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BAYVIEW ROYALE
RESIDENCES

DEVELOPMENT OPPORTUNITY

Presented by *Peter Torkan & Merad Safaian*

www.BayviewRoyal.com

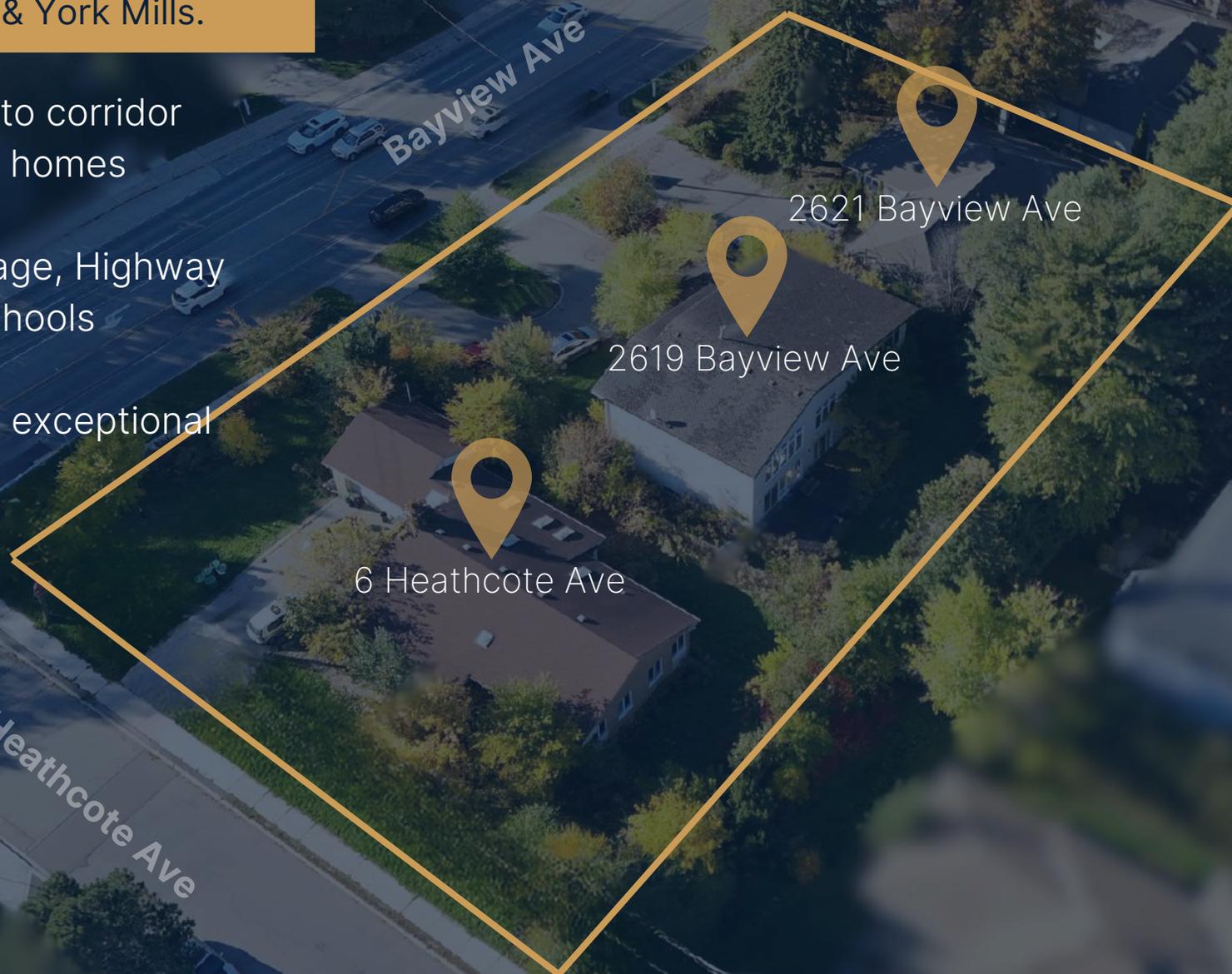
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