

HILLS



minto
Communities

EAST HILLS
CROSSING

RS

CONNECT
TO
BETTER
LIVING

EAST HILLS
CROSSING



EAST HILLS CROSSING

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Calgary skyline



THE MINTO COMMUNITIES' STORY

Minto Communities is one of the largest builders in Canada and is committed to delivering healthy, high-performing communities to the Calgary market.

Minto Communities originated in 1955, when we began building better places to live, work and play, one home and one relationship at a time. The Minto

ethos is to challenge conventional thinking and work outside the box to generate innovative, long-term and mindful living solutions.

With more than 63,000 homes built in the Ottawa, Calgary and the Greater Toronto Areas, our Minto Communities Canada division is dedicated to constructing high-

performing new homes and condos, and has earned several industry awards and accolades.

Keenly Focused on Western Canada

Since our entry to the Calgary market in 2014, Minto Communities has successfully expanded into western Canada. Our dedication to the Calgary market keeps us focused on our unique approach to building communities that are sustainable, healthy and vibrant.

We have more than 3,500+ homes planned for development in Calgary and surrounding area:

- The Annex, Kensington - Complete (108 homes)
- ERA, Bridgeland - Under construction (180 homes)
- ERA II, Bridgeland - Under Construction (40 homes)
- East Hills Crossing, Belvedere (600+ homes)
- Wildflower, Airdrie - Coming Soon (2400+ homes)
- The Annex II, Kensington (100 homes planned)

New community coming soon to Airdrie, AB

Wildflower is an upcoming project we are very excited about is a spectacular master-planned community of 2,400+ single family detached, semi-detached, townhomes and condos on the Upper West Side of Airdrie. Only 30 minutes north of downtown Calgary.



MINTO COMMUNITIES' 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 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 customers with modern spaces to live, work and play in. It's our priority today – and it will continue to be in the future.

Minto's LEED Certified Homes

6,400+ suites (as of November 2020)
8,000+ homes (as of November 2020)

LEED Firsts

2005: MINTO RADIANCE
LEED Silver certified condo in Canada

2007: MINTO 150 ROEHAMPTON
LEED Gold certified condo in Canada

2008: MINTO HARVEST HILLS
LEED Silver certified home in Canada

2009: MINTO MIDTOWN
Largest LEED Gold certified condo in North America

2019: MINTO ANNEX
LEED V4 Homes (Multi-Family) project in Calgary

2019: EAST HILLS CROSSING COMMUNITY
Registered as the first privately funded LEED V4 Neighborhood Development in Calgary

Minto's Track Record

Minto is committed to third party environmental verification programs, which provide assurance that our design and building practices meet strict energy efficiency standards. Since 2009, Minto has built and certified all new low rise homes to the ENERGY STAR® standard, and all new Minto high rises are Leadership in Energy and Environmental Design (LEED) certified.

For these efforts, we have been recognized in a number of Canadian building awards.

- We received the CHBA Net Zero Home Award for the 2019 Minto Dream Home in support of the Children's Hospital of Eastern Ontario.
- In 2020, Minto received the Outstanding Achievement Award in Corporate Citizenship, and was named "Green Builder of the Year" from Durham Region Home Builders Association.
- We received the EnerQuality ENERGY STAR® for New Homes Builder of the Year (Large Volume) in 2015, 2016, 2017 and 2018.

SUSTAINABILITY COMMITMENTS

LEED's 7 Transformative Goals

The LEED rating system aims to promote a transformation of the construction industry through strategies designed to achieve seven goals:

1. Reverse contribution to global climate change
2. Enhance individual human health and well-being
3. Protect and restore water resources
4. Protect, enhance, and restore biodiversity and ecosystem services
5. Promote sustainable and regenerative material resources cycles
6. Build a greener economy
7. Enhance social equity, environmental justice, community health, and quality of life

Here are four ways in which the East Hills Crossing community meets LEED goals.

SMART LOCATION & LINKS

- Convenient access to transit and amenities
- Connected to central path systems across Calgary

GREEN INFRASTRUCTURE & BUILDINGS

- Use of ENERGY STAR® appliances saves money while creating fewer greenhouse gas emissions
- Use of LED lighting reduces the cost of utilities
- Standard in-suite water efficient fixtures can reduce water consumption up to 40% compared to the Alberta Building Code
- Outdoor water use reduction with carefully selected horticultural species for landscaping
- Smart Irrigation System installed in the parks and civic spaces
- Buildings constructed with solar orientation, with optimal conditions for future use of passive and active solar strategies
- Energy efficient street lights

NEIGHBOURHOOD PATTERN & DESIGN

- Reduced residential speed zones for community safety and walking traffic
- Restaurants, retail and medical are steps away
- Linear parks connect residents to pathways and green space
- Gathering space incorporated to promote community living and increase social connections
- Recreational facility on-site to promote health and wellness
- All-season community park provides residents with outdoor access to a playground, basketball court, tobogganing hill, and internal pathways

INNOVATION & DESIGN PROCESS

- LEED Neighborhood Development design strategies are engineered with the end-user in mind; the innovation and design process encompasses not only the building structures but the community and environment as a whole
- No component is overlooked in consideration of lifestyle, well-being, and the engagement of its inhabitants



EAST OF EXPECTATION



Dine al fresco on International Avenue

On the east side of Calgary, an urban, transit-oriented community is taking shape. A brilliant, greener neighbourhood where people can thrive, with easy connection to each other, to green space, to shopping, and to every destination.

