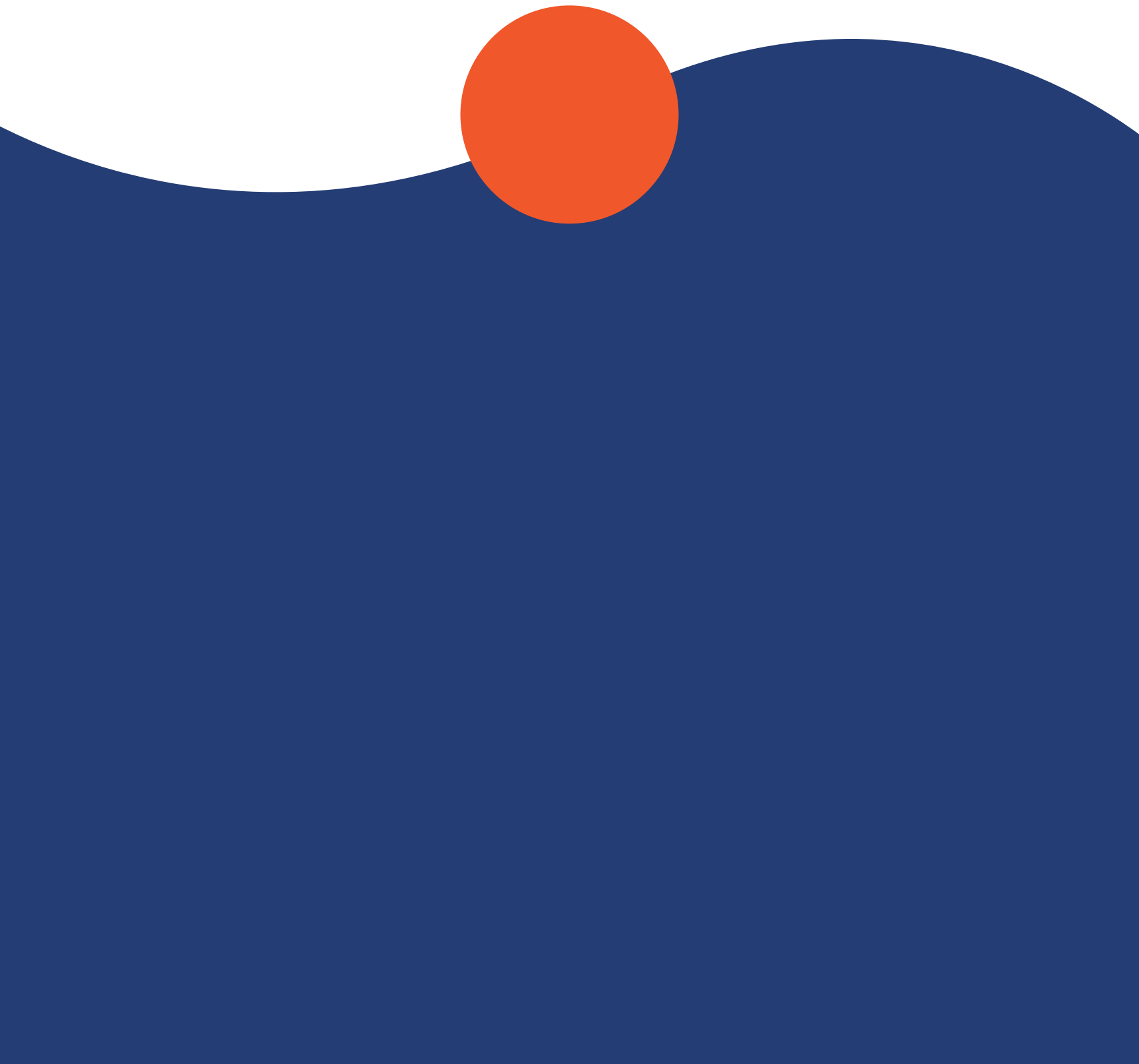


# WESTSHORE

AT LONG BRANCH





# WELCOME TO

Although much has changed over the years, the unique character of Long Branch remains as alluring as ever. Small shops and storefronts dot the streets, while parkettes and green spaces provide a refreshing infusion of nature. Ideally located on the shores of Lake Ontario, Long Branch emanates a peaceful and vacation-like ambiance. Explore lakefront trails, build castles on the beach with your family or picnic on the shore with your friends, all just a few steps from your home.



# LONG BRANCH

# THE STORY OF

Long Branch still maintains its small-town charm while only minutes from Toronto's core. Replete with wide residential streets lined with mature trees set amidst green parks and flowers, this neighbourhood feels pleasantly far away, yet incredibly connected.



The neighbourhood of Long Branch has a well established history of being the favoured lakeside retreat for the residents of Toronto. Starting in the late 1800s, weekend travellers would excitedly take a short ferry or train ride to Long Branch Summer Resort and escape the busy city. To this day, the community houses some historical cottages, preserving its heritage and making this neighbourhood truly one of a kind.

With the arrival of the famous 501 streetcar line along Lake Shore Boulevard (the longest streetcar route in North America) and the extremely popular Lakeshore West line, the neighbourhood's population began to grow. With this suburbanization, Long Branch's diverse culture deepened, and strong family roots developed.

# LONG BRANCH

# WESTSHORE

AT LONG BRANCH





# WELCOME TO WESTSHORE

Come home to Westshore and revel in an urban, eco-friendly community thoughtfully crafted to provide a truly exceptional lifestyle. This vibrant new urban townhome community is the highly-anticipated next chapter of Minto Communities' ongoing development in the area, starting with the Minto Southshore and Longbranch communities.

Explore our exclusive collection of townhomes, from the spacious open-concept layouts to the top-of-the-line finishes and beyond. These beautifully designed homes offer the ideal urban lifestyle nestled in a vibrant Toronto neighbourhood.

