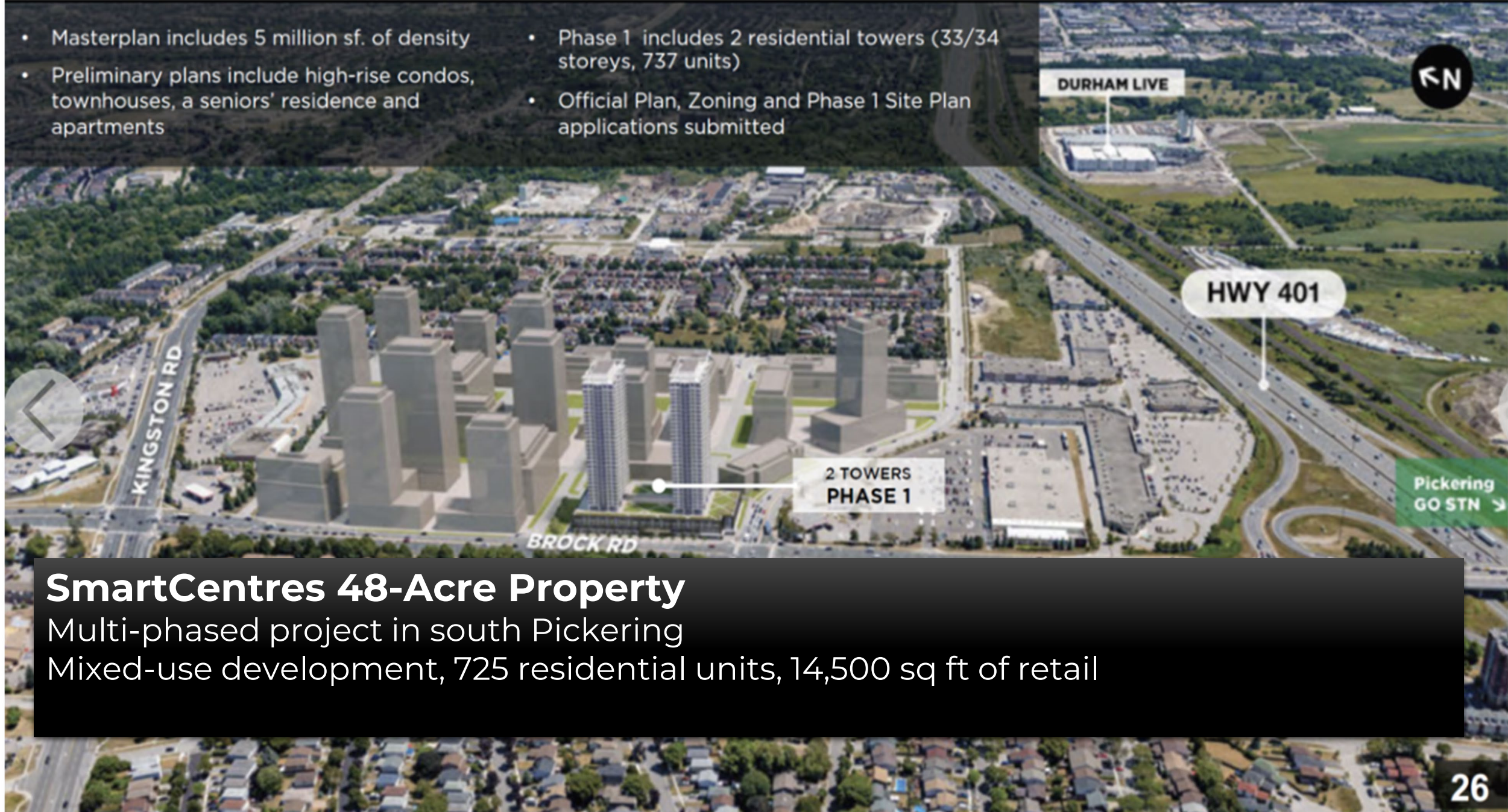
## **Pickering Town Centre Redevelopment**

Nine blocks of mixed use space:  
36,791 sq ft of retail/commercial  
5100 residential units  
Expanded central library  
Performing arts centre and  
Senior/youth centre



- Masterplan includes 5 million sf. of density
- Preliminary plans include high-rise condos, townhouses, a seniors' residence and apartments

- Phase 1 includes 2 residential towers (33/34 storeys, 737 units)
- Official Plan, Zoning and Phase 1 Site Plan applications submitted



## SmartCentres 48-Acre Property

Multi-phased project in south Pickering

Mixed-use development, 725 residential units, 14,500 sq ft of retail



# DSBRT

- Durham Scarborough Bus Rapid Transit
- 36 km that would serve Oshawa, Whitby, Ajax, Pickering & Scarborough
- Stops right outside The HIGHMARK