Welcome to East Hills Crossing by Minto Communities, a collection of modern townhomes and condominiums mindfully designed to foster a unique, people-centred lifestyle. Discover your opportunity to live a more sustainable life in Calgary. Once certified, East Hills Crossing will be Calgary's 1st privately funded LEED neighbourhood development.



Ellisttan Park is just 10 minutes away

A NEW OPPORTUNITY TO OWN AT EAST HILLS CROSSING



On the heels of the stunning success of East Hills Crossing Condominiums, we're thrilled to introduce to you our collection of 3-storey Townhomes. These striking, modern homes will enhance the streetscapes of East Hills Crossing, offering spacious units with private outdoor spaces. Designed to seamlessly integrate with the natural colour palette of the area, each townhome will feature modern, airy interior design, ample storage space, and floorplans with flow.

E1
87 Condos
SOLD OUT

SE2
94 Condos
SOLD OUT

SE3
90 Condos
SOLD OUT

SE4
81 Condos
Mixed Use Building
Future Release

3-Storey Townhomes
Ph 1 Now Available





Illustrations are artist concepts and may be subject to change.

THE EAST HILLS ADVANTAGE

East Hills Crossing offers an ever-expanding range of convenient amenities and connection. Right across the street is East Hills Shopping Centre — making it incredibly easy to pick up groceries, go for a bite to eat, watch a movie.



East Hills Shopping Centre



Get your morning coffee fix at Starbucks

ATTENTION SHOPPERS

Enjoy a short walk in the fresh air along new pedestrian pathways to East Hills Shopping Centre and the East Hills BRT station — just across the street. With a new BRT 84th St. stop planned at East Hills Crossing you'll be even closer to any destination in Calgary.

East Hills Shopping Centre Retailers

RioCan's East Hills Shopping Centre is 880,000 square feet of amenities and services, all geared to serving the needs of area residents.

Banks & Financial Services

TD Canada Trust
CIBC
easyfinancial Services

Department Stores

Walmart
Marshalls
Bed Bath & Beyond
Costco
Dollarama

Salons & Medical

Chatters Hair Salon
SmartStyle Hair Salon
Lavish Nail & Spa
Tommy Gun's Original Barbershop
Kalon Medical Aesthetics

Restaurants & Bakeries

Costco Bakery
BarBurrito
McDonald's
Panda Express
Panago Express
Starbucks
South St. Burger
Smitty's
Edo Japan
Chopped Leaf

Specialty Stores

Rogers Mobile Phone Shop
Sleep Country Canada
Optiks International
Sally Beauty
Tom Harris Telus & Koodo Store
BSW Liquor
Sherwin-Williams Paint
PetSmart
Mark's
Bulk Barn
Staples
Sport Chek

Entertainment

Cineplex Odeon Theatre

Gas Stations

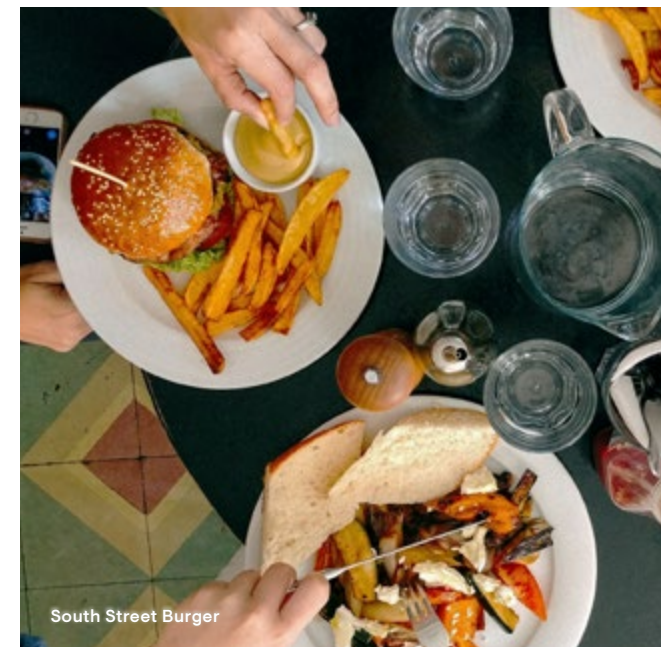
Costco Gas Station

Transit

East Hills BRT station

Daycare

Willowbrae Childcare Academy
Academy East Hills



South Street Burger



Cineplex Cinemas



Willowbrae Childcare Academy East Hills

IN THE AREA

Local Parks

Relax at nearby Elliston Park, which features a pond, rose garden, playgrounds, picnic shelters and an off-leash dog area. Or take the kids to Chestermere Lake for a beach day or to nearby Applestone Park – its unique play equipment will keep them entertained for hours.

