





STREET VIEW



Rising from the heart of Bayview Village is a residence that stands out, not just for its distinct shape, but for its substance. Beautifully integrating form and function, it's a place that impresses with every detail. Designed by SRM Architects, cascading terraces offer scenic views and seamless indoor-outdoor living. Wood and brick meet glass and steel within a modern silhouette that merges naturally with the neighbourhood.

Impeccably crafted suites by Truong Ly maximize your space, while warm and well-considered finishes make each suite feel uniquely personal. In an intimate mid-rise building steps from the subway, community centre and shopping, the number for a whole new condominium experience has arrived.

# HOME WELL MADE

TERRACING











Amenities designed to make you feel at home everywhere in the building. Take advantage of both indoor and outdoor amenities at Six99 and feel at home no matter where you go. From the lobby to connecting with friends in one of the party rooms to dining on the rooftop terrace, each amenity adds something different to your living experience.



LOBBY-LOUNGE

Switch up your typical work from home routine and up your productivity in the exclusive Six99 lobby-lounge that has a diverse seating selection and shared spaces for the ideal co-working and study set up.





With stunning views of Bayview Village and the Toronto skyline, the rooftop terrace is the perfect place to spend your time. Take in sunsets, read a book or catch up with friends outside your suite. The resident exclusive terrace is decked with luxe finishes, foliage and comfortable seating for everyone.





Bring your soiree to another level, literally. With two party rooms available at Six99, you can extend the reach of your personal space beyond the walls of your suite, taking celebrations to the top floor.







Style meets function in each of the 174 suites. With layouts ranging from 1-3 bedrooms, find out how your suite goes above and beyond your expectations. Your unit is not only your home; it's your sanctuary, your creative studio and a place to build memories that last forever.



BATHROOM







# FEATURES & FINISHES

## LIGHT & DARK SCHEME - GENERAL FEATURES

- 9' smooth ceiling throughout suites except where dropped ceiling areas required for mechanical building systems
- Modern square 2" high baseboards
- Suite entry solid core wood door, matte black lever style hardware and integrated suite entry light
- Flat panel interior doors with matte black lever style hardware
- Flat panel swing or sliding closet doors (as per applicable plan)
- LVT flooring
- Stacking high-efficiency washer and dryer
- Porcelain tiles in bathrooms



CABINETRY  
Wood Laminate



SUITE FLOORING  
LVT



COUNTERTOP &  
BACKSPLASH  
Quartz



BATHROOM WALL  
& FLOOR  
Porcelain Tile

## KITCHEN

- Modern two tone wood grain 10'/12' linear kitchen or 8'x7'/10'x7' L-shaped kitchen with white upper cabinets
- Tambour upper cabinets as an upgrade option
- Modern style pulls in matte black finish
- Integrated reveal pull with beveled edge
- Stainless steel under-mount sink with faucet in matte black finish
- Quartz countertop and backsplash with straight polished edge
- LED lighting under bulkhead, under cabinet, and inner side of uppers
- Optional movable 5', 6' or 8' island (as per applicable plan)
- 24" /30" refrigerator, integrated appliance to match kitchen cabinets
- 24" dishwasher, integrated appliance to match kitchen cabinets
- 24" integrated oven in black glass and stainless steel trim
- 24" over the range microwave in smoked glass and stainless steel
- 24" electric cooktop