# THE HEIGHTS

The Heights, multi-unit Hybrid Stacked Townhomes, offer exceptional contemporary living with a variety of product options to choose from, including The Sky Towns, 2-storey upper units and rooftop terrace; The Flats, 1-storey balcony units; and The Garden Towns, 2-storey ground-level units with garden patio. These spacious homes range from 472-1,282 square feet and feature 1-3 bedrooms, making them suitable for any lifestyle. You'll love the convenience of our underground parking garage and elevator, and the welcoming sense of community created by our common corridor.



Illustrations are artists' concept and are subject to change without notice. E.&O.E.

# THE MEWS

Indulge in the finest modern living with our expansive 2-storey Stacked Townhomes, The Mews. These homes come in upper and ground-level units and offer a range of spacious 1-3 bedrooms, spanning from 519-1,541 square feet. From families to young professionals, these homes are tailored to fit various lifestyle needs with large, stylish spaces. Step inside a modern and chic home that is sure to impress, and enjoy the convenience of a private underground garage.



Illustrations are artists' concept and are subject to change without notice. E.&O.E.



# THE RESIDENCES

Discover the inviting ambiance and character of Westshore's Traditional Townhomes, The Residences. These captivating 3-storey homes feature 3 to 4 bedroom floorplans that provide the ideal living space. With expansive, open-concept layouts spanning from 1,646-1,709 square feet, you can entertain in style and live comfortably, while the backyard adds coveted outdoor space to enjoy to your heart's content.



Illustrations are artists' concept and are subject to change without notice. E.&O.E.

# THE HEIGHTS

## HYBRID STACKED TOWNS

- Multi-unit 5-storey hybrid towns
- 1-3 Bedrooms
- Underground parking
- Rooftop terraces, balconies & garden patios
- Elevator and common corridor

**GARDEN TOWNS**  
514-1,207 sq.ft.

**THE FLATS**  
472 -1,183 sq.ft.

**SKY TOWNS**  
1,071-1,282 sq.ft.



# AN UNPARALLELED URBAN LIFESTYLE

Welcome to the future of urban living at Westshore's Hybrid Stacked Townhomes! Immerse yourself in the innovative design that beautifully harmonizes living spaces in a vertical haven. Discover how each unit coexists harmoniously within the building, fostering a sense of togetherness while honouring your need for personal space.

## THE SKY TOWNS ■ ■

Experience the ultimate blend of comfort and convenience as you access your Sky Towns unit via the elevator and shared corridor, seamlessly connecting you with your neighbours. Then, revel in your stunning rooftop terrace where you can host memorable gatherings under the starlit sky, create a tranquil garden oasis, or savour the breathtaking sunset with friends and family. Your private rooftop escape becomes an extension of your living space, making every day a memorable celebration.

## THE FLATS ■ ■

Greet your neighbours with a friendly smile as you traverse The Flats' shared corridors, creating a welcoming atmosphere that brings residents closer together. And when you seek a quiet retreat, your private balcony awaits – a personal haven where you can enjoy your morning coffee, or simply soak in the panoramic views of the surrounding urban landscape.

## THE GARDEN TOWNS ■ ■

The Garden Towns redefine the art of living by bringing the beauty of nature right to your doorstep. These homes provide you with walk-in access, granting the freedom to seamlessly transition between indoor and outdoor living, as well as your very own garden patio. Here, you'll find the perfect spot to unwind, entertain and embrace the outdoors.



## ELEVATED INTERIOR DESIGN

At Westshore, every detail has been carefully considered to ensure you are welcomed home to a calming, healthy environment. Airy, open layouts accented by refined, quiet design create refreshingly spacious living areas to suit your lifestyle.



## THOUGHTFULLY DESIGNED

Your townhome is outfitted with exquisite features and finishes to add to the sophistication and charm of your living spaces. At the Minto Communities Design Centre, you can find a curated collection of upgrades to create a home that is uniquely yours. With a variety of green features, rest easy knowing that you can enjoy healthier, sustainable living.



## A NATURAL FLOW

Every aspect of Westshore has been planned to establish a connection between indoor and outdoor spaces, celebrating the invigorating natural assets of the community. With ample windows allowing for natural lighting and outdoor spaces like rooftop and garden terraces, available for select homes, you'll enjoy calming, open energy throughout your home.



# OUR 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 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 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 Westshore, 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.



## MINTO COMMUNITIES' HIGH PERFORMANCE FEATURES AND BENEFITS



### Cost Savings

Minto Communities' homes offer advanced features that reduce water and energy use without impacting comfort or performance, delivering real-dollar savings year-after-year.



### Comfort

Our wide selection offers a harmonious blend of style, functionality, and tranquility. Welcome to modern living. These townhomes are designed to provide unparalleled comfort and convenience.



### Community

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.



### Health

Our green features ensure your home is a healthier, more enjoyable place to live, with higher filtered air quality, reduced energy and water bills, relaxing outdoor spaces and ample connections to nature.

# SUSTAINABLE FEATURES



By incorporating sustainable practices, we aim to significantly lessen our carbon footprint and help protect the planet – creating a more livable and resilient future for everyone. At Westshore, residents benefit from reduced energy costs, improved air and water quality, and healthier living environments due to our conscientious community development.



### Enhanced Building Envelope

A high performance envelope is designed to reduce heating and cooling needs through higher insulation values, high-performance windows and air-tight construction practices - providing both utility cost savings and improved comfort conditions. A sample of homes is tested by a third party to verify air tightness.



### Energy Star Multifamily Certification

Westshore is targeting ENERGY STAR Multifamily High Rise certification. This means that the homes are performance-tested and third-party verified by industry professionals to ensure they meet rigorous industry standards. A focus on energy efficiency and air tightness results in a minimum 15% improvement in energy efficiency versus a code-built home.



### High Performance Mechanical Systems

Efficient mechanical systems include an Energy Recovery Ventilation system that delivers fresh, filtered air throughout the home.