Schools and Daycares

Schools for students of all ages and abilities offer excellent academic programs, and are easily accessible via transit and walking. Plus, for your little ones, the 10,000 square-foot Willowbrae Childcare Academy East Hills is within walking distance of East Hills Crossing.



Globalfest fireworks



TIME OUT

Just a few minutes away from East Hills Crossing, you'll find a whole world of fun and indulgence. Play hockey or cricket, go for a hike with your dog, lounge at the lake, or take swimming lessons. Then tour the world by visiting the foodie mecca

that is International Avenue, with its Vietnamese, Middle Eastern, Filipino and other global cuisines. And if you're in the mood for a day trip, head into Banff National Park, with only two sets of traffic lights in your way.



DESTINATIONS TO DISCOVER

With easy access to transit and close proximity to the major highways, you're ideally located to connect to any destination in Calgary and across Alberta.

Activities & Entertainment

1. International Avenue
2. Bob Bahan Aquatic & Fitness Centre
3. DOWNTOWN CALGARY
4. Calgary Zoo
5. Stampede Grandstand
6. RiverWalk
7. Paradise Lanes
8. Inglewood Wildlands
9. Red Carpet Cricket Pitch

Attractions

1. Lake Louise
2. Banff National Park
3. Sunshine Village
4. Canmore
5. Calgary International Airport
6. Edmonton
7. Red Deer
8. Drumheller
9. Scotiabank Saddledome

Parks and Recreation

1. Elliston Park
2. Inglewood Golf and curling club
3. Pearce Estate Park

Restaurants and Pubs

1. Chopstix Filipino Restaurant
2. Chillies - Pakistani Restaurant
3. Pacific Hut Restaurants and Bakeshop
4. Boddums Up Pub
5. Coco Brooks Foothills
6. Canadian Brewhouse
7. Bravo Restaurant - Mexican
8. Yegna Ethiopian Cuisine
9. Osmow's Shawarma

Retailers & Grocery

1. Hong Kong Food Market
2. Merv's No Frills
3. B & P Cycle and Sports
4. East Hills Shopping Centre
5. IKEA
6. Lucky Supermarket
7. Alberta Halal Meat & Grocery
8. Sobeys
9. Rona Forest

Schools

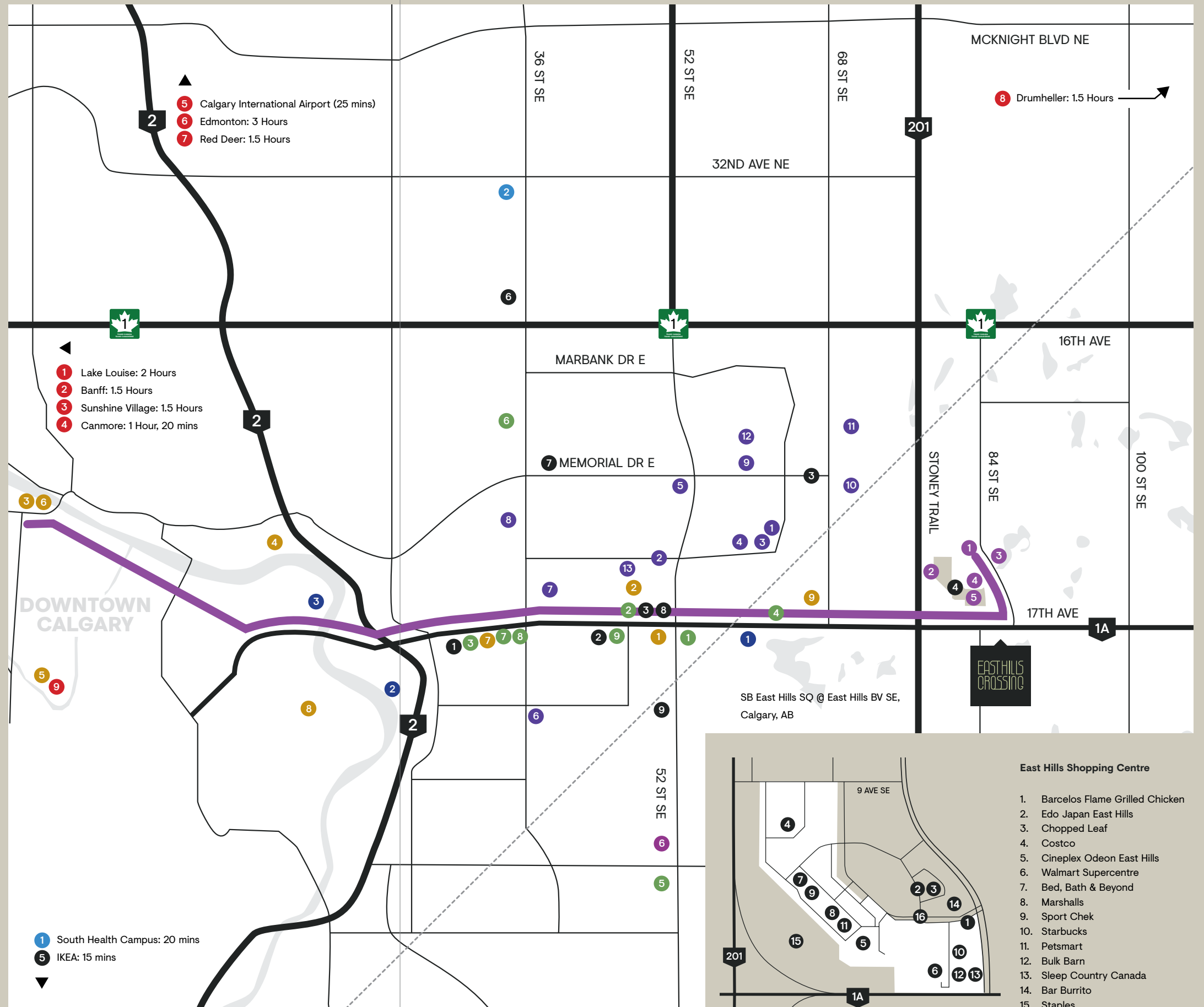
1. James Short Memorial School
2. Jack James High School
3. G.W. Skene School
4. St. Peter Elementary School
5. Kidsmart Pre-school
6. Holy Cross Elementary
7. Holy Trinity School
8. Father Lacombe High School
9. St. Martha School
10. East Side Christina Academy
11. Abbeydale School
12. Dr. Gladys Mckelvie Egbert School
13. Forest Lawn High School

