



**NEW HORIZON**

DEVELOPMENT GROUP

**CELEBRATING**

**30**

**YEARS**

**BUILDING YOUR TOMORROW: A RETROSPECTIVE**

# REFLECTING ON 30 YEARS



The New Horizon Development Group (NHDG) was founded with the vision of strengthening and supporting the communities in which we build, as well as forming new ones.

**Jeff Paikin, President and Co-Founder, NHDG**

Over the last 30 years we have participated in and supported numerous community initiatives to give back to the places and people that have helped fuel our growth.

Our mission has been to give our clients not only a terrific home, but also an exceptional experience during the selling, design selections, construction and key turnover stages for their homes. This approach has created a very loyal client base for the company. A huge thank you to my business partner, Joe Giacomodonato, for his dedication to elevating our clients’ experience—an essential factor in our success.

Through early adoption of sustainable building practices, we have demonstrated our commitment to a greener future. We are proud to have won the first-ever Green Home of the Year award presented by the Canadian Home Builders’ Association (CHBA), and to have installed more geothermal heating and cooling systems than any other builder in the GTA West. We continuously look to improve our environmental impact on the world with the latest innovative products being incorporated into our construction.

The next generation is poised to maintain the principles that brought us to where we are today. Our commitment to creating an envied work environment for our team, a superb client experience for our customers, and the importance we place on giving back is ingrained in our corporate values.

With many significant projects “on the horizon”, and with an implementation team that is young and talented, the company looks forward to a bright and exciting future.

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# OUR COMPANY





# OUR MISSION

For 30 years and counting, NHDG has solidified their reputation as a leader in building communities in the GTA West while keeping sustainability and attainability a priority.

Closing the gap between high quality and affordability, NHDG consistently redefines expectations for what a home can be.

Through the application of precise expertise, each new home created by NHDG is a perfect blend of style and functionality.

From condos to custom estates, townhomes to purpose-built rentals, NHDG is committed to bringing developments to life that benefit homeowners and residents while also further enriching and inspiring the surrounding communities.



45  
Team  
Members

36  
Completed  
Communities

4K+  
Homes Built in  
the GTHA



Above: Jeff Paikin and Joe Giacomodonato, NHDG Co-Founders  
Right: NHDG team members celebrate consumer choice recognition at the WE HBA Awards of Distinction, 2024

