

NORTH
ON BAYVIEW



There is Only One Direction. North on Bayview.

"The desire to create community and connection is strong at North on Bayview, and is reflected in the intentional space planning both at the scale of the site at large and within the homes. We are dedicated to timeless details built using high quality materials and innovations in construction, an approach that echoes across the team of consultants and trades bringing these homes to life."

Maryam Mansouri, Vice President at Mansouri Living



Follow Your
Instincts North



Elgin Mills Rd

NORTH
ON BAYVIEW

Bayview Ave

It's Where You Need to Be

Nestled in Nature at Bayview and Elgin Mills, North on Bayview is a prestigious new address emerging from the natural landscape. This 10-acre master-planned community is a refined statement of boutique residential and retail design.



Life and Nature in Perfect Balance



Over four acres of the site are reserved for open spaces, walking trails, landscaped pathways and a large central park. Start your morning with time outdoors. Spread out a picnic on the grass. Take your dog for a walk on the trail. Chase a butterfly in the meadow. Splash a stone in the clear waters of the creek and breathe in the fresh scent of the forest. Here, Nature comes right up to your doorstep.



This is where you are meant to be. Something inside you is drawing you here. It's the call of the forest. The babble of the brook. The horizon of the sky. The spark of design that lifts your senses and inspires your soul. This is North on Bayview. A serene enclave community tucked away in Nature, yet moments from all of life's possibilities.



Chase a Butterfly
in the Meadow



DINING

1. Scrumptious
Ginza Sushi Express
2. Big Boys Burgers
Chingu Korean
3. La Rocca Creative Kitchen
Akimi Japanese Cuisine
Starbucks
Amy's Fish & Chips
Nonna's Oven
4. AiSushi
5. Chatime
Freshii
Booster Juice
6. Restoran Malaysia
7. Mexican Amigos
8. Oregano Pizza & Pasta

- Yokohama Ramen
9. Bueokae
10. Toshi Ryoriten
11. Taro's Fish
12. Shishlix Restaurant

SHOPPING

1. Shoppers Drug Mart
2. Costco
The Home Depot
Bath Depot
PetSmart
Staples/FedEx
Michaels
Plato's Closet
3. Walmart Superstore
Food Basics

- EB Games
Canada Computers
Our Butcher Shop
4. Longo's
 5. Winners
No Frills
 6. Loblaws
Dollarama
TD Canada Trust
Epic Cards and Games
 7. LCBO
The Beer Store
 8. RH Guardian Pharmacy
 9. Hillcrest Mall
 10. Longo's

COMMUNITY, SPORTS & WELLNESS

1. National Training Rinks
2. LifeLabs Medical Laboratory
3. Wynn Fitness
4. Tom Graham Arena
5. Zest Face and Body Clinic
6. Body Essence Personal Training
7. 905 Athletics Inc
8. Fitness Connection
9. Orange Theory Fitness
10. Snap Fitness RH
11. Anytime Fitness
12. Oxygen Yoga & Fitness
13. Parallel Fitness

SCHOOLS / CHILDCARE

1. Holy Trinity School
2. Richmond Hill High School
3. Beverley Acres Public School
4. Toronto Montessori Schools, Lower
5. Crosby Heights Public School
Little Valley Montessori School
6. Redstone Public School
7. Michaëlle Jean Public School
8. H G Bernard Public School
9. Alexander Mackenzie High School
10. Richmond Green Secondary School
11. Bayview Secondary School
12. Rose Branch Home Daycare
13. RH Early Child and Family Center
14. Childventures Early Learning Academy
15. Shining Stars Daycare

