



**THE HEIGHTS
OF HARMONY**

LIFE IN PERFECT HARMONY



Welcome to harmonious living

Situated in North Oshawa, The Heights of Harmony is an exciting new master-planned community that will feature a variety of unique architectural townhomes and single-family homes in its first phase of development. This community is the fulfillment of Minto Communities' promise of quality craftsmanship, thoughtful design, and sustainable homes. Located on Harmony Road North, south of Winchester Road East, the community is close to green space, local shops, trails, restaurants, top tier education, entertainment, major highways, and GO Transit – everything you need to enjoy life in perfect harmony.



A harmonious community

Located in beautiful North Oshawa, this new master-planned community carefully considers the lifestyles of future residents. As a walkable neighbourhood, The Heights of Harmony incorporates serene green spaces, a tranquil pond and gorgeous landscaping interconnected by pedestrian walkways and nature trails.

A brand-new park will anchor the community, while smooth-running streams and a stunning pond will add visual interest, providing ample opportunities for residents to connect with nature. Beautiful open spaces, landscapes of plants and flowers, and places to meet your neighbours will make The Heights of Harmony a desirable community where life-long memories are made.





NATURAL RELAXATION

The community's idyllic pond offers a gorgeous area for homeowners to immerse themselves in a calming natural ambience. Sit back and relax as water gently laps against the shore or enjoy the pleasing natural backdrop as you set off on your morning run.

WHATEVER THE SEASON

The Heights of Harmony provides homeowners with ample opportunity to enjoy the neighbourhood, no matter the season. From picnics and catch to sledding and snowmen, this master-planned community will have you active outdoors all year round.



Variety adds vibrancy

A WIDE RANGE OF STYLES AND COLOURS

The homes at The Heights of Harmony embody our commitment to diverse lifestyle needs, designed in a wide range of exterior colours and architectural styles – together forming eclectic and dynamic streetscapes.



Crafted for your lifestyle

Featuring a variety of architectural designs, sizes, and types, the homes at The Heights of Harmony were thoughtfully planned with future homeowners in mind. In the first phase of this master-planned community, single-family homes will be available on generous 36' and 43' lots with airy open-concept layouts.

Meanwhile, two-storey 20' traditional townhomes will feature modern spacious floorplans with a backyard and a front driveway. Flex plans are available for all homes, allowing you to tailor your preferred model to perfectly fit your lifestyle.



COLLECTIONS

The Cedar Collection

20' Traditional
Townhomes

Ranging from
1,992 to 2,294
square feet

Modern Farmhouse Design



Renderings are artist's impression. E.&O.E.

