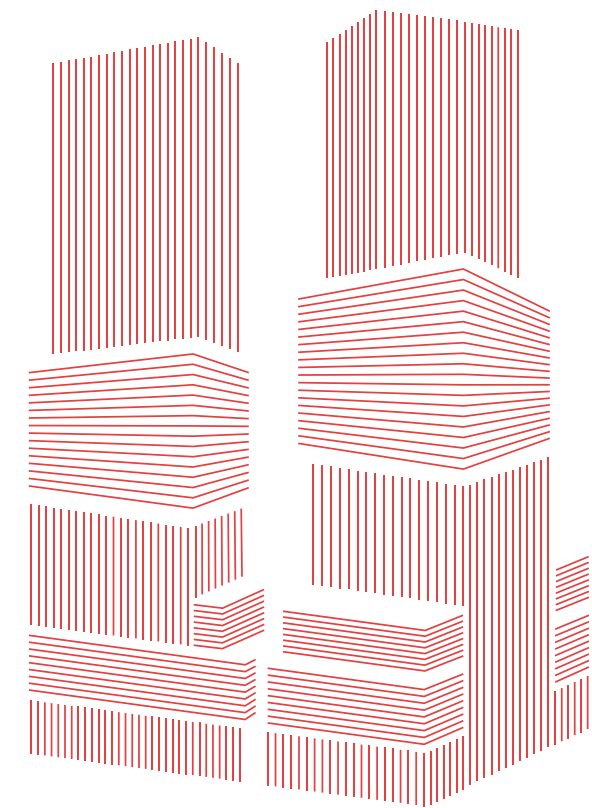


WATERFRONT RESIDENCES

DÉBUT



PROGRESSIVE DESIGN SEES NO BOUNDARY.

WHERE THE NEW BARRIE BEGINS.

Something incredible is coming to Barrie. Something the city's never seen before, that will elevate the lifestyle of not only its residents, but the surrounding community. A monumental first, standing tallest in Barrie, it's a home that nods to the future of a city on the rise. A place that offers an urban lifestyle, urban amenities and the best of Canadian living. Steps to the lake, and with direct access to Toronto, it's time to discover a new Barrie. A more modern, more innovative and more connected Barrie. And a city where the stage has been set.



A CENTRAL HUB



FOR EVERYTHING BARRIE HAS TO OFFER.

Début was designed with Barrie's future in mind. A residence that was conceived with a central idea: how to continue transforming the city into the incredibly dynamic environment it's become. One that fuses together hotel-inspired urban luxury with outdoor living that's distinctly Canadian. Début was designed to be the catalyst of that change.

Début will be the conduit of the emerging community that's going to be the central hub of Downtown Barrie. It's not simply a residence; it's an all-season destination with its own true character.

SHOPPING ARCADE



Début features modern, urban ground-level retail on every side of the building, all connected by a pedestrian-friendly shopping arcade that opens up to a European-style farmers' market and marina, just steps away.



FARMERS' MARKET AT YOUR DOORSTEP



1 MIN TO THE WATERFRONT

FAR FROM ORDINARY. CLOSE TO EVERYTHING.

With so many new and exciting things coming to Barrie, we wanted to ensure Début was the nucleus of it all. Be it the year-round farmers’ market, the Sandbox Centre for technological innovation and entrepreneurship, or simply the multiple pedestrian pathways that connect residents to the water with a 30-second stroll, it’s a true destination in a location that offers it all.

Début is not just a residence. It’s your connection to urban living, nature, and everything in between. It’s a central hub that brings every aspect of life together with residential living, retail spaces, hotel-inspired amenities, and incredible true Canadian living in Barrie. Live with ease knowing ski resorts, hiking trails, and the finest city luxuries are all within reach.

