

The background is a solid teal color. It features several white, thin-lined geometric shapes: circles and rounded rectangles. Some of these shapes overlap, creating a pattern of interconnected forms. The shapes are scattered across the page, with some larger than others.

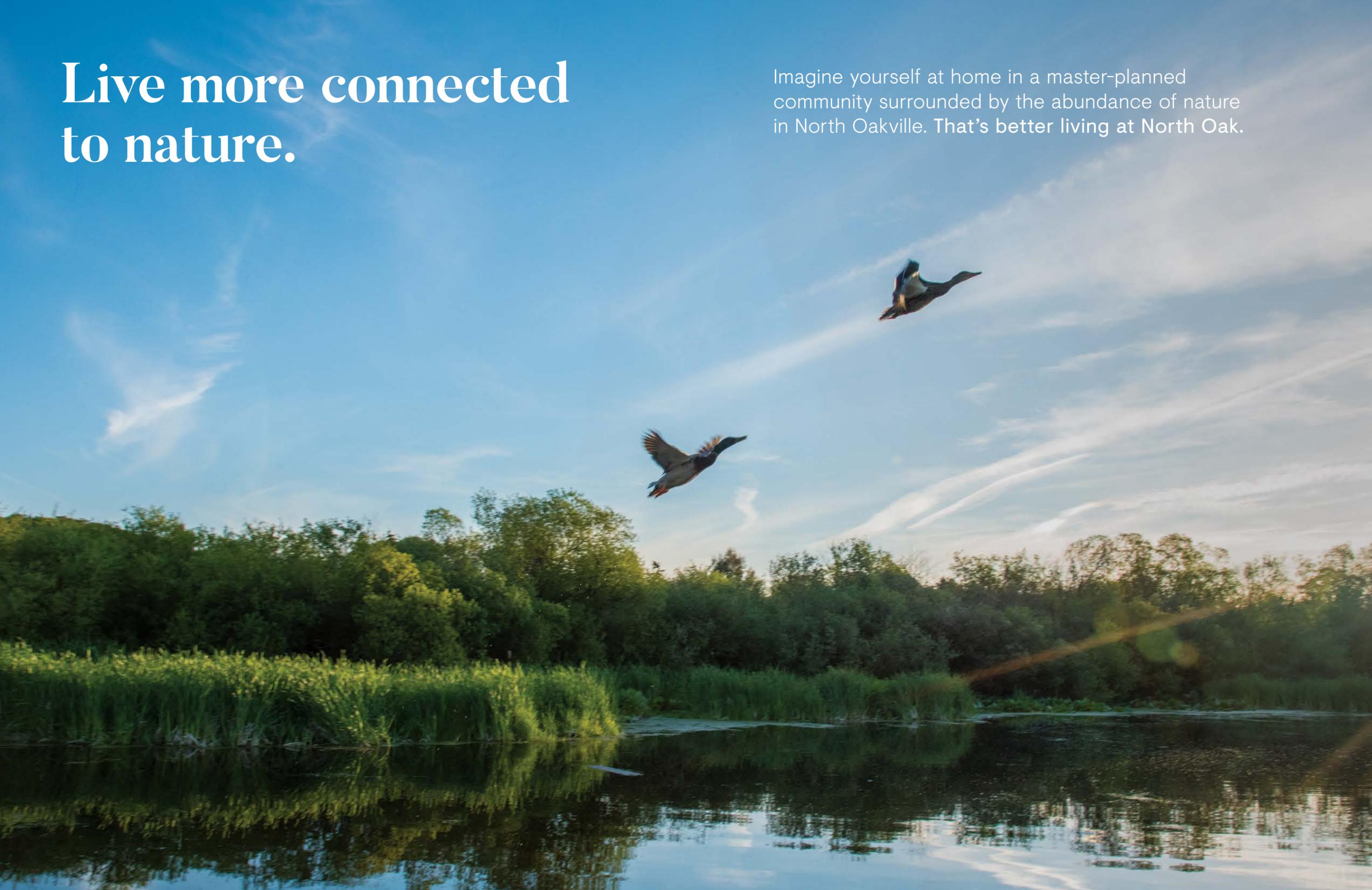
# North CONDOS AT OAKVILLAGE Oak



Nature Adjacent.  
Lifestyle Inspired.