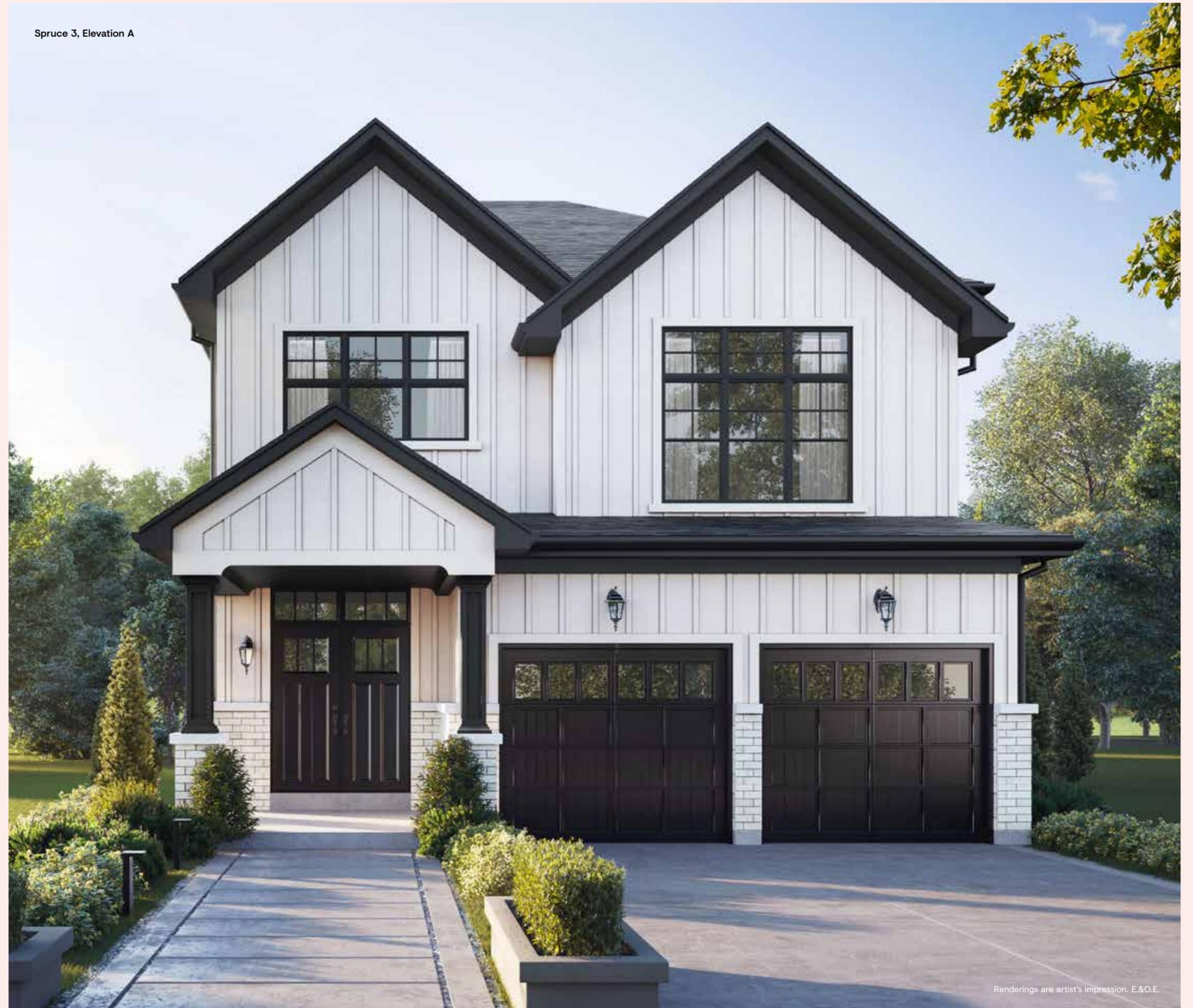
COLLECTIONS

The Spruce Collection

36' Single-family Homes

Ranging from 1,675 to 2,871 square feet

Spruce 3, Elevation A



Renderings are artist's impression. E.&O.E.

The Evergreen Collection

43' Single-family Homes

Ranging from 2,733 to 3,049 square feet

Evergreen 2, Elevation D



Renderings are artist's impression. E.&O.E.

Detached homes on the horizon

At The Heights of Harmony, an artfully distilled meld of architecture and interior finishes create a diverse streetscape that takes its inspiration from the beauty of the surrounding green space.

Canadiana single-family homes boast decorative architectural detailing with large windows that offer plenty of natural daylight throughout, rising comfortably beside the steeply pitched rooflines and natural grandeur of both the French Country and Tudor offerings. Meanwhile, the eye-catching elevations of the Craftsman single-family homes perfectly juxtapose the clean, approachable face of the Modern Farmhouse style.



Renderings are artist's impression. E.&O.E.

Modern Farmhouse

Expansive windows

Transitional aesthetic

Key materials of siding and brick



Evergreen 4, Elevation A

Renderings are artist's impression. E.&O.E.

