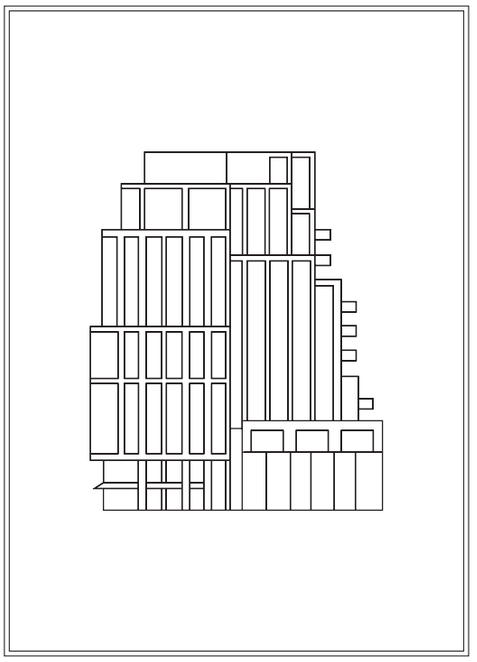


THE BEDFORD



THE BEDFORD

By Burnac



THE BEDFORD AT NIGHT

FORM AND FUNCTION BECOME ONE

Welcome to The Bedford, a collection of elegantly appointed private residences ByBurnac, etched into the fabric of Toronto's celebrated Yorkville-Annex neighbourhood. Inspired by the revered Haussman architecture that defines Paris with iconic appeal, The Bedford is a triumph of creativity. This sleekly modern building rises 13 storeys above one of Canada's most prestigious enclaves, offering unobstructed views of this treasured neighbourhood, that will remain untouched, thanks to the area's protected heritage designation. An intimate and sophisticated place that few can call home, The Bedford offers a singular experience of 5-star service and hospitality akin to that of the world's top hotels.

FOREVER AN ENCLAVE

At Bedford and Davenport, the Annex meets Yorkville Village – one of the world's most famous shopping and dining districts. The Bedford is located at the gateway to Yorkville, with Toronto's Mink Mile just a short walk away. Residents will appreciate easy access to the city's top amenities, by way of The Bedford's close proximity to the city's extensive transportation network.



HISTORIC LILLIAN MASSEY BUILDING

Set in an area that offers the conveniences of the city with the comfort and quiet of the suburbs, the neighbourhood remains an outstanding example of heritage preservation and endearing character. Residents of The Bedford can take in the unobstructed views of this treasured neighbourhood, which will remain untouched thanks to the locale's protected heritage designation.



LOOKING SOUTHEAST OVER THE NEIGHBOURHOOD

The historic Yorkville-Annex neighbourhood was the city's most exemplary community, predating Rosedale and Forest Hill. Over the years, it has been home to some of Canada's most famous cultural and political luminaries. Strolling along the tree-lined streets past the grand homes, it's easy to imagine this fabled neighbourhood back when it was an enclave for the most successful and privileged of the European newcomers.



THE HAZELTON HOTEL

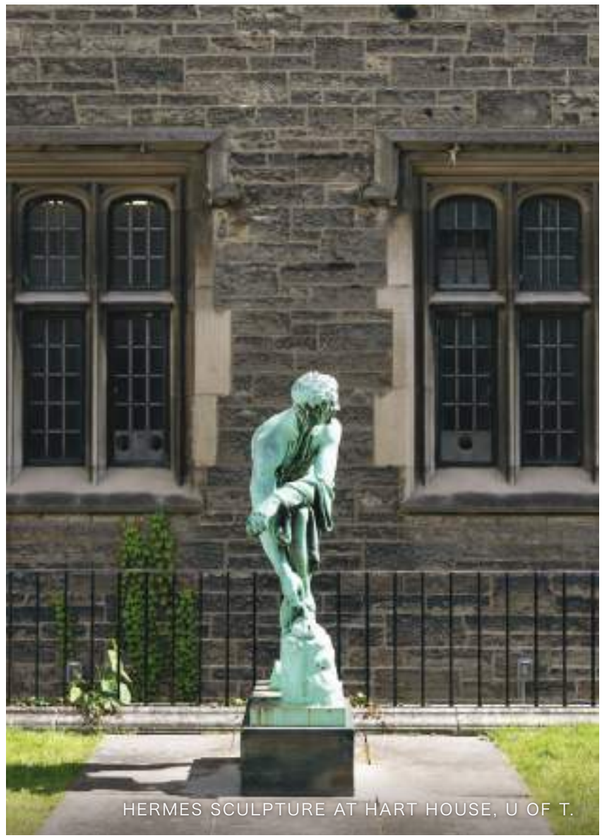


DIOR

Within this coveted neighbourhood, encompassing over 500 heritage buildings, The Bedford takes its place at one of the city's most historic intersections. Davenport Road, which meanders diagonally through the city's grid of streets, follows an ancient trail originally established by the Indigenous inhabitants, who travelled it in order to cross between the Don and Humber Rivers. Bedford Road, laid out in 1886, counts 15 heritage buildings along its length, as it extends north from Bloor and beyond Davenport. The intersection of these two boulevards marks a celebrated address for The Bedford, and one that only a few will call home.