**Live more connected  
to nature.**

Imagine yourself at home in a master-planned community surrounded by the abundance of nature in North Oakville. That's better living at North Oak.





# OAKVILLE

## A MASTER-PLANNED COMMUNITY THAT HAS TRANSFORMED BETTER LIVING IN OAKVILLE

Oakville is a master-planned community that has been evolving over the past five years at Dundas St. E. and Trafalgar Rd. in North Oakville. Minto Communities' newest phase, North Oak, will build on three previous successful phases in the community. With Phase 1 of Traditional and Back-to-Back Townhomes sold out and completed, Phase 2 of Rear-Lane Townhomes and Phase 3 of Stacked Townhomes & Condos sold out and under construction, this master-planned community continues to evolve into a place for many to call home. With eye-catching architecture and set into a lush nature setting, Oakville proudly exemplifies Minto Communities' commitment to better living.



A photograph of a man with a beard and dark hair, wearing a dark t-shirt, carrying a young child on his shoulders. The child is laughing joyfully. The background is a clear, bright blue sky. The overall mood is happy and positive.

# Bringing community, connectivity, and wellness into your neighbourhood.

**A sense of community.** Connection to friends and neighbours. Closeness to nature. These are the key ingredients for overall happiness and wellbeing, and we've combined them all to create a neighbourhood perfect for your lifestyle.

# Experience lifestyle re-imagined. Experience life at North Oak.

We've taken thoughtful designs and sustainable features and combined them with modern amenities perfect for your lifestyle. Surrounding North Oak, you'll find tree-lined walking paths and spectacular biking trails for you to enjoy the outdoors.

MAIN ENTRANCE & DROP OFF

# Putting you first.

North Oak at Oakvillage will feature two brand-new towers. The building and amenity designs are inspired by a blend of transitional and modern designs with a focus on health, wellness, community, and a connection to nature. Biophilic design principles are employed to help support residents' physiological and psychological health. Materials with natural textures, including woodgrain and stone, are used throughout while the interiors are flooded with natural light and feature extensive views of the nature that surrounds you.



TOWER A (LEFT) - TOWER B (RIGHT)