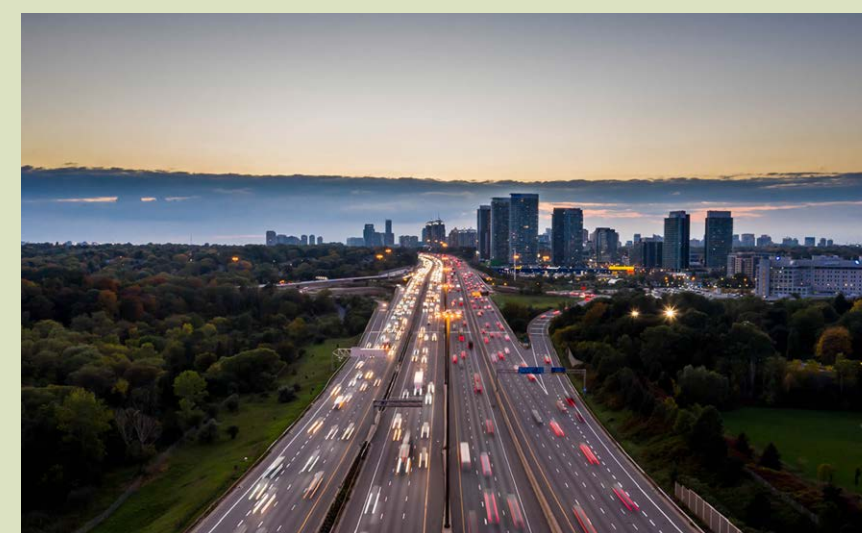
## BATHROOM

- Modern one tone wood grain cabinetry
- 12" x 24" matte porcelain tile for floor
- 12" x 24" polished porcelain tile for bathroom walls
- Quartz vanity top with undermount sinks
- Integrated LED lights in mirror
- Integrated single pot light above glass shelves in vanity
- Integrated reveal pull with beveled edge
- One-piece high-profile tank toilet with dual flush
- Tub and/or shower (as per applicable plan) with concealed pressure balancing mixer with diverter, and head rain shower with handheld shower set in matte black finish
- Glass shower enclosure with slim matte black trim all around with a matte black towel bar/handle on the shower door



The neighbourhood of Bayview Village is conveniently located just north of Toronto's downtown core. The quiet family area hosts a number of municipal parks and greenspaces, including Ethennonnhawahstihnen' Park and Bessarion Parkette.

While Six99 residents enjoy naturally suburban advantages like greenspace and parks, they stay well connected to city life. Bessarion subway station is mere steps away and one quick 30-minute subway ride gets you to Toronto's university campuses.





# NEIGHBOURHOOD

## PARKS

1. Knudson Golf
2. Vyner Greenbelt
3. Bayview-York Mills Parkette
4. Banbury Park
5. East Don Parkland
6. Ethennonnhawahstihnen' Park
7. Betty Sutherland Trail Park
8. Blue Ridge Park
9. Havenbrook Park
10. Sheppard East Park
11. Glendora Park
12. Rean Park
13. Villaways Park
14. Bayview Village Park
15. Alamosa Park
16. Hawksbury Park
17. Rosedale Golf Club
18. Donalda Club
19. Toronto Botanical Garden

## SHOPPING

1. Bayview Village Shopping Centre
2. LCBO
3. Shoppers Drug Mart
4. Canadian Tire
5. IKEA North York
6. Blackburn Shoppes
7. Dollarama
8. Longo's York Mills
9. Galleria Supermarket
10. RONA North York (Sheppard)
11. York Mills Shopping Centre
12. York Mills Gardens
13. MEC North York
14. Yonge Sheppard Centre
15. Loblaws
16. CF Fairview Mall
17. North York Centre
18. CF Shops at Don Mills

## FOOD

1. Pizza Pizza
2. Sunshine Spot
3. J&Y Chinese Cuisine
4. Cornel's Kitchen
5. Auberge du Pommier
6. McDonald's
7. Parcheggio
8. Oliver & Bonacini Café Grill
9. The Good Son
10. Bier Markt
11. JOEY Don Mills
12. Taylors Landing
13. Nomé Izakaya
14. Mantra by Host
15. Whole Foods Market
16. Nomé Izakaya
17. The Keg Steakhouse + Bar, North York
18. Union Social Eatery
19. Bake Code
20. Cafe Landwer
21. Starbucks
22. Pusateri's Fine Foods