BEAUTIFULLY PRESERVED VICTORIAN ANNEX-YORKVILLE HOMES



HERMES SCULPTURE AT HART HOUSE, U OF T.

POINTS OF INTEREST

ATTRACTIONS & ENTERTAINMENT

- Royal Ontario Museum
- Gardiner Museum
- The Royal Conservatory
- Varsity Theatre

HEALTH & WELLNESS

- Barry's Bootcamp
- Equinox
- Soulcycle
- DLK

GALLERIES

- Gallerie de Bellefeuille
- Ingram Gallery
- Odon Wagner Gallery
- Peter Triantos Art Gallery

5-STAR HOTELS

- Four Seasons
- The Hazelton
- Park Hyatt

GOURMET GROCERIES

- Eataly
- Pusateri's
- Whole Foods Market

RETAIL

- Balenciaga
- Brunello Cucinelli
- Burberry
- Cartier
- Chanel
- Christian Louboutin
- Dolce and Gabbana
- Escada
- Ferrari
- Gucci
- Harry Rosen
- Hermès
- Holt Renfrew
- Isaia
- Louis Vuitton
- Moncler
- Prada
- Rimowa
- Rolex
- Royal De Versailles
- The Webster
- Tiffany & Co.
- Versace

RESTAURANTS

- Alobar
- Amal Toronto
- Cafe Boulud
- David Rocco Bar Aperitivo
- Joni
- Joso's
- Kasa Moto
- Morton's
- Nespresso
- One Restaurant
- Osteria Giulia
- Sassafraz
- Sofia
- Sotto Sotto
- Writer's Bar



THE ARCHITECTURE

BY AUDAX

A TIMELESS PARAGON

Toronto's premier architecture firm is bringing its award-winning philosophy to The Bedford. Audax combines the quiet luxury of traditional craftsmanship with contemporary aesthetics to reveal the permanent quality that defines timelessness.



GIANPIERO PUGLIESE





THE EXQUISITELY DESIGNED LOBBY ENTRANCE

The Bedford, a landmark residence on a human scale, blends seamlessly with the surrounding neighbourhood, paying tribute to its historic character. The key to this accomplishment is Audax's modern interpretation of Haussman architecture, which is evocative of the 19th century stone buildings lining the streets of Paris. With their contrasting dark mansard roofs, wrought-iron balconies, and sculpted exterior stonework, these iconic buildings are emblematic of the City of Light, and give its architecture an enduring and unforgettable appeal.



THE BEDFORD AT SUNSET

BEDFORD ROAD STREETSCAPE

Demonstrating true artistic sophistication, Audax has designed The Bedford with inspiration from these cherished Parisian buildings, utilizing classic building materials and architectural detail. The interior of each private residence offers spacious floorplans, enhanced by soaring ceilings. In sync with the neighbourhood's historic character, the building achieves perfect visual harmony with its surroundings.



TERRACES OFFER SUBLIME OUTDOOR ENJOYMENT

Contrasting dark and light materials are inspired by the Haussman architecture of Paris.

