

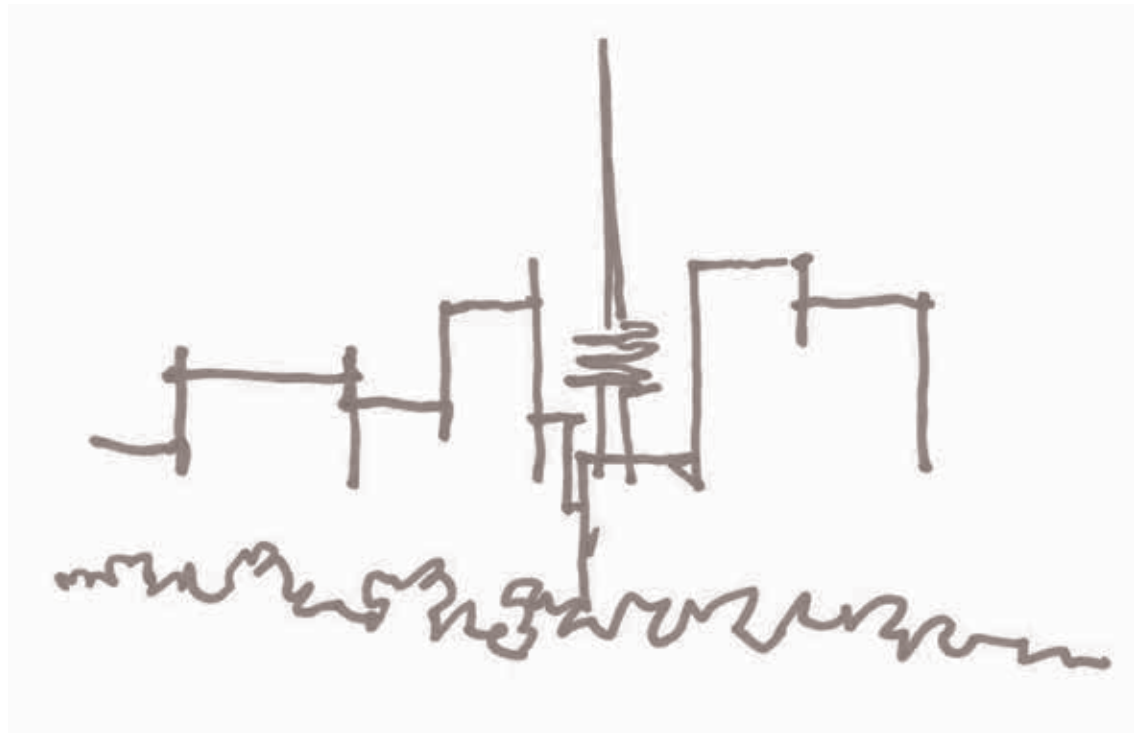
THE SKYLINE

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Toronto ON M4V 1E1

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[www.skylinecondo.com](http://www.skylinecondo.com)

27B  
Birch  
Avenue



“Limit everything to the essential,  
but do not remove the poetry.”

Dieter Rams

# SKYLINE



Introducing a unique property offering sweeping skyline views of the city's downtown core along tree-lined Birch Ave. Potential for one, two or three individual spaces, and for either commercial or residential buyers interested in a midtown neighbourhood away from downtown congestion.