## OUR VALUES



PRIORITIZE  
**SUSTAINABLE**  
PRACTICES



BUILD A SENSE OF  
**COMMUNITY**



CULTIVATE  
**AFFORDABILITY**



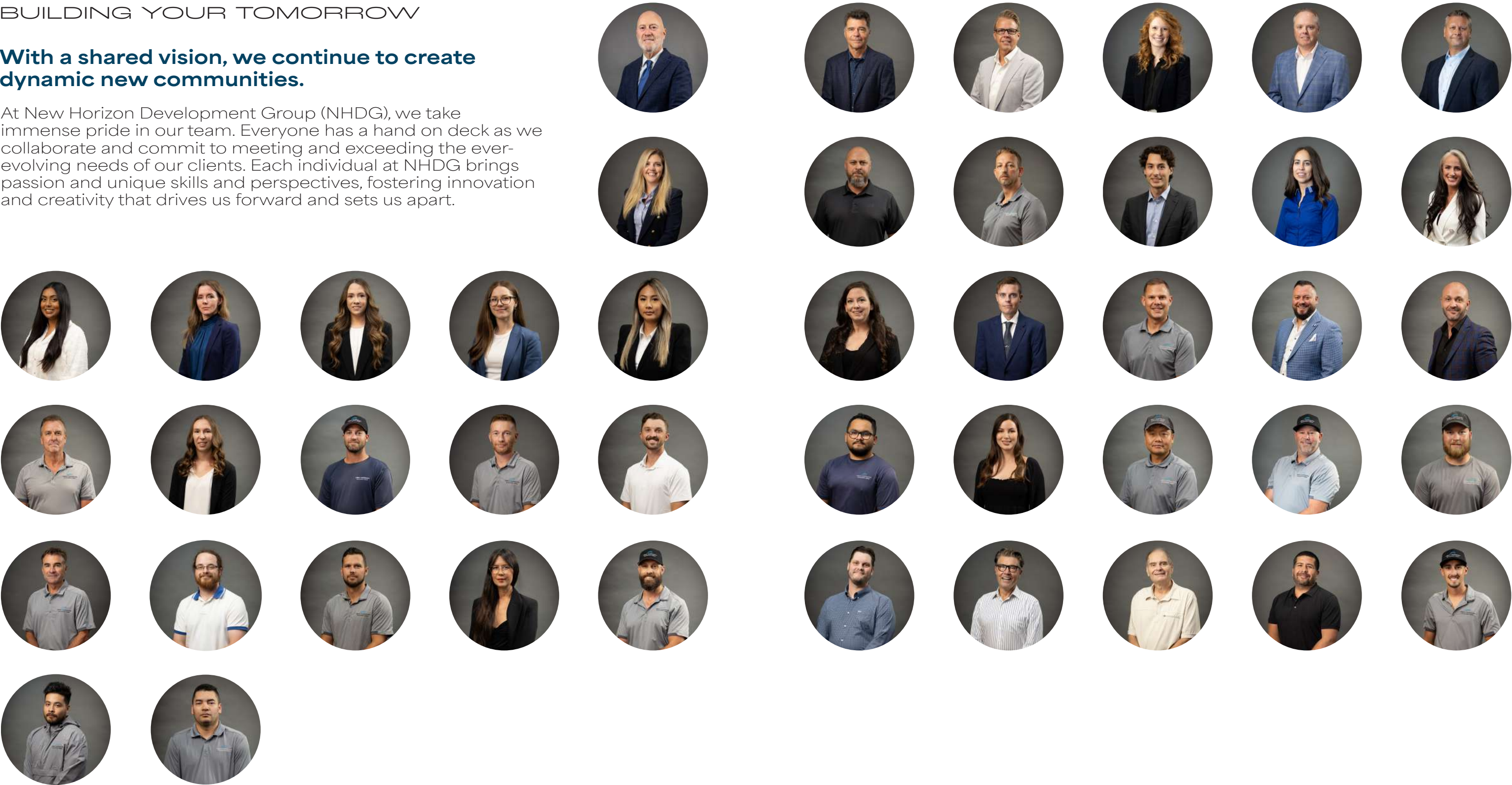
DEVELOP WITH  
**CARE & QUALITY**



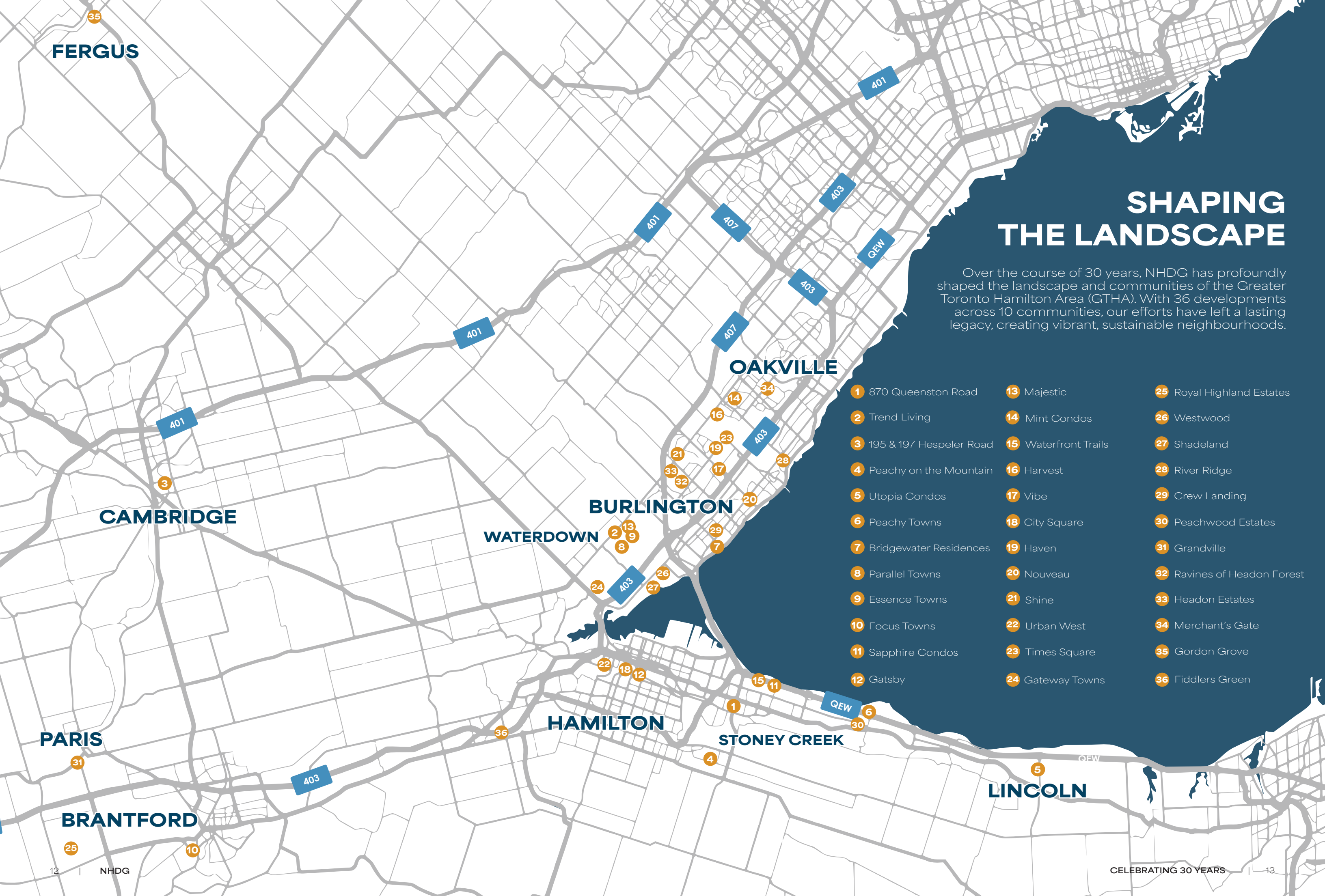
BUILDING YOUR TOMORROW

With a shared vision, we continue to create dynamic new communities.

At New Horizon Development Group (NHDG), we take immense pride in our team. Everyone has a hand on deck as we collaborate and commit to meeting and exceeding the ever-evolving needs of our clients. Each individual at NHDG brings passion and unique skills and perspectives, fostering innovation and creativity that drives us forward and sets us apart.







# SHAPING THE LANDSCAPE

Over the course of 30 years, NHDG has profoundly shaped the landscape and communities of the Greater Toronto Hamilton Area (GTHA). With 36 developments across 10 communities, our efforts have left a lasting legacy, creating vibrant, sustainable neighbourhoods.

- |                           |                      |                             |
|---------------------------|----------------------|-----------------------------|
| 1 870 Queenston Road      | 13 Majestic          | 25 Royal Highland Estates   |
| 2 Trend Living            | 14 Mint Condos       | 26 Westwood                 |
| 3 195 & 197 Hespeler Road | 15 Waterfront Trails | 27 Shadeland                |
| 4 Peachy on the Mountain  | 16 Harvest           | 28 River Ridge              |
| 5 Utopia Condos           | 17 Vibe              | 29 Crew Landing             |
| 6 Peachy Towns            | 18 City Square       | 30 Peachwood Estates        |
| 7 Bridgewater Residences  | 19 Haven             | 31 Grandville               |
| 8 Parallel Towns          | 20 Nouveau           | 32 Ravines of Headon Forest |
| 9 Essence Towns           | 21 Shine             | 33 Headon Estates           |
| 10 Focus Towns            | 22 Urban West        | 34 Merchant's Gate          |
| 11 Sapphire Condos        | 23 Times Square      | 35 Gordon Grove             |
| 12 Gatsby                 | 24 Gateway Towns     | 36 Fiddlers Green           |



# COMMUNITIES WE'VE GROWN

Mid- & High-Rise Condos

**3,032**

Low-Rise Homes

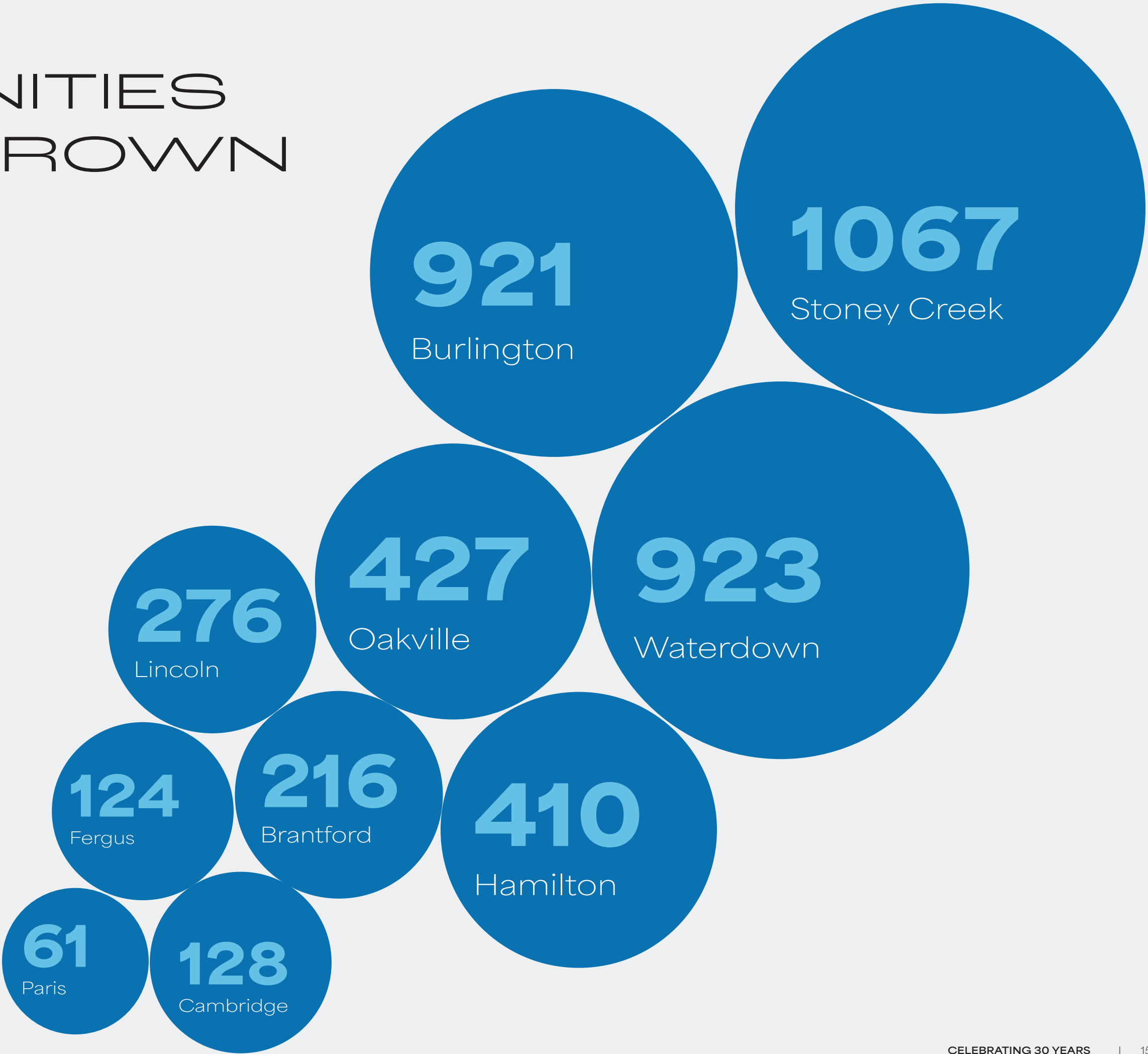
**1,083**

Purpose-Built Rentals

**432**

Commercial Spaces

**47**



Values reference completed unit count.



