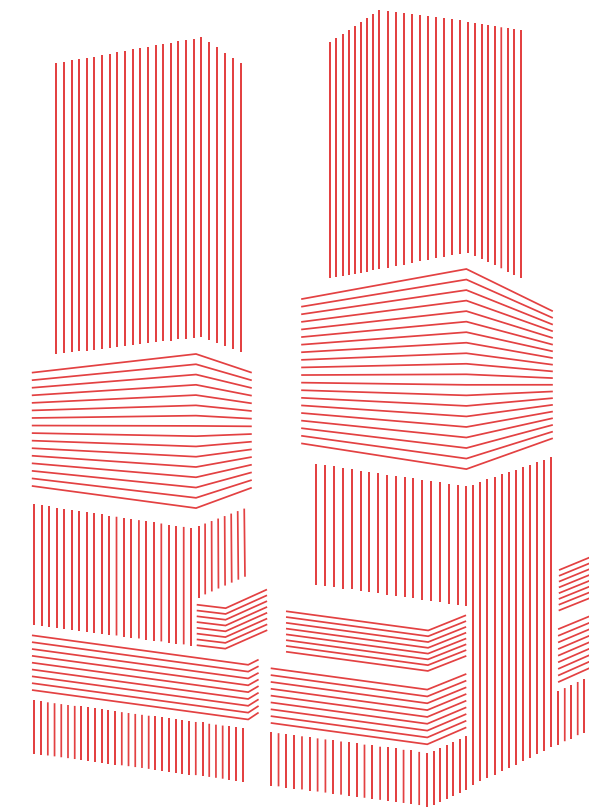


WATERFRONT RESIDENCES

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.



TWO WHERE THE NEW BARRIE BEGINS.

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A GENTRAL 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.