Medical

1. South Health
2. Peter Loughneed Centre

Transit

1. Route Bus Rapid Transit (BRT) Transit (BRT)
2. SB East Hills SQ @ East Hills BV SE, Calgary, AB
3. NB 84 St SE @ 17 Av SE, Calgary, AB
4. SB 84 St SE @ 17 Av SE, Calgary, AB
5. WB 17th AV SE @ 84th ST SE, Calgary, AB



CONNECTIONS TO EVERYWHERE



MAX Bus Rapid Transit (BRT)

Living at East Hills Crossing, you're close enough to the countryside to enjoy fresh air and big skies — but you're also amazingly connected to downtown Calgary. The new Calgary MAX Bus Rapid Transit (BRT) line can whisk you westward along International Ave. to the centre of the city.

If you need to get to work, meet friends for dinner, or explore this infinitely interesting downtown, you can catch the bus steps from home at the East Hills BRT station. Plans are in the works for a BRT station on 84th St., which will make transit an even better option.

Why BRT is Better

The BRT makes fewer stops than the regular buses, runs more frequently and travels along dedicated laneways apart from traffic. Heated shelters make waiting for the BRT bus more pleasant in winter, and real-time electronic displays show exactly when the next bus will arrive.

Connect on your Phone

Download the Calgary Transit App, which enables you to look up nearby stops, schedules, and route maps, and plan your trip.



CONVENIENT CONNECTIONS

Time for the Train

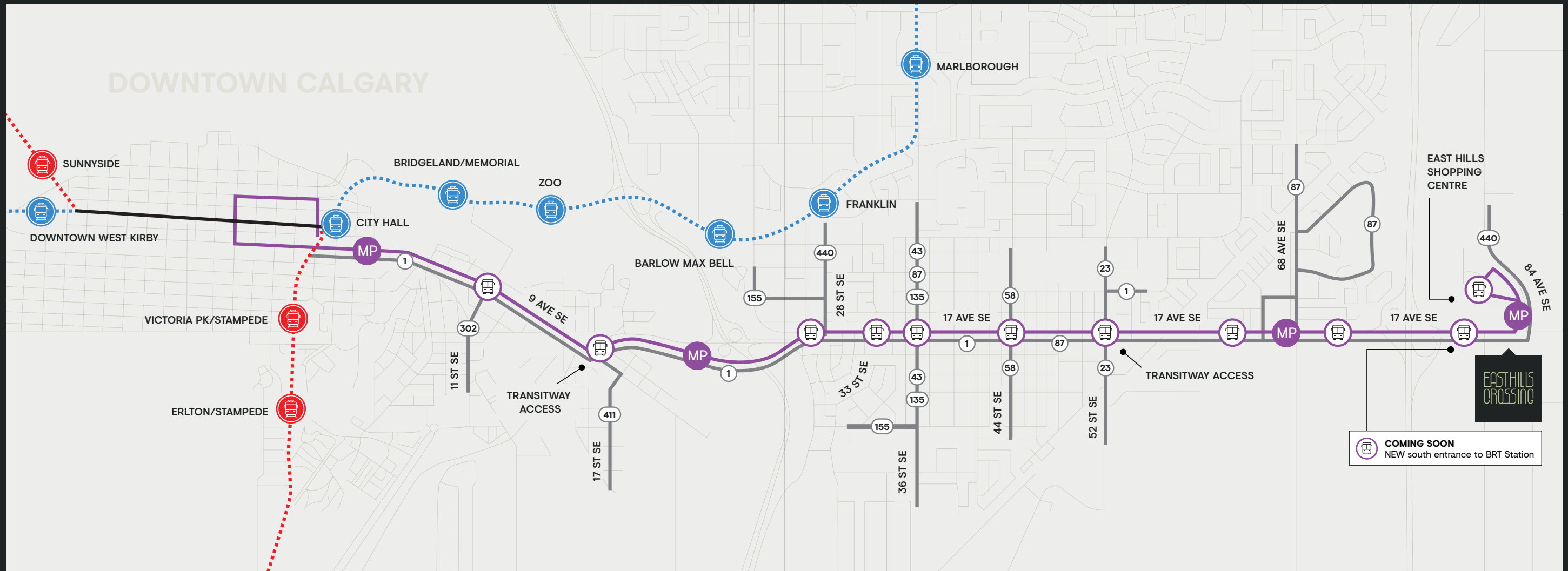
Need to travel around Calgary? Connect downtown with the CTrain's Blue Line or Red Line. With 45 stations spread across the city, it's easy to get around. The upcoming Green Line promises to give access to even more Calgary neighbourhoods.



