

199Church
CONDOMINIUMS

LIVE WORK
PLAY MEET
SHOP WALK
DINE RIDE
REST YOGA
LEARN SPIN
LIFT THINK
EXPLORE...

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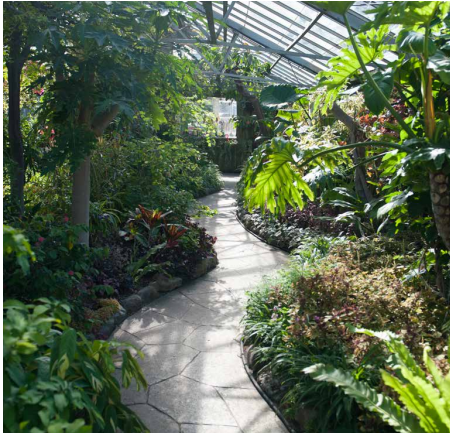
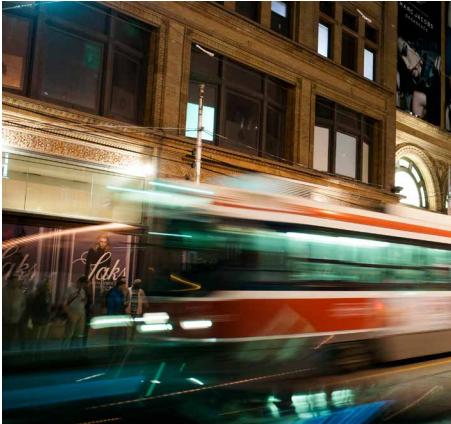
You are constantly
shifting gears.
From the moment morning
breaks till night falls,
your day, your life is moving
from point A to point B.
From one thing to another.
Be it work or play. Shop or dine.
Rest or exercise, you are
always doing something.
Taking on new roles.
Trying out new things.
In this busy environment,
there's one place that
accommodates your
every state of being.
That place is **199 Church**,
your home in this big city.