A CENTRAL HUB



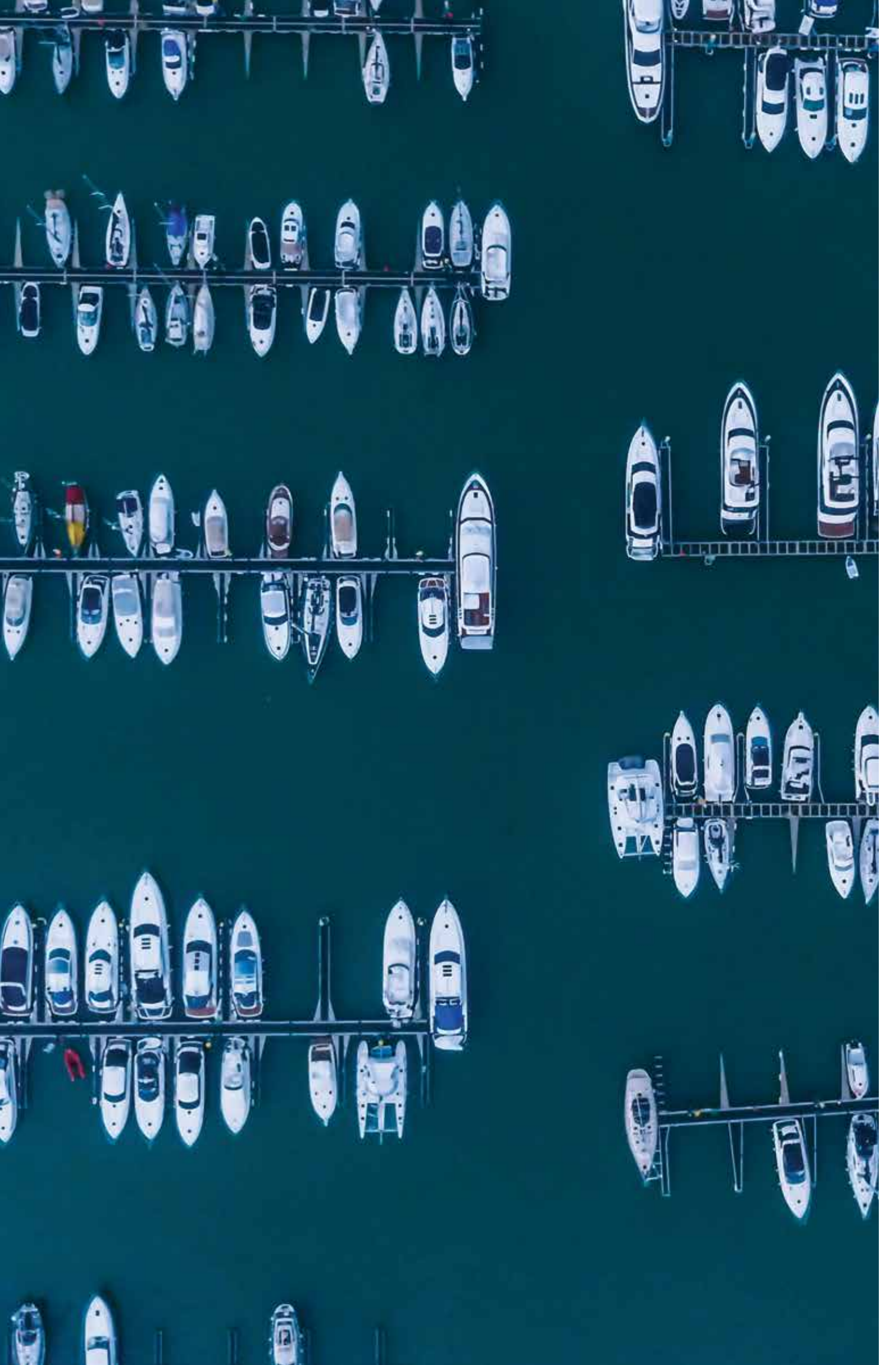
SHOPPING ARCADE



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

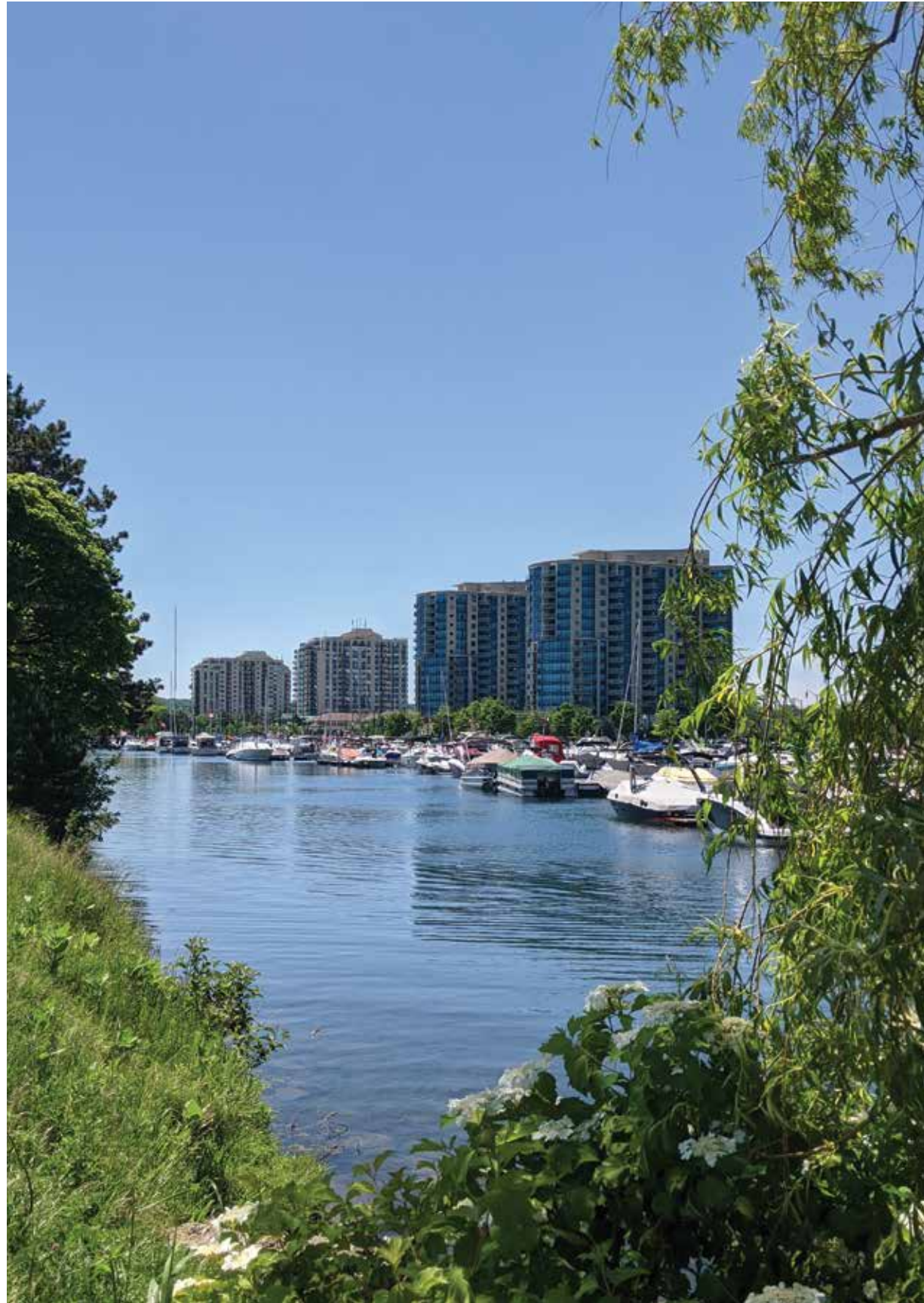
300 HECTARES OF PARKLAND

TO EXPLORE AT YOUR LEISURE

101,000 NEW JOBS

EXPECTED OVER THE NEXT DECADE

1 MIN TO THE MARINA



A NEIGHBOURHOOD READY FOR ITS CLOSE-UP.

Discover the joy of living in a true community and all that comes with it. Steps from the marina and hundreds of shops and restaurants all around you, this is elevated urban living in one of Ontario's most picturesque cities.

NEARBY NEIGHBOURHOOD





SHOPPING

- 1 LCBO
- 2 Bill Le Boeuf Jewellers
- 3 John McNabb Clothier
- 4 BJ Records & Nostalgia
- 5 Running Room
- 6 Drawing House (Art Supplies & School)
- 7 Rexall
- 8 Nutrition Plus Community Health Market
- 9 J'adore Fine Cheese & Chocolate
- 10 Olive Oil Co. Inc.
- 11 Trek Bicycle Store
- 12 Joshua's Greenery

FITNESS & LIFESTYLE

- 13 Orangetheory Fitness
- 14 Balance at the Spa Yoga + Retreat Centre
- 15 BLISS Ann Green Yoga
- 16 i.d. Hair Studio
- 17 Skating at City Hall

ARTS & ENTERTAINMENT

- 18 Mavrick's Music Hall
- 19 Five Points Theatre
- 20 MacLaren Art Centre

PARKS, BEACHES & MARINAS

- 21 Queen's Park
- 22 Sam Cancilla Park
- 23 Heritage Park
- 24 City of Barrie Marina

TRANSIT

- 25 Barrie Transit Terminal
- 26 Tesla Destination Charger

EDUCATION

- 27 Barrie Public Library
- 28 Georgian College Design & Digital Arts Centre
- 29 Collège Boréal
- 30 Liaison College

RESTAURANTS & BARS

- 31 Kensington Burger Bar
- 32 Il Buco
- 33 Painters Hall
- 34 Bohemia
- 35 Casa Mia Restaurant
- 36 The North Restaurant
- 37 Michael & Marion's
- 38 Bacio Trattoria
- 39 Grilled Cheese Social Eatery
- 40 RIPE Juicery
- 41 Akira Japanese Cuisine
- 42 Valiant's Plant Based Eatery
- 43 Donaleigh's Irish Public House
- 44 Limoncello Italian Bistro
- 45 One Forty Seven Restaurant
- 46 Town & Country Steak House
- 47 Flying Monkeys Craft Brewery
- 48 McReilly's Pub
- 49 The Ranch Bar & Grill
- 50 The Crazy Fox Bistro

BAKERIES & CAFÉS

- 51 Lazy Tulip Café
- 52 The Wired Owl Coffee Shop
- 53 Casa Cappuccino
- 54 Unity Market Cafe & Studios
- 55 Common Good Café & Social House
- 56 Cakes By Design
- 57 Homestead Artisan Bakery & Cafe
- 58 The Vegan Pantry
- 59 Sigrid's Cafe & Fine Bakery

BUSINESS

- 60 BMO
- 61 Scotiabank
- 62 National Bank Financial
- 63 Meridian Credit Union
- 64 TD Canada Trust Branch & ATM
- 65 RBC Royal Bank
- 66 CIBC Branch with ATM
- 67 Sandbox Centre
- 68 Canada Post





