



HIGHLAND COMMONS

RESIDENCES BY THE CREEK



✘ **We immediately knew**
Highland Commons was going
to be something very special.
The location is close to a
beautiful, expansive park with
a creek that flows all the way
to the lake, letting residents
discover nature close to home.”

– Zev Mandelbaum
PRESIDENT & CEO, ALTREE DEVELOPMENTS



ESCAPE THE ORDINARY AND
COME HOME TO MODERN,
CONNECTED LIVING.

BUILDING EXTERIOR





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EXTERIOR LOFT
ENTRANCE

THE CHARM OF LIVING LOCALLY

Welcome to life at
the Commons.

Designed to pay homage to the stunning natural
landscape, Highland Commons pairs a modern living
experience with curated amenities and the charm of
a historic neighbourhood.



AREA MAP

U of T Scarborough Campus **3 minute drive**

Highway 401 **4 minute drive**

McCowan Station **12 minute drive**

Scarborough Bluffs **19 minute drive**

SCHOOLS

- 1 Highland Creek Public School
- 2 Meadowvale Public School
- 3 Military Trail Public School
- 4 Cardinal Leger Catholic Secondary School
- 5 St. John Paul II Catholic Secondary School
- 6 West Hill Collegiate Institute
- 7 Sir Oliver Mowat Collegiate Institute

POST-SECONDARY

- 8 U of T Scarborough Campus
- 9 Centennial College Progress Campus
- 10 Centennial College Morningside Campus

SHOPS

- 1 Scarborough Town Centre
- 2 Shops at Highland Creek
- 3 The Villages of Abbey Lane
- 4 LCBO
- 5 Shoppers Drug Mart
- 6 Food Basics
- 7 M&M Food Market
- 8 Coppa's Fresh Market
- 9 Walmart

RECREATION

- 1 Toronto Pan Am Sports Centre
- 2 Cineplex Odeon Morningside Cinemas
- 3 Scarboro Golf and Country Club
- 4 Toronto Zoo
- 5 Heron Park Community Centre

PARKS

- 1 Highland Creek Park
- 2 Morningside Park
- 3 Colonel Danforth Park
- 4 Guild Park & Gardens
- 5 Bluffers Park and Beach
- 6 Heron Park

CAFÉS & RESTAURANTS

- 1 Starbucks
- 2 Freshii
- 3 Shoeless Joe's Sports Grill
- 4 The Keg Steakhouse + Bar
- 5 Sunset Grill
- 6 Kelseys Original Roadhouse
- 7 Miller Lash House

- 8 Shamrock Burgers
- 9 Northern Smokes
- 10 Six Social TO
- 11 Creek Coffee & Co.
- 12 Fratelli Village Pizzeria
- 13 Highland Harvest
- 14 Krispy Kreme

TRANSPORTATION

- 1 Rouge Hill GO
- 2 Guildwood GO

- Olympic Trail
- Bus Routes
- GO Train route
- Future shuttle service





Find what you need, just around the corner.

Only steps away from Highland Commons, you will find quaint small town shops that offer everything you need. Grab a freshly-brewed coffee from Creek Coffee & Co. or a traditional oven-baked pizza at Fratelli Village Pizzeria. Lavender Rose Flowers is the perfect spot to pick up a heartwarming bouquet of flowers for a loved one.

The community is integral to Highland Commons. Supporting local is what it is all about here.



MILLER LASH HOUSE



ROUGE HILL GO STATION



EXPAND YOUR LIFE WITH
LOCAL OPPORTUNITIES.