TOWER A - EXTERIOR

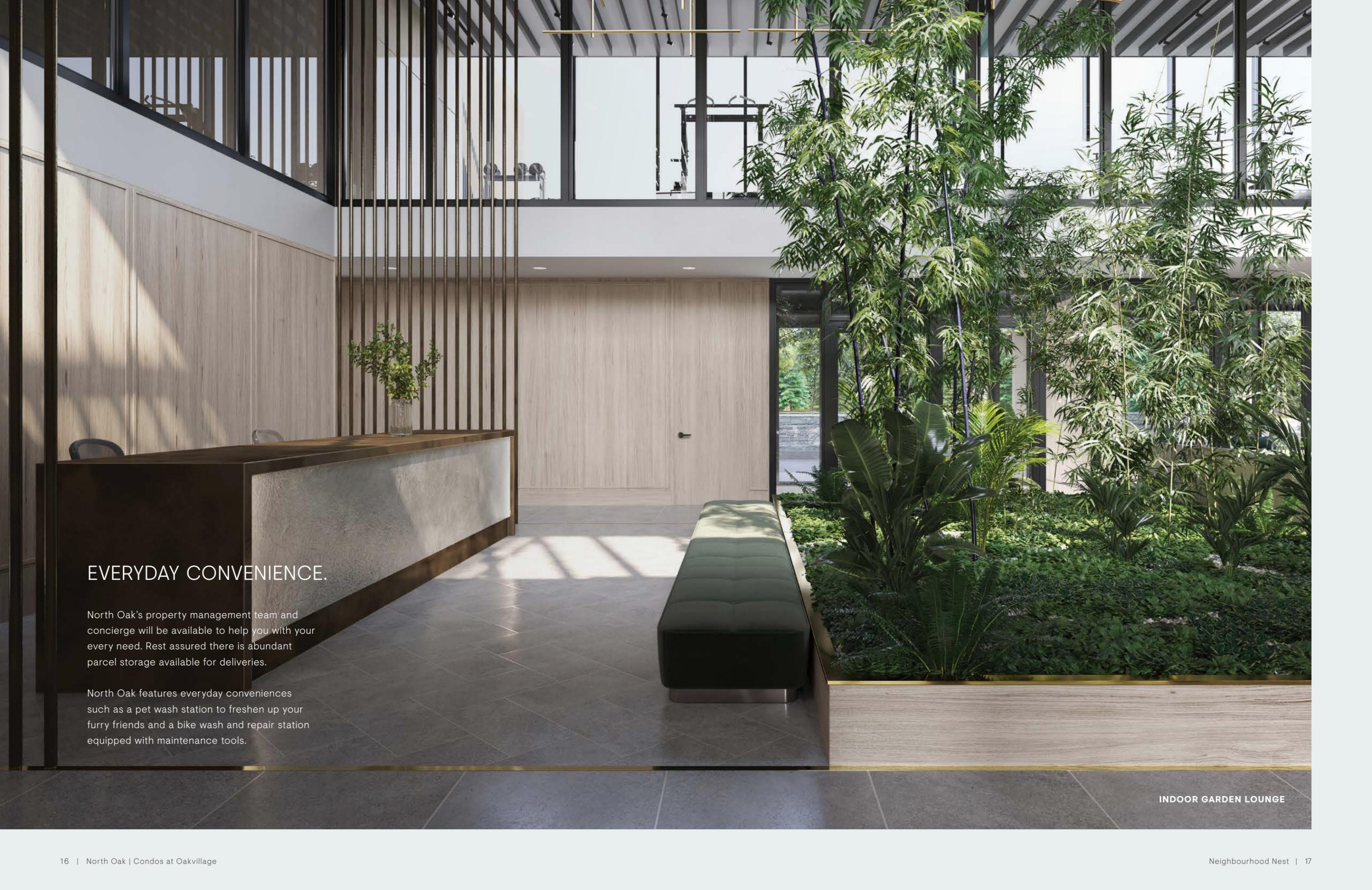


Nature Adjacent. Lifestyle Inspired.

# Connect inside the Neighbourhood Nest.

Meet neighbours and greet friends in the magnificent Neighbourhood Nest, a glassed-in pavilion lobby connecting the two towers. With soaring ceilings and an open-concept design, the Neighbourhood Nest is a community living room where you can socialize, get work done with a change of scenery, access amenities or just take a quiet moment to enjoy nature.

VIEW OF NEIGHBOURHOOD NEST & GRAND STAIRS



## EVERYDAY CONVENIENCE.

North Oak's property management team and concierge will be available to help you with your every need. Rest assured there is abundant parcel storage available for deliveries.

North Oak features everyday conveniences such as a pet wash station to freshen up your furry friends and a bike wash and repair station equipped with maintenance tools.

INDOOR GARDEN LOUNGE

# STAY CONNECTED AT HOME.

Catching up on some work or hosting a meeting? The co-working lounge is a quiet and comfortable spot that includes individual work pods, virtual meeting rooms, a printing area and a coffee station. Expansive windows and natural light fill the co-working lounge to help increase productivity. Working from home just got a whole lot brighter.



CO-WORKING LOUNGE

# GAME ON.

Play a game of billiards or a round of cards at the card table in the games lounge. Plus, enjoy access to an outdoor terrace with a BBQ and seating.



GAMES LOUNGE

A wide-angle photograph of a modern fitness room. The room features a long wooden plank floor on the left side, transitioning to a dark grey rubber mat on the right. Large windows on the right wall offer a view of a green landscape and a road. Mirrors are mounted on the wall, reflecting the gym equipment. In the foreground, there are racks of dumbbells and barbells. The ceiling has recessed lighting.