### Healthier Materials

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



### Water Efficiency

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



### Electric Vehicle Charging Infrastructure

Electric Vehicle (EV) charging stations are available as an upgrade on a first come first served basis. The underground garage will also include roughed-in infrastructure for the remaining spaces, making it easier and more cost effective to install in the future.



### Connections to Nature

Easy access to nature and proximity to local parks, encourage you to enjoy the restorative energy of the outdoors.



# SMART LIVING AT 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.

Instantly access an array of features on your smartphone:



#### **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 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 Cam**

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.



#### **FOB System\***

Electronically encrypted security for building and parking garage.



# BUILT TO EXPLORE

Whether you prefer a leisurely stroll along the waterfront or a bike ride through tree-lined streets, Long Branch has something for everyone. Enjoy the convenience and comfort of large, well-maintained sidewalks, dedicated bike paths and scenic routes - which account for the neighbourhood's bike score of 80! Westshore itself is designed to blend seamlessly with the pedestrian realm, offering alluring corridors and walkable paths that create a smooth interplay between the community and the street.

# THE HEART OF LONG BRANCH

No matter what you're in the mood for, you'll find Lakeshore's most intriguing restaurants, cafés, retailers and green spaces are just minutes away. Explore a neighbourhood flush with possibilities, where unique local gems sit next door and stunning landscapes rest right down the street.

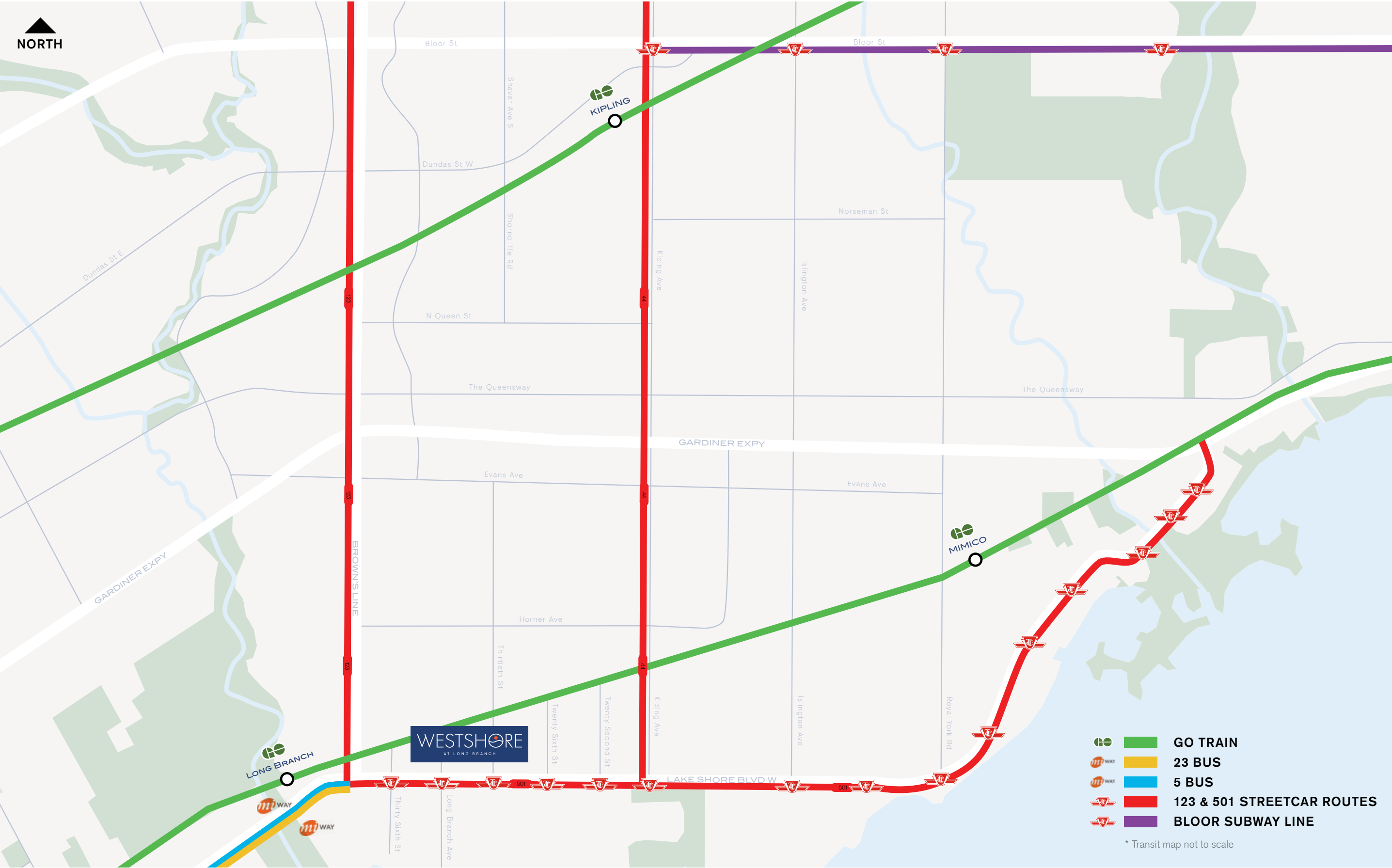
- **PARKS**
  1. Marie Curtis Park
  2. Colonel Samuel Smith Park
  3. Long Branch Park
  4. Birch Park
  5. Syd Cole Park
  6. Rotary Peace Park
  7. Cliff Lumsdon Park
  8. Humber Bay Park East
  9. Lakefront Promenade Park
  
- **ENTERTAINMENT**
  10. OceaH OceaH
  11. Mississauga Sailing Club
  12. Marie Curtis Park East Beach
  13. Lakefront Promenade Marina
  14. TorontoSail.ca
  15. Jaja Spa
  
