



THE HILL

ON BAYVIEW





ABOVE  
THE  
REST.



# Message from The President

All the heart and history of Armour Heights is expressed in this remarkable community we call The Hill. I started out in this industry as a custom home builder, and that personalized attention to the needs of our customers is a foundational strength of our company.

The custom heritage of Armour Heights is based on a commitment to making the lives of our homebuyers better. One house at a time, one customer at a time. Whether it's a bespoke high-rise tower, a refined mid-rise condominium or a luxury townhome neighbourhood like The Hill, I build each project as if it were my own home.

I would like to assure you that it is my goal, and my company's mission, to make The Hill a community that will be a hallmark in the history of our company, and a place that we will all be proud of for generations to come.

Sincerely,



Frank Mazzotta  
President  
Armour Heights Developments





# Elevate Your Expectations. This Is The Hill.

Get ready to step up to The Hill. Armour Heights is coming to Bayview and Elgin Mills with stunning new modern urban townhomes, next to Nature where the Oak Ridges Moraine meets the prestige of Richmond Hill. Stunning contemporary design. A matchless, desirable setting. And distinctive details with refined finishes that are simply at a higher level.



Artist's Concept.





When you live at The Hill, everything you need is so close at hand. Local schools are right around the corner. The GO Train and a whole world of shops and services on Yonge Street and Bayview Avenue are minutes away. Hillcrest Mall is just down the road. And you're just a five minute stroll from the drug store, restaurants, a bank and your local coffee shop.

# RISE TO THE TOP.



### SHOPPING & BANKS

1. Shoppers Drug Mart  
RBC Royal Bank
2. Longo's
3. **RioCan Elgin Mills Crossing**  
The Home Depot  
Staples  
Costco  
Mark's
4. Walmart Supercentre
5. H Mart
6. T&T Supermarket  
Party City
7. **Hillcrest Mall**  
Indigo  
Hudson's Bay  
TD Canada Trust  
Sporting Life  
West Coast Kids  
Mastermind Toys  
Sport Chek  
Gap  
HomeSense  
Shoppers Drug Mart
8. **South Hill Shopping Centre**  
No Frills  
Dollarama  
CIBC  
Pet Valu
9. LCBO
10. Sobeys  
Canadian Tire
11. Loblaws  
Staples  
Kitchen Stuff Plus  
Bed Bath & Beyond

### EDUCATION

1. Richmond Hill Montessori Private School
2. Beverley Acres Public School
3. Michaëlle Jean Public School
4. Our Lady Help of Christians Catholic Elementary School
5. Redstone Public School
6. Jean Vanier CHS
7. Bayview Secondary School
8. Holy Trinity School
9. Richmond Hill High School

### GOLF CLUBS

1. Summit Golf & Country Club
2. Richmond Hill Golf Club

### EATERIES

1. AllStar Wings and Ribs  
Subway  
KFC
2. Tim Hortons  
Dairy Queen Grill & Chill
3. Nando's
4. A&W  
Second Cup Coffee Co.  
ChaTime  
Swiss Chalet
5. Kelseys Original Roadhouse  
Montana's  
Milestones  
Il Fornello
6. Touro Brazillian Steak House & Wine  
Scaddabush Italian Kitchen & Bar
7. Moxie's Grill & Bar
8. Demetres  
Starbucks  
Turtle Jack's  
Sunset Grill

### PARKS & RECREATION

1. Newberry Park
2. Leno Park
3. Richmond Green Sports Centre and Park
4. Headwaters Community Park
5. Crosby Park
6. Phyllis Rawlinson Park
7. Saigon Trail
8. Richvale Athletic Park  
Hillcrest Heights Park

### ENTERTAINMENT

1. Imagine Cinemas
2. Richmond Hill Centre for the Performing Arts
3. Toronto Buttonville Airport

### HEALTH & BEAUTY

1. Davis Orthodontics
2. Mackenzie Health
3. LifeLabs Medical Laboratory Services



## Life Is Better Here.

Life is refined in every detail, up here on The Hill where the Oak Ridges Moraine meets the prestige of Bayview. Nature is right across the road, and our own park with Play Area is even closer. You're a five minute walk from the Elgin Mills Community Environmental Centre, and the extraordinary Richmond Green Sports Centre and Park with baseball diamonds, soccer fields, skate trail, beautiful gardens, pond, gazebos and so much more.

Living here means living well.















## Strikingly Modern Design.

The Hill takes contemporary architecture to a higher level of design. Rooftop terraces, balconies, and a stunning blend of stone, brick and wood make each home here an unforgettable statement. Every elevation is striking and elegantly modern. Interiors are light and spacious, with floorplans that flow naturally and details that rise above your expectations. When you live at The Hill, you've arrived.





Artist's Concept. Specifications subject to change without notice.



*The Hill is*  
Elevated Living  
Remarkable Design  
Inspired Interiors  
Fabulous Features & Finishes  
In Prestigious Richmond Hill  
Next To Nature And  
*Above The Rest.*





IT'S  
SO  
YOUR  
STYLE.





# Armour Heights Difference

We focus on the finishes first. Our history is in creating bespoke custom residences, and we bring a higher level of design to every community we build. Each detail is addressed personally by our Management Team; every finish, and each facet of the experience, from before you choose your home to customer service long afterwards, is carefully and thoughtfully planned, sourced and delivered.

## BUILDING AND COMUNITY FEATURES

- The strength and fire security of steel and concrete construction, saving immensely on insurance premiums as wood buildings are placed in high-risk category.
- The safety of built-in sprinklers on all floors.
- Noncombustible Building Structure. We are Part 3 of the Ontario Building Code.
- Enhanced acoustical performance of interior wall and floors between units.
- High efficiency HVAC units with combination boiler.
- Neighbourhood Watch Security. The entire area will be monitored - sidewalks, main and private roads, making it a very safe community.
- All stone and brick façade.



## PARKING GARAGE

- Controlled access to underground parking garage.
- Strategically placed security cameras throughout entire parking garage.
- Emergency panic button with 24 hour security monitoring.
- Entry phone to each suite for ease of use to underground for visitors.
- Visitor Parking available: 17 exterior and 33 spots in underground garage.
- Electric Vehicle Charging Stations for owners and visitors, pay per use.
- Radio Transmitters will be placed on owners' cars to automatically open garage.
- All staircases from parking garage will be colour coded so owners and visitors can easily access the different buildings.
- All stairwells will be heat traced to allow for snow melt.
- Carwash area complete with hose and vacuum for residents.
- Bicycle storage.

## COMMUNITY GROUNDS AND SECURITY

- Extensive landscaping.
- Custom-designed Children's Playground.
- Manager/Superintendent/Janitorial office complete with maintenance washroom.
- Fire Annunciator Panel located in Management Office by ramp.
- Smoke Detectors all connected to Fire Annunciator Panel.
- Flow Control Valves per each Building.
- Backup Generator for emergency services/sump pumps/lighting in Parking Garage.
- Pet wash area.

## TECHNOLOGY AND UTILITIES

- Smart Lighting Package includes: Controller, 4 Wireless Switches and 1 Engraved Keypad Dimmer.
- Premium/Designer selected light fixtures throughout, as per plan.
- Energy Efficient Appliances.
- Individually metred utilities - Hydro/Water/Gas.
- Rogers Package Bundle.





# Refined In Every Detail.

## ARCHITECTURAL DETAILS

1. Distinguished contemporary architecture featuring genuine clay brick, stone precast and EFIS.
2. Spectacular courtyard with private walking areas in a lush green garden atmosphere, as per plan.
3. Quality double glazed casement windows with simulated divided window lites.

## SECURITY FEATURES

1. Architectural entry door with hardware and complete with security viewer.
2. Smoke alarm detectors interconnected to sound within unit.
3. Remote control device, (FOB) and card access to underground parking, lockers, and bicycle storage.
4. Security entry phone at all garage stairways and entrance connected to every unit or Smart Phone.

## UNDERGROUND PARKING

1. Underground Parking Garage protected by sprinklers and connected to fire alarm system.
2. Designated area in underground for car washing and detailing for the residents' vehicles.
3. Centrally monitored, strategically placed Panic Buttons and CCTV cameras for high level security in underground.
4. Electric Vehicle Charging Stations, pay per use.
5. Visitor Parking Electric Vehicle Charging capability, pay per use.
6. Individual Wire Storage Lockers or Storage Rooms.
7. Bicycle Storage Area in Underground for Residents.
8. Emergency Generator back up power for all emergency systems.

## UNIT FINISHES

1. Ten-foot ceilings on ground floor (Kitchen, Living Room, Dining Room). Approx. nine-foot ceilings on all other levels throughout except for bathrooms, closets, laundry rooms and bulkhead areas to accommodate mechanical, plumbing, or architectural design, as per plan.
2. Eight-foot interior doors where ceilings are ten-feet high and seven-foot interior doors where ceilings are nine-feet high, as per plan, complete with chrome lever handle.
3. Smooth finished ceilings throughout, painted with Latex Flat (CC-30) Oxford White paint or equivalent.
4. Stylish 2 1/2" casing and 3 1/2" baseboards throughout.
5. All baseboards, casings, and doors to be painted with premium semi-gloss latex Oxford White paint (CC-30).
6. Engineered Laminate Hardwood Flooring throughout, as per plan.
7. Imported 12" x 24" porcelain/ceramic tile in laundry rooms, bathrooms and mechanical rooms, as per builder's standard samples.
8. Premium quality low sheen paint in all areas except bathrooms, kitchen, and laundry room where Satin Latex Oxford White paint (CC-30) will be used. Choice of 2 colours from builder's standard samples.
9. Sliding doors to all private balconies, as per plan.
10. Private patios and landscaped garden areas, as per plan.
11. Outdoor gas line for BBQ hookup available, as per plan.