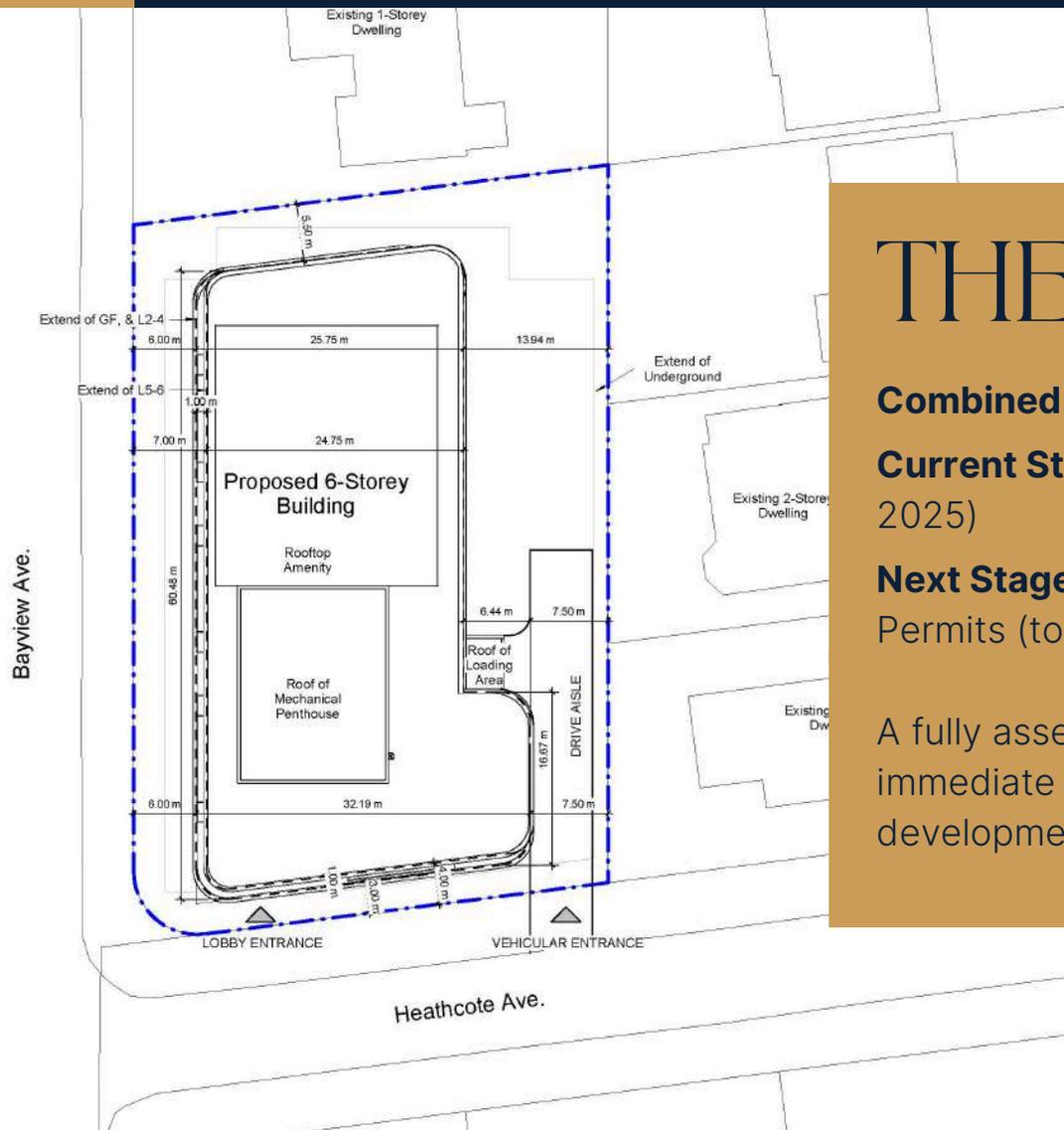
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Three assembled lots with approved zoning for a six-storey, sixty-unit residential building at Bayview & Heathcote, Toronto. Steps away from Bayview & York Mills.