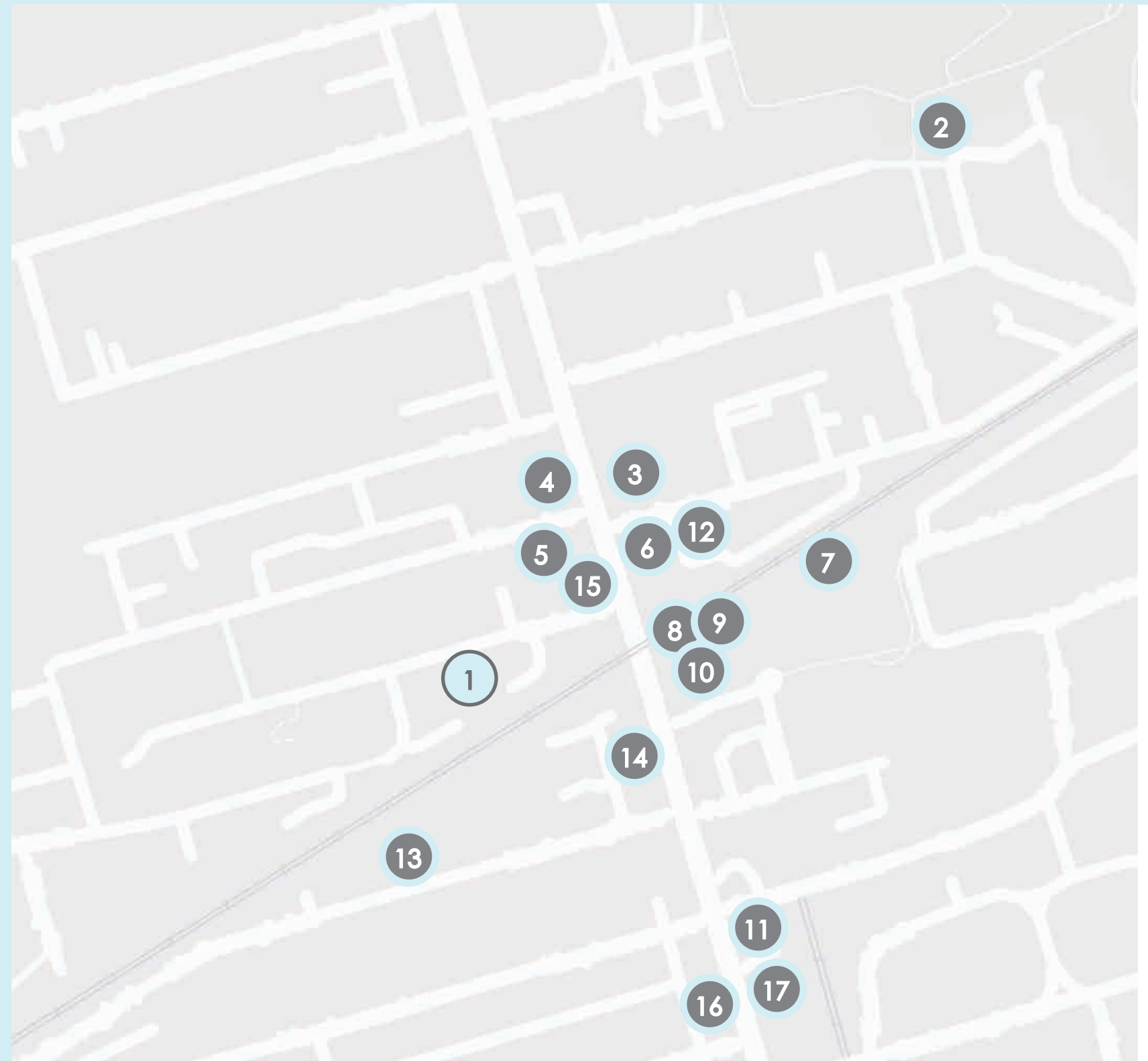


Welcome to a hidden gem soon to be in the Midtown neighbourhood of Summerhill. Just a two minute walk to shops, restaurants and Summerhill subway, this location is about convenience. Early Saturday morning coffee and croissant or a quick trip downtown for meetings, shops and entertainment become an enjoyable way to save time and energy.



## NEAR BY

- 1 SKYLINE
- 2 David A. Balfour Park
- 3 Summerhill Subway
- 4 Boxcar Social
- 5 Decorum Decorative Finds
- 6 LCBO
- 7 Pricefield Road Playground
- 8 Harvest Wagon
- 9 Terroni
- 10 Olliffe
- 11 Toronto Lawn Tennis Club
- 12 Sash Restaurant
- 13 York Racquets Club
- 14 Sorrell Restaurant
- 15 Impact Kitchen
- 16 Pantry
- 17 The Quail Firkin Pub