## TRANSIT

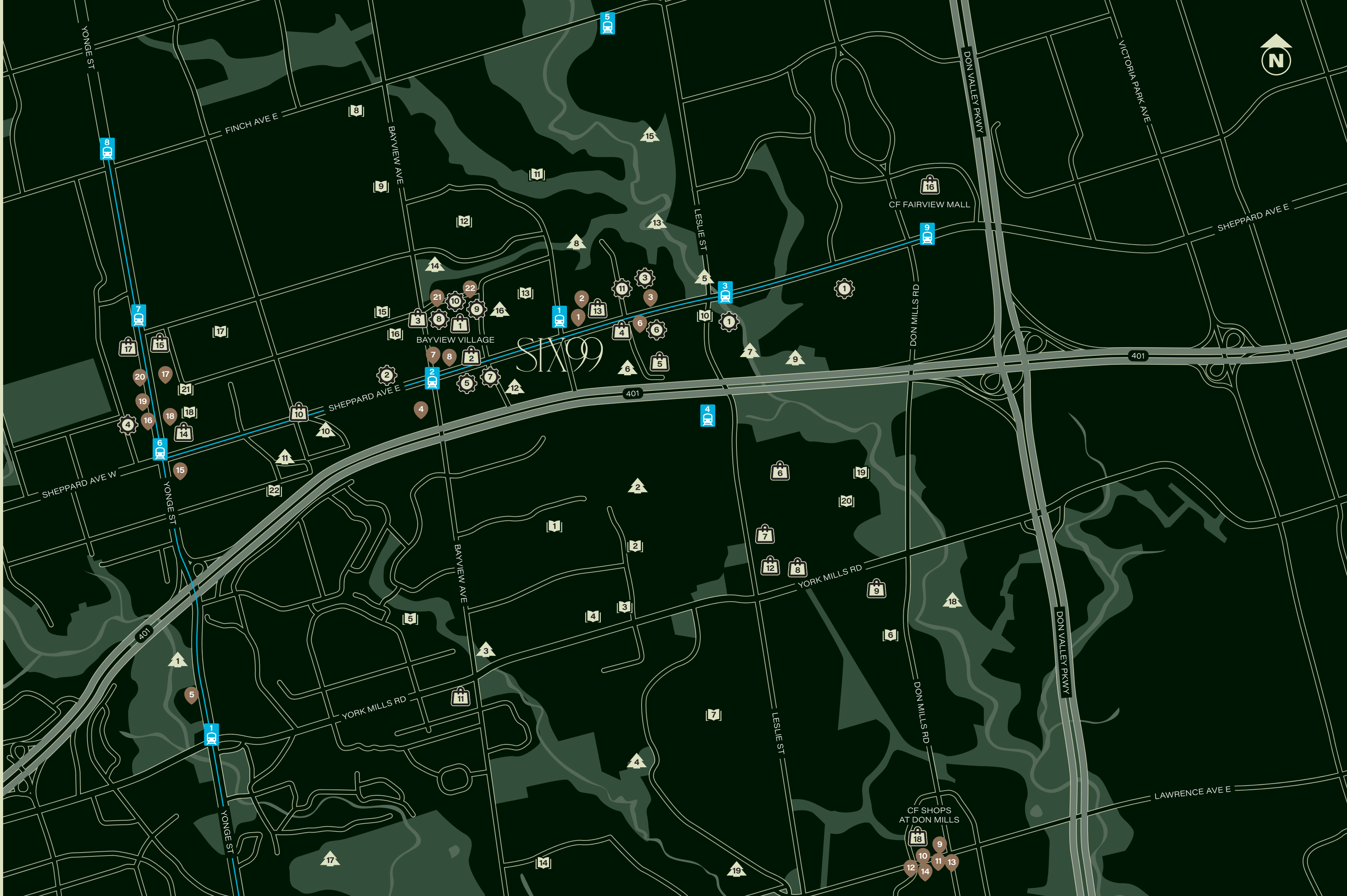
1. Bessarion TTC Subway Station
2. Bayview TTC Bus & Subway Station
3. Leslie TTC Subway Station
4. Oriole
5. Old Cummer GO
6. Sheppard-Yonge TTC Station
7. North York TTC Station
8. Finch TTC Station
9. Don Mills TTC Station

## SERVICES

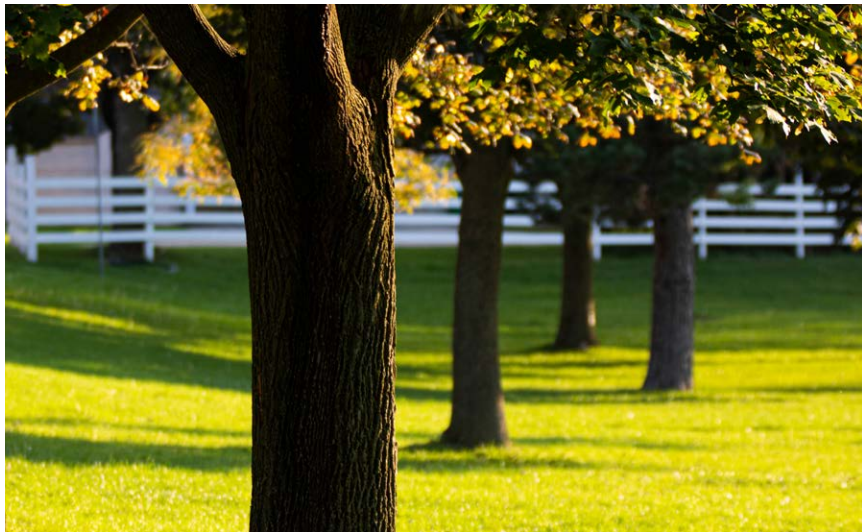
1. North York General Hospital
2. Bayview Sheppard RMT
3. LifeLabs Medical Laboratory Services
4. Service Canada
5. Bayview Village Pharmacy
6. BMO Bank of Montreal
7. RBC Royal Bank
8. CIBC Branch with ATM
9. Scotiabank
10. Canada Post / Postes Canada
11. TD Canada Trust