CTrain

GETTING AROUND CALGARY

- MP** MAX PURPLE
Peak/Off-Peak: 12 min / 22-30 min
Span: Until 23:45 / 21:45
- 411** INTERSECTING BUS ROUTE
-  MAX STATION
-  CTRAIN LINE/
STATION
-  CTRAIN LINE/
STATION



STAY AND PLAY



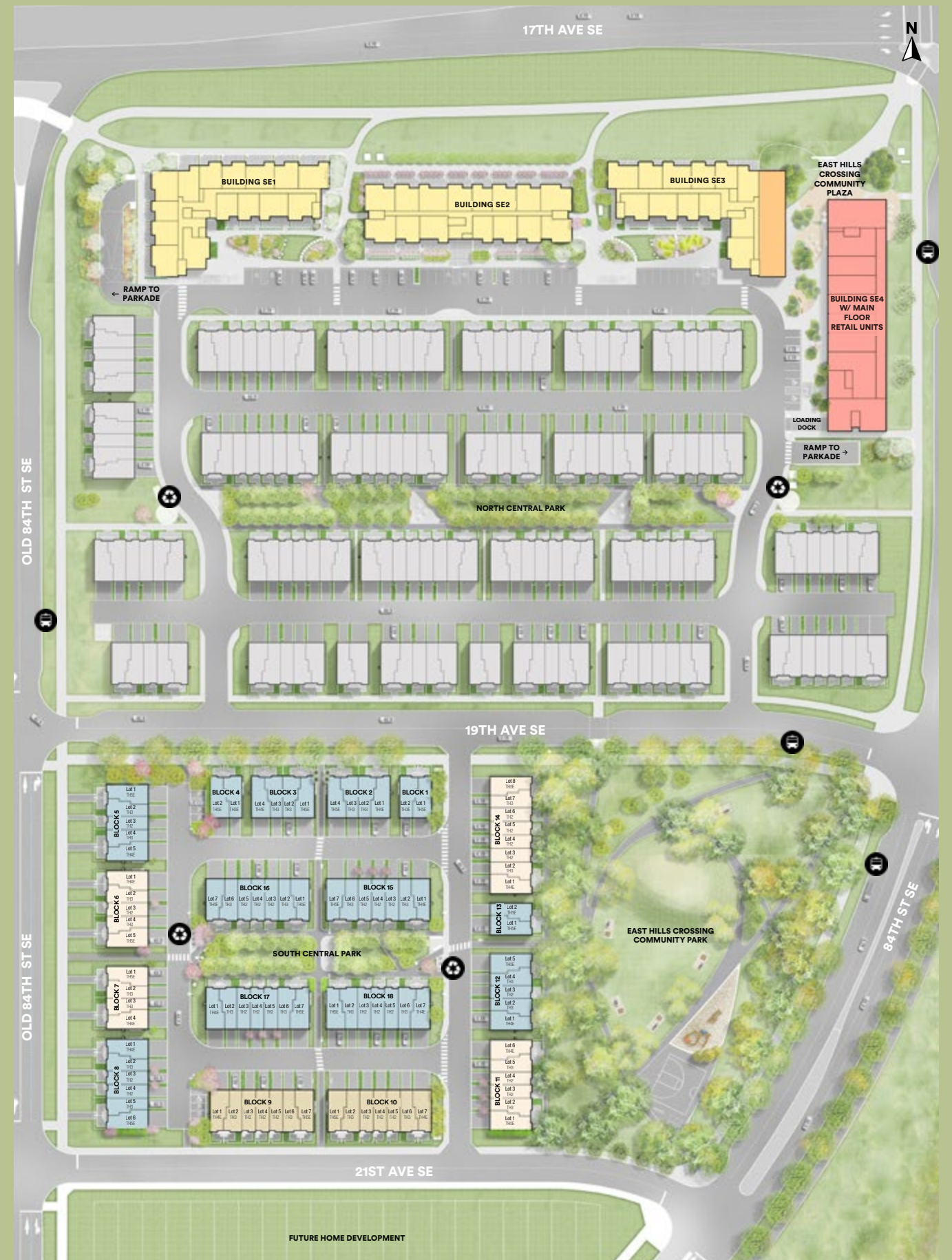
The Community Park

Designed to be an integral part of life at East Hills Crossing, the future community park features playground equipment for the kids, a basketball court, curated gardens to attract native pollinators, and a toboggan hill for taking a break in the great outdoors.

SITEPLAN

EAST HILLS CROSSING

- TOWNHOME ELEVATION A
- TOWNHOME ELEVATION B
- TOWNHOME ELEVATION C
- CONDO BUILDINGS
- FUTURE RETAIL / CONDOS
- FUTURE AMENITY
- FUTURE TOWNHOMES
- BUS STOP
- ♻️ GARBAGE & RECYCLING BINS



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MEET AND GREET AT THE COMMUNITY PLAZA

Meet friends and get to know your neighbours at the welcoming community plaza, inspired by old-world plazas, where residents stroll and gather to catch up. The East Hills community will be a great place to connect with your neighbors, offering more than 10,500 square feet of amenity and retail space.



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FRESH-AIR ENTERTAINMENT

Outdoor fun with family and friends comes naturally with easy access to our play structure, basketball court, BBQ areas, 1.6 km of walking/ biking pathways, and so much more.



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YOUR PRIVATE RETREAT

Each unit offers a private balcony, providing the perfect spot to enjoy fresh air and sunshine. Whether lounging with a good book or savouring a morning coffee, it makes a great escape.

ENLIVENING INTERIORS

Imbued with a sleek designer sensibility, your modern Townhome reflects the latest styles while staying in sync with your need for comfort and space. With four stunning designer packages to choose from, you select which elegant finishes, colour palettes, and open, airy layout will elevate your space.



Bedroom retreat



OPEN, AIRY LIVING SPACE

Our approach to optimization of living space results in a thoughtful flow for modern living with a spacious feel.

TH5-E Interior - Tastemaker Package



TH5-E Interior - Tastemaker Package





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NATURALLY INVITING

The beauty of the creamy white fixtures, light quartz surfaces, chrome hardware and natural tile floor all meet to exude a warm, welcoming atmosphere in this stylish space.