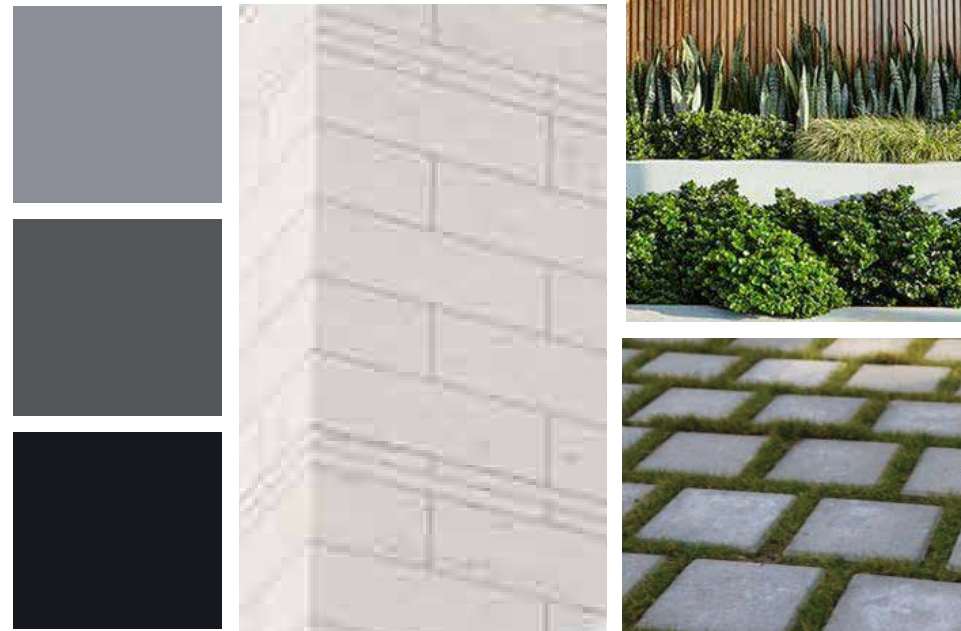
# LOCATION



This building is conceived with modernist clarity from the outside in, taking inspiration from Le Corbusier, Mies Van der Rohe and Eileen Grey. Clean lines and rectilinear patterns are updated to today using limestone, black brick, glass and black metal.

# ARCHITECTURE

Geometric form, natural materials, discreet entrance and soft plantings combine with sympathetic height and street set-back to complement neighbouring buildings and help to maintain a pleasing streetscape.



Inspiration for these spaces was drawn from nature. Wood, natural stone mirror and glass are used to reflect and invite the outdoors in. Rear balconies on all floors with uninterrupted distance views of the skyline give this location its name. When looking inward Mare Nero limestone and Pale Walnut woods warm the interior.

Skyline maintains an intimate connection with natural elements. The purest materials and floor to ceiling windows provide a seamless transition that brings the outdoors in.