# OUR HISTORY





# 1994

New Horizon Homes Inc. **becomes incorporated** with a total of four employees on the team.

Their first project would be completed off of Bronte Road in Oakville - three single-family infill lots.



Infill lots in Oakville - today

# 1995



New Horizon purchases the four-storey commercial building at **69 John Street** in downtown Hamilton. This building would become home for the company for the next 23 years.

# 1997

New Horizon receives first industry recognition in company history - HHHBA's **most outstanding exterior** on a home under 2,499 sq. ft. and HHHBA's **best townhome** under 1,449 sq. ft. (Fields of Fiddler's Green).



Fiddler's Green, Ancaster

# 1998

Joe and Jeff are introduced to each other while Joe is looking for a partner to co-build **34 condo-townhomes** on Headon Road in Burlington.



Jeff Paikin and Joe Giacomodonato, New Horizon Co-Founders

# 1999

Head Estates, Burlington



Joe and Jeff complete their **first project together** on Headon Road in Burlington called Headon Estates- six beautifully-customized single-family homes.

The New Horizon **team grows** from four people to ten.

# 2003

Jeff Paikin is named the **National Rooftopper of the Year** by the Canadian Home Builder's Association.

# 2008

New Horizon builds their **first condominium building** - Westwood on Plains Road in Burlington comprising of 49 suites.



# 2009

New Horizon wins the Canadian Home Builders' Association's **first ever "Builder of Canada's Green Home"** Award for the Smith Residence on Russ Road in Grimsby.

New Horizon receives industry recognition for their first condo build - HHHBA's **best condominium apartment** 1,200 sq. ft. and over (The Beverly, Westwood)



331 Russ Road, Grimsby

# 2011



New Horizon is recognized with the **HHHBA Environmental Leadership Award**.

New Horizon becomes the successful bidder against 23 firms on an RFP to build the "Kingsway" project, on the corner of Plains Road and Kingsway Avenue in Aldershot. Through innovative design and planning, not only did New Horizon complete Halton Community Housing Corporation's request for 65 suites for seniors, but they also negotiated with the Burlington Public Library to move their Aldershot branch to the main floor of this 6-storey building. Kingsway also becomes New Horizon's **first geothermal building**.



# 2012



City Square, Hamilton

New Horizon announces a new condo development at the site of the old Thistle Club in the Durand District of Hamilton. “City Square Condos” will be the **first new condo development in downtown Hamilton** in over 20 years. **Read more about this community on page 75.**

New Horizon’s Design Centre is recognized by the HHHBA as the **best Design Centre** under 1,200 sq. ft.



New Horizon Homes changes its name to **New Horizon Development Group (NHDG)** to reflect the expansion of their product offering.

# 2013

NHDG President, Jeff Paikin, is named **Hamilton’s Citizen of the Year.**



Bridgewater, Burlington  
Artist Rendering

# 2015

NHDG takes over Bridgewater Residences, the **\$210-million development project** on downtown Burlington’s waterfront. Bridgewater would feature two condominiums with 151 suites and the four-star Pearle Hotel and Spa. **Read more on page 68.**

# 2016

NHDG reaches a sales milestone in Stoney Creek at Sapphire Condos with over 90% of the **500 suites sold** in one weekend.



Sapphire, Stoney Creek  
Artist Rendering

# 2017

The NHDG **team grows** to 50 team members.

# 2018



NHDG sells the building that had been home to their head office for 23 years - 69 John Street South, Hamilton.

They renovate and **move to their new head office on 3170 Harvester Road** in Burlington – combining their growing Décor Centre, construction management teams, and head office administrative staff into one efficient location for the first time in the company’s history.



Focus Towns Sales Centre,  
Brantford

NHDG begins construction on the first back-to-back townhomes in Brantford. Focus Towns **sells out 90% of the community** over only three sales events. **Read more about this community on page 76.**

# 2021



NHDG is recognized with the **City of Hamilton Building Inspection Award.**

# 2022

NHDG breaks ground on **870 Queenston Road**. This will soon be home to a 218-unit, 14-storey purpose-built rental building, targeting LEED Gold certification and offering 20% affordable suites. **Read more on page 58.**



Jeff Paikin, Natasha Paikin, Josh Giacomodonato and Zurini family attend the 870 Queenston Road ground breaking.

NHDG is selected to speak at the **Clean Air Partnership council** exemplifying their commitment to green building practices.

# 2023



NHDG receives **first LEED certification** for Utopia Condos in Lincoln, Ontario. **Read more on page 56.**



A monumental ground breaking is celebrated at **3 North Park Avenue** in partnership with Habitat for Humanity Hamilton. The two semi-detached homes were donated at no cost to Habitat. **Read more on page 44.**



# 2024

NHDG **celebrates 30 years** of developing communities in the Greater Toronto Hamilton Area.

Trend Living, NHDG's largest project to date, completes construction. Consisting of **785 condo suites** across three phases and **6,788 square feet of commercial space**, this community transformed the Waterdown landscape.

In their 30th year, NHDG also broke ground on their first project under the partnership of **NEWRISE, Ovation Rentals**.



Above: OVATION Rentals geothermal installation  
Right: NHDG team members celebrate  
OVATION Rentals ground breaking



Above: Trend Living, Waterdown, May 2024





# ON THE HORIZON

We look back proudly on our 30 years of accomplishments, and look towards the future as we bring more new home communities to fruition in the coming years.

## ACTIVE DEVELOPMENT TYPE

Mid/High Rise (Condo or Rental)	94%
Low Rise	5%
Commercial	1%

## ACTIVE DEVELOPMENT CITY

Hamilton	49%
Stoney Creek	19%
Oakville	9%
Burlington	10%
Waterdown	9%
Lincoln	4%



5103 Greenlane, Lincoln



488, 490, 496 Dundas Street East, Waterdown



495 Skinner Road, Waterdown



1284 Main Street East, Hamilton



56 Highland Road, Stoney Creek

## DEVELOPMENT SNAP SHOTS

8,813

UNITS IN ACTIVE DEVELOPMENT

706

UNITS ON ACTIVE CONSTRUCTION SITES

67

ACRES OF FUTURE INVENTORY





# A NEW RISE

NHDG and Krpan Group have joined forces to create a dynamic new partnership, NEWRISE. While not a merger, this strategic creation fuses a shared expertise in land development and construction expertise, aimed at delivering visionary communities and buildings across the Greater Toronto and Hamilton Area (GTHA). With over 80 combined years of expertise, this partnership brings new opportunities for innovative and groundbreaking development projects that will shape the landscape of the GTHA.

NEWRISE seeks to redefine industry standards, elevating the quality of living

opportunities through the partnership's commitment to lasting craftsmanship and forward-thinking design. NHDG and Krpan Group sought each other out when they realized a shared set of values; creating enduring projects, embracing visionary ideals, and demonstrating the highest level of dedication to their craft.

NEWRISE is committed to sustainability and environmental consciousness. Each partner recognizes the importance of creating developments that contribute to a resilient future.