## SELF CARE MADE EASY.

North Oak's two towers share a state-of-the-art fitness facility featuring free weights, benches, and exercise machines, a cardio studio equipped with elliptical machines, bikes, and treadmills, a yoga studio, and on-demand digital fitness classes with pre-programmed fitness content. The wellness amenities also include a meditation room featuring aromatherapy, light therapy, and an Infrared sauna.

FITNESS ROOM



## LIFE OF THE PARTY.

Host a private and intimate event in the party room. This space features a kitchen and lounge space, perfect for a dinner party or drinks with friends! The party room extends to the beautifully landscaped outdoor terrace to enjoy views overlooking the Athabasca Pond in the Oakville community.

PARTY ROOM



## TAKE IN THE VIEWS.

Get outside and enjoy nature in the outdoor lounge. This space is equipped with BBQs, dining spaces, and sculptural seating with views overlooking the plaza, promenade and Athabasca Pond in the Oakvillage community.

OUTDOOR AMENITY

# North Oak Amenities.

THE SHARED AMENITIES AT NORTH OAK ARE THOUGHTFULLY DESIGNED TO INSPIRE YOU TO LIVE WELL.



## GROUND FLOOR AMENITIES

- 1 CO-WORKING LOUNGE
- 2 GRAND LOUNGE
- 3 GAMES LOUNGE
- 4 LOBBY
- 5 PET WASH STATION
- 6 BIKE STORAGE/WASH
- 7 INDOOR GARDEN LOUNGE

## SECOND FLOOR AMENITIES

- 1 CARDIO ROOM
- 2 FITNESS ROOM
- 3 YOGA ROOM
- 4 SAUNA
- 5 PARTY ROOMS
- 6 OUTDOOR TERRACE
- 7 OUTDOOR AMENITY
- 8 MEDITATION ROOM

# Quality and artistry in every detail.

Every suite welcomes you inside with a modern, yet warm and inviting ambiance. Quality and attention to detail are evident in the overall clean and linear flow and design of the suites. You'll also find thoughtful artistry in every detail, such as the engineered laminate flooring, contemporary transitional detailing, and the alluring use of colour blocking between a light and dark palette.



## THE INGREDIENTS TO THE PERFECT KITCHEN.

Designed to maximize efficiency and aesthetic appeal with functional layouts and beautiful finishes, the kitchens at North Oak are spaces you will savour. Light and dark toned colour palettes complement the exquisite Caesarstone countertops, designer cabinetry finishes and hardware, while large windows provide the perfect cooking ambiance day and night.





# North Oak Sustainability Initiatives.



## HEALTH, WELLNESS AND SUSTAINABILITY FEATURES

- Biophilic design principles help support resident physiological and psychological health.
- Connection to nature with Athabasca Pond and an extensive trail network.
- High-performance **Geoexchange** Community Energy system.
- Energy Recovery Ventilator (ERV) promotes improved comfort and interior air quality.
- Suites are designed and constructed to be fully compartmentalized to avoid air, odor and noise transfer.
- In-suite under counter kitchen **waste sorting** system.
- Electric Vehicle (EV) charging stations.
- Convenient bicycle storage and bike repair station with maintenance tools.
- Sub-metering of electricity and water to promote conscientious consumption.
- Whole-building **water filtration** system.
- Water efficient plumbing fixtures.
- Drip irrigation for landscaping features.
- Building Automation System (BAS).
- ENERGY STAR® appliances.
- LED lighting.
- Chemical free cleaning system for use in all common elements to help improve indoor air quality.
- Exclusive selection of low Volatile Organic Compound (VOC) paints, sealants and adhesives.
- Amenity and public space include enhanced ionized **air filtration** system.
- Motion sensor common area lighting.
- CO2 controlled ventilation in amenity spaces.
- CO controlled ventilation in the parking garage.
- **Targeting ENERGY STAR®** Multifamily High Rise certification.



### COST SAVINGS

Our homes offer advanced features that reduce water and energy use without impacting comfort or performance. These reductions bring you real-dollar savings year after year.