- Premium north-Toronto corridor surrounded by estate homes
- Steps to Bayview Village, Highway 401, and top-rated schools
- Corner exposure with exceptional visibility and access





THE SITE

Combined Site Area: 33,949 sq ft (0.78 acres)

Current Status: Zoning Approved (February 2025)

Next Stage: Site Plan Approval & Building Permits (to be completed by purchaser)

A fully assembled, zoning-approved site offering immediate potential for a boutique 60-unit development that bridges luxury and lifestyle.

APPROVED CONCEPT









CONCEPT SUMMARY

Building Height: 6 storeys + mechanical penthouse

Total Units: 60

Parking: 81 spaces (16 tandem • 5 visitor
• 3 accessible)

Bicycle Storage: 36 long-term • 6 short-term

Amenity Space: 4,845 Sqft indoor
5,705 Sqft outdoor

Architect: Zahedi Design Studio



BUILDING COMPOSITION OVERVIEW



Level	Use	Highlights
Roof / MPH:	Mechanical Penthouse	Equipment screen + rooftop amenity + Terrace
6th Floor:	Residential + Outdoor Amenity	≈ 5 large 2–3 Bed suites + terrace views
5th Floor:	Residential	≈ 5 suites (2 & 3 Bed mix)
3rd–4th Floors:	Typical Residential	≈ 20 suites (2 Bed + Den)
2nd Floor:	Residential	≈ 10 suites (1 Bed + Den & 2 Bed)
Ground Floor:	Lobby, Amenity, Residential	Lobby (205 m ²) + Gym/Spa/Party Room (450 m ²) + 8 suites
P1 Level:	Parking + Services	81 stalls • Storm tank • Bike storage • Mechanical rooms

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UNIT MIX SNAPSHOT

1 BED + DEN

2nd – 4th Floors
Approx ≈ 20 units
800 – 900 sqft

2 BED

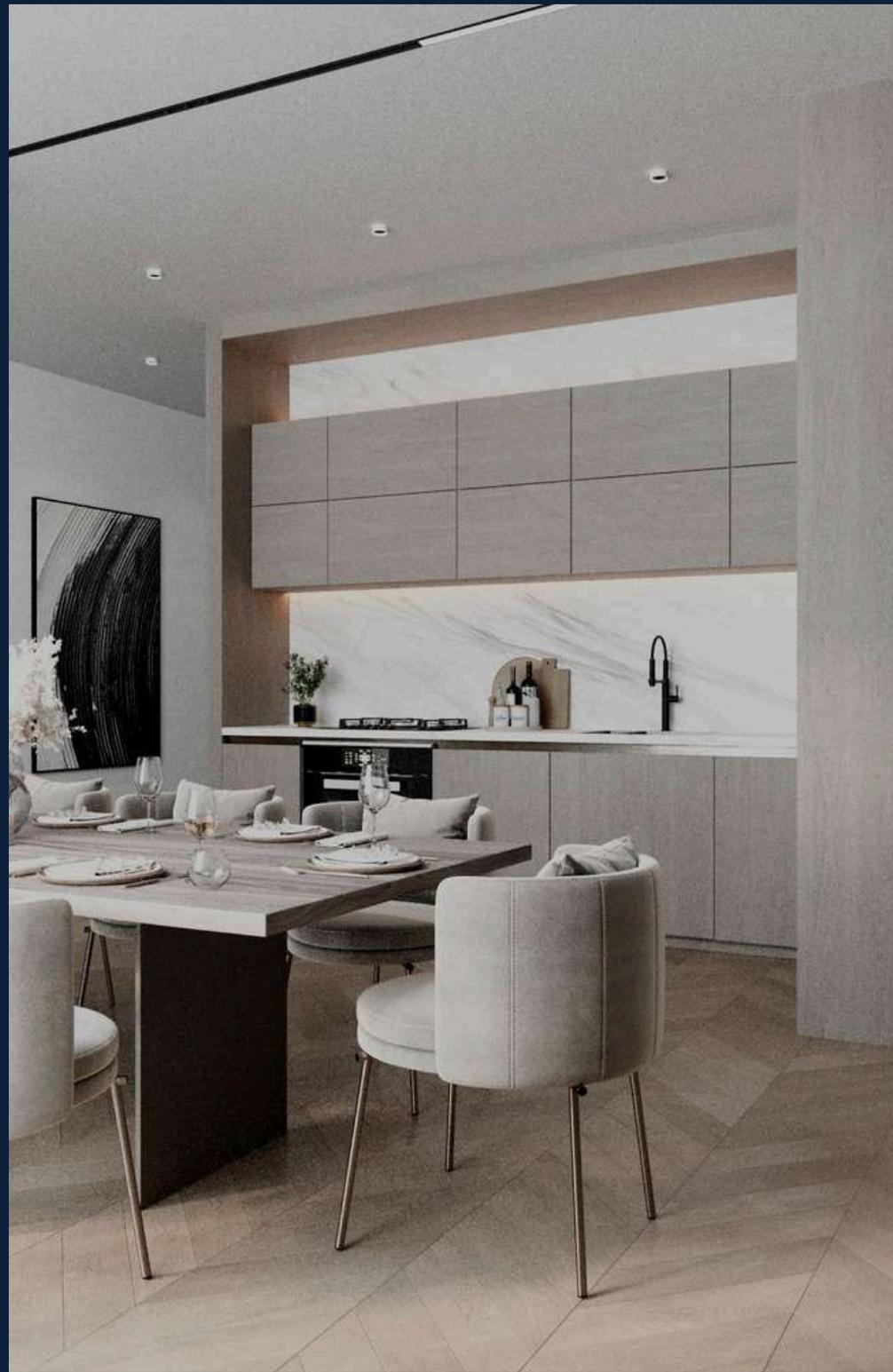
Ground–4th Floors
Approx ≈ 25 units
1,000 – 1,200 sqft