6.7KM OF WATERFRONT TRAIL

OUTSIDE YOUR FRONT DOOR

100+ RESTAURANTS

ALL AROUND YOU

40+ SPORTS & ENTERTAINMENT VENUES

JUST A SHORT DRIVE AWAY

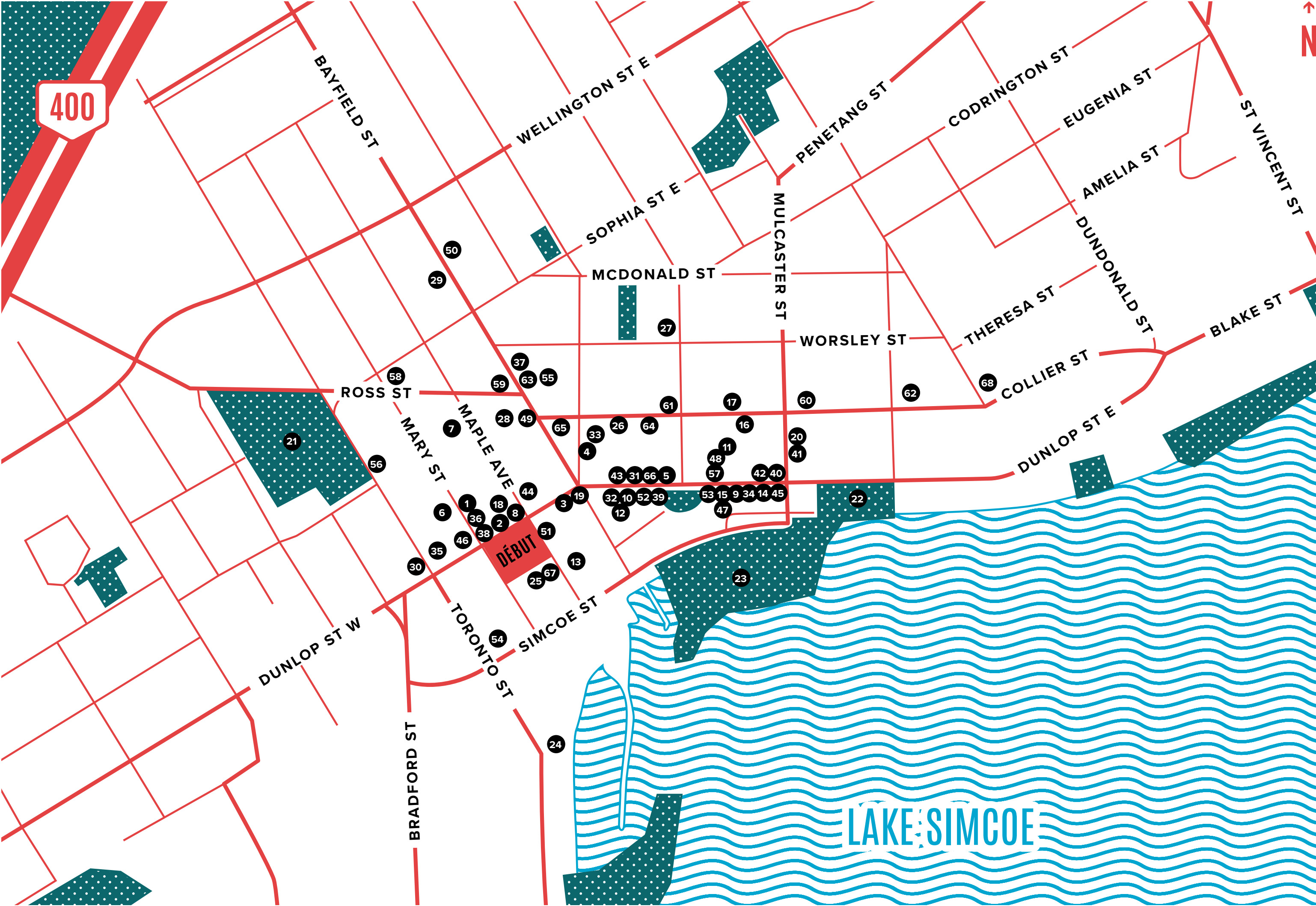
300 HECTARES OF PARKLAND

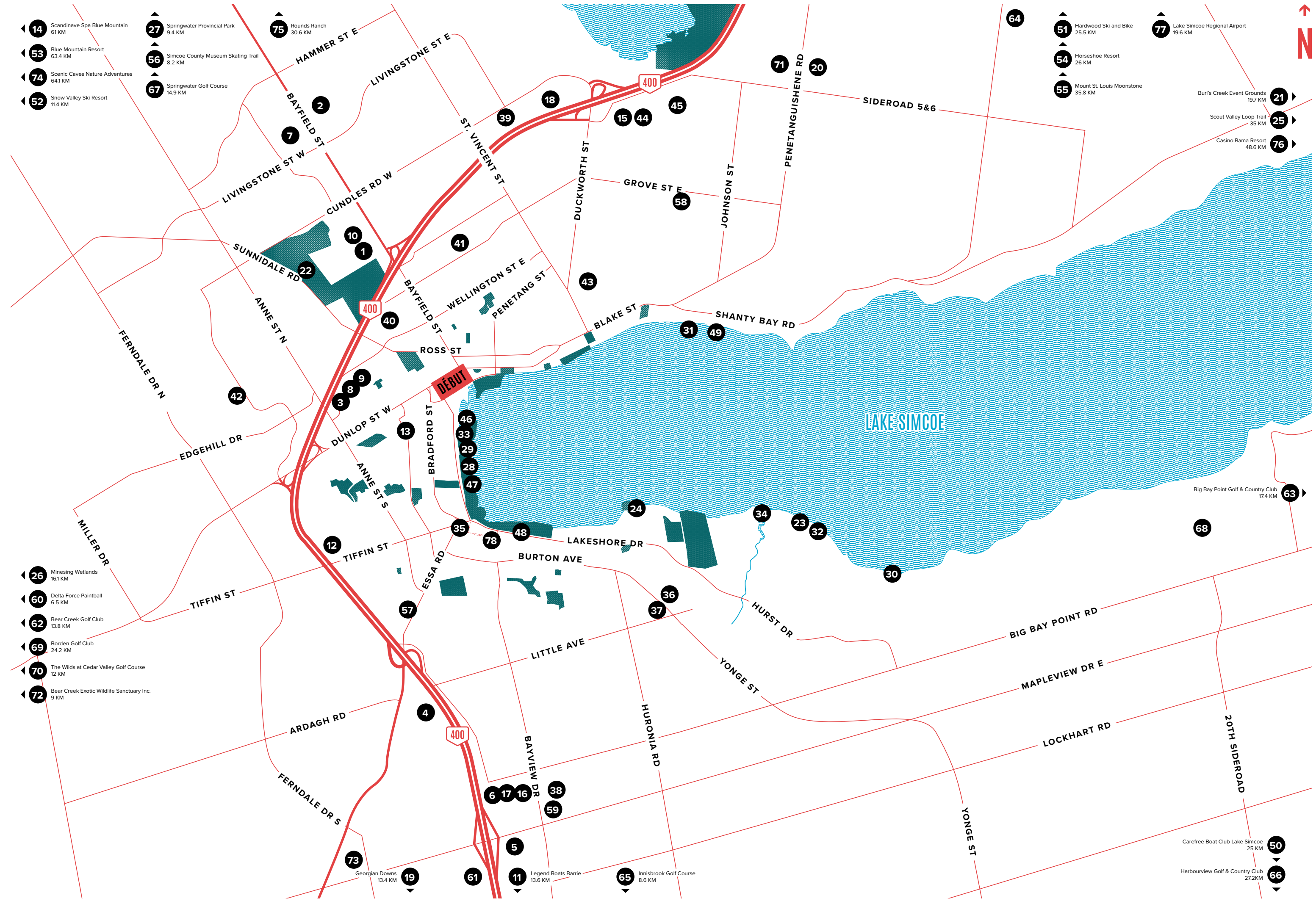
TO EXPLORE AT YOUR LEISURE

101,000 NEW JOBS

EXPECTED OVER THE NEXT DECADE

1 MIN TO THE MARINA





EXPLORE

1 MIN WALK TO
MAVRICK'S
MUSIC HALL



100+ RESTAURANTS
JUST MINUTES
FROM YOUR DOOR

15 GOLF COURSES
WITHIN 15 MINUTES



DÉBUT

26KM TO
HORSESHOE
VALLEY RESORT

8 MIN WALK
TO SKATING
AT CITY HALL



8 MIN WALK
TO MACLAREN
ART CENTRE



25.5KM TO
HARDWOOD
SKI & BIKE



48.6KM TO
CASINO RAMA
RESORT



5.5KM TO
BRENTWOOD
MARINE



61KM TO
SCANDINAVE SPA AT
BLUE MOUNTAIN



6.5KM TO
HERITAGE ESTATE
WINERY & CIDERY

HOME



METICULOUS DESIGN INSIDE & OUT.

Every element of Début was designed to enhance our residents' living experience through innovative design. From big picture ideas, like an architectural twist and feat in engineering that allows 87% of suites to take in a view of the water, to the finer details, such as kitchen or bathroom storage solutions and home fitness features that maximize your quality of life. A smartphone-operated convenience and security system for residents and visitors allows admittance to suites for services like cleaning, laundry, etc. from the separate guest/visitor lobby, making your daily life as seamless as possible.