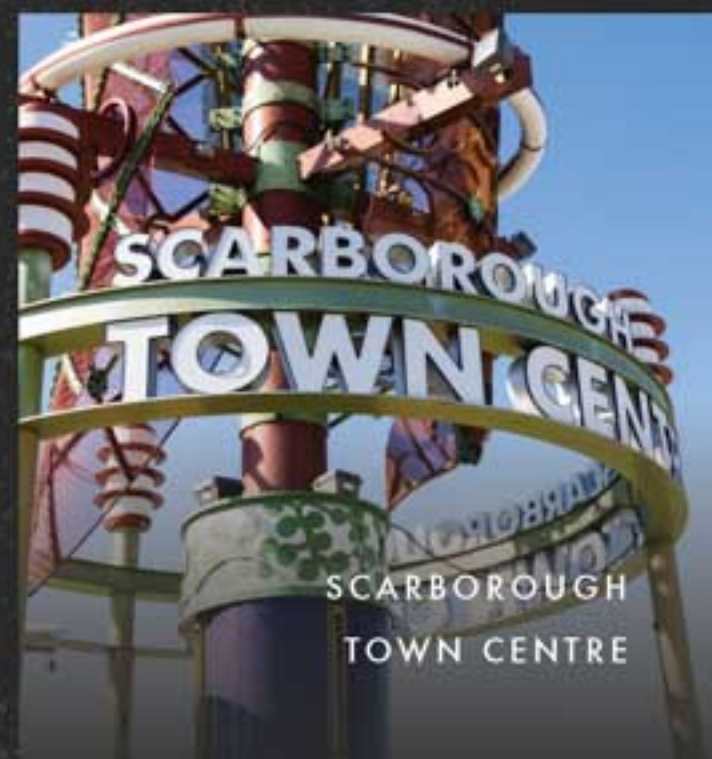
TORONTO PAN AM SPORTS CENTRE



CENTENNIAL COLLEGE PROGRESS CAMPUS