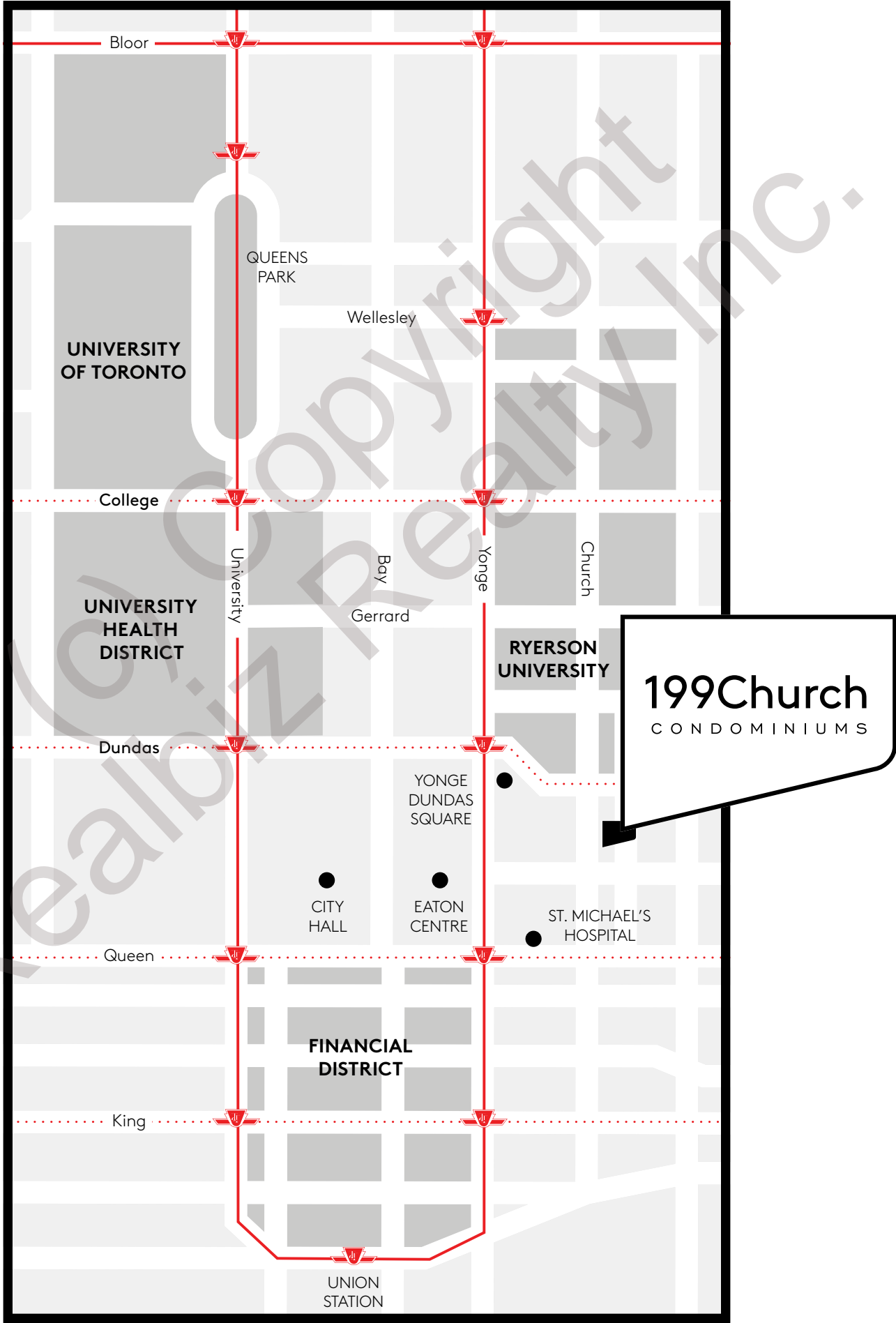


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EXPLORE

Every place that is important, everything that's
necessary is steps from **199 Church**. Tucked in the heart
of downtown, convenience lives here.

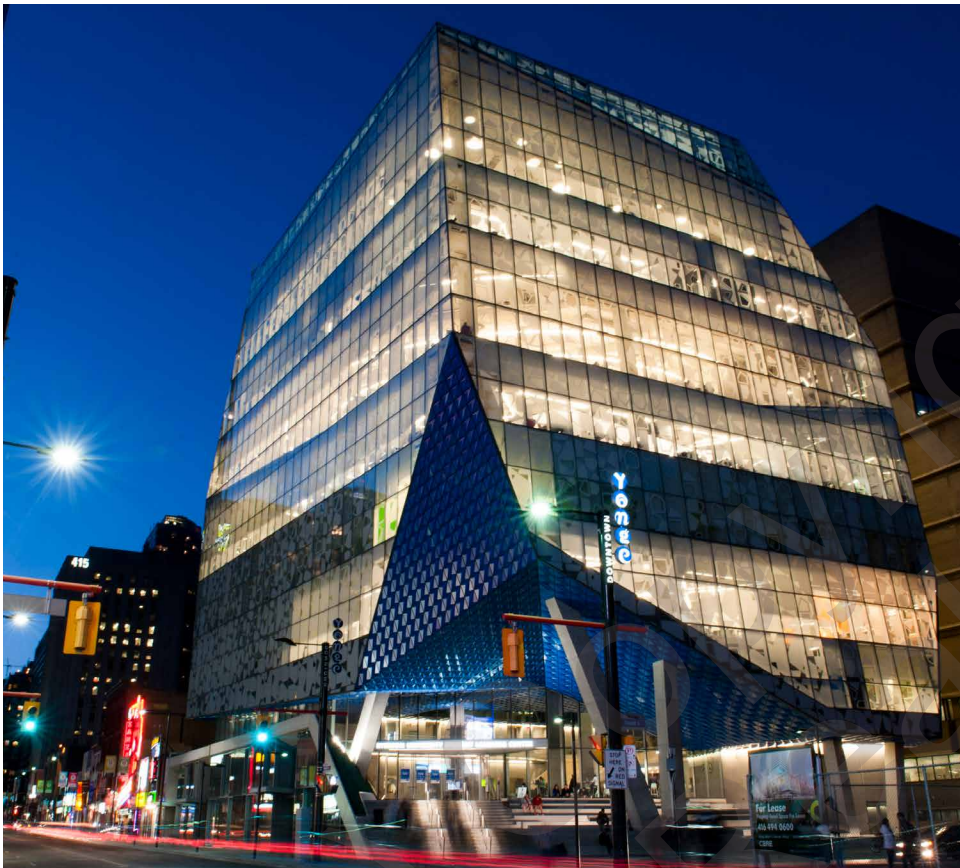




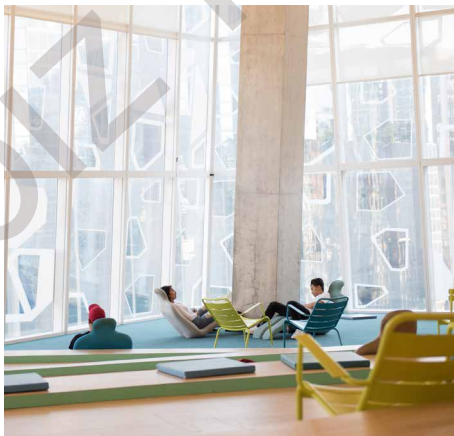
WORK



It's easy to switch to work mode when you live at **199 Church**. Bay Streeters, the Financial District is simply minutes from your door. If learning is the centre of your universe, take note: Ryerson University is just steps away. The corporate hub of Yonge and Bloor, hospitals, businesses big and small are close or a quick transit or bike ride away. With Dundas TTC around the corner, all you high achievers will find a perfect work/life balance. If you've got play on your mind, this is the place to be. On any given day, you can immerse yourself in the energy of Yonge-Dundas Square, update your closet at the Eaton Centre, catch a show at the numerous theatres or savour the many flavours and cuisines in the restaurants that surround your home.



