



SunnyBatra

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647-898-1665



SIMPLICITY,  
CARRIED  
TO ITS LIMITS,  
BECOMES  
ELEGANCE.

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Sixty-Five Broadway - distinctive towers soaring above a four-storey podium. An intricate filigree of perforated metal screens zigzags up the façade, subtly hiding balconies while letting in natural sunlight. The stepped pattern culminates in a dramatic roof overhang, giving the building a dynamic presence.

ELITE  
BECOME  
TO TEST  
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, SIMPLY

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ARCHITECT  
**RUDY WALLMAN**

*Sunny Batra*  
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## **FROM STREETSCAPES TO THE PERFECT DOORSTEP**

Dynamic and connected, with a touch of calm restraint. A private courtyard off Broadway is your tranquil oasis from the action of Yonge and Eglinton. The landscaping is soothing and minimal with manicured walkways and seasonal plantings. Beauty and serenity are by your side as you arrive home. Welcome back.



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SIXTY FIVE  
BROADWAY



OPEN SPACE DELIVERS CREATIVITY,  
INSPIRATION AND ENGAGEMENT



INTERIOR DESIGNER  
**TOMAS PEARCE**

Melandro Quilatan, founding partner at Tomas Pearce Interior Design, likes to tear down walls. That's precisely what he's done with the ground floor amenity space. No cubby-holes or disjointed cells. Instead, The Gallery is an expansive, free-flowing space that's bright, social, connected. Strategically placed seating, shelving and modular furniture create distinct spaces for interaction, celebration, collaboration. Spaces designed to bring residents together, to foster community. But when the need for quiet arises, find an open table in the glass-encased Study – perfect for working on proposals and presentations.



# GROUND FLOOR AMENITY PLAN



## 1 The Concierge.

A sleek stone counter presided over by a warm, welcoming 24-hour Concierge – the best first impression you can wish for.

## 2 The Parcel Rooms.

Your packages are securely stowed away in this state-of-the-art facility, ready for you to pick up any time.

## 3 The Gallery Lounge.

Luxurious sectionals provide a generous living area suited for reading, sipping coffee or meeting with friends.

## 4 The Billiards.

Cue up a game of billiards with your friends any time at this full-size pool table.



**5 But first, Coffee.**

Bookended by two artistic bookshelves, the perfect place to enjoy your favourite gourmet brew.

**6 The Gallery Tables.**

Meeting and collaborating just got cooler. Whether it's an intimate one-to-one or a group brainstorm, let the ideas flow.

**7 The Big Screen.**

Oscar night or super bowl or a blockbuster, enjoy it with friends in high definition picture and sound.

**8 The Study.**

Calm, quiet, a space for work and study. Built-in bookshelves, meeting tables and comfortable seating help get the job done.



THE PERFECT VENUE TO HOST  
UNFORGETTABLE EVENTS



Whether it is a cocktail party, celebration, or anniversary, turn any occasion into a main event in the spectacular Party Room with Chef's Table. Spacious, bright, multifunctional with discrete catering kitchen (not pictured), bar counter, and dining area this venue has it all. Easily customizable for an intimate party of seven or an expansive gathering of forty. Let the festivities begin.

GYM DESIGN  
GYMSCAPE

A GYM AS BRIGHT  
AND AMBITIOUS  
AS YOUR GOALS

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Overlooking the entry courtyard is a state-of-the-art executive space specifically designed to be your private workout club. Finely finished and carefully laid out the gym is equipped with the latest conditioning and body building equipment curated by Tyrone Estabrook professional gym designer and personal training veteran. This high energy space will allow you to stay fit and confident on a daily basis. Complementing the gym is the corner Yoga Studio space. Here you will find a quiet soft space for slow careful stretching and meditation.

LANDSCAPE ARCHITECT  
STUDIO TLA

# TERRACE



A modern rooftop terrace with lounge seating, greenery, and a building facade in the background. The terrace features a large sofa, a coffee table, and several armchairs. There are lush green plants and trees on the terrace. The building facade has large windows and balconies with perforated metal railings. The word "ROOFTOP" is written in large white letters across the center of the image.