We're excited about the opportunity NEWRISE brings. It is a testament to the power of partnership - our alignment and shared vision accelerates our ability to bring much-needed new home communities to fruition.

- **Jeff Paikin, President and Co-Founder of NHDG.**



# COMMUNITY





# LOCAL IMPACT

Building a community is about more than just constructing homes; it's about fostering a sense of belonging, support, and shared experiences.

At NHDG, we're dedicated to strengthening our cities by providing health, food, and housing security. Our mission is to create a happier, healthier environment where every resident feels supported.

In 2022, NHDG launched their Team Appreciation Program, recognizing one employee each quarter by allowing them to direct a \$5,000 donation to their chosen charity.

**\$4M +** TOTAL FUNDS RAISED & DONATED IN CASH & IN KIND

**900** POUNDS OF FOOD DONATED ANNUALLY (AVERAGE)

**24+** LOCAL COMMUNITY ORGANIZATIONS SUPPORTED



## HEALTH CARE SUPPORT

In 2020, NHDG committed to supporting the Around the Bay Race (ATB) in Hamilton, exceeding their goal of raising at least \$100,000 for the cause. The money raised helped to fund the redevelopment of St. Joseph's Healthcare Foundation's new Emergency Mental Health Service (EMHS). This important local cause became even more crucial as the world went through a global pandemic that would go on to greatly impact many of its citizens mental well-being as well as preventing the ATB from happening in 2020.

## HOUSING STABILITY

Through partnerships with Habitat for Humanity, Cambridge Housing, the Region of Halton and more, NHDG is actively enhancing housing security. Safe and stable housing is a cornerstone of a strong community. By contributing to housing security, we help families in our local communities thrive.

In 2024, NHDG completed two semi-detached homes at no cost to Habitat for Humanity Hamilton. This initiative also provided our team the opportunity to personally volunteer and contribute to the project.



## FOOD SECURITY

Food security is essential for the health, well-being, and stability of communities. Reliable access to nutritious food helps folks avoid physical and mental health problems, educational challenges, economic instability and social unrest.

By partnering with Food4Kids, DeMazenod Door, Hamilton Food Share, and the Eva Rothwell Centre, NHDG is committed to combating food insecurity, supporting local economies, and fostering social stability ensuring a healthier and more prosperous future for all.



# ECONOMIC IMPACT



**CREATES  
LOCAL  
EMPLOYMENT**



**SUPPORTS  
CANADIAN  
BUSINESS**



**INCREASES  
MUNICIPAL  
REVENUE**

The economic impact of the local residential construction industry cannot be understated. In Hamilton alone, the industry supports over 27,000 jobs, paying more than \$1.9 billion in local wages that are reinvested into the economy. This is in addition to the economic value that is put towards the purchase of construction materials and equipment from Canadian suppliers, the municipal revenue earned through development charges and other fees, as well as incremental property and education tax revenues after a property is developed.



## WEST END HOME BUILDER'S ASSOCIATION (WE HBA)

Following the leadership of NHDG President, Jeff Paikin, various NHDG team members are heavily involved in volunteering their time with the local homebuilding industry association through their Board of Directors, Development Council and varying committees including Building Science and Innovation, Education, Women in Industry, and Design.

## TARION INDUSTRY ADVISORY COUNCIL (IAC)

In 2023, NHDG's Director of Client Experience, Natasha Paikin, was appointed to the Tarion Industry Advisory Council. The IAC consists of seven members - builder representatives from across the Province - and is a sub-committee of the Stakeholder Committees of the Board of Directors of Tarion. The purpose of the IAC is to act as an advisory body who provides ongoing advice from a regulatory industry perspective on proposed policy or other changes impacting new home builders.



## PIPELINE TO PERMIT

Elisha Vankleef of NHDG's development management team resides on The City of Burlington's new Pipeline to Permit Committee. This standing committee of Council studies and reports to Council on:

- The process of getting housing units from pipeline to permit, with partnerships from the development industry, non-profit sector, commenting agencies, and all levels of government.
- Meeting the challenges of housing affordability.
- Identifying opportunities and gaps to improve processes, update and amend policy



# CAREER IMPACT

At NHDG, we recognize the profound impact our organization can have on the success of our colleagues and peers. Through education and financial support, we aim to empower professionals within our industry and beyond.

By investing in learning and development, we help shape a highly skilled next generation, equipping them with the expertise and confidence to excel in their careers.

5

**NHDG  
SCHOLARSHIPS  
AWARDED**

\$7K+

**VALUE IN SCHOLARSHIPS  
PROVIDED TO NHDG  
STAFF**

17

**NEW HORIZON  
UNIVERSITY (NHU)  
SESSIONS**

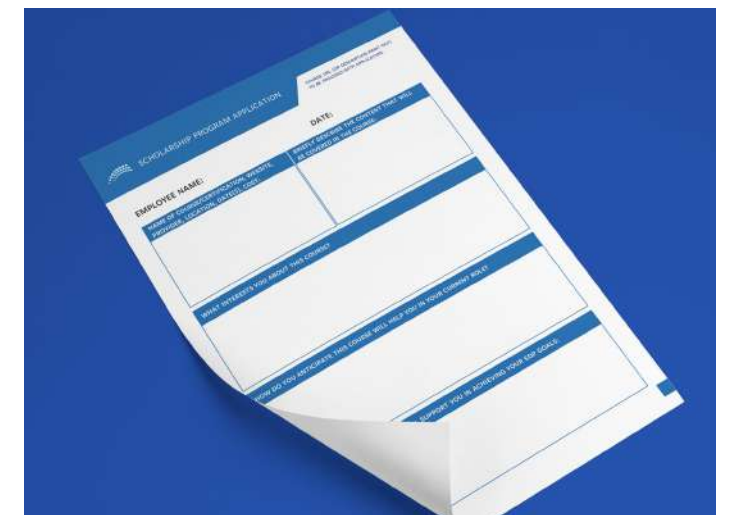


## SCHOLARSHIP FUND

Founded in 2024, NHDG reinforced their commitment to learning and development by reimbursing over \$7,000 in program costs for five team members across various departments. We are dedicated to expanding this program, ensuring our team feels supported in furthering their education and career growth.

## NEW HORIZON UNIVERSITY (NHU)

At NHDG, we foster a culture of continuous learning and development, empowering every team member to reach their full potential. Since its launch in 2022, our New Horizon University Sessions (NHUs), give employees the opportunity to expand their industry knowledge and skills.



## INTERNSHIP PROGRAMS

Each year, we welcome a co-op student, providing hands-on experience, mentorship, and the opportunity to work alongside industry leaders. Through this program, students gain valuable insights and practical skills, helping to shape their careers and drive innovation in the field. Additionally, NHDG has hosted multiple Career Days, giving students the opportunity to explore construction sites firsthand and gain real-world experience.



# AFFORDABILITY





# AFFORDABILITY

## NHDG tackles housing affordability through strategic partnerships and housing allocation within the GTHA.

NHDG is committed to addressing the affordability crisis within the housing sector. By supporting various non-profits, government initiatives, and community groups we are able to actualize our plans and commitments to this endeavour.

Nearly 20 percent of units in current and future NHDG developments are designated as affordable sales or rentals.

We believe that when housing remains affordable, residents can contribute more significantly to their local economy, supporting the success of small businesses and beyond. This positive impact ripples through the community, enhancing overall happiness and well-being.

For **three consecutive years**, we have been recognized with the **Best in Housing Affordability award from the West End Home Builders' Association (WE HBA)** in recognition of our contributions to creating and supporting affordable housing.