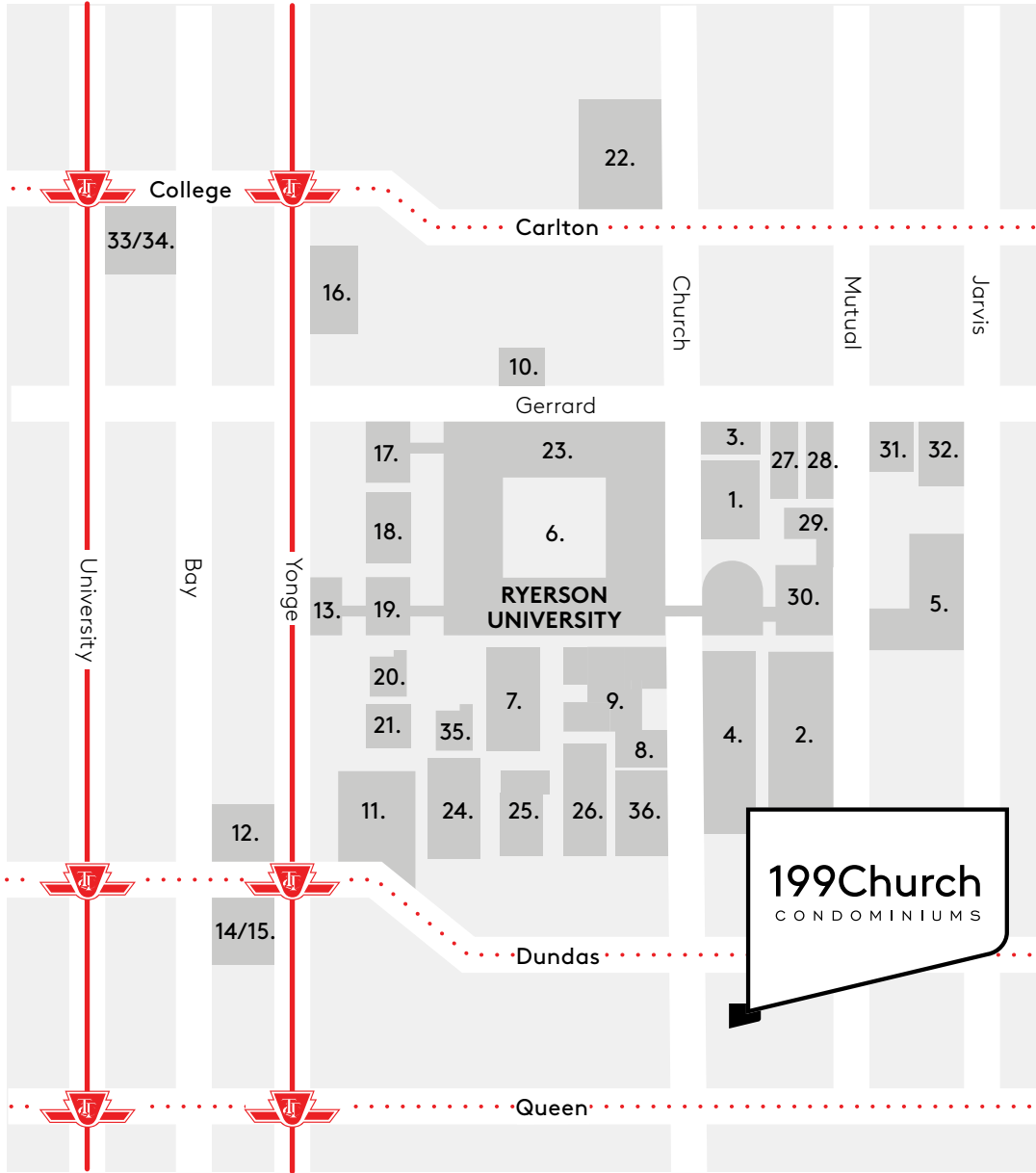
LEARN



A one-minute walk from Ryerson University, **199 Church** is a convenient address for students and faculty. From the award-winning Student Learning Centre to the multi-functional Daphne Cockwell Health Sciences Complex, the university is continuously expanding the campus and most importantly, its offerings.