## GOURMET-INSPIRED KITCHEN

1. Quality Custom Kitchen Cabinets with extended height uppers per builder's standard samples.
2. Open Concept Kitchens with islands, as per plan.
3. Under-cabinet LED lighting, as per plan.

4. Quartz countertops with breakfast area, as per plan, per builder's standard samples.
5. Stainless steel undermount sink with pull out faucet or equivalent.
6. Designer selected backsplash tile, per builder's standard samples.
7. Ceiling light fixture centered in kitchen and pendant fixture(s) over Kitchen Island or peninsula, as per plan.
8. Fully Integrated Appliances including:
  - 24" Counter Depth Refrigerator
  - 24" Electric Ceramic Glass Cooktop
  - 24" Convection Wall Oven
  - 24" Stainless Hood Fan
  - 24" Panel Ready Dishwasher

## PRIMARY ENSUITE

1. Imported 12" x 24" porcelain/ceramic wall tile and acrylic shower base, as per plan.
2. Framed glass shower panel, as per plan.
3. Shower light in all standalone showers.
4. Custom-designed cabinetry with quartz countertop, undermount sink and faucet.
5. Single Lever Pressure Balanced Chrome shower faucet in all shower units.
6. Decorative lighting and mirror over vanity, per builder's standard samples.
7. Bathroom accessories to include towel bar and toilet tissue dispenser.
8. High efficiency water saving toilet.
9. Exterior vented exhaust fan.

## SECONDARY BATHROOM/POWDER ROOM

1. Custom designed cabinetry in main bathroom with quartz countertop, undermount sink and faucet.
2. Imported 12" x 24" porcelain/ceramic tiled walls to tub areas, as per builder's standard samples.
3. Choice of imported 12" x 24" tile on floor, as per builder's standard samples.
4. Single Lever Pressure Balanced Chrome tub faucet in all tub units, as per plan.

5. Decorative lighting and mirror over vanity, per builder's standard samples.
6. Bathroom accessories to include towel bar and toilet tissue dispenser.
7. High efficiency water saving toilet.
8. Exterior vented exhaust fan.

## LAUNDRY

1. 24" Washing Machine.
2. 24" Ventless Heat Pump Dryer.
3. Imported 12" x 24" porcelain/ceramic tile, per builder's standard samples.
4. Free standing Laundry Sink, as per plan.

## HEATING, MECHANICAL & ELECTRICAL FEATURES

1. Individually controlled, high efficiency heating and cooling system in each unit for year-round comfort.
2. Smart Lighting Package includes: Controller, 4 Wireless Switches and 1 Engraved Keypad Dimmer.
3. Separately metered hydro, water and gas.
4. Pre-wired for telephone and cable TV in all bedrooms, living room areas and den (where applicable).
5. 100 AMP electrical service with circuit breakers.
6. Kitchen counter level electrical GFI outlets for small appliances.
7. Builder supplied premium light fixtures throughout, as per plan.
8. Switch-controlled wall outlet for lamp in living room.
9. One 3-way controlled receptacle at bedside in Primary Bedroom.
10. White Decora switches and receptacles throughout.
11. Hard wired smoke and carbon monoxide detectors.
12. Copper wiring throughout each unit.
13. Electric door chime at front entrance door.

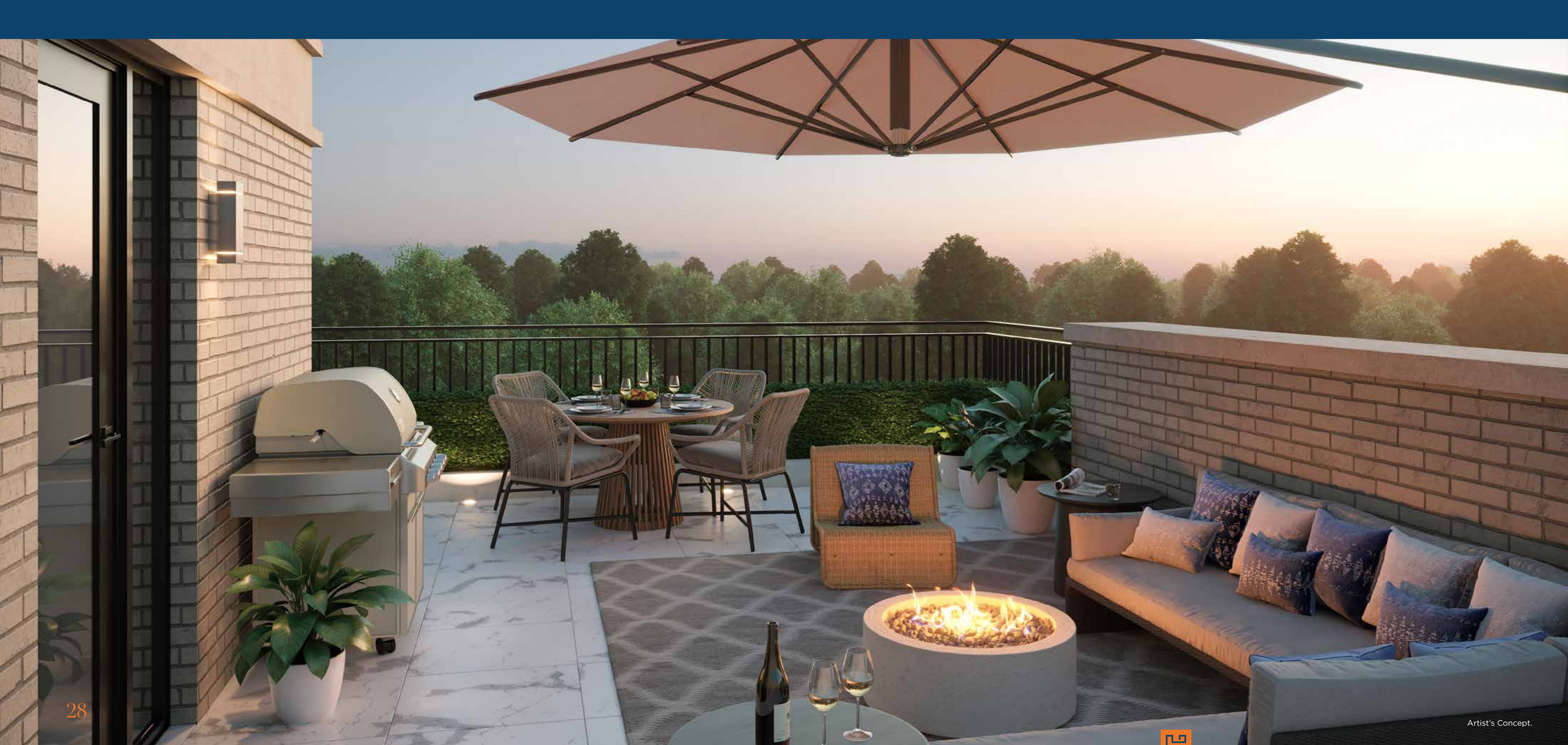
In an effort to continuously improve its product, The Hill on Bayview reserves the right to alter floor plans, exteriors, specifications, prices without notice and to substitute other material for that provided herein with material of equal or better quality. The determination of whether or not a substitute is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. All renderings, floor plans and maps in brochures and sales displays are artist's conceptions and are not necessarily to scale and the dimensions are approximate and may vary. All colour and finishing selection allowing the purchaser a choice are to be made from Builder's quality samples. The purchaser acknowledges that finishing materials contained in any model suite or sales office display including broadloom, furniture, electrical fixtures, drapes, flooring, upgrade kitchen cabinets, stained staircases, and railings etc. may be for display purposes and may not be of the same grade or type, or may not necessarily be included in the dwelling unit purchased herein. The measurements adhere to the rules and regulations of the Tarion Warranty Program of floor areas in an apartment unit. Note; actual usable floor space may vary from the stated floor area, material, specifications and floor plans are subject to change without notice. All illustrations are artist's concepts. All floor plan dimensions are approximate. E & O.E May 2021.