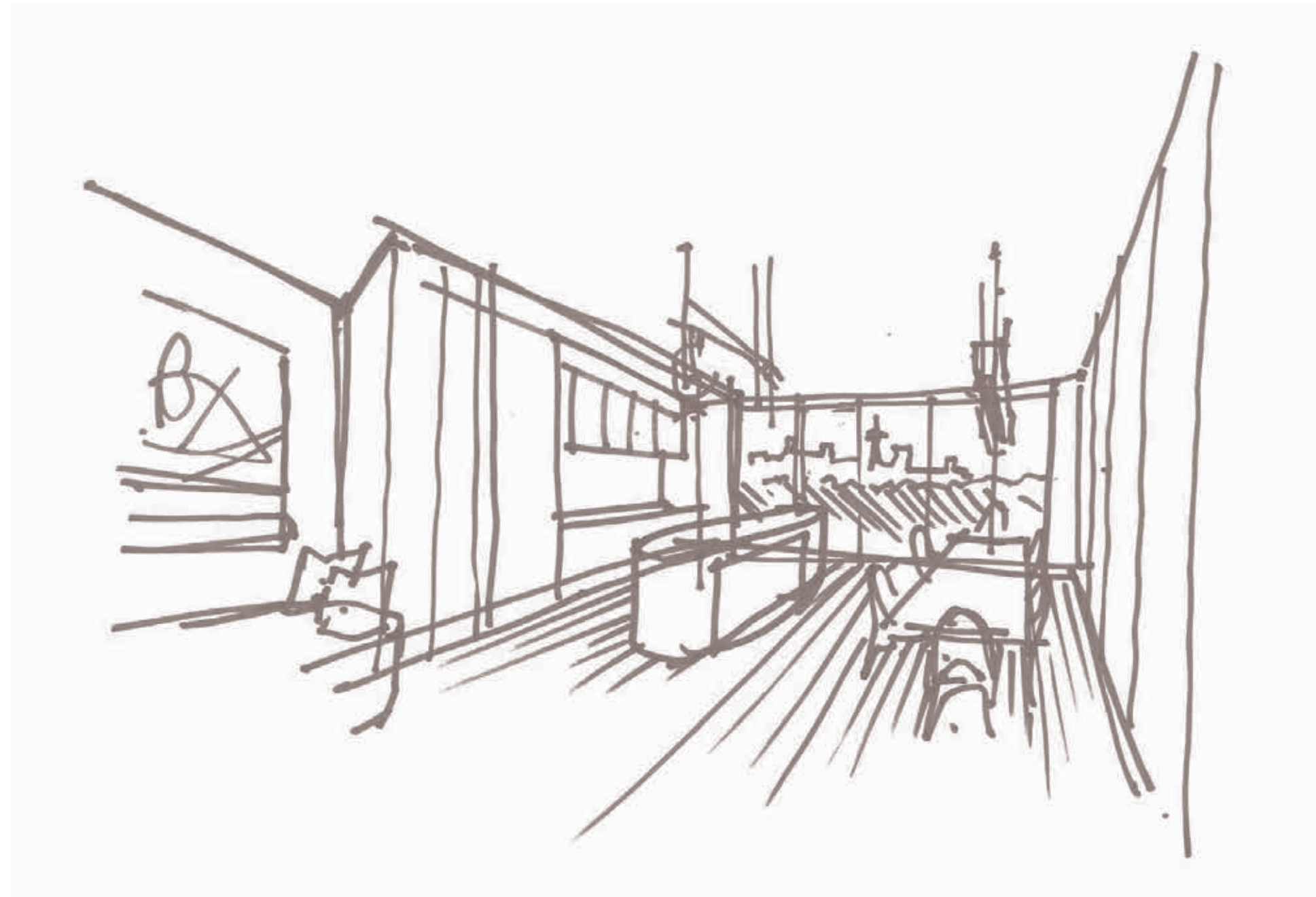


As one unit, this can be a place to live, work and play! Imagine simply going downstairs to work on a snowy January morning, or indulging in lunch at home every day. No traffic increases your time spent with family.

If purchased separately, the main floor offers a unique opportunity for a small office suite perfect for individual professionals.

The second floor offers 2200 square feet of light-filled self-contained space with windows on three sides with both private and open office space.

On-site parking and storage is available for all suites.