- 40,435 undergrads enrolled
- 2,753 graduate students enrolled
- 5,600+ registered international full-time students by 2025-26
- 7,000 incoming students every 5-years fills the equivalent of '12' 199 Church buildings
 - Beds on campus - 1,417 beds for 42,000 students
 - 96% have zero opportunity to live on campus

- LEGEND:
- | | | |
|---|--|---|
| 1. Architecture Building | 13. Sheldon & Tracy Levy Student Learning Centre | 26. South Bond Building |
| 2. Merchandise Building | 14. Ted Rogers School of Management | 27. Eric Palin Hall |
| 3. Civil Engineering Building | 15. Yonge Dundas Intersection | 28. Sally Horsfall Eaton Centre for Studies in Community Health |
| 4. George Vari Engineering and Computing Centre | 16. Office of University | 29. Pitman Hall |
| 5. International Living/ Learning Centre | 17. Jorgenson Hall | 30. Rogers Communication Centre |
| 6. Recreation & Athletics Centre | 18. Podium | 31. Co-operative Education |
| 7. School of Image Arts | 19. Library Building | 32. Research and Graduate Studies |
| 8. School of Interior Design | 20. Campus Store | 33. MaRS Building |
| 9. Student Campus Centre | 21. Parking Garage | 34. Women's College Bay |
| 10. Centre for Urban Innovation | 22. Mattamy Athletic Centre | 35. The Chang School of Continuing Education |
| 11. Yonge Dundas Square | 23. Kerr Hall | 36. Daphne Cockwell Health Sciences Complex |
| 12. Atrium on Bay | 24. Victoria Building | |
| | 25. Creative Innovation Studio | |



An excellent example
of something old and
something new, **199 Church**
stands out in a skyline
that's forever changing.
While modern in its design and
materiality, it incorporates the
rich past of Church Street
to fashion a structure
with a singular presence.

DESIGN

LIVE. WORK. PLAY.





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Retaining the historic façade of the Georgian townhouses that sit on Church Street, the podium with its punched windows in between brick pilasters, limestone lintels and cornices adds character to an otherwise contemporary building. These architectural features generate an even rhythm that brings a sense of intimacy and community along the street.

An embodiment of the site's history and character, at 39 storeys, the tower stands tall above the street, creating a dramatic overhang and an interesting architectural statement. Inspired by the materiality, aesthetic and rhythm of the podium, its facade fuses heritage charm with clean modern lines.

LIVE. WORK. PLAY.