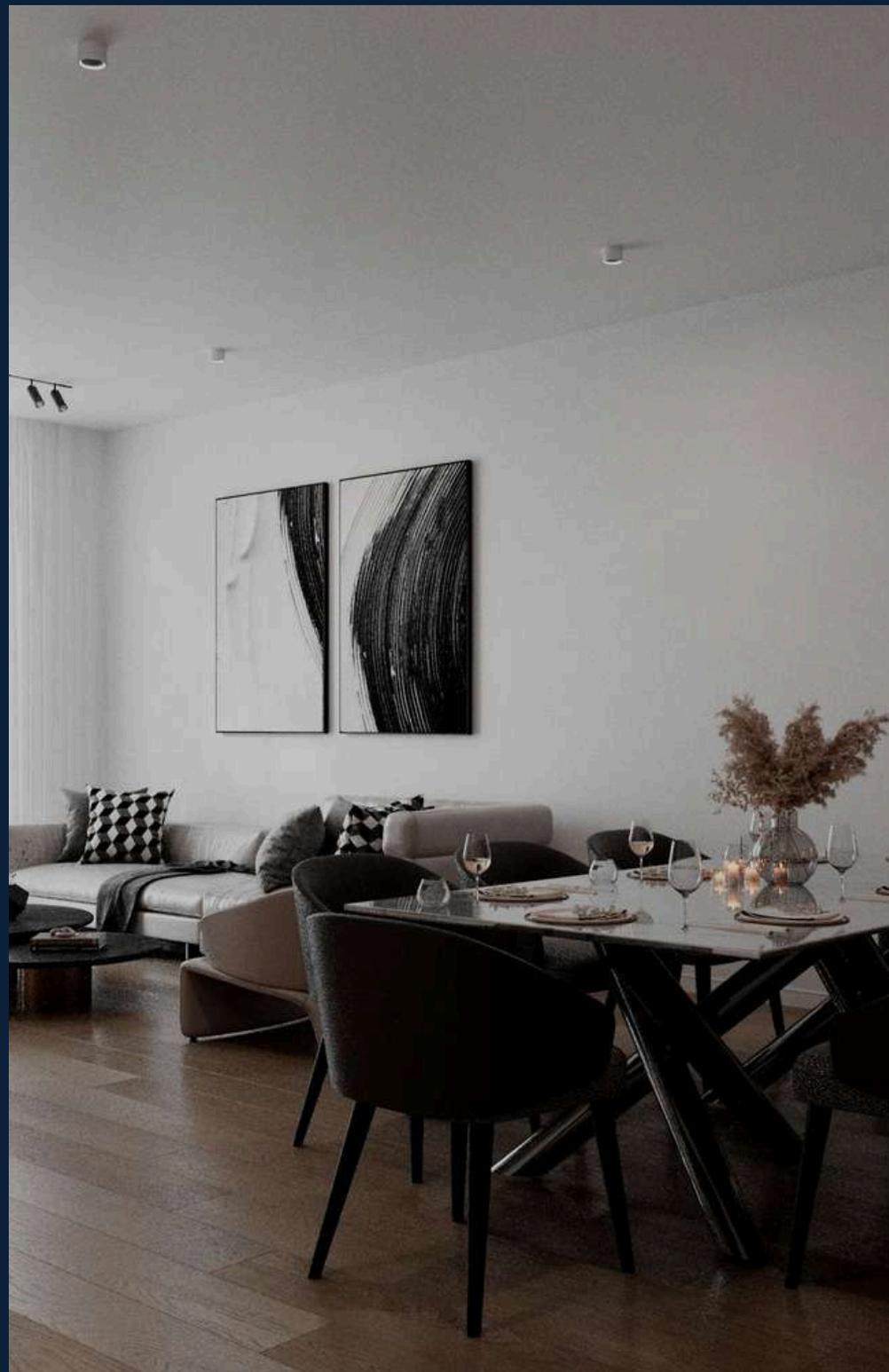
2 BED + DEN / 3 BED

5th–6th Floors
Approx ≈ 15 units