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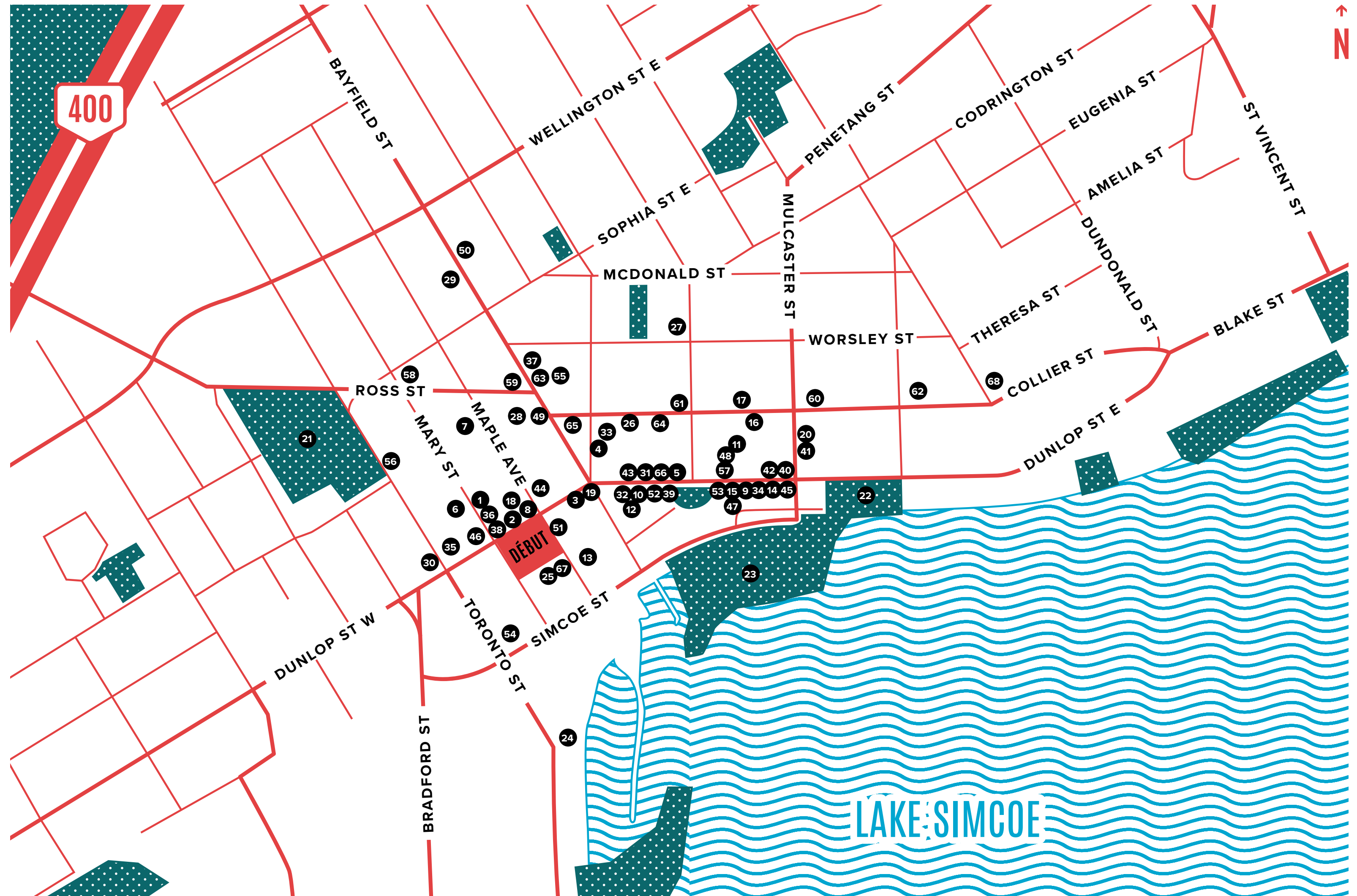
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1 MIN WALK TO
MAVRICK'S
MUSIC HALL



25.5KM TO
HARDWOOD
SKI & BIKE

LET VENTURE RE OUTWARD

SURROUNDED BY POSSIBILITIES.

From golf courses to hiking trails to serene fishing spots and more, it's not just about Barrie. It's also about the endless options that surround this incredible city you call home.



SHOPPING & LIFESTYLE

- 1 Bayfield Mall
- 2 Georgian Mall
- 3 Shoppers Drug Mart
- 4 MEC Barrie
- 5 Costco Wholesale
- 6 Cabela's
- 7 Walmart Barrie North Supercentre
- 8 Pet Valu
- 9 Joe's No Frills
- 10 Centra Food Market
- 11 Legend Boats Barrie
- 12 Bikeland
- 13 BKC – Strength & Conditioning
- 14 Scandinave Spa Blue Mountain

ARTS & ENTERTAINMENT

- 15 Georgian Theatre
- 16 Talk Is Free Theatre
- 17 XPlay Amusements
- 18 Cineplex Cinemas North Barrie
- 19 Georgian Downs
- 20 Heritage Estate Winery and Cidery
- 21 Burl's Creek Event Grounds

PARKS, BEACHES & MARINAS

- 22 Arboretum Sunnidale Park
- 23 Tyndale Park
- 24 Minet's Point Park
- 25 Scout Valley Loop Trail
- 26 Minesing Wetlands
- 27 Springwater Provincial Park
- 28 Centennial Park
- 29 Centennial Beach
- 30 Wilkins Beach
- 31 Johnson's Beach
- 32 Tollendale Beach
- 33 Barrie Waterfront
- 34 Brentwood Marine

RESTAURANTS & BARS

- 35 The Farmhouse Restaurant
- 36 Urban Dish Grill & Wine Bar
- 37 Barnstormer Brewing & Distilling Co. Brewpub Restaurant
- 38 Redline Brewhouse

EDUCATION

- 39 St. Joseph's Catholic High School
- 40 Hillcrest Public School
- 41 Barrie North Collegiate Institute
- 42 St. Mary's Catholic School
- 43 Codrington Public School
- 44 Georgian College
- 45 Royal Victoria Regional Health Centre

