

# WESTSHORE

AT LONG BRANCH

**INNOVATIVE  
DESIGN  
FOR YOUR  
COMFORT**



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# 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;

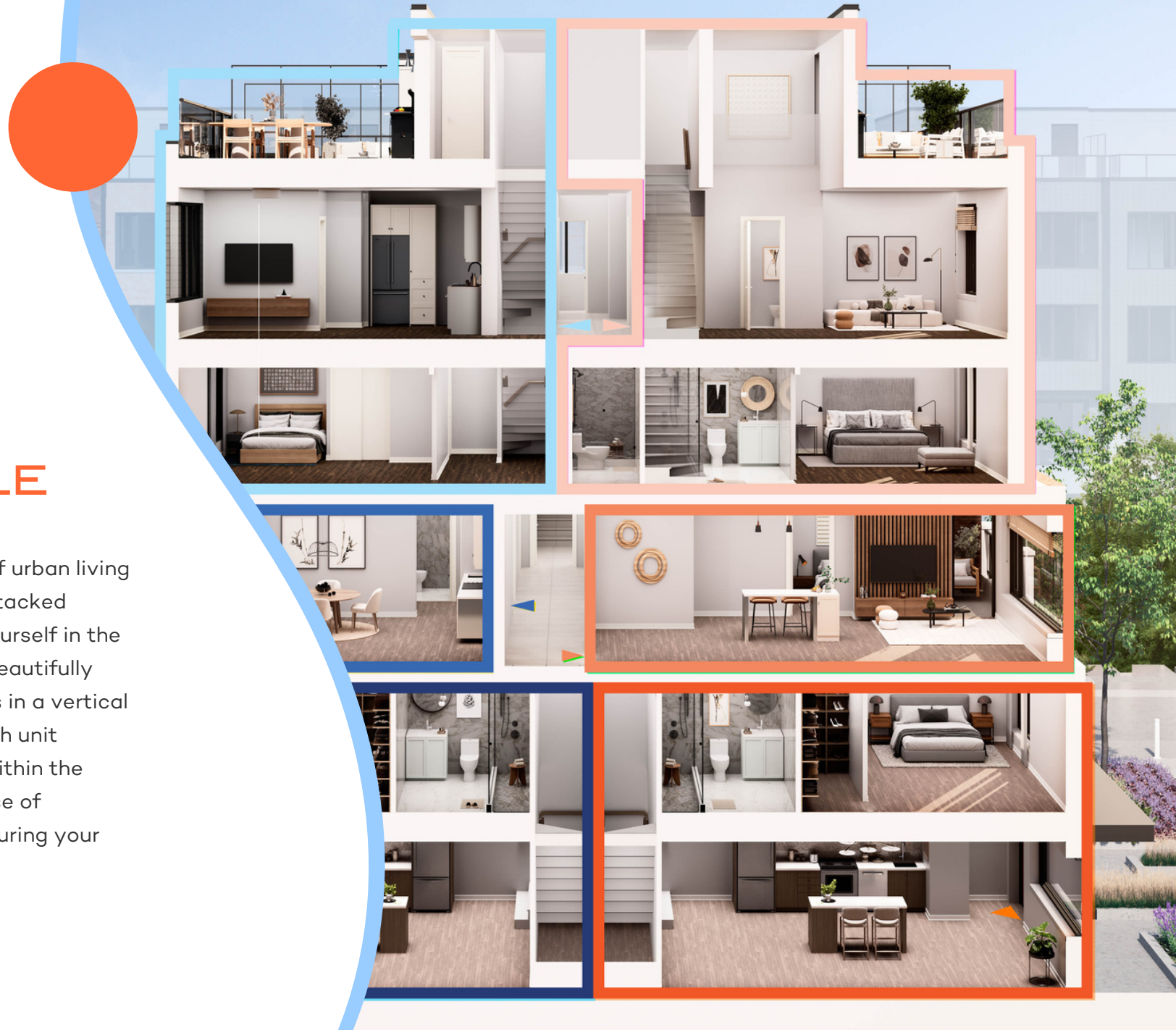
The Flats, 1-storey balcony units; and The Garden Towns, 2-storey ground-level units with garden patio. These spacious homes range from 472-1,282 square feet and feature 1-3 bedrooms, making them suitable for any lifestyle.

You'll love the convenience of our underground parking garage and elevator, and the welcoming sense of community created by our common corridor.

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# 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.



At Westshore, residents benefit from reduced energy costs, improved air and water quality, and healthier living environments due to our conscientious community development.

#### COMFORT

Your home's features offer a harmonious blend of style, functionality, and tranquility. Welcome to modern living. These townhomes are designed to provide unparalleled comfort and convenience.

#### 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.

#### 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.

## HIGH PERFORMANCE FEATURES AND BENEFITS

### 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.

### WATER EFFICIENCY

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

### HIGH PERFORMANCE MECHANICAL SYSTEMS

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



# ACOUSTIC MITIGATION MEASURES

Blocks 1, 7, and 8 which are within proximity to the railway will include brick veneer exterior wall construction on the East, North & West façades to provide an increased STC (Sound Transmission Class) rating that exceeds Ontario Building Code to mitigate any noise and vibration from the railway.



## UPGRADED WINDOWS AND WALLS

Blocks 1, 2, 7, 9 & 16 will be constructed with an exterior wall assembly that exceeds Ontario Building Code to mitigate any noise and vibration.

Upgraded windows within East, North and West facades will be installed with an STC (Sound Transmission Class) rating that will exceed Ontario Building Code minimum to mitigate any noise within interior spaces.



## A CONCRETE RETAINING WALL

A concrete retaining wall (approximately 2.1 meters in height) will be installed at the Northeast of the community that will help deflect noise from the railway tracks away from the community.

A concrete barrier fencing will also be installed along the Eastern property line to additionally deflect the noise from the railway.



The image provided is intended for reference purposes and may not accurately depict the exact structure or features. Actual specifications, designs, and details may vary, and the image should be considered illustrative

A landscaped berm (approximately 3.5 meters in height) with trees planted throughout will be installed along the Northern property line of the community that will deflect noise & vibration.



**minto**  
Communities



**TRUSTED  
BUILDER -  
PROVEN  
QUALITY**

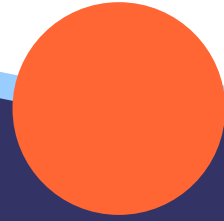
Minto Communities has long been recognized as a leader in the industry, receiving accolades from industry peers and customers alike. Our dedication to excellence is evident in every aspect of our developments, from the carefully crafted streetscapes

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.



DISCOVER  
A NEW  
STANDARD  
OF LIVING

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