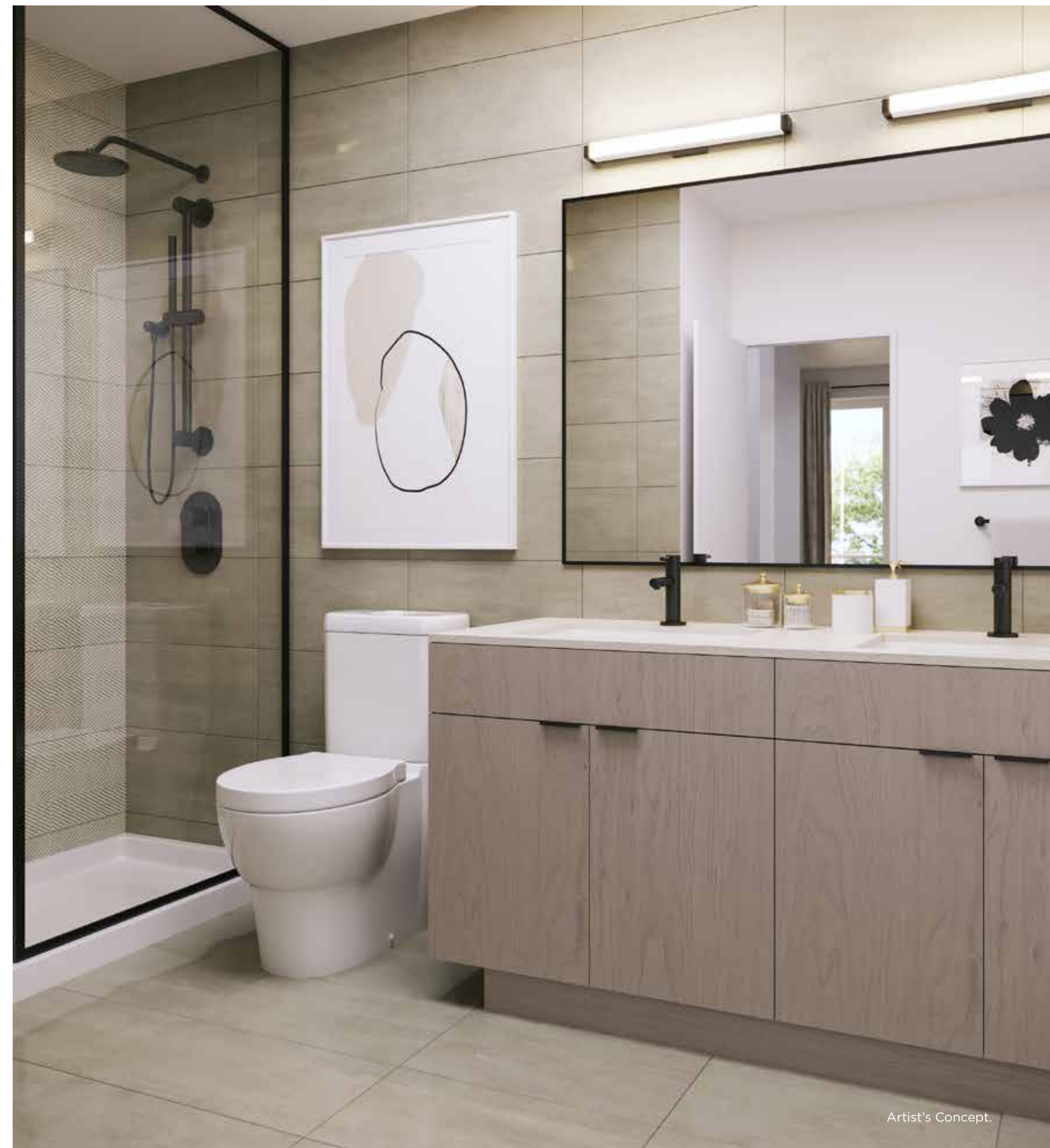














# Higher Expertise.

Frank Mazzotta founded Armour Heights Developments in 1988 with a singular mission—to design and develop homes and condominiums with inspired design and enduring beauty throughout Toronto and across the GTA.

Now, spanning three generations, the Armour Heights boutique, bespoke experience elevates real estate above and beyond. Each Armour Heights development embodies Frank's excellence in workmanship, earning the company a reputation in the industry for consistently delivering quality projects to their satisfied clients.

Among its many awards, Armour Heights has twice been recognized as one of Ontario's top four builders as Finalists for TARION's prestigious Ernest Assaly Award.

By setting the bar high and aiming even higher, Frank Mazzotta ensures that every project Armour Heights undertakes is built with pride, encompassing a blend of cutting-edge technology coupled with timeless elegance.



## ARCHITECT

In 2018, Tregebov Cogan Architecture was established when architects Michael Cogan and Alan Tregebov combined practices, bringing together five decades of experience. Together, they combine expertise in all facets of project delivery. Michael has completed a variety of project types in Canada and internationally, specializing in residential architecture, and has also worked in the City of Toronto Building Department. Alan has completed over 100 buildings including a wide range of Commercial, Institutional, Residential and Multi-family Residential projects in the GTA and North America.



## LANDSCAPE ARCHITECT

Established in 1996, McWilliam & Associates is an award-winning boutique landscape architecture firm specializing in landscape architecture and urban design services to a collection of private and public sector clients in southern Ontario. With offices in St. Catharines and King City, their specialty is large scale housing developments and streetscape design. James McWilliam is the principal of the company and chief landscape architect. He has over 30 years of experience and is assisted by Adam Nordfors, senior landscape architect.



## DESIGNER

U31 is an award-winning interior architecture and design studio led by creative principals, Kelly Cray, Neil Jonsohn and financial principal, Nancy Dyson. The firm focuses on diverse commercial, residential and hospitality projects for clients across the globe, including luxury homes and large scale mixed-use developments. With over twenty years of industry experience, U31 continuously challenges convention, while seeking to satisfy clients needs and rise above expectations.



## MARKETING AGENCY

Canada's leading real estate marketers with experience across the continent, from the East Coast to Vancouver, from Florida to California, the McQuat Partnership team has directed successful marketing campaigns for well over 2,500 communities, condos and resorts all over North America for more than forty-five years.







# THIS IS THE HILL.





# THE DESIGNS.





**THE HILL**

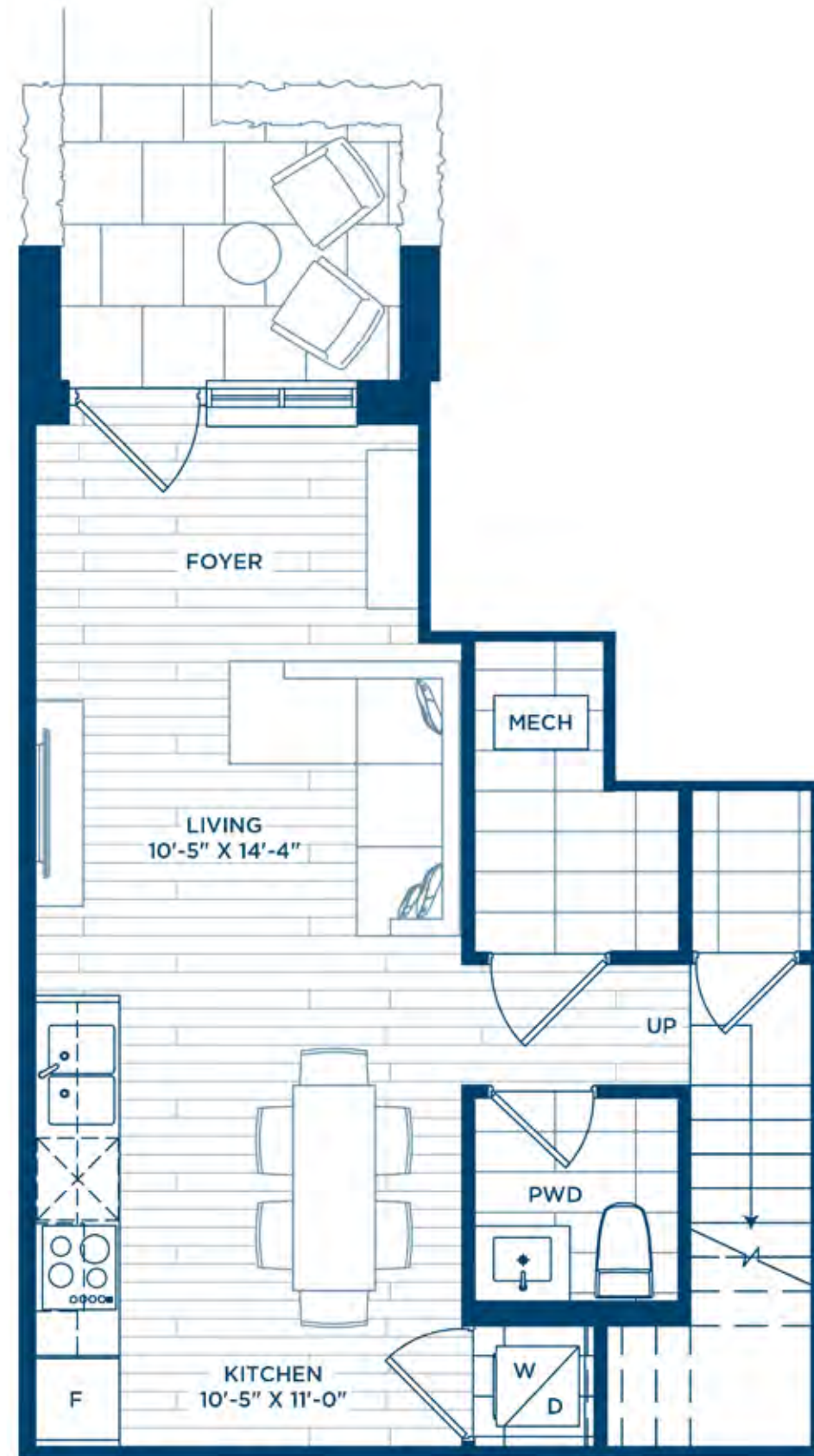
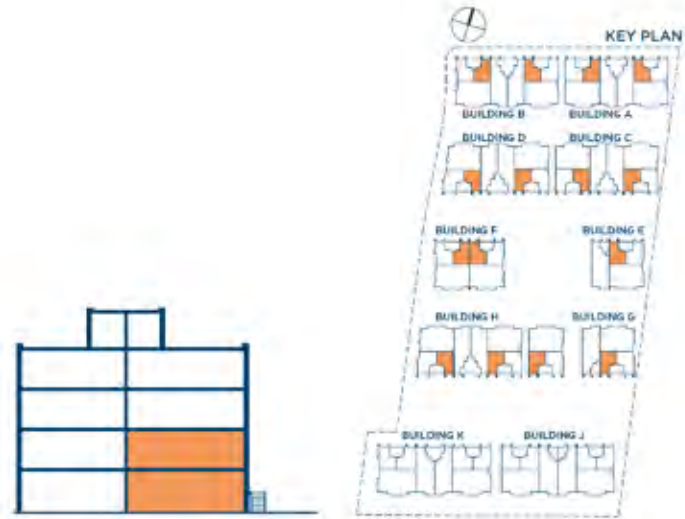
ON BAYVIEW