Canadiana

Steeply pitched roof lines

Gothic-style windows

Decorative columns

Key materials of siding and brick

Period Revival/Tudor

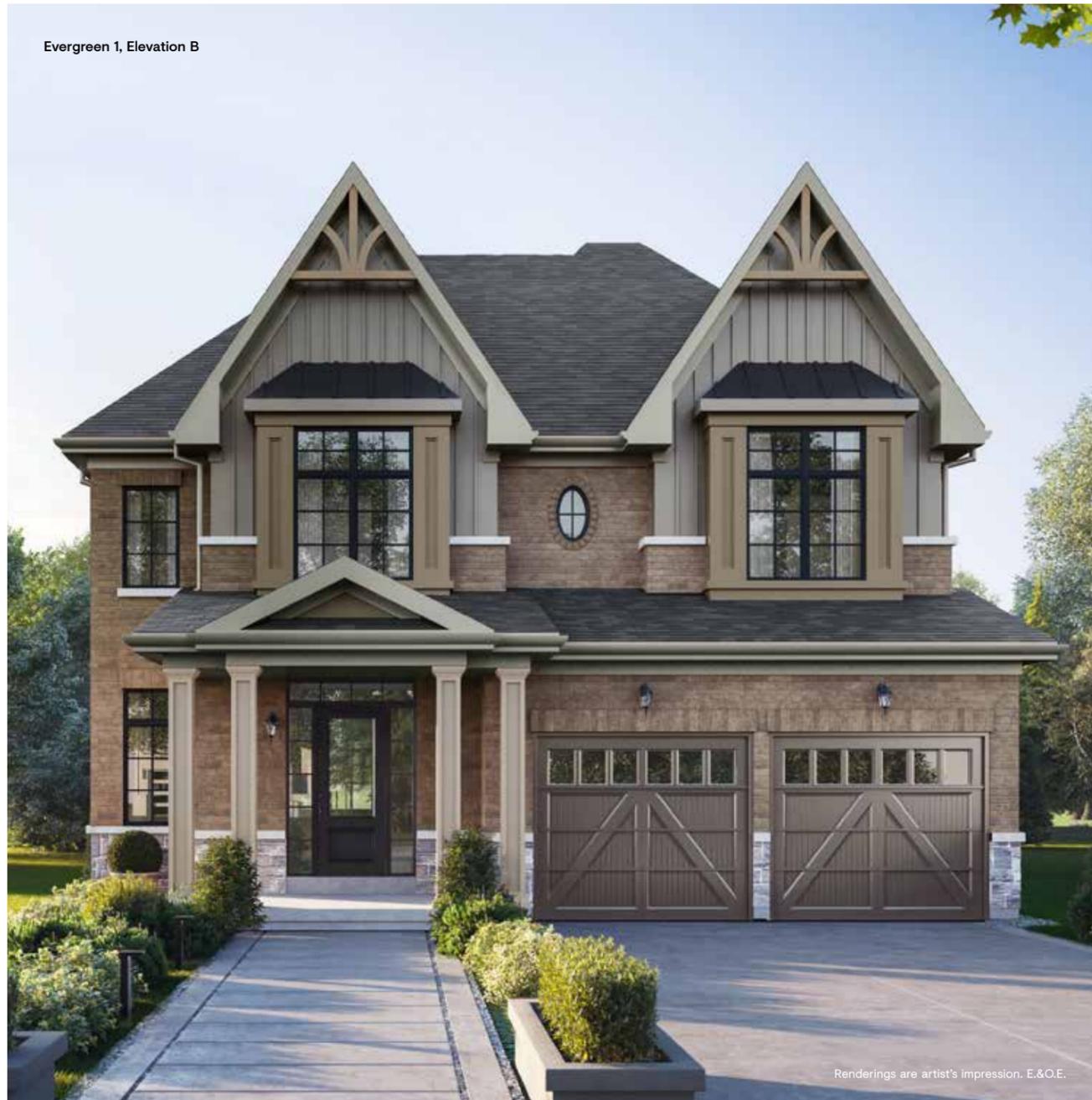
Steeply pitched roof lines

Stone portico entries

Precast accents

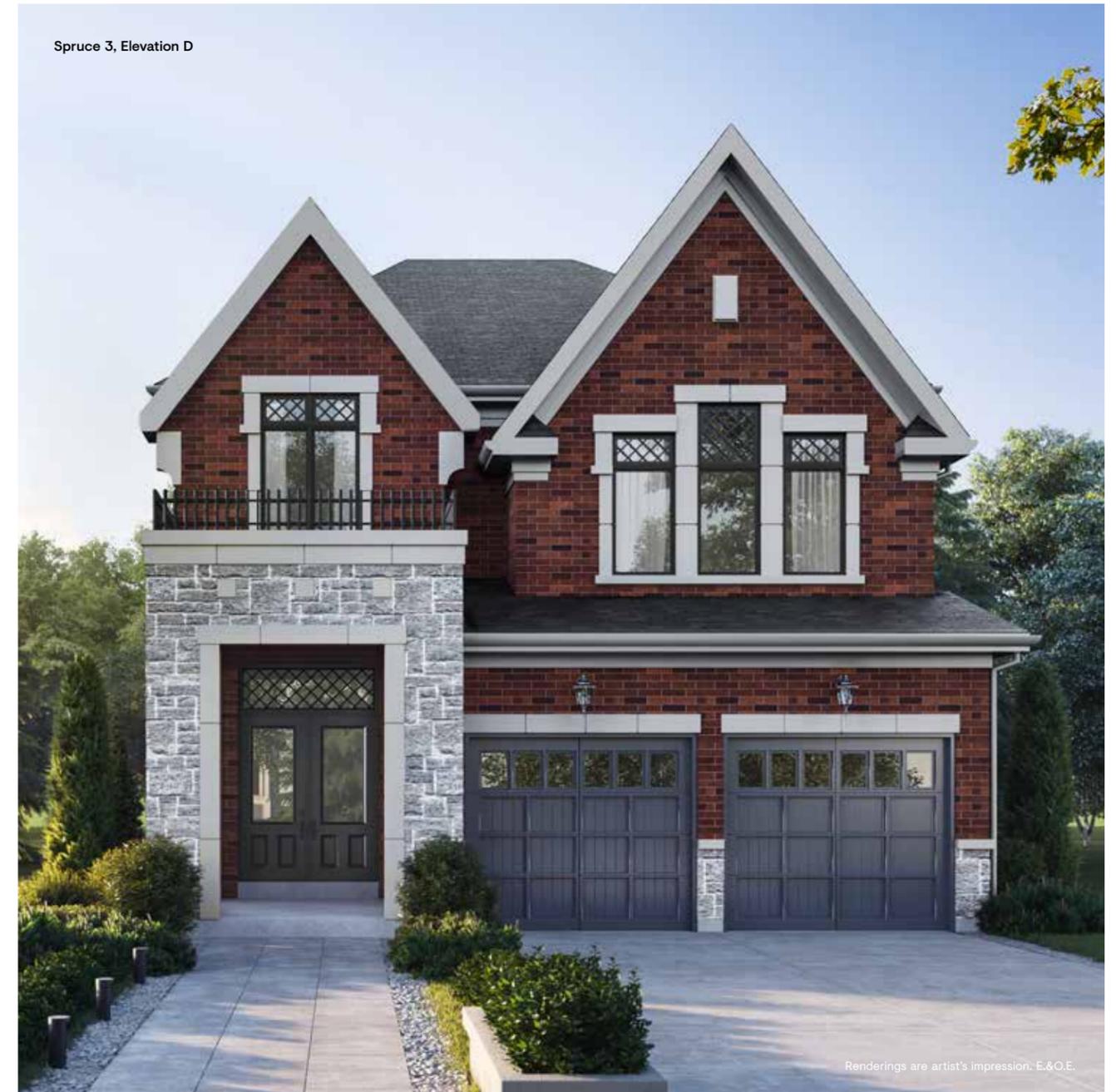
Key materials of stone and brick

Evergreen 1, Elevation B



Renderings are artist's impression. E.&O.E.

Spruce 3, Elevation D



Renderings are artist's impression. E.&O.E.

Craftsman

Decorative columns and brackets

Key materials of brick and/or stone

Accent shake siding and board and batten siding

French Country

Decorative columns and brackets

Large windows

Key materials of brick and stone

Spruce 6, Elevation B



Renderings are artist's impression. E.&O.E.

Spruce 2, Elevation D



Renderings are artist's impression. E.&O.E.

Townhomes that suit your style

Whether you prefer modern or traditional architecture, the townhomes at The Heights of Harmony are sure to please. Tudor-style traditional townhomes clad in rich brick and stone material harmonize perfectly alongside Modern Farmhouse-style townhomes – designed in a fresh, contemporary aesthetic with siding, brick, and contrasting details.



Tudor

Steeply pitched
roof lines

Spacious
balconies

Precast
accents

Key materials
of stone
and brick



Renderings are artist's impression. E.&O.E.

Modern Farmhouse

Expansive windows

Transitional aesthetic

Key materials of siding and brick



Renderings are artist's impression. E.&O.E.

Naturally well designed

Bathed in natural light and suffused with warm neutral colours, every home at The Heights of Harmony is designed to evoke feelings of well-being and tranquillity. The meticulously selected details connect your home with the beauty of the outdoors and create a perfect base for accessorizing with today's modern furnishings.

43' Single-family Home - Evergreen Collection





Renderings are artist's impression. E.&O.E.

OPEN, AIRY LIVING SPACE

Bask in the light-filled kitchen and living area of your townhome at The Heights of Harmony -- perfect for entertaining, enjoying downtime, and sharing a meal with friends and family.



Renderings are artist's impression. E.&O.E.

A HEAVENLY RETREAT

Beautiful open-concept layouts maximize the heart of your single-family home. The spacious kitchen and living areas are perfect places to gather and spend time with your loved ones.



Renderings are artist's impression. E.&O.E.