# ROOFTOP

Atop the four-storey podium, the outdoor Rooftop Terrace is an inviting place to enjoy warm summer evenings overlooking our vibrant city. Discreet privacy screens, lush landscaping, lounge style seating, and barbecue pods add to the ambience. Gather your friends and enjoy the fresh air.



# FIFTH FLOOR AMENITY PLAN

## 1 Children's Playroom

Incorporated into the amenity program is an approximately 500 square foot recreational space especially designed for kids of all ages. Read a book, discover a new game and socialize with other tots without leaving home.

## 2 Gym

Free weights, multi-training turf, machines and cardio equipment all specifically chosen and laid out by a 20-year personal training veteran. No compromises and an elegant design make this an ideal exercise space.

## 3 Yoga Studio

Cycling, yoga, pilates or meditation all happen in this floor to ceiling window, corner yoga studio which adjoins the fitness centre.



**4 Party Room/Chef's Table.**

A beautifully appointed party and event venue designed for elegant social entertaining with direct access to the sprawling outdoor Terrace.

**5 Catering Kitchen**

Give yourself or your caterer a discrete kitchen to prepare your appetizers and entrees while hosting larger events in the Party Room.

**6 Terrace**

Add some sizzle to your summer on this sprawling outdoor terrace designed to provide open-air privacy for you and your friends.

**7 BBQ Stations**

Make your mark on the grill on our outdoor BBQ stations located within the Terrace and among the generous patio furniture.



SPECTACULAR VIEWS AWAIT YOU

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## SOUTH VIEW

Let your eyes glide across the stunning views atop one of Midtown Toronto's finest new buildings. Enjoy overlooking Lake Ontario and the downtown core from your balcony all year long. Sunrises, sunsets and the four seasons will never be the same.

## WEST VIEW





LOOKING FORWARD TO  
COMING HOME





As a private and exclusive residence, Sixty-Five Broadway lets you find beauty in luxury – the premium finishes, the meticulous detailing, the sleek designer appointments, the top-of-the-line appliances. Fresh, clean open concept interiors make for bright inviting spaces, while providing all the room you need for living and entertaining. Luxurious bedrooms with master ensuites offer a tranquil retreat.



WHERE ELEGANCE MEETS  
COMFORT



With over more than thirty suite layouts to choose from, we have the ideal floorplan to suit your criteria. Choose from our bachelors, one, two, and three bedroom suites, and penthouses each carefully designed to optimize your lifestyle.

## Luxurious Suite Features

- Approximate ceiling heights: 9' on Floors 2-35 and 10' on Floors 36-39.
- Your choice of plank laminate flooring in foyer, kitchen, living room, dining room, and den from Vendor's samples.\*
- Your choice of 40 oz environmentally-friendly textured carpet for bedrooms from Vendor's samples.
- Thermally insulated energy efficient double-glazed architecturally designed windows.
- Distinctive insulated patio door or sliding door to balcony.\*
- Distinctive Engineered Stone windowsills.
- White smooth ceilings throughout.
- One designer paint colour for interior walls as per Palette selected. Bathrooms and all woodwork and trims are painted with white low Volatile Organic Compounds (VOCs) semi-gloss paint.
- Suite entry closet with contemporary mirrored sliding doors.\*
- Custom designed 7' high single solid-core suite entry door with wood surround and modern hardware.
- Stylish 7' interior doors with modern hardware.
- 5¼" wood baseboards with 2¾" casings (paint finish) except in laundry, bathrooms and storage areas.
- Units on 36th to 39th floor will also include 8' high entry and interior doors; 7¼" baseboard and 2¾" casings (paint finish) except in laundry, bathrooms and storage areas; and laminate hardwood floor in foyer, hallway, kitchen, living/dining area and den. \*

## Gourmet Chef Kitchens

- Your choice of contemporary Signature European made Kitchen Cabinetry from Vendor's samples.\*
- Deep upper cabinet over refrigerator for extra storage space.
- Top-mount stainless steel sink with single lever pull-out faucet.
- Your choice of granite countertops from Vendor's samples.
- Your choice of ceramic/porcelain tile backsplash from Vendor's samples.
- Contemporary central light fixture.
- Energy Star European Style appliance package includes: Fridge, oven, cooktop, dishwasher and microwave.
- Range hood vented outside.

