



SIXTY FIVE
BROADWAY

LUXURY CONDOMINIUM LIVING AT THE HEART OF MIDTOWN TORONTO

Sixty Five Broadway by Times Group is a luxurious pre-construction condominium development at the heart of midtown Toronto located at the corner of Broadway and Redpath Avenues. The development is formed by two soaring 39-storey towers connected by a four-storey podium.

BROADWAY AVE

55 BROADWAY
1

4

2

55 BROADWAY
TERRACE

COURTYARD

← GARAGE

↓ 65 BROADWAY
MAIN ENTRANCE

3

65 BROADWAY

65 BROADWAY
TERRACE



SITE PLAN

1 55 Broadway Avenue

The development includes a matching 39-storey purpose-built rental complex to the north. This building has its own separate entrances and amenities and is not part of the Sixty Five Broadway condominium.

2 Inter-block Connection

A pedestrian inter-block connection provides animated green space for residents to enjoy year round. In the future this area is intended to connect Broadway and Roehampton Avenues for ease of pedestrian passage.

3 Day Care

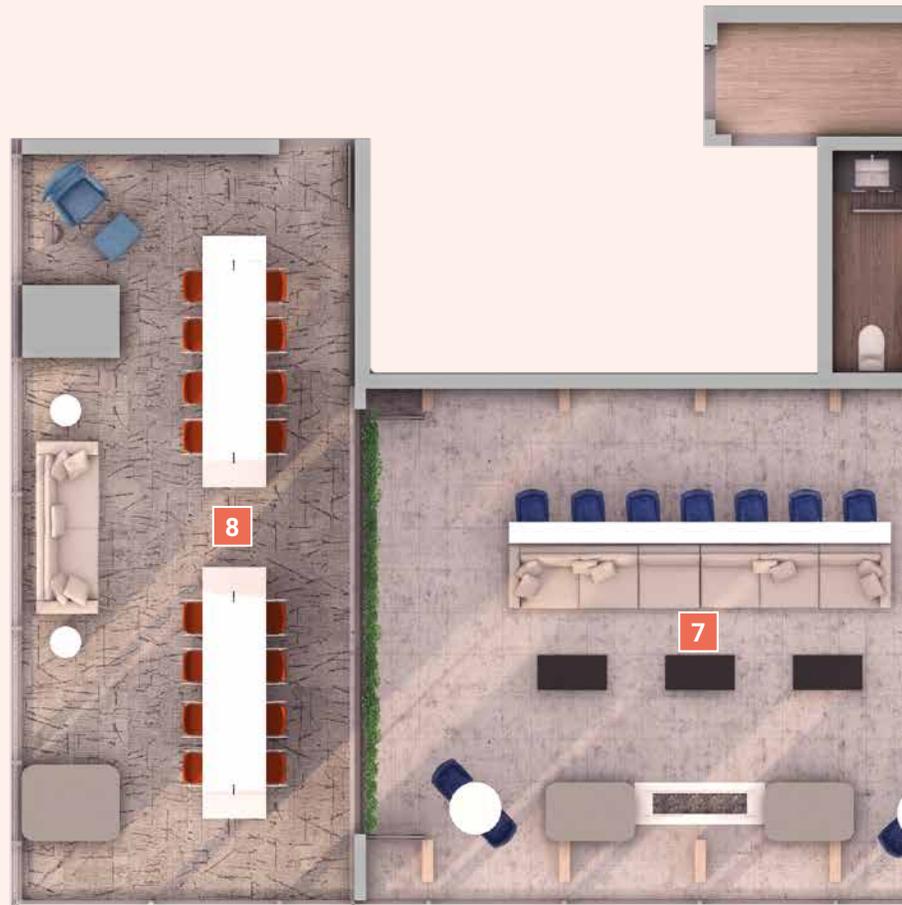
A full service multi-level day care centre is envisioned for the site providing convenient child care facilities and services to residents and the neighbouring midtown community.

4 Driveway & Courtyard

A generous separate or integrated driveway leads you away from the hustle of Broadway Avenue and into a private courtyard.



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 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-on-one or a group brainstorm, let the ideas flow.

7 The Big Screen

Oscar night, 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.



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.

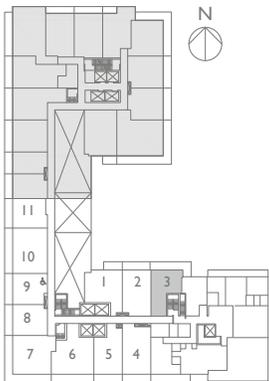
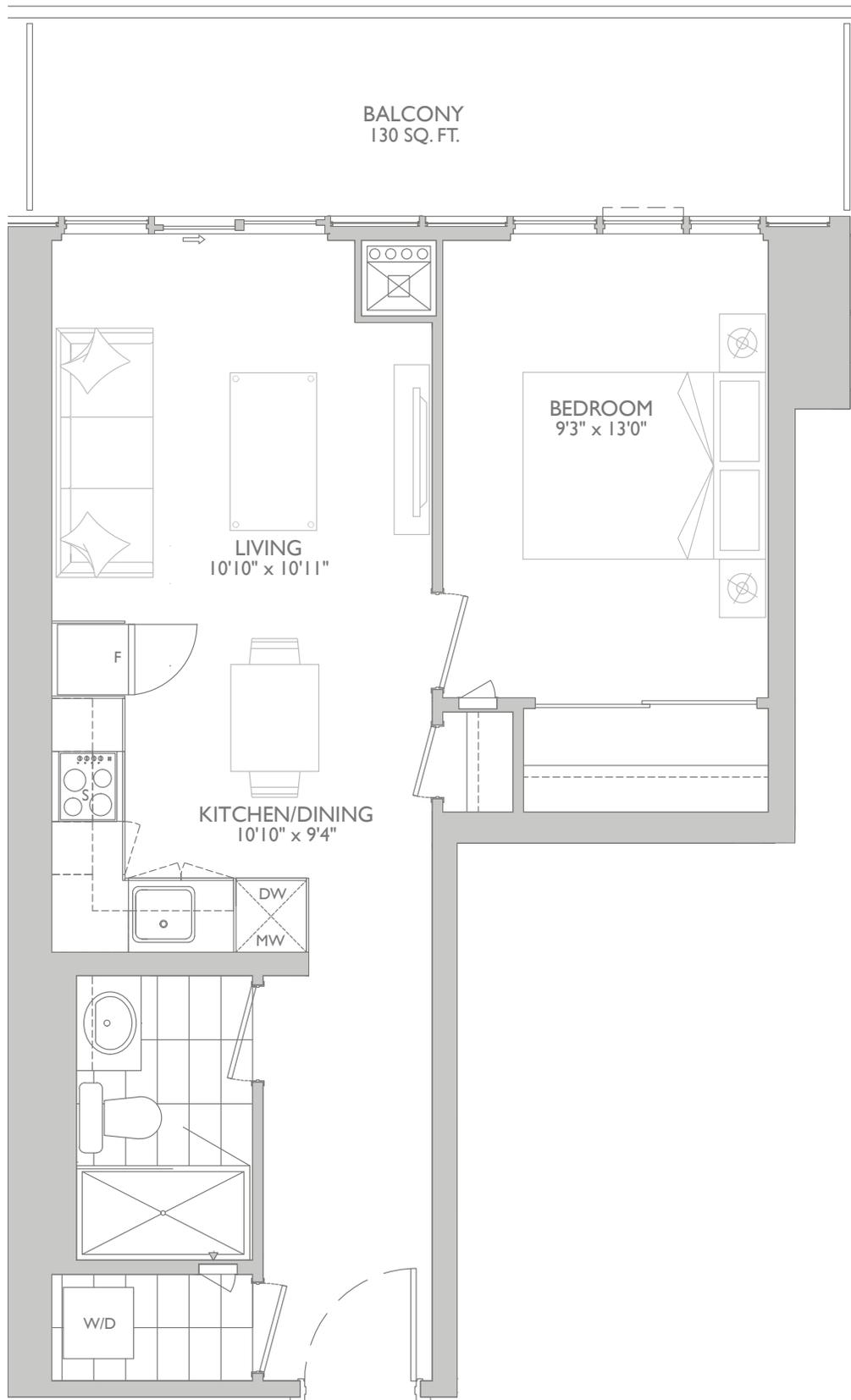
7 BBQ Stations

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

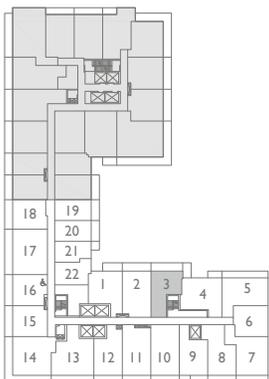
INTERIOR: 575 SQ.FT. | BALCONY: 130 SQ.FT. | TOTAL: 705 SQ.FT.

1 BEDROOM

MODEL: 1F



L2



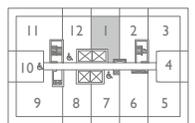
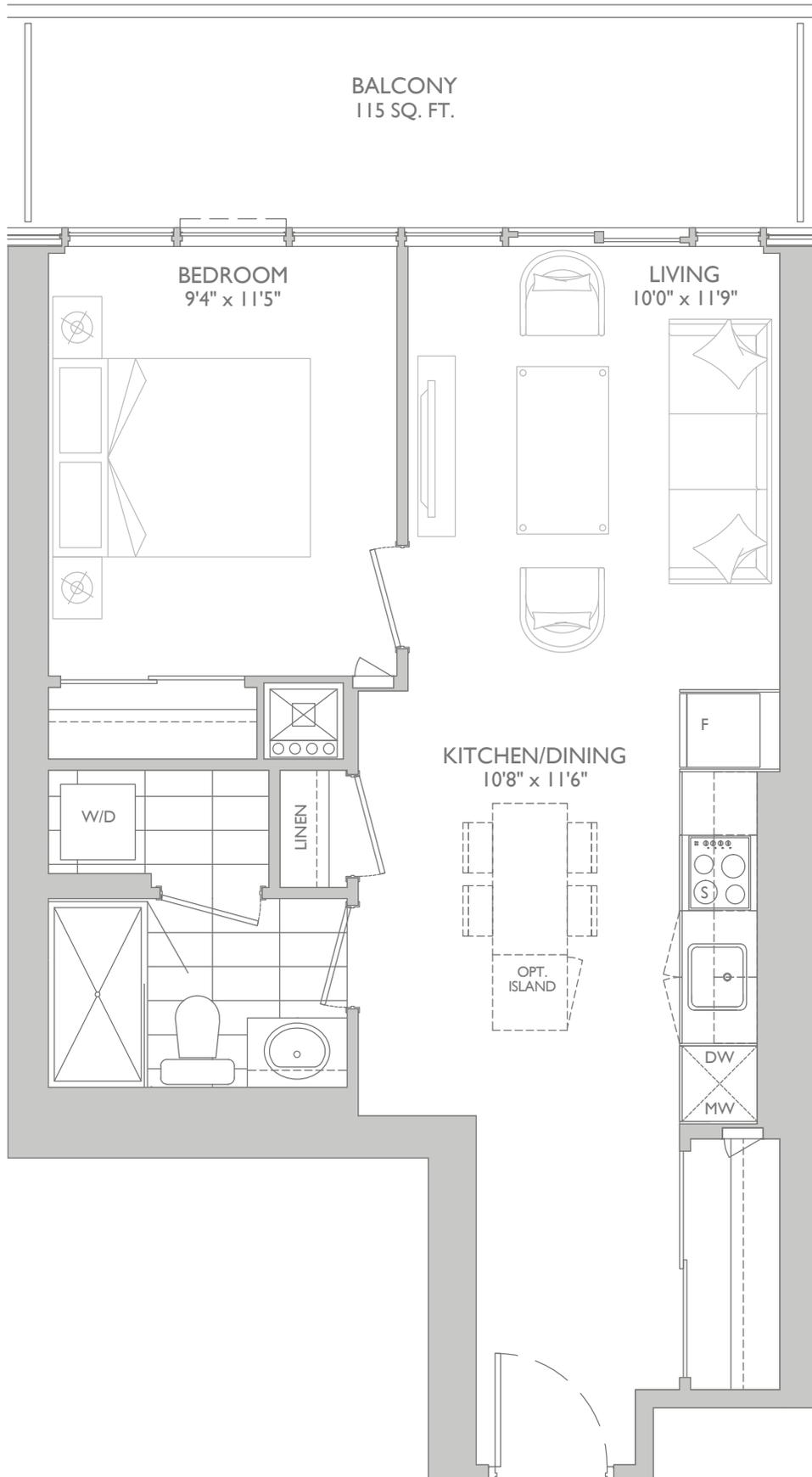
L3-L4

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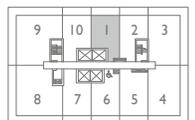
1 BEDROOM

INTERIOR: 587 SQ.FT. | BALCONY: 115 SQ.FT. | TOTAL: 702 SQ.FT.