SECOND FLOOR SKETCH

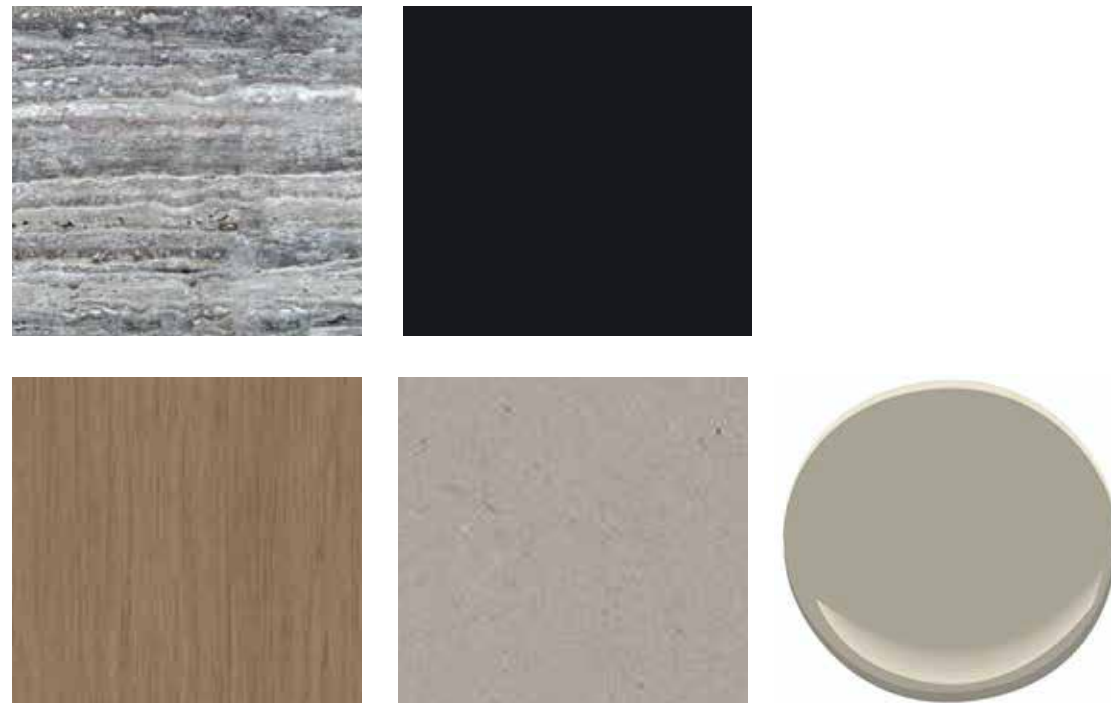
# COMMERCIAL INTERIORS



**THE ENTRY** Classic Mare Nero Travertine and black Nero Assoluto granite combine in a De Stijl floor pattern adding pattern and texture to the entry space. Warm pale walnut wood walls that wrap up to the ceiling hugging the space. Mirror and glass add depth and reflection.



**STREET LEVEL OFFICE** Built and designed as an accessible space, the street level office could be an easy-access boardroom for a second floor office space, or a stand-alone and self-contained professional office space.



Warm wood wraps one half of the space while mirror doubles the effective width. A small kitchenette and private washroom make this an independent space.





**DIRECTOR'S OFFICE** Warm wood and pale finishing combine with floor to ceiling windows make this a light filled and rich space.

