

THE HEIGHTS  
OF HARMONY

## **A NEW CHAPTER IN HARMONY**

Project of the Year – 2023 Building Industry and Land  
Development Association Award (BILD)

ENJOY LIFE

# IN PERFECT BALANCE

Situated in North Oshawa, The Heights of Harmony is an exciting new Master-Planned Community that features a variety of unique architectural townhomes, traditional townhomes and single-family homes. This community is the fulfillment of Minto Communities' ongoing commitment to quality craftsmanship, thoughtful design and sustainable homes. A commitment over 65 years in the making. Close to green space, local shops, trails, restaurants, top-tier education, entertainment, major highways and GO Transit, The Heights of Harmony provides everything you need to enjoy life in perfect harmony.





# A Breath of Fresh Air

Located in beautiful North Oshawa, The Heights of Harmony carefully considers the lifestyles of future residents. As a walkable neighbourhood, the community incorporates serene green spaces, a tranquil water feature 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.



Rendering & landscape design is artist concept only and subject to change. E.&O.E.





## NATURAL RELAXATION

Fall in love with the gorgeous surroundings at the Heights of Harmony. Here, careful consideration was put into every element of the landscaping, encouraging a calming ambience that immerses you in nature.





## WHATEVER THE SEASON

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



# A NEW CHAPTER

# IN HARMONY

This new chapter in The Heights of Harmony sets the standard for modern design, flexible floorplans, and quality features and finishes. With over 65 years of experience, Minto Communities has leveraged extraordinary knowledge to create a new community perfectly designed to fit residents' diverse modern lifestyle needs and match the dynamic and welcoming spirit established in the first phase of The Heights of Harmony.



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CRAFTED FOR

# YOUR LIFESTYLE

Featuring a variety of architectural designs, sizes and types, the homes at The Heights of Harmony are thoughtfully planned with future homeowners in mind. In the award-winning, sold-out first phase of the community, 36' and 43' single family homes with airy open-concept layouts were offered alongside 20' traditional townhomes with modern, spacious floorplans with a backyard and front driveway.

The next chapter of The Heights of Harmony will offer Back to Back Townhomes, a low maintenance option with lots of living space and a front garage, as well as Rear Lane Townhomes, offering a welcoming front outdoor space for residents to enjoy and a garage and driveway tucked away behind the home.

Flex plans are available for all homes, allowing you to tailor your preferred model to perfectly fit your lifestyle.



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# TOWNHOMES

# THAT SUIT YOUR STYLE

## BACK TO BACK TOWNHOMES

The Heights of Harmony's Back to Back Townhomes offer a contemporary and sleek design, complemented by expansive open-concept spaces which make them the perfect blend of contemporary design and comfort. With versatile floorplan options offering 2-3 bedrooms, these townhomes are a great choice for first-time home buyers, new families, empty nesters and anyone in between.

## REAR LANE TOWNHOMES

The Heights of Harmony's Rear Lane Townhomes offer an alluring combination of style and convenience. These townhomes feature 3-4 bedrooms and green space at their doorstep for the residents to enjoy. The unique design also features a garage and driveway tucked behind the house for easy access. Discover a low-maintenance lifestyle that doesn't sacrifice space or comfort.





# BACK TO BACK TOWNS

## THE PINE COLLECTION

Front Garage

2-3 Bedrooms

Spacious  
Balconies

1349 sq.ft - 1628 sq.ft



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# REAR LANE TOWNS

## THE LAUREL COLLECTION

3-4 Bedroom

Front Yard

Rear Garage  
with Driveway

1886 sq.ft - 2079 sq.ft



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NATURALLY

# WELL DESIGNED

Filled with natural light elevated by 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.



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





## OPEN, AIRY LIVING SPACE

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





## A WELCOMING RETREAT

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





## A BRIGHT HAVEN

Nothing compares to settling down with a good book in the living room of your 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

## ENVIRONMENT

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 habitat for birds and wildlife, ensuring durable materials are used, and moderating microclimate to enhance homeowner comfort.



### 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

Homes will have a more consistent, comfortable temperature throughout. Our energy efficient home designs require less heating and cooling than a conventional home, while our sophisticated mechanical systems provide the ultimate in-home comfort.



### Health

Superior indoor air quality will be created through the use of healthier materials and finishes, as well as mechanical systems that will introduce fresh air throughout the home, creating a better environment for you and your family.





# FEATURES



**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.



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



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



A **high performance envelope** will reduce heating and cooling needs, and provide 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.



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



**Individual metering** of hydro, water, and gas.



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



# YOUR FINGERTIPS



Every day, Minto Communities is creating new and innovative ways to help you live better. With the addition of our Smart Home Package in your home, you have control at your fingertips. Every detail has been carefully designed to help streamline your life with the click of a button.



