

HILLS



**minto**  
Communities

EAST HILLS  
CROSSING

RS

# CONNECT TO BETTER LIVING







# 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)

## Wildflower is Blooming in Airdrie, AB

Wildflower is a spectacular master-planned community of 2,400+ single family detached and semi-detached homes, 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**  
First LEED Silver certified condo in Canada

**2007: MINTO 150 ROEHAMPTON**  
First LEED Gold certified condo in Canada

**2008: MINTO HARVEST HILLS**  
First LEED Silver certified home in Canada

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

**2019: MINTO ANNEX**  
LEED V4 Gold Multi-Family Midrise in Alberta

**2021: EAST HILLS CROSSING**  
First privately funded, registered 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 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
- Energy-efficient structures are 10% more efficient than the Alberta Building Code
- 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

**LEED**®

LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN





# EAST OF EXPECTATION



Dine al fresco on International Avenue

On the east side of Calgary, an urban, transport-oriented community is taking shape. It's 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 greener life, in Calgary's first privately funded LEED neighbourhood development.



Elliston Park is just 10 minutes away



# THE STUNNING SUCCESS OF EAST HILLS CROSSING



East Hills Crossing SE3

Since launching East Hills Crossing SE1, SE2, and SE3 Condominiums, as well as one release of Townhomes, we have been thrilled to see how home purchasers have embraced this modern, sustainable community. Homes at East Hills Crossing are selling quickly, so don't miss your opportunity to be part of it.

**SE1**  
87 Condos  
SOLD OUT

**SE2**  
94 Condos  
SOLD OUT

**SE3**  
90 Condos  
SOLD OUT

**SE4**  
84 Condos  
Mixed Use Building  
NOW SELLING

**3-Storey Townhomes**  
South Townhomes  
SOLD OUT

North Townhomes  
COMING SOON



East Hills Crossing SE2



# SITEPLAN

## EAST HILLS CROSSING

- SE4
- BUS STOP
- GARBAGE & RECYCLING BINS



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, or 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.

## 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

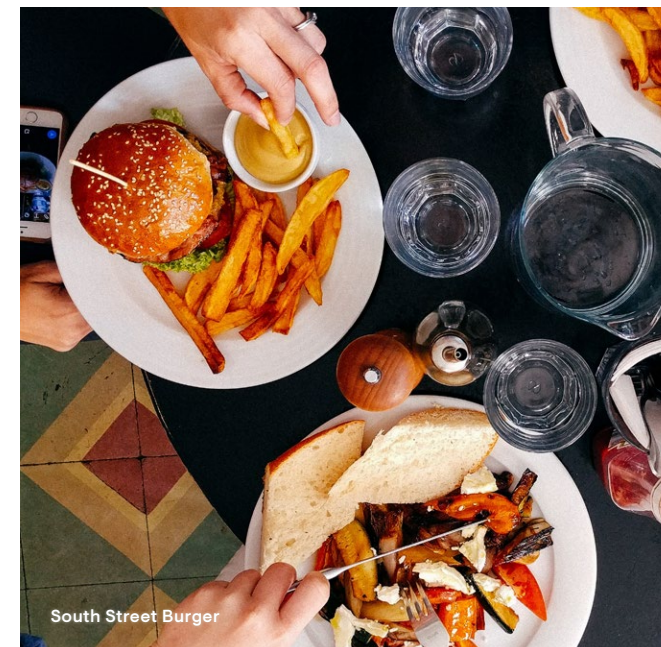
Costco Gas Station

### 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. Take the kids to Chestermere Lake for a beach day or to nearby Applestone Park - 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





Take in nature at Inglewood Wildlands

# 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.



Pho Dau Bo Vietnamese Restaurant



# 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. The Nash
2. Deane House
3. Rogue
4. Earls Kitch + Bar
5. Cactus Club Cafe
6. Canadian Brewhouse
7. Bravo Restaurant - Mexican
8. Yegna Ethiopian Cuisine
9. Osmow's Shawarma
10. Chillies - Pakistani Restaurant
11. Chopstix Filipino Restaurant
12. Boddums Up Pub
13. Coco Brooks Foothills