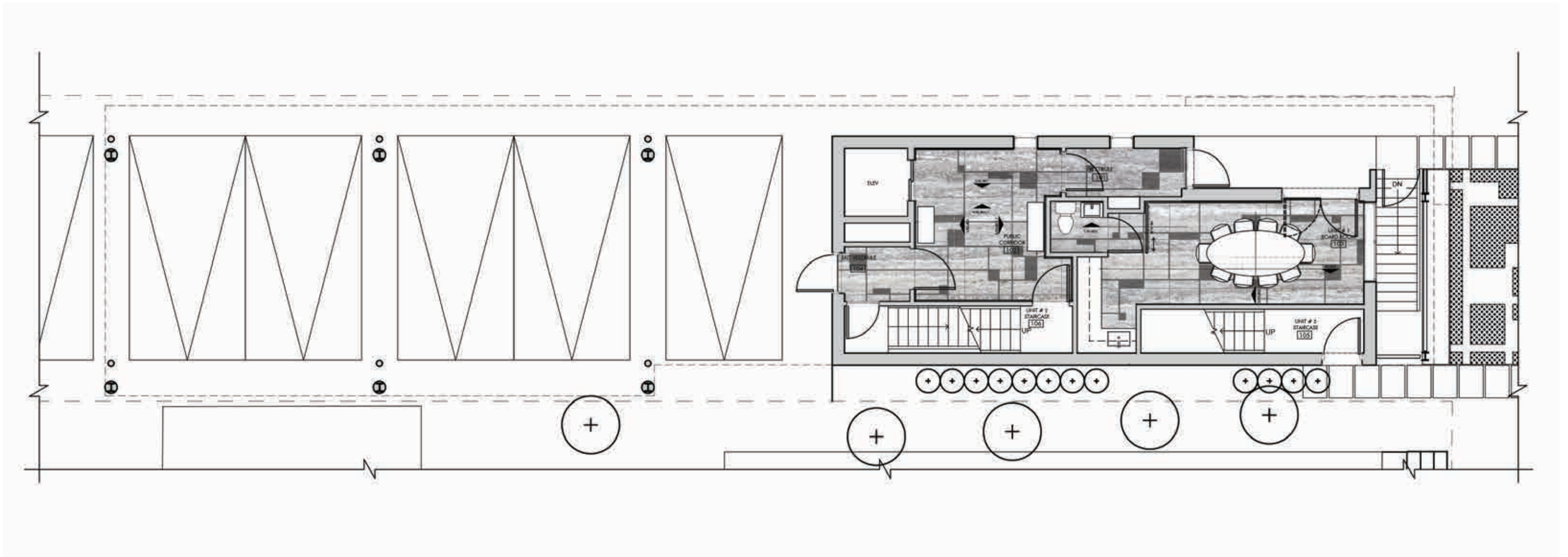


**MAIN OFFICE** The large open space at the rear offers distant views toward the city centre, with a light and airy aspect. A rear balcony for staff to regenerate and relax makes for a productive environment.

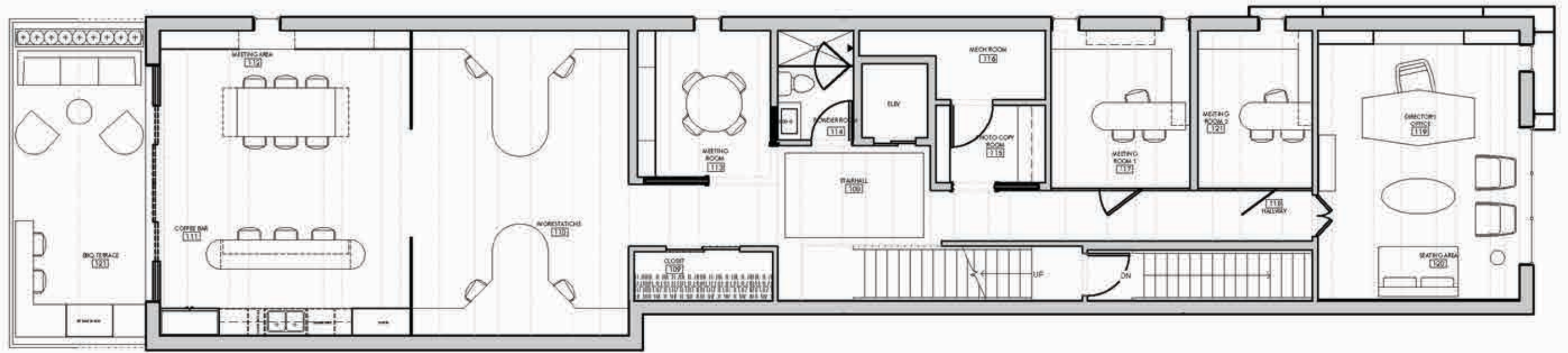
Careful planning ensures light and air in nearly all spaces. The upper floors are reached through direct in-suite elevator access, making them convenient and accessible to all. Both suites each have on-site parking available as well as street parking available during the day. The second floor and third floor units have basement storage rooms, with exterior access.

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# PROPOSED COMMERCIAL LAYOUTS