## BRENTWOOD 1

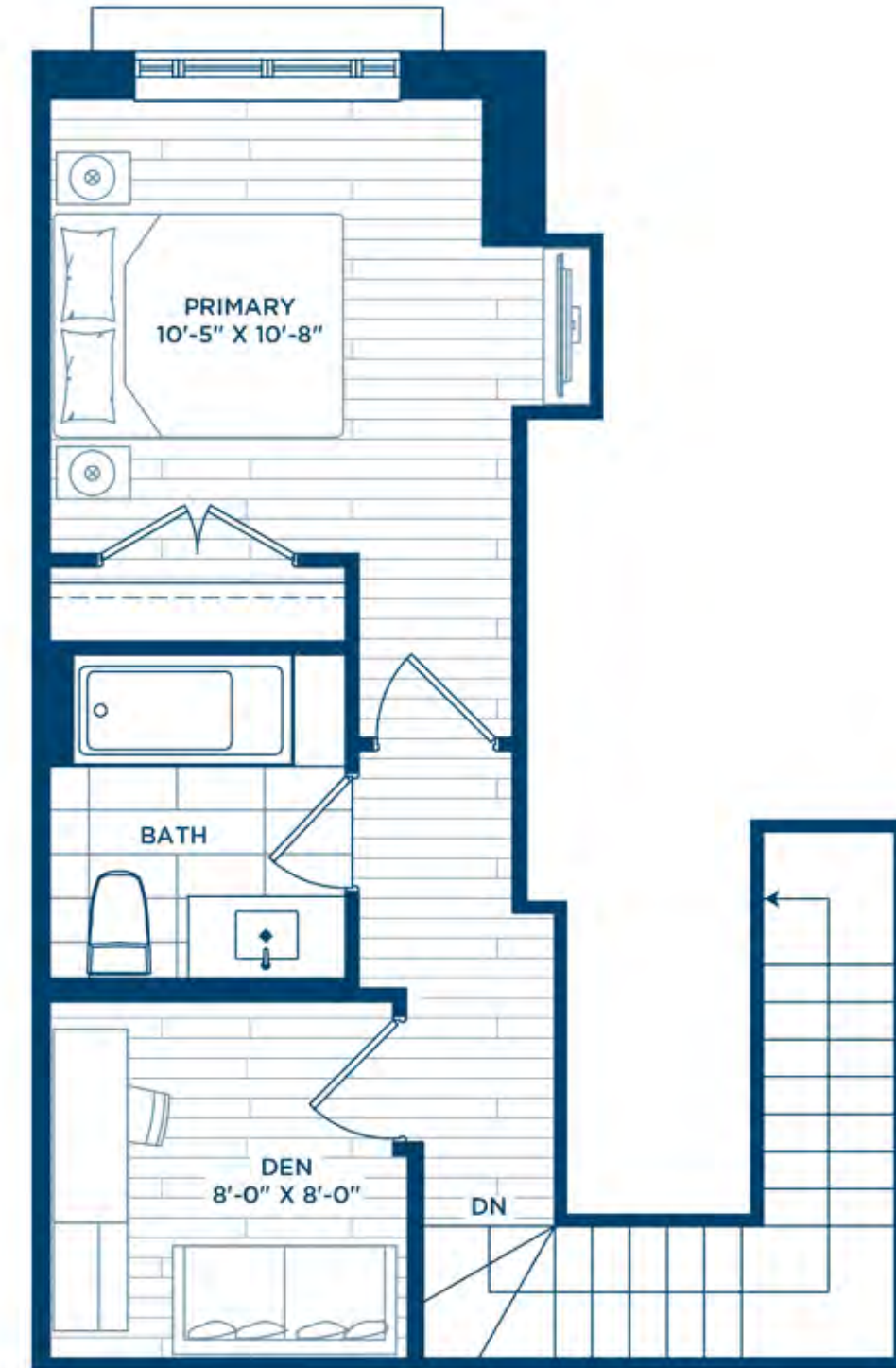
**1 BEDROOM + DEN**

**825 - 839 SQ.FT. INTERIOR**

**90 - 390 SQ.FT. PATIO**



MAIN LEVEL



UPPER LEVEL





**THE HILL**

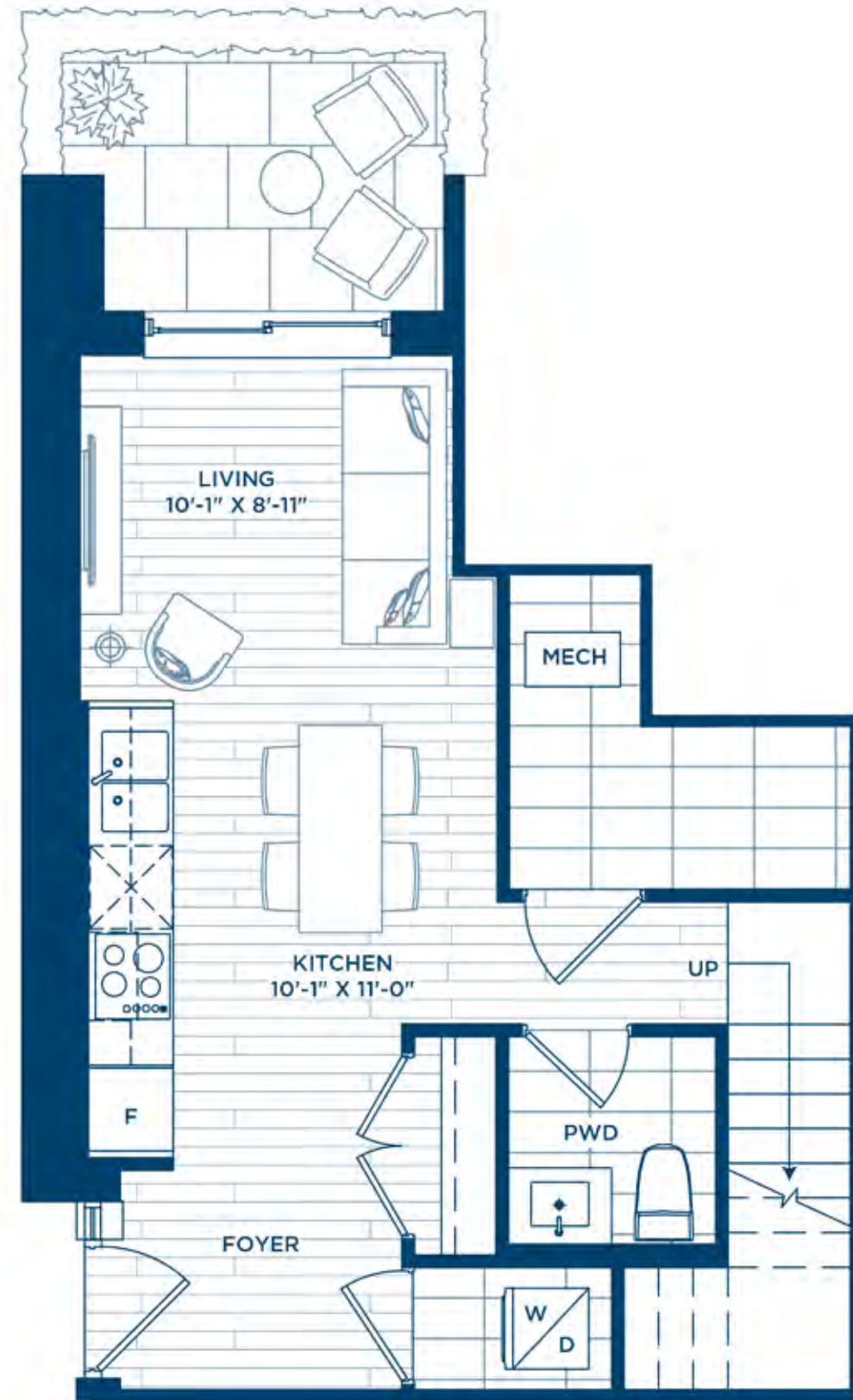
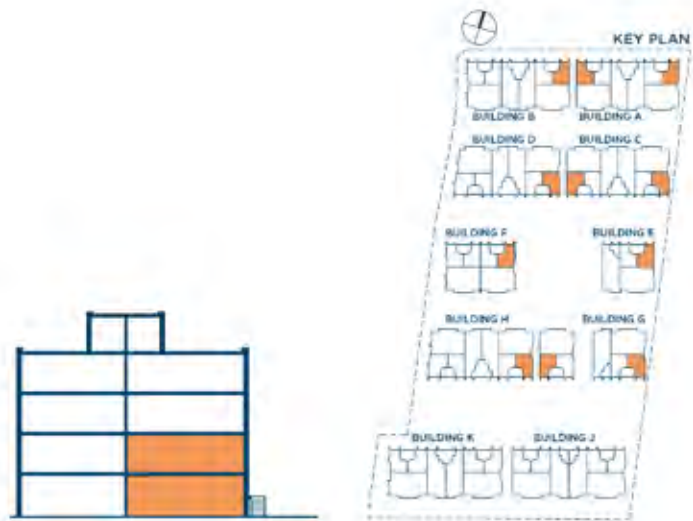
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## MONTEREY 1