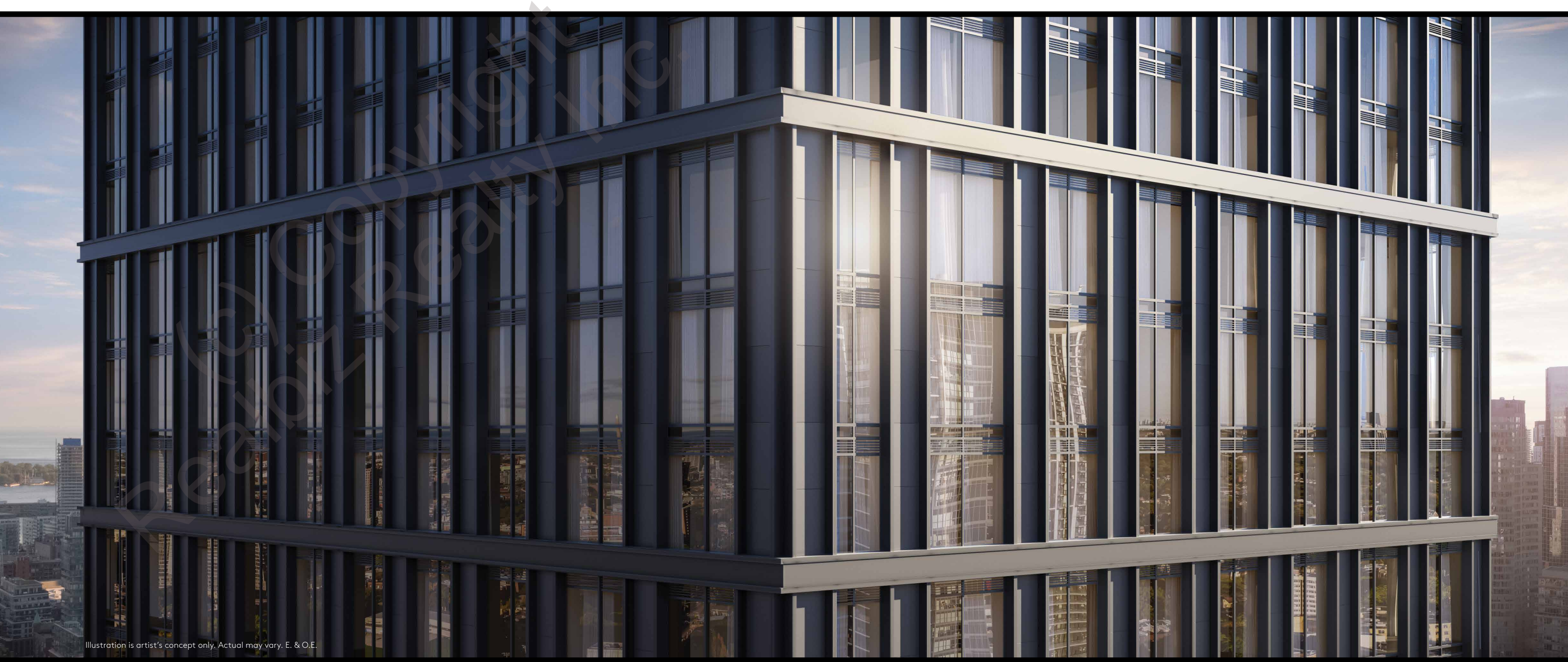
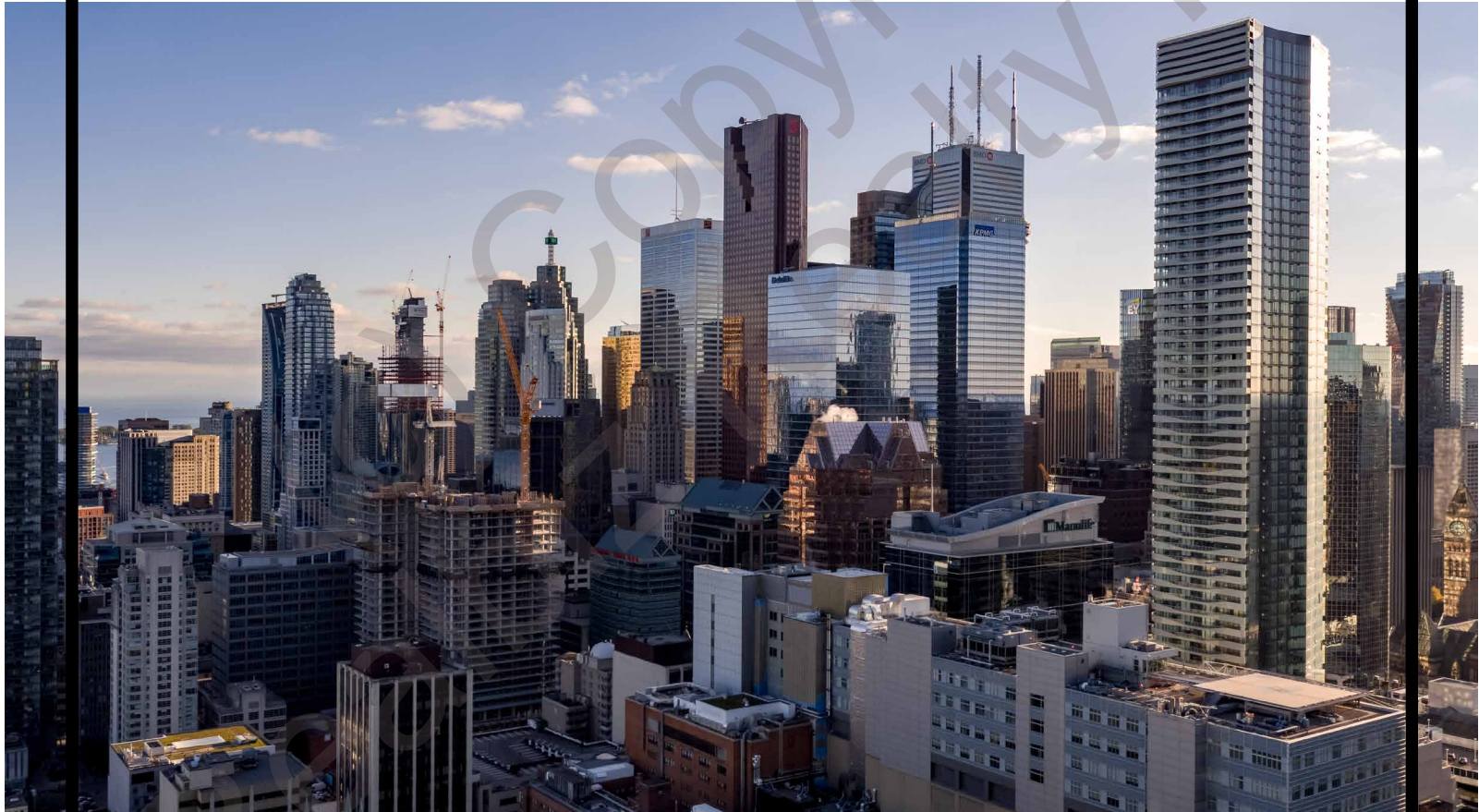


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VIEW



Southwest view from the penthouse level.



Northwest view from the penthouse level.

At **199 Church**, you'll always be greeted by dazzling views. To the south, the blue waters of the lake, and elsewhere an energetic city, rising tall. A picture of dynamism.

LIVE

At **199 Church**, you can be you. Designed to complement your life and your style, its ultra-chic amenities are an elevator ride away.

When you want to meet, greet or welcome friends and family, the lobby is a great place to do all that. Styled with accents of matte black and glossy white, its modern minimalist aesthetic makes a memorable first impression. Outfitted in Fendi furniture and captivating art, the space makes a chic and very hip statement.