#### **Smarter Home Air Quality Monitoring**

Monitor your home's air quality with the smart monitoring system. It prompts homeowners to clean and replace air filters regularly and empowers them to act by raising awareness about air quality.



#### **Smarter Home Thermostat**

Create a comfortable environment inside and save money on energy. The Smart Thermostat helps reduce energy consumption by automatically adjusting the temperature with the smart sensor when no one is home.



#### **Smarter Home Video Doorbell with Camera**

The video doorbell is activated right when the doorbell is pressed, allowing you to see what is going on outside your home and interact with visitors at your door from anywhere in the world – right from the Enercare Smarter Home mobile app.



# 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. Hills Pub & Grill
6. Sherry's Diner
7. Makimono Sushi Bar
8. Cork & Bean
9. Brew Wizards
10. The White Apron
11. Mathilda's
12. Booster Juice
13. The Keg Steakhouse + Bar
14. COBS Bread Bakery
15. Panera Bread

## Grocery Stores

16. Sobeys
17. Real Canadian Superstore
18. Farm Boy
19. Metro
20. Walmart Supercentre
21. Costco
22. FreshCo

## Entertainment

23. Cineplex Odeon
24. NEB's Fun World
25. The Robert McLaughlin Gallery
26. Oshawa Zoo & Fun Farm
27. iFLY Indoor Skydiving
28. Canadian Automotive Museum

## Housewares, Sporting Goods & Apparel

29. HomeSense
30. Sport Chek
31. Winners
32. Canadian Tire
33. Giant Tiger
34. Structube
35. Michael's
36. Mastermind Toys
37. The Home Depot

## Parks & Recreation

38. Cedar Valley Conservation Area
39. Harmony Valley Conservation Area
40. Kedron Dells Golf Club
41. Mountjoy Park
42. Conlin Meadows Park
43. McLaughlin Bay Wildlife Reserve
44. Oshawa Valley Botanical Gardens
45. Donevan Recreation Complex
46. Community Centre

## Schools

47. St. John Bosco Catholic School
48. Kedron Public School
49. Sherwood Public School
50. Maxwell Heights Secondary School
51. Elsie MacGill Public School
52. Great Beginnings Montessori School
53. Durham College
54. Ontario Tech University









# 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



# FIND IT ALL IN OSHAWA

Situated in a dynamic area that is transforming into a modern, sustainable neighbourhood, 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



Pedestrian-friendly downtown Oshawa

## 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 variety of shops, restaurants and entertainment options – everything you need for your home and family. Keep your eye open for local favourites, including Cork & Bean, Brew Wizards, Inspirations Glass & Gifts and more, so you can explore everything Oshawa has to offer. HomeSense, Sport Chek, Winners, Canadian Tire and Giant Tiger are just some of the big-name stores you'll find a short drive away.

## 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



Mathilda's, Oshawa



# 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.

Lakeview Park by Lake Ontario





# EXCEPTIONAL EDUCATION

A short drive from The Heights of Harmony, you'll find a variety of top-tier educational institutions. Explore a diverse range of curricula crafted to fit your child's learning style perfectly. Whether you're looking for a public or private school, or an innovative Montessori program, a range of educational options surround you.

## 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.

**Great Beginnings Montessori School**  
505 Adelaide Ave. E.

## 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, 27-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 parks and parkettes.



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# OUTDOOR BLISS

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



Kedron Dells Golf Club



#### 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 a kids' playground.





# A TRUSTED BUILDER

**100K+**  
HOMES BUILT

Putting homeowners first has been our unwavering commitment, exemplified by thoughtfully-designed spaces, vibrant communities and a dedication to quality and service.

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.



## OUTSTANDING ACHIEVEMENT AWARDS

### 2023 Building Industry and Land Development Association Award (BILD)

Green Builder of the Year - Low-Rise

### 2023 Building Industry and Land Development Association Award (BILD)

Project of the Year - Low-Rise /  
The Heights of Harmony

### 2023 Durham Region Home Builders' Association Award (DRHBA)

Green Builder - Low-Rise

### 2023 Durham Region Home Builders' Association Award (DRHBA)

Excellence in Semi-Detached or Townhomes under 2,000 sq.ft. / The Heights of Harmony

### 2022 Durham Region Home Builders' Association Award (DRHBA)

Excellence in production built home under 2000 sq ft & 3001 sq ft - 4000 sq ft / The Heights of Harmony

### 2022 Durham Region Home Builders' Association Award (DRHBA)

Excellence in production built bathroom & kitchen design / The Heights of Harmony

### 2021 Building Industry and Land Development Association Award (BILD)

Green Builder of the Year - Low-Rise

### 2021 Durham Region Home Builders' Association Award (DRHBA)

Builder of the Year - Large Volume

## 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.

## MASTER-PLANNED COMMUNITIES

We understand what families need for their overall happiness and well-being. 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. Our feature-rich smart home package 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.

## 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.







LIFE IN PERFECT HARMONY