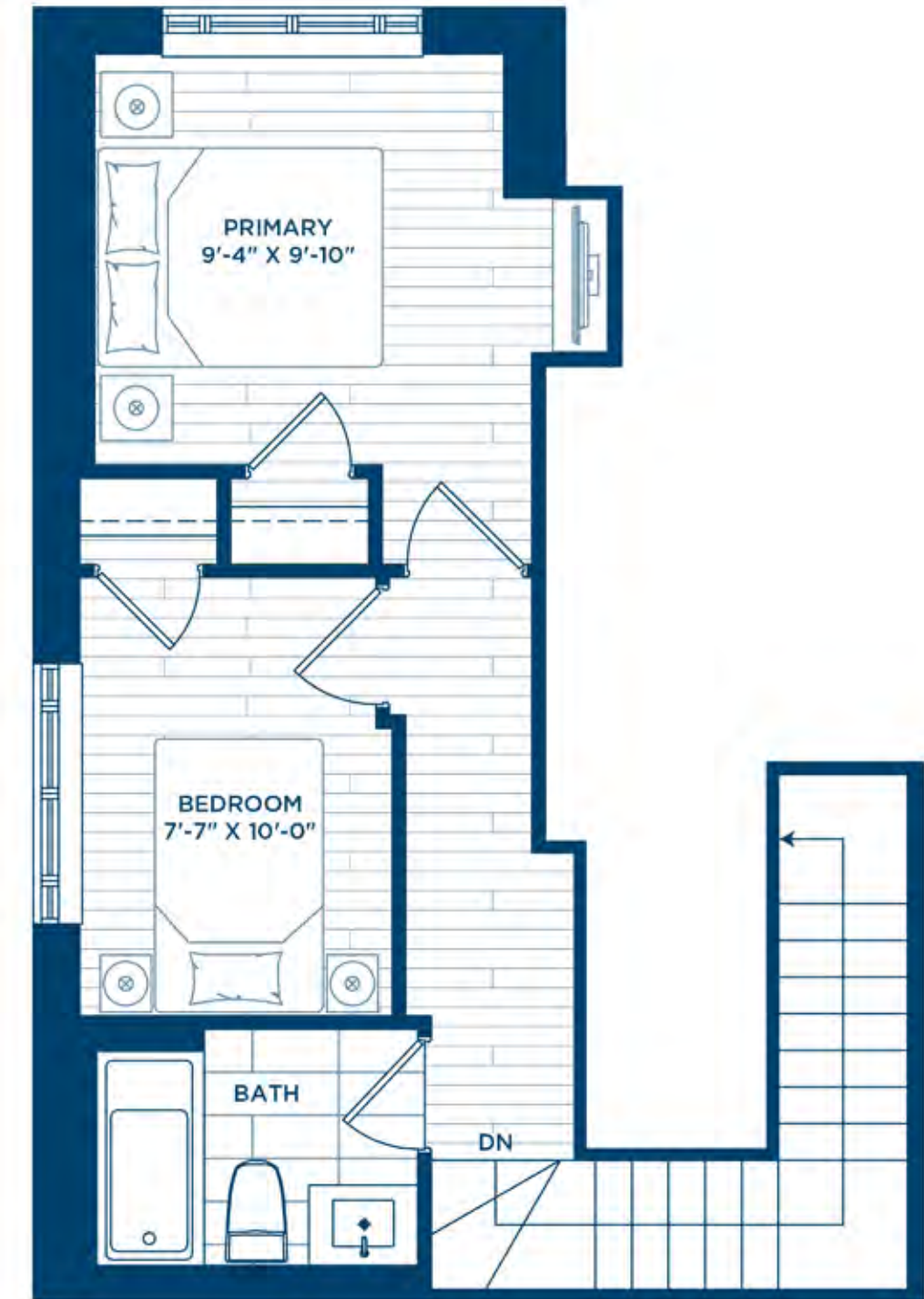
**2 BEDROOM**

**858 - 872 SQ.FT. INTERIOR**

**90 - 280 SQ.FT. PATIO**



MAIN LEVEL



UPPER LEVEL





# THE HILL

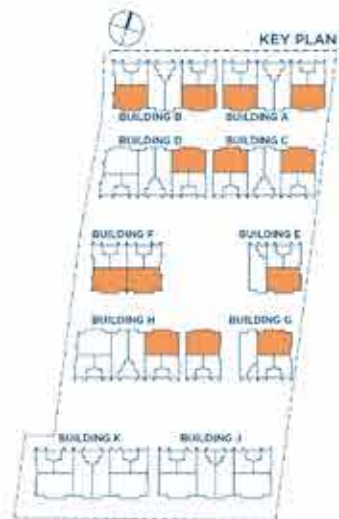
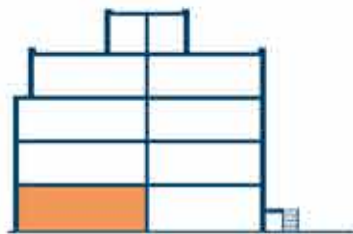
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## TOPANGA 1