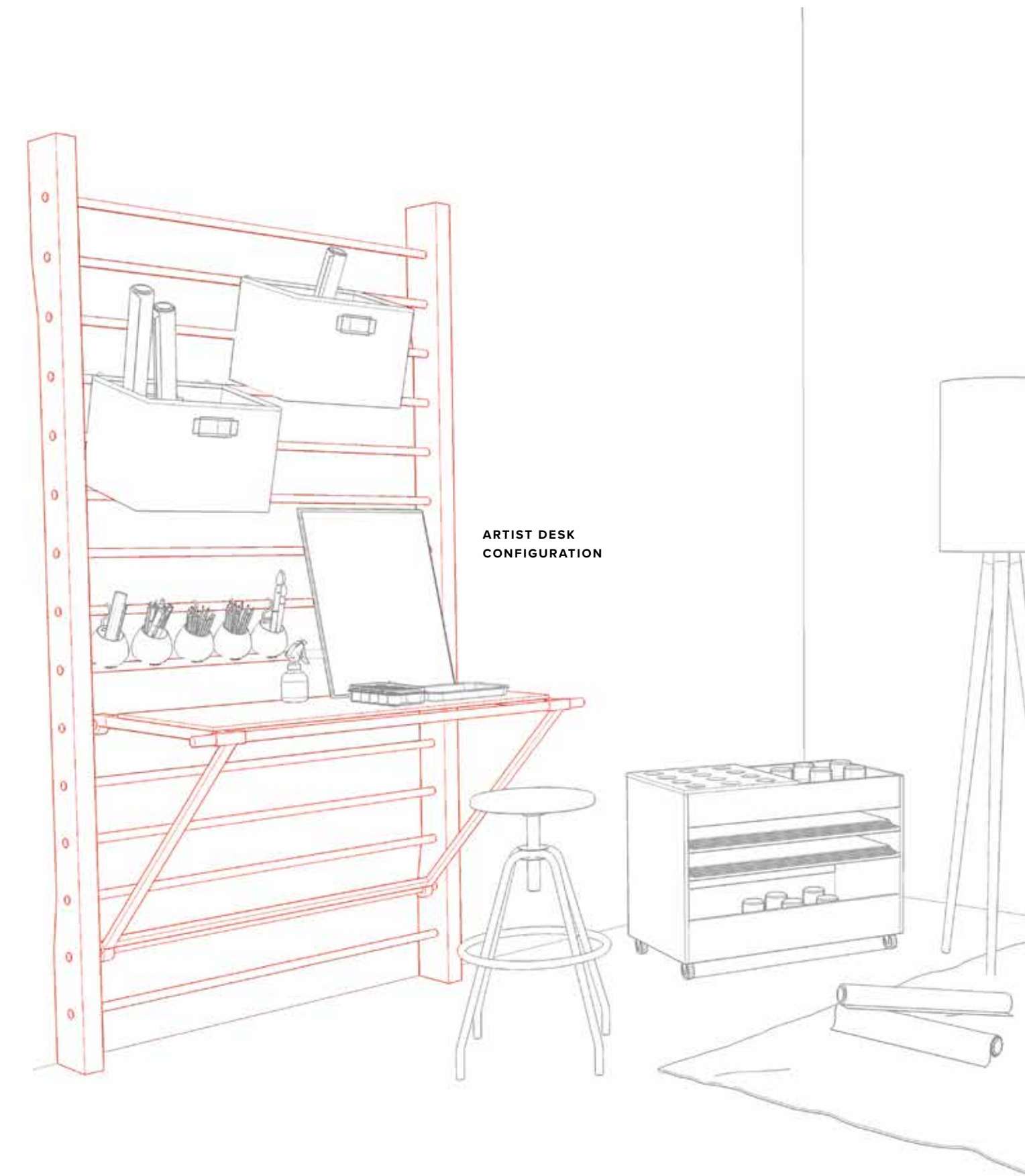