# GROUND FLOOR



## UNIT #2 - COMMERCIAL





CONCEPT IMAGES



FOURTH FLOOR RESIDENTIAL SKETCH

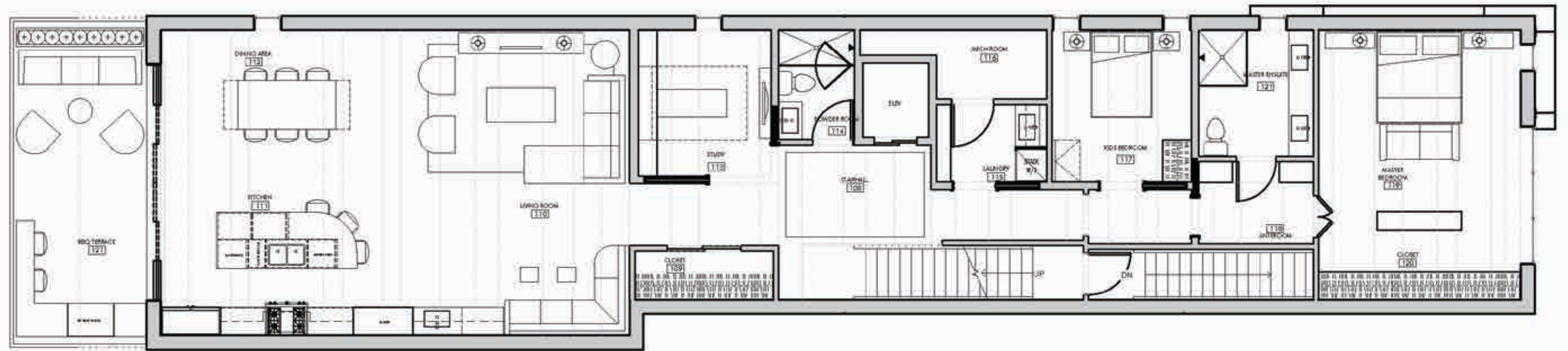
# RESIDENTIAL INTERIORS

Designed for comfort, family living and entertaining, the second floor space offers 2200 square feet, with open gathering spaces at one end, and quiet spaces to rest at the other. Depending on need intermediate room can be bedroom or study spaces, or both.

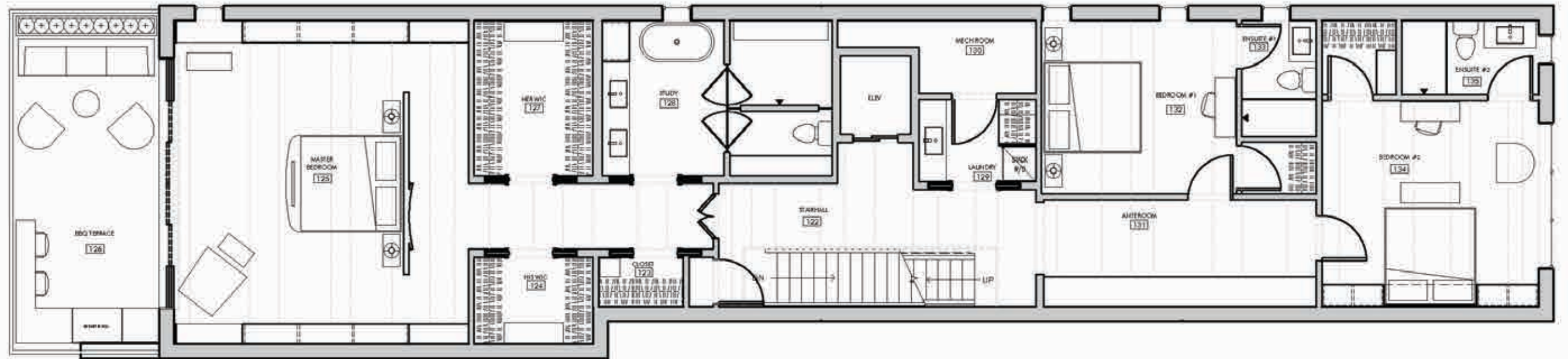
The third and fourth floors are the jewel of this property. Over 3000 square feet of living on two floors with over 800 square feet of private outdoor space. There's a street-side balcony off the kitchen, a master bedroom balcony off the rear, and a 600 square foot rooftop terrace perfect for family gatherings.

