

HIGHLIGHTS
OF THE
HIGHMARK

the
highmark



highlife

THE HIGHLIFE HAPPENS BY DESIGN

The Highlife is a different and deeper way of experiencing every moment, and it's woven into the fabric of life here at The Highmark. Connection. Wellness. Beauty. Comfort. Inspiration.

Every aspect of The Highmark is carefully planned and thoughtfully designed to elevate experiences to a higher level. When you live here, the Highlife is at the heart of The Highmark.

Here are just a few highlights:

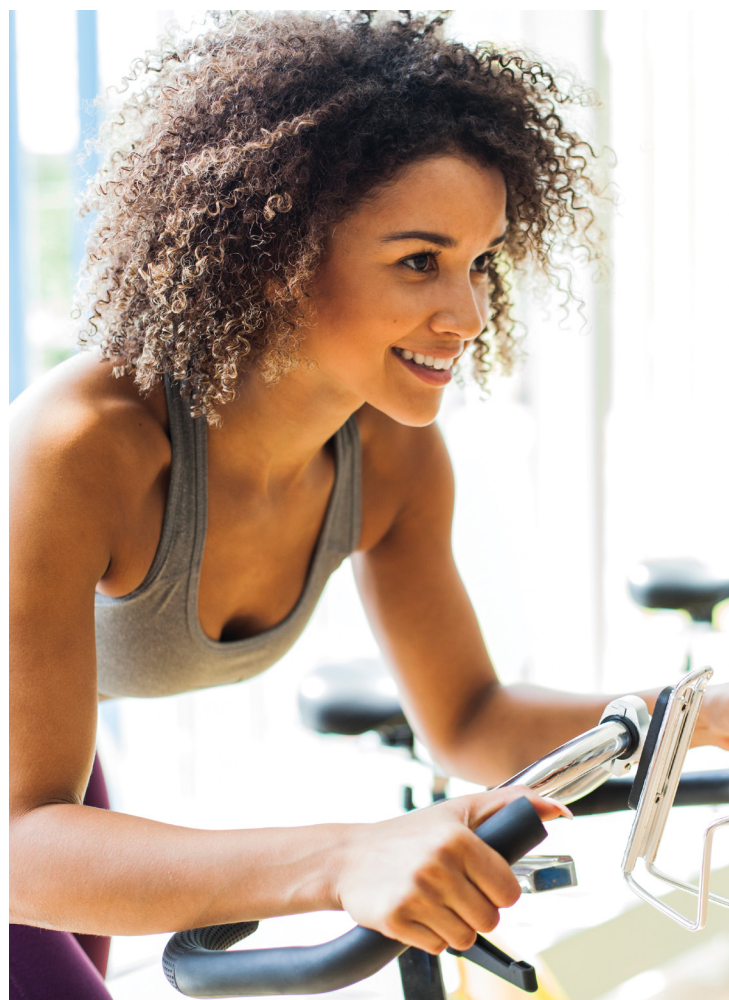
FIRST FLOOR

THE HIGHLIFE BUILDS BODY AND SPIRIT

Wellness is the focus indoors and out in our mirrored Yoga Zone studio with ballet barre for stretching and training and state-of-the-art Fit Zone gym that flows through to the outdoor Power Zone with fitness equipment and our breathtaking landscaped Zen Zone garden

THE HIGHLIFE IS CHILD'S PLAY

Keep an eye on your kids while you're working out or from the viewing lounge while they exercise their imaginations in the well-appointed indoor Fun Zone plus outdoor Play Zone with play structure



6TH FLOOR

THE HIGHLIFE CONNECTS PEOPLE

- The heartbeat of the Highmark, this shared social space links the two buildings, connecting residents into a true community
- Sun Zone landscaped rooftop terrace with gas barbeques, loungers and a pavilion with cabana, bar and seating bridges the two buildings and connects all the 6th floor amenities
- Party Zone with catering kitchen, bar, lounge seating, dining table, fireplace, and big-screen TV, located in Building A
- Sports Zone with catering kitchen, bar, lounge area, billiards table, game table, and big-screen TV located in Building B
- Work Zone co-working space with generous seating in a variety of configurations, plus separate, glass-enclosed privacy work pod located in Building B