## 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

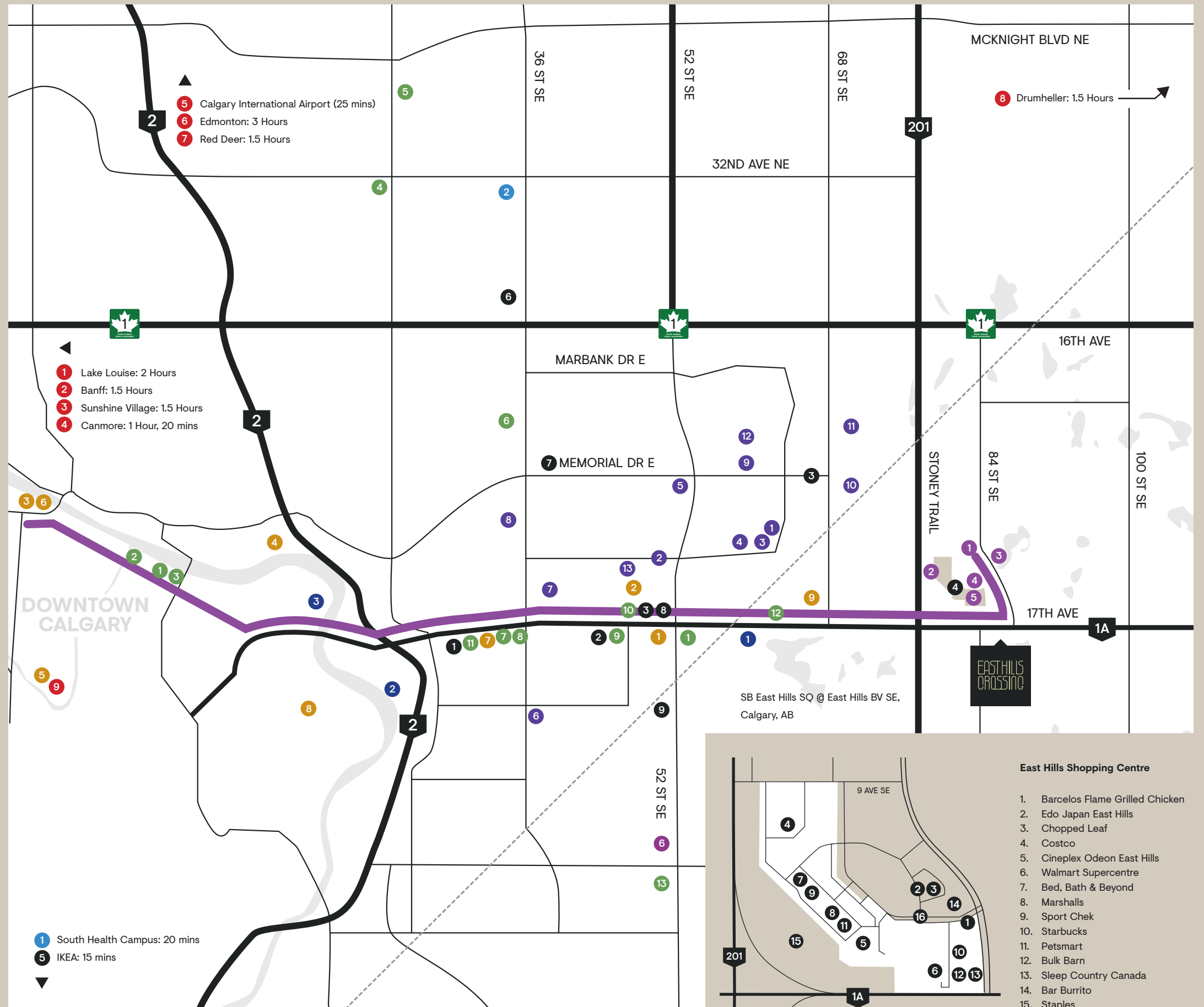
1. James Short Memorial School
2. Jack James High School
3. G.W. Skene School
4. St. Peter Elementary School
5. Kidsmart Pre-school
6. Holy Cross Elementary
7. Holy Trinity School
8. Father Lacombe High School
9. St. Martha School
10. East Side Christina Academy
11. Abbeydale School
12. Dr. Gladys Mckelvie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







Skiing at Lake Louise

### Top 3 Ski Resort Day Trips

#### LAKE LOUISE

2 HR DRIVE

With 160 runs and breathtaking Rocky Mountain scenery, this ski resort offers the ultimate destination for skiers and snowboarders.