## Spa Inspired Bathrooms

- Your choice of Signature European made vanity cabinetry from Vendor's samples.
- Contemporary mirrored medicine cabinet with integrated lighting.
- Your choice of granite countertop from Vendors samples.
- Top-mount basin and single-lever chrome faucet.
- Your choice of porcelain tile flooring in bathroom and ensuite from Vendor's samples.\*

- Your choice of ceramic/porcelain wall tile surround for shower from Vendor's samples.
- Pressure-balanced shower faucets in all bathrooms in chrome finish.
- Distinctive clear glass shower stall with ceiling light.
- Acrylic shower base for shower stall\*
- Contemporary chrome towel bar or ring, toilet paper holder, and soap dish in shower.\*

## Peace of Mind Safety & Security

- 24-hour Executive Concierge monitors live closed circuit cameras throughout the garage area as well as community access system including direct 2-way communication with push call buttons from parking and entry areas.
- Adjust your suite's temperature, and receive notifications about community events and services remotely through a smartphone app.
- See and speak with guests before allowing them entry into the building through a smartphone app.
- Unlock your unit door's smart lock using your smartphone.
- Personally encoded suite intrusion alarm system, with suite door contact and keypad connected to concierge desk for total security.
- Direct 2-way communication with the concierge for added security and convenience for residents.
- Sprinkler system throughout building and individual units.
- In-suite fire alarm and speaker connected to fire annunciation panel.
- Key fob allows effortless access at selected secure building entrance points and amenity areas.
- Garage doors/Gate Arms to be operated by transmitter.
- Energy Saving Comfort System & Metering
- Individually controlled central heating and cooling using Heat Pump system.
- Hot and cold water for heating and cooling to optimize energy savings.
- Suites are individually metered for hydro and for cold water and hot water services.

## In-Suite Laundry

- Dedicated electrical outlet and exterior venting for dryer.
- Stacked washer and dryer in white.

## Electrical Services & Fixtures

- Individual service panel with circuit breakers.
- Suites with terraces will have an outdoor duplex outlet.\*
- White Decora designer series receptacles and switches throughout

# EXTRAORDINARY FEATURES AND FINISHES

the suite.

- Distinctive ceiling light fixtures in foyer, hallways, bedrooms, den and walk-in closets.\*
- Capped ceiling light outlet in dining room and living room.\*
- Convenient switch-controlled split outlets in living room.
- One telephone outlet as per Builder's location
- Internet, cable television outlets in bedrooms, living room and den\*
- Outdoor duplex outlet for suites with terrace or balcony\*

## Optional Features available at additional cost\*\*

- Choice of Additional Standard and Upgrade Finishes Available (consult with Design Representative).
- Kitchen island\*

## Notes

- \* Indicates as per suite plan.
- \*\* See Vendor's representative for details
- Where bulkheads are installed and where dropped ceilings are required, the ceiling height will be less than stated, as per Vendor's plans.





YONGE AND EGLINTON CENTER 2300 Yonge Street [yongeeglintoncentre.com](http://yongeeglintoncentre.com)



647-898-1665

# N E I G H B O



SUMMERHILL MARKET 1054 Mount Pleasant Road [summerhillmarket.com](http://summerhillmarket.com)

GRAZIE RISTORANTE 2373 Yonge Street [grazie.ca](http://grazie.ca)





**THE HEALTHY BUTCHER**  
298 Eglinton Avenue West  
[thehealthybutcher.com](http://thehealthybutcher.com)



**LA CARNITA** 130 Eglinton Avenue East  
[lacarnita.com](http://lacarnita.com)

**94** WALK<sup>®</sup>  
SCORE

# U R H O O D



**DUKE OF KENT** 298 Eglinton Avenue West [dukepubs.ca](http://dukepubs.ca)

In 2017, Toronto Life named Yonge & Eglinton the highest ranked place to live in the Greater Toronto Area. Today the neighbourhood pulses with all the energy of Midtown Toronto. All you have to do is step out your front door and explore. Everywhere you turn, you'll discover the many attractions that make this neighbourhood so charming and chic: bookstores, bakeries, boutiques, cafés, cinemas, clubs, galleries, restaurants, bars and more. Need some quiet time with nature? Escape to the Kay Gardner Beltline trail or the running paths of Mount Pleasant cemetery. As for a Walk Score® - 94 and rising.

