

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 10th community

Some of HIGHMARK's projects include:



ORCHARD
Whitby



PARADISE BEACH
Ajax



TRIUMPH
Downtown Whitby

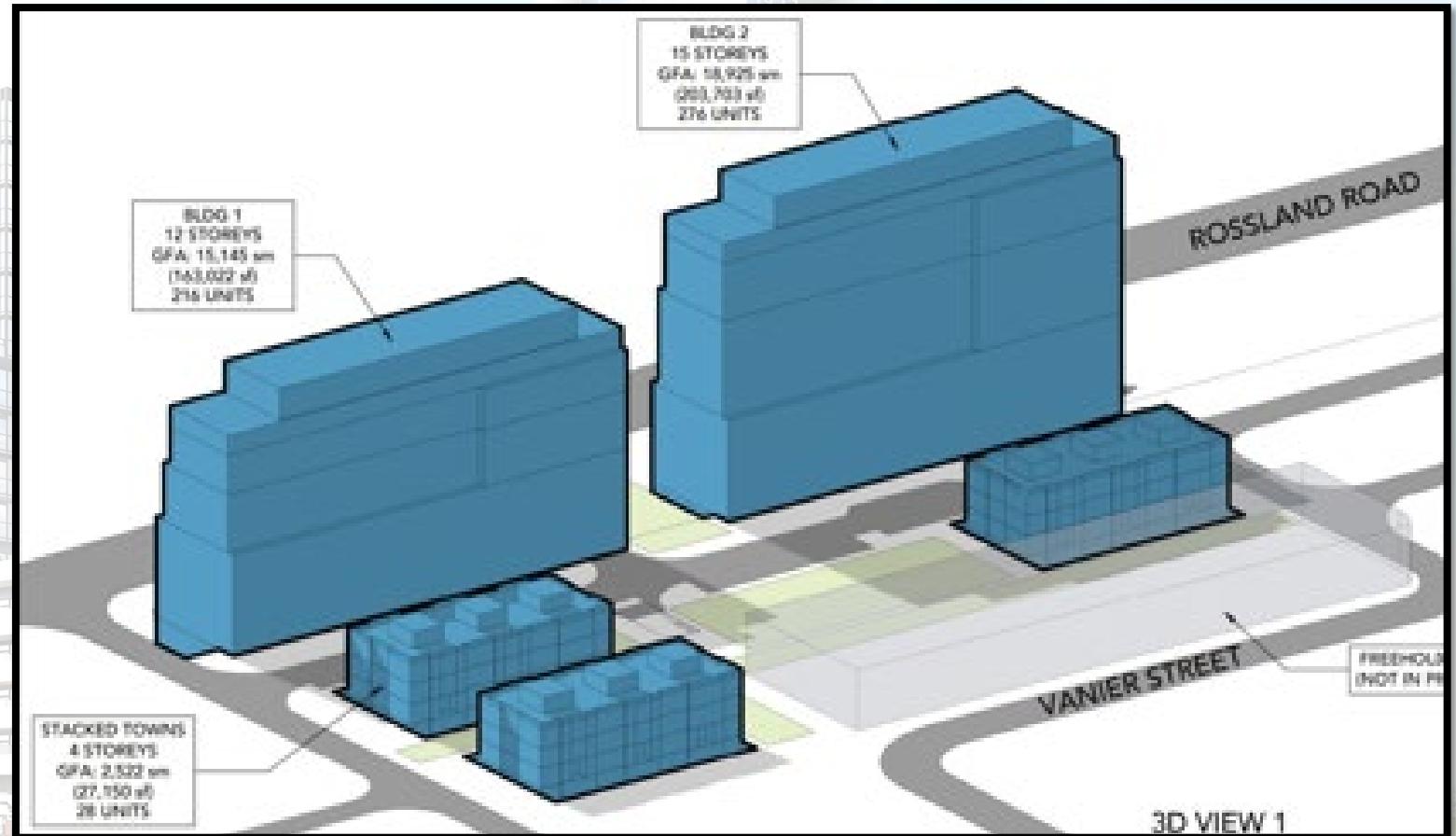


NUVO
Richmond Hill

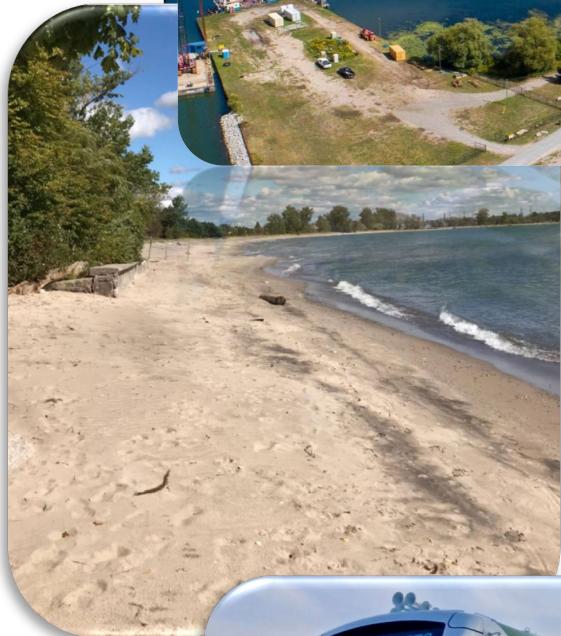


UPCOMING PROJECTS

- 575 Suites – Whitby
- 810 Suites - Whitby



PICKERING