With all the things you like to do and want to do, this condominium fits your life to a tee. Just like you, wellness has a special place at **199 Church**. Here you can achieve all your fitness and feel-good goals. Spread out over 4,800 sf, the wellness zone comes kitted with state-of-the-art equipment, separate zones for cardio, weights, yoga and more. Surrounded by an expanse of outdoor space, you have the freedom to take

your stay fit routine outside under the sky. It's also great for relaxing and enjoying the breeze.

Once you're done feeling good, you can switch to work or play just as easily. Right above the wellness zone is a shared workspace that embraces many functions. During the day, it's a great place to think, ideate, and get stuff done. Inspired by the workspaces of leading technology companies, like Google, this all encompassing space provides a mix of large open areas and private meeting enclosures ideal for work and study. Outfitted with banquettes, communal tables, gatherings of soft seating and a server, the space is carefully curated for contemplative and engaging activities. With everything it has to offer, it's easy to be you at **199 Church**.



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LOBBY

3RD FLOOR AMENITY

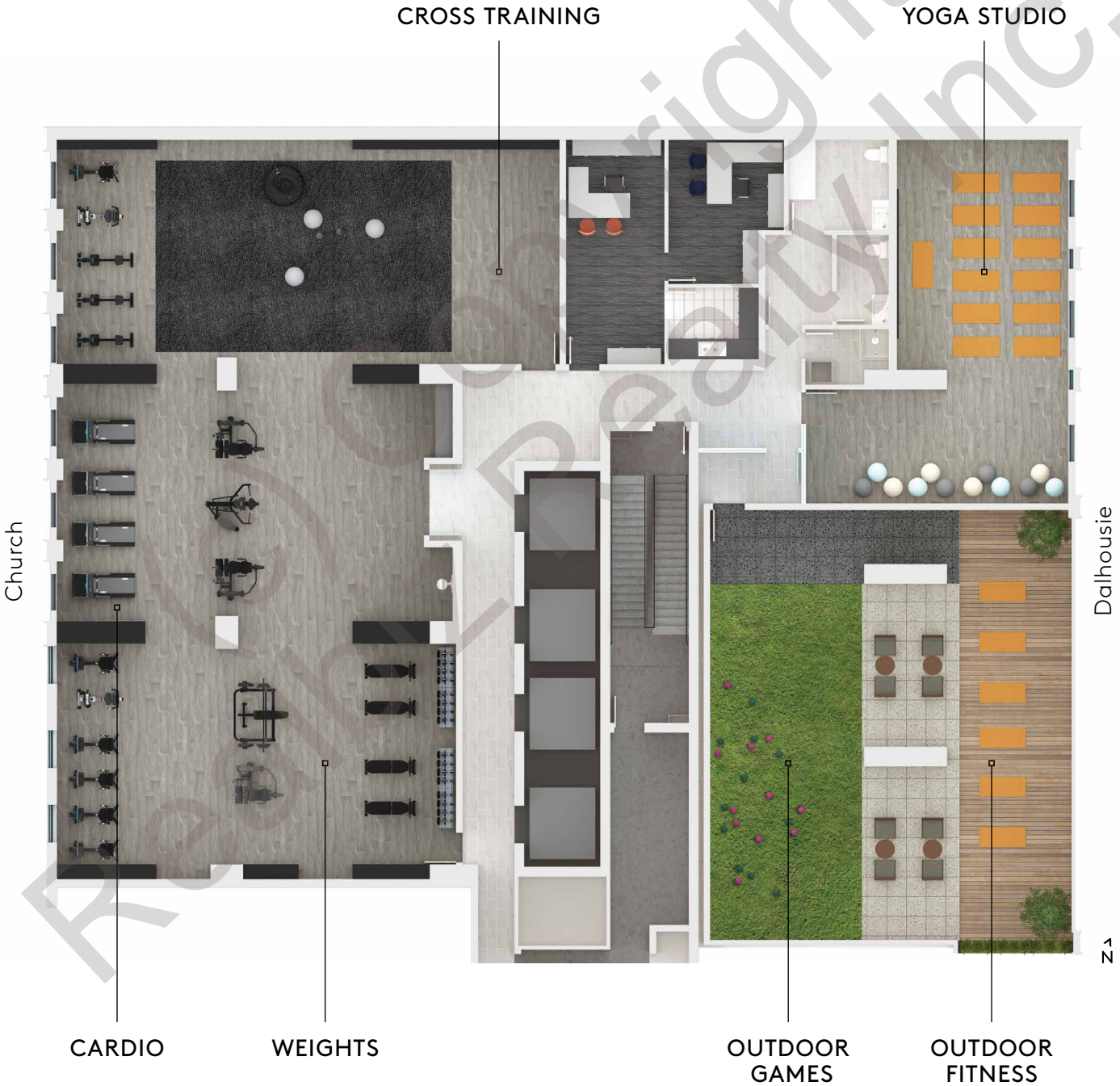


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5TH FLOOR AMENITY

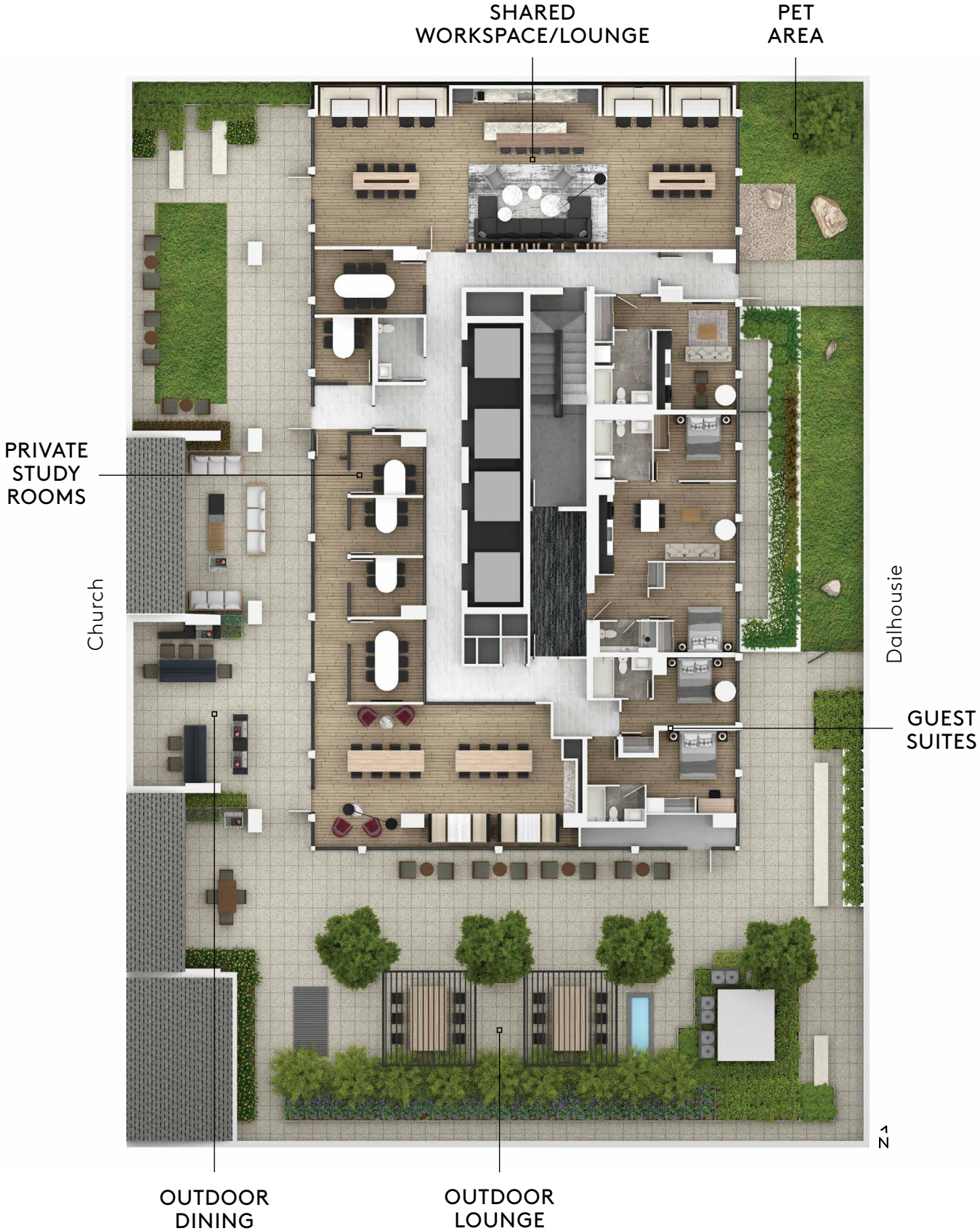


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SHARED WORKSPACE



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FITNESS FACILITY

HOME

The most important place
at **199 Church** is your suite.
Designed to complement your
life story and its many chapters,
this is where you will be happy,
comfortable and restful.
Light and bright, every suite here
has expansive windows, a sleek
kitchen, and spa-like bathrooms.
Every little detail of your suite
offers that necessary measure
of luxury you deserve.