### COMMUNITY

Home is more than just what's inside your front door. Living in a connected community with convenient paths as well as lots of green space, parks and recreation offers you more ways to meet family, friends and neighbours. It also promotes a sense of closeness and belonging.



### COMFORT

High-quality windows and walls protect you from the elements, keeping you warm in winter and cool in summer. These features make everyday living better, ensuring your home is a comfortable and relaxing environment.



### HEALTH

Your wellbeing is important to us. Our focus on nature and green spaces makes your home a healthier place to live.

# Innovation for your lifestyle.

We believe living better means a lifestyle of ease, convenience, peace of mind, and the feeling of being connected and in control. Minto Intelligence (MI) is a feature-rich smart home package that puts control at your fingertips. Controlled by your smartphone, or other mobile devices, the smart home system at North Oak includes:

- |   |                         |   |                                  |
|---|-------------------------|---|----------------------------------|
|    | <b>TOUCHLESS ACCESS</b> |    | <b>SMART NOTIFICATIONS</b>       |
|   | <b>SMART THERMOSTAT</b> |   | <b>LICENSE PLATE RECOGNITION</b> |
|  | <b>SMART CAMERAS</b>    |  | <b>AMENITY RESERVATIONS</b>      |
|  | <b>SMART ALARM</b>      |  | <b>GUEST RESERVATION</b>         |

**mi** minto  
intelligence™





Play where you live.  
Live where you play.



# Nature Lives Here.

A community where nature is part of the neighbourhood.

From serene greenspaces to meandering hiking trails, your home at North Oak is surrounded by an abundance of options for outdoor activities. Whether you want to explore the scenic woodlot, take a walk by the pond, or hike through trails, North Oak provides the perfect lifestyle, fully immersed in nature.

# All the urban convenience you want with the lifestyle you love.

Enjoy an afternoon of shopping in downtown Oakville's many boutiques, and unwind at a nearby cafe or restaurant. Explore the historic waterfront or spend time browsing for masterpieces at a local gallery.



**RESTAURANTS/RETAIL**

- 1) Longo's
- 2) Starbucks
- 3) Canadian Tire
- 4) Walmart
- 5) Real Canadian Superstore
- 6) The Keg Steakhouse + Bar
- 7) HomeSense
- 8) Spoon & Fork
- 9) Fionn MacCool's
- 10) Oakville Place
- 11) Whole Foods

**GOLF COURSES**

- 12) Glen Abbey Golf Club
- 13) Deerfield Golf Club
- 14) Oakville Golf Club
- 15) Canadian Golf Hall of Fame & Museum
- 16) RattleSnake Point Golf Club

**PARKS/NATURE**

- 17) Sixteen Mile Creek
- 18) Lion's Valley Park
- 19) Postridge Park
- 20) Oak Park
- 21) North Park
- 22) Oakridge Park