16. Our Lady Queen of the World Catholic Academy
17. St. Theresa of Lisieux CHS
18. Loveview Early Learning

RICHMOND GREEN SPORTS CENTRE & PARK

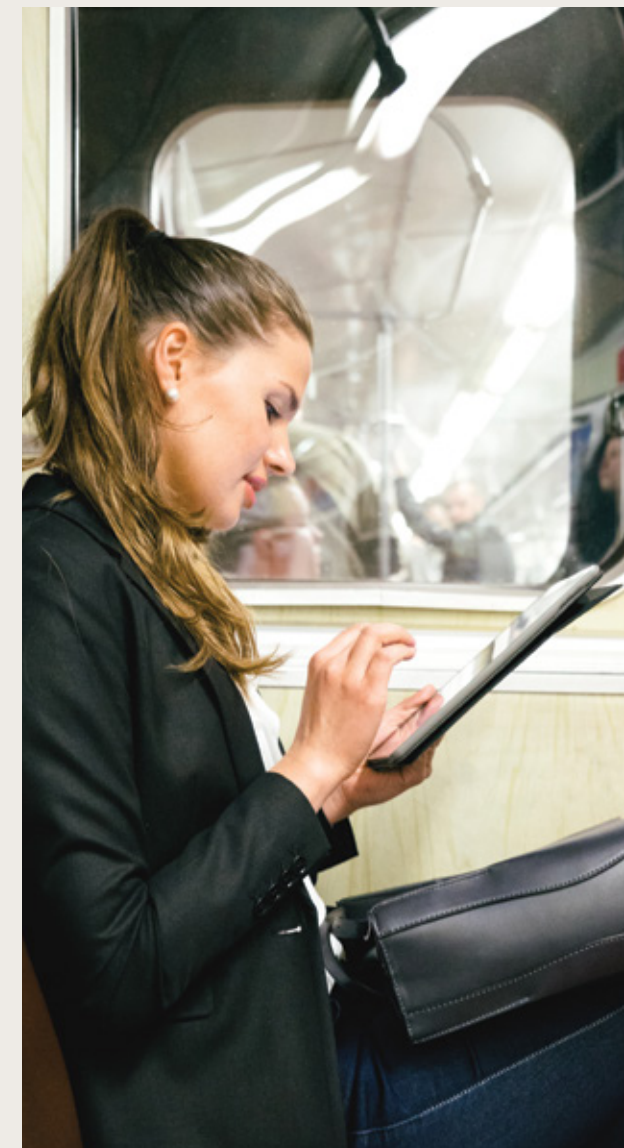
1. Indoor Sports Dome
2. Skateboarding Park
3. Bocce Courts
4. Outdoor Ice Skating Trail
5. Landscaped Inline Skating Trail
6. Two Indoor Ice Rinks
7. Splash Pad
8. Agricultural Barn & Paddock
9. Indoor Lawn Bowling
10. Three Outdoor Soccer Fields

11. Seven Ball Diamonds
12. Outdoor Basketball Court
13. Picnic Areas & Shelters
14. Leno Park

PLACES OF WORSHIP

1. Hindu Temple Society of Canada
2. Bethel Canadian Reformed Church
3. North Toronto Chinese Alliance Church
4. St. Christophe Anglican Church
5. Our Queen of the World Parish

Centred and Connected



Richmond Hill is perfectly placed, wherever life takes you. Highways 404, 407 and 7 connect you to all parts of the GTA. Richmond Hill GO Station is just minutes from home, carrying you to downtown Toronto in under an hour. Ride VIVA Transit to local parks, plazas, offices and malls. Bike paths invite you to explore and discover. Cottage country is just a short drive up north. At North on Bayview, you've got connections.