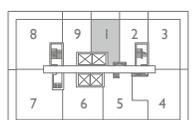
MODEL: 1G



L6-L15



L16, L27-L30



L31-L35

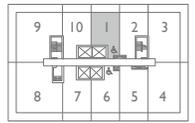
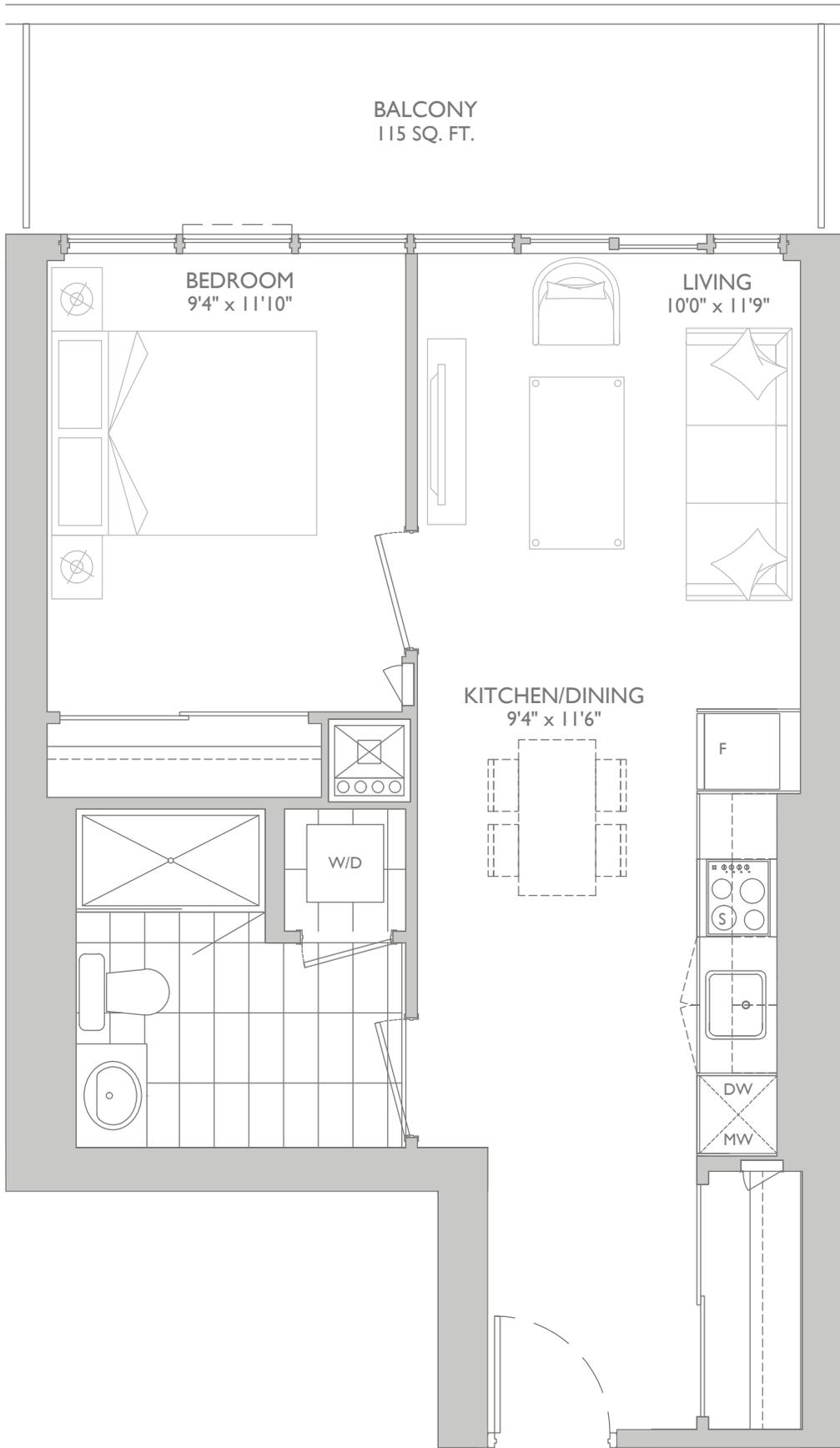


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1 BEDROOM

INTERIOR: 575 SQ.FT. | BALCONY: 115 SQ.FT. | TOTAL: 690 SQ.FT.

MODEL: 1G BF



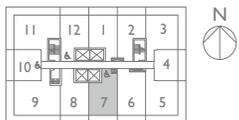
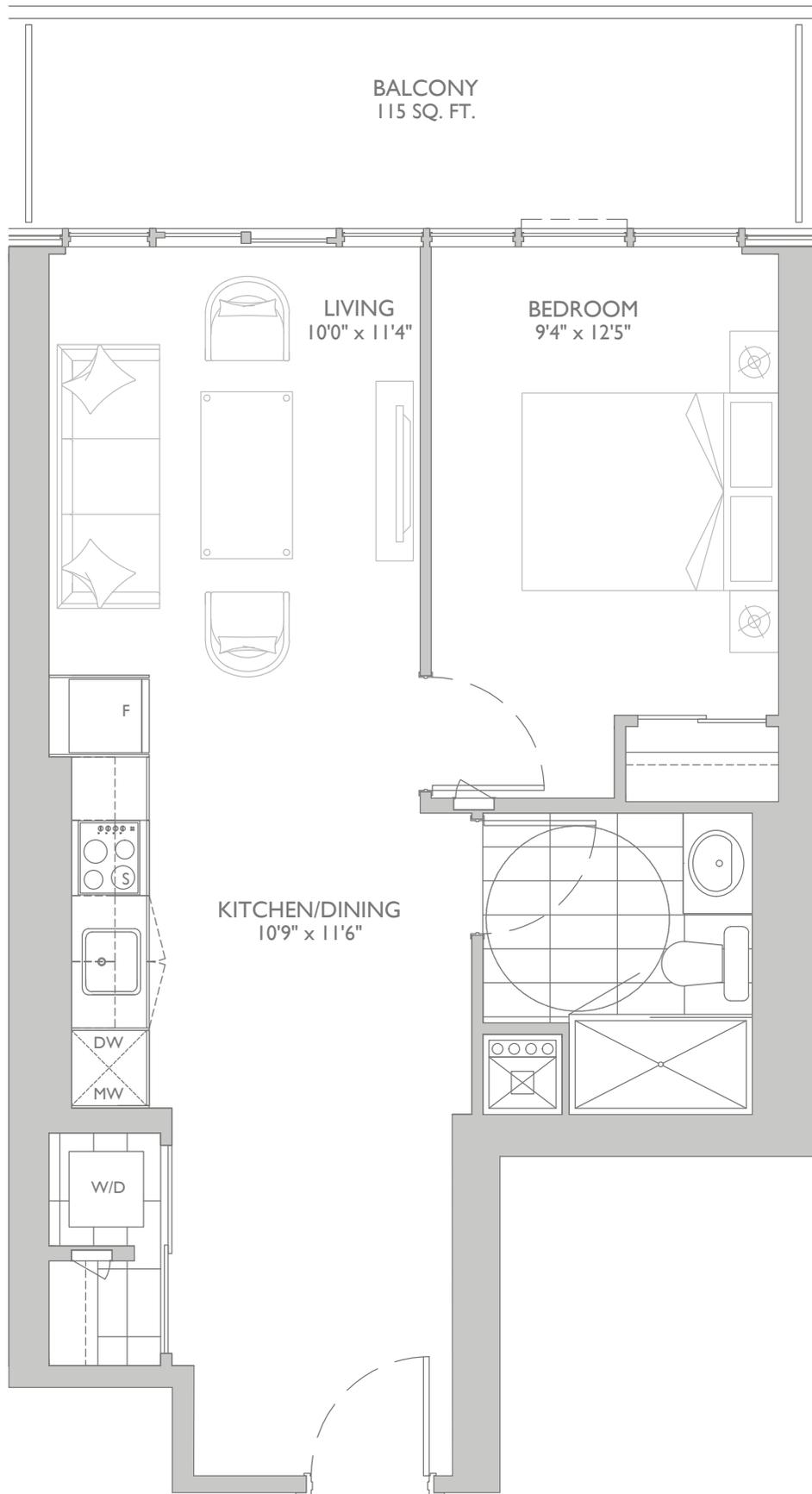
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L17-L26

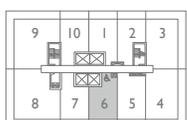
INTERIOR: 611 SQ.FT. | BALCONY: 115 SQ.FT. | TOTAL: 726 SQ.FT.

1 BEDROOM

MODEL: 11



L6-L15



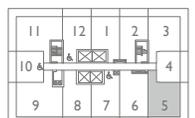
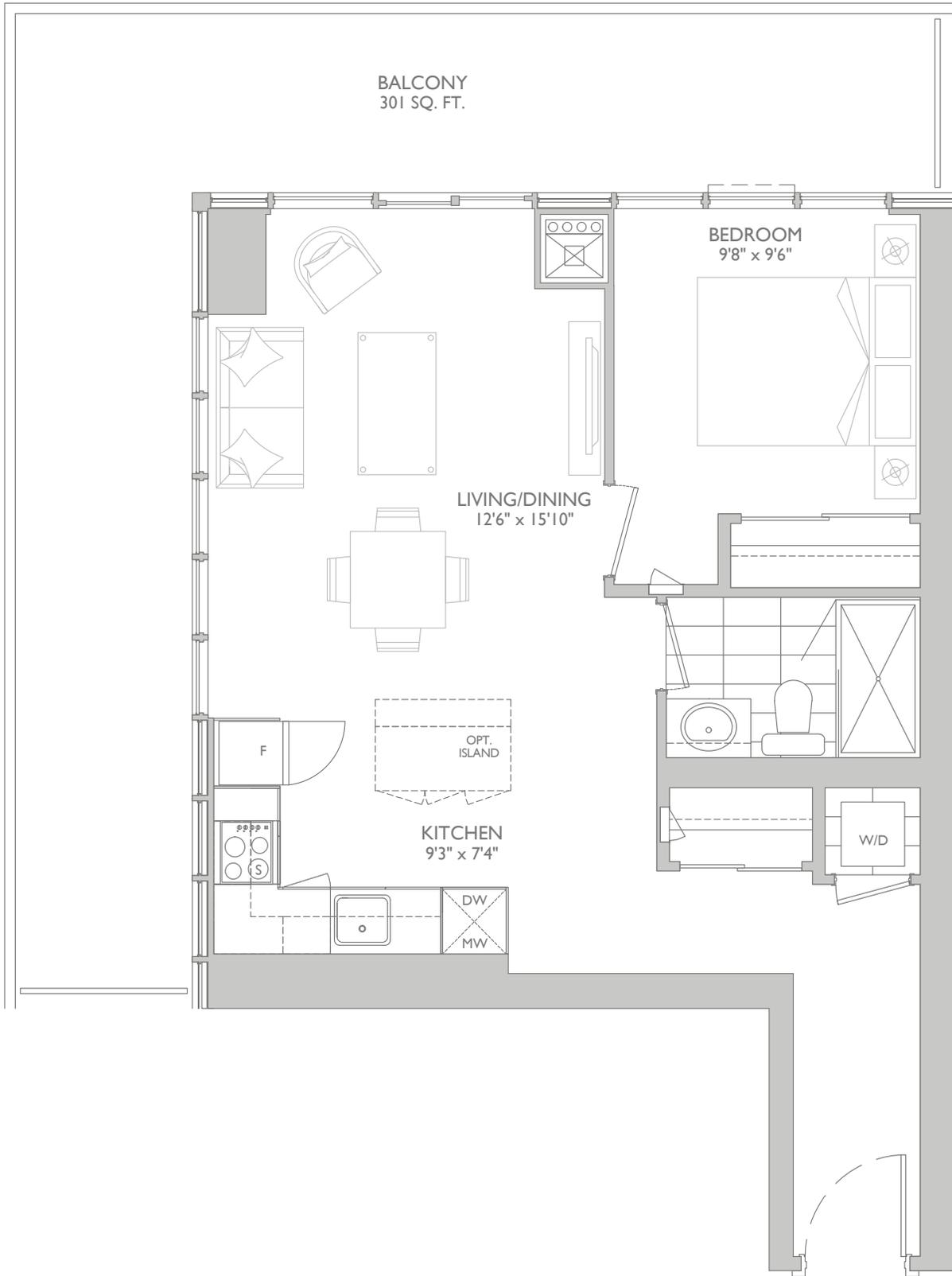
L16-L30

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1 BEDROOM

INTERIOR: 627 SQ.FT. | BALCONY: 301 SQ.FT. | TOTAL: 928 SQ.FT.