## SCHOOLS

1. Harrison Public School
2. Windfields Middle School
3. School Secondary Étienne-Brûlé
4. York Mills Collegiate Institute
5. St. Andrew's Middle School
6. St Clair College Toronto campus
7. Denlow Public School
8. Finch Public School
9. Toronto Woods Daycare
10. CCNM
11. Forest Grove Montessori School
12. Bayview Middle School
13. Elkhorn Public School
14. York University Glendon Campus
15. Hollywood Public School
16. St. Gabriel Catholic School
17. Earl Haig Secondary School
18. Cardinal Carter Academy for the Arts
19. Bayview Glen School
20. Bayview Glen Independent School
21. Claude Watson School for the Arts
22. Avondale Public School







# INVESTMENT



## TRANSIT

- 2 min walk to Bessarion Subway Station and Oriole Go Train
- Bessarion Station to Union Station – 38 min
- 29 min from Oriole Station to Union Station – Go Train



## MOST DESIRABLE NEIGHBORHOOD IN NORTH YORK

Parks, hwy access. Commercial underground parking lot with 196 vehicle spaces operated by the Toronto Parking Authority.



## LARGEST COMMUNITY CENTRE IN TORONTO

A proposed new school just south of it.

Gymnasium, change rooms, indoor running and walking track, fitness studio, weight room, art rooms, preschool, games room, community hall with kitchen, and multi-purpose rooms.

**13K**

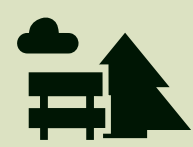
Sq-ft public library.



## BETWEEN TWO MALLS

**Bayview village**  
110 stores and 440,000 sq ft of retail. Loblaws, Shoppers, LCBO.

**Fairview mall**  
175 stores and 810,000 sq ft of retail. H&M, Hudson Bay, Zara, Sportchek, Cineplex.



## PARK

8 acre park with skating rink.  
*Ethennonhawahstihnen' Park.*

**6.4K**

Sq-ft publicly-owned childcare facility.

**38K**

Sq-ft publicly recreation component.

**27K**

Sq-ft aquatic centre with a six-lane, 25-metre length pool and a leisure pool with water play features.