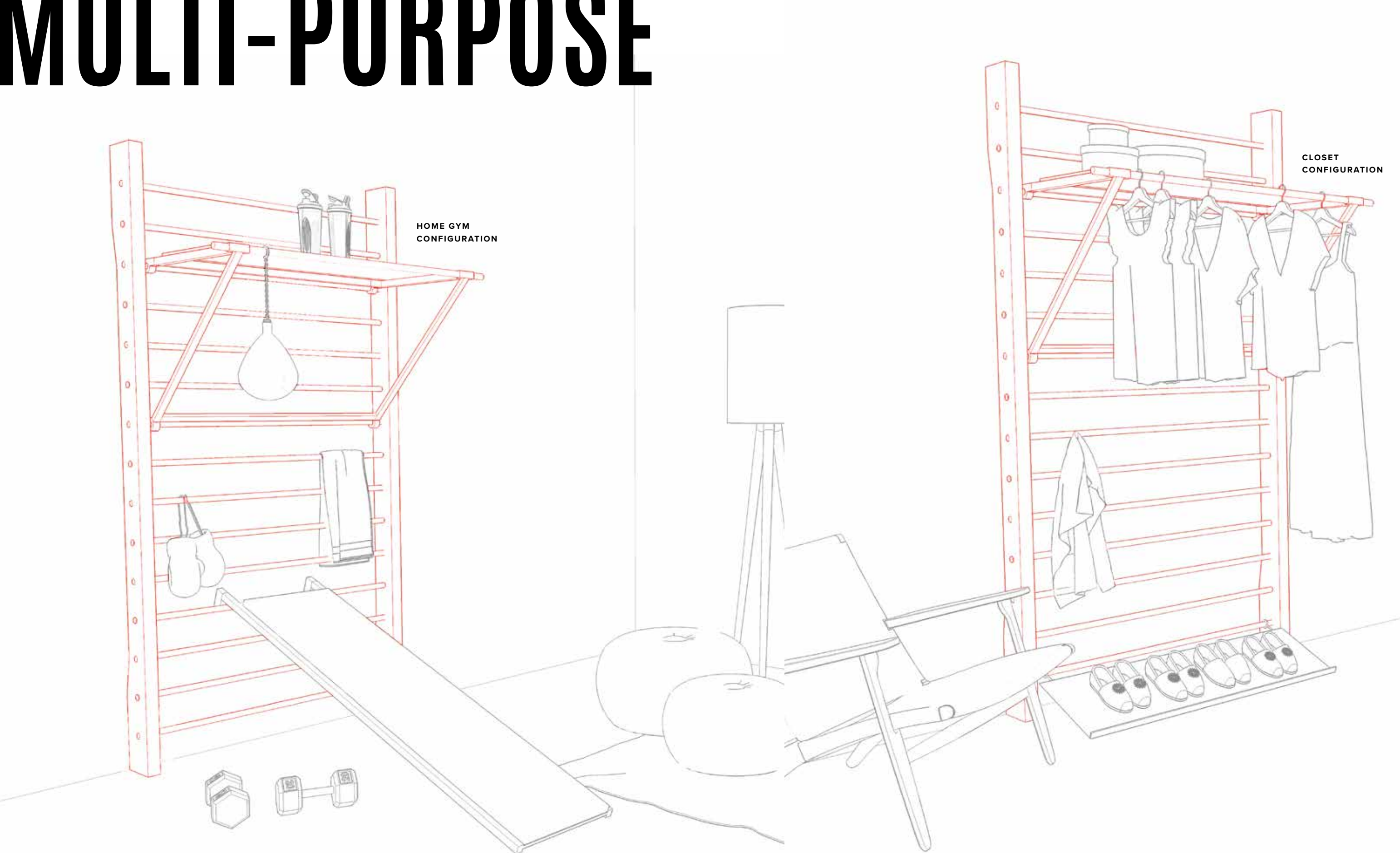