SCARBOROUGH
TOWN CENTRE

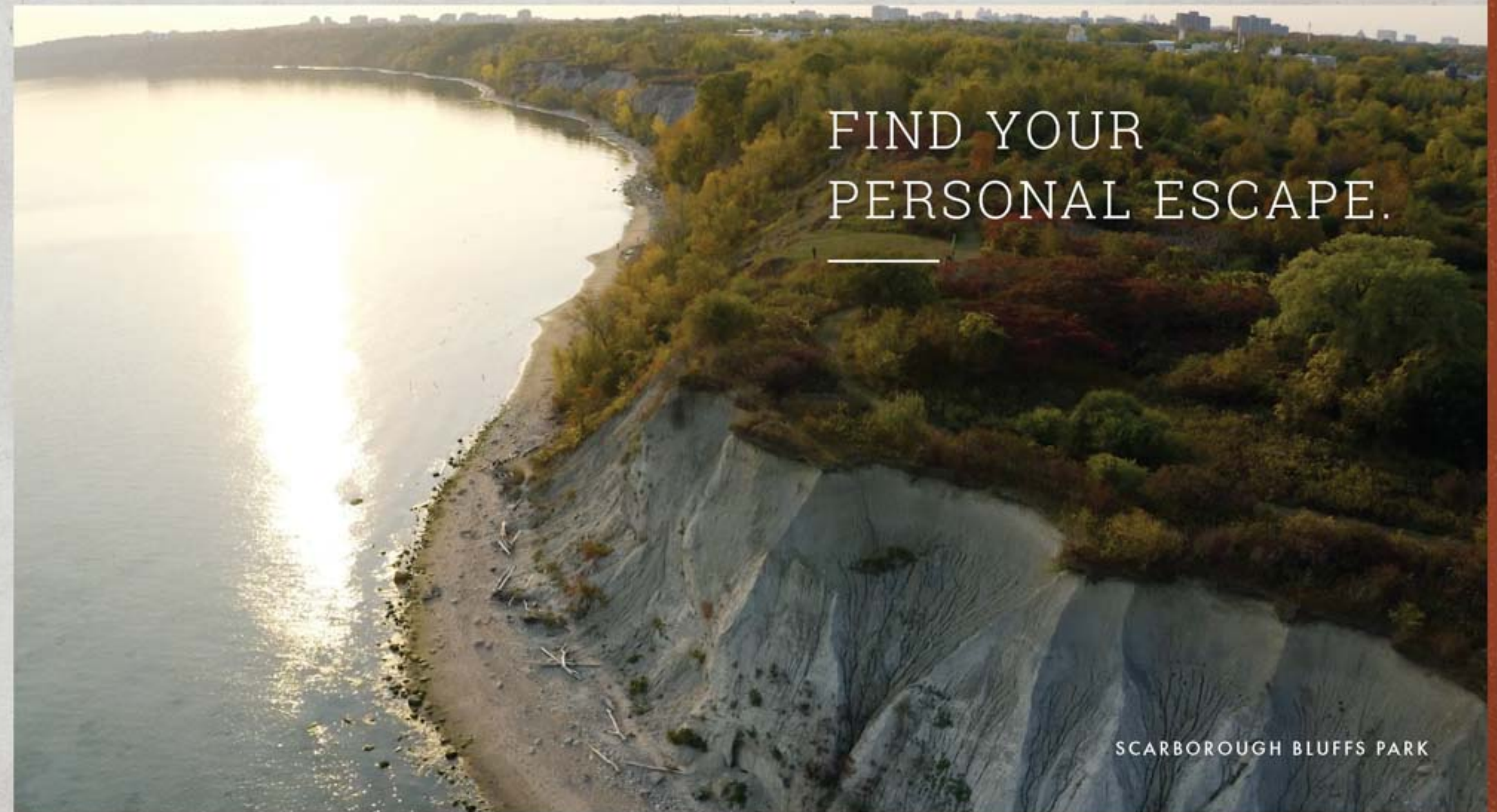
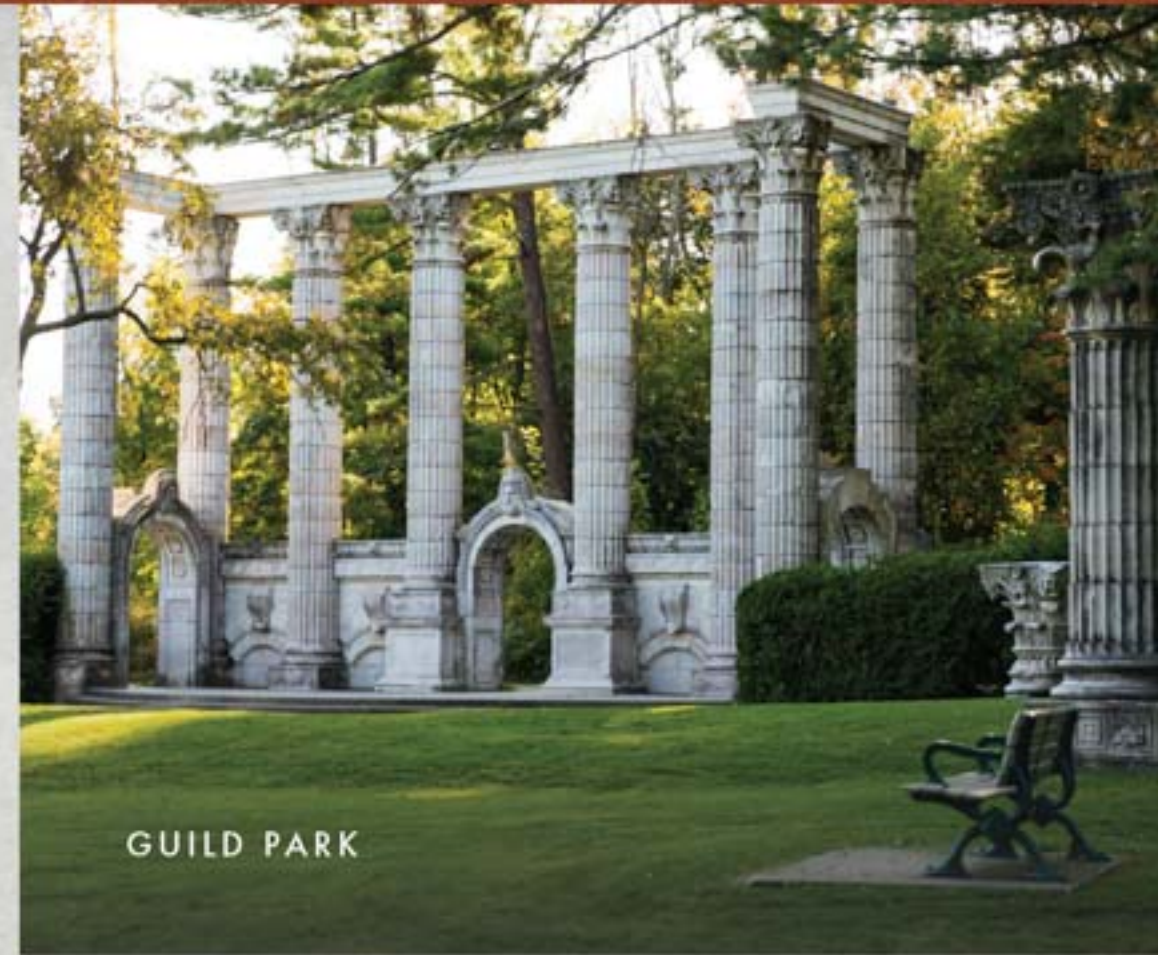