RECREATION

- 46 Splash ON Water Parks
- 47 HAPPYPADDLING
- 48 Barrie Canoe & Kayak Club
- 49 Barrie Yacht Club
- 50 Carefree Boat Club Lake Simcoe
- 51 Hardwood Ski & Bike
- 52 Snow Valley Ski Resort
- 53 Blue Mountain Resort
- 54 Horseshoe Resort
- 55 Mount St. Louis Moonstone
- 56 Simcoe County Museum Skating Trail
- 57 Barrie Curling Club
- 58 Eastview Arena
- 59 Sadlon Arena
- 60 Delta Force Paintball
- 61 Putt Mini Golf
- 62 Bear Creek Golf Club
- 63 Big Bay Point Golf & Country Club
- 64 Heritage Hills Golf Club
- 65 Innisbrook Golf Course
- 66 Harbourview Golf & Country Club
- 67 Springwater Golf Course
- 68 Allandale Golf Course
- 69 Borden Golf Club
- 70 The Wilds at Cedar Valley Golf Course
- 71 Landings Of Willow Creek Golf Course
- 72 Bear Creek Exotic Wildlife Sanctuary Inc.
- 73 Jack's Urban Jungle – Indoor Adventure Park
- 74 Scenic Caves Nature Adventures
- 75 Rounds Ranch
- 76 Casino Rama Resort

TRANSIT

- 77 Lake Simcoe Regional Airport
- 78 Allandale Waterfront GO

EXPLORE

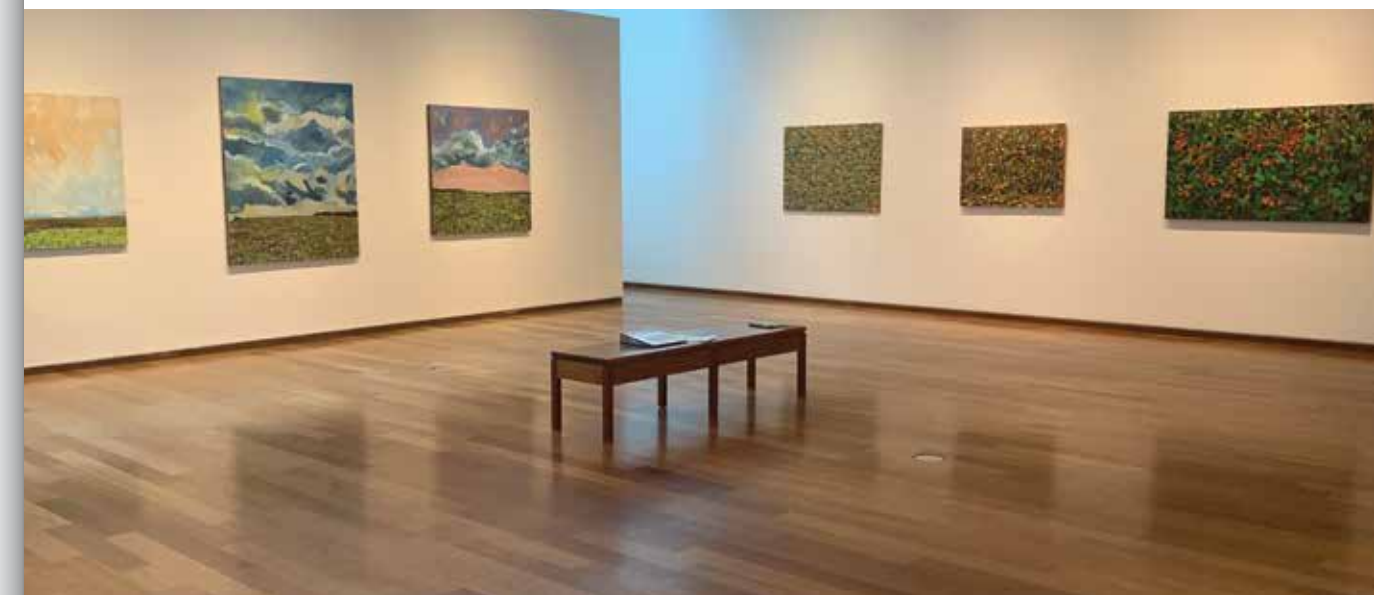
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MAVRICK'S
MUSIC HALL



8 MIN WALK
TO SKATING
AT CITY HALL



8 MIN WALK
TO MACLAREN
ART CENTRE



25.5KM TO
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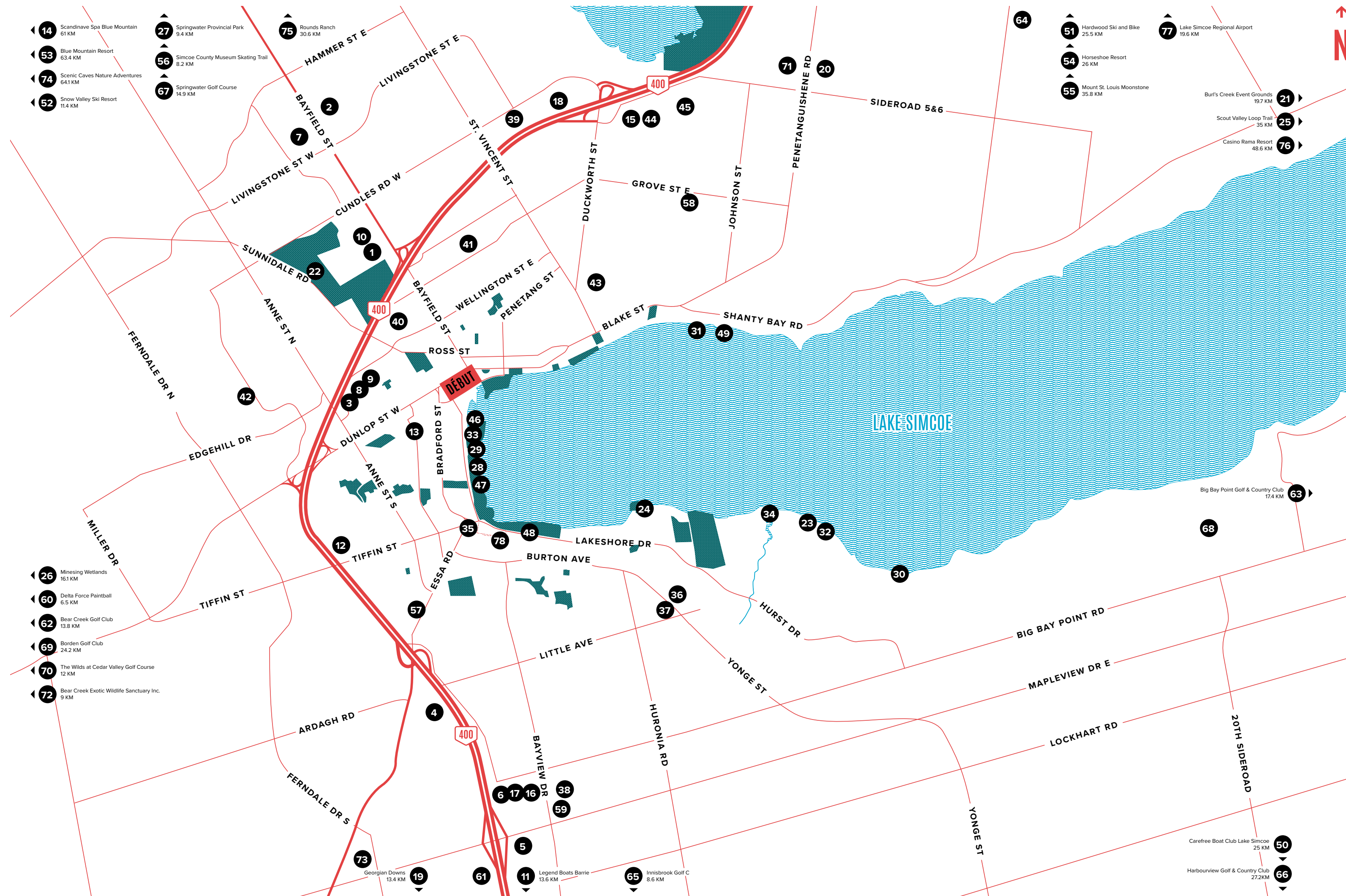
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EXPLORE