Our collaboration with Habitat for Humanity stands out as one of our most notable partnerships. In 2014 and 2018, NHDG worked with Habitat in Halton to reserve a select number of suites in our Vibe and Mint communities for families supported by Habitat in the region. This enabled a significant number of families to achieve homeownership in circumstances that would have otherwise been out of reach.

**Read more about our recent partnership with Habitat for Humanity on pages 44-45.**

At NHDG, every community we develop prioritizes attainability, ensuring that our standards are accessible to all and that floor plans can accommodate the various needs of its residents.

We continuously invest in innovative responses to the current housing landscape to ensure that we are doing our part towards creating housing security that is attainable for all members of our communities.



### WESTWOOD 2

This four-storey apartment building consists of 37 subsidized, deeply-affordable rental units, developed in partnership with the Region of Halton. Westwood was completed in 2014 and continues to be managed by NHDG.

### TRILLIUM HOUSING

Through NHDG’s partnership with Trillium Housing, a non-profit organization that provides payment-free mortgage assistance to new home buyers, we crafted two family-oriented townhouse communities that were sold at below-market rates in addition to offering financing assistance to new home buyers. **Read more about these communities on page 40-43.**



### 870 QUEENSTON

870 Queenston will be the first open-market, purpose-built high-rise community targeting LEED certification in Hamilton. 20 per cent of the units are mid-range affordable, below market rentals. This community is centrally located to ensure all residents can access essential amenities within walking distance further contributing to the focus on affordability. **Read more on page 58.**

### 195 & 197 HESPELER ROAD

In partnership with Housing Cambridge, NHDG redeveloped the former Satellite Motel in Cambridge into two purpose-built rental buildings with 128 residential suites. 55 of the rentals were either subsidized or below-market rentals – including rent-geared-to-income units.



4<sup>+</sup>

Non-Profit Community Partnerships

275

Completed Affordable Units

3

Time Recipient of “Best in Affordability” (WE HBA)



# PEACHY TOWNS

2021 WE HBA  
Best in Housing  
Affordability Award



## Delivering affordable home ownership to the Winona neighbourhood in Stoney Creek.

Created in collaboration with the non-profit organization, Trillium Housing, Peachy Towns offered townhome living ‘on the affordable side of luxury’ in Winona. This development was a local leader in providing attainable housing to first-time buyers.

Multiple initiatives went into making this project possible, including excess land made available by Infrastructure Ontario, the assistance of a City of Hamilton development charge deferral, and Trillium Housing funding provided by the Hamilton Community Foundation.

Our goal was to have 50% of buyers in this community purchase with a Trillium mortgage, meeting eligibility criteria including a maximum annual income range, as well as purchasing the home to live in it.

Qualifying buyers were granted a reduced down payment structure, totaling 5% of the purchase price before closing, and received a second, payment-free mortgage from Trillium.

We designed each of the homes in the Peachy community with affordability in mind. Two-storey towns and three-storey back-to-backs make up the development with designs made efficient through the selection

of exterior and standard interior materials that allow for a reduced cost of housing, while maximizing the functional square footage of the home and never compromising on quality.

The homes were priced in accordance with the Ministry of Municipal Affairs and Housing Affordable Housing Price Threshold. All 60 homes were sold at purchase prices that were an average of 10% less than the average sale price of comparable units in the area, at the time of sales.

Affordable home ownership not only ensures families’ economic stability and future investment opportunities but also boosts the Hamilton community by increasing local economic activity.

Two of the greatest challenges for new homebuyers in today’s market include:

1. Finding a home with a purchase price that allows for a monthly payment they can afford,
2. Getting approved for a mortgage amount that allows them to afford the down payment on that home.

Peachy Towns used innovative strategies to solve both of these challenges for 60 new home buyers.



Artist Rendering, Peachy Towns

**\$800,000**

Of Payment Free Mortgages Provided by Trillium Housing

**60**

Two-storey and three-storey back-to-back townhomes

**10%**

Below market prices provided for all purchasers



# PEACHY ON THE MOUNTAIN

Setting our sights higher, our partnership with Trillium Housing continued in Stoney Creek on the Mountain.

As the second phase of townhome living ‘on the affordable side of luxury’ in Stoney Creek, Peachy on the Mountain continued the incredible success and affordable home ownership provided at Peachy Towns in Winona.

Catering to the response of the initial release, Peachy on the Mountain consisted primarily of three-storey and three-storey back-to-back townhomes in order to keep floor plan designs efficient while maintaining functional space. Our partnership with Trillium Housing ensured that qualifying purchasers received access to housing that they otherwise would not be in a position to obtain.



Peachy on the Mountain, March 2024



2022

Best in Housing Affordability Award (WE HBA)



71

Three-storey and three-storey back-to-back townhomes

\$1.8M

Of Payment Free Mortgages Provided by Trillium Housing



# 3 NORTH PARK

2023 WE HBA  
Best in Housing  
Affordability Award



## Every home is a building block to a community.

NHDG proudly partnered with Habitat for Humanity Hamilton in 2023 - a local chapter of the national leader in housing affordability - to do our part in ensuring that those in the most need during our nation-wide affordability crisis are provided with safe and affordable housing.

NHDG constructed two semi-detached homes at 3 North Park Avenue in Hamilton for two families, selected through Habitat's rigorous application and screening process.

To qualify for the life-changing home-buying assistance provided by Habitat, families must be:

1. In need of housing,
2. Able to make affordable mortgage payments and be willing to actively partner with their local Habitat
3. Willing to volunteer their time in the community for a minimum of 500 hours.

NHDG's action plan for this project was rooted in collaboration and generosity. We committed to donating the entire build to Habitat, constructing the two homes at no cost to the non-profit organization. NHDG's leadership inspired over 60% of the project's labour and material costs to be donated by our trade partners (over 30 companies). By engaging trade partners who share our commitment to social responsibility, we create a ripple effect of positive impact on housing affordability, demonstrating a tangible commitment to making a difference when all parties

come to the table together. This approach exemplifies leadership in redefining the conventional norms of housing development and a dedication to community building.

When we provide families with stable and affordable housing, we contribute to building stronger communities. The positive social and economic impact resonates beyond the immediate beneficiaries, fostering a sense of unity and shared responsibility.

Habitat for Humanity families have been proven to be more involved in their community, have lower school dropout rates and are more likely to pursue post-secondary education. Habitat homeowners are also more financially secure, with an affordable mortgage payment that is geared to their income. By contributing to the community in this way we can help shape generational wealth, and socio-economic outcomes for these families.

Our collaborative project with Habitat for Humanity exemplifies leadership in fostering innovative approaches to housing affordability. With action plans driven by generous contributions from trades partners, unique affordability considerations in design, and a commitment to community impact, we are actively reshaping the landscape of affordable housing, creating positive change for deserving families and the broader community and creating more opportunities for these families to invest in the local economy.



Moo Say and MuYeh Peh family at the 3 North Park key ceremony



# SUSTAINABILITY



# A GREENER TOMORROW

NHDG continues to be an industry leader in scalable, measurable green initiatives and building practices, striving to achieve net zero carbon by 2040.

We envision a present and a future where sustainable living is more than just an option. It is a way of life.

We are building a greener tomorrow, today.



## RUSS ROAD

NHDG was recognized with the Canadian Home Builders' Association's **first ever** "Builder of Canada's Green Home" Award in 2009 for the Smith Residence, located in Grimsby.

This custom home featured solar and geothermal energy in addition to sustainable building products. **Read more about the sustainable features found in this home on page 54.**

## UTOPIA CONDOS

Utopia is the first LEED Silver certified building for both NHDG and the Town of Lincoln. This recognition illustrates NHDG's unwavering commitment to sustainability and marks a significant milestone in our mission to create environmentally-conscious communities that help support healthy, thriving neighbourhoods. **Read more on page 56.**



## 870 QUEENSTON

This 14-storey purpose-built rental in Stoney Creek will be the first open-market, multi-residential LEED-certified high-rise building in the entire City of Hamilton.