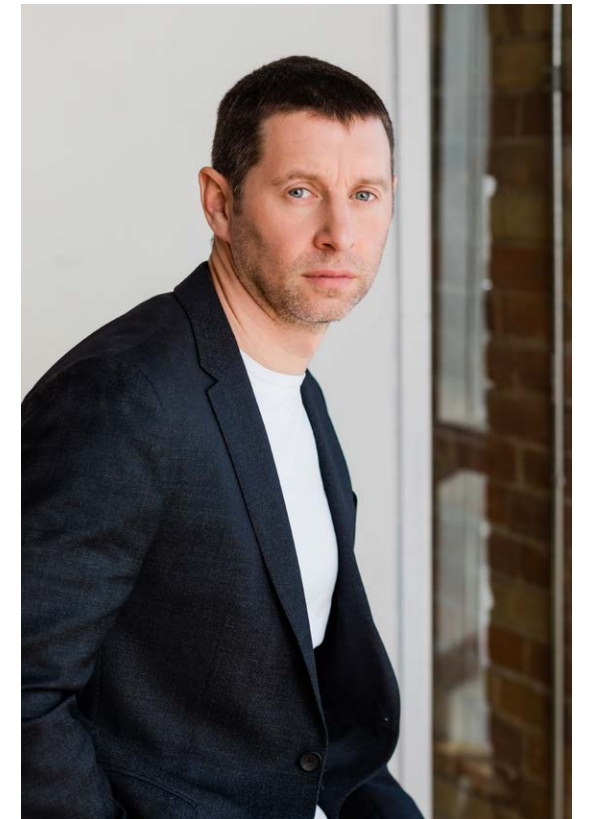
# ORIGINATE™

Building homes isn't copy and paste. Just as no two people are the same, no two residences are the same. Creating a new community takes a unique vision that focuses on the details while never losing sight of the big picture. And a developer who is cutting edge rather than cookie cutter. One that builds to the highest standards. Our own. With interiors that exemplify the beauty of functionality. Because if it's not a place we'd want to live in ourselves, it's not worthy of our name. With a custom mindset on a larger scale, we craft modern homes that are meticulously designed for you. Not for all. Discover the value of original thinking and a more personal home.



ADAM SHEFFER

A decisive and disciplined leader with an entrepreneurial spirit, Adam is the co-founder of Originate. His love for solving complex problems and detailed approach to design adds a touch of elegant function into every Originate project. From stand out architecture and suite layouts to imaginative features and amenity programming, he strives to enhance the communities where he builds. Complementing his strong work ethic and active drive, Adam balances his time as a dedicated husband and father to his young family in Toronto.



DARRYL FIRSTEN

Fellow co-founder of Originate, Darryl demonstrates a 360° understanding of real estate and a passion for progress. Alongside his financial aptitude, his collaborative and thoughtful approach to project development and community building are a cornerstone of every project. Learning from over a decade of experience as the founder of IN8 Developments, Darryl brings a unique balance of pragmatic creativity to Originate. With pride, he transforms urban sites into mini cities, each home to thriving communities of their own. In his spare time, Darryl can be found exploring Toronto neighbourhoods with his wife and three children.





Harlo Capital is a Toronto based private equity and real estate development platform. Harlo partners with best-in-class developers to help bring resident-focused buildings to fruition. Our projects are strategically located in communities undergoing urban intensification that are easily accessed by transit. Since its inception in 2018, Harlo has partnered in 18 projects across Canada.



#### JEFFREY KIMEL

President and CEO of Harlo Capital. At Harlo Capital, Jeffrey leads the executive team and oversees Harlo's growth strategy. He is chiefly responsible for providing strategic oversight for raising capital, investment management, project acquisitions as well as seeking new development opportunities and partners. Jeffrey actively serves on various boards and charitable organizations and is highly committed to helping them carry out their individual missions. He is currently a member of the SickKids Foundation Campaign Cabinet, UJA's Genesis executive leadership team, and a committee member for the Barrie 2 Baycrest Annual Bike Ride. In February 2019, he also founded the Annual Pond Hockey Tourney in support of SickKids Hospital. In addition, Jeffrey sits on the Management Committee of the Pittsburgh Penguins' hockey club, and is a Director at Chase Hospitality Group, Overactive Media and PolicyMe.



We are SRM Architects Inc., a mid-sized Architectural firm located in Downtown Kitchener, Ontario. From our roots as Snider, Reichard, March Architects, founded in 1961, we have over sixty years' experience designing innovative structures which have shaped communities across Ontario. Our firm specializes in the design of mid and high-rise apartments and condominiums. We have excellent relationships with a number of local and national developers, and are currently involved in a number of high-end residential projects in cities such as Toronto, Hamilton, London, and Kitchener. At SRM Architects, we believe that Architectural designs should embody both functionality, and innovation. Guided by this philosophy, our designers make use of light, colour, and fine materials to produce dynamic spaces which reflect the needs of our clients, while accommodating their budget and schedule.



Truong Ly graduated from Ryerson for Interior Design and began his creative career with a renowned Toronto firm. After many years of memorable projects in Canada, USA and Asia, Truong ventured out to establish a new company. He has a love for travel and a hunger for growth, as well as a relentless drive for breaking boundaries, both personally and professionally.



With constant hands-on involvement from pre-launch consultation to front line implementation, our team ensures each strategic detail is expertly deployed throughout sales execution and every customer interaction. We work closely with developer clients and their all-star teams. We tailor product, strategy and all aspects of the sales roll out to target audiences through our front line sales experience and decision making.