1 MIN WALK TO
MAVRICK'S
MUSIC HALL



100+ RESTAURANTS
JUST MINUTES
FROM YOUR DOOR

15 GOLF COURSES
WITHIN 15 MINUTES



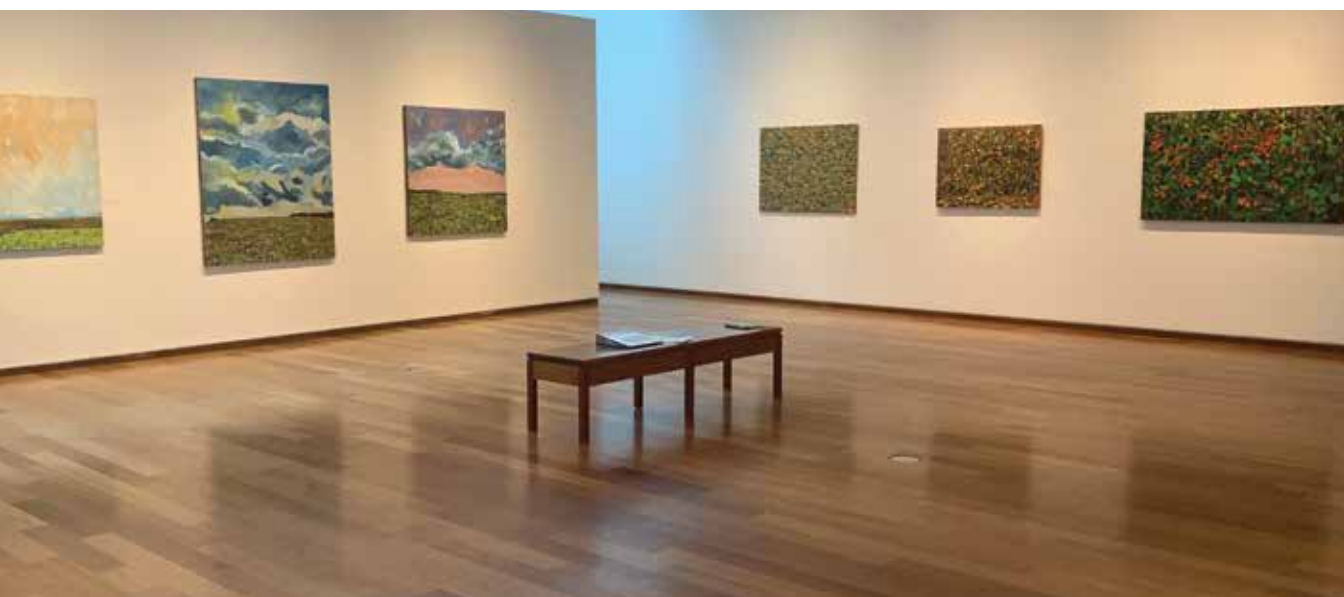
DÉBUT

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
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6.5KM TO
HERITAGE ESTATE
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HOME



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5.5KM TO
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MARINE

HOME



INNOVATION FOR LIFE

MOITAVOIMI FOR LIFE



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.