- **EDUCATION**
  16. Humber College
  17. Lakeshore Collegiate Institute
  18. The Holy Trinity Catholic School
  19. Seventh Street Junior School
  20. Vincent Massey Academy

- **DINING**
  21. Pulcinella Ristorante
  22. Terminal 3 Coffee Roasters
  23. Woody's Burgers Bar & Grill
  24. Starbucks
  25. Black Goat Cafe
  26. 850 Degrees Pizzeria
  27. Kettlemans Bagel
  28. Thai Barn Na
  29. Egglicious
  
- **SHOPPING**
  30. CF Sherway Gardens
  31. Costco Wholesale
  32. Dixie Outlet Mall
  33. Alderwood Plaza
  34. IKEA Etobicoke
  35. Farm Boy
  36. Shoppers Drug Mart
  37. Paris Calling
  38. Funny Bones
  39. PoochyKat
  40. Joan's Blooming Place



# STAY CONNECTED

Long Branch is an oasis that is at once separate from the hustle and bustle, and yet unquestionably accessible. Here, you're only a few minutes from downtown Toronto and a short trip from Mississauga — whether by TTC streetcar or GO Transit.



TRANSIT SCORE  
**68**

15 MIN WALK TO LONG BRANCH

UNION STATION  
2 STOPS AWAY

501 STREETCAR  
AT YOUR DOOR

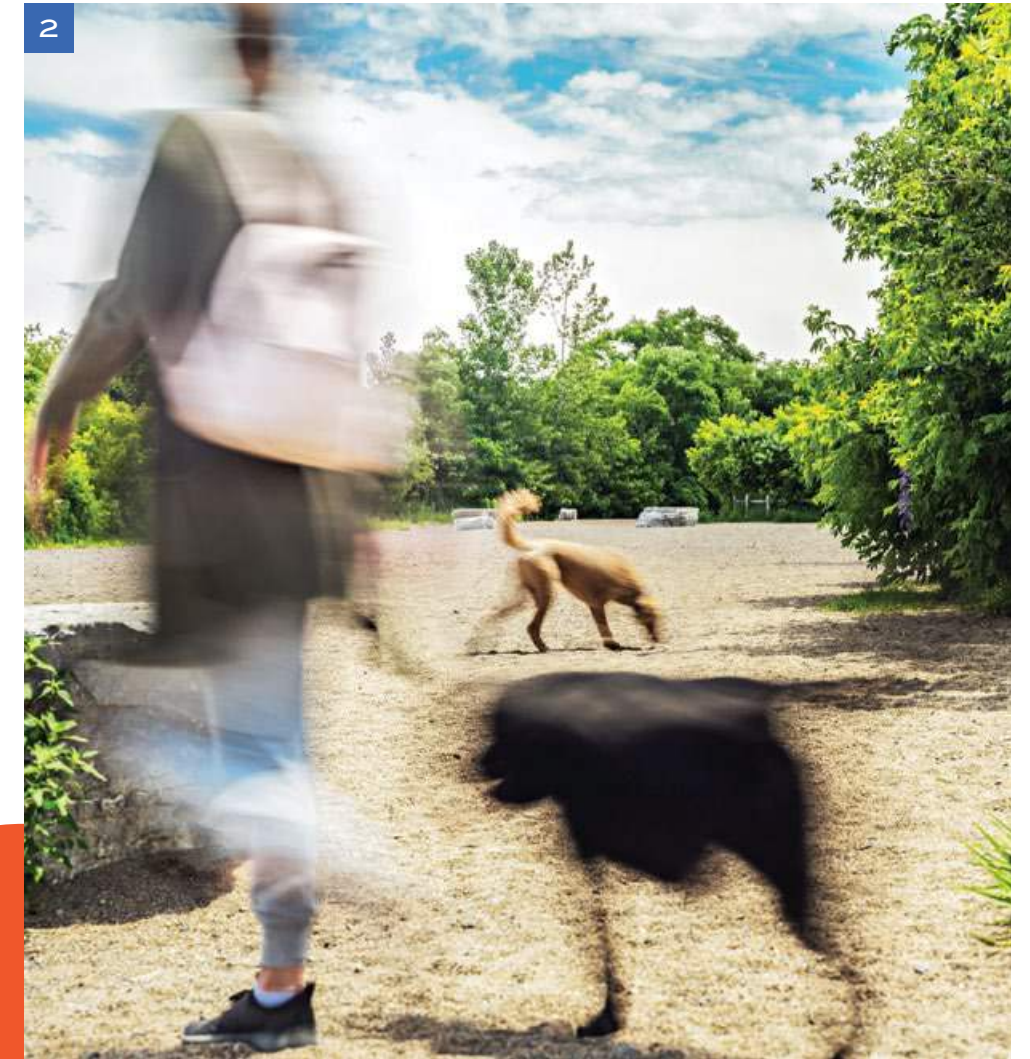
- GO TRAIN
- 23 BUS
- 5 BUS
- 123 & 501 STREETCAR ROUTES
- BLOOR SUBWAY LINE

\* Transit map not to scale



# WHERE THE GRASS IS GREENER

Whether you're looking for recreation or relaxation, the extraordinary parks and walking trails of Long Branch have you covered.