1,450 – 2,000 sqft







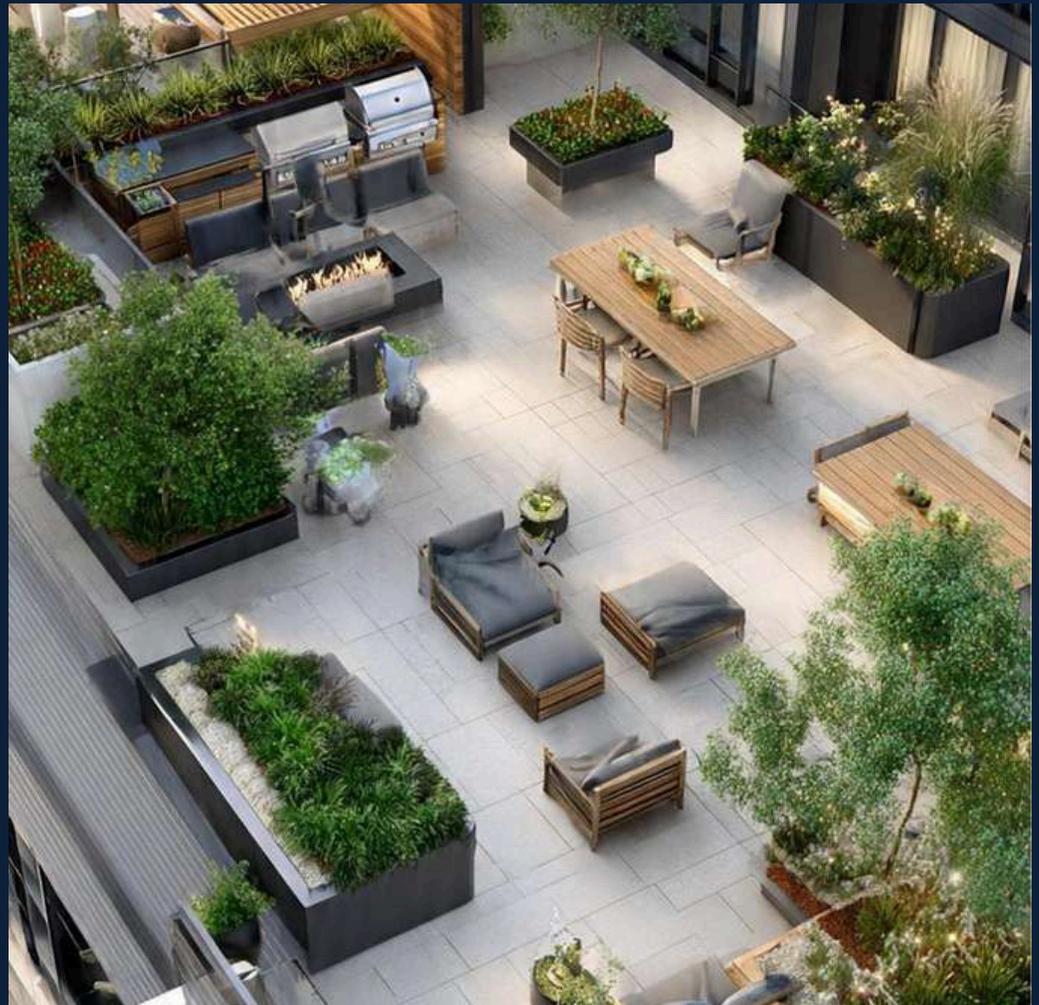