The Call of the Moraine

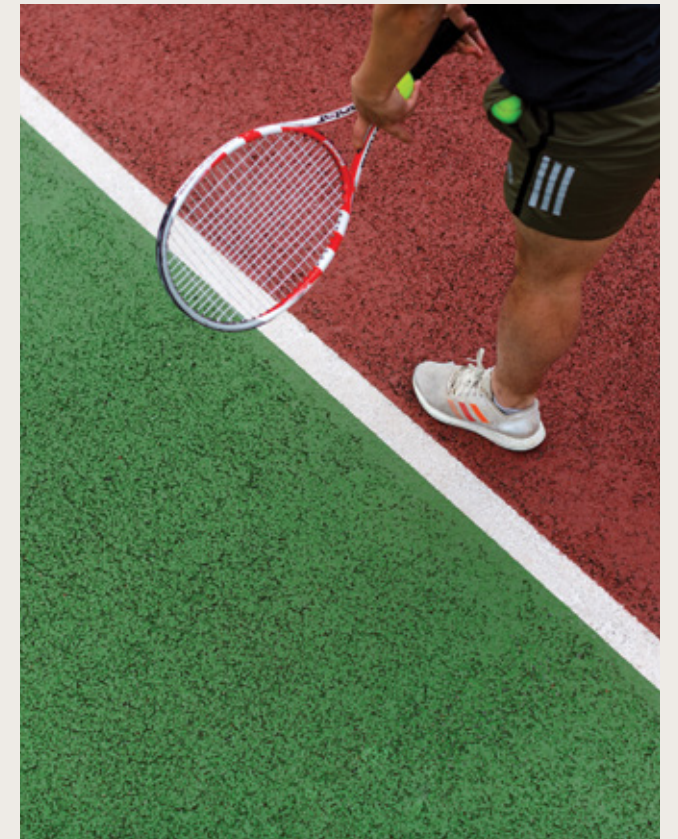
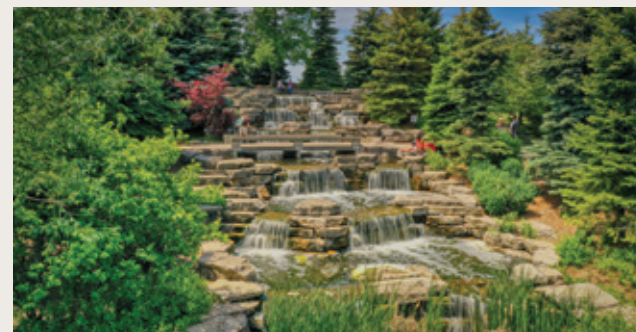


Here on the Oak Ridges Moraine, the countryside is a rich tapestry of rolling hills, meadows, lush forests, crystal clear lakes, parks, ponds and creeks. This is your 500-acre natural backyard. Discover water-inspired adventures at Philips Lake, Bond Lake or Lake Wilcox Park. Score a hole in one at Summit Golf & Country Club. Follow a storybook trail in the woods. Experience healthy, active living amidst nature.

A Life Enriched

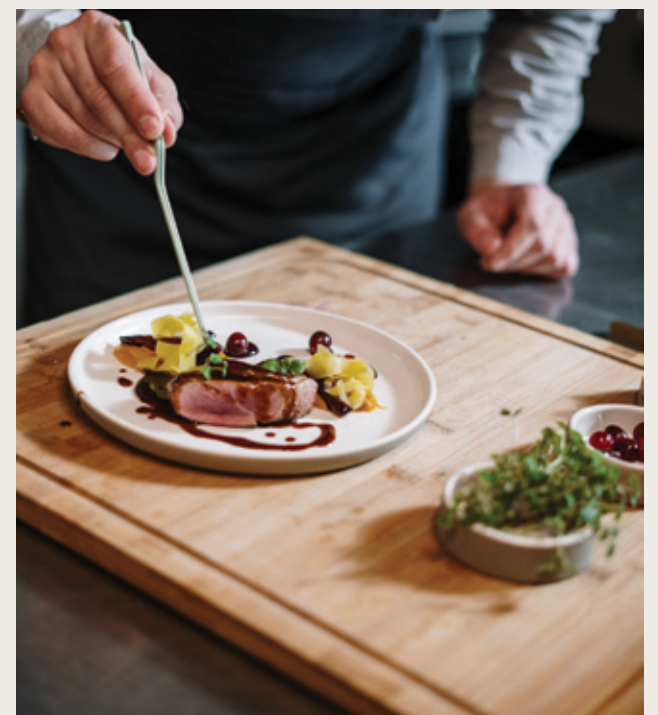


Richmond Hill is renowned for its many top-rated public and private schools at all levels from elementary through high school. World-class post-secondary institutions like University of Toronto, York University, Toronto Metropolitan University and Seneca College are easily accessible via highways and transit. The city offers a life enriched with education, culture and sports through libraries, recreation centres, playgrounds, sports fields and arenas.