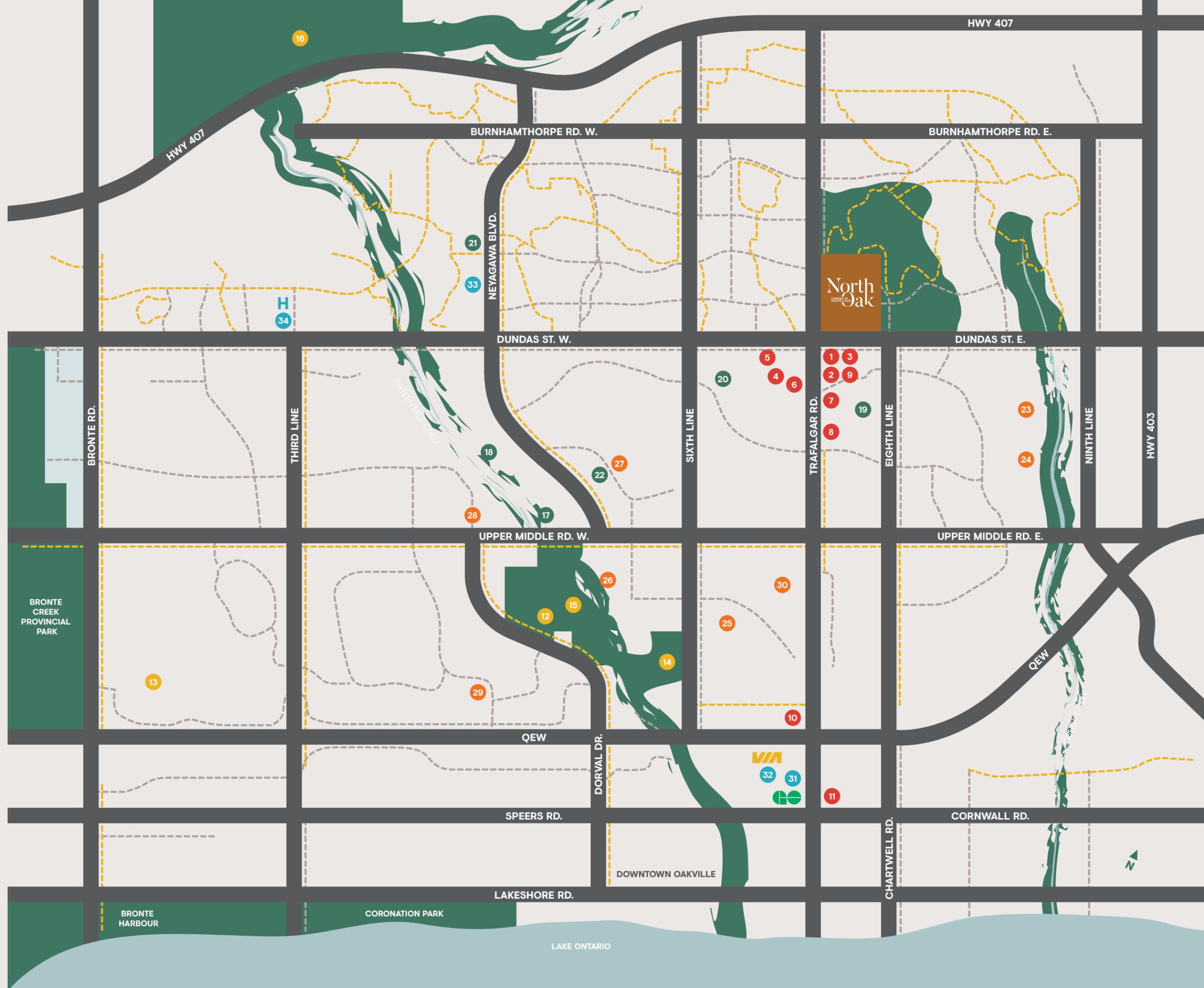
**SCHOOLS**

- 23) Joshua Creek Public School
- 24) St. Marguerite d'Youville Catholic Elementary School
- 25) White Oaks Secondary School
- 26) Sunningdale Public School
- 27) River Oaks Public School
- 28) Glen Abbey Montessori School
- 29) St. Matthew Catholic Elementary School
- 30) Sheridan College-Trafalgar Campus

**MISCELLANEOUS**

- 31) Oakville GO Station
- 32) Via Rail Oakville
- 33) Sixteen Mile Sports Complex
- 34) Oakville Trafalgar Memorial Hospital

-  Multi-Use Trail
-  Bicycle Trail



# Stop. Paws. Breathe it in.

Oakville's trails and gardens are ideal escapes for anyone who wants to live nature-adjacent without having to go off-grid. It's the perfect place to embrace nature's beauty right in your backyard. You'll never have to leave town to spend a day taking it all in with family or your furry friend.



## SIXTEEN MILE CREEK

Hidden among the quiet neighbourhoods of north Oakville is one of the Greater Toronto Area's most gorgeous natural spaces. Hike the sloping trail down to Sixteen Mile Creek, and you'll find a river running through a forested valley full of winding trails and wooden bridges. Massive, flat stones at the water's edge provide the perfect place for quiet reflection, and lookout points along the path provide spectacular views. It's one of the best spots in southern Ontario to embrace the fall colours, and the best part is that it's largely a secret. Whether you're stopping by for a morning run or hiking with a loved one on the weekend, it's rare that you'll see more than one or two in-the-know nature lovers enjoying the silence.