Whole Foods Market Leaside offers a variety of organic and natural products, ready to inspire your next kitchen adventure. For those on-the-go, choose from chef-driven prepared food options such as seasonal salads, custom sandwiches, Neapolitan-style pizza, sushi, and more. From a beautiful coffee and smoothie bar - to a full-service butcher, fishmonger and cheese professionals, Whole Foods Market Leaside provides excellent customer service and high-quality products with no artificial colours, preservatives and sweeteners.

**WHOLE FOODS MARKET LEASIDE**  
1860 Bayview Avenue  
[wholefoodsmarket.com](http://wholefoodsmarket.com)







**BAR BUCA** 101 Eglinton Avenue East #5 [buca.ca](http://buca.ca)

Open from 7:00 am daily, Bar Buca is an Italian-inspired neighbourhood bar & café nestled in the bustling community of Yonge and Eglinton. From coffee to cocktails, Bar Buca provides an all-day offering including take-out coffee, house made pastries, an after-work aperitivo program and all-day dining. A seasonally crafted cocktail list of Italian classics and wine is provided to complement every meal.

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A+

## THE CITY'S FINEST SCHOOLS

Located at 17 Broadway Avenue is North Toronto Collegiate Institute high school which in 2011 completed a comprehensive renovation and expansion program which added a rooftop garden, equipped science labs, a full gymnasium, exercise room, and 400m track with artificial turf. On nearby Erskine Avenue, is John Fisher Junior Public School the largest French Immersion Centre and oldest elementary school in the TDSB network of schools. Other notable schools within walking distance to Sixty Five Broadway include St. Clements Private School and Northern Secondary School on Mount Pleasant. With so many choices within walking distance and even more accessible by transit, education can remain a top priority for future residents.

SHEPPARD

12 MIN 

EGLINTON



transit score®

90

## A PREMIER TRANSIT HUB

Not many locations are as well connected as Yonge & Eglinton and with the addition of Line 5 in 2021, Yonge & Eglinton is poised to become Toronto's premier transit hub. Whether it is the daily commute or visiting someplace new, the flexibility of transit means more travel with less traffic. A lot less traffic. According the analytics behind Transit Score® Sixty Five is a "Rider's Paradise" served by world class public transportation services.

10 MIN 

BLOOR YONGE



**HASHEM GHADAKI**  
**PRINCIPAL**

## **DEVELOPER**

### **TIMES GROUP CORPORATION**

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For over thirty years, Times Group has planned and built some of the finest commercial and residential buildings in the Greater Toronto Area. We began with custom homes, and as our expertise and ability grew, so did the scope of our projects. Today we proudly call ourselves a premier Canadian owned and operated real estate development firm. Our expertise and experience reflect a culture of optimism, ambition and diligence. Whether you walk into the emblematic Times Square in Richmond Hill, a luxury high-rise condominium on King Street, picnic at an award-winning public park in Markham or have lunch at our Whole Foods Shopping Centre in Unionville, you will appreciate the difference made by good development and construction.



**ALI MESGARZADEH**  
**PRESIDENT**

## **BUILDER**

### **LIFE CONSTRUCTION INC.**

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Life Construction, a Times Group affiliate, exclusively manages the construction and completion of every Times Group project. By keeping the construction and development teams under one roof, we maintain a level of control and responsibility which ensures the long-term performance and quality of each building we deliver. With a construction portfolio of over 6,000 condominium units, not only has Life Construction become an expert in its field, but we have also created lasting partnerships with the best trades in the industry. Armed with our expertise, reputation and industry partners we seek to exceed expectations with every project and carry forward a proud record of excellence.