A SUITE THAT
IS ALL ABOUT
CREATIVE
FUNCTIONALITY.

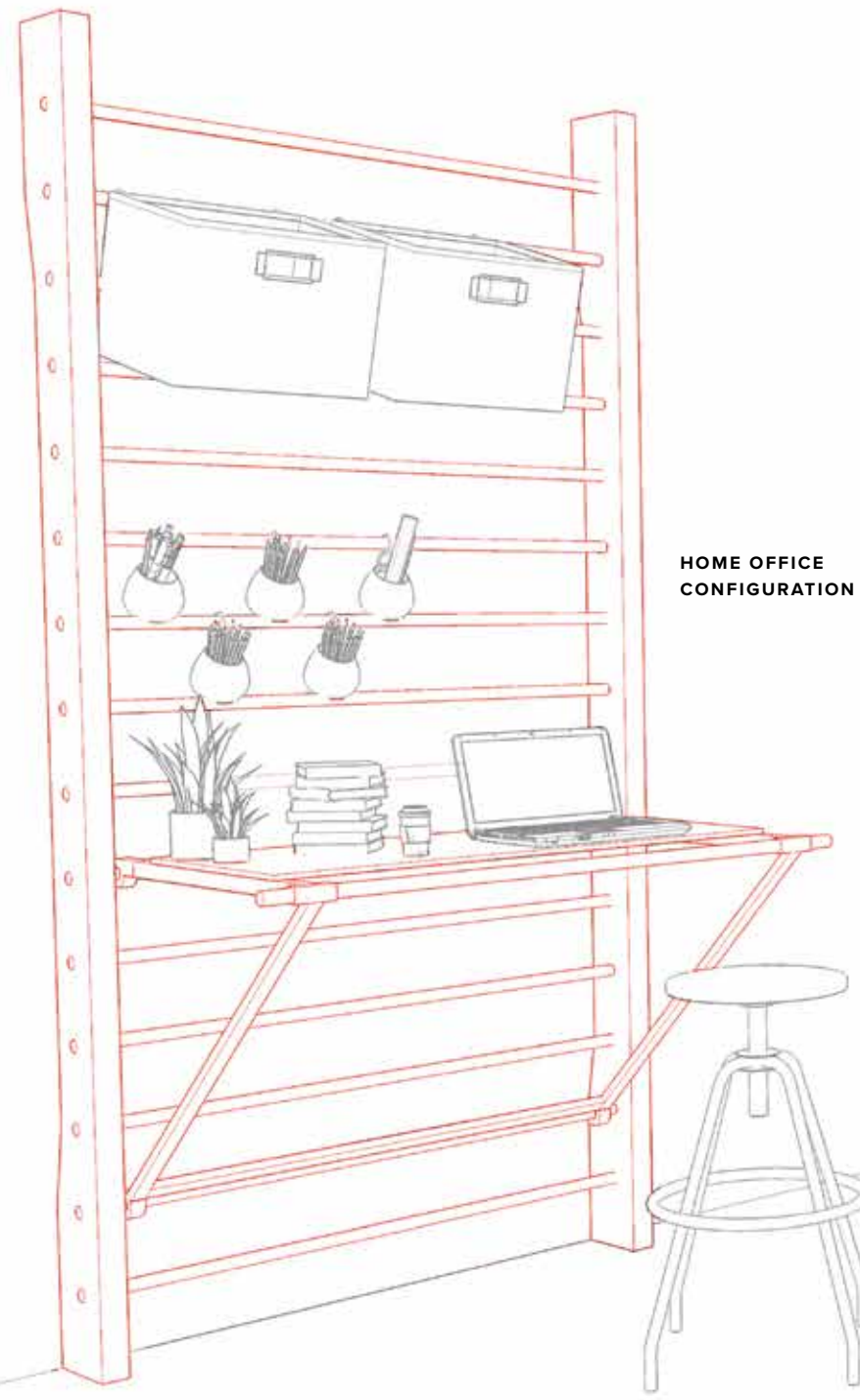


We've taken the time to maximize every square inch of your space, so no area is left without purpose, or design consideration. Standard suite kitchens feature multi-functional islands and drawer units on castors that can be positioned in various configurations as desired according to use. Configurations include breakfast, meal preparation, dining, party, and work modes. Most bathrooms include their own illuminated mirrors, while each master bath is well equipped with convenient storage and display shelving, as well as a mirrored medicine cabinet with integrated LED lighting.

MULTI-PURPOSE



Select suites at Début are equipped with a transformable home gym that can be modified to a variety of uses, like a storage area, study space or office. The modular nature of these features gives you the freedom to adapt the space to suit your lifestyle in seconds.