## LIONS VALLEY PARK TRAIL

Despite being nestled beneath a major bridge on Dundas St., which runs along the northern edge of Oakville, Lion's Valley Park is another natural gem with wide-open spaces. The park's valley walls completely block out the din of traffic. And with its nature-inspired playgrounds, wooden bridges, and a series of trails that snake along the edges of Sixteen Mile Creek, it's the perfect place to spend an afternoon lost in nature.

## BRONTE CREEK PROVINCIAL PARK

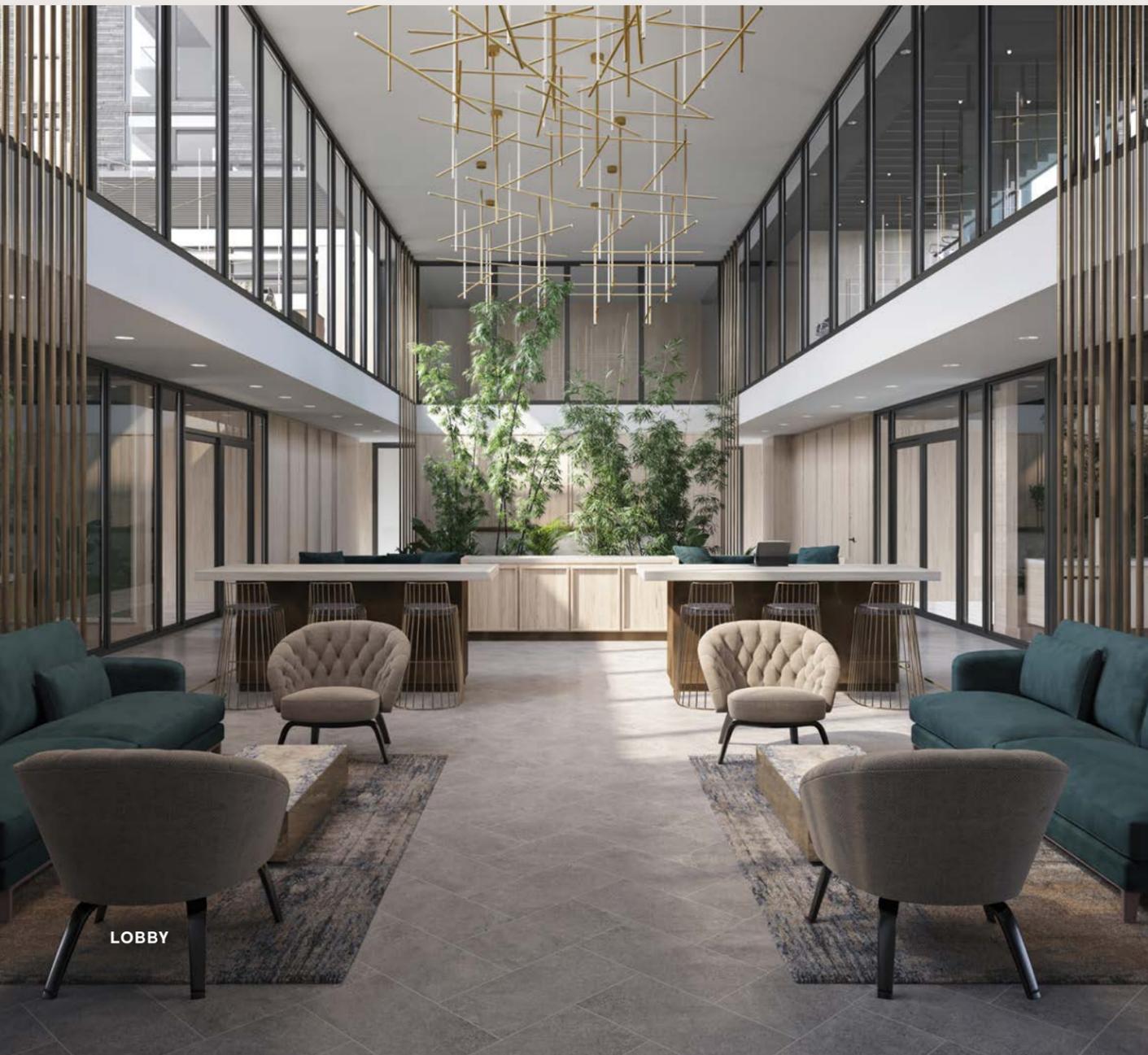
How many cities in the GTA have a provincial park in their own backyard? Bronte Creek is brimming with activities, including campgrounds, a children's farm, a 1.8-acre outdoor pool, and five pristine hiking trails that weave throughout the park's 6.4 square kilometres. Bring your gravel bike for a day in the saddle, or wax up your cross country skis for the winter. The park also features a Maple Syrup Festival in early spring and Ghost Walks in late summer, so there's something for everyone who enjoys the outdoors. Most importantly, there's so much wild space that you'll forget you're still within the city limits.