A BRIGHT HAVEN

Nothing compares to settling down for a good book in the living room of your single-family home at The Heights of Harmony. Filled with natural light, comforting features, and calming neutral tones, you'll find yourself peacefully at home in every moment.

Our commitment to sustainability

At Minto Communities, we believe our success is measured by the health and vibrancy of the lives we touch and the environments we create. From green building to community building, from quality living to responsible investing, our commitment to the wellness of people and the planet is an important part of what we do. It's one of the things we're most proud of.

For us, sustainability isn't just about being environmentally conscious. It's who we are. It's about the actions we take to invest in building a sustainable future by consuming fewer natural resources, minimizing waste

and reducing greenhouse gas emissions, while providing homeowners with modern spaces to live, work and play in. Wellness and sustainability are our priority today – and will continue to be in the future.

At The Heights of Harmony, we're striving to achieve a host of sustainability objectives, including increasing the extent of tree canopy cover, creating habitats for birds and wildlife, ensuring durable materials are used, and moderating microclimate to enhance homeowner comfort.

MINTO COMMUNITIES HIGH PERFORMANCE FEATURES AND BENEFITS



Cost Savings

Minto Communities homes offer advanced features that reduce water and energy use without impacting comfort or performance, delivering real-dollar saving year-after-year.



Community

It's not just about what's inside your four walls. Living in a connected community with real walkability, plenty of green space, parks and recreation offers more ways to meet with family and neighbours, and promotes a sense of belonging.



Comfort

Windows and walls protect you from the elements, keeping you warm in winter and cool in summer. These features help soothe your senses, ensuring your home is a comfortable and relaxing place to be.



Health

Your well-being is important to us. Our green features ensure your home is a healthier place to live.



Sustainable features



Network of trails, ponds, parks, and green space that provide easy access to nature and the outdoors.



Water efficient fixtures to help reduce consumption by up to 30% and protect residents from rising utility costs.



A high performance envelope will reduce heating and cooling needs, and provides a consistently comfortable temperature throughout the home. This is achieved through an extra layer of insulation outboard of the exterior walls and attention to detail during construction to ensure that the continuous air barrier delivers better air tightness.



Efficient mechanical systems include a Heat Recovery Ventilation system that delivers fresh, filtered air throughout the home.



EV charging is made easier in the future with a conduit from the garage to the electrical panel.



Healthier materials and finishes such as low VOC paint and Green Label Plus-certified carpeting will improve indoor air quality.



ENERGY STAR® for New Homes certification means that independent industry professionals verify that your home meets advanced industry standards with a particular focus on air tightness and energy conservation, enabling approximately 20% better energy efficiency.



Option to upgrade to a **Net Zero Ready*** home that's up to 80% more energy efficient and offers the ultimate in comfort. With the additional upgrade of solar panels, achieve Net Zero* status with a home that produces as much energy as it consumes throughout the course of the year. (Single-family homes only.)



Roof design optimized for maximum solar panel installation while maintaining streetscape design aesthetic. (Single-family homes only.)



Integrated under-counter waste station to collect and separate recycling and general waste.



Individual metering of hydro, water, and gas.

ENERGY STAR® for New Homes certification is helping eliminate between 0.5 to 1 tonne of carbon emissions per home each year. This is equivalent to the amount of carbon sequestered by between 125 to 250 tree seedlings each year.



Subject to change without notice. E.&O.E.
*As per the CHBA Net Zero home labelling program.

The smart home package designed for living better



Every day, Minto Communities is creating new and innovative ways to help you live better. Introducing Minto Intelligence, powered by Enercare. Minto Intelligence is an essential smart home package that puts control at your fingertips. Every detail has been carefully designed to help streamline your life, with the click of a button.

Instantly access an array of features on your smartphone with the Minto Intelligence app.



Smarter Home Hub

Get information from the hub as it monitors, collects and analyzes the data from all your smart home devices.



Smarter Home Thermostat

Create a comfortable environment inside and save money on energy.



Smarter Home Water Leak Sensor

Find out about water leaks before they turn serious.



Smarter Home Door Lock

Get in and out of your home effortlessly.



Smarter Home HVAC Performance Monitoring

Monitor your HVAC system and save on energy costs.



Smarter Home Video Doorbell

Lets you know who's there, so you'll never miss a thing.



Smarter Home Outdoor Camera (Single-family homes only)

Keep an eye on your home when you're not there.

Subject to change without notice. E.&O.E.