NHDG worked diligently to remediate the contaminated site, and with guidance from the Hamilton Conservation Authority, rehabilitated the degraded ravine lands adjacent to Battlefield Creek. The building also includes a geothermal heat exchange system and is fitted for future solar energy generation. **Read more on page 58.**



# BUILDING WITH PURPOSE

NHDG’s journey towards sustainable building began over a decade ago when the company pioneered the use of geothermal heating and cooling technology in mid-, high-, and low-rise developments in the Greater Hamilton Area.

NHDG, honoured as the first-ever recipient of the **“Builder of Canada’s Green Home”** award by the Canadian Home Builders’ Association, has consistently prioritized minimizing its carbon footprint.

With nearly half a century of integrated construction experience, the name New Horizon is synonymous with exceptional workmanship and uncompromising quality, built for efficiency and comfort. We believe that innovative, energy-sensitive, design-oriented communities help support healthy, thriving neighbourhoods.

We understand that the success of projects striving for energy conservation targets and high-performance building standards depends on a collaborative workforce committed to greater dialogue. The next generation of NHDG developments will work toward LEED certifications and will continue to carry NHDG forward as the leader in geothermal energy within mixed-use developments in the GTHA.



Construction at Trend Living, Waterdown; one of the 12 NHDG buildings constructed with geothermal energy



**2009**  
**CHBA “Builder of Canada’s Green Home” Award**



**2011**  
**HHHBA Environmental Leadership Award**

**2022**  
**NHDG was invited to speak to the Clean Air Partnership Council about low-carbon development**



# CONNECTIVITY

Every neighbourhood strives to cultivate a complete community that encourages walkability and a vibrant, diverse lifestyle where residents can live, work and play in one place. Dense residential development reduces carbon emissions from transportation and optimizes resource utilization through efficient infrastructure and shared amenities.

# FUTURE READY

As the demand for clean energy and electric vehicles grows, we're committed to equipping every community with EV chargers and expanding bike storage facilities. Our emphasis on green landscaping not only enhances each site's beauty but also aids in the fight against climate change by fostering more tree planting initiatives.

# TECHNOLOGIES

Utilizing eco-friendly materials and building practices, as well as harmonizing with the natural environment, results in buildings and homes that are not only environmentally responsible but also aesthetically pleasing and functionally superior.

Each condo development begins with Geothermal Heat Exchange installation. Solar panel energy support is included in all applicable sites and the need for permeable surfaces through the communities ensures the impact we have on the land is minimal while meeting the needs of our growing population.



# SUSTAINABILITY SNAP SHOTS

60%

average reduction in carbon consumption through geothermal heating and cooling

75%

average absorption rate of water run off due to permeability of sites

1KM

average distance to a public transit station\*

OVER 42,000 SQ FT

of connected retail spaces

OVER 13,000 SQ M

of public use green spaces built and proposed

18,563 KG

of carbon dioxide absorbed annually from 754 new trees planted

39

EV chargers installed in new housing communities since 2018

1:1

bike storage ratio in all future condo communities

From inception to 2021, the NHDG team became a familiar leader in geothermal, solar and EV technologies, then launching a Strategic Initiatives division to focus on discovering and implementing the next generation of green building initiatives for the company moving forward.

\*In all communities since 2020





# RUSS ROAD

## First of its kind

The property at 331 Russ Road remains a pivotal piece in our road to sustainable building.

NHDG was recognized with the Canadian Home Builders' Association's **first ever** "Builder of Canada's Green Home" Award for the Smith Residence, located in the heart of Grimsby.

The expansive 52-acre estate features solar panel energy, high R-value enviro spray insulation, a geothermal heating and cooling exchange system, water-based paints, bamboo flooring and a stunning 25-foot masonry double-sided wood fireplace.

This home, a first of its kind in Grimsby, is equipped with net-metered power, offering significant energy benefits in every aspect.

Architects at McCallum Sather helped to bring the vision for this innovative home to life.



Above: Russ Road front entrance  
Left: Joe Giacomodonato and the 331 Russ Road future homeowners, 2008



# UTOPIA CONDOS

The first LEED certified building in the picturesque community of Lincoln, Ontario

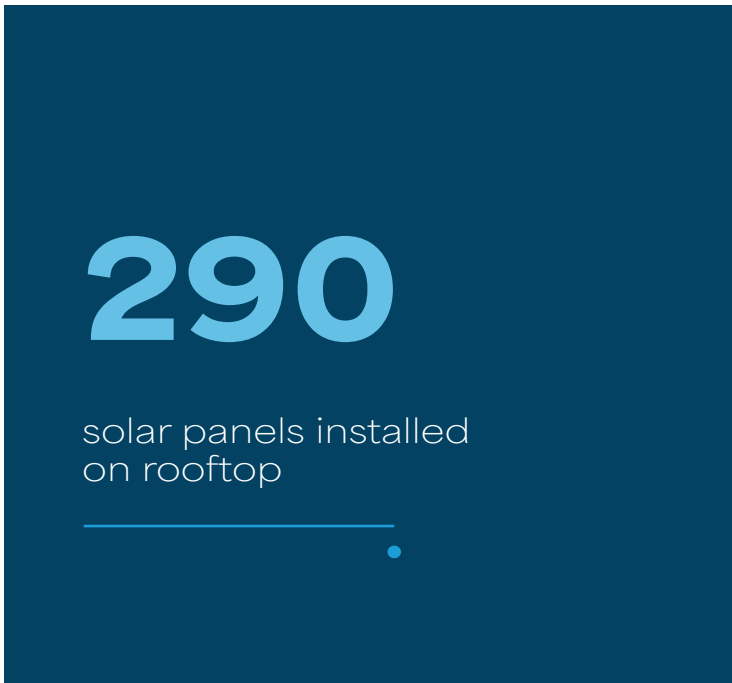
Utopia, a six-storey residence with a distinctive U-shaped design and a private central courtyard, features 276 residential suites and 1,371 square feet of commercial space.

Utopia exemplifies our commitment to sustainability across various site features including water efficiency, materials and resources, and indoor environmental quality as well as geothermal heating and cooling, rooftop solar panels, and electric car charging infrastructure in the underground parking garage.

From the acquisition of Utopia, NHDG’s objective was to elevate our sustainability efforts. With this vision, we meticulously integrated sustainable building practices in alignment with LEED certification standards throughout the planning and design process.



Utopia Condos, Courtyard





# 870 QUEENSTON

## Hamilton’s first open-market high-rise residential rental building with LEED certification

Designed to exceed environmental standards, 870 Queenston is built around four core principles: technology, connectivity, lifestyle, and future-proofing. Our approach combines green technologies and strategic urban planning to enhance sustainability and reduce our ecological footprint. In partnership with the Hamilton Conservation Authority, NHDG rehabilitated degraded ravine lands adjacent to Battlefield Creek, restoring biodiversity and improving the local ecosystem. This initiative set the foundation for the building’s LEED certification journey.

A signature feature of NHDG’s mid- and high-rise buildings is the geothermal heating and cooling system. This technology reduces reliance on fossil fuels, cutting carbon consumption by an average of 60%. Each system includes an Energy Recovery Ventilation (ERV) unit that captures heat from exhaust air to preheat fresh air, optimizing energy efficiency. The building also has provisions for future solar panel installation, allowing electricity to be generated and supporting broader climate initiatives.

870 Queenston promotes connectivity through green technologies, proximity to essential amenities and transit lines, and storage for alternative transportation. Underground parking includes twenty Electric Vehicle (EV)

charging stations, supporting clean energy transportation. Bicycle storage encourages residents to choose carbon-free commuting options. The building’s location near the future LRT enhances sustainable mobility options.