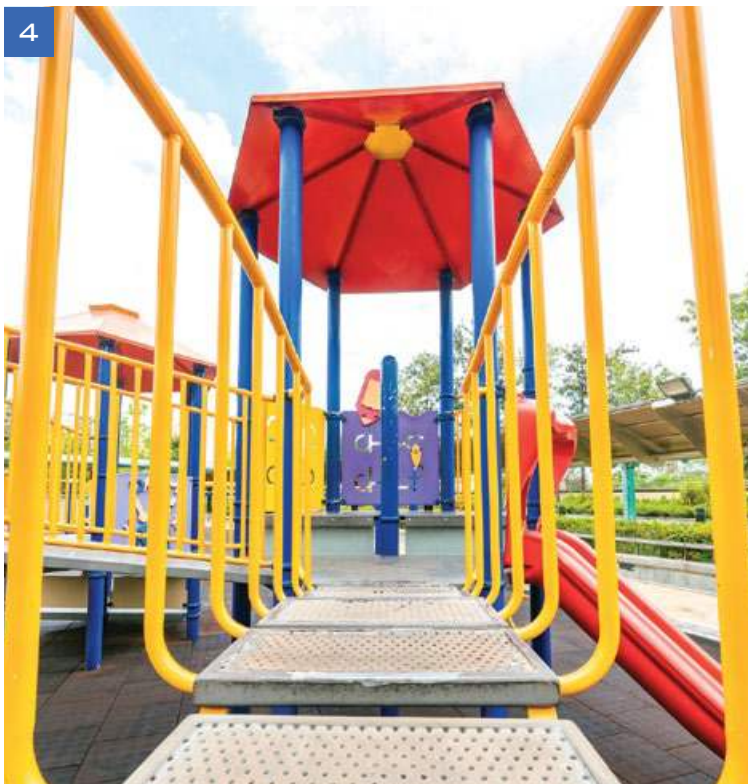


## 1. MARIE CURTIS PARK

Offering a beach, playground and dog park, Marie Curtis Park gives you options for any occasion. Running along peaceful Etobicoke Creek, this green space eventually becomes Enfield Park (bordering the expansive Toronto Golf Club).

## 2. WATERFRONT TRAIL

Linking Paradise Beach at the eastern end of Ajax to Marie Curtis Park at the western end of Long Branch and beyond, this trail provides kilometres of incredible views that create the perfect backdrop for walking and biking.

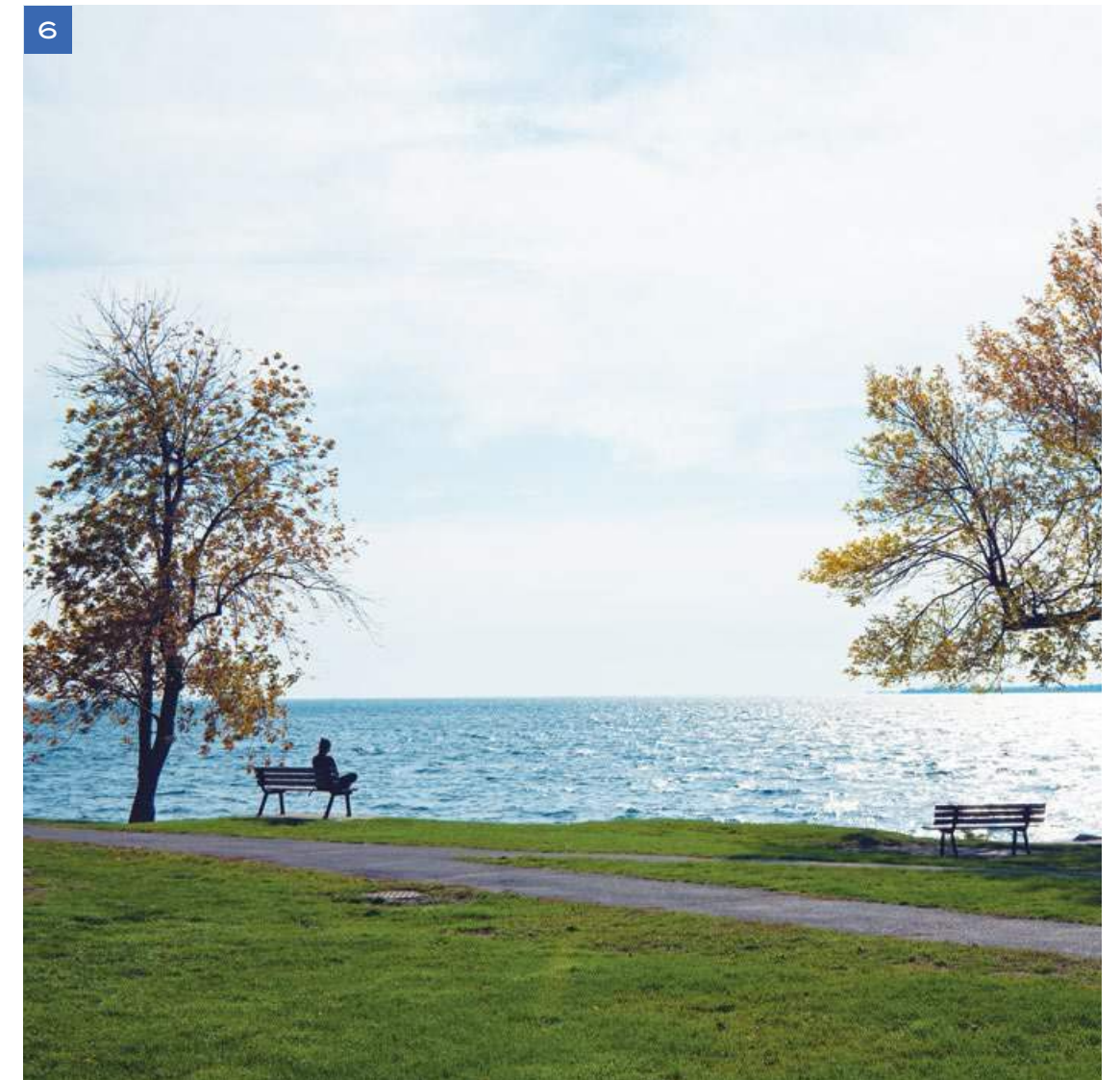
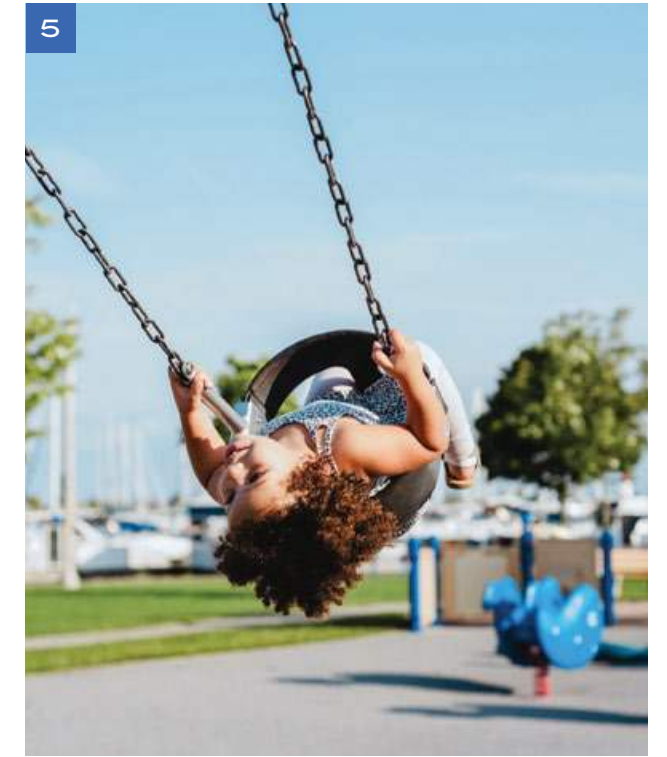


