



WELCOME
BAYVIEW ROYALE

**PRIME
CORNER
SITE AT**



6 Floors
60 Residences
33,949 sq ft

A Rare Luxury Mid-Rise Boutique Development Opportunity

Where luxury meets smart investment.

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Prime Location | Bayview Ave & York Mills

Strategically located at the prestigious intersection of Bayview Avenue and York Mills, within one of Toronto's most exclusive and high-end residential neighborhoods.

The project is a rare assembly of three premium lots, including a highly valuable corner parcel on Heathcote Avenue. This corner positioning significantly enhances architectural presence, façade exposure, and overall project prestige.

The corner configuration also improves construction logistics, site accessibility, underground parking flow, and operational efficiency – providing both aesthetic and practical advantages.

Project Overview

- Approved 6-storey luxury boutique mid-rise residence
- Approximately 60 residential units
- 73,800 sq.ft. saleable area
- 86,750 sq.ft. Gross Floor Area (GFA)
- 81 underground parking spaces
- Luxury amenities including gym, indoor pool, lounge, party room & grand lobby



Investment Highlights

- Prime corner exposure enhancing façade appeal and long-term value
- Rare mid-rise approval in a tightly held luxury neighborhood
- Surrounded by multi-million-dollar estate residences
- Strong appeal to luxury downsizers and high-net-worth clientele
- Excellent accessibility and long-term appreciation potential
- Enhanced parking access and accommodation due to corner lot positioning

Approvals & Reports Completed

- Zoning Approval
- Ontario Land Tribunal (OLT) Approval
- Full Site Assembly Completed
- Geotechnical Report
- Environmental Report
- Soil Testing
- Hydrogeological Review & Approval



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