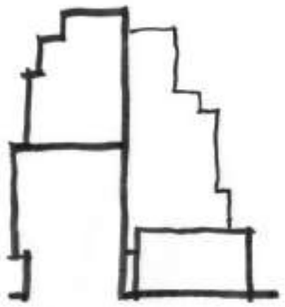


fig. 1
Massing



fig. 2
Framing



fig. 3
Windows



fig. 4
Shadows

THE INTERIOR DESIGN

BY STUDIO PAOLO FERRARI

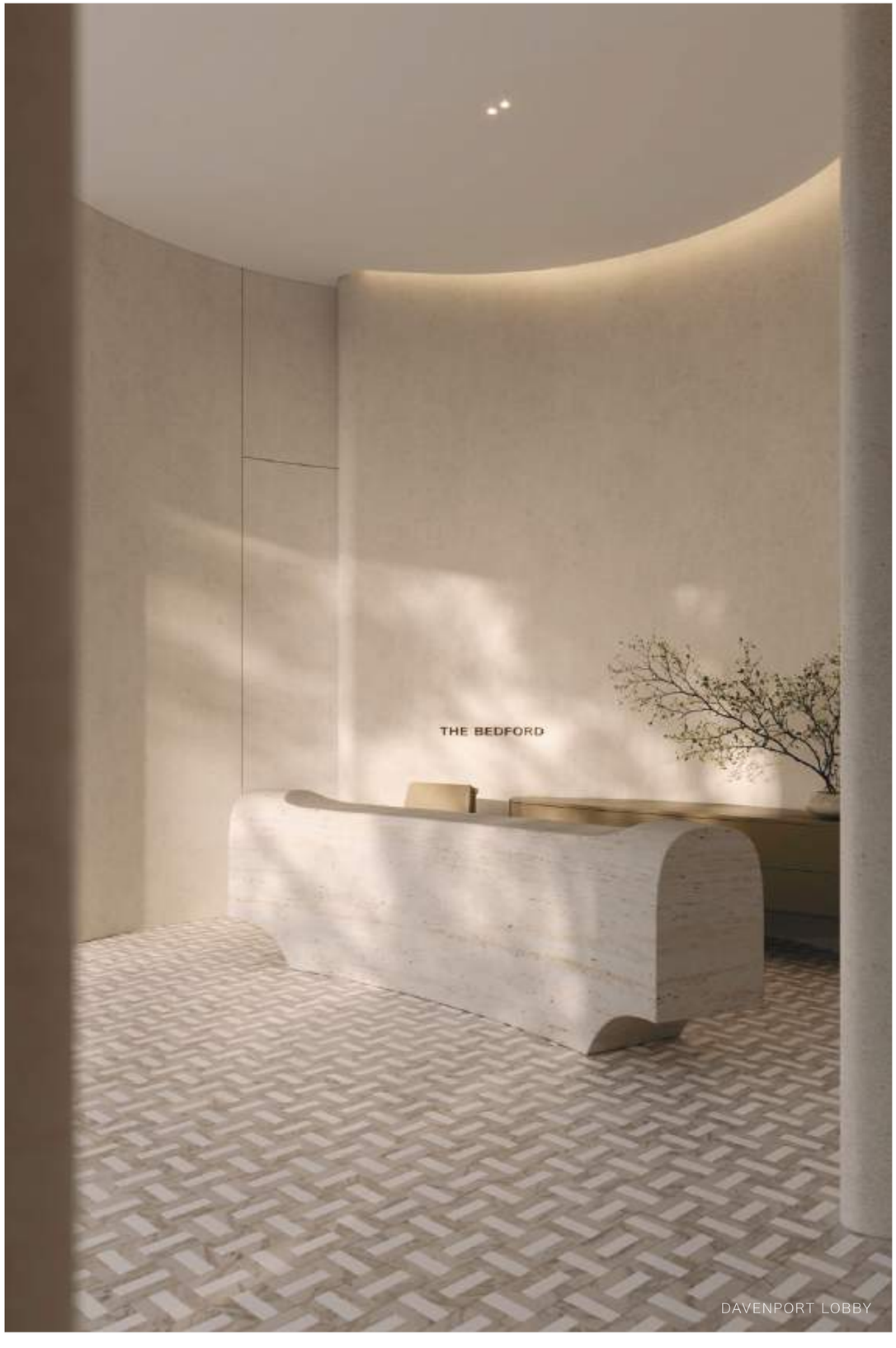
CONTEMPORARY LUXURY ARTICULATED

Studio Paolo Ferrari, a Toronto-based multidisciplinary design house led by the internationally recognized designer, Paolo Ferrari, has created interiors that express true comfort and authentic craft. The approach is restrained yet guided by gracious hospitality and service. Thoughtful design and effortless elegance establish a vision of refinement and luxury.



PAOLO FERRARI

By Burnac



DAVENPORT LOBBY

The Bedford's interiors are meticulously crafted to attain the distinction of timeless design, while recognizing the attraction of artistic flair and technological innovation on the lives of its residents.



LOBBY LOUNGE



DAVENPORT LOBBY



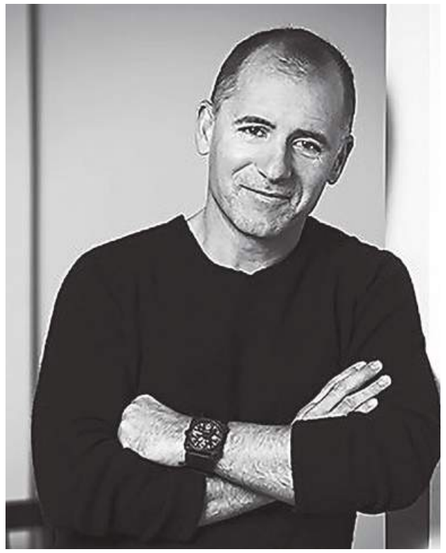
THE PRIVATE DINING LOUNGE LOOKS OUT ON THE OUTDOOR LOUNGE

THE LANDSCAPE

BY RONALD HOLBROOK

GROUNDED IN ART

For esteemed landscape architect Ron Holbrook, The Bedford's corner locale presented a remarkable opportunity to create a special streetscape, incorporating lush greenery, decorative planters and a grand Porte-Cochère to welcome residents and guests. Private gardens framing The Bedford's townhomes are inspired by the intimate gardens of London's esteemed Chelsea and Holland Park districts.



RONALD HOLBROOK



EXQUISITELY LANDSCAPED BACKYARD

An alchemy of textures and topiary extends The Bedford's private luxury into the public domain. The exquisite landscaping creates its very own enclave, framing The Bedford as art for all to see.