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LIGHT PALETTE



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MEDIUM PALETTE



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DARK PALETTE

EXCEPTIONAL
FEATURES + FINISHES

BUILDING

- > 24 hour, 7 days a week concierge
- > Security coded access fob for all residents
- > Two guest suites provided for resident's use
- > Individual suite hydro, BTU and water metering
- > Automated parcel storage

SUITES

- > Smooth finished ceilings throughout
- > Choice of flooring throughout entry, kitchen, dining, living areas and bedrooms from builder's standard samples
- > Painted baseboards, door frames and casings
- > TV/telephone outlets in living/dining room and bedrooms
- > Smoke detectors and sprinkler system

KITCHENS

- > Kitchen cabinetry from builder's standard samples
- > Countertop from builder's standard samples
- > Undermount stainless steel sink

APPLIANCES

- > Refrigerator
- > Cooktop and oven
- > Microwave
- > Exhaust fan insert
- > Dishwasher
- > Stacked washer and dryer

BATHROOMS

- > Countertop from builder's standard samples
- > Tile from builder's standard samples
- > Sink and faucet
- > Bathroom cabinetry from builder's standard samples
- > Bathtub with shower curtain rod, faucet, controls and shower head, as per plan
- > Shower with enclosure, as per plan



CentreCourt is known for its well thought out developments. Always close to major amenities, rapid transit network and employment areas, its numerous high-rise condominiums are designed for modern city life.

The company believes that this approach to development will contribute to the Greater Toronto Area's vibrancy, sustainability, and competitiveness. CentreCourt has completed or is actively developing 18 high-rise residential communities throughout the GTA, collectively representing over 9,000 homes and \$4 billion of development

value. Every CentreCourt development is a collaborative endeavour undertaken with the finest planners, architects, interior designers, and construction trades in the business.

Driven by its vision to become industry leaders, CentreCourt values excellence and aims to create a positive impact in the way people live. Every suite the company has developed is of the highest quality standard. Taking pride in building unique developments, CentreCourt always strives to exceed expectations.

www.centrecourt.com



Founded in 1981, Parallax has evolved into a premier developer of diverse assets; its nimble ability to shift between asset classes has given it a unique advantage. The company is well known for its street-front retail, high-rise and mid-rise residential condominiums, office buildings, mixed-use facilities, and public-private partnerships. As Parallax looks to the future, it's committed to delivering developments that reflect its contemporary, forward-thinking corporate philosophy.

www.parallaxcorp.ca



411 Church



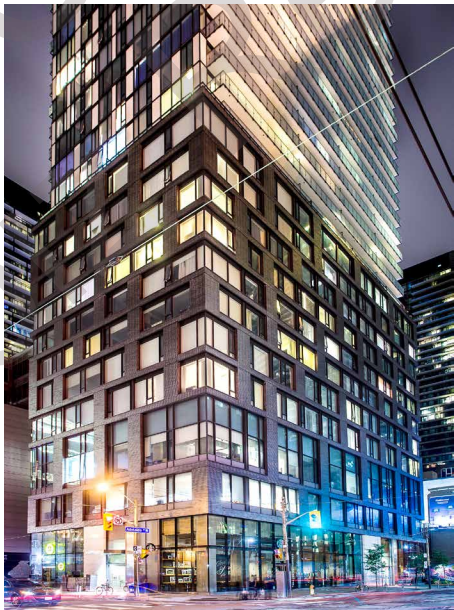
Grid Condos



Transit City



Zen King West



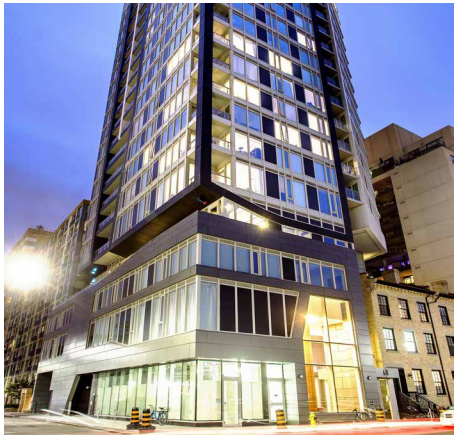
Peter Street Condominiums



Karma



55 Mercer



Core Condos



The Forest Hill

TEAM

Architecture + Interiors
IBI Group is a global firm of architects, engineers, interior designers and technology professionals who create vibrant, livable and sustainable urban environments. IBI Group Architects are recognized leaders in residential, hospitality, retail and mixed-use design. Under the leadership of Design Principal and Global Director of Buildings, Mansoor Kazerouni, the firm has recently completed award-winning projects like the Delta flagship hotel in downtown Toronto and L'Avenue, a 50-storey mixed-use project in Montreal, both recognized as landmark buildings. IBI has designed many of Centrecourt's recent highly acclaimed towers such as Index, Grid and 411 Church Condos, and numerous other condominium developments across the GTA. The firm is currently working in major cities across Canada, the United States, the UK, Middle East, and India.

Branding and Design
L.A. INC. is one of North America's foremost companies specializing in branding, marketing, and communications for major real estate developments throughout North America and Europe. The Toronto based firm has created exciting and memorable brands and award-winning marketing programs for major developments in New York, South Florida, Atlanta, Philadelphia, Las Vegas, Chicago, Minneapolis, Nashville, Louisville, Toronto, Montreal, Calgary, Ottawa, and Vancouver.

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INFO@199CHURCH.COM 416.613.0880

10 YEARS
BUILDING
TORONTO'S
SKYLINE



CENTRE COURT



PARALLAX