U OF T SCARBOROUGH CAMPUS





EXPERIENCING THE
OUTDOORS CLOSE TO
HOME IS ONE OF THE
JOYS OF LIVING AT
HIGHLAND COMMONS.
DISCOVER A WORLD
OF NATURE IN YOUR
BACKYARD.



An aerial photograph of the Highland Commons apartment complex, a modern multi-story building with a mix of brick and glass facades, situated on a hillside overlooking a dense forest. The building features numerous balconies with glass railings and rooftop terraces with outdoor furniture. A swimming pool and lounge area are visible at the base of the building. The surrounding landscape is lush with green trees, and a city skyline is visible in the distance under a clear blue sky.

“Our design for Highland Commons was aimed at reinforcing the village atmosphere of Highland Creek through the creation of a modern, warm take on a ‘high street’ . By providing a variety of façades to reduce the scale of the buildings at street level, the pedestrian experience along Military Trail is enriched. In addition, opening the rear of the buildings to the natural tranquillity of the Highland Creek ravine adds a new and unique aspect.”

– Sean Lawrence
ARCHITECT, KOHN ARCHITECTS

A WARM WELCOME

You have arrived home.

Be embraced with a warm welcome by the concierge, pick up your mail with ease and have answers to all your questions with no hassle. Comfortably await your guests or sit in the lounge before taking the shuttle to the GO Station. And when you come home, you will have the added benefit of knowing your deliveries are securely attended to before you collect them! The Parcel Storage Lockers are just another convenient perk at Highland Commons.



✘ The interiors at Highland Commons are inspired by a combination of industrial heritage charm and the unique character of the Highland Creek area."

– Anwar Mekhayech
FOUNDING PARTNER, DESIGN AGENCY



CO-WORKING SPACES THAT **EXTEND YOUR HOME OFFICE**

Embrace the productivity of working close to home.