TOWNHOMES AT THE BEDFORD

THE AMENITIES

THE BEDFORD



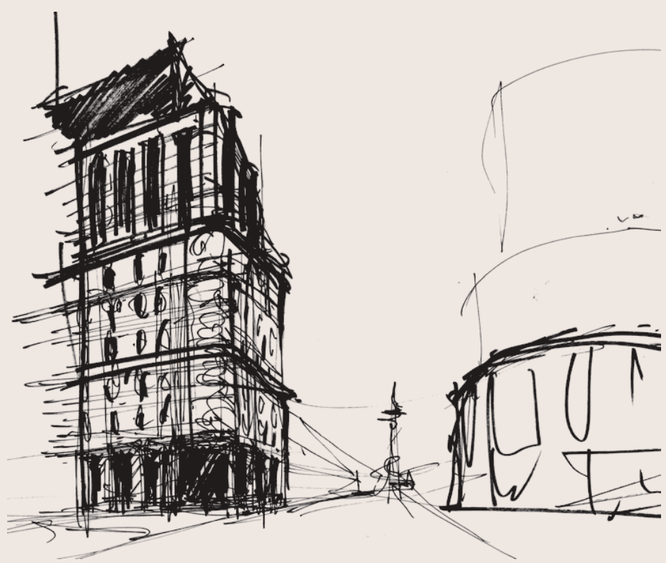
PORTE-COCHÈRE AND GRAND ARRIVAL

EXPERIENCE
5-STAR SERVICES
AND AMENITIES

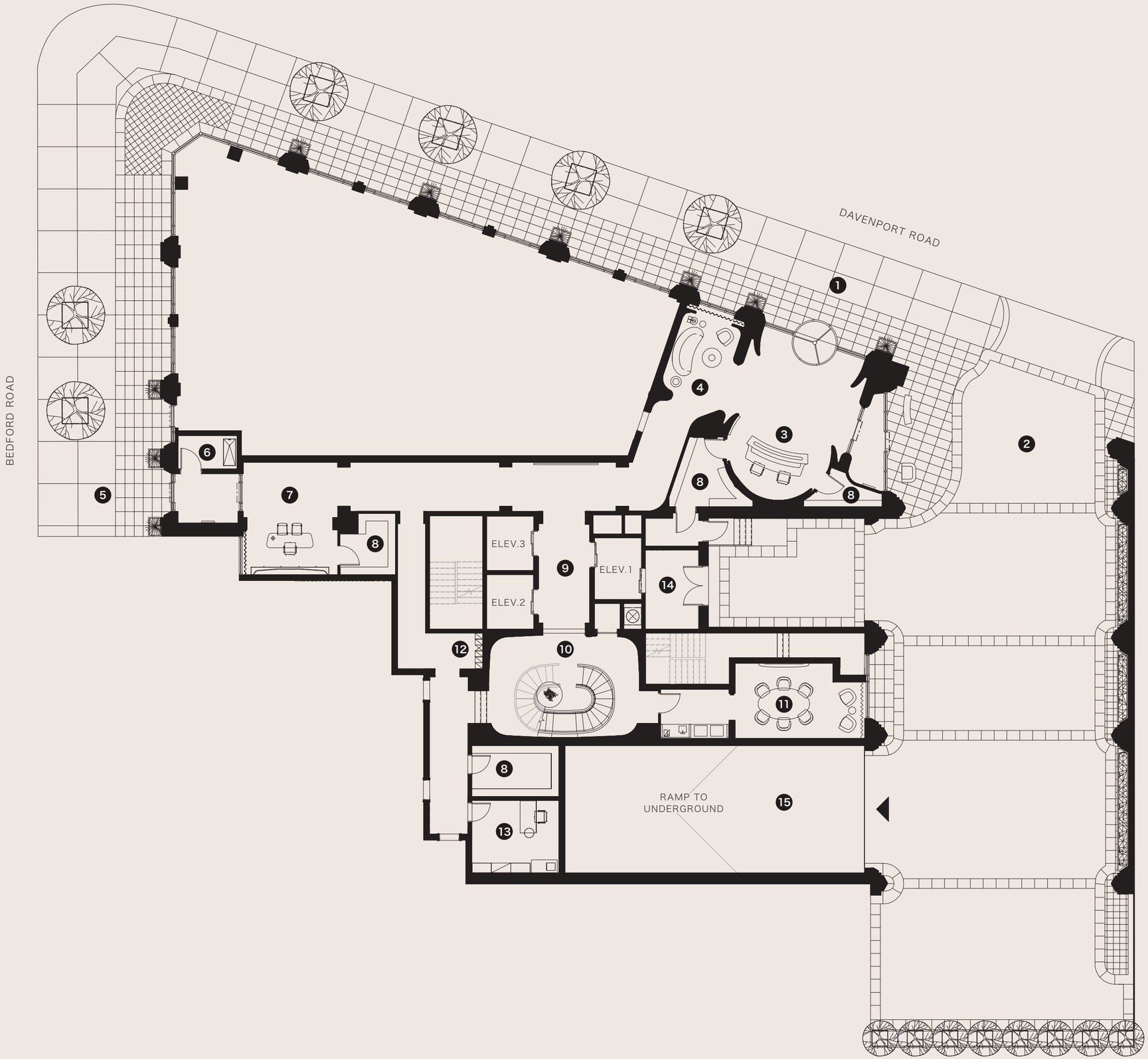
ByBurnac, in collaboration with the Forest Hill Group, is pleased to offer a sophisticated and extraordinary array of personal and hospitality services. At The Bedford, residents will experience the ultimate level of service, provided by elite, 24-hour concierge and valet staff.