## GLEN ABBEY TRAIL

A hidden gem of northern Oakville, the lengthy Glen Abbey Trail is a runner's best friend, but it's also perfect for bike rides and cross-country skiing. It connects four of Oakville's pristine creeks (Taplow, Glen Oaks, McCraney, and Fourteen Mile), so there's always a new path to explore.

# Meet the team behind North Oak.

North Oak demanded a unique and talented team to ensure every detail remained consistent with the vision of the Oakvillage master-planned community. Meet the team of extraordinary architects and designers who transformed North Oak from an idea to a reality.



## FIGUR3

### INTERIOR DESIGN

Figure3

Figure3 is one of Canada's most distinguished interior design firms. Leveraging design-based research and brand strategy, Figure3 helps its clients realize environments which achieve the best connection between people and place. Independently-owned and based in Toronto with an entrepreneurial team of 60+ creative thought leaders in workplace, residential, hospitality and retail, Figure3 has established itself as a trusted partner for 25 years.  
[figure3.com](http://figure3.com)



### LANDSCAPE ARCHITECT

NAK Design Strategies

NAK Design Strategies is an award-winning landscape architecture and urban design practice. With over 31 years of providing exceptional design to public and private-sector clients, it has created unique and innovative solutions for a wide range of projects. From vibrant public spaces to private oases to community masterplans, NAK is dedicated to the highest standards of creativity and quality.  
[nakdesignstrategies.com](http://nakdesignstrategies.com)

## BDP. Quadrangle

### ARCHITECT

BDP Quadrangle

BDP Quadrangle designs for the good of clients and communities. BDP Quadrangle is one of Canada's leading architecture, design and urbanism practices. Based in Toronto, Canada, their expertise spans designing for the full spectrum of the built environment including mixed-use, residential, workplace, retail, transit, media, education, and health.

BDP Quadrangle is the North American headquarters of BDP, which was founded in 1961 in the UK as an interdisciplinary design resource. Today, BDP comprises 1,300 people, operating from local studios across three continents. Transcending its growth, the studio's philosophy has remained the same: to work as a multidisciplinary collective, applying knowledge and expertise to create ambitious projects at every scale.  
[bdpquadrangle.com](http://bdpquadrangle.com)



MINTO YORKVILLE PARK



MINTO WESTSIDE

# A trusted builder.

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 homebuilder – 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 wellbeing. Details like social connections, outdoor enjoyment and easy access to amenities and nearby schools. That's why we build every Minto Communities home and condo with the surrounding neighbourhood in mind.

## 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. It's one of the things we're most proud of.

## 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.

## INNOVATION

We never stop exploring new and innovative ways to help you live better. Minto Intelligence (MI) is a feature-rich smart home package that puts 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.





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Lifestyle Inspired.

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**minto**  
Communities