MODEL: 1M



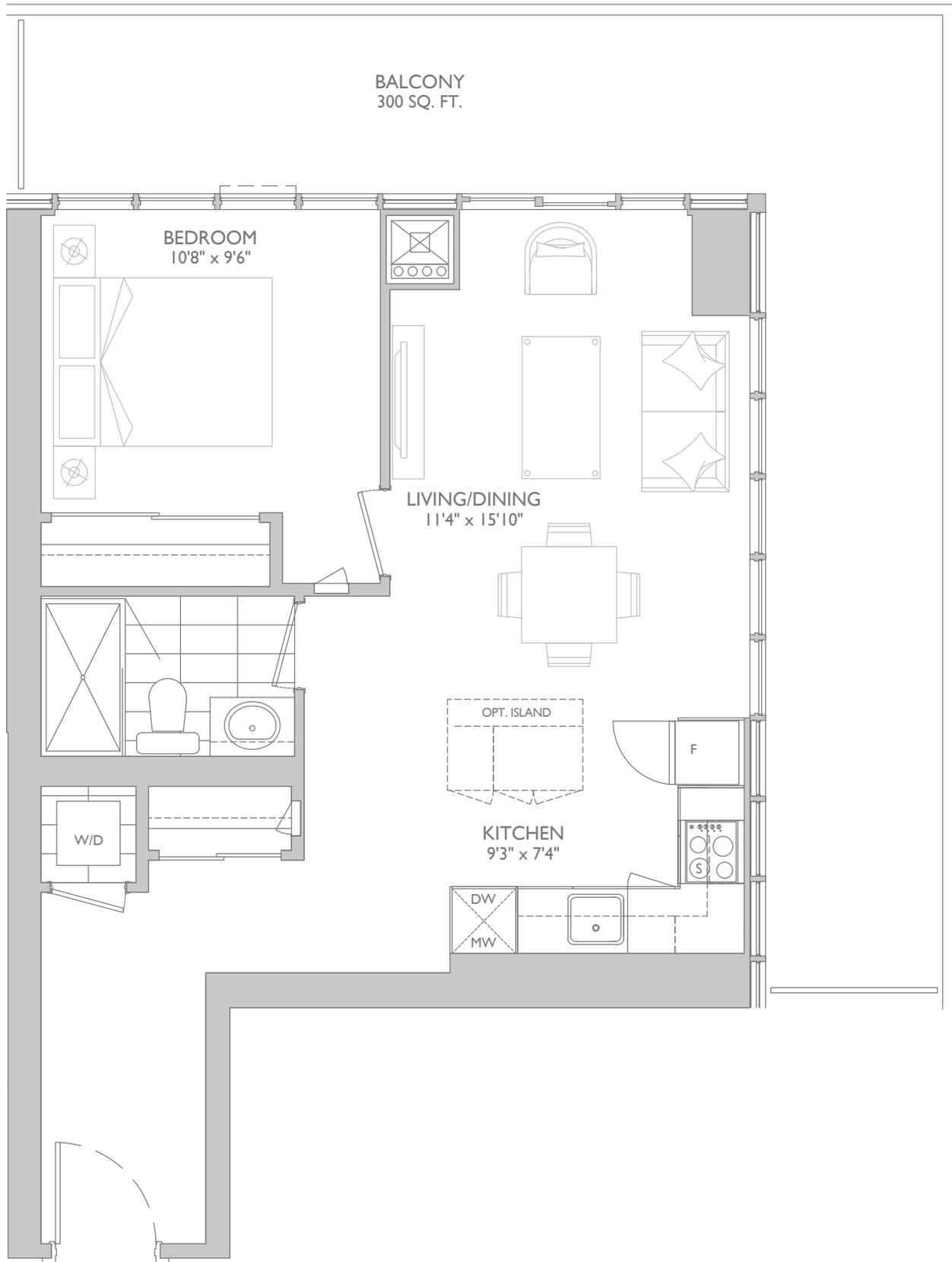
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L6-L15

INTERIOR: 640 SQ.FT. | BALCONY: 300 SQ.FT. | TOTAL: 940 SQ.FT.

1 BEDROOM

MODEL: 1P

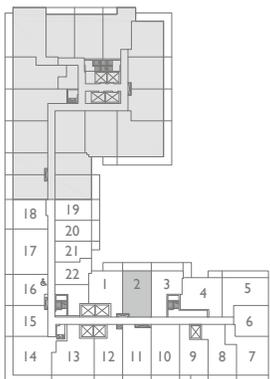
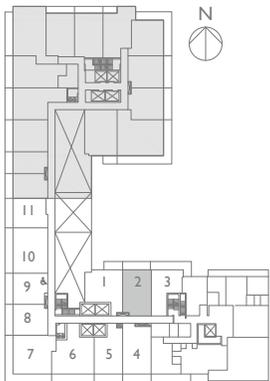


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INTERIOR: 680 SQ.FT. | BALCONY: 112 SQ.FT. | TOTAL: 792 SQ.FT.

1 BEDROOM

MODEL: 1S

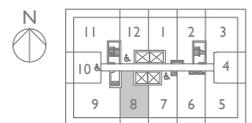
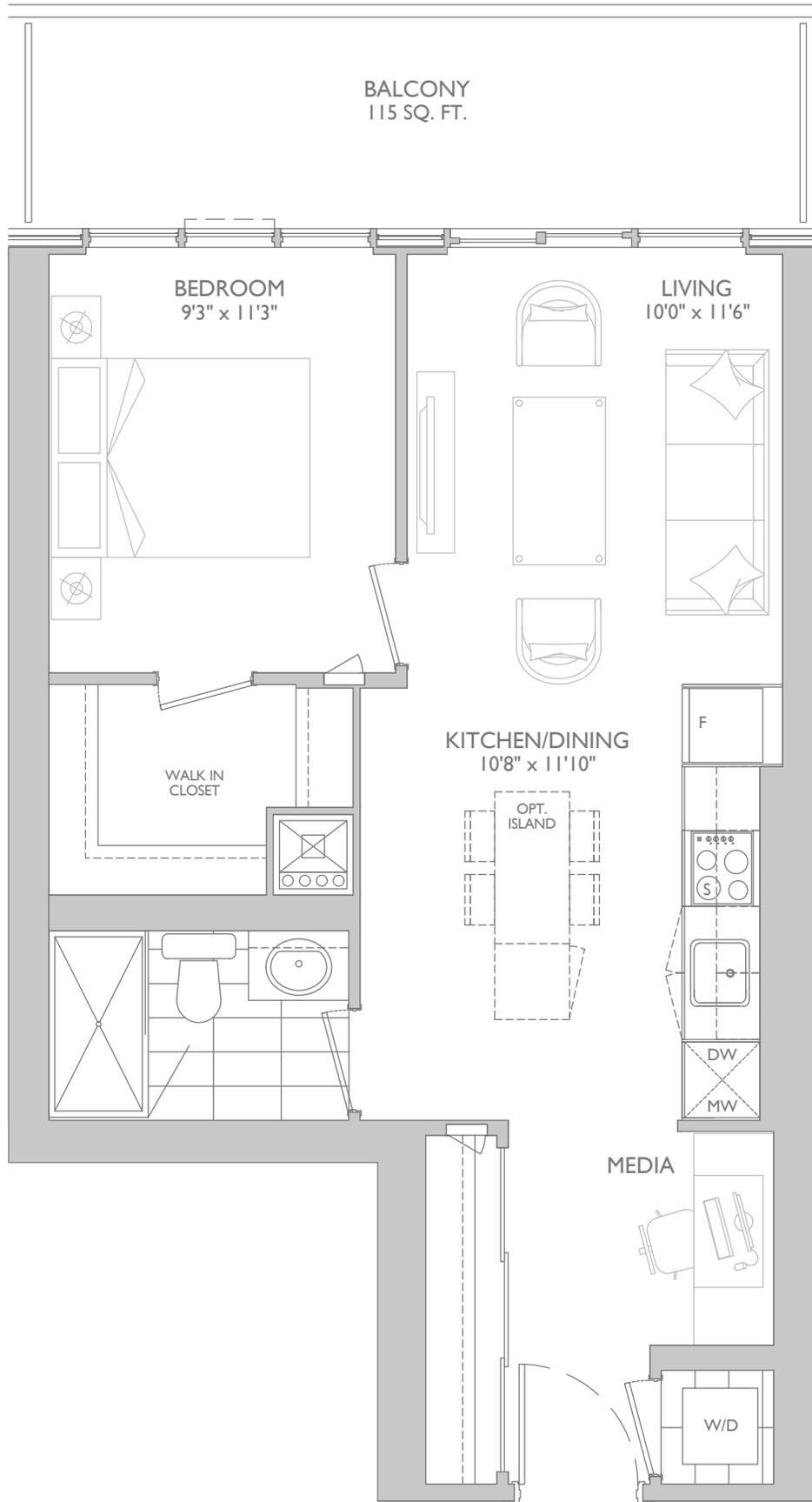


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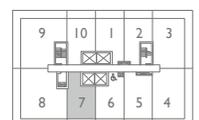
INTERIOR: 616 SQ.FT. | BALCONY: 115 SQ.FT. | TOTAL: 731 SQ.FT.