From making dining or event reservations, to organizing a massage, makeup or hair services in the building's luxurious treatment room, booking personal training sessions in the building's private fitness facility, securing travel arrangements, sourcing a chef to cater a private event or washing your car, these professionals will strive to address residents' every need. Few details are overlooked, and residents can rely on the concierge team to help find the professional services they desire.

The Bedford's upscale amenities are designed around its residents' wellness and social needs. From tastefully designed spaces, for entertaining, to spaces dedicated to private personal fitness, the comfort of The Bedford's residents is the ultimate goal.



THE GRAND ARRIVAL – FIRST LEVEL

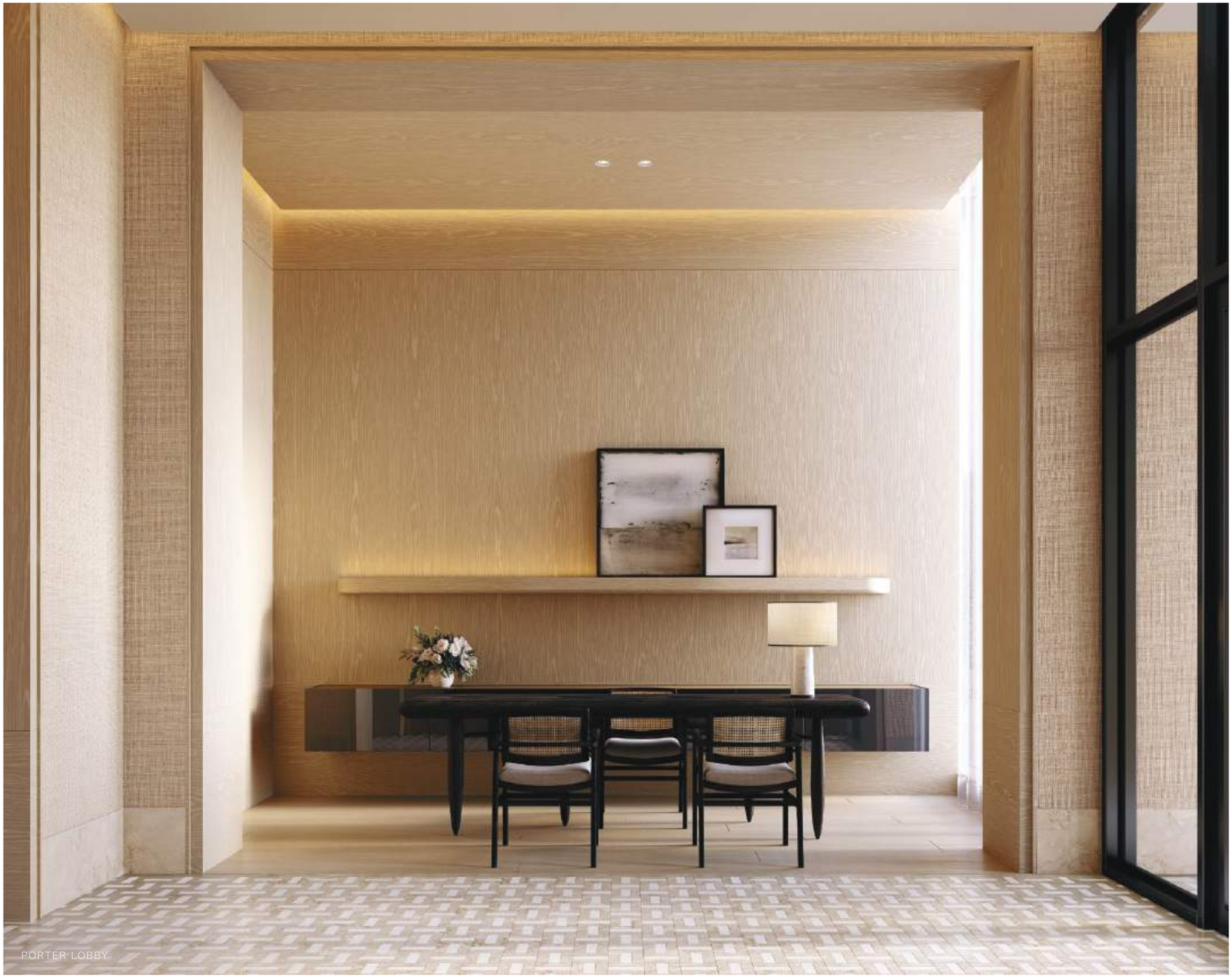


1. DAVENPORT ENTRANCE
2. PORTE COCHÈRE
3. DAVENPORT LOBBY
4. LOBBY LOUNGE
5. BEDFORD ENTRANCE
6. PET SPA
7. PORTER LOBBY
8. PARCEL STORAGE
9. ELEVATOR LOBBY
10. GRAND STAIRCASE
11. EXECUTIVE MEETING ROOM
12. MAIL RETRIEVAL
13. MANAGEMENT OFFICE
14. MOVING AREA
15. UNDERGROUND PARKING