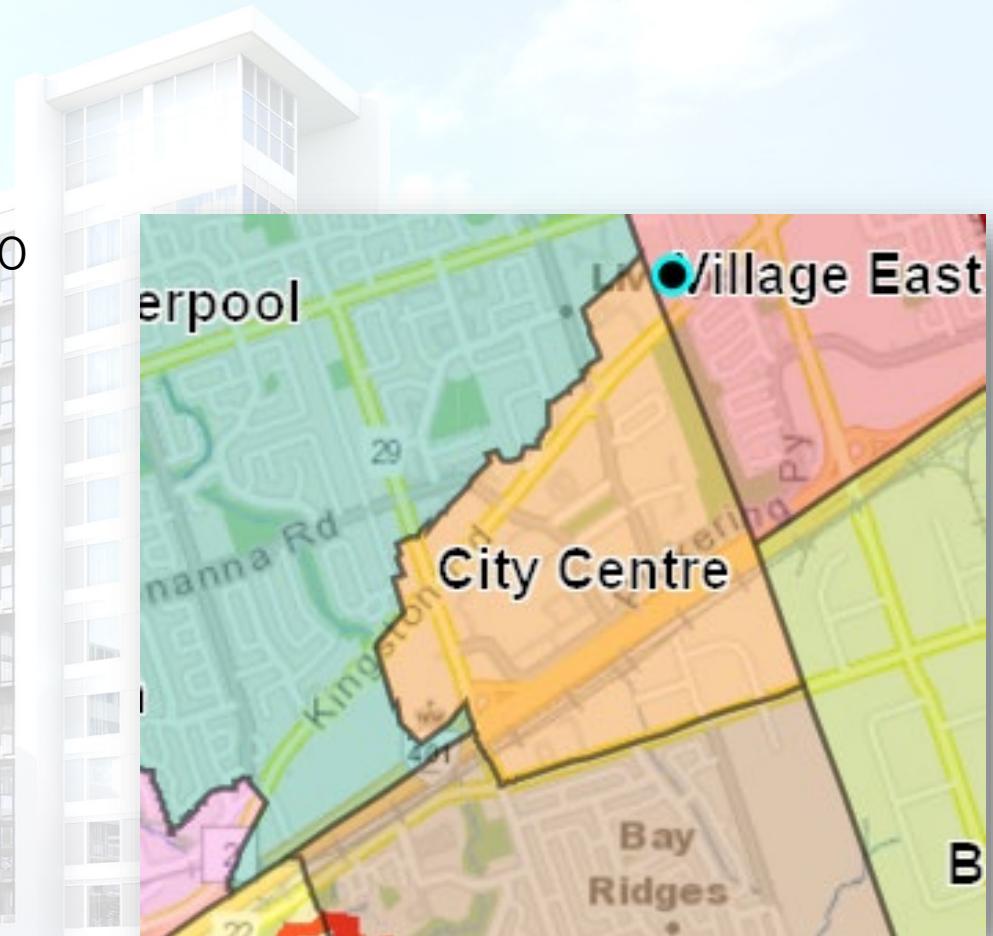


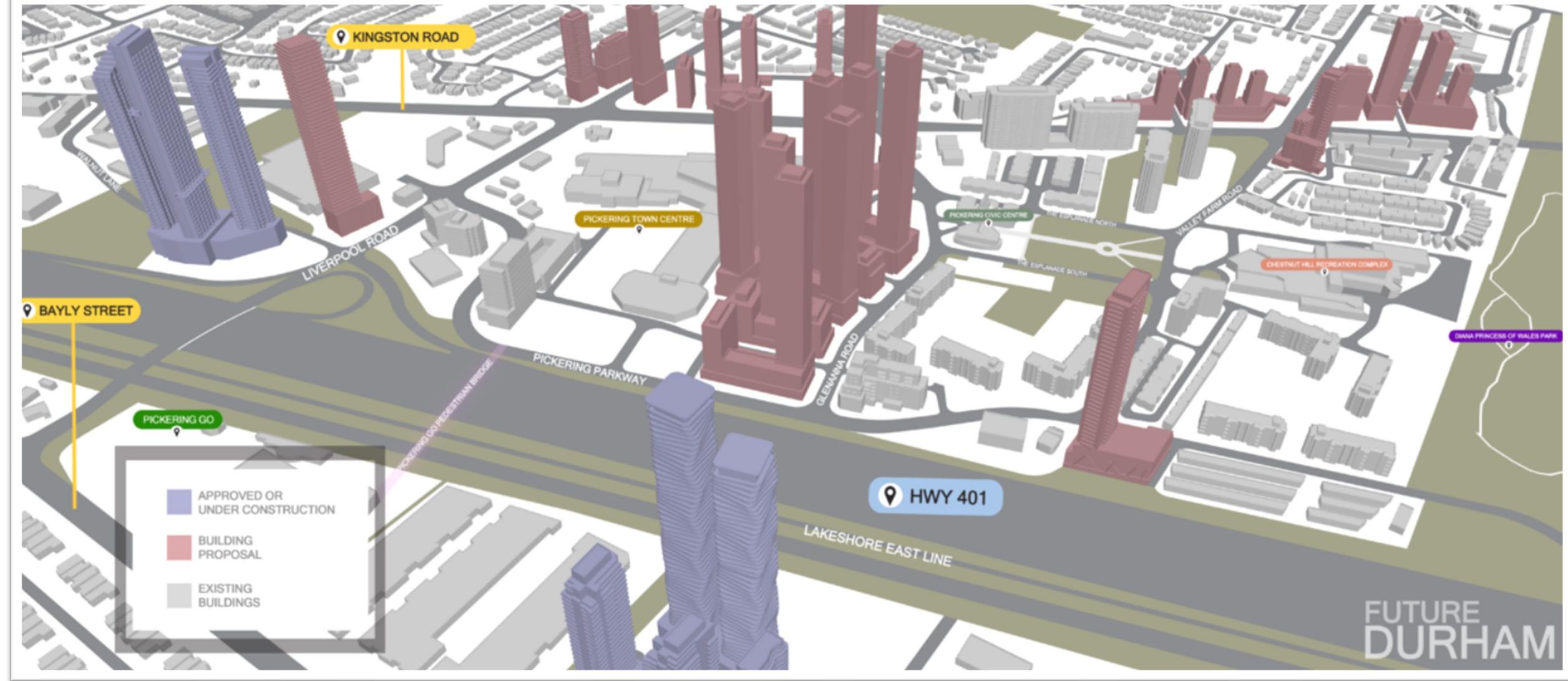
Pickering at A Glance

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

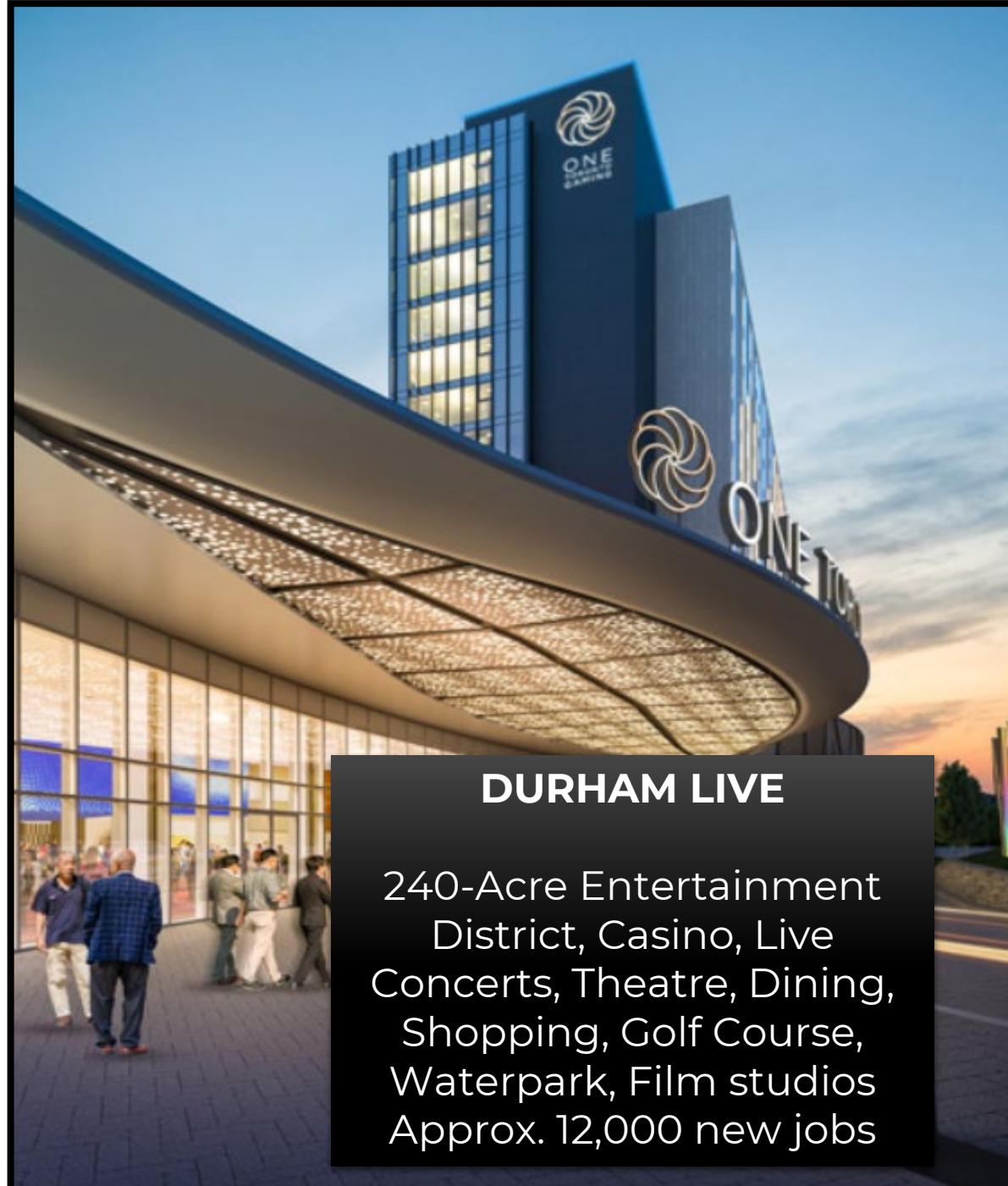
- Population of Durham expected to grow by 22,000 people a year for the next 20+ years
- Half are expected to settle in Pickering
- Pickering's City Centre is one of 25 Urban Growth Centers primed for rapid growth