Find it all in Oshawa

Situated in a dynamic area that is transforming into a modern, sustainable community, The Heights of Harmony provides connection to the conveniences and pleasures of city life – within North Oshawa and just a short trip south to the city centre.



Makimono Sushi Bar & Restaurant

A GROWING CITY

Oshawa is one of the fastest growing areas in Canada, providing an ever-increasing variety of amenities and services for residents.

With a short drive down Harmony Road to Taunton Road East, you'll be able to access a wide range of shops, restaurants and entertainment options – everything you need for your home and family. Home Sense, Sport Chek, Winners, Canadian Tire, and Giant Tiger are just some of the big-name stores you'll find a short drive away. Also, be sure to keep your eye open for local favourites including Cork & Bean, Brew Wizards, Inspirations Glass & Gifts, Gifts by Nika, and more so you can explore everything Oshawa has to offer.

EXPLORE ON FOOT

Take some time to wander around downtown Oshawa and you'll discover culinary gems, such as Bollywood Tacos, Avanti Trattoria, and Crepe Culture. In warmer weather, you can choose from a number of patios to enjoy delicious food and drinks while catching some rays.

Downtown Oshawa is also home to the Regent Theatre, the Canadian Automotive Museum, and the Robert McLaughlin Art Gallery, along with numerous festivals through all four seasons.



Farm Boy, Oshawa



Robert McLaughlin Art Gallery



Enjoy an ice cream by the lake

Lakefront paradise

Oshawa's waterfront along Lake Ontario is a stunning natural paradise of green space, with forests, trails, sandy beaches and wildlife reserves, all connected by the Waterfront Trail. That's partly due to the gradual rollout of the City of Oshawa's 2011 Waterfront Master Plan, which envisioned an "Urban Waterfront Jewel connected, sustainable, multifunctional, accessible..."

Here are four of the top waterfront parks in Oshawa, all ideal for day trips:

1

Lakefront Park West

Get out and play ball at any of the eight neatly laid-out baseball diamonds in the corner of this park, or explore along the Waterfront Trail. By bike or on foot, you'll appreciate the outstanding views of the lake, and being surrounded by naturalized landscapes of trees and wildflowers.

2

Pumphouse Marsh Wildlife Reserve

A small, 17-acre coastal wetland, this Reserve is a "Provincially Significant" marsh and barrier beach. You can hike or cycle along the paved trail beneath the towering evergreen trees, look out over the marsh to spot water birds, and stroll along the sandy beach.

3

Lakeview Park

Encompassing the fantastic Lakeview Beach, a pier that extends out into the lake, the Oshawa Museum, playgrounds and picnic areas, this is a very popular park for Oshawa residents. It connects by trail to the massive Oshawa Valleylands Conservation Area, which follows Oshawa Creek down to the Harbour.

4

McLaughlin Bay Wildlife Reserve

Just past the Port of Oshawa is this 300-acre wetlands Reserve, which extends all the way down from Highway 401 to the lake. With trails and observation platforms, this wilderness treasure is known for its significant biodiversity and role as an important staging area for migratory birds.



Learning curve

A short drive from The Heights of Harmony, you'll find a variety of top tier educational institutions in Oshawa. Focusing on excellence in academics, and collaboration to nurture the talents of students, these schools are geared to preparing children for modern life.

ELEMENTARY AND SECONDARY

Kedron Public School
1935 Ritson Rd. N.

Sherwood Public School
633 Ormond Dr.

St. John Bosco Catholic School
1600 Clearbrook Dr.

Maxwell Heights Secondary School
1100 Coldstream Dr.

Elsie MacGill Public School
800 Greenhill Ave.

**Oshawa Montessori House
of Children**
2226 Pindar Cres.

POST SECONDARY

Durham College
2000 Simcoe St. N.

Ontario Tech University
2000 Simcoe St. N.

Naturally driven

Being able to easily access green space is important for everyone's well-being. At The Heights of Harmony, you're only steps from lush green parkland and outdoor amenity spaces.

Right outside your door you'll discover a new, 28-acre community park with lawns for picnicking, hiking trails, sports fields, and amenities for children and pets. Or explore the nearby 6-km. trail system, interconnected with local community parks and parkettes.

NURTURING NATIVE TREES

The Heights of Harmony is thoughtfully designed to be a community that integrates the surrounding natural heritage features. Tree species that are native to the area will be planted, taking into consideration their seasonal colours, provision of food and shelter for birds and wildlife, and long-term sustainability.