1 BEDROOM + MEDIA

MODEL: 1L+M



L6-L15



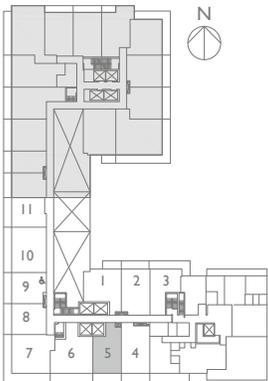
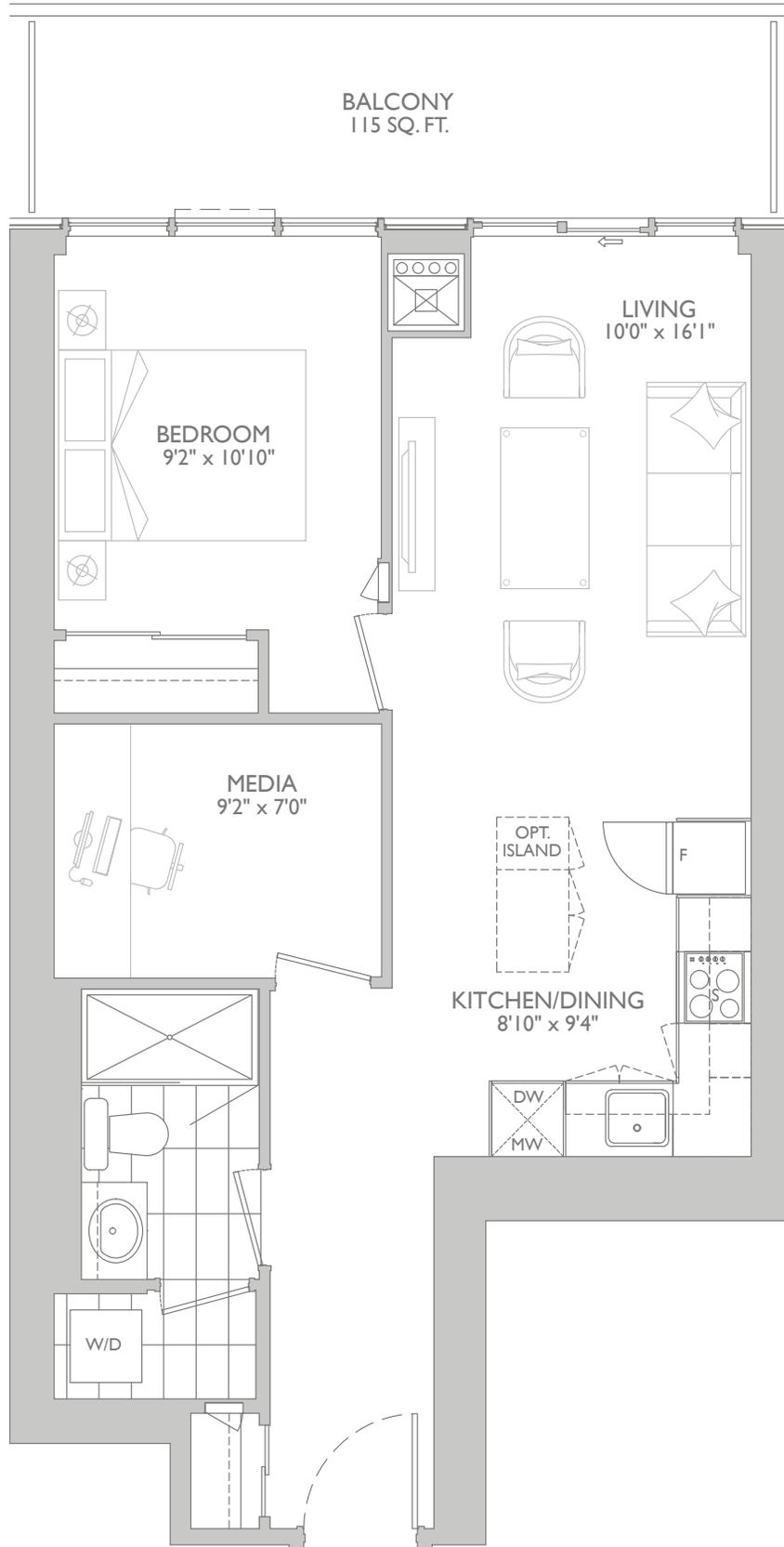
L16-L30

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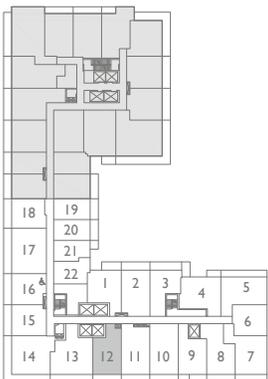
1 BEDROOM + MEDIA

INTERIOR: 673 SQ.FT. | BALCONY: 115 SQ.FT. | TOTAL: 788 SQ.FT.

MODEL: 1R+M



L2



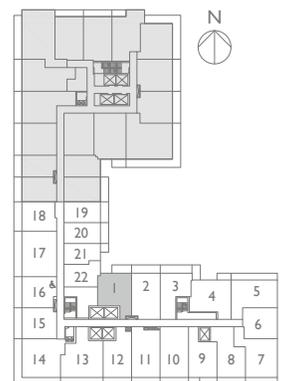
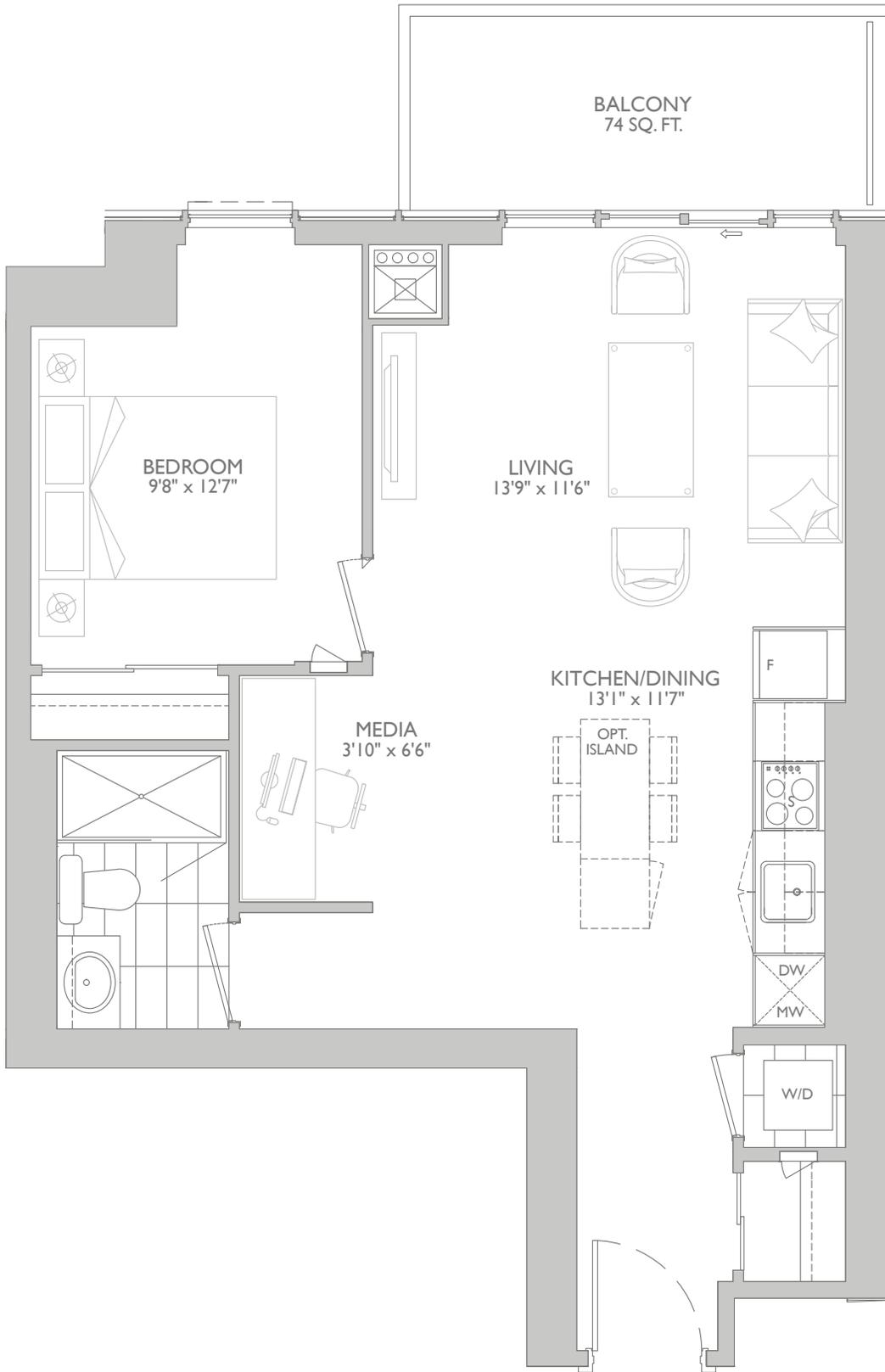
L3-L4

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INTERIOR: 683 SQ.FT. | BALCONY: 74 SQ.FT. | TOTAL: 757 SQ.FT.

1 BEDROOM + MEDIA

MODEL: 1T+M



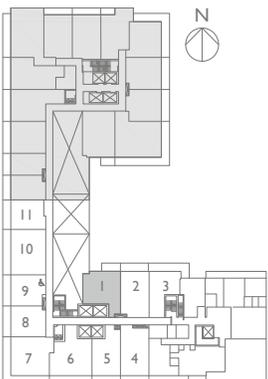
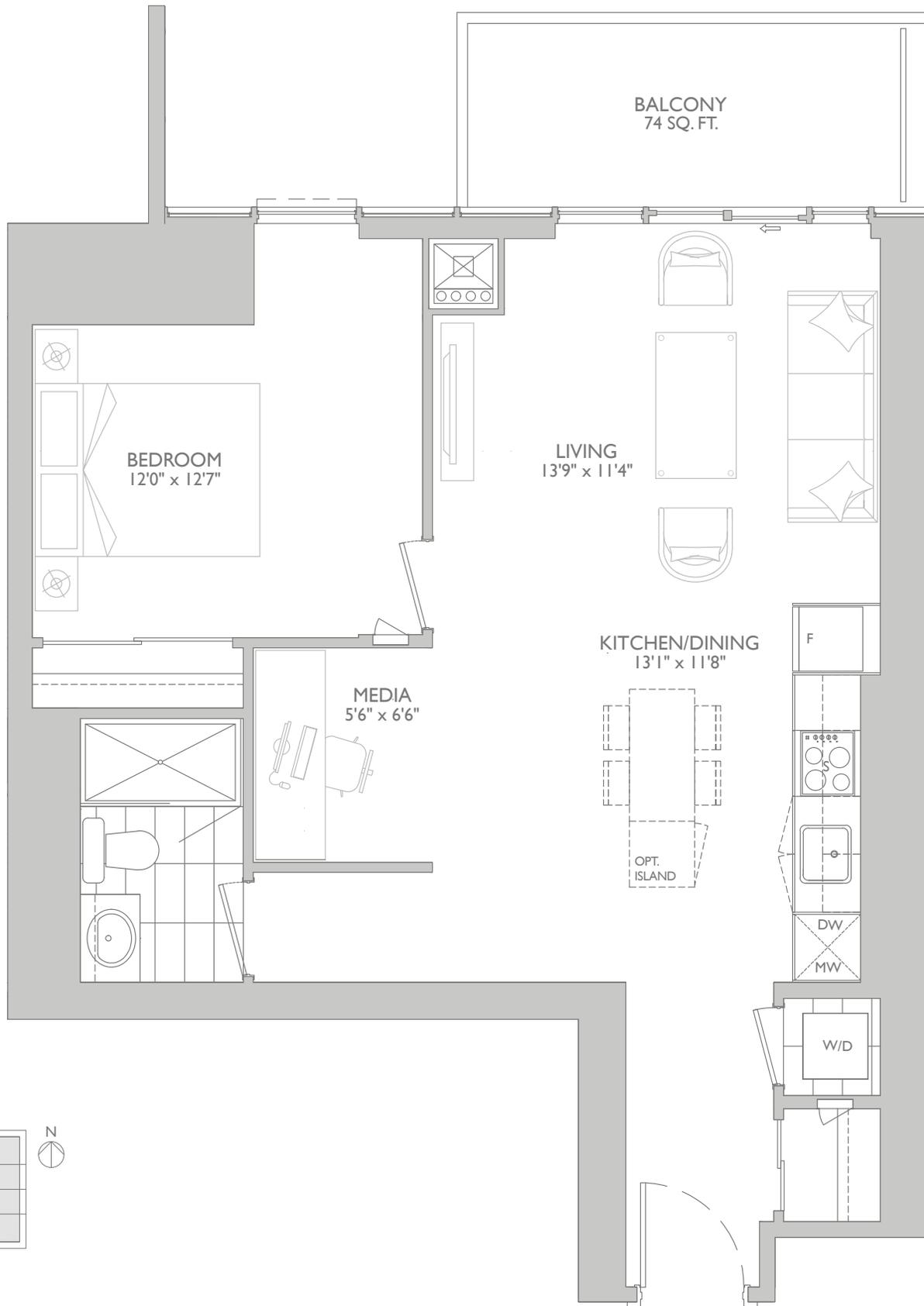
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L3-L4

1 BEDROOM + MEDIA

INTERIOR: 745 SQ.FT. | BALCONY: 74 SQ.FT. | TOTAL: 819 SQ.FT.