#### SUNSHINE VILLAGE

2 HR DRIVE

Just 8 km. west of Banff, this resort offers amazing snow conditions and diverse terrain for all skill levels.

#### FERNIE

3 HR DRIVE

This ski resort near Fernie is known for its fantastic, deep, perfect powder snow; wide-open bowls; and long, intriguing tree runs.

# DISCOVER STUNNING CALGARY VIEWS

## Day Trips from East Hills

Calgary is unbeatable when it comes to places to go and things to see. Whether you stay in the city or take a short drive away, you'll always find the best scenery and outdoor activities in Canada. To get you acquainted with the Calgary area, here are the top destinations to discover.

### Top 3 Calgary Skyline Views

#### SCOTSMAN'S HILL

25 MIN DRIVE / 45 MIN BY BUS

From a vantage point east of the Saddledome, you can take in excellent views of this iconic arena and the entire downtown skyline.

#### CRESCENT HEIGHTS LOOKOUT

25 MIN DRIVE / 70 MIN BY BUS

Looking south from the north side of the Bow River, you have grand views of the scenic Peace Bridge over the blue river and the gleaming towers of downtown.

#### TOM CAMPBELL HILL

19 MIN DRIVE / 54 MIN BY BUS

On a rise above the Calgary Zoo, this lookout gives you excellent views of the Bow River and the city skyline.

### Top 3 Bucket List Half-Day Trips

#### GRASSI LAKES

90 MIN DRIVE

Not far from Canmore, these twin lakes are a startling shade of blue. Hike the trail and take in views featuring spectacular mountain scenery.

#### JOHNSTON CANYON

2.5 HR DRIVE

Hike through this incredibly beautiful canyon any time of year along an easy trail, stopping off to view dramatic waterfalls plunging into small pools.

#### TAKAKKAW FALLS

2.5 HR DRIVE

Located in Yoho National Park, Takakkaw – at 373 metres – is the second-highest falls in Canada. Hike in and stand at the base of the falls.



Crescent Heights Lookout





Calgary Stampede



# 1

## Calgary Stampede

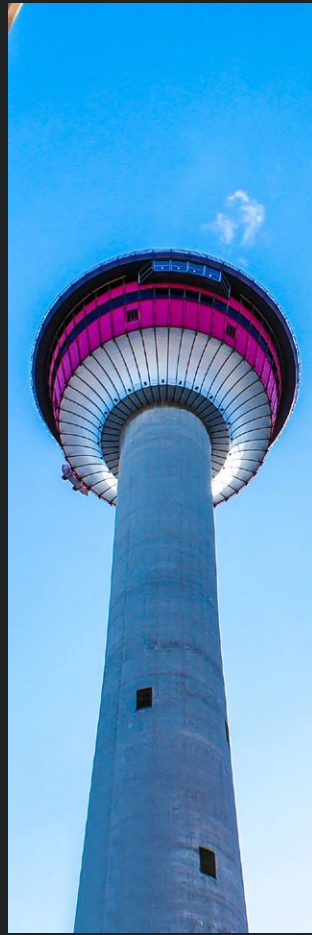
23 MIN DRIVE

Known as the greatest outdoor show on Earth, this classic, 10-day rodeo celebrates western heritage and culture, with an outdoor carnival, horses, agriculture, livestock show and, of course, cowboys.