### 5. LABURNHAM PARK

This park is a hidden gem in the area! It offers two playgrounds, two tennis courts and a pleasant walking trail. Plus, if you have kids who like trains, there's no better place to watch the railway.

### 6. LONG BRANCH PARK

Another extraordinary lakeside spot, Long Branch Park offers plenty of seating, a small play structure, expansive lawns and a pebble-strewn shoreline to dip your toes.



### 3. COLONEL SAMUEL SMITH PARK

Encompassing Humber College's campus, Colonel Samuel Smith Park offers picturesque views of Lake Ontario, as well as a unique ice trail colloquially known as a country path for skaters.

### 4. SYD COLE PARK

A stone's throw from your community lies Syd Cole Park, a wonderful little refuge with a fantastic playground for all ages.

# LOVING THE LAKESHORE

Of course, we couldn't go into detail about the picturesque Long Branch neighbourhood without talking about the serene lakeshore, found just a short walk from home. Whether you're looking to sail, paddleboard or sunbathe, Lake Ontario provides the perfect backdrop.



## 1. OCEAH OCEAH

Take a quick trip to Budapest Park and get some paddleboarding lessons with Oceah Oceah. This group has been teaching Torontonians to fall in love with the sport and paddle yoga for years!

## 2. MISSISSAUGA SAILING CLUB

This not-for-profit organization is a favourite for those looking to get into recreational and competitive sailing. There's no better way to get those sailing legs ready!





**4. TORONTOSAIL.CA**

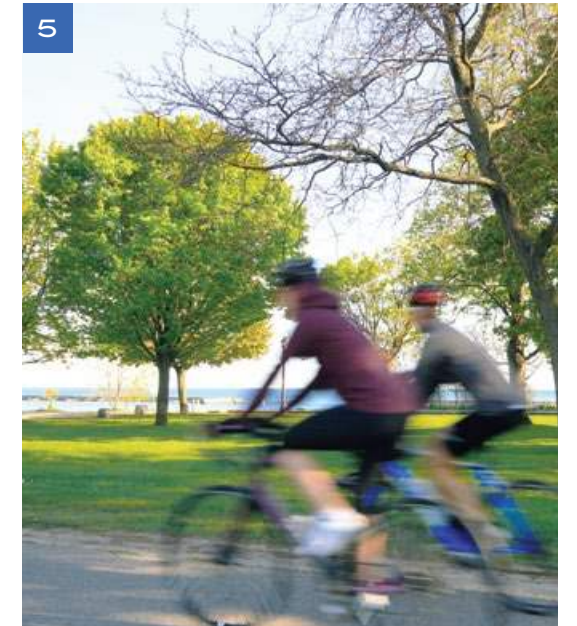
For some more one-on-one training in the sailing arts, be sure to visit TorontoSail.ca, out of nearby Humber Bay Park. Their courses set you up with all the skills you need to start a future of sailing.

**5. WHIMBREL POINT**

Complete with well-maintained walking paths, this iconic peninsula is a favourite for Torontonians looking to snap some particularly gorgeous pictures of the city from across the lake.