BUILDING HIGHLIGHTS & ARCHITECTURE

- Striking, contemporary architectural design
- Architecturally-inspired balconies with modern glass railing system and decorative, lower metal perforated banding, as per plan
- Easy access visitor parking at surface level with EV charging available powered by SMRT by Highmark*
- Secure underground parking with license plate recognition powered by SMRT by Highmark
- Landscaping designed to complement and directly connect to the proposed Diana, Princess of Wales Park (west of outdoor amenities)
- Indoor and outdoor bicycle parking
- Bell Hi-Speed Internet - Experience high-speed internet in the comfort of your suite and throughout The Highmark.*

MAIN FLOOR

- Stunning main floor lobby with adjacent mailroom, food delivery room, and oversized parcel room with secure locker, all powered by SMRT by Highmark

- Convenient guest suite
- Dedicated concierge to help organize and plan your lifestyle, and enhance your peace of mind
- Practical pet wash station with oversized sink
- The drama of soaring 12' main floor ceilings

PRECEDENT-SETTING INDOOR/ OUTDOOR WELLNESS ZONES

- Visionary human-focused architecture designed with six main floor zones that flow as one extraordinary wellness space
- Indoor wellness with state-of-the-art Fit Zone gym, mirrored Yoga Zone studio for stretching and training, opening onto the Power Zone outdoor fitness area with additional training equipment
- Bright, well-appointed indoor children's Fun Zone with convenient viewing lounge for parents flows into the outdoor children's Play Zone, complete with play structure. Lavish Zen Zone garden connects every Zone to Nature

* ADDITIONAL CHARGES MAY APPLY

smrt.
by Highmark

A SMARTER AND SAFER CONNECTED COMMUNITY



For your comfort, convenience, and security, SMRT by Highmark delivers a broad suite of automated solutions - Powered by Bell

KEYLESS ENTRY

Easily access your suite using your smartphone app or a unique password, and allow guests to freely come and go by giving them their own secure, personalized access codes.



SAFETY AND SECURITY

Enjoy peace of mind knowing your suite includes a self-monitored security system and an integrated smoke alarm, as well as live one-way video that lets you view visitors before granting them access



SIMPLIFIED TEMPERATURE & LIGHT CONTROL

Control your suite temperature and smart light switches from your mobile app or wall pad; automate your environment by creating 'scenes' for different modes, such as morning, evening, or away



A CONNECTED COMMUNITY

Stay up to date with community messaging, access community calendars, and book shared amenities such as the party rooms or guest suite



SMART PARCEL LOCKERS

When a package arrives for you, you'll receive a notification on your mobile app. Just head to the smart parcel locker where your delivery will be securely stored for you until you retrieve it by scanning your unique code



SMART PARKING

Thanks to license plate recognition, you can automatically access your parking garage without having to fumble for your FOB. As for guests, pre-register them through the mobile app for a more hassle-free visit



ELECTRIC VEHICLE CHARGING

Charge your electric vehicle or allow a guest to do the same by booking a time slot on one of the community's shared EV charging stations.





SUITE HIGHLIGHTS AND FINISHES

DESIGN-FORWARD SUITES

- Spacious 9' ceilings* with smooth finish
- 12' ceilings in all main floor suites
- Private balcony, patio, and/or outdoor living, as per plan
- Mirrored sliding closet doors† for all bedroom closet(s)
- Wire plastic-coated closet shelves and/or rods in all closets
- Wide plank laminate flooring‡ in entry, living area, kitchen, main hallway, bedroom(s), and den, as per plan
- Tiled floors in bathroom and laundry



- Contemporary 5" baseboard with complementary casing painted throughout
- Custom-designed solid core entry door with security view hole
- Eggshell off-white paint finish on all walls throughout
- Flat, off-white paint finish on all ceilings throughout