# TOP 10 ATTRACTIONS



# TOP 10 ATTRACTIONS

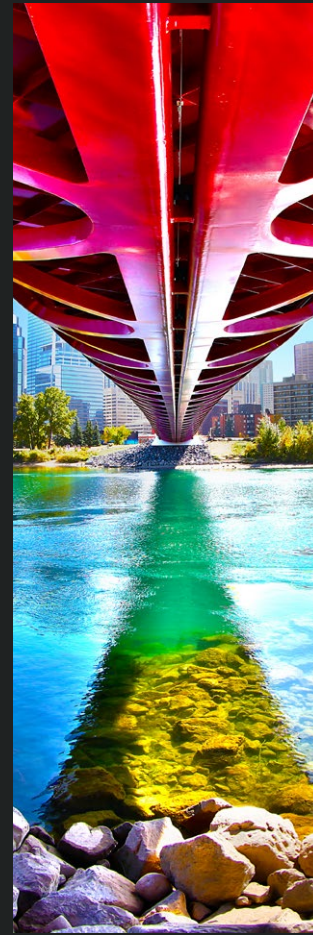


## 2

**Calgary Tower**

23 MIN DRIVE

Take in the great views of the evolving city, and dine in the tower's the revolving restaurant for 360 degree views of Calgary.

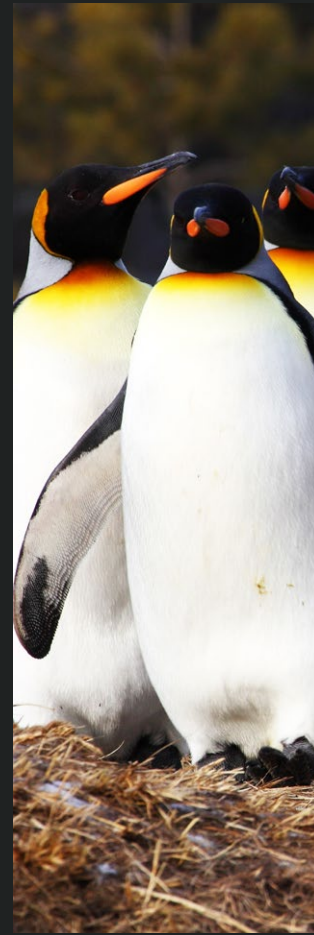


## 3

**Bow River**

23 MIN DRIVE

Follow the RiverWalk, float on a raft, or paddle a canoe on this startlingly turquoise, free-flowing waterway.



## 4

**Calgary Zoo**

18 MIN DRIVE

Experience in-person encounters with hippos, giraffes, penguins, lemurs and more in the summer, with a spectacular winter light displays amongst the wolves and tigers.



## 5

**The Badlands**

1 HR 25 MIN DRIVE

You've never seen anything like this alien landscape near Drumheller. The habitat of dinosaurs is also home to an amazing museum. All well worth the drive.



## 6

**Glenbow Museum**

23 MIN DRIVE

This fascinating, massive collection of artwork and historical objects entertains and informs, plus it recently announced free admission for everyone.



## 7

**Prince's Island Park**

20 MIN DRIVE

This 50-acre green space in the middle of the Bow River is ideal for walking and biking. In the summer months, explore the many festivals and activities that take place here.

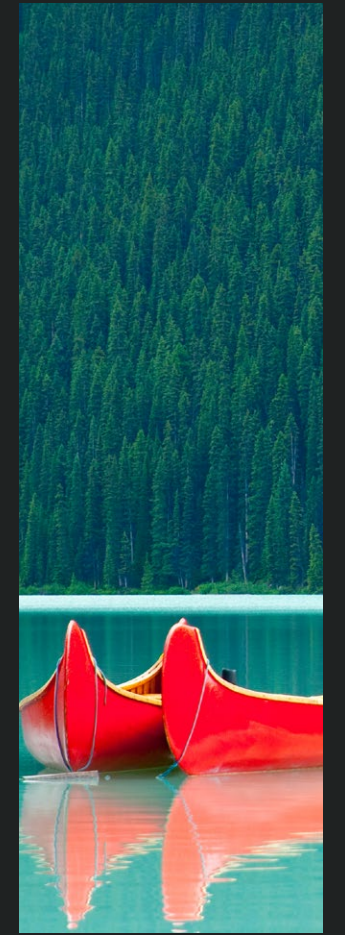


## 8

**Heritage Park Historical Village**

25 MIN DRIVE

Exhibits and costumed interpreters take you back in time at this 127-acre living museum.