- Major Growth Initiatives in the following sectors:
 - Cultural, recreational facilities
 - 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

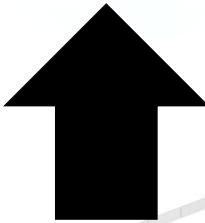
- Durham Scarborough Bus Rapid Transit
- 36 km that would serve Oshawa, Whitby, Ajax, Pickering & Scarborough
- Stops right outside The HIGHMARK

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

2nd

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



6th 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

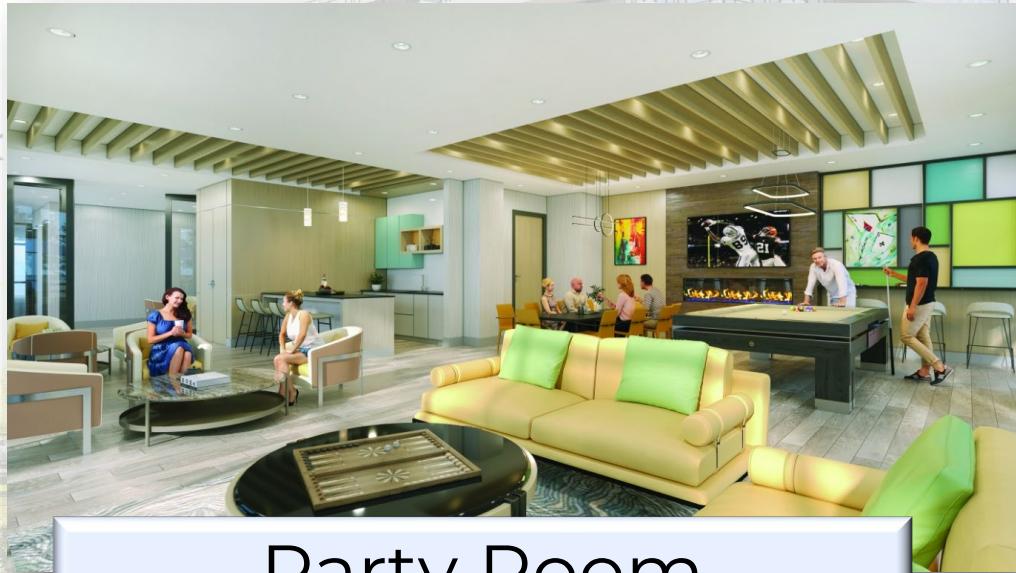




Roof-Top Terrace



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

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 alarmsystem 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