**6. LAKEFRONT PROMENADE PARK/ MARINA**

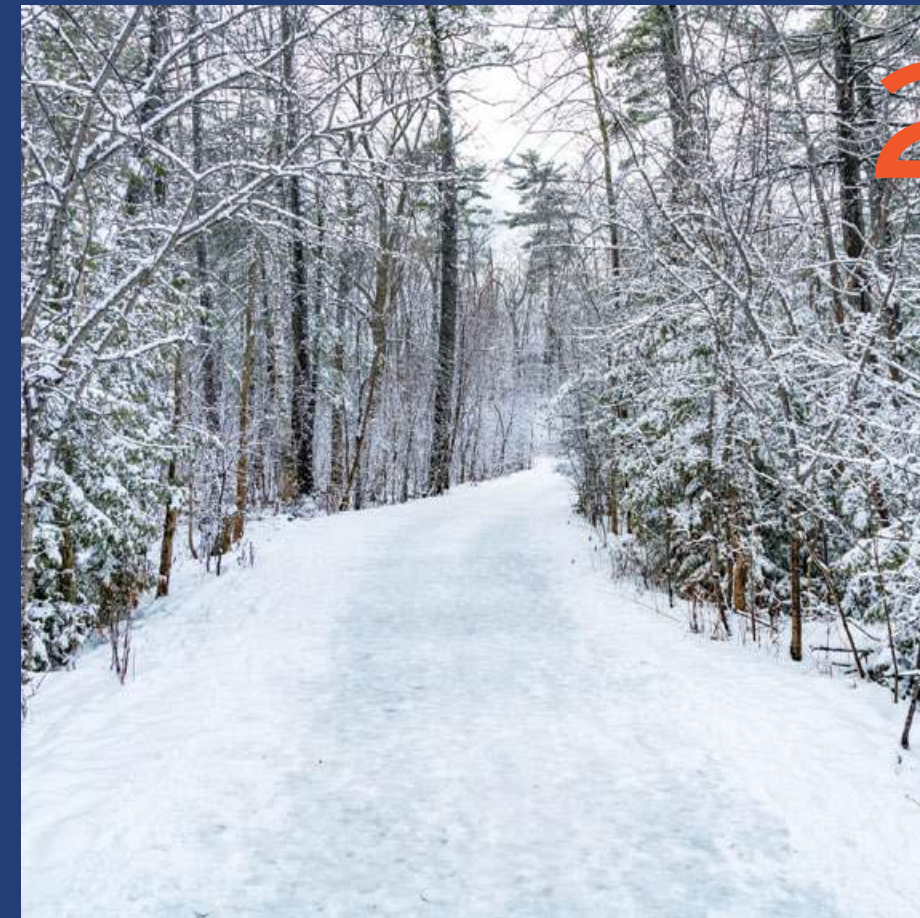
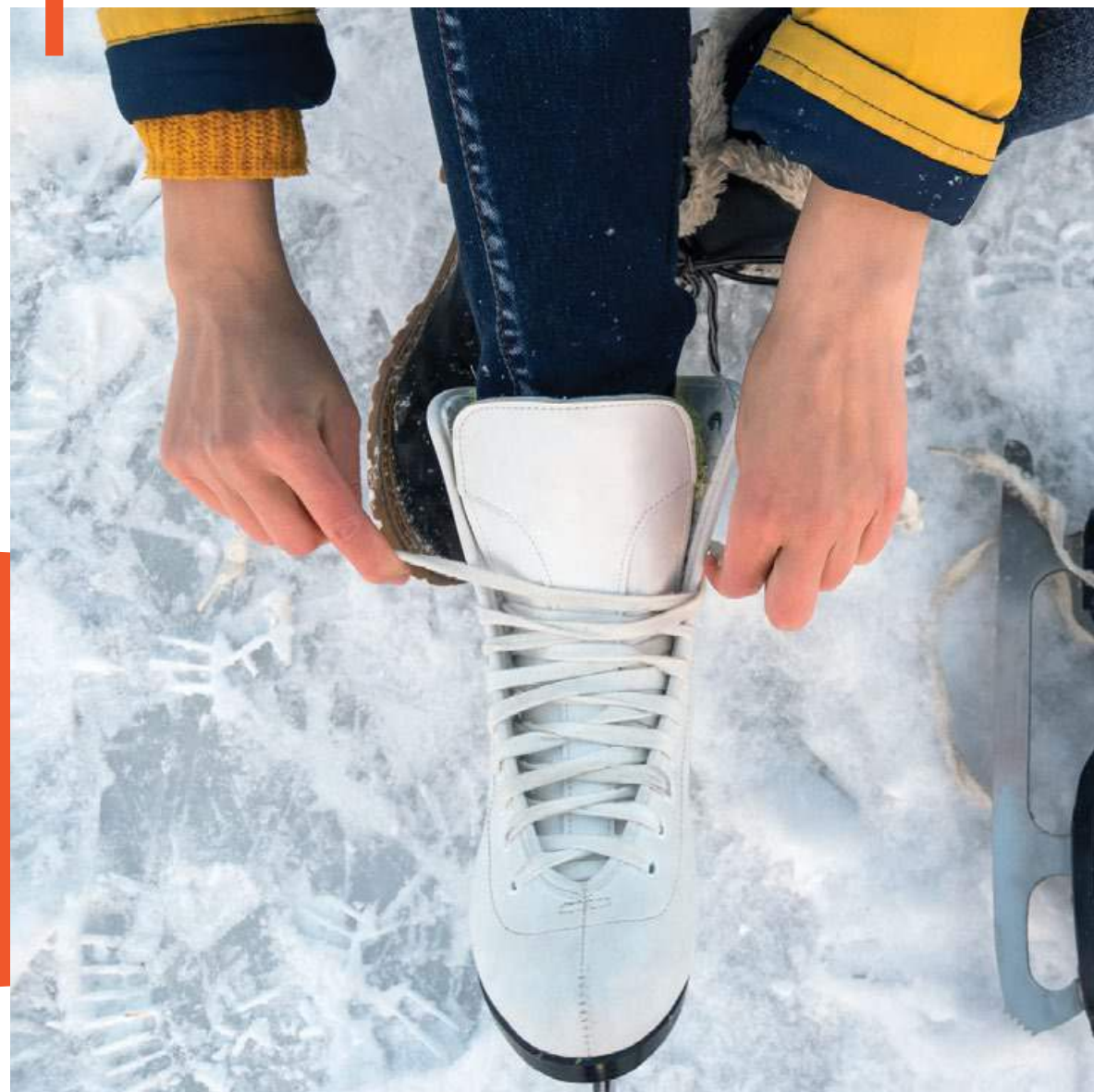
Complete with a peaceful waterfront trail, beautifully landscaped parks and plenty of boats, this quiet park is perfect for family walks. If you're feeling peckish, be sure to swing by Promenade Patio.



# WINTER WONDERLAND

Discover an incredible array of fun winter activities nearby that will keep everyone smiling during the snowy months. Grab your jacket, put on some mitts, and explore the winter scene in Long Branch!

1



4



## 1. COLONEL SAMUEL SMITH PARK SKATING TRAIL

With 250 metres of ice arrayed in a figure-eight trail, and music broadcasting throughout, it's easy to see why this winter activity has remained a fast favourite in the community.