MODEL: 1X+M

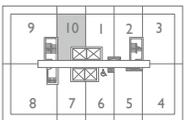
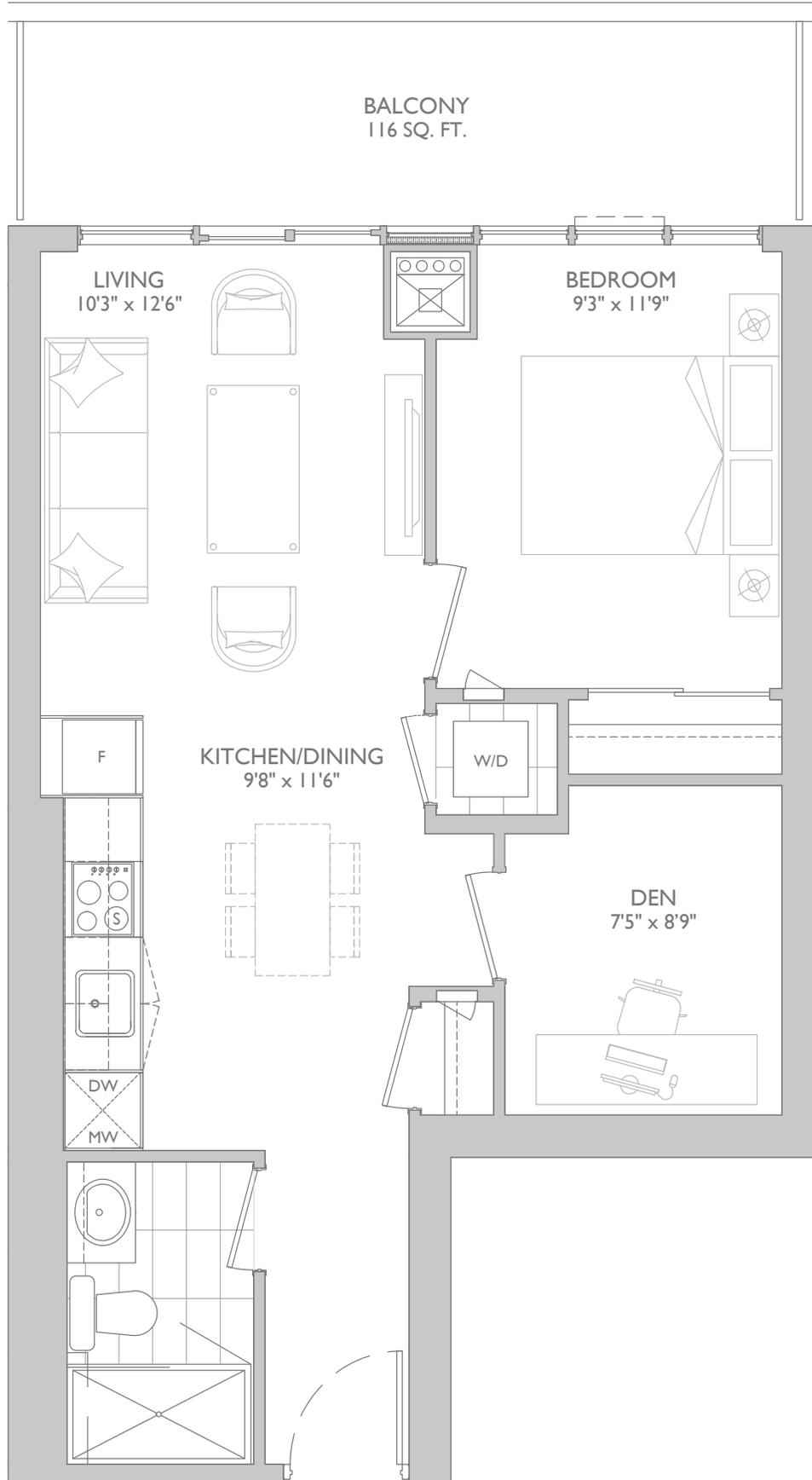


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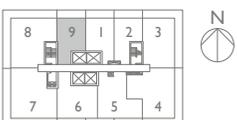
1 BEDROOM + DEN

INTERIOR: 615 SQ.FT. | BALCONY: 116 SQ.FT. | TOTAL: 731 SQ.FT.

MODEL: 1K+M



L16-L30



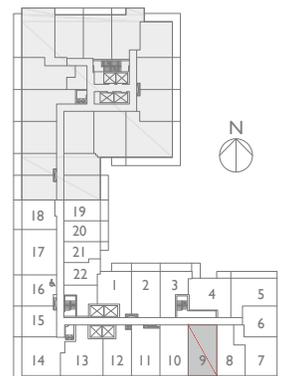
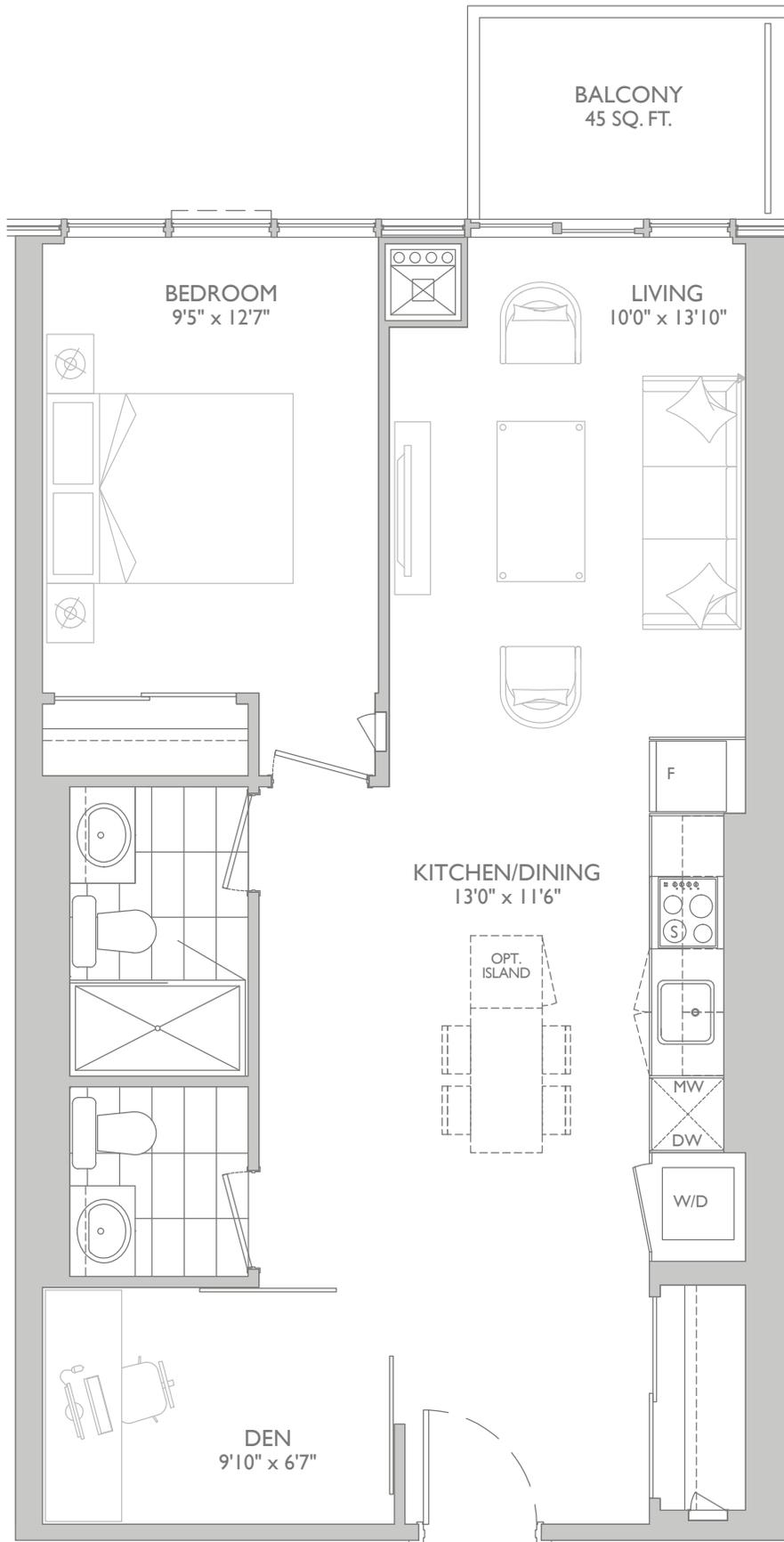
L31-L35

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1 BEDROOM + DEN

INTERIOR: 755 SQ.FT. | BALCONY: 45 SQ.FT. | TOTAL: 800 SQ.FT.

MODEL: 1Y+D

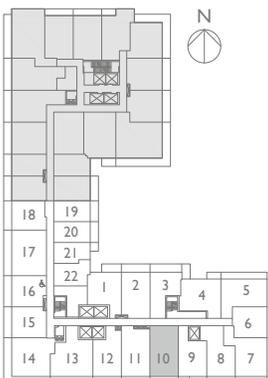
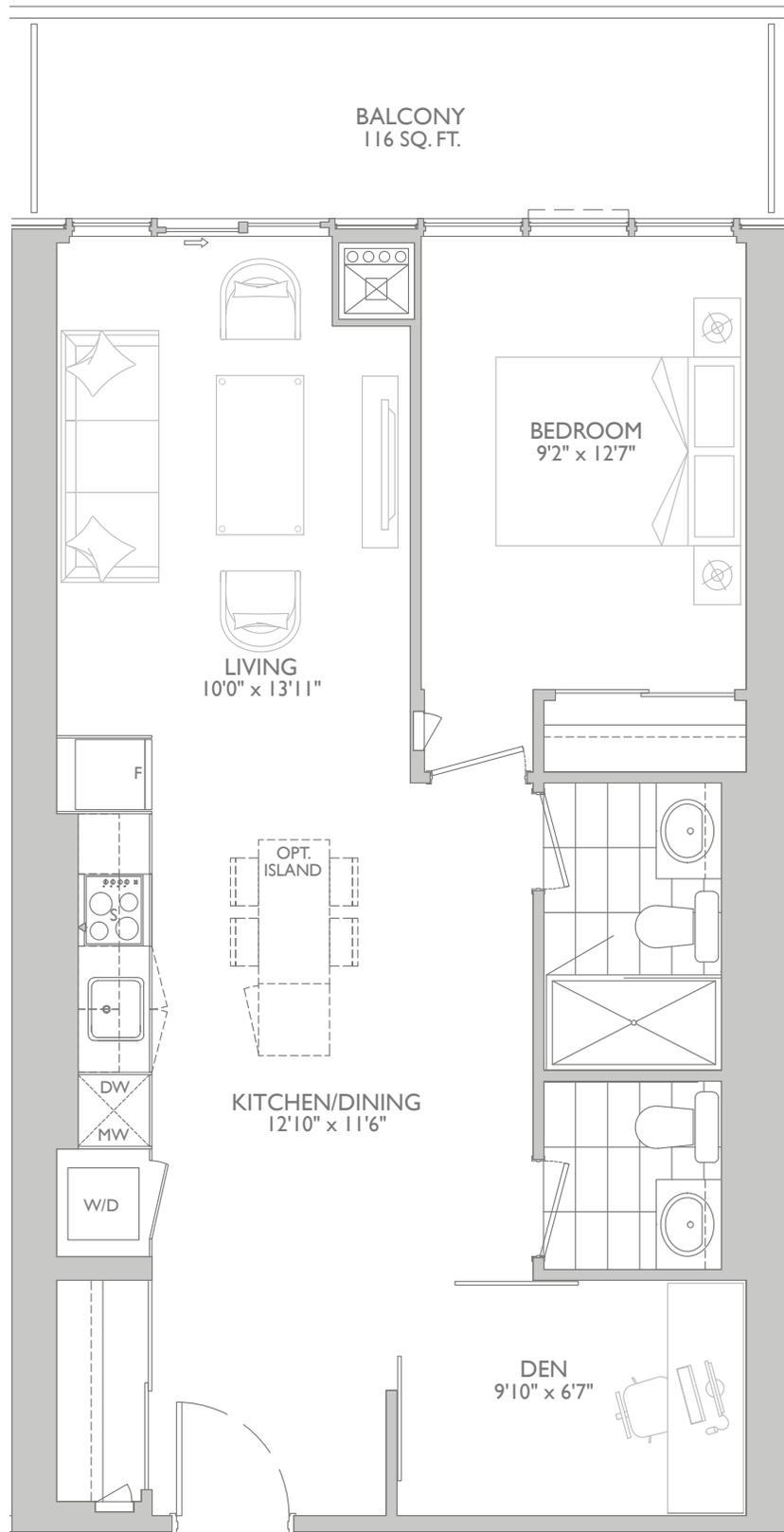


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INTERIOR: 760 SQ.FT. | BALCONY: 116 SQ.FT. | TOTAL: 876 SQ.FT.