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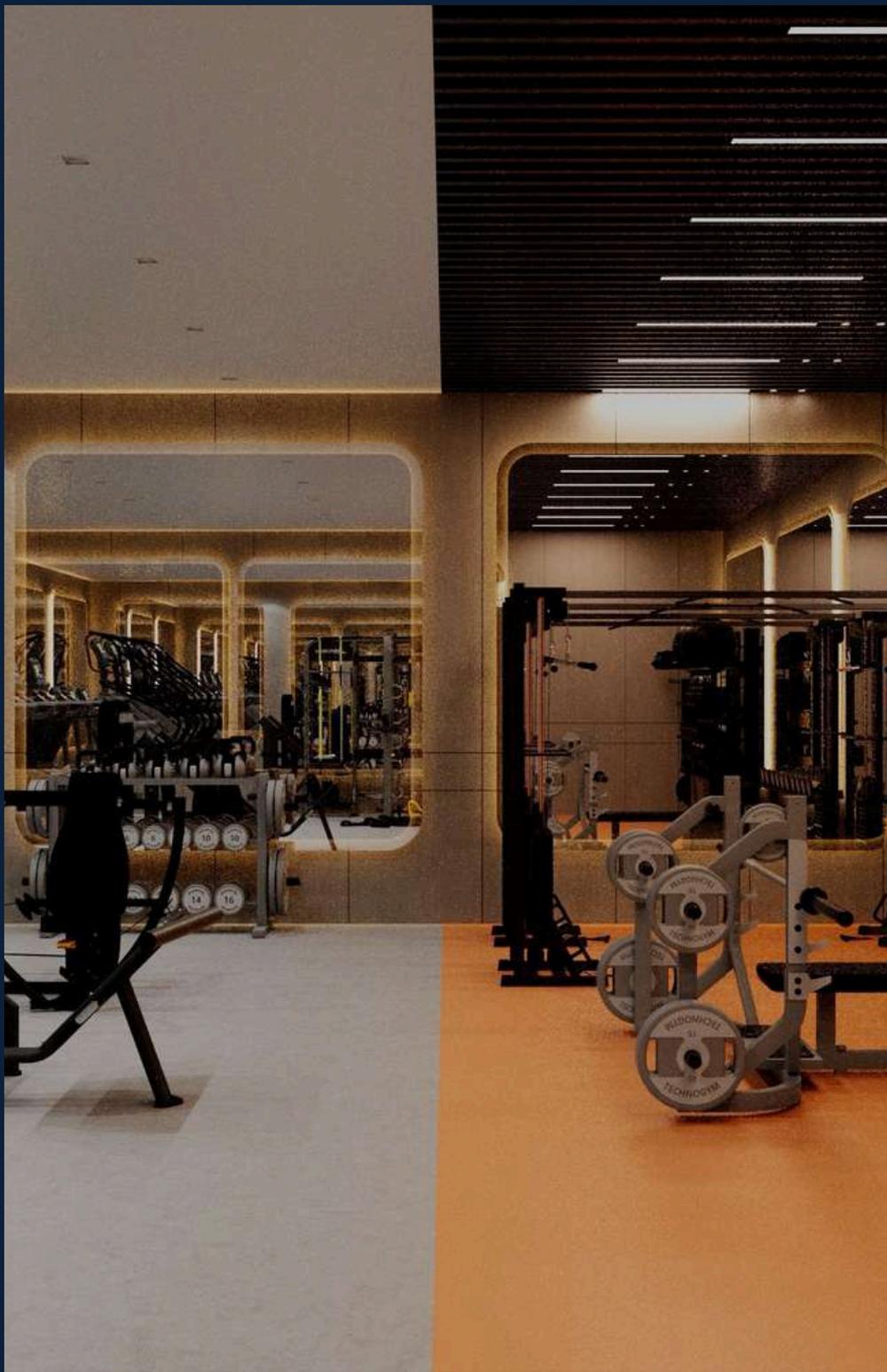
AMENITIES SNAPSHOT