## 2. DISCOVERY WALKS

Although many like to huddle up during the winter months, the outside world is still quite active. Grab a Discovery Walks map off the city's website and explore local natural phenomena and city history.

## 3. ICE BREAKERS ON THE WATERFRONT

Chosen from around the world, artists showcase their creations along the city's waterfront for Ice Breakers. Take a quick trip in, and be sure to snap a pic with these inspiring art installations next winter.

## 4. WINTERLICIOUS

Dive into some of the best eats from Toronto's top chefs, all available at great prices. This is the perfect opportunity to test out upscale, trendy restaurants both in the neighbourhood and around the city.

# WHAT'S IN STORE AT LONG BRANCH?

1



## WOODY'S BURGERS

Be sure to swing by and experience the city's best burgers and fries. Made fresh in-house with seasonal, local products, there's no question why you'll be back for seconds.

2



## LOOP CREAMERY

You have not tasted ice cream until you have tried Loop Creamery's frozen custard. Made in small batches, every scoop is velvety, flavourful and unquestionably decadent.

3



## JOAN'S BLOOMING PLACE

Treat yourself to a truly catered experience at Joan's Blooming Place. The professional and courteous staff here knows how to pick the perfect flowers for any occasion.

4



## CAKESTAR

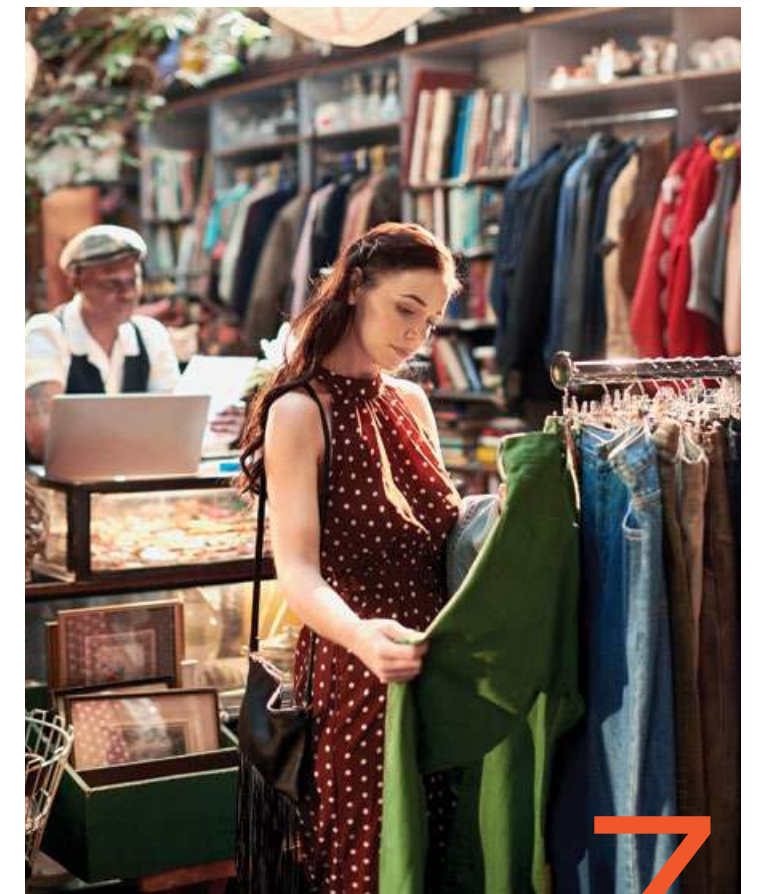
Grab the perfect custom cake, baked fresh to order from Cakestar. This Italian bakery is one of the city's best, having won the "Gem of Lakeshore" award twice!

5



## PULCINELLA RISTORANTE

Specializing in regional Italian cuisine, Pulcinella's is the perfect spot for your next date night. Enjoy an incredible selection of dinner and wine pairings that will have your mouth watering.



**6. 850 DEGREES**

A true artisan pizzeria, 850 Degrees offers wood-fired pizzas made with locally-sourced ingredients, following a dough recipe brought from Giffoni Valle Tiana in Southern Italy that's 120 years old.

**7. PARIS CALLING**

Paris Calling is THE spot to find vintage designer apparel on Lake Shore. Be sure to stop by this trendy little boutique next time you're on the hunt for some new wardrobe pieces.



8

**8. SANREMO BAKERY**

This family-owned bakery has been serving authentic Italian pastries and bread since 1969. From mouth-watering cannoli to freshly baked focaccia, SanRemo Bakery is a must-visit.

**9. JIMMY'S COFFEE**

This trendy cafe is known for its artisanal coffee blends, delicious pastries, and laid-back atmosphere. With rustic decor and friendly staff, Jimmy's Coffee is the perfect spot for a cozy break.

**10. LE GOURMAND**

Elegant handcrafted French pastries will transport you, while the interior, complete with bistro tables and vintage decor, is perfect for a date or catching up with friends.



9



10

# A Trusted Builder

**100K+**  
HOMES BUILT

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 home builder — 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.

## 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 is the perfect example, putting 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.

## 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.

## 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.



**65+ YEARS. 100,000 HOMES.**  
CONDOS | TOWNHOMES | DETACHED HOMES



Union Village, Markham

# Proven Quality

Minto Communities has long been recognized as a leader in the industry, receiving accolades from industry peers and customers alike. Our dedication to excellence is evident in every aspect of our developments, from the carefully crafted streetscapes to the thoughtful amenities and interior finishes. This unwavering commitment to vibrant and sustainable communities that enrich the lives of residents means we are always looking to set the bar for innovative, sustainable and functional design.

**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 Ontario Home Builders' Association Award (OHBA)**

Best Attached Multi-Home, Rear Lane Towns / Union Village

**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

**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



Union Village, Markham