N



GRAND STAIRCASE

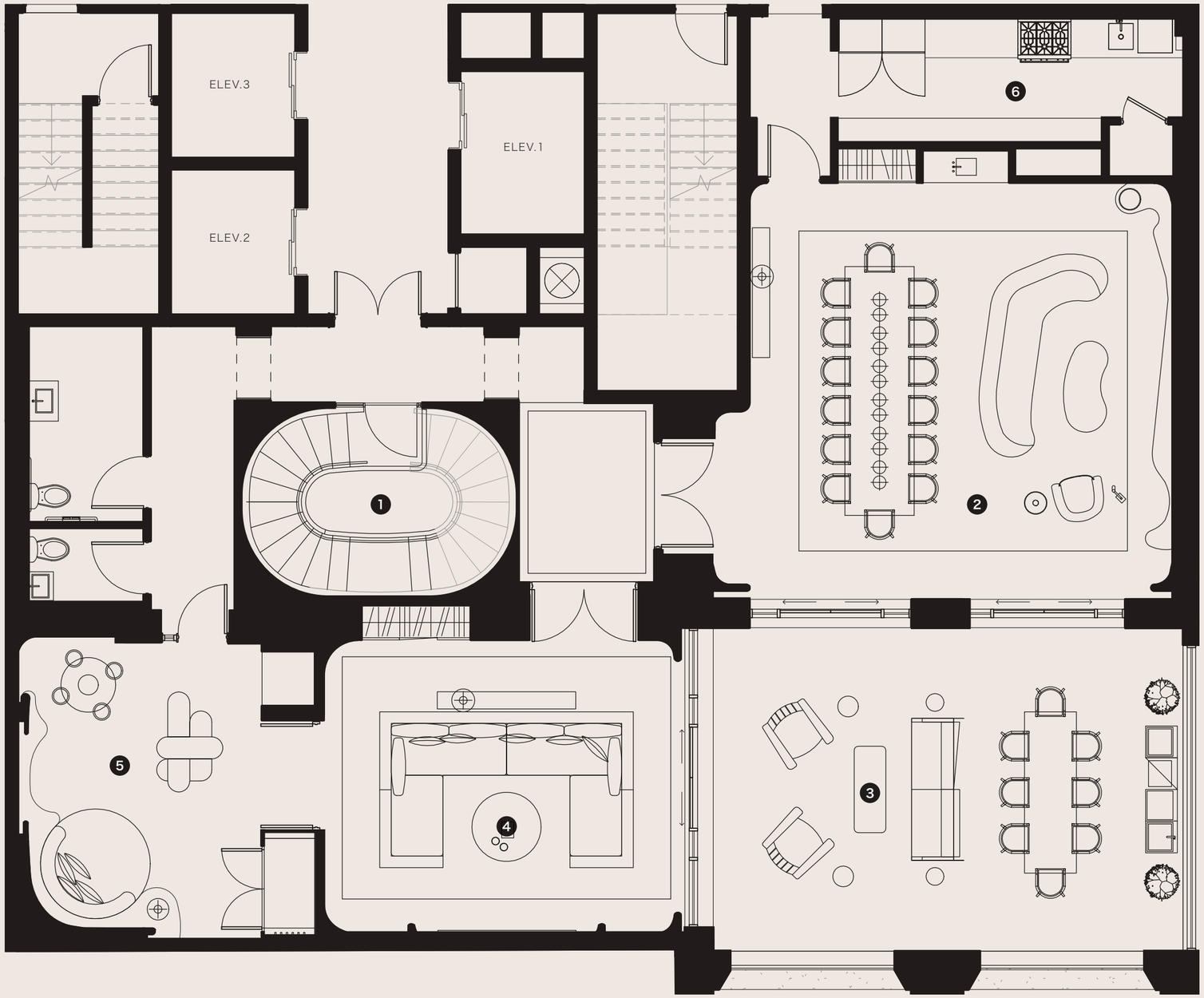


PORTER LOBBY

At The Bedford, an exceptional life is within reach for residents, predicated upon an array of services normally only offered in exclusive hotels. From 24-hour valet and concierge to porter staff who will personally assist with everyday activities and appointments, these professionals make life easier. Every detail has been considered and anticipated.