**RUDY WALLMAN**  
**PRINCIPAL**

## **ARCHITECT**

### **WALLMAN ARCHITECTS**

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Wallman Architects is a Canadian architectural office dedicated to producing exceptional design. Drawing on the experience of a practice that began in 1985, Rudy Wallman established WA in 2006. Since then, WA has developed an extensive portfolio of remarkable mixed-use, residential, hospitality, institutional and urban design projects across Canada and around the world. With each project WA seeks to enrich the lives of its occupants, promote environmentally sustainable designs and unleash unique design visions. We embrace the complexities of architectural practice and seek to unlock its potential to enhance the value of the built environment.



MELANDRO QUILATAN  
TANIA RICHARDSON  
PRINCIPAL PARTNERS

## INTERIOR DESIGN TOMAS PEARCE

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Tomas Pearce, is an international interior design firm that specializes in bespoke commercial and residential spaces, recognized for their attention to detail and polished elegance. Tomas Pearce is a global source for inspiration and style. Our interiors are bold and luxurious, yet exceedingly livable. Our design sensibility is sophisticated and constantly evolving, enabling us to create spaces that are fresh and unexpected. Our in-house team of talented designers, project managers, architectural technologists, procurement agents, and interior stylists are all united by one thing: our love of exceptional design. Together, we pride ourselves on our inquisitive minds, design intuition and importantly, approachability.



MATTHEW BERNSTEIN  
PARTNER

## LANDSCAPE ARCHITECT STUDIO TLA

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Studio tla is an award-winning landscape architecture firm in Toronto established in 1980, with an earned reputation for its professionalism, creativity, and technical competence. Our team is made up of a diverse group of experienced, highly-motivated, talented and award-winning landscape architects and urban designers with extensive experience working on master plans, large-scale complex sites, environmentally-sensitive sites, institutional, civic and waterfront projects. Guided by a deep understanding of the social, cultural, and environmental factors relevant to our projects, we produce landscapes that are unique and representative of context, as well as functional and aesthetically beautiful.



TYRONE ESTABROOK  
CO-FOUNDER

## GYM DESIGN GYMSCAPE

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Gymscape is a luxury gym design firm based out of Toronto offering bespoke equipment and programming guidance for home and commercial fitness centres. Gymscape has designed and upgraded numerous gym facilities for The Toronto Athletic Club, The Cleveland Clinic, Skull House, The Toronto Police Services and The Adelaide Club. Founded by renowned strength and conditioning trainers Tyrone Estabrook and James Cummins, Gymscape brings decades of experience to each fitness center or gym design project.

# SUSTAINABLE DEVELOPMENT FROM A PIONEER IN GREEN BUILDING

The art of sustainable building means delivering luxury, elegance and durability while consuming fewer resources and reducing carbon footprints. To this end, Sixty Five Broadway has enrolled in the City of Toronto Green Standard Program incorporates the following sustainable features:

- Electric Vehicle Rough-In Completed on Select Parking Units
- Indoor Secured Visitor and Resident Bicycle Parking
- Energy Efficient Smart Appliances and Fixtures
- Indoor Air Quality Protections and Low Emitting Finishes and Building Materials
- Green and Light Roof
- LED Lighting & Occupancy Sensors in Common Areas
- Rainwater Irrigation Systems & Low-Flow Water Fixtures
- Advanced Building Automation Systems (BAS) to Optimize HVAC Performance
- Building Envelope Features – Insulation Walls and Roof, State-of-the-Art Window Systems, and in-suite Heat Recovery Ventilators

In addition to reducing our carbon footprint and conserving precious resources, we recognize that the buildings of today must be ready to employ smart technologies which may improve resident quality of life, convenience and save time. Sixty Five Broadway incorporates the best available, tried and tested smart systems including the following:

- Unlimited 500 Mbps Internet Included the CAM Fee at a Fraction of Retail Pricing
- Automated Parcel Delivery Rooms
- Smart In-Suite Thermostat Controls
- Smart Lock Suite Entry (Keyless/Smartphone Suite Access)





The Kay Gardner Beltline Park and Trail are a unique part of Toronto's parks and ravines. The trail follows an old railway line from Allen Road south of Elm Ridge Drive west to Mount Pleasant Cemetery. It is a great way to see the city along old ravines and through hidden green spaces. The Park is part of the Central Ravines, Beltline and Gardens Discovery Walk.