1 BEDROOM + DEN

MODEL: 1Z+D

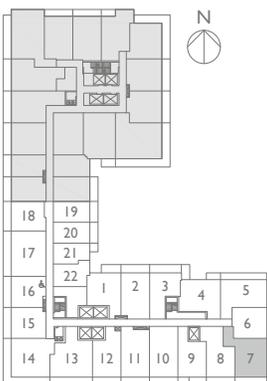


L3-L4

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2 BEDROOM

MODEL: 2B

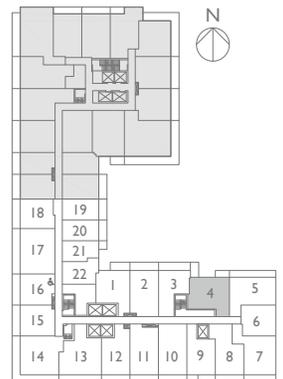
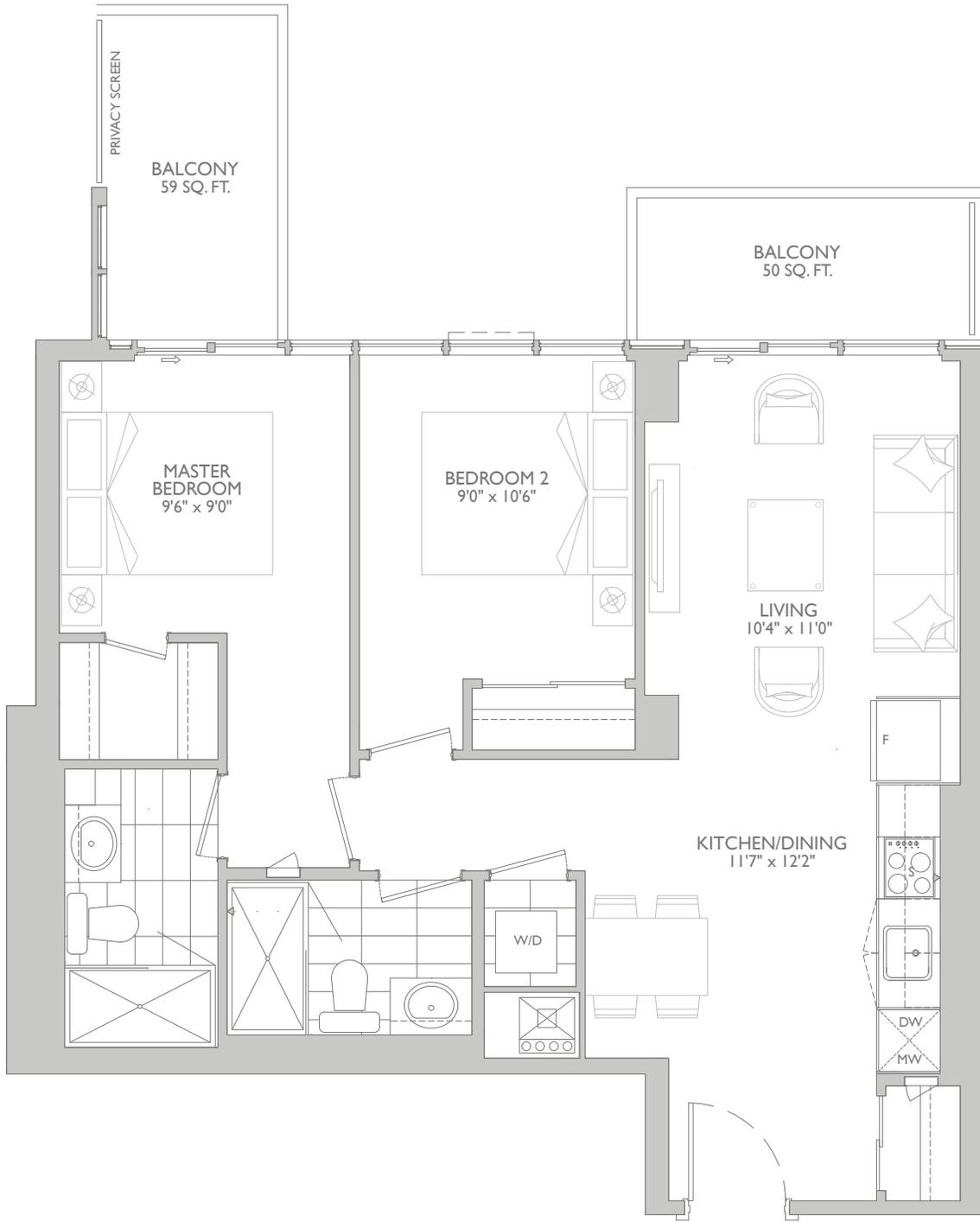


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2 BEDROOM

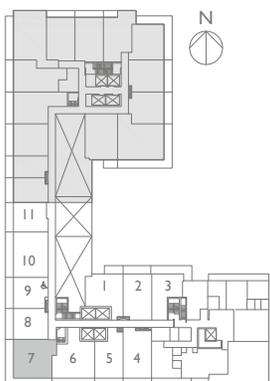
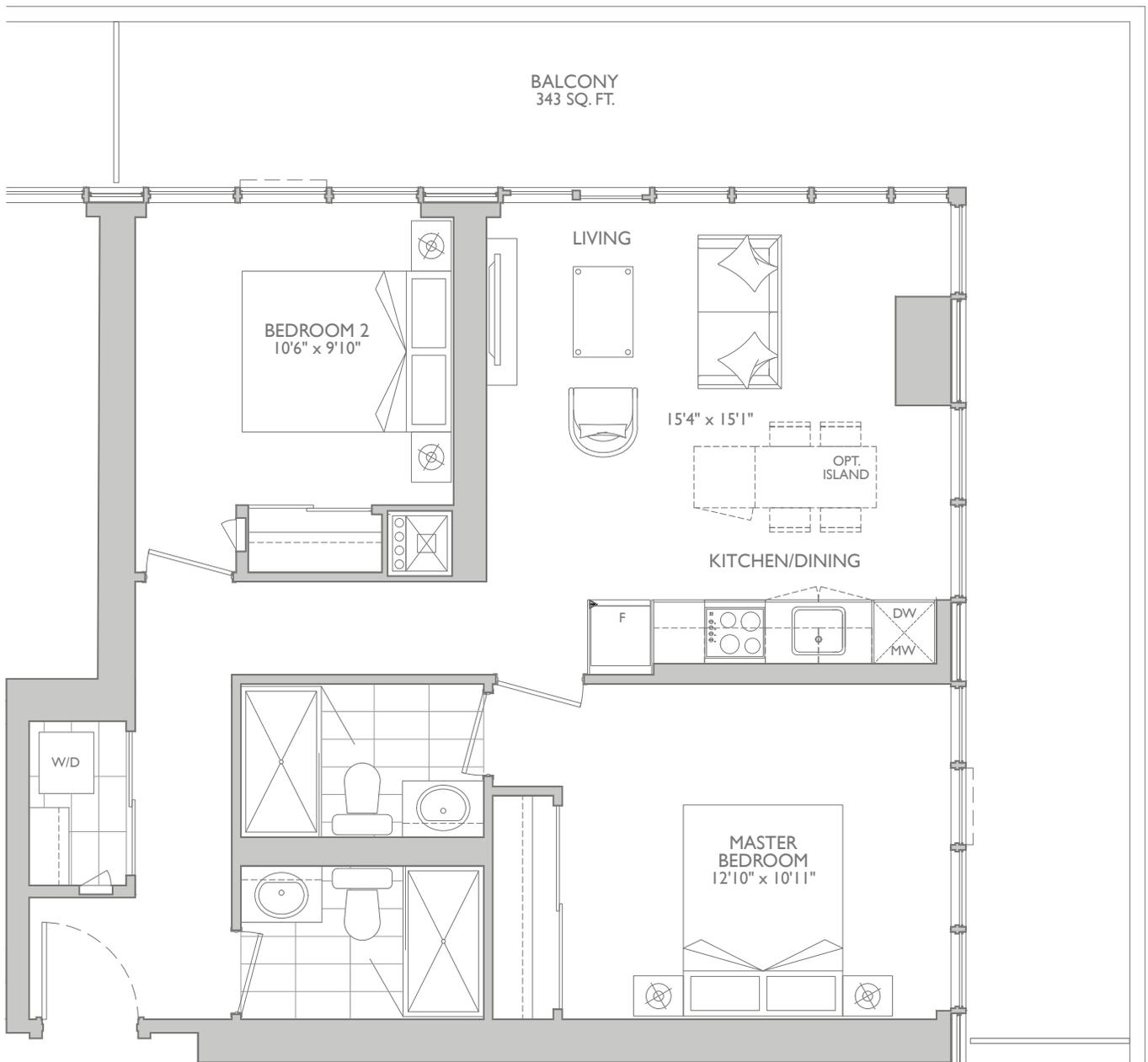
INTERIOR: 778 SQ.FT. | BALCONY: 109 SQ.FT. | TOTAL: 887 SQ.FT.