**2 BEDROOM**

**1,061 - 1,096 SQ.FT. INTERIOR**

**860 - 1,580 SQ.FT. PATIO/YARD**



MAIN LEVEL



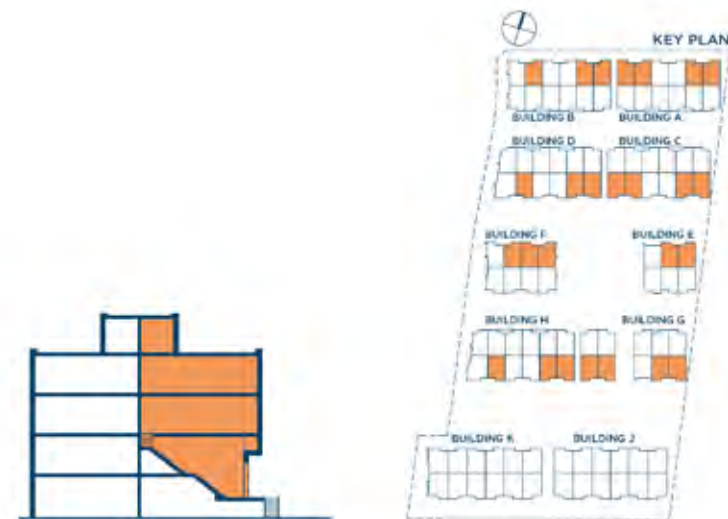
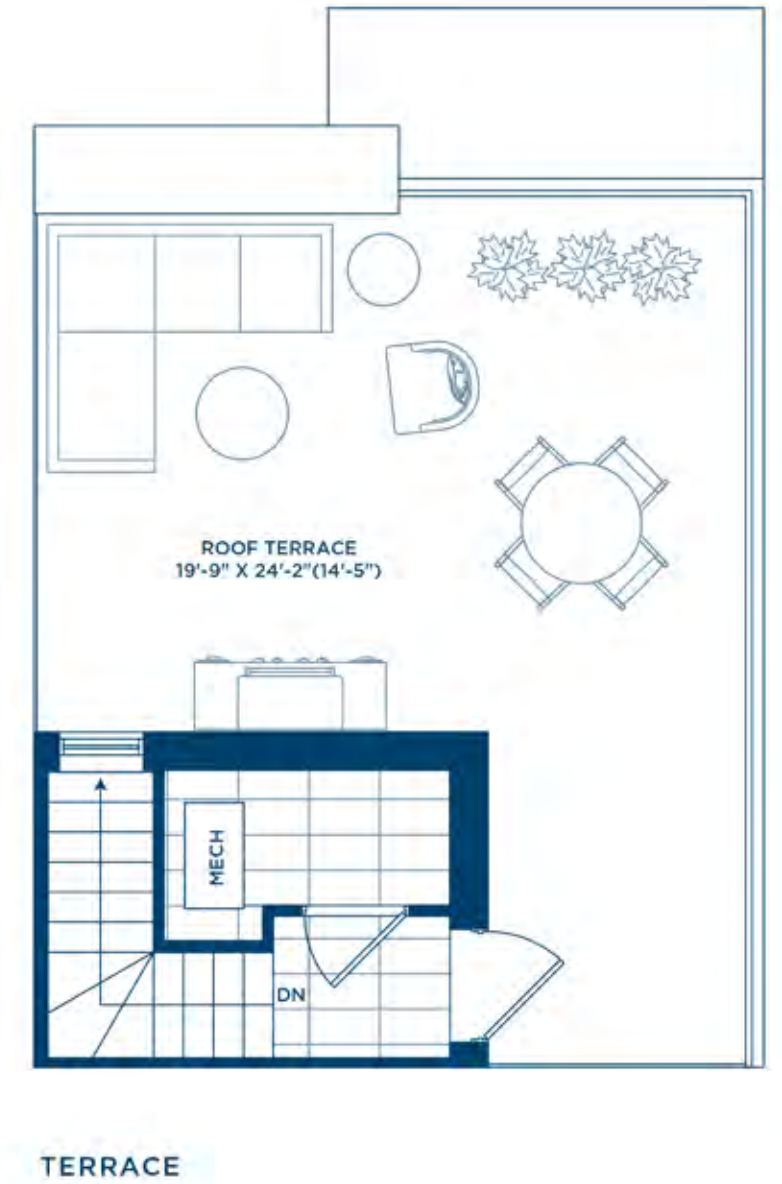
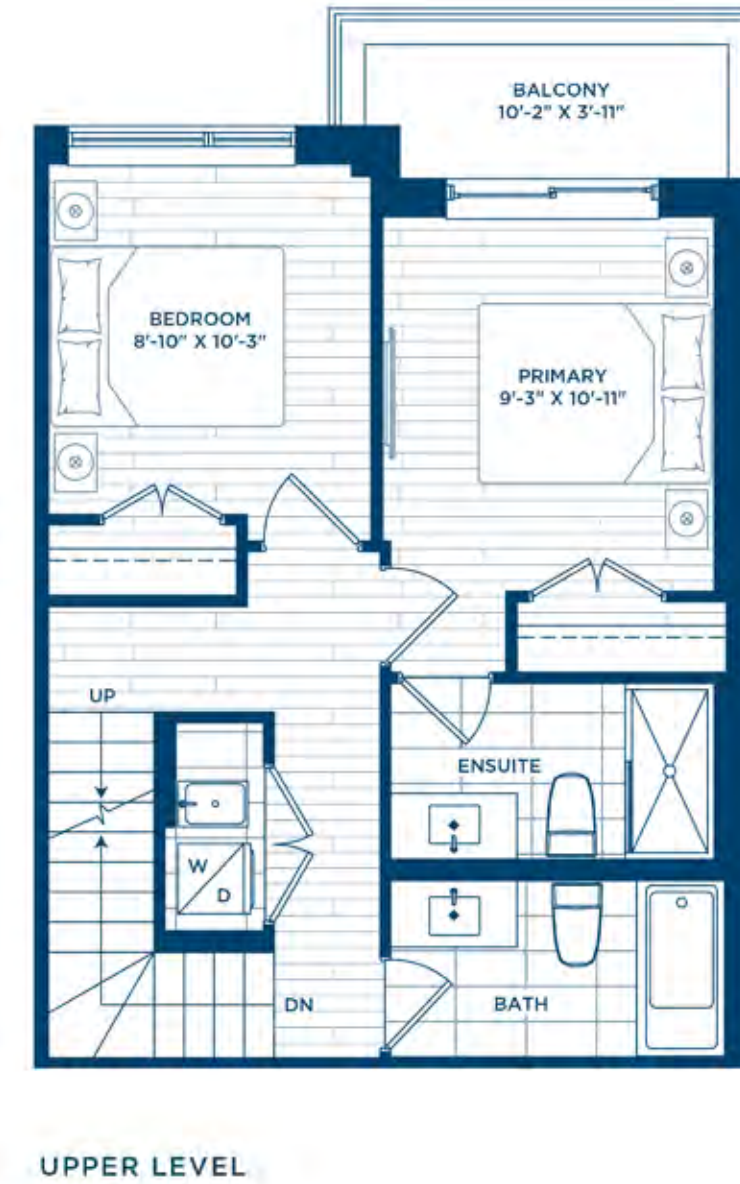
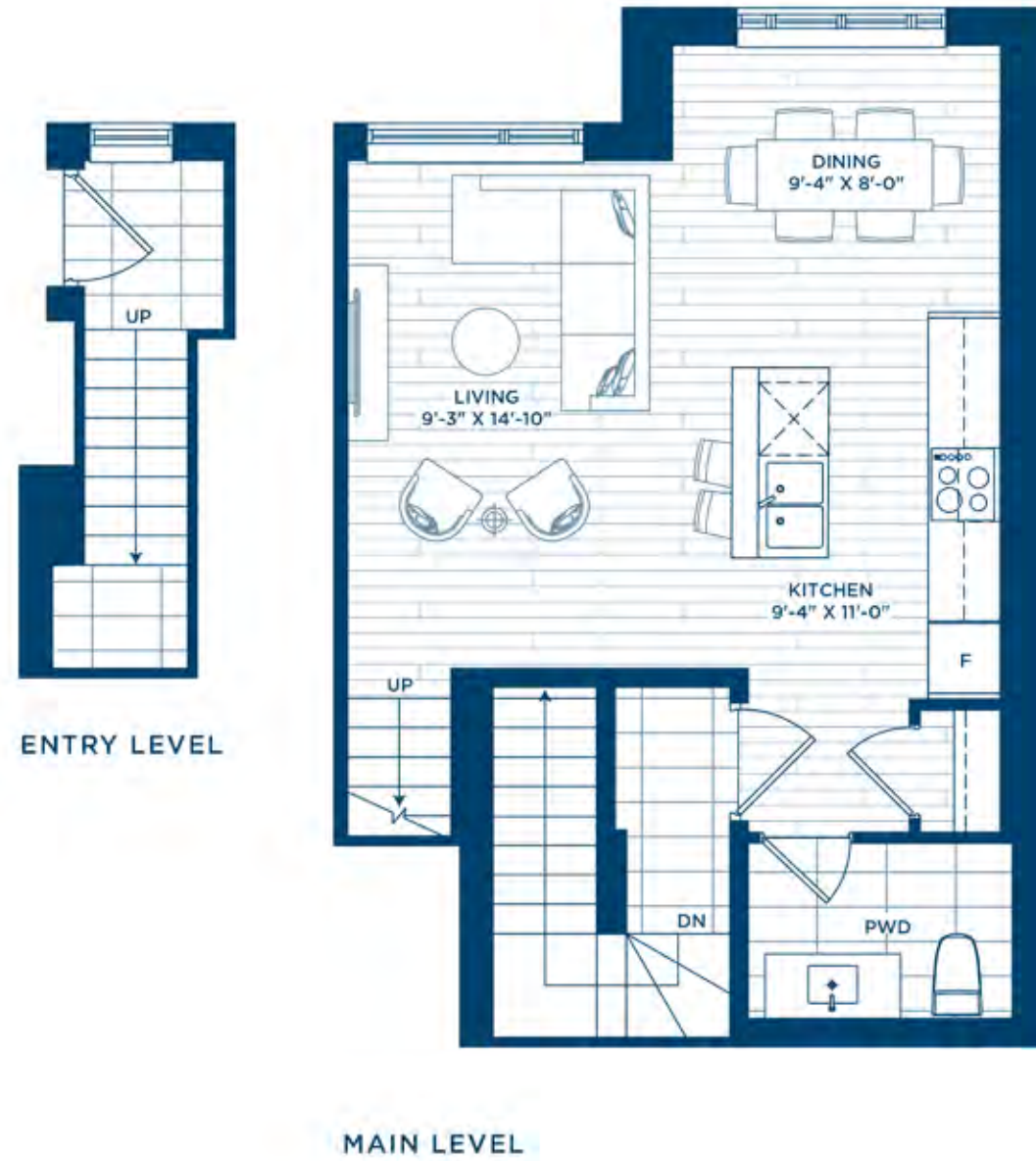


# THE HILL

ON BAYVIEW

## HUNTINGTON 1

**2 BEDROOM + TERRACE**  
**1,233 - 1,269 SQ.FT. INTERIOR**  
**50 - 55 SQ.FT. BALCONY**  
**360 SQ.FT. TERRACE**







# THE HILL

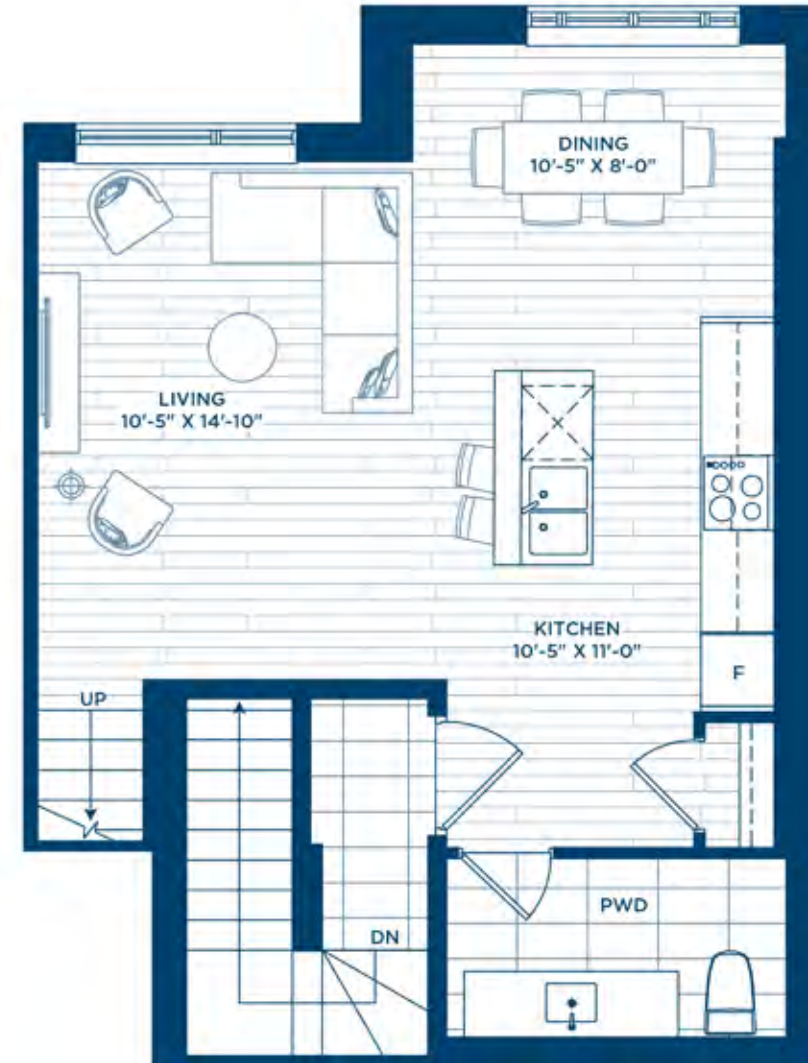
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## HUNTINGTON 2