GRAND RESIDENCE - SECOND LEVEL

1. GRAND STAIRCASE
2. PRIVATE DINING LOUNGE
3. OUTDOOR LOUNGE
4. GRAND LOUNGE
5. CHILDREN'S LOUNGE
6. PRIVATE CATERING KITCHEN



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GRAND LOUNGE

The Bedford welcomes your family to visit and revel in the well-designed social facilities. With formal seating for up to 16 people, the dining room with an ensuite catering kitchen can accommodate multi-generations of family members – grandparents, grown-up children and their kids. There's enough room for everyone to spread out and enjoy themselves, including a connected children's lounge for the kids to enjoy while the adults relax over drinks and conversation.



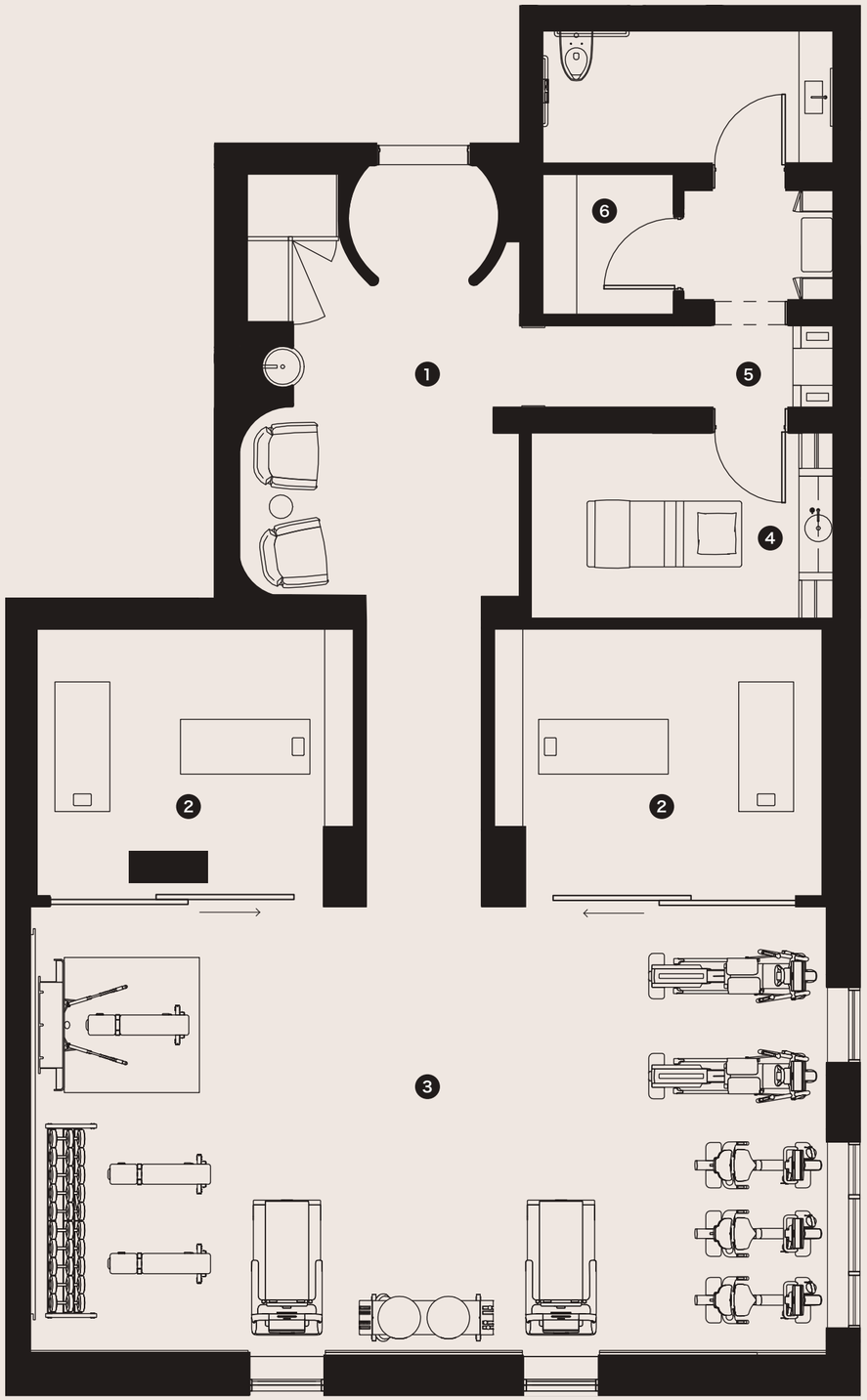
CHILDREN'S LOUNGE



PRIVATE DINING LOUNGE

WELLNESS CENTRE –
THIRD LEVEL

1. RECEPTION
2. PRIVATE TRAINING ROOMS
3. GYM
4. PERSONAL SERVICES ROOM
5. TOWEL SERVICE
6. STEAM ROOM



N



GYM WITH PRIVATE TRAINING ROOMS


FORM AND FUNCTION
BECOME ONE
By Burnac

THE RESIDENCES

THE BEDFORD

INVENTIVELY OPTIMISTIC

Reflecting the optimism that pervades Paolo Ferrari's design aesthetic, every suite at The Bedford celebrates the human experience. These well-appointed residences are a showcase of refinement, creativity and ingenuity.