Amenities are designed to embody boutique luxury and effortless living. The vision includes a grand double-height lobby with concierge service, a state-of-the-art fitness and wellness centre, private lounge and co-working spaces, and nearly 10,500 sq ft of indoor and outdoor amenity areas.

Landscaped terraces, rooftop lounges, and curated social spaces create a refined environment where residents can relax, connect, and enjoy a lifestyle that balances sophistication, wellness, and community.







DESIGN HIGHLIGHTS

- Boutique six-storey mid-rise with contemporary façade
- One efficient underground parking level
- Rooftop terrace and outdoor amenity space
- Balanced unit mix for downsizers, professionals, and families
- Integrated ground-floor amenities (concierge, gym, spa, and lounge)
- Designed to transition gracefully into surrounding low-rise context



PROXIMITY EXCELLENCE



LESS THAN 5 MINUTES TO

- The Donalda Club
- Bayview Village
- Granite Club
- Bayview Sheppard
Subway Station
- Highway 401 Access
- Shops at Don Mills



LESS THAN 10 MINUTES TO

- Rosedale Golf Club
- Sunnybrook Park
- St. Clement's School
- Havergeral College
- Crescent School
- Post Road - Bridle Path
Community
- Sunnybrook Hospital



LESS THAN 20 MINUTES TO

- Yorkville Ave
- Pusateri's Find Foods
- Downtown Toronto
- Royal Ontario Museum
- Toronto Pearson Airport





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OPPORTUNITY

A rare corner assembly with zoning already secured the most time-intensive phase of development complete.

Immediate ability to proceed to site plan and permit stage

Strategically located in a high-demand, low-supply corridor

Boutique scale ensures manageable construction costs and premium absorption

Luxury condominium

Presented By

TEAM

PETER TORKAN

Founder / Broker
The Agency, Brokerage



Peter Torkan is one of Toronto's leading luxury real estate brokers, Founder of Team Torkan and The Agency Toronto, and a star of the Amazon Prime series Luxe Listings Toronto. With over 20 years of experience and more than \$2.7 billion in transactions, he is recognized among the top 5% of agents globally at The Agency.

Featured in Forbes, The Globe and Mail, and CTV News, Peter is known for his negotiation mastery, strategic insight, and record-breaking results across properties from \$2 million to \$40 million. His reputation as a trusted advisor to high-net-worth clients and global investors continues to define excellence in Toronto's ultra-luxury market.

MERAD SAFAIAN

Broker
The Agency, Brokerage



Merad Safaian is a respected real estate broker, builder, and developer in Toronto's luxury market, known for his integrity, expertise, and results. With experience as both an investor and builder, he brings a rare perspective that combines market knowledge with construction insight, helping clients make confident, informed decisions.

Specializing in \$3M–\$15M homes, Merad strategically positions each property to attract the right buyers and achieve top value through sharp negotiation, impactful marketing, and a builder's eye for quality. Ranked among the top 5% of agents globally at The Agency and a recipient of the 2024 Chairman's Award, Merad continues to deliver exceptional results and trusted client relationships.

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