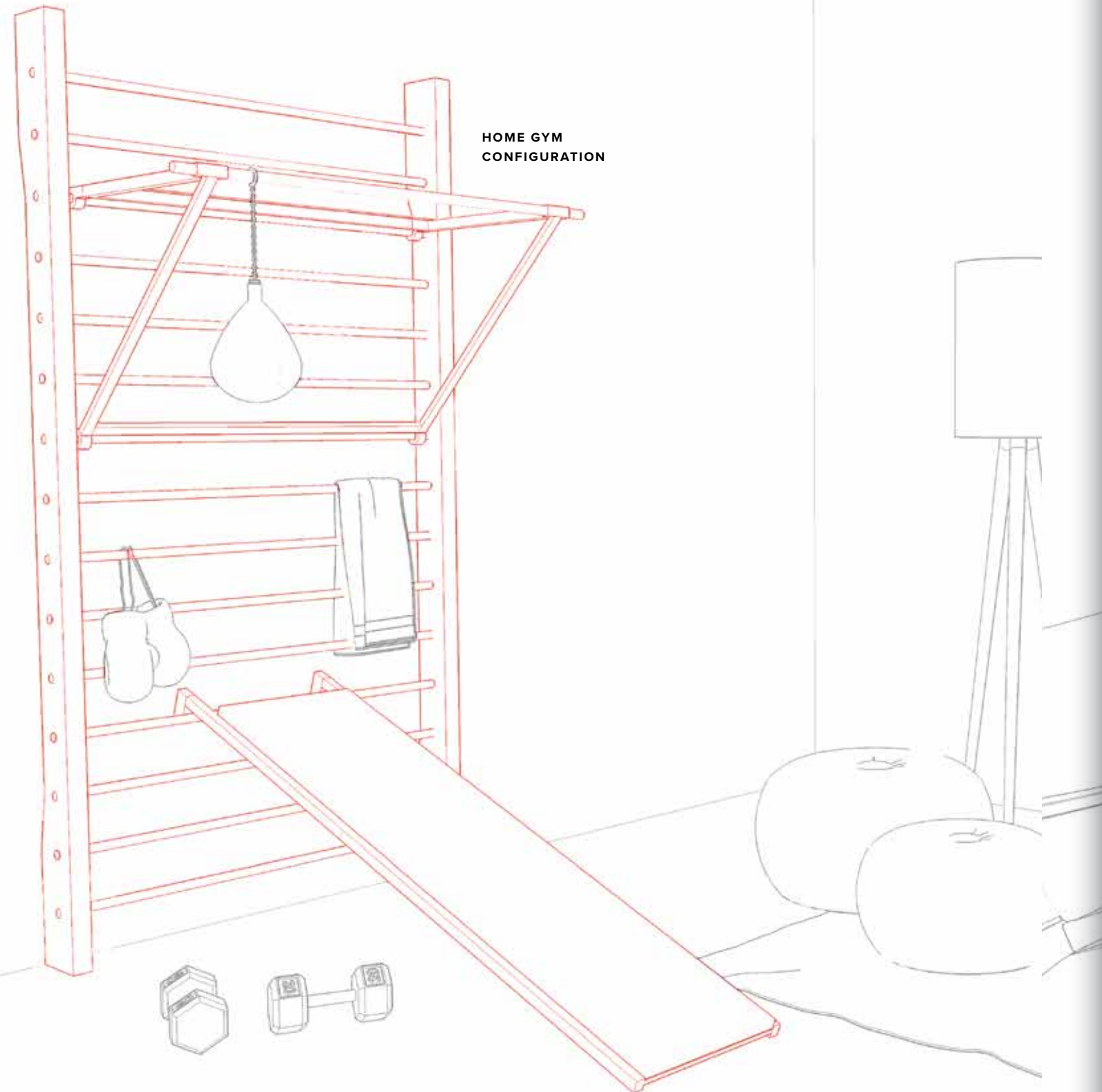


**A SUITE THAT
IS ALL ABOUT
CREATIVE
FUNCTIONALITY.**



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



HOME GYM
CONFIGURATION

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

MULTI-PURPOSE



HOME GYM
CONFIGURATION

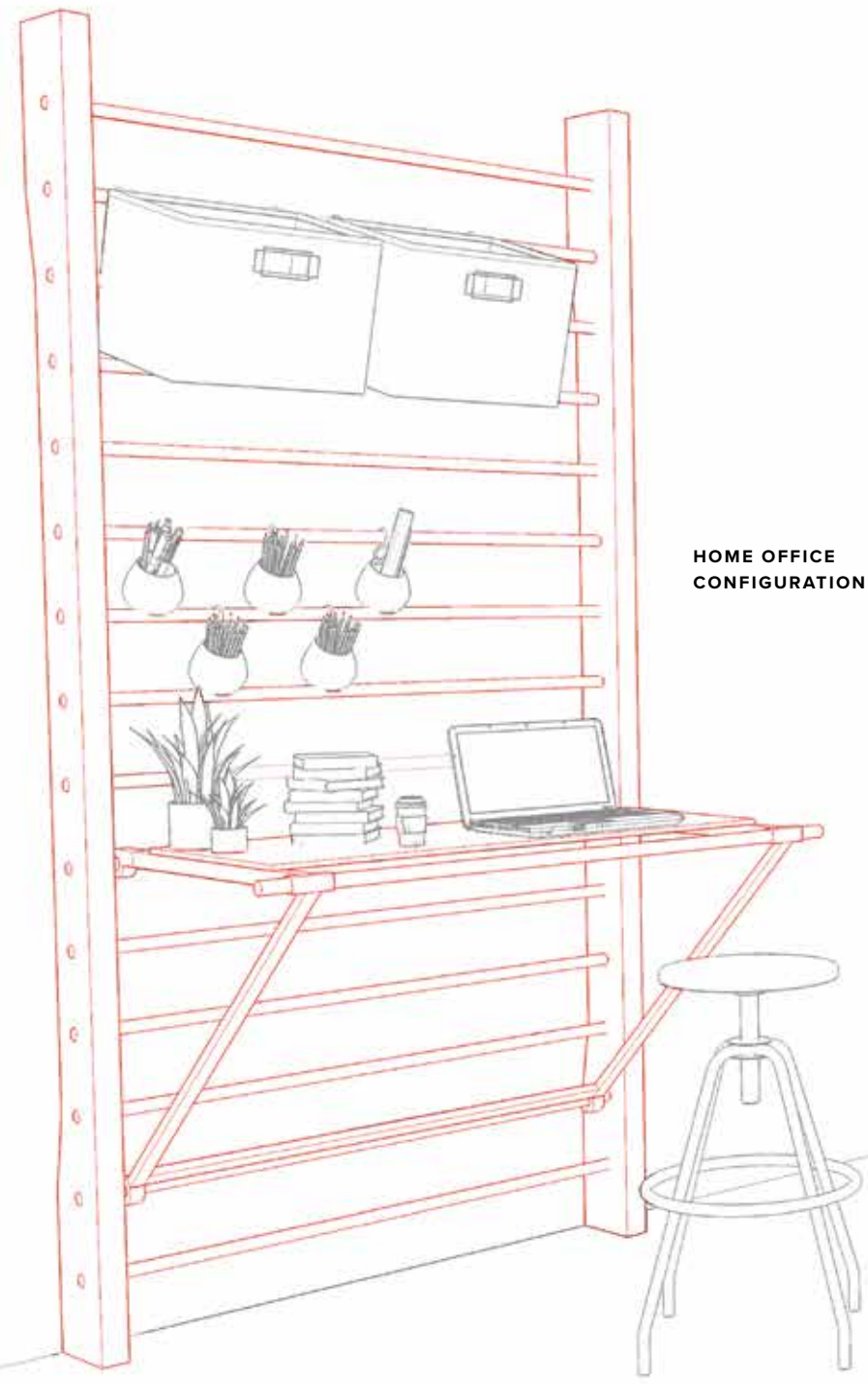


CLOSET
CONFIGURATION



ARTIST DESK
CONFIGURATION

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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

VIEW LOUNGES

Savour the scene above from the lounge with picturesque views of the waterfront or stargaze under the night sky.

SPA ROOMS

Improve your sense of well-being without leaving the building. Enjoy the sauna and steam rooms, hot stone beds, relaxing indoor lounge, and sun on the outdoor deck.

INDOOR FITNESS CENTRE

WITH OUTDOOR RECREATION & YOGA SPACE

Strengthen, stretch, sprint and seek balance in a rejuvenating fitness centre, complete with an outdoor recreation space for yoga and more.

OUTDOOR DINING SUITES

WITH BBQs

Dine al fresco from the comfort of home in one of three private outdoor dining suites, equipped with their own barbecues.