TH2 Bathroom - Casual Comfort Package



FEATURES & FINISHES

STYLISH INTERIOR FINISHES

- Four contemporary designer-appointed interior finish packages to choose from
- 9' ceilings on second floor living and kitchen level, 8' ceilings on all other levels (except where mechanical is required)
- Knockdown ceiling throughout (painted ceiling finish where mechanical is required)
- Combination of maintenance free luxury vinyl plank (LVP) flooring and carpet
- Modern 4" baseboard and 2.5" door casing with flat profile and square edge
- Lever-style interior hardware
- CAT 6 in living room
- In-wall cable conduit in living room to hide cabling
- Roller shade window coverings throughout
- Barbecue gas line hook up on second floor balcony

KITCHEN FEATURES

- Modern, designer selected cabinetry with soft close doors and drawers
- Quartz countertops
- Full-height tile backsplash
- Stainless steel appliances
- Stainless steel under-mount sink with a single lever, pull out spray faucet

BATHROOM FEATURES

- Tile flooring (LVP in powder rooms)
- Modern cabinetry to match the kitchen
- Quartz countertop with quartz backsplash
- White under-mount sink
- Full width vanity mirror
- Ambient vanity lighting

- Contemporary tub and wall surround insert
- Sleek chrome faucets and accessories

ENERGY & ATMOSPHERE

- Suites are heated using a high efficiency heating system, improving both comfort and efficiency
- Long-lasting LED lighting is integrated throughout the building and common areas
- Indoor lighting specifications aim to use 46% less electricity than traditional (incandescent or fluorescent) lighting and contain no mercury, while producing equivalent amounts of light
- Air conditioning (AC) rough-in
- Electric vehicle (EV) charger rough-in located in garage

WATER EFFICIENCY

- Low-flow plumbing fixtures contribute to up to 40% water use savings when compared to standard fixtures

EXTERIOR FEATURES & FINISHES

- Contemporary exterior elevations with a variety of maintenance free, durable materials including fiber cement siding and paneling
- All at grade yards have concrete patios and low maintenance landscaping, providing additional outdoor enjoyment
- Selected street facing units are enclosed with a low fence and gate, enhancing safety and security
- All units have a rear second floor private balcony for lounging, outdoor dining and barbecuing
- Full length driveways with landscaping between neighbouring units where applicable