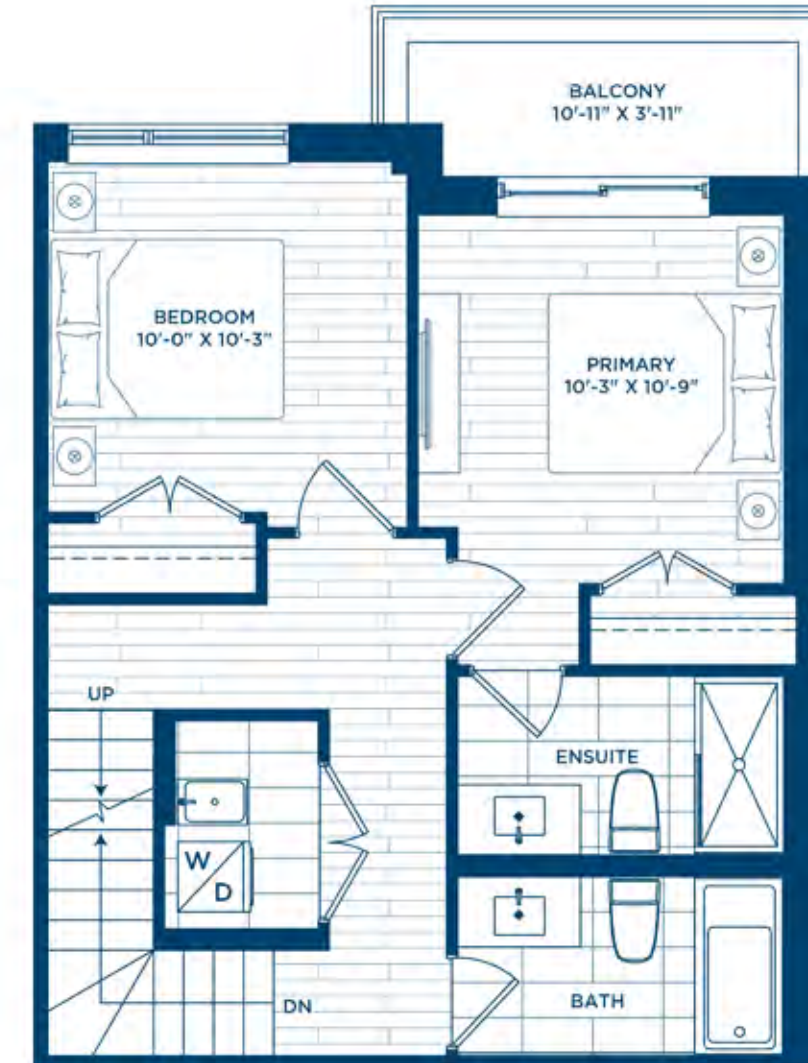
**2 BEDROOM + TERRACE**  
**1,345 - 1,381 SQ.FT. INTERIOR**  
**55 SQ.FT. BALCONY**  
**380 - 390 SQ.FT. TERRACE**



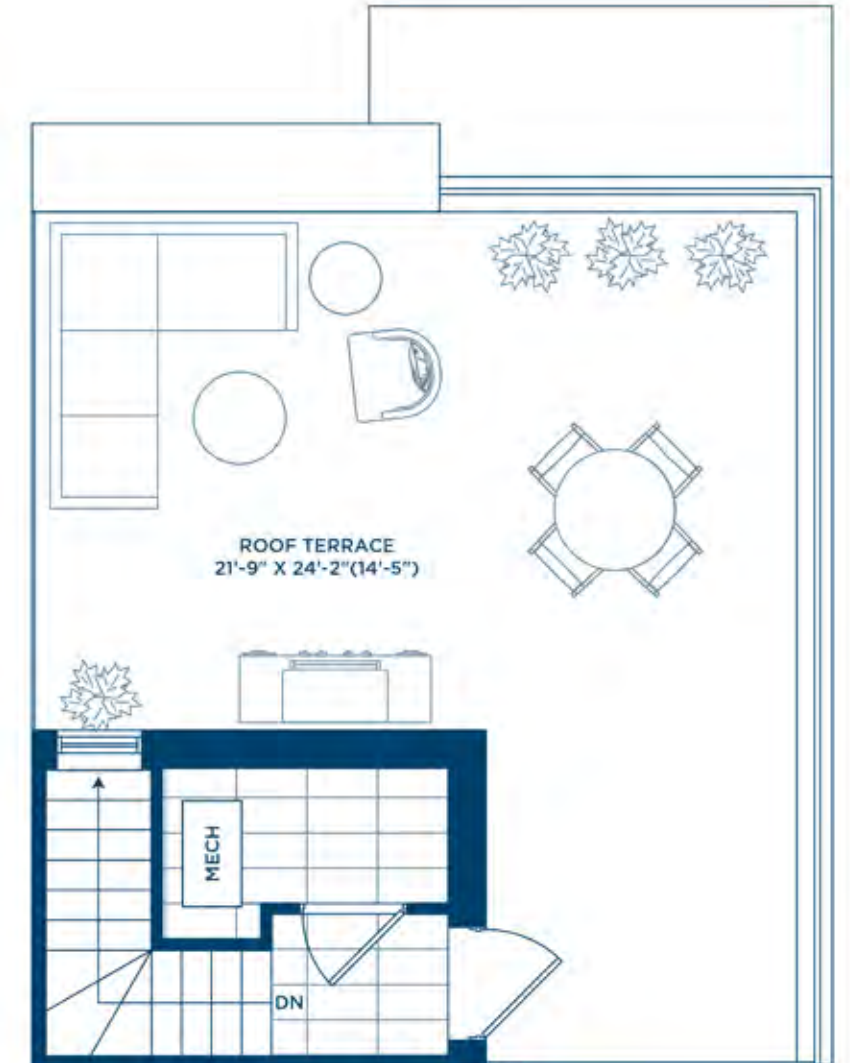
ENTRY LEVEL



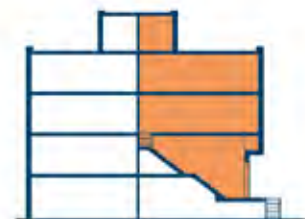
MAIN LEVEL



UPPER LEVEL



TERRACE





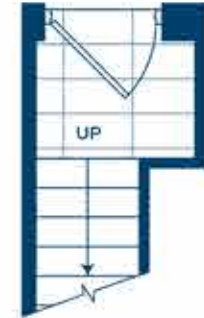


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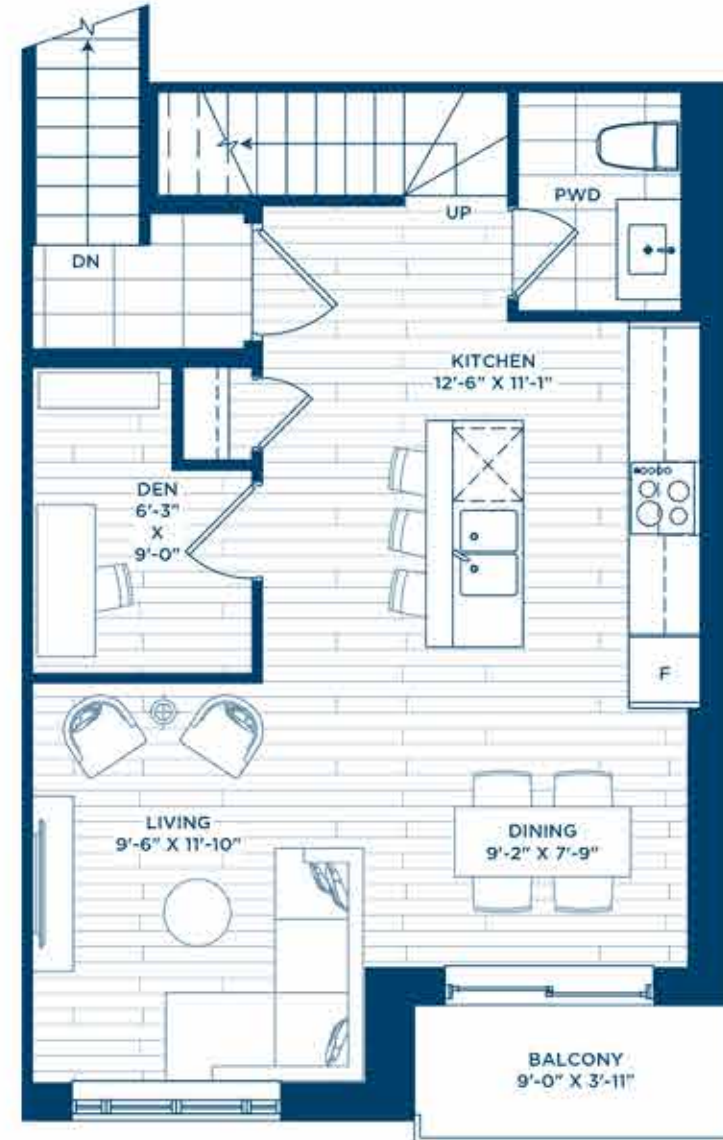
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## MALIBU 1

**2 BEDROOM + DEN + TERRACE**  
**1,268 - 1,359 SQ.FT. INTERIOR**  
**40 - 75 SQ.FT. BALCONY**  
**340 - 390 SQ.FT. TERRACE**