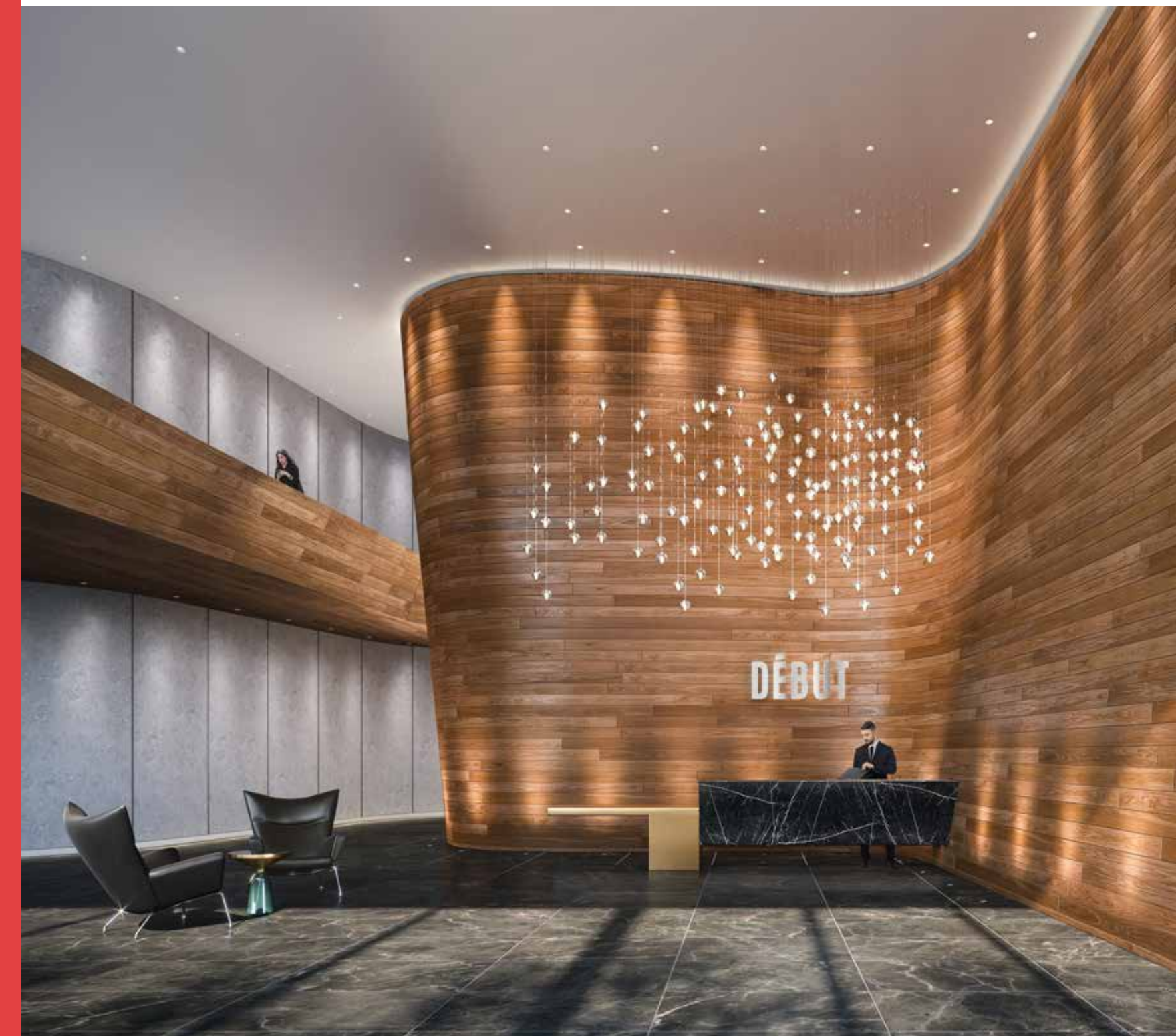
HOME OFFICE
CONFIGURATION

AMENITIES THAT REDEFINE THE WORD ITSELF.

YOUR HOME IS SO MUCH MORE THAN YOUR SUITE

You've heard of hotel-inspired amenities. But here, at Début, you'll discover a host of facilities and retail services that would make most hotels jealous. With an entire 7th floor dedicated to a world-class amenity space you'll experience an outdoor infinity plunge pool with views of the lake, a rejuvenating fitness centre fit for daily use, an intimate fire-pit lounge, as well as resources like a boardroom business centre, entertaining spaces including indoor and outdoor dining rooms, and much more. With a grand central lobby that also serves as a multi-level meeting space, all just an elevator ride away from your suite, Début boasts an amenity offering that's second to none.

AMENITIES



GRAND LOBBY

It's a space that takes centre stage every time you return home. With a concierge, 24-hour parcel storage and lounge space for socializing, it's a lobby that's truly worthy of your attention.

INVITING BAR & LOUNGE

The bar and lounge on the 7th floor has both indoor and outdoor dining rooms and can be used as a workspace, a social gathering space or a formal event space.



INFINITY PLUNGE POOL

WITH LOUNGERS

Take a dip in the infinity plunge pool and take in endless lake views. Designed with year-round functionality in mind, in winter the pool reveals amphitheatre style seating, while the clear glass front provides another opportunity to gather and appreciate the surrounding view of Lake Simcoe.





OUTDOOR AMENITY SPACE

Take in the incredible views of the city on the rise and relax with friends and family in the amphitheatre, BBQ and fire pit space, strategically located on the 7th floor.

SUITES

- 9' or 10' ceilings, as per plan
- Smooth ceilings throughout
- Floor-to-ceiling, high-performance window & glazing system
- Wide-plank laminate flooring as per plan
Penthouse – Wide-plank engineered hardwood flooring, as per plan
- Custom designed solid core entry door with security view-hole
- Glazed sliding doors, as per plan
- Lever door hardware for interior swing doors in satin stainless-steel finish
- TV / telephone outlets in principal rooms
- Closet rod/shelving
- Italian wardrobe closet, per upgrade package
- Stacked front loading washer / dryer with exterior venting, as per plan
- Choice of porcelain floor tiles in laundry as per plan, from builder's samples
- In-suite controlled energy efficient air-conditioning and energy recovery ventilation system
- Rough-in for automated blinds control