Times Group is proud to be a pioneer in sustainable green construction in Canada. We have ambitiously pursued LEED® Certification for over fifteen years and we are proud to have delivered the first LEED® Gold building in York Region in 2012 and the first LEED® Platinum Residential building in Canada in 2017. We have been recognized as a Green High-Rise Builder of the Year by the Building Industry and Land Development Association and have received recognition from Enbridge, Tarion and other industry associations for our efforts. We continue to explore green and sustainable technologies and to deliver buildings today that will perform tomorrow.

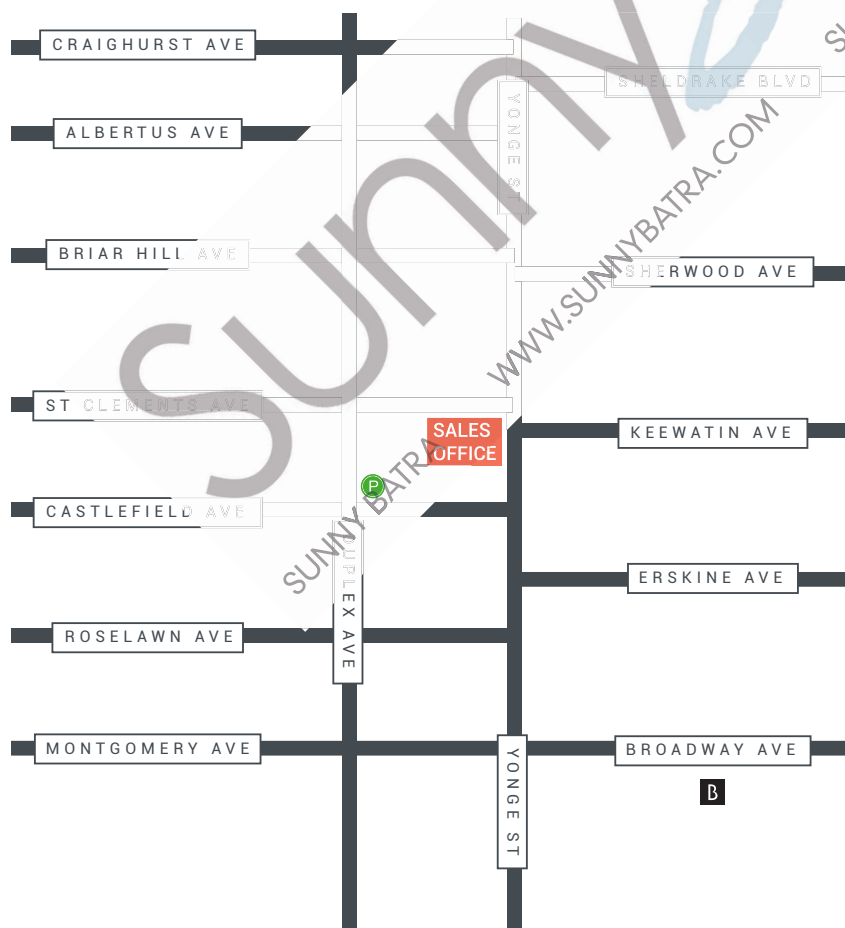
# ARTIST'S CONCEPTS DISCLAIMER & ACKNOWLEDGMENTS

We hope you have enjoyed this Sales Brochure and are as excited as we are about creating what will become one of Toronto's great new buildings. In preparing this material we engaged iQ Vision a talented Toronto based rendering consultant to bring life to our architectural and interior design drawings and plans. Each and every rendering you see in this brochure and elsewhere in our sales and marketing material remain iQ Vision's concept and illustrations only. As the need arises, we may need and we reserve the right to substitute certain furnishings, features, materials or modify certain plans, elevations and specifications from time to time and we

cannot provide assurances that notice will be provided in the event of such changes.

No stock photography was sourced or otherwise appears in this brochure. We would like to thank the photographers Rajiv Gargee (area photography) and Paul Casselman (drone photography) for their hard work capturing the energy of Yonge & Eglinton and the magnificent views that await the future residents of 65 Broadway. Finally, we would like to thank the local area restaurants and retailers for letting us showcase their beautiful interiors and exteriors.

## VISIT OUR SALES OFFICE



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