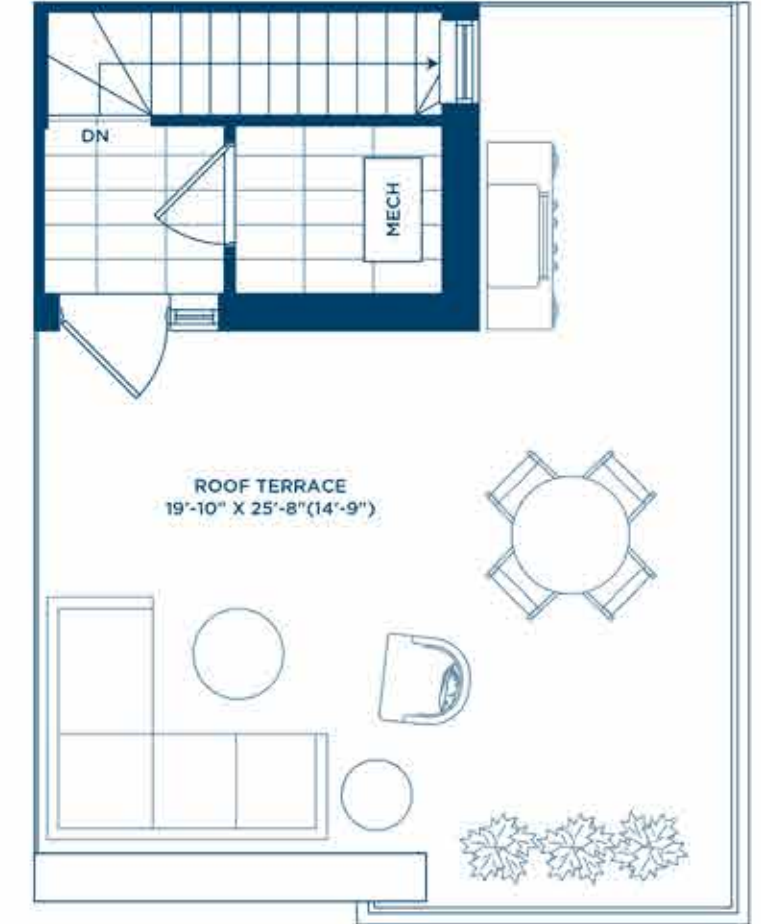
ENTRY LEVEL



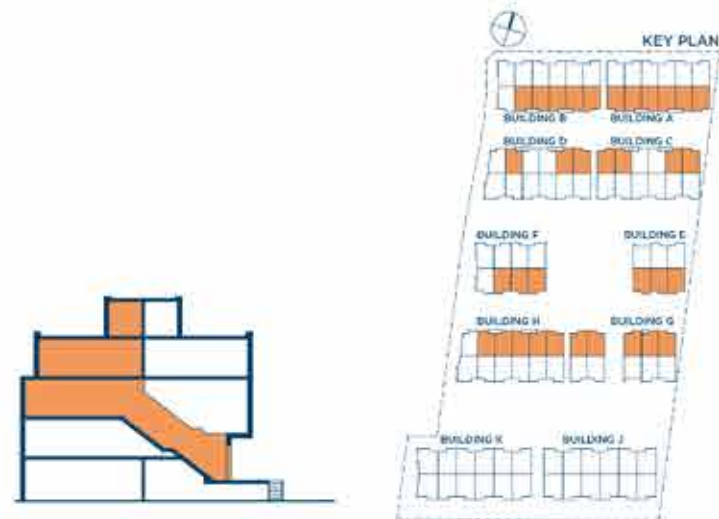
MAIN LEVEL



UPPER LEVEL



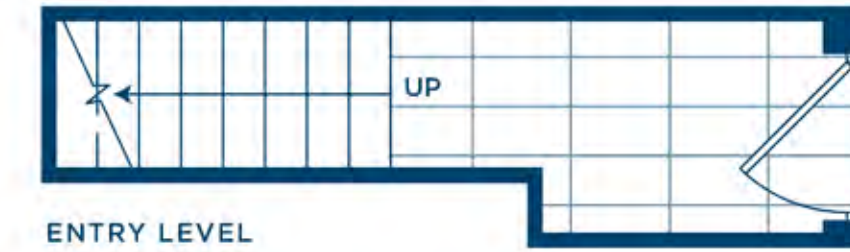
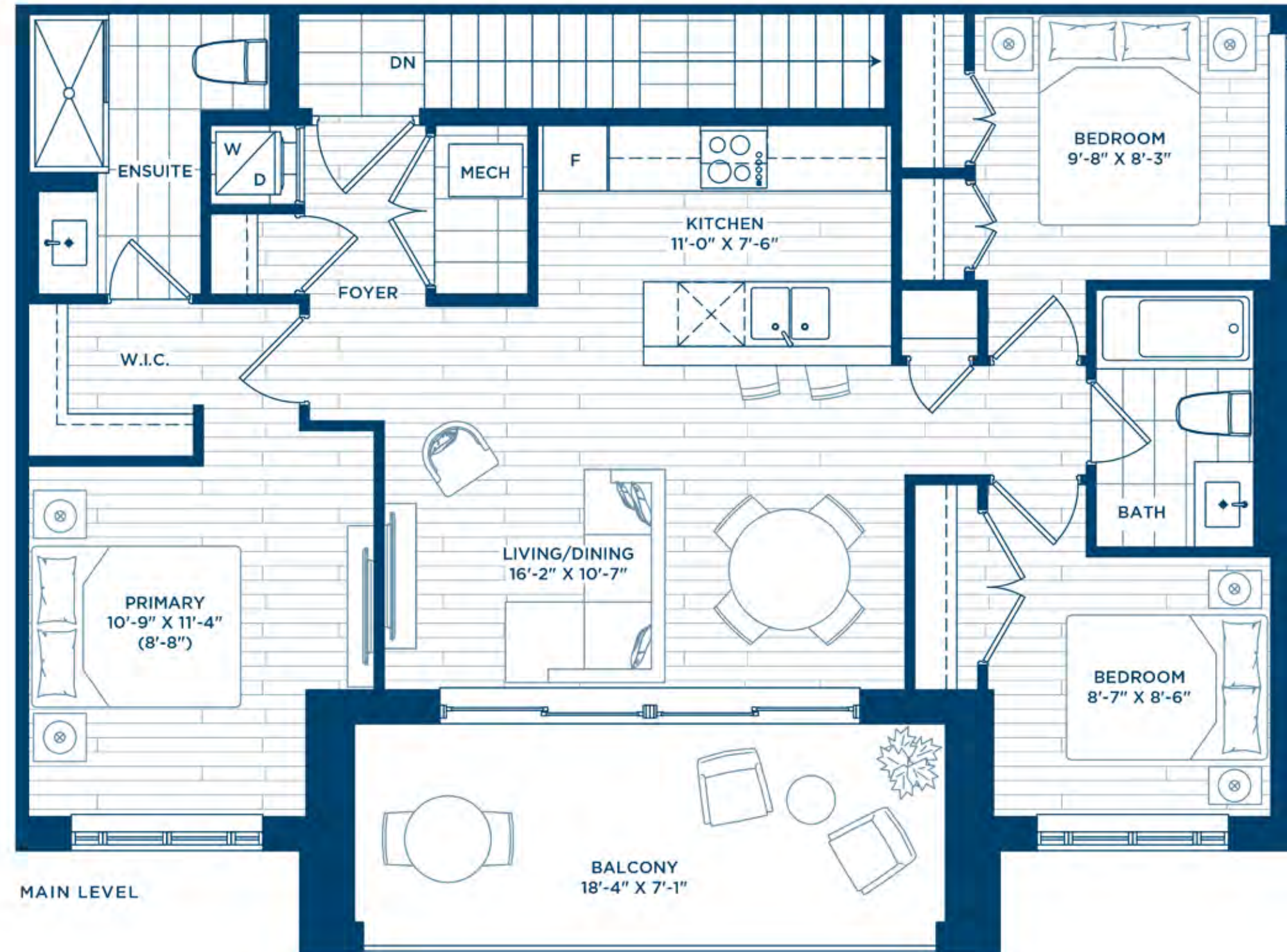
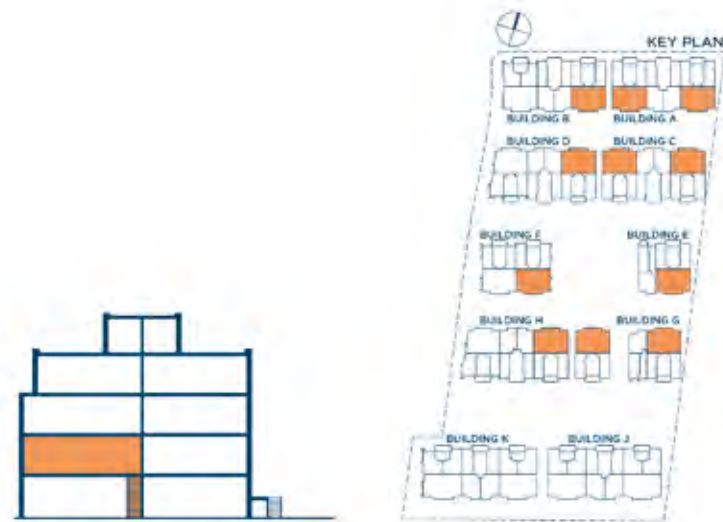
TERRACE





## BEVERLY HILLS 1

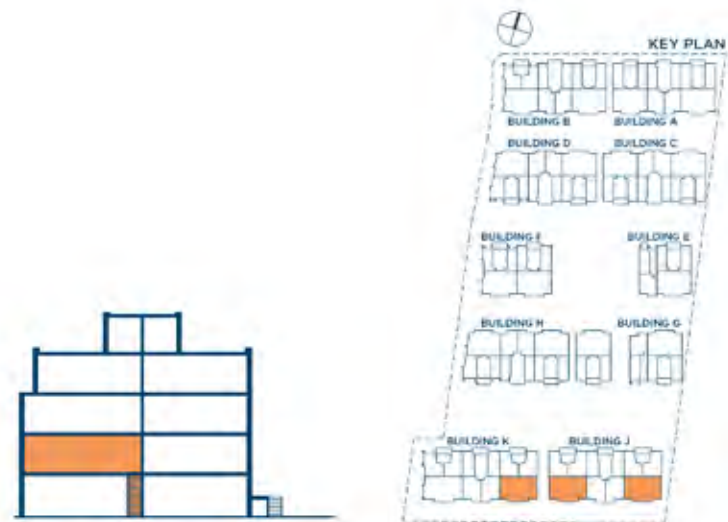
**3 BEDROOM**  
**1,026 SQ.FT. INTERIOR**  
**145 SQ.FT. BALCONY**





## BEVERLY HILLS 2

**3 BEDROOM**  
**1,134 - 1,142 SQ.FT. INTERIOR**  
**155 SQ.FT. BALCONY**





[TheHillOnBayview.com](http://TheHillOnBayview.com)



ARMOUR HEIGHTS  
DEVELOPMENTS