SPA-INSPIRED BATHROOMS

- Choice of three designer colour schemes†
- Custom-designed vanity with flat panel doors and designer single lever faucet
- Bathrooms with bathtub or separate shower, as per plan
- Sliding mirror and shelf storage cabinet
- Quartz countertop with under-mount sink‡
- 5' soaker tub†, extra deep
- Frameless shower door, as per plan
- Full-height porcelain wall tile in tub surround with separate shower stall
- Semi-gloss off-white paint

- Porcelain tile flooring, approximately 12" x 24"
- Recessed ceiling moisture-resistant shower light in separate shower stall
- Pressure-balanced valve(s) for tub and/or shower to maintain temperature control
- Distinctive chrome finished plumbing fixtures
- Privacy door lock
- Exhaust vent to exterior through energy recovery ventilation unit

LAUNDRY

- Stacked white front-loading dryer and ENERGY STAR® high-efficiency front-loading washer
- Ceramic tile flooring, approximately 12" x 12"

ELEGANT MODERN KITCHENS

- Choice of three designer colour schemes†
- Open-concept gourmet, contemporary kitchens, flat panel doors and integrated panel-front dishwasher and fridge
- Quartz slab countertops with contemporary tile backsplash‡



- Single basin stainless steel under-mounted sink with designer-selected single lever faucet with pull-out spray
- Built-in stainless steel microwave with integrated exhaust fan
- Energy-saving kitchen valance lighting

APPLIANCES

- Energy efficient kitchen appliances consisting of a 24" Counter Depth Integrated Panelled Fridge, 24" Electric Cooktop, 24" Convectional Built-in Wall Oven, 24" Combination Hood Fan/ Microwave, 24" Integrated Panelled Dishwasher
- Suite Type 3A and 3B include Energy efficient kitchen appliances consisting of a 30" counter depth Integrated panelled fridge, 24" electric cooktop, 24" convectional built-in wall oven, 24" combination hood fan/ microwave, 24" integrated panelled Dishwasher
- Suite type 3C include Energy efficient kitchen appliances consisting of 30" Counter depth integrated panelled fridge, 30" Electric Cooktop, 30" Convectional Built-in Wall Oven, 30" Combination Hood Fan/ Microwave, 24" Integrated Panelled Dishwasher
- Stacked washer-dryer directly vented to the exterior

INDIVIDUAL ELECTRICAL

- Accessible panel with circuit breakers in all suites
- Balconies and/or patios equipped with electrical outlets where applicable, as per plan
- Designer selected white Decora®-style receptacles and switches throughout
- Switched ceiling fixtures in walk-in closet and kitchen, as per plan
- Switched wall outlet in living room
- Capped switched ceiling outlet in bedrooms
- Pot lights in bathroom(s) and powder room, and/ or surface-mounted light scone over vanity, as determined by vendor
- Pre-wiring for cable TV outlet(s) and telephone/ data outlet(s)

Specifications subject to change without notice. E.&O.E.

* Except where bulkheads and localized dropped ceilings are installed

‡ Denotes finishes selected from the vendor's samples

† Denotes availability by suite design



GREEN LIVING

- High-performance, low-emissivity insulated glazing window units with sealed argon gas
- Energy-efficient air-supply system that condition common area hallways
- Energy-efficient LED lighting throughout common areas and suites
- Energy-efficient demand control ventilation in parking garages based on a carbon monoxide detection system
- Lighting controls to address specific needs within different interior common spaces, including stairwells, amenities, and parking garages; all efficiently planned to provide energy conservation and green initiatives
- Dark Sky Friendly fixtures to minimize glare while reducing light trespass and skyglow; all products are fully shielded and reduce the amount of blue light in the nighttime environment
- In-suite heat pumps with integrated Energy Recovery Ventilator continuously replace stale indoor air with fresh outside air for a healthier, cleaner environment and greater indoor comfort
- Heating and cooling provided by energy-efficient variable flow central HVAC condenser water system with inherent heat recovery
- Energy-efficient variable speed domestic water supply system providing consistent water pressure



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