MODEL: 2C

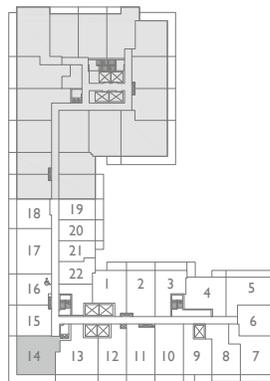


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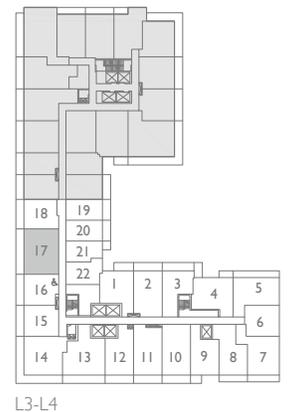
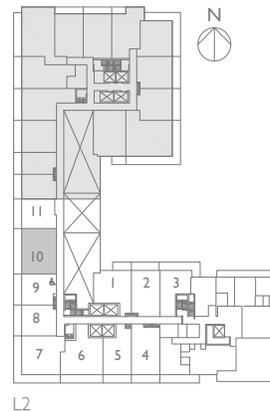
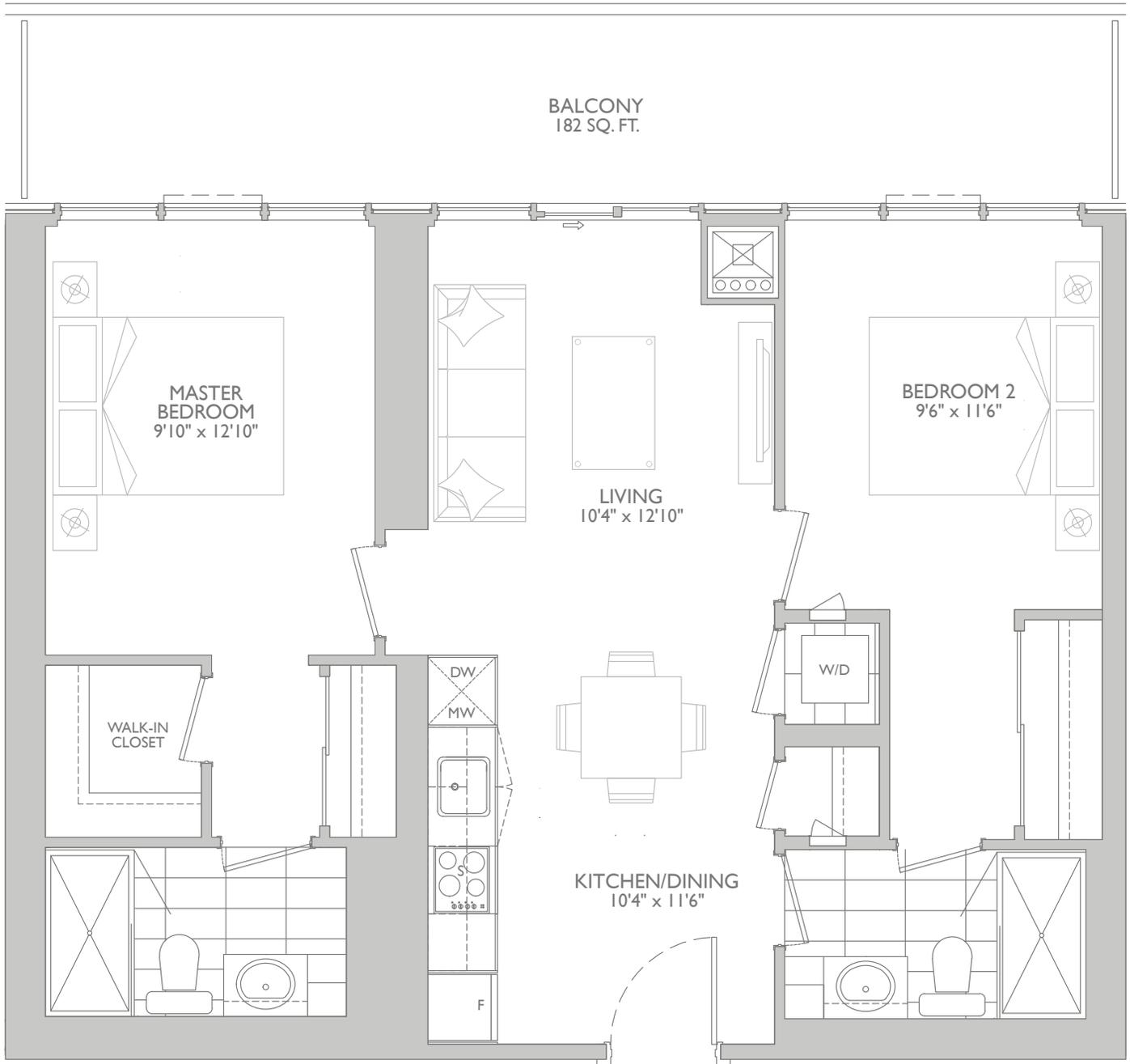
L3-L4

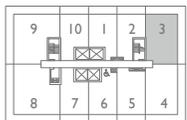
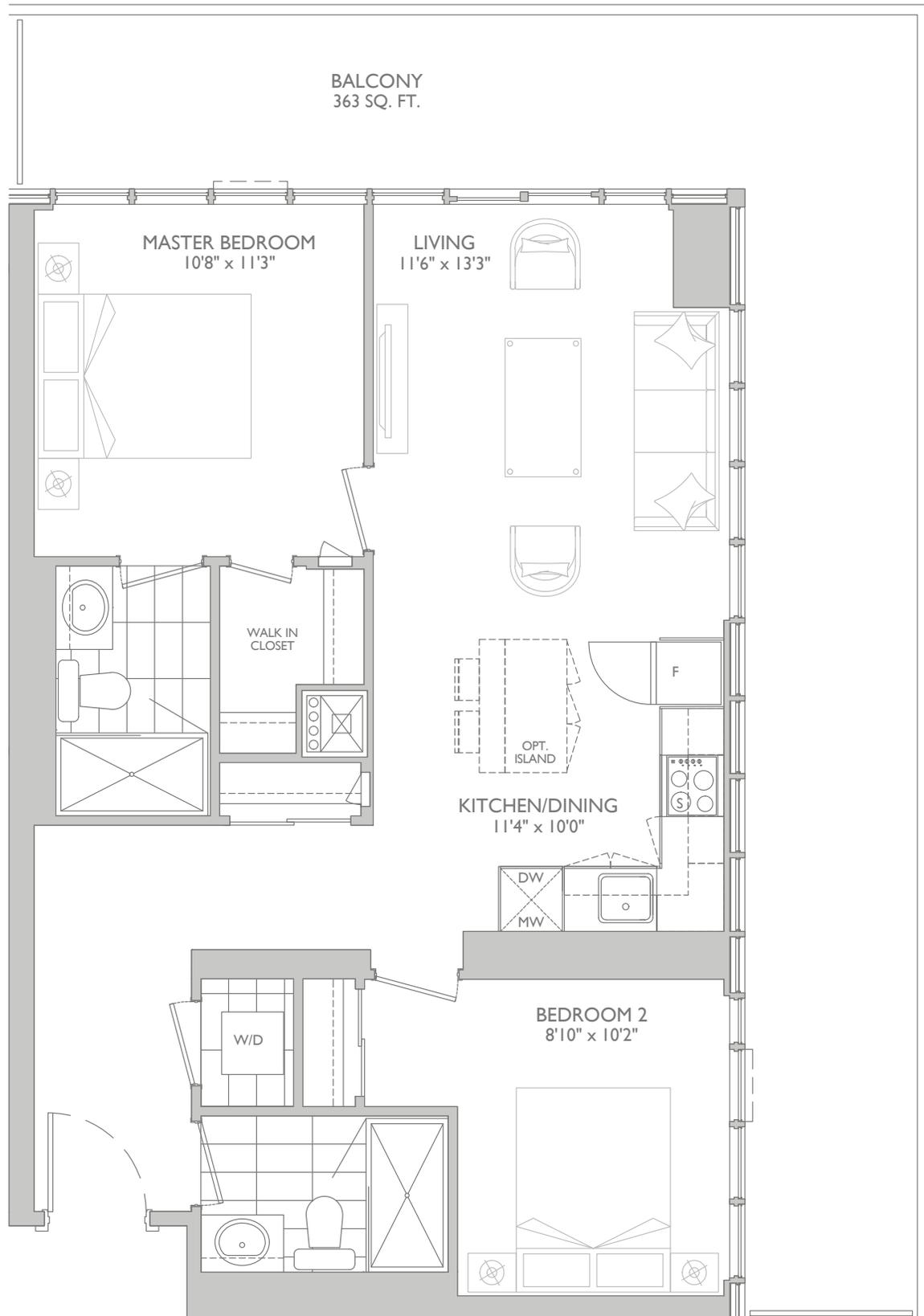


L2



L3-L4





L16-L30

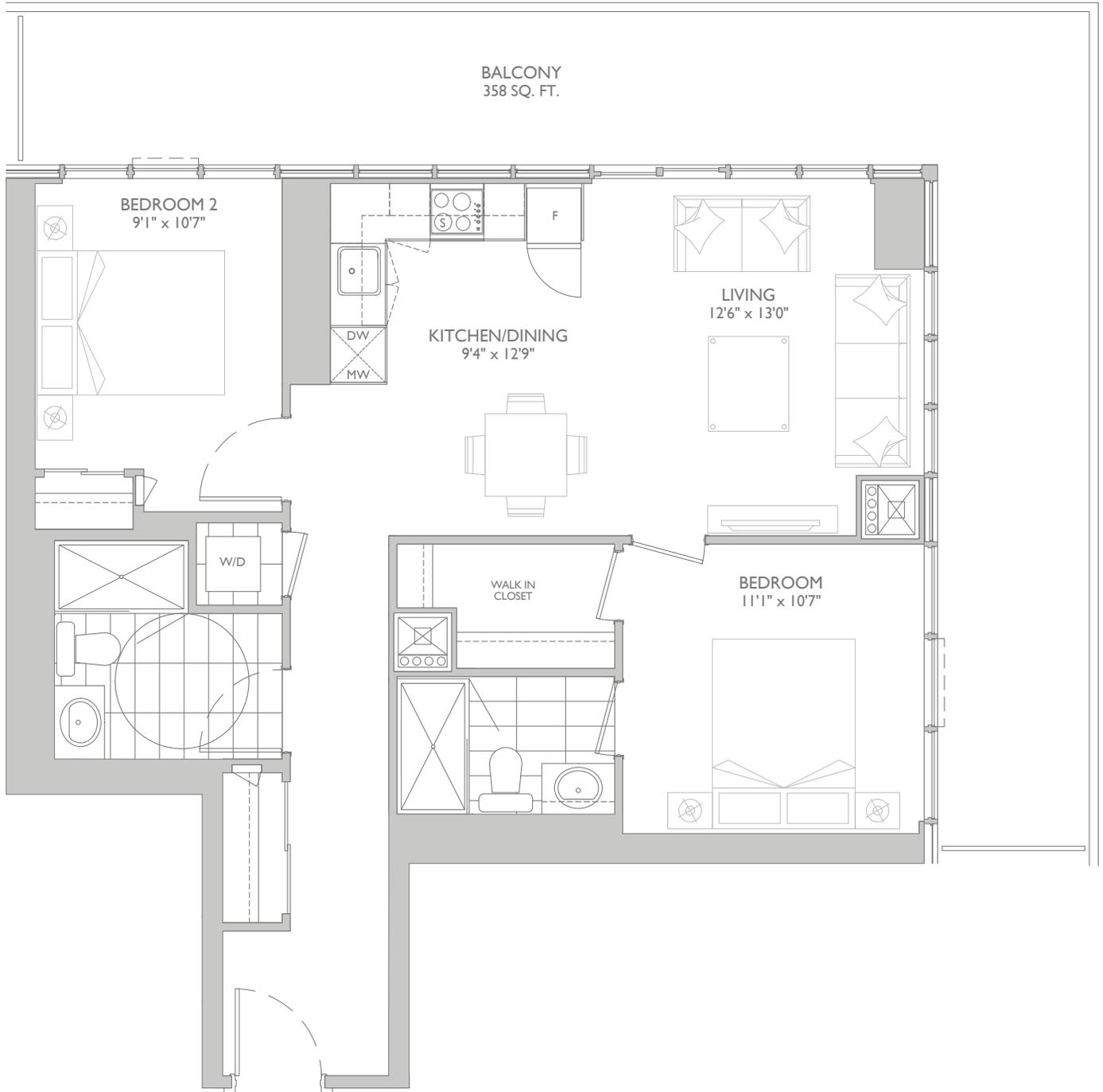


L31-L35

INTERIOR: 888 SQ.FT. | BALCONY: 358 SQ.FT. | TOTAL: 1,246 SQ.FT.