KITCHEN

- Custom-designed contemporary Italian kitchen cabinetry inspired by Johnson Chou, in a variety of colours and finishes, from builder's samples
- Integrated refrigerator as per plan, electric cooktop & wall oven, 24" integrated dishwasher, microwave, and stainless steel insert exhaust fan
- Movable kitchen island, as per plan
- Movable kitchen caddy with drawers, as per plan
- Soft close drawer / cabinets
- Solid surface countertops, from builder's samples
- Continuous counter backsplash, from builder's samples
- Stainless steel under-mount single basin sink with satin stainless steel single lever faucet
- Ceiling-mounted track light, as per plan
- Under-cabinet strip LED lighting

BATHROOM

- Custom designed bathroom vanity designed by Johnson Chou, in a variety of colours and materials, from builder's samples
- Frameless glass shower with chrome fixtures, as per plan
- Bathtub, as per plan
- Choice of full height porcelain wall tiles in tub and shower enclosures, from builder's samples
- Pressure-balanced mixing valve for tub and shower
- Polished chrome deck-mounted single lever bathroom faucet
- Solid surface countertops from builder's samples
- Choice of porcelain tile flooring from builder's samples
- Mirror with integrated lighting and storage cabinet in master bathroom

TECHNOLOGY & SECURITY

- Smart-tech package
 - Mobile-operated smart thermostat
 - Mobile-operated suite entry / smart lock
- Pre-wired with Category 6 wiring for high speed communication and multi-media services
- Individual service panel with circuit breakers
- Entrance phone and security monitoring system in the lobby
- Controlled door access throughout public / common areas
- Enhanced security through a separate guest lobby on ground floor



BARRIE

FIVE THINGS
YOU DIDN'T KNOW
ABOUT THE CITY

\$1 BILLION in infrastructure improvements by all levels
of government over the next decade



**210,000
NEW RESIDENTS**

expected to make Barrie their new
home in the next 10 years

\$412 MILLION
in building permit values in 2018



CONNECTED & ACCESSIBLE

With Highway 400, the Simcoe Regional Airport
and the GO Train, it has never been easier to
get to Barrie

\$43 MILLION
in transit investment from
the provincial and federal
governments



IS BOOMING

GARY SILVERBERG

DEVELOPER

As a real estate developer and artist, Gary Silverberg is driven by the idea of constantly finding ways to improve how we live. Whether it's taking a community on the cusp of change and breathing new life into it, or finding ways of making improvements in our lived experience to seamlessly blend retail and living spaces into a new form of live/work space.

With more than 40 years of experience across all real estate sectors including commercial and retail, Gary approaches every project the same way – by thinking about how people interact with their environment; private spaces, shared spaces and the wider community. This sense of connection is at the core of all his projects.

With Art Condos, Gary designed a first-of-its-kind live/work space that catered to the authentic nature of Toronto's West Queen West community. Dubbed one of top 5 condos in Toronto by the Globe and Mail, Art Condos is an example of a building that is aesthetically pleasing, functional and easily understood from a human scale.

Oleson Worland a r c h i t e c t

ARCHITECT

Oleson Worland Architects (OWA) is a well established, award-winning firm founded in 1984. Since its inception, the firm has produced designs of exceptional quality, founded on core principles of sustainability – resulting from thoughtful consideration of a project site and context, materiality and solid construction detailing. Pragmatics aside, they push the boundaries to produce the most stimulating and visually-engaging projects. Projects designed by OWA have won prestigious design competitions and the highest design awards in the United States and Canada.

J O H N S O N C H O U

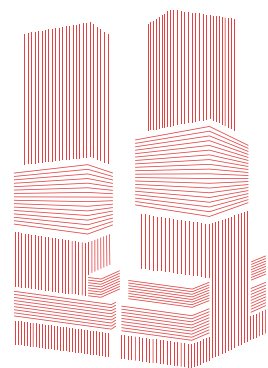
INTERIOR DESIGNER

Since 1999, Johnson Chou Inc. has developed into an interdisciplinary design practice encompassing architectural and industrial design, furniture and interiors, graphic identity and corporate communications – a body of work characterized by conceptual explorations of narrative, transformation and multiplicity. Aside from numerous condominium and luxury rental projects in the GTA, the studio's award-winning projects include head offices for Red Bull Canada, restaurants for Blowfish, clothing boutiques for TNT and private residences in 10 Bellair and Candy Factory condominiums.

scott shields architects

ARCHITECT

Scott Shields Architects (SSA) is a boutique award-winning planning, architecture and design firm, headquartered in Toronto and Los Angeles. Initially founded in Canada, SSA is a client service based practice with projects across North America. Design and technical innovation, particular to the context of each project site and client's needs, is a key operating principle for the firm. With 35 years of extensive experience on a wide range of projects, SSA has the ability to apply strategic thinking to solve design problems at all scales of development.



SILVERBERG

55 Dunlop Street West

DEBUTCONDOS.COM