A plethora of hotel-inspired designer features and finishes converge in your suite to create an ambiance of distinguished luxury and treasured privacy.



DAVENPORT LOBBY

LIVING AND DINING AREAS WITH VIEWS OF THE NEIGHBOURHOOD

A modern masterpiece in the sky, The Bedford offers the attraction of a traditional home, designed to suit your every need. Expansive layouts have been thoughtfully tailored to fit residents' comfort and style, offering dynamic views of the city and maximizing natural light.



A LIGHT-FILLED KITCHEN CLAD IN ELEGANT MARBLE AND NATURAL WOOD



EXPANSIVE LANDSCAPED TERRACES EXTEND YOUR LIVING SPACE



SPACIOUS KITCHENS ENCOURAGE CULINARY EXPERIENCES



A WELCOMING DINING ROOM



A PRIMARY BEDROOM RETREAT FRAMED BY A PRIVATE TERRACE

An air of tranquility permeates this spacious bathroom, with the choice of refreshing shower or a relaxing soak in the deep tub.



A PRIMARY BATHROOM



A FINELY CRAFTED ENSUITE



A BACKYARD OASIS IN THE SKY

BUILDING AND SUITE HIGHLIGHTS

BUILDING FEATURES

- Distinguished contemporary Haussman style building.
- Architecture by Audax.
- Interior design by Studio Paolo Ferrari.
- Property management provided by The Forest Hill Group.
- Grand main lobby with 24-hour concierge.
- Grand Port Cochère arrival with 24-hour valet service and complimentary guest parking.
- Dedicated porter lobby and porter services.
- Three high-speed elevators.
- Extensive amenities including Private Dining Room, Private Catering Kitchen, Outdoor Lounge, Media Lounge, Children's Lounge, Fitness Studio with Private Treatment Rooms and an Executive Meeting Room.

SUITE FEATURES

- Expansive 10' ceilings.[1]
- Solid core doors throughout.
- Private balconies and terraces with glass railings.
- Designer selected wide plank engineered wood flooring.[2]
- Each suite is pre-wired for technology and communication.
- Individually controlled HVAC system for year-round heating or cooling.
- Well proportioned walk in closets.[3]
- Custom designed kitchens:
  - Soaring 9' tall Studio Paolo Ferrari custom designed kitchens with soft close cabinet and drawer system.[2]
  - Designer selected stone slab countertop and backsplash.[2]
  - Six-piece appliance package featuring Miele appliances.
- Principal bathrooms:
  - Studio Paolo Ferrari custom designed floating vanities with stone slab countertops, integrated storage, and soft close drawer system.[2]
  - Designer selected plumbing fixtures and accessories, including pressure balanced rain-style showerhead and thermostatic valve.
  - White free-standing tubs or modern profile built-in tubs.[3]

1. Ceiling heights are measured from concrete floor slab to underside of ceiling, and are subject to bulkheads and dropped ceilings for mechanical, electrical, structural or other systems. Ceiling heights in bathrooms, utility rooms, closets and laundry rooms are subject to reduced heights.
2. Selection from Vendor's pre-selected standard finish package.
3. As per plans.

** Services listed are provided at an extra cost and can be procured via The Forest Hill Group.





THE BEDFORD

By Burnac



By Burnac

With a focus on creating exceptional homes, ByBurnac has been catering to the aspirations of home buyers since the 1990s. This Toronto-based family business creates stellar residences incorporating striking design, advanced construction techniques and state-of-the-art technology. Renowned for its artistic approach to design, ByBurnac offers unparalleled amenities, centred around the needs and comfort of its residents.

ByBurnac is working with a best-in-class team of creative professionals, in order to bring its vision of The Bedford to fruition. Along with architectural firm Audax, interior designer Studio Paolo Ferrari, and landscape architect Ron Holbrook, ByBurnac is crafting a new, architecturally significant building that will become one of the most distinguished and applauded in the City of Toronto. This talented team has focused on every detail, resulting in 5-star service and hospitality, in an elegantly designed and unique setting.



All renderings and maps contained herein are Artist's concept only. Construction of dwelling may not be exactly as shown. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the Vendor during the construction of the building and residences and the site conditions. Accordingly, all details, dimensions, treatments, specifications, and features shown may be changed by the Vendor, the Municipality or the Vendor's Architect in their sole and unfettered discretion at any time without notice. Aerial photographs were taken from various angles and heights to generally illustrate the relative location of the building and surrounding features. Renderings are not to scale and may not reflect the actual buildings, businesses, and structures in existence at the time of the development. The vendor makes no representation or warranty with respect to the actual views or locations of such features from the residences once fully constructed. E&O.E. October 2023.