A Leisurely Pace



Life is measured in moments. There are a world of experiences just around the corner along bustling Yonge Street. Taste international cuisines at fine and casual restaurants, bakeries, cafes and local grocery stores. Explore theatres, galleries and malls. Enjoy the opening performance of a top-rated show. Immerse yourself in history at a local museum. From art and culture to shopping and dining, everything is close to home.

Refined Modern Living

The first phase of North on Bayview is an intimate enclave of 48 Townhomes with stunning architecture and spacious interiors. Large sun-filled windows are framed by a timeless yet contemporary façade. Inside, world renowned interior designers II by IV Design have created three storeys of sophisticated details and stylish space planning. A fully separate lower level offers additional living space for growing families, visiting guests or passive income.



Rendering is artist's concept. E. & O.E.

*“We are not only designing places to be lived in,
but a lifestyle to grow into.”*



“We have aimed to understand and exceed the expectations of home owners by incorporating a level of excellence and luxury into every detail, materiality, finishing, and overall execution. We are not only designing places to be lived in, but a lifestyle to grow into. Visual textures and authentic material choices have been selected to contribute to the value of the building with a curated selection of furnishings and art to enhance a sense of style and sophistication to the timeless environment.”

Dan Mentions, Principal at II BY IV DESIGN

"The building design exudes a luxurious palette of warm materiality, expressed through clean lines and bold forms. The rhythm of individual spaces seen through large windows within an enclosure of solidity establishes a sense of privacy and individuality while remaining part of a cohesive building form."

Richard Witt, Principal at BDP Quadrangle



Follow Your Instinct North

Rendering is artist's concept. E. & O.E.



Rendering is artist's concept. E. & O.E.

Follow Your Instinct North

For stargazing and sunbathing, the sky's the limit thanks to spacious rooftop terraces designed as your private outdoor oasis.



Rendering is artist's concept. E. & O.E.

The kitchens at North on Bayview have been designed for the chef at home, with sophisticated layouts, unique details and clever storage like walk-in pantries. The panel details are contemporary and transitional with an offering of timeless colour palettes.



Rendering is artist's concept. E. & O.E.

A space for a growing family, a home gym or office, multi-generational living or passive income, the lower levels offer a blank canvas to build the perfect extension to your new home.



Rendering is artist's concept. E. & O.E.

Follow Your Instinct North



Rendering is artist's concept. E. & O.E.

Recreate the spa experience at home in the principal ensuite, with its deep soaker tub, exquisite double vanity and stone countertop.

A family of four is hiking on a dirt trail through a lush forest. In the foreground, a young boy in a light blue t-shirt and grey pants is walking towards the right, holding a wooden stick. Behind him, a girl in a light blue long-sleeved shirt and grey pants is walking, also holding a wooden stick. Further back, a man in a plaid shirt and a woman in a blue jacket and jeans are walking. The forest is dense with green foliage and tall trees. The ground is covered in fallen leaves and twigs. The overall atmosphere is peaceful and natural.

Rediscover your
sense of wonder

M MANSOURI™

Mansouri Living is a residential and commercial real estate development company with over 30 years of history throughout the GTA. The group was originally founded by Sharok Mansouri, a seasoned and astute leader in the development industry. Today the second generation of the Mansouri family, daughters Maryam, Nargues and Lily – together with a seasoned in-house management & customer care team – run the company by fusing a worldly business approach with a cultivated design sensibility and a determination to build with integrity. Mansouri Living has currently over 3,000 homes and 600,000 sq. ft. of retail completed or in development.