Outdoor bliss

With so many parks and trails nearby, you can enjoy the great outdoors every day at The Heights of Harmony.



Cedar Valley Conservation Area

Just a short drive south is Cedar Valley Conservation Area, a beautiful forested park along East Oshawa Creek, where you can bike, hike, and bird watch.



Harmony Valley Conservation Area

To the east sits Harmony Valley Conservation Area, another large swathe of forest with hiking trails and places to take in the sights and sounds of nature.



Kedron Dells Golf Club

For those who love the links, Kedron Dells Golf Club is close by on 155 acres of the Oshawa Creek valley. A public course, it offers plenty of challenge for novices and seasoned players alike.



Neighbourhood Parks

Play baseball at Mount Joy Park, or picnic and play soccer at Conlin Meadows Park. Meanwhile, at Edenwood Park you'll find a basketball court, walking trails, and kids' playground.

On the move



Only minutes away from Highways 407 and 401 and the GO transit station, The Heights of Harmony makes it effortless to get wherever you need to go, far and wide – and then come home to your peaceful oasis.

DRIVING TIMES



5 Min.
to Highway 407



12 Min.
to Highway 401



12 Min.
to Durham College GO Bus Station



21 Min.
to Oshawa GO Bus Station

DRIVING DISTANCES



16 km
to Oshawa GO Train Station



60 km
to Downtown Toronto



70 km
to Pearson International Airport

Connect to convenience

A place that feels blissfully quiet yet is still incredibly connected to the delights of urban life, The Heights of Harmony balances idyllic surroundings with modern amenities for the whole family.

Restaurants & Coffee Shops

1. Azian Cuisine
2. Starbucks
3. Churchill's Fish & Chips
4. The Waltzing Weasel
5. T. Williams Pub & Grill
6. Sherry's Diner
7. Makimoto Sushi Bar
8. Cork & Bean
9. Brew Wizards
10. The White Apron
11. Mathilda's

Grocery Stores

12. Sobeys
13. Great Canadian Superstore
14. Farm Boy

Housewares, Sporting Goods & Apparel

15. Home Sense
16. Sport Chek
17. Inspirations Glass & Gifts
18. Gifts by Nika
19. Winners
20. Canadian Tire
21. Giant Tiger