## 9

**Lake Louise**

2 HR DRIVE

The azure-blue lake surrounded by mountains is even more stunning in real life than in photos.



# TOP 10 ATTRACTIONS

## 10

### Banff National Park

1 HR 30 MIN DRIVE

The town and the surrounding wilderness are popular for a reason — they're spectacular.

Enjoy a weekend getaway surrounded by the Rocky Mountains at the iconic Fairmont Banff Springs Hotel.





# 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.

## 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.

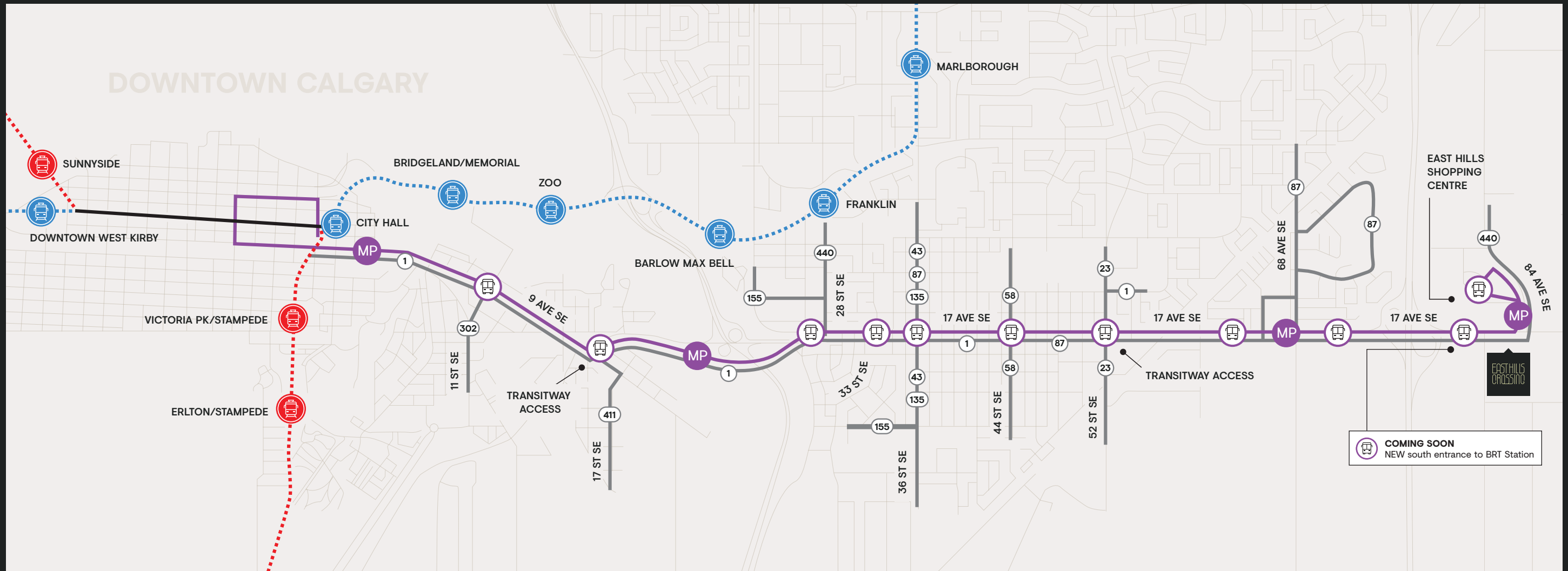


CTrain



# 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.



# HOMES THAT MATCH YOUR NEEDS

## A New Way to Own at East Hills Crossing

After the incredible successes of SE1, SE2, and SE3 condominiums, which sold out quickly, we're pleased to offer you the opportunity to purchase East Hills Crossing: SE4 condominiums. Each suite provides all the space, style and convenient features you need for your multi-

faceted lifestyle. Whatever stage of life you're in and whatever your lifestyle, you'll appreciate the elegant flourishes and contemporary design details of your new home.

se4







**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 Plaza is the new place to connect with your community, with more than 15,000 square feet of amenity.