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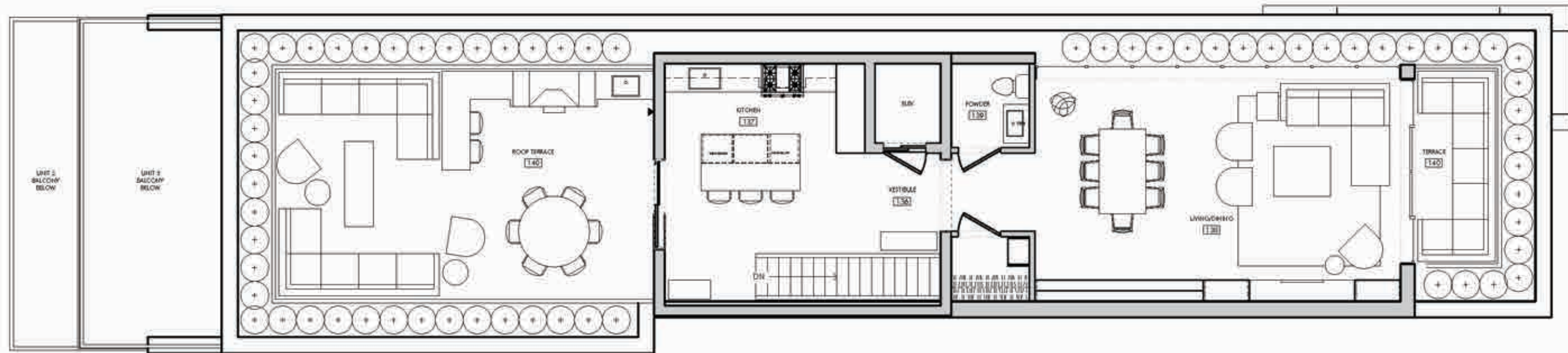
## PROPOSED RESIDENTIAL LAYOUTS



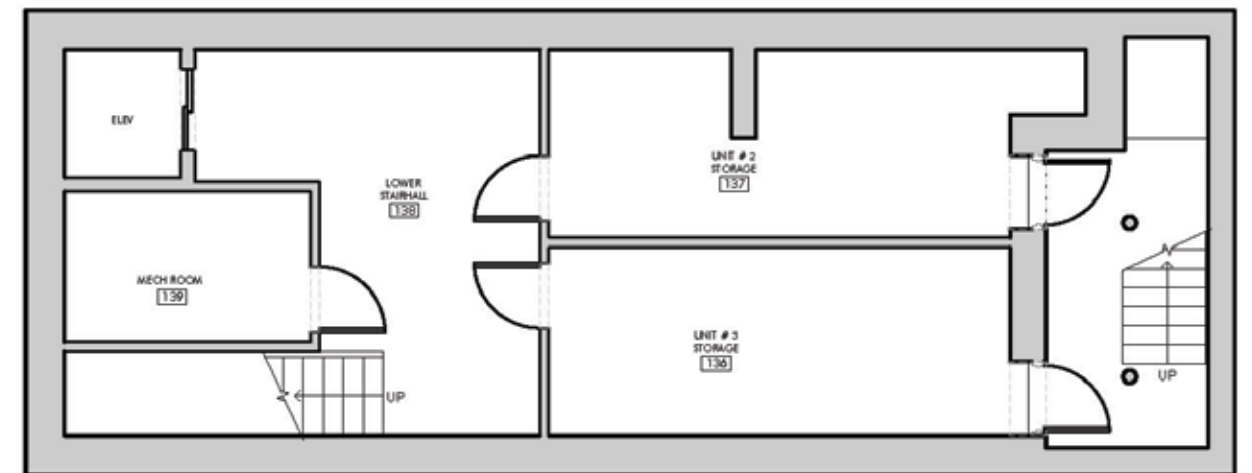
## UNIT #2 - RESIDENTIAL



## UNIT #3 - RESIDENTIAL



## UNIT #3 - ROOFTOP



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# BASEMENT

Coordinated and inspired by 3NP Asset Management this project team was assembled to work as a unit.

The combined expertise of Giovanni A Tassone architect and Douglas Design Studio Inc ensures a harmonious balance of materials and flow around and within these spaces.

Atkins Van Groll structural mechanical and BK mechanical engineers are equally sensitive to helping to create a safe, well insulated and well ventilated spaces.

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## TEAM

## TEAM'S INFORMATION

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### ARCHITECT

Giovanni a Tassoni  
GATarch  
gatarch.com

### MECHANICAL ENGINEER

BK Consulting Inc.  
bkconsulting.ca

### INTERIOR DESIGNER

Jeffrey Douglas  
Douglas Design Studio  
douglasdesignstudio.com

### ZONING AND PLANING

Goldberg Group  
goldberggroup.ca

### STRUCTURAL ENGINEER

Atkins & Van Groll  
atkinsvangroll.com

### DEVELOPER

3NP Asset Management