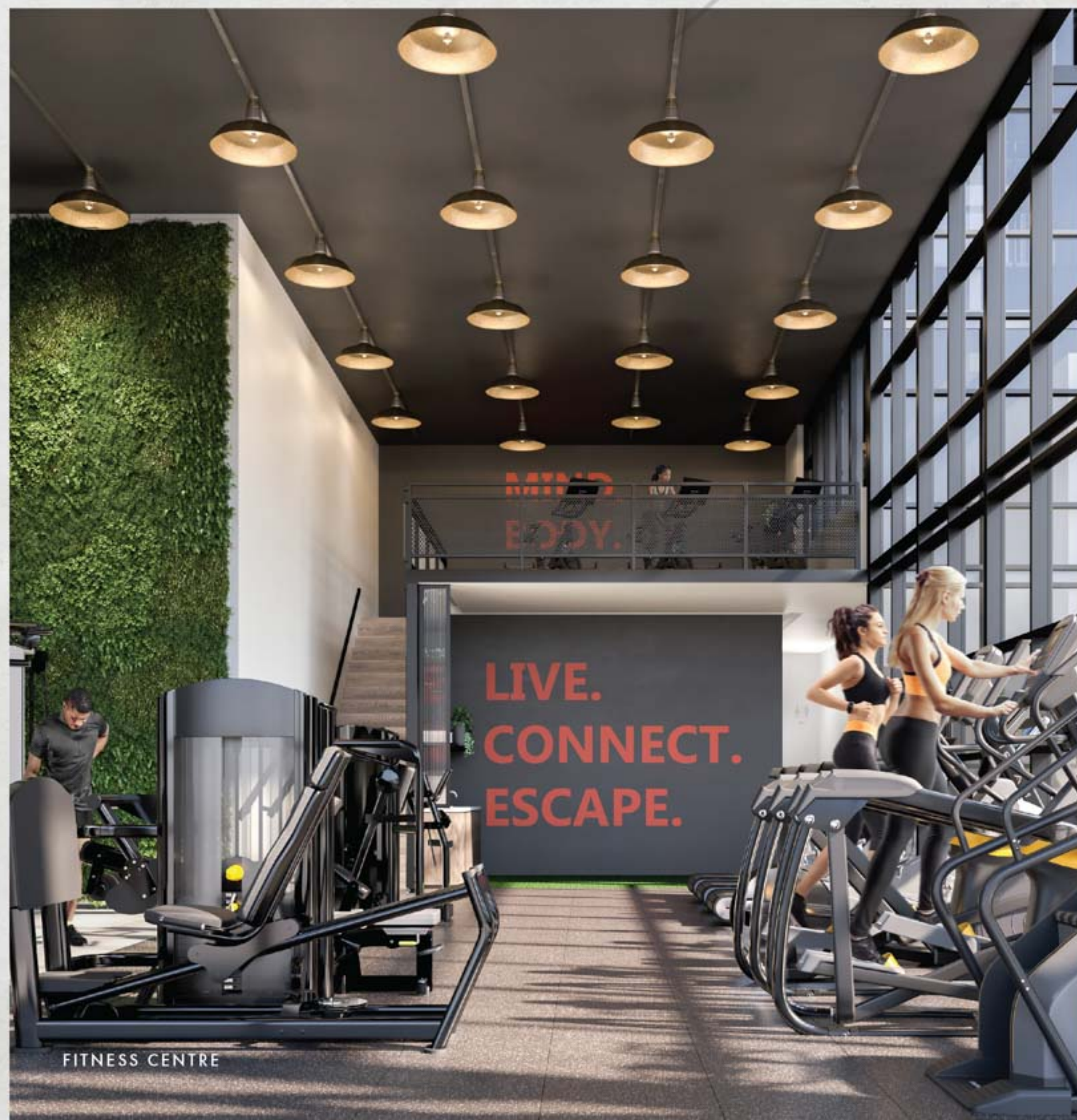
Residents will love the freedom that the co-working space provides when they need the convenience of working from home. Large tables, offices, private meeting rooms and collaboration spaces offer the ability to easily manage a busy work schedule - all from the comfort of your own extended home office.



ENJOY WORKOUTS THAT FIT YOUR SCHEDULE

Endless options for activity without leaving home.