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





# Rental Market

27% ↑

Y.O.Y increase in the average rent for a 1 bedroom in Pickering

Avg. 1 Bedroom	Avg. 2 Bedroom	Avg. 3 Bedroom
\$2,277	\$2,695	\$3000

(Q1 2023)

Q1 2023 – Pickering is commanding the **highest** avg rent in the Durham region

# Market Stats

**18%** more affordable than Toronto's avg PSF for new condos. (Q1 2023)

**2<sup>nd</sup>** fastest selling city in the GTA

**118%** Selling to Listing Price Ratio

141% ↑

Increase in home & condo prices since 2013

THE BUILDING



# The HIGHMARK

- **Address** → 1640 Kingston Rd
- **Architect** → Kohn Partnership
- **2 Towers** → 16 and 12 storeys
- **# of Suites** → 346
- **Suite Sizes** → 379 sf to 1055 sf
- **Suite Mix** → Studios to 3 plus dens
- **Parking** → 284
- **Visitor Parking** → 52
- **Tentative Occupancy** → Q4 2026





# 24,000 sf of Amenities

## Ground Floor

Concierge  
Guest Suite  
Pet Spa  
Indoor/outdoor Power Fit Zone  
Yoga Zone  
Indoor/outdoor Kids Play Zone  
Zen Zone Garden





# 6<sup>th</sup> Floor

## Outdoor:

Fun Zone & Roof-top terrace  
Dining Pavilion & BBQs  
Cabanas  
Games Table

## Indoor:

Party Zone & Dining Area  
Sports Zone Lounge & Bar  
Work Zone & Co-working Space







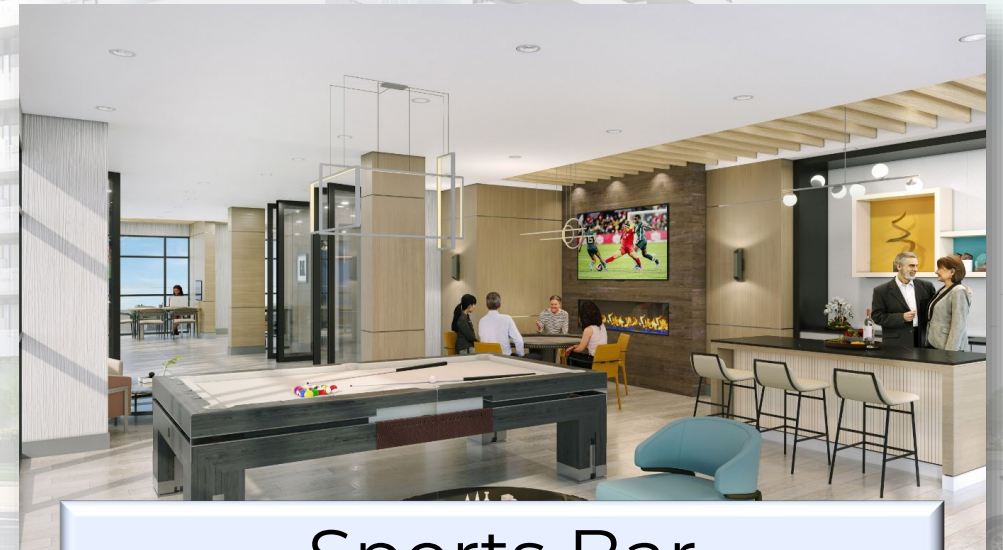
Roof-Top Terrace



Outdoor Fitness Zone



Party Room



Sports Bar



# Suite Features

- Beautiful & sleek modern designs
- 9 ft smooth ceilings
- 12 ft smooth ceilings (ground floor)
- Integrated dishwasher/refrigerator
- Studios, 1 bd, 1 +den, 2b, 2+den
  - 24" appliances
- 3 beds
  - 30" (24" dishwasher)





# Enjoy the HIGH LIFE with 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



# STAY CONNECTED

Diana Princess of Wales Park – **1 min walk**  
Rapid Transit Bus Stop – **Right outside your door**

SmartCentres Pickering – **2 min drive**  
Pickering Town Centre – **3 min drive**  
Pickering GO Train – **5 min drive**  
Durham Live – **5 min drive**  
Pickering Waterfront – **10 min drive**  
Scarborough Town Centre – **17 min drive**  
Downtown Toronto GO Train – **28 mins**

Less than **15 min** to Durham College, U of T  
Scarborough Campus & Trent University

**East Access to 407, 401 and 412**





# The HIGHMARK

Deposit **5%** a year

**80%** of suites eligible for parking

Starting price point → \$500s

**75%** of suites under **\$750K**







Thank you  
&  
Welcome to the  
Family