The building integrates comprehensive waste and water efficiency strategies to minimize environmental impact. The tri-sorter waste diversion system allows residents to easily recycle glass, plastic, metal, and cardboard, supporting waste reduction and landfill diversion. Low-flow fixtures and stormwater management strategies help minimize water waste and preserve natural cycles. The combination of geothermal, ERV, and future solar energy reduces overall energy and product consumption and extends the lifespan of systems. To enhance indoor air quality and promote well-being, low VOC materials were used throughout.

NHDG also equips residents with resources to embrace sustainability in daily life through marketing materials, property management initiatives, and community engagement programs. By emphasizing engagement, we empower individuals to make informed choices that contribute to a more sustainable future.



870 Queenston Road, Lobby

\$8M+

Site restoration and remediation

218

Geothermal-powered residential rental suites

20

Electric vehicle (EV) charging stations





OUR COMMITMENT TO  
**GEO THERMAL ENERGY**  
AT A GLANCE

**3,126**

Residential Units  
Completed

**574**

Residential Units  
Under Construction

**8,334**

Residential Units in  
Development

**21,662**

Geo-Powered  
Commercial Sq. Ft.



OUR COMMITMENT TO  
**SOLAR ENERGY**  
AT A GLANCE

**1,248,000**

Watts Per Hour of Solar Panel  
Energy Output

**168,112**

Solar-Powered  
Commercial Sq. Ft.  
Completed

**276**

Solar-Powered  
Residential Units  
Completed



Utopia Condos, Lincoln Solar Panel Roof



# QUALITY





# RAISING THE BAR



42 INDUSTRY AWARDS TO DATE

At NHDG, we are committed to transforming the standards of modern living and redefining the buyer’s expectations of what a home can be. Our focus is on developing communities that embody expert quality and craftsmanship. Our customers can expect turnkey homes, customizable to their unique lifestyle needs and desires.

The quality of our products extend beyond the homes we build; it is also reflected in the exceptional service provided by our customer care team.

NHDG has been honoured with the Consumer Choice Award from the West End Home Builders’ Association (WE HBA) for five out of the last six years. This prestigious recognition, based on a third-party survey of homeowners who closed on their properties within the awarding year, is a testament to our commitment to quality.

Each year, at the WE HBA Annual General Meeting, the City of Hamilton celebrates local builders for their outstanding achievements in construction. Award winners are nominated and selected by the City of Hamilton’s Building Department.

In 2021 NHDG received the Building Inspection Recognition of Excellence. This award acknowledges our dedication to meeting and exceeding the Ontario Building Code standards and maintaining safe construction sites.



2022 WE HBA Builder of the Year



WE HBA 2023 Awards of Distinction; Consumer Choice Award High Volume



HHBA 2018 Awards of Distinction; Consumer Choice Award High Volume



HHBA 2018 Consumer Choice award, WE HBA 2019 Consumer Choice Award at the NHDG Head Office



WE HBA 2022 Awards of Distinction; Consumer Choice Award High Volume

## INDUSTRY RECOGNITION

2024

WE HBA Consumer Choice Award High Volume

2023

WE HBA Consumer Choice Award High Volume

2022

WE HBA Builder of the Year

2022

WE HBA Consumer Choice Award High Volume

2021

City of Hamilton Building Inspection Recognition Award

“It’s always a difficult task to pick a single contractor to award this to, however NHDG was quickly pointed out as a front runner, especially given the degree and scope of work in Waterdown. The Building Inspector working the site in Waterdown has been so grateful for how well your site is run,” said the Manager of Building Inspections at the City of Hamilton.

2019

WE HBA Consumer Choice Award High Volume

2018

HHBA Consumer Choice Award High Volume



# BRIDGEWATER

## A “landmark” community crest upon the waterfront of downtown Burlington

The only completely custom luxury condominium in the local market – one with architecture and public amenities that redefine the Burlington waterfront experience – Bridgewater reflects our unwavering dedication to creating spaces that are innovative and strive for customer satisfaction.

Floor plans were designed for every suite on three sides of the building to have an unobstructed view of Lake Ontario, which created intriguing interior lines and ceiling details throughout.

Its limestone and modern black fixtures make this new condominium, and attached Pearle Hotel and Spa, a statement. The public courtyard between the timeless towers connects the waterfront trail, restaurant patio and retail shops directly to residents. Through thoughtful design and quality craftsmanship, Bridgewater has received thirteen awards from several local home builders associations further demonstrating our commitment to quality in the communities we create.



## NATIONAL

**2023**  
**Finalist**  
Best Completed Mid or High-Rise in Canada



Above: Pearle Hotel & Spa  
Right: Bridgewater Residences on the Lake

## PROVINCIAL

**2015**  
Winner of Best Model Suite up to 2000 Sq. Ft. and Most Outstanding Condo Kitchen Suite

## LOCAL

**2015**  
One Best Condo Concept Award  
**2020**  
Four Best Condo Concept Awards  
**2021**  
Five Best Condo Concept Awards





# OVATION RENTALS

The largest purpose-built rental in the Halton Region in the last decade breaks ground in 2024

The last building to be erected within the Glen Abbey Encore community, OVATION Rentals symbolizes the culmination of a vision that has transformed the landscape of Oakville’s Glen Abbey neighbourhood. With its contemporary design, thoughtful amenities, and convenient location, OVATION promises to elevate the living experience of its residents. This community will cater to a diverse range of residents, including young professionals, families, and downsizers, seeking a dynamic and convenient lifestyle in Oakville.

The highly anticipated building will be comprised of 356 residences spanning six storeys, addressing the growing demand for rental opportunities in the area. The residences prioritize energy efficiency, water conservation, and indoor air quality, creating healthier and more resilient communities for generations to come.



NHDG team members at the OVATION ground breaking, March 2024

## OHB MAG

Building Buzz: A Sustainable Partnership; New Horizon, Krpan Group union begins with Ovation

Read more  
by scanning  
here



## INSIDE HALTON

‘Evolving needs’: Six-storey housing development coming to Oakville neighbourhood as construction begins



## SUSTAINABLE BIZ CANADA

New Horizon, Krpan team up on sustainable developments with NEWRISE





# TREND CONDOS

**Waterdown’s largest and fastest selling condo community completed construction in 2024**

The condo community that had been quietly building buzz was finally released in April 2019, and its grand opening saw more than 95 per cent of 508 suites sold in fewer than 20 hours.

“...An enormous amount of planning and strategy went into this project”, explains Jeff Paikin. “We wanted to be absolutely certain we were delivering a sensible and sophisticated product that would truly elevate the surrounding community for the buyers who were looking to put down roots here. I believe we were able to achieve that here at Trend Living.”

Initially, Phase 1 was meant to be a release of a single 251-suite condominium. However, plans soon changed after a realtor information session in early March 2019. The sales team had optimistically anticipated a gathering of 40 of the regions top realtors to be in attendance however by the time the presentation began, well over 200 realtors were on hand to meet the builder and learn about this dynamic community.

In combination with NHDG’s loyal past purchasers and 6,000+ registrants who were eagerly anticipating an opportunity to purchase at Trend, it became clear that 251 suites would not satisfy the demand. The entire NHDG team worked diligently over several days in order to expand the Phase 1 offering to include the second of four buildings. The increase in supply did

nothing to decrease the demand, as NHDG decided to release both buildings at the same insider pricing. Worksheets poured in and registrants came from across the province to inquire how they could secure a spot near the front of the sales line.