INVITING BAR & LOUNGE

The perfect indoor and outdoor space tailored for entertaining. Host friends and family for drinks and a bite at the bar, and then grab a table inside or out to enjoy the picturesque lake views.



Every time you return home. A lounge and lounge space for worthy of your attention.

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AMENITIES THAT REDEFINE THE WORKDAY ITSELF.

YOUR HOME IS SO MUCH MORE THAN YOUR SPACE.

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

PARK & AMPHITHEATRE

Take a break and catch your breath in a beautifully landscaped park, or entertain friends in the amphitheatre.

FIRE PIT SEATING AREA

Gather around and warm yourself by the fire in the community's literal hotspot.

LIBRARY & LOUNGE

Get lost in a good story in the library, or simply enjoy some quiet time in the lounge.

BOARDROOM

Working from home has never looked better. Our business centre has all you need to master the meeting.

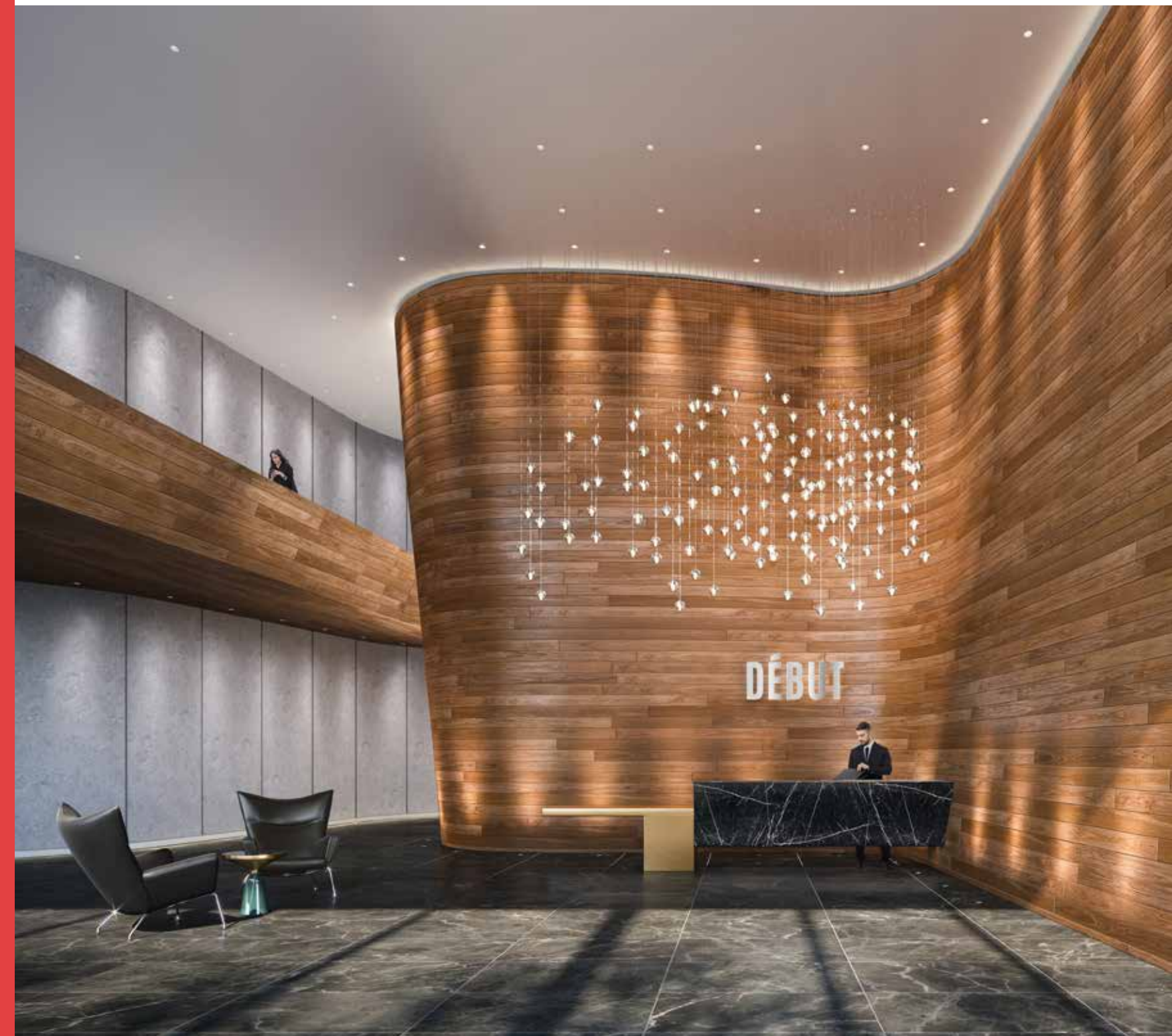
PARTY ROOM

WITH OUTDOOR TERRACE

Mark a special occasion and get the party started in an elegant space complete with its own outdoor terrace.

HOTEL SUITES

Entertain for a weekend by showing your guests the highlights of Downtown Barrie and put them up overnight in one of Début's two hotel suites.