The company seeks to relentlessly define urban living at its best while enhancing the convenience of modern life. With a comprehensive approach to development, Mansouri Living collaborates with like-minded leaders in the industry, from a professional team of consultants to first-rate project partners and the best construction management team in Canada. Mansouri developments are all planned with focused attention to detail founded on striking architectural details, expansive living areas, and well-balanced amenities that connect streetscape and neighbourhood.



A Team Dedicated to Excellence

BDP Quadrangle

BDP Quadrangle is one of Canada's leading architecture, design and urbanism practices. Based in Toronto, their expertise spans the full spectrum of the built environment including mixed-use, residential, workplace, retail, transit, media, education and health. Their 200-person studio strives to create places that foster well-being, inclusivity and sustainable futures.



Bousfields Inc.

Bousfields Inc. is a pre-eminent community planning firm in Ontario with expertise in urban design, planning policy, community design, development approvals, community consultation and project management. Bousfields offers a full range of land use planning and urban design services to the development industry, municipalities and government agencies.



PMA Brethour

As one of Canada's premiere real estate firms, PMA has become a leader in the sale of new homes across the Greater Toronto Area, Ottawa and Calgary in Canada as well as San Francisco and Florida in the United States. For over 55 years the PMA family has embraced a simple yet powerful cornerstone – attitude, enthusiasm and teamwork make all the difference.



II BY IV DESIGN

Founded in 1990, II BY IV DESIGN is an internationally recognized, award-winning interior design studio. They work closely with clients to identify their needs and establish a distinct project narrative. It is their thoughtful consideration for both inspiration and ideation that ensures each design concept is built on a strong foundation to cultivate the unique vision.

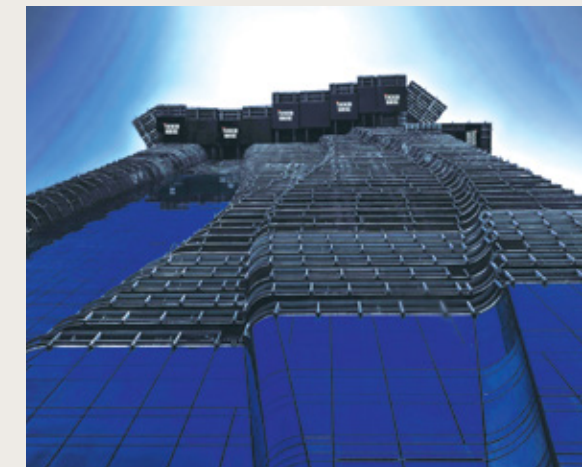
McQuat Partnership

Canada's leading real estate marketers with experience across the continent, from the East Coast to Vancouver and from Florida to California, the McQuat Partnership team has directed successful marketing campaigns for well over 3,500 communities, condos and resorts all over North America for more than forty-five years.



Schollen & Company Inc.

For over two decades the talented team of landscape architects, urban designers, landscape planners, technicians and ecological restoration consultants at Schollen & Company Inc. approaches all projects with a unique combination of ecological sensitivity and respect for community aspirations that results in the generation of solutions that are innovative, environmentally responsible and practical.



Tucker HiRise Construction

Tucker HiRise leads the industry in high-density, mixed-use development with over 15,000 high-rise units, and counting. They utilize groundbreaking technology, innovative techniques, and reliable service to ensure success in every step. By implementing virtual construction and design forecasting, Tucker HiRise addresses complications before construction even begins.



Breathe Deeply and
Wake Your Senses





Another Exceptional Community By
MANSOURI[™]

Renders and elevations are not to scale and are subject to architectural review and revision.
All materials, specifications, details, and dimensions, if any, are approximate and subject to change without notice.