“Waterdown is no longer a hidden gem,” stated James Turner, NHDG’s head of sales. “When reputable builders bring smartly-planned projects to livable communities on the outskirts of the GTA, you’re going to see plenty of demand.” Both realtors and registrants began lining up on the Wednesday prior to the Trend 1 Grand Opening on the following Saturday.

Following the Grand Opening, more than 300 prospective purchasers registered for a chance to acquire any suites that came back during the 10-day conditional period, making Trend Living Waterdown’s fastest-selling new development by a staggering margin.



Above: Trend Living community, birds eye view  
Right: Trend grand opening event, 2019



785  
SUITES

3  
PHASES

12  
STOREYS



# KINGSWAY



NHDG became the successful bidder against 23 firms on an RFP to build the “Kingsway” project, on the corner of Plains Road and Kingsway Avenue in Aldershot.

Above: Kingsway Exterior  
Right: Kingsway Library Rendering



Through innovative design and planning, not only did NHDG complete Halton Community Housing Corporation’s request for 65 suites for seniors, but they also negotiated with the Burlington Public Library to move their Aldershot branch to the main floor of this 6-storey building.

Kingsway was NHDG’s first building constructed with the environmentally-friendly solution of geothermal heating and cooling.

# CITY SQUARE



A catalyst for the city’s renaissance, City Square was Hamilton’s first new condominium built in over 20 years. This community brought the comfort and convenience of condo living to the prestigious and amenity-rich Durand neighbourhood at the site of the old Thistle Club.

City Square reflects our commitment and belief in Hamilton as a prime investment opportunity, recognizing it as a city on the verge of revitalization.



Right: Jeff Paikin and Joe Giacomodonato at the City Square ground breaking

6  
STOREYS

65  
SUITES

1  
PUBLIC LIBRARY

3  
PHASES

277  
SUITES

11  
STOREYS



# FOCUS TOWNS



Above: Focus Towns Completed, 2020  
Right: Focus Towns road installation, pre-construction

Focus Towns in Brantford marks another significant milestone for our team. Featuring 177 townhomes, it is the largest townhouse community NHDG has developed to date, and our inaugural townhome project in Brantford. This project introduced the first-ever back-to-back townhomes to the area. The response was overwhelmingly positive, with the community selling out in just three sales appointments.

177  
TOWNHOMES

1ST  
BACK TO BACKS

2020  
COMPLETED

# HEADLINES



**InSauga**  
New building will bring hundreds of rental units to Oakville



**Hamilton City Magazine**  
Building affordable choice in housing



**Habitat for Humanity**  
New Horizon Development Group contributes two homes to Habitat...



**The Hamilton Independent**  
Hamilton’s first LEED-certified multi-residential building is on the way



**The Waterloo Record**  
Affordable housing on the rise in Cambridge



**Hamilton Spectator**  
Hamilton developer really digs geothermal technology



**Hamilton Spectator**  
The end: B’nai Brith Sports Celebrity Dinner over after 69 years



**St. Joseph’s Foundation**  
Jeff Paikin announced as 2020 Around the Bay community champion



**Niagara This Week**  
New Horizons bringing new vision to Beamsville’s Greenlane property



**Hamilton Spectator**  
Big plans for old Thistle Club site



# Thank you!

This incredible journey has been made possible thanks to the unwavering support of our trusted consultants, skilled trades, and dedicated suppliers. We're truly grateful for your partnership and proud of what we've accomplished together.

Here's to building your tomorrow, together.

8 Days A Week Lawn Sprinklers	Freindel Kitchens	PermaCorp Group
A & M Masonry	Graziani & Corazza Architects	Platform Insurance
A-Aaron Security	GAC Masonry Inc.	Pollard Windows
Able Concrete	GB Mechanical	ProFast Fastening Solutions
Adamson Flooring	GCBIA	P-rok Construction
adesso design inc.	Geosource Energy Inc.	Pryor Construction
A.J. Clarke & Associates Ltd.	Gigi's Cleaning Services Glass Pro	Rainbow Painting
Aldershot Landscape	Glynn Group	RAISE Underwriting
All-Pro Door & Hardware	Greenwin Inc.	Rankin Construction Inc.
Alpa Outdoor Group	GSP Group	RE/MAX Escarpment
Altwood Garage Doors Ltd.	GSS Sheet Metal	Reimar
Aluminum Window Designs	1063 Guidelines	RESCo Energy
Amherst Concrete Pumping Ltd.	Hamilton Fitness Solutions	Resolutions Consulting
Anax Overhead Door	Hamilton Hydronics Ltd.	ROC Media
ANAX Roofing	HC Matcon Inc.	Rodan
ANC Law	HGC Engineering	Rogers
Antec	Hilti Canada Corporation	RTG
A-Plus Air	Him/Her	Salit Steel
Apollo Concrete Contracting	Homestead Woodworks	Scarfone Hawkins LLP
Arcadis	HTS	Scotiabank
Arrowhead Paving Inc.	IHL	SDG Landscape Architects
A.T. McLaren Limited	IMS	Shipway Stairs
Barzotti Woodworking Ltd.	Independent Mechanical	SLA
Batory Management	Isherwood	Sovereign General
Belanger	Jablonsky Ast & Partners	TD Bank
Bell	Jennifer Lawrence and Associates Inc.	The Workshop Sophisticated
Black Diamond	JJ Accoustic Engineering	Gifting
Bobcat of Hamilton Ltd.	JPF Consulting	Thiessen Construction
BolDe Imaging	Kalishenko	Think ITB
Briduco Enterprises Inc.	King Quality Homes	TK Elevator
CBM	KNYMH Inc.	Tik Tok Printing
Cellex Fence & Landscape Inc.	Kre8.it Design Studio	TKEM Electric Ltd.
CIBC	KSL Lubricants	Trafalgar Mechanical
Clean Shot Environmental	Landtek Limited	Trim Line Carpentry
Coast Appliances	Landwise	Trisura
Condo Lending Group	LANHACK Consultants Inc.	Tuite General Contracting
Controltech Electrical Inc.	Laurentian Bank	Turkstra Lumber
Coreslab Structures Inc.	Lawlor Safety	Turnkey Site Solutions
CRO-TECH Electrical	LEED Mechanical Services Inc.	Tymar Health & Safety Inc.
Crozier Consulting Engineers	Loyal Fire Consulting Engineers	UCIT Online Security Inc.
Custom Granite	Matrex Window System	Ultimate Fire Protection Ltd.
D & M Aluminum Inc.	McMillan LLP	United Rentals
Digital 21	Medcon Mechanical	Urban Solutions
DJB	Meridian	Urbantech Consulting
D'Orazio Infrastructure Group	Metro Compactor Services	V.I.E.W. Construction Inc.
Eagle Press Printing	Millennium Security Services	Van Stralen & Son Roofing Inc.
Ecotech	MTE Consultants	Vanderwal Homes
Eden Tile-It	National Elevator Consulting	Visserie Floor Inc.
Enercare	Nature's Call Portable Toilets	White House Urban Design
ERA	NFP	White Pine Waste Services Inc.
EXP	Nova Plumbing	Wilkinson Chutes Canada
E-Zee Forming Ltd.	Odan-Detech Group Inc.	Wilson Blanchard Management Inc.
F.C Welding Inc.	Oxbury Group	WJ Construction
Ferrell Builders' Supply Ltd.	PAD Exterior	Wycroft Trim & Doors
FirstNational	Paradigm Transportation Solutions	Wyse Meter Solutions Inc.
Fleet Contracting Ltd.	Paul Frith Consulting	
F & M Caulking Ltd.	Pell Insulation & Drywall	





# NEW HORIZON

DEVELOPMENT GROUP

[nhdg.ca](http://nhdg.ca)

[info@nhdg.ca](mailto:info@nhdg.ca)

905-777-0000

@livenewhorizon