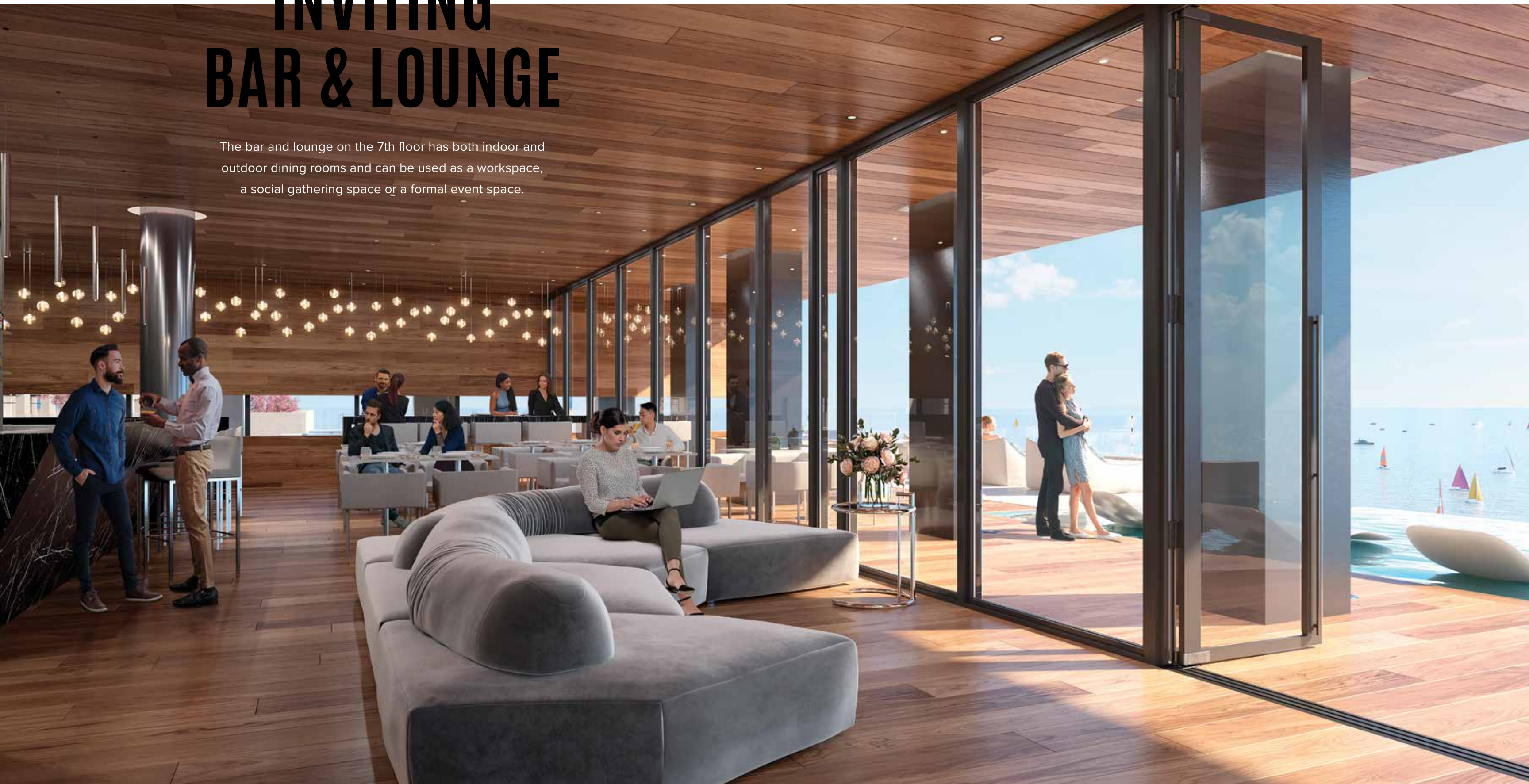


GRAND LOBBY

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



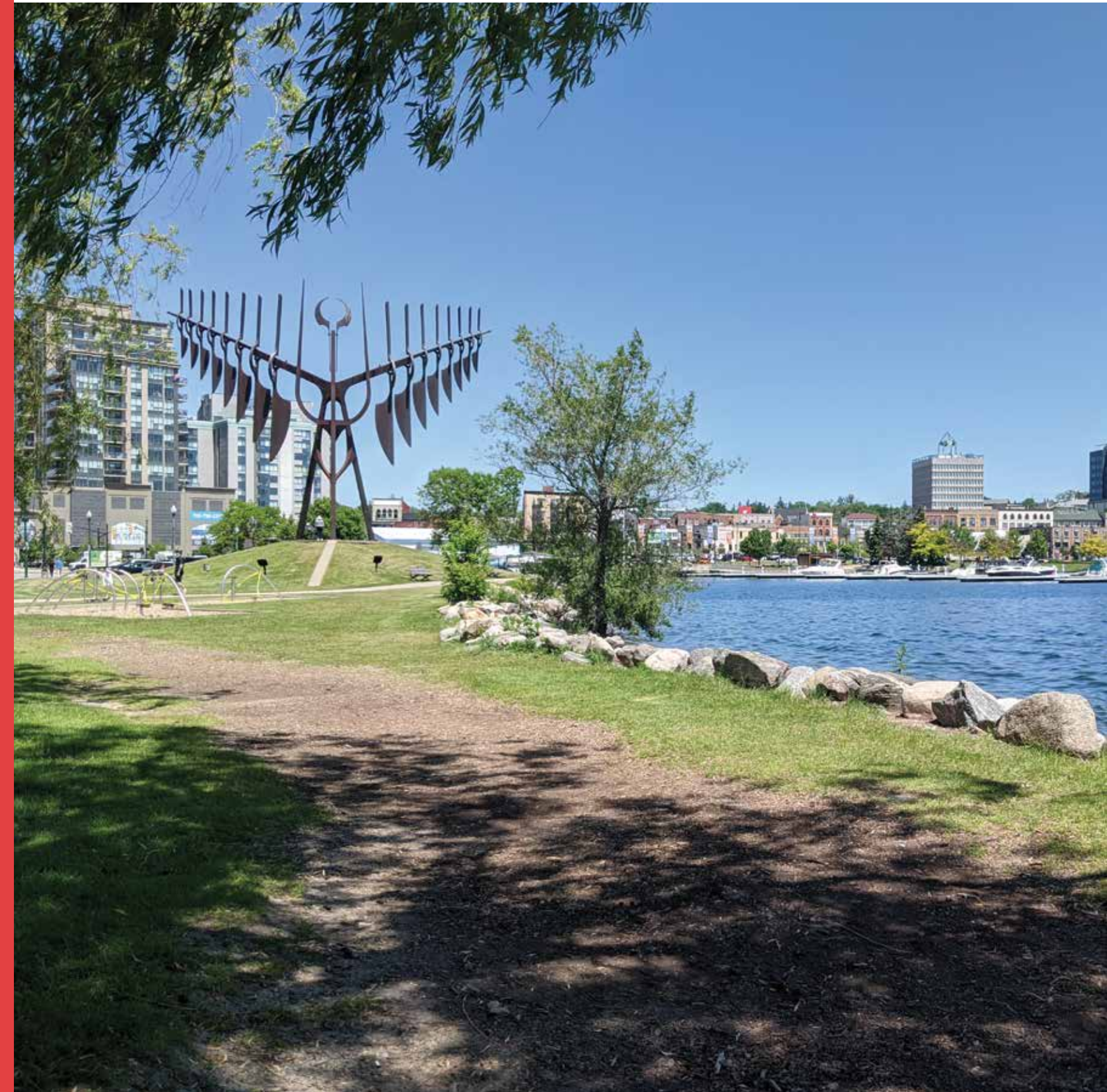
Y BARRIE?



BARRIE: PROSPERITY RISING

A CITY ON THE RISE

Barrie's economic prosperity is on the rise, and with exponential growth experienced over the past few years, it's a city that's about to become a true destination. Boasting a \$100m investment into the waterfront revitalization, surging growth in population, and a renewed interest from the world's top real estate developers, now is the time to be here.



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