Entertainment

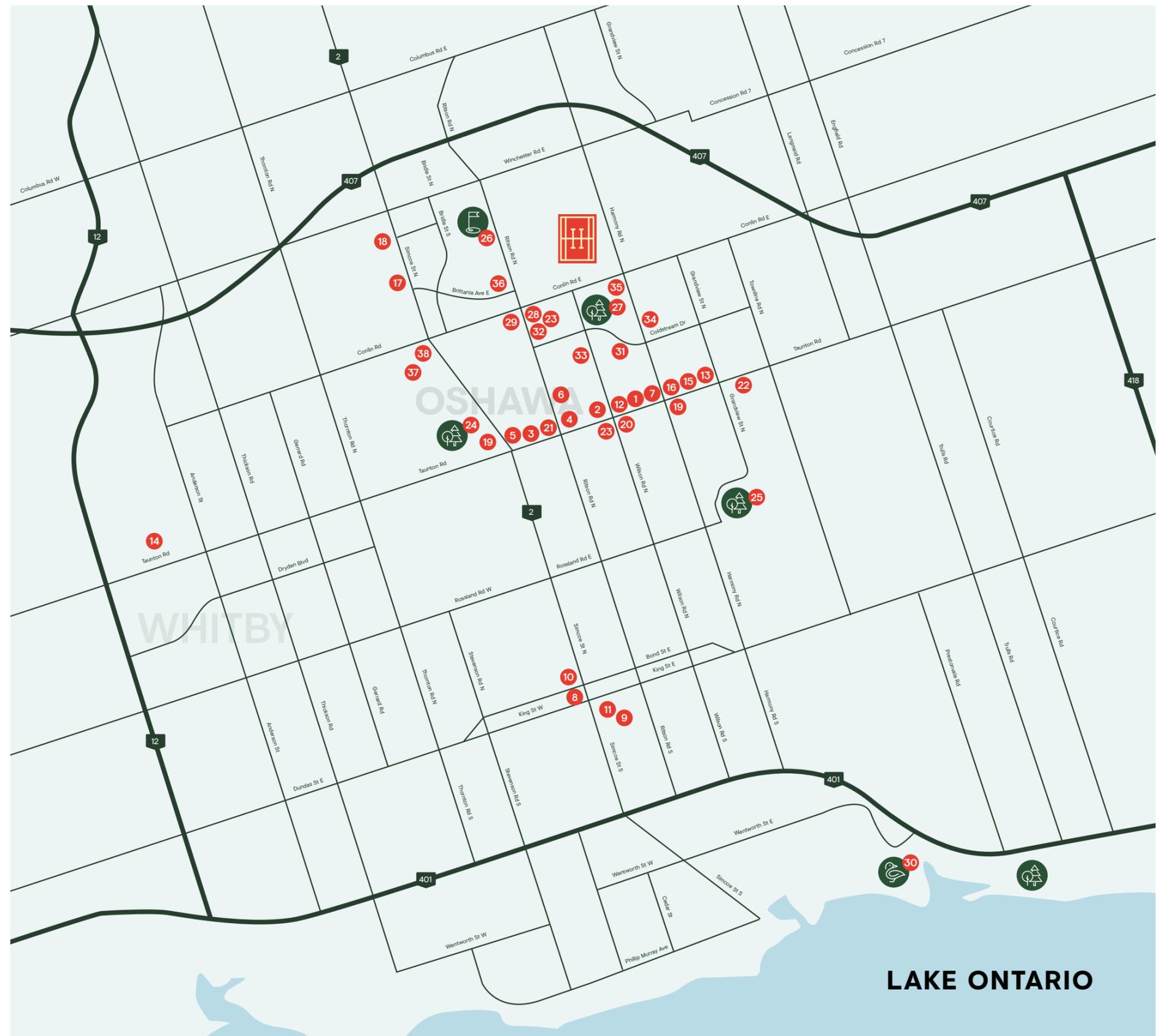
22. Cineplex Odeon
23. NEB's Fun World

Parks & Recreation

24. Cedar Valley Conservation Area
25. Harmony Valley Conservation Area
26. Kedron Dells Golf Club
27. Mount Joy Park
28. Conlin Meadows Park
29. Edenwood Park
30. McLaughlin Bay Wildlife Reserve

Schools

31. St. John Bosco Catholic School
32. Kedron Public School
33. Sherwood Public School
34. Maxwell Heights Secondary School
35. Elsie MacGill Public School
36. Oshawa Montessori House of Children
37. Durham College
38. Ontario Tech University





A trusted builder



For over 65 years, Minto Communities has been building new homes, master-planned communities and condominiums, one home and one relationship at a time. When you choose a Minto Communities home, you're choosing more than just a homebuilder – you're choosing a trusted partner to help you along every step of your home buying journey. From thoughtfully designed and sustainable spaces and vibrant communities, to award-winning quality service and construction, we strive for greatness in everything we build.

Master-Planned Communities

We understand what families need for their overall happiness and wellbeing. Details like social connections, outdoor enjoyment and easy access to amenities and nearby schools. That's why we build every Minto Communities home with the surrounding neighbourhood in mind.

Innovation

We never stop exploring new and innovative ways to help you live better. Minto Intelligence (MI) is a feature-rich smart home package that puts control at your fingertips. Available in applicable communities, this technology has been carefully designed to help streamline your life with the click of a button.

Sustainable Living

We believe our success is measured by the health and vibrancy of the lives we touch and the environments we create. From green building to community building, from quality living to responsible investing, our commitment to people – and the planet—is a vital part of what we do. It's one of the things we're most proud of.

Inspiring Places To Live

We design our homes to fit your lifestyle. That's why we constantly evolve our designs to meet the ever-changing trends, styles and needs of today while at the same time carefully integrating homeowner feedback.

OUTSTANDING ACHIEVEMENT AWARDS



2021 Builder of The Year – Large Volume
Durham Home Builders' Association (DRHBA)
Awards of Excellence / Minto Communities



2020, 2019 Corporate Citizenship
Durham Home Builders' Association (DRHBA)
Awards of Excellence / Minto Communities



2020 Green Builder of The Year
Durham Home Builders' Association (DRHBA)
Awards of Excellence / Minto Communities



2019 Community of the Year
Durham Home Builders' Association (DRHBA)
Awards of Excellence / Ivy Ridge, Whitby



2020 Project Of The Year – Low Rise
Ontario Home Builders' Association (OHBA)
Awards of Distinction / Union Village, Unionville



2018 EnerQuality's ENERGY STAR® for New Homes Builder of the Year – Large Volume
EnerQuality Awards / Minto Communities