## FRESH-AIR ENTERTAINING

Find a cozy spot on the expansive, rooftop terrace to enjoy fresh air and sunlight with friends and family.





### RELAXING ROOFTOP RETREAT

Relax in the tastefully designed rooftop lounge. With its comfortable couches and carpets, it's a perfect space for socializing.



# ENLIVENING INTERIOR

Imbued with a sleek designer sensibility, your modern condominium at SE4 reflect the latest styles, while staying in sync with your need for comfort and space. Elegant finishes and colour palettes, and an open, airy approach to layout elevate the ambience.



Living Room





## OPEN, AIRY LIVING SPACE

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

SE4 Interior





**WHITE AND BRIGHT**

The beauty of smooth white surfaces and chrome hardware is highlighted by its contrast with the natural wood floor of this stylish space.

SE4 Washroom

MINTO COMMUNITIES

56

57

EAST HILLS CROSSING



# FEATURES & FINISHES

## COMMON AMENITIES

- Access to rooftop amenity
- Secured access to the main building, bike storage, underground parking and storage lockers via electronic encrypted security fob
- Modern intercom entry system
- Spacious, sophisticated lobby with mail room
- Artistic mix of carpet and ceramic tiles throughout the corridors and common areas
- Solid core entry door to suite includes a safe lock deadbolt lever
- Above ground visitor parking

## STYLISH INTERIOR FINISHES

- Professional Designer inspired interior finish package
- 9' ceilings on all floors (except where mechanical is required)
- Maintenance free plank flooring
- Modern baseboard and door casing with flat profile and square edge
- Lever-style interior hardware
- Decora light switches and receptacles
- CAT 6 in living room
- In-wall cable conduit in living room

## KITCHEN FEATURES

- Elegant cabinetry
- 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

- Maintenance-free plank flooring
- Elegant cabinetry to match the kitchen
- White under-mount sink
- Full width vanity mirror
- Ambient vanity lighting
- Contemporary style one-piece, white tub or shower insert
- Sleek chrome faucets and accessories

## INDOOR ENVIRONMENTAL QUALITY

- Each suite is equipped with a dedicated Energy Recovery Ventilator (ERV) that improves air quality and provides a more comfortable indoor environment by delivering humidity controlled fresh air, while reducing energy costs
- Compartmentalized suites limit the transfer of air and odours

## ENERGY & ATMOSPHERE

- The building will use high efficient heating water boilers and high efficient water heaters to minimize utility costs
- 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

## WATER EFFICIENCY

- Low-flow plumbing fixtures contribute to up to 40% water use savings when compared to standard fixtures
- Careful specification of plant species and smart irrigation systems will reduce overall water usage





# TIMELESS INTERIOR FINISHES

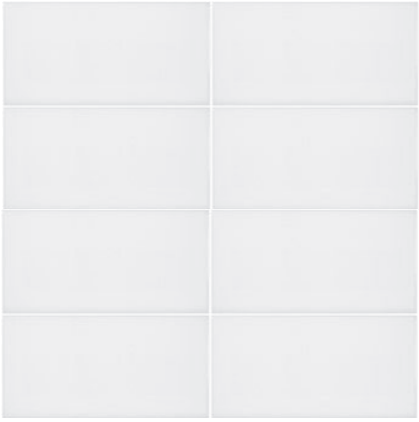
Radiating with calm warmth, these finishes serve as the perfect backdrop for an intentionally refined and curated décor. Bask in a soft colour palette of natural materials, smooth textures and clean lines that make for a subtle and timeless design choice.



Illustrations are artist concepts and may be subject to change.



White Flat Panel Cabinets



White Stacked Lay Backsplash



LVP Flooring



Quartz Countertops



# TOP 10 REASONS TO OWN

## 1. Location

SE4'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. SE4 is 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 – SE2 and SE3 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

SE4 is designed to enrich your life, with the most modern styles and finishes throughout the building and in your suite.

## 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

Homeowners have access to a rooftop patio perfect for entertaining, complete with a BBQ area and ample space to lounge.

## 9. Space and Light

SE4's spacious suite designs make the most of natural light. All suites 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.

EAST HILLS  
CROSSING