Mind. Body. Strength. At Highland Commons residents will enjoy a wide range of fitness options, including cardio equipment, free weights and a spin room – perfect for getting your heart rate up or clearing your mind. If a competitive match is a better fit, hop on the squash court for a game or two – no membership required.



FITNESS CENTRE



SQUASH COURT & GAMES ROOM

A SAFE PLACE FOR PLAYTIME

Your children can make new friends at the Kids' Centre at Highland Commons, a safe and spacious play area for children to learn, discover and enrich themselves with arts and crafts, painting and educational games. With parents in mind, the nearby lounge is perfect for socializing while you keep an eye on the kids. It's a space for the whole family.



KIDS' CENTRE

LIVE, CONNECT, ESCAPE – WITHOUT EVER LEAVING HOME

The amenities at Highland Commons are designed for living well, everyday.

There's something for everyone in every season, whether you like to stay active or relax with family and friends. Enjoy a meal at the outdoor dining and BBQ area before practicing your skills on the basketball court or competing in a game of life-sized chess. The grass and outdoor seating offers a tranquil setting for a cold drink or to enjoy the afternoon sun.

The options are endless at Highland Commons.



OUTDOOR GAMES AREA

DIVE INTO A REFRESHING ESCAPE

Take a dip and lounge by the
outdoor pool on a hot summer day.





AMENITY SITE PLAN



Resident Mailboxes



24/7 Concierge



Parcel Delivery Area



Outdoor BBQ Area



Outdoor Dining Area



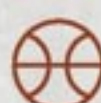
Outdoor Pool



Kids' Centre



Games Room



Basketball Court

1

Outdoor Chess

2

Outdoor BBQ Area

3

Outdoor Dining Area

4

Basketball Court

5

Ping Pong Table

6

Squash Court

7

Co-working Space

8

Party Room

9

Kids' Centre

10

Lobby

11

Pet Wash

12

Parcel Room

13

Change Rooms

14

Fitness Centre

15

Outdoor Showers

16

Outdoor Pool

17

Guest Suites

18

Planting Area



✘ **The suite design at Highland Commons provides a unique opportunity for buyers,** including loft-style suites at grade level that come with all the conveniences and amenities that you get with a condominium lifestyle. Here, you get the feeling of a traditional home with the separate living areas and direct access outdoors. These suites are great for entertaining and the extra space is perfect for a growing family."

– Cara Hirsch
CEO & FOUNDER, HIRSCH + ASSOCIATES

LIVING AREA

LIGHT-FILLED ROOMS
ILLUMINATE YOUR DAYS.

KITCHEN

HAVE IT ALL AT HIGHLAND COMMONS.
A CONDOMINIUM LIFESTYLE WITH
THE ADDED PRIVACY OF YOUR OWN
LANDSCAPED ENTRANCE.



ENTRANCE TO LOFT SUITES

A BEAUTIFUL NEIGHBOURHOOD.
STUNNING LANDSCAPES.
MODERN ARCHITECTURE.

WELCOME HOME.



LIVE. CONNECT. ESCAPE.



BUILDING EXTERIOR



A L T R E E

Drawn maps, illustrations and renderings are Artist's concept only. Construction of dwelling may not be exactly as shown. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the Builder during the construction of the building and suites, and site conditions. Accordingly, all details, dimensions, treatments, specifications and features shown may be changed by the Builder, the Municipality, the Developer or the Builder's control architect, in their sole and unfettered discretion at any time without notice. Site plan generally depicts a draft plan submitted to the Municipality for development approvals. Aerial photographs were taken from various angles and heights in order to generally illustrate the relative location of the condo and surrounding features. Renderings are not to scale and may not reflect the actual buildings, businesses and structures in existence at the time of development. The developer makes no representation or warranty with respect to the actual views or locations of such features from the suites once fully constructed. Listed travel times are general in nature and may vary depending upon traffic and personal variables such as fitness and mobility level. E&O.E. Nov 2021.