2 BEDROOM

MODEL: 2J

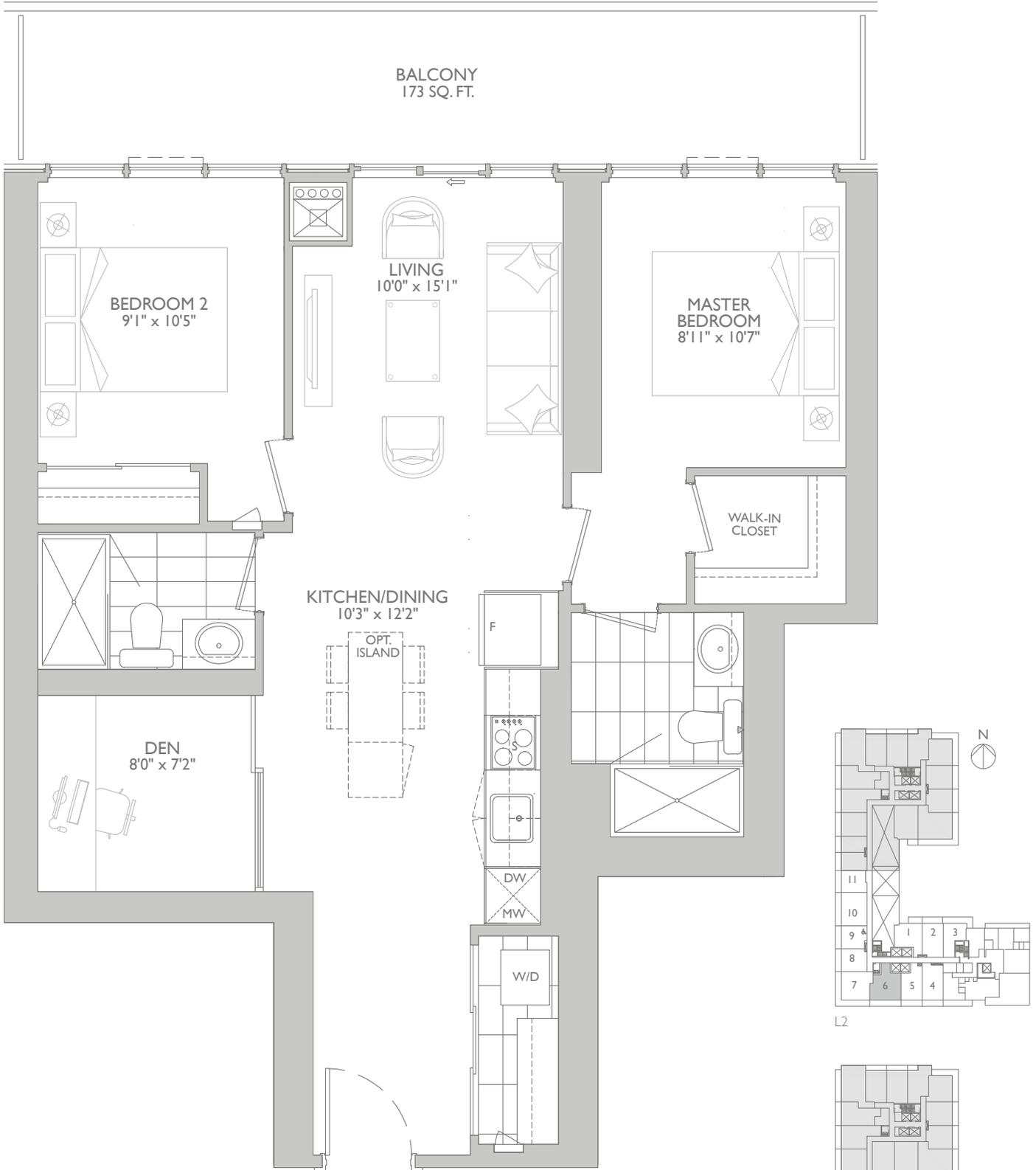


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2 BEDROOM + DEN

INTERIOR: 915 SQ.FT. | BALCONY: 173 SQ.FT. | TOTAL: 1088 SQ.FT.

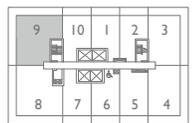
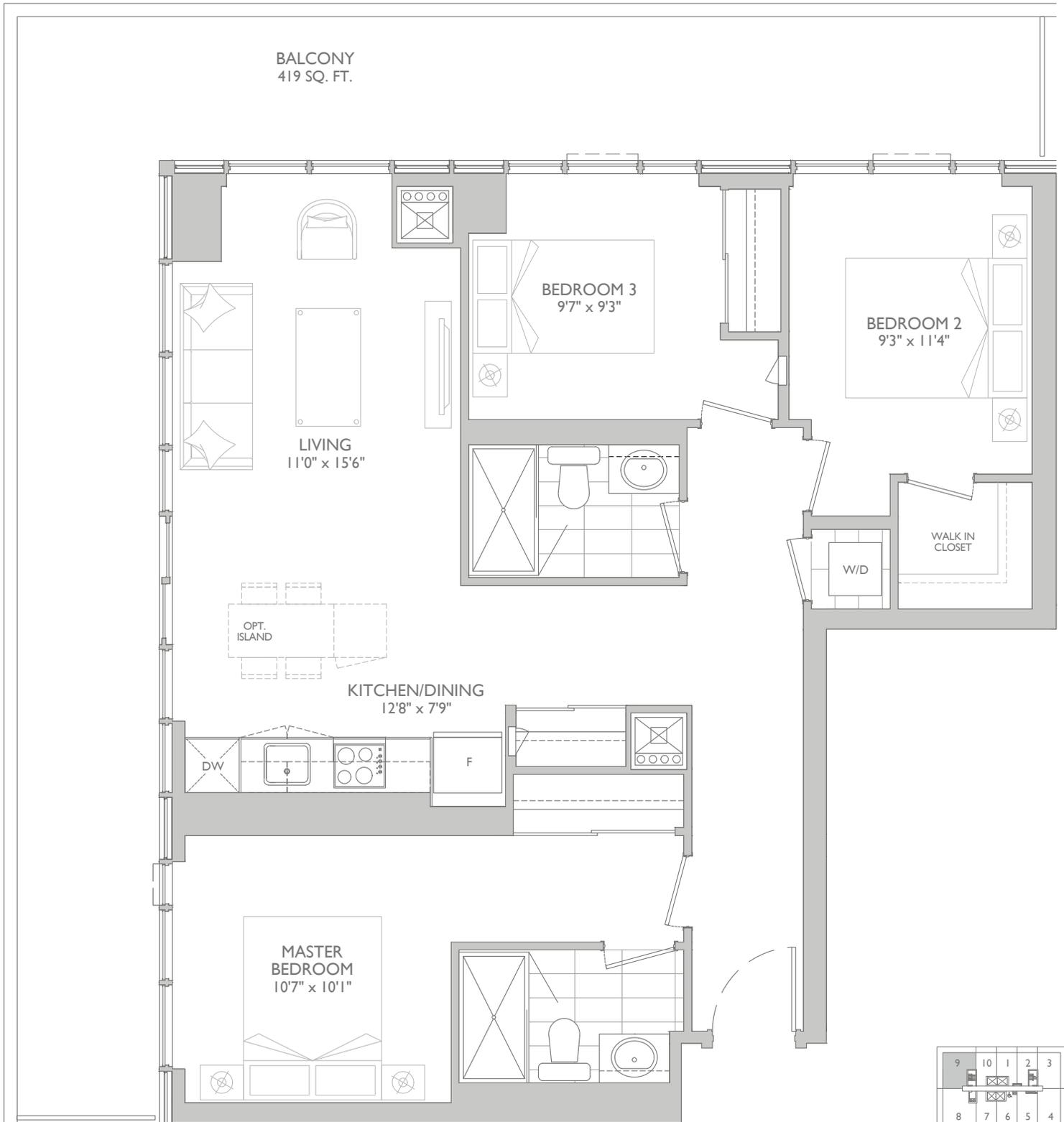
MODEL: 2M+D



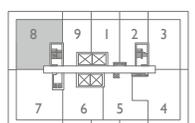
3 BEDROOM

INTERIOR: 1,038 SQ.FT. | BALCONY: 419 SQ.FT. | TOTAL: 1457 SQ.FT.

MODEL: 3A



L16-L30



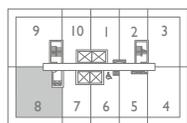
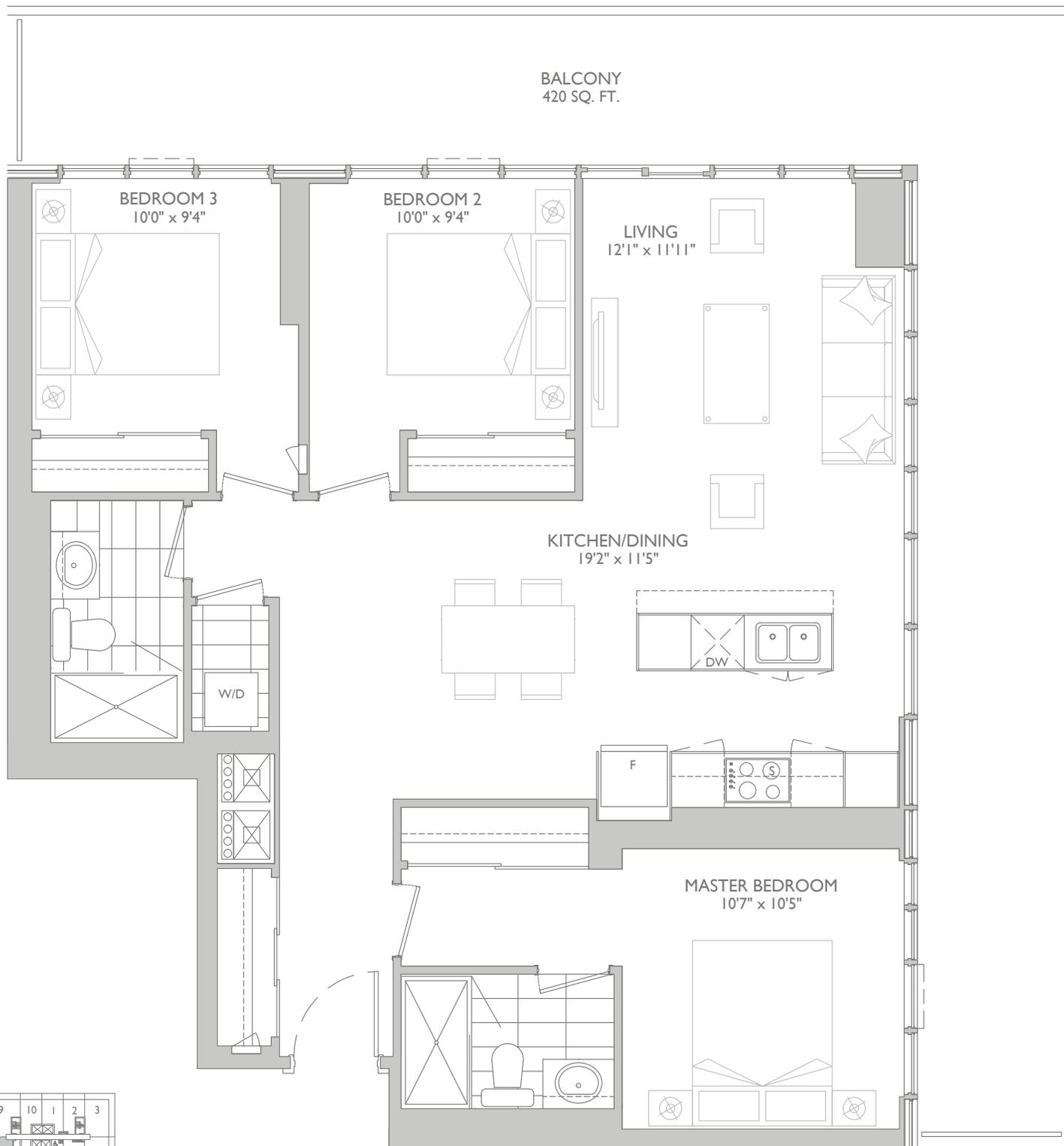
L31-L35

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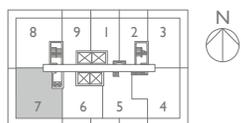
INTERIOR: 1,111 SQ.FT. | BALCONY: 420 SQ.FT. | TOTAL: 1,531 SQ.FT.

3 BEDROOM

MODEL: 3B



L16-L30



L31-L35

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EXTRAORDINARY FEATURES AND FINISHES

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 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.

ARTIST'S CONCEPTS DISCLAIMER & ACKNOWLEDGEMENTS

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

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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.

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