TH5-E Interior - Urban Edge Package

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MODERN MINIMALIST PACKAGE

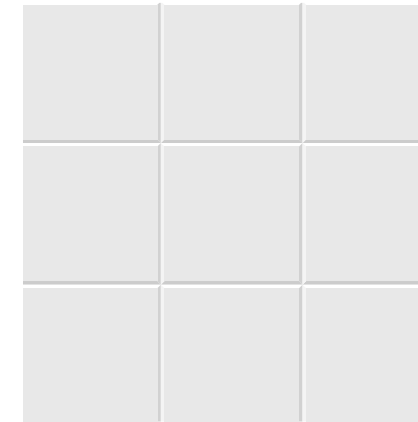
Radiating with calm warmth, the Modern Minimalist package serves as the perfect backdrop for an intentionally refined and curated décor. Bask in a soft colour palette of natural materials, smooth textures and clean lines that make for a subtle and timeless design choice.



Modern Minimalist Finishes



White Flat Panel Cabinets



5"X5" White Stacked Lay Backsplash



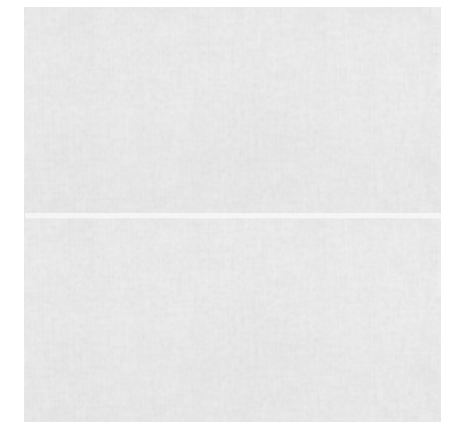
Quartz Countertops



LVP Flooring
Main and second floor including
powder room & stairs to 2nd floor



Carpet



12"X24" Tile
Bathrooms on 3rd floor

TASTEMAKER PACKAGE

The Tastemaker is a palette set apart from the rest. A personal reflection of creativity and character, this package offers considered use of stunningly unique décor. Immerse yourself in bold hues and eclectic design, all inspiring a fresh, effervescent ambience.

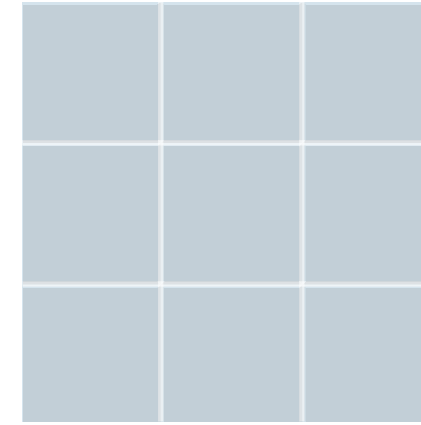


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Tastemaker Finishes



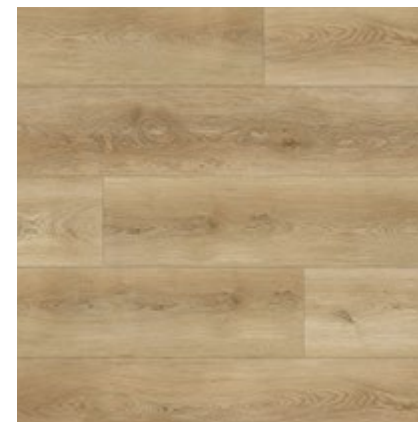
Two Tone White & Navy Shaker Cabinets



4"X4" Periwinkle Stacked Lay Backsplash



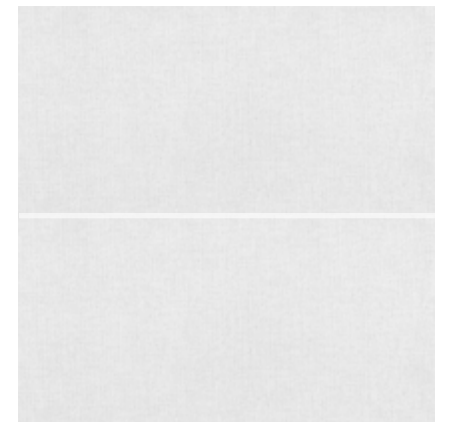
Quartz Countertops



LVP Flooring
Main and second floor including powder room & stairs to 2nd floor



Carpet



12"X24" Tile
Bathrooms on 3rd floor

CASUAL COMFORT PACKAGE

Don't forget to slow down, relax and enjoy the simple moments. The Casual Comfort palette creates the perfect cozy atmosphere with an emphasis on texture, neutral colours and natural materials. Revel in the layered, texturally rich décor of your calming home.

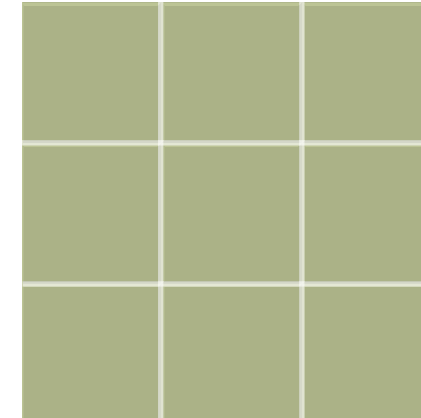


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Casual Comfort Finishes



Stone Suede Shaker Cabinets



4"X4" Olive Stacked Lay Backsplash



Quartz Countertops



LVP Flooring
Main and second floor including powder room & stairs to 2nd floor



Carpet



12"X24" Tile
Bathrooms on 3rd floor

URBAN EDGE PACKAGE

The Urban Edge home offers a dark and dramatic modern décor style that pairs deep hues and natural tones while contrasting raw materials with clean lines. This timeless palette presents homeowners with a curated interior design that is both luxe and laid back.

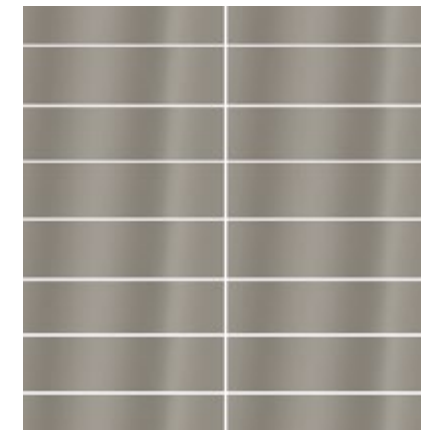


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Urban Edge Finishes



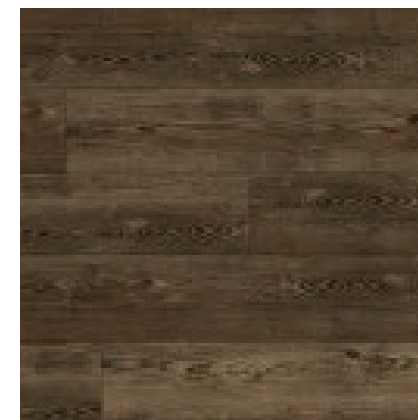
Charcoal Flat Panel Cabinets



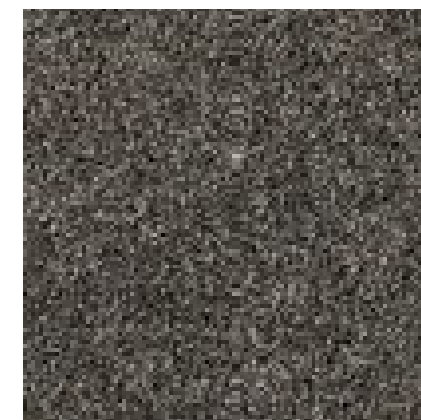
4"X12" Grey Stacked Lay Backsplash



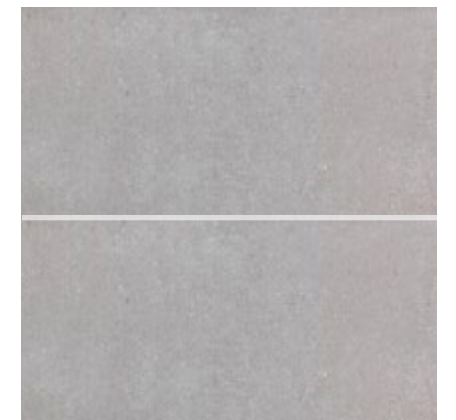
Quartz Countertops



LVP Flooring
Main and second floor including
powder room & stairs to 2nd floor



Carpet



12"X24" Tile
Bathrooms on 3rd floor

TOP 10 REASONS TO OWN

1. Location

The Townhome's location offers the best of both worlds: proximity to green spaces AND exceptional shopping – with restaurants and a movie theatre.

2. Close to Highways

Your home gives you excellent access to major highways. The Townhomes are right at Stoney Trail/Highway 201 and just minutes from Trans-Canada Highway 1.

3. Convenience of the BRT

With the East Hills BRT station mere steps away – plus connections to major surface routes – the Townhomes offer enviable access to public transit.

4. East Hills Shopping Centre

What could be more convenient than living across the street from a full-service shopping mall that offers everything you need for your life?

5. Master-planned Community

East Hills Crossing is a master-planned community, envisioned and established as modern, sustainable, forward-looking, connected and pedestrian-friendly.

6. A Beautiful, Modern Building

The Townhomes are designed to enrich your life, with the most modern styles and finishes throughout each home.

7. Convenient Community & Public Services

No matter what your age group, you'll find a range of conveniences and services close to home, from schools, to recreation centres, to transit.

8. Personalized Décor Choices

The Townhomes offer a variety of finishes that enable you to make your home your very own with designer selections.

9. Space and Light

The Townhome's spacious designs make the most of natural light. All Townhomes provide access to the outdoors with balconies or terraces, as per plan, for you to enjoy.

10. A Developer with a Track Record

For 65 years, Minto Communities has been building homes across Canada, and has been honoured with many industry awards.

