



THE  
*Pemberton*

33 YORKVILLE

THE STORY

# YORKVILLE'S SIGNATURE ADDRESS

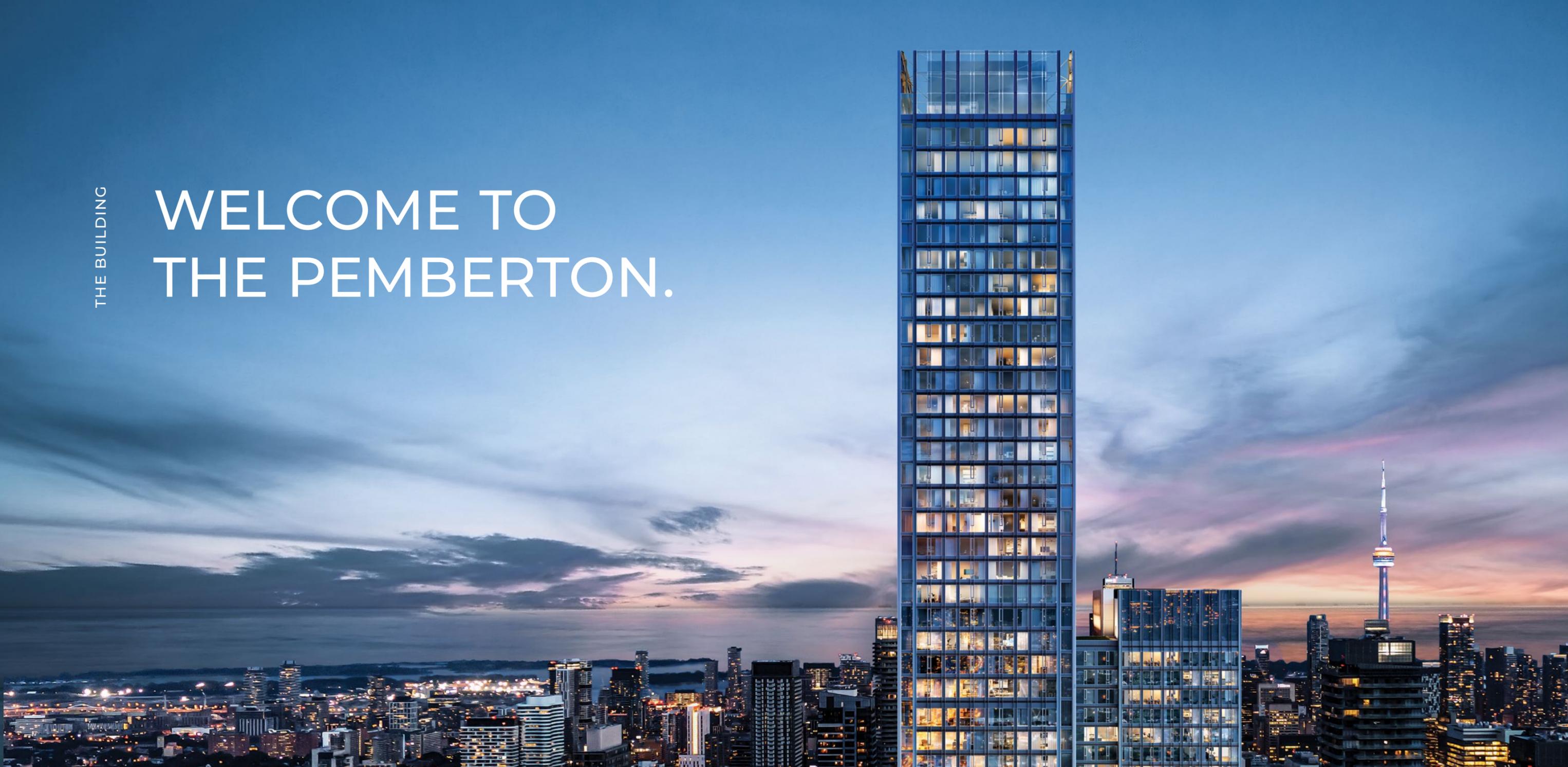
There are other Yorkville addresses that claim to be the tallest, the most luxurious, the most exclusive. But when it comes to making Yorkville home, this is the only residence that matters. The only one with immersive interiors by Michael London Design and a refined modernist aesthetic by architects-Alliance. One with true Yorkville character. And the only one to bear the Pemberton signature.

Crafted with uncompromising quality, this is The Pemberton. This is Yorkville. And this is the time to make it yours.



THE BUILDING

# WELCOME TO THE PEMBERTON.



Conceived and built by Pemberton, this is our flagship residence in Toronto and a new beacon of luxury living in the city's most prestigious location.

Rising 42 and 68 storeys tall, the two towers form a unified vision from the renowned architects-Alliance.

Stunning textural installation art by Nicolas Baier adorns the podium and symbolizes the connection to the neighbourhood. Inside, modern and beautifully designed interiors by Michael London Design enrich over 1,100 suites and two floors of exclusive amenities.

With our signature craftsmanship, exquisite style and signature locale, it's an incomparable place to call home.

*Pemberton*

# WHAT IS A FLAGSHIP?

flag·ship  
/'flag,SHip/

noun

The best or most important thing owned or produced by a particular organization.

A Flagship must be innovative. Bold.  
Unrivaled in its scope and intention.  
A true pinnacle of achievement.



There's Fifth Avenue in New York. Rodeo Drive in Beverly Hills. The Champs-Élysées in Paris. Mayfair in London. The Ginza in Tokyo. And then there's Yorkville in Toronto.

Pemberton has built thousands of homes over several decades; but this is the first project to bear the Pemberton signature. Only an address as exceptional as this is worthy of our flagship.

With couture standouts like Chanel, Gucci, Prada and Saint Laurent, Yorkville is Canada's premier shopping district and has gained status as one of the world's best. Featuring highly walkable promenades with best-in-class shopping, world-class dining and premiere entertainment, this is Toronto's most signature neighbourhood.

And this is Yorkville's signature address.

THE NEIGHBOURHOOD

# A PLACE LIKE NO OTHER, IN A NEIGHBOURHOOD LIKE NO OTHER.

When it comes to prime real estate, nothing is more prime than Toronto's Yorkville neighbourhood. At only two blocks and 600 metres, Yorkville Avenue is the most exclusive street in the country and is central to Toronto's financial core.

Yorkville is perfectly situated between Avenue Road and Yonge Street and offers easy access to both the east-west and north-south subway lines.

You're also only minutes from some of Toronto's wealthiest neighbourhoods, including Rosedale, The Annex and Forest Hill.

Pamper yourself with beautiful spas and wellness services, just steps away. Enjoy a libation or simply savour the scene at the nearby Four Seasons Hotel. Plus, you're in close proximity to government offices, key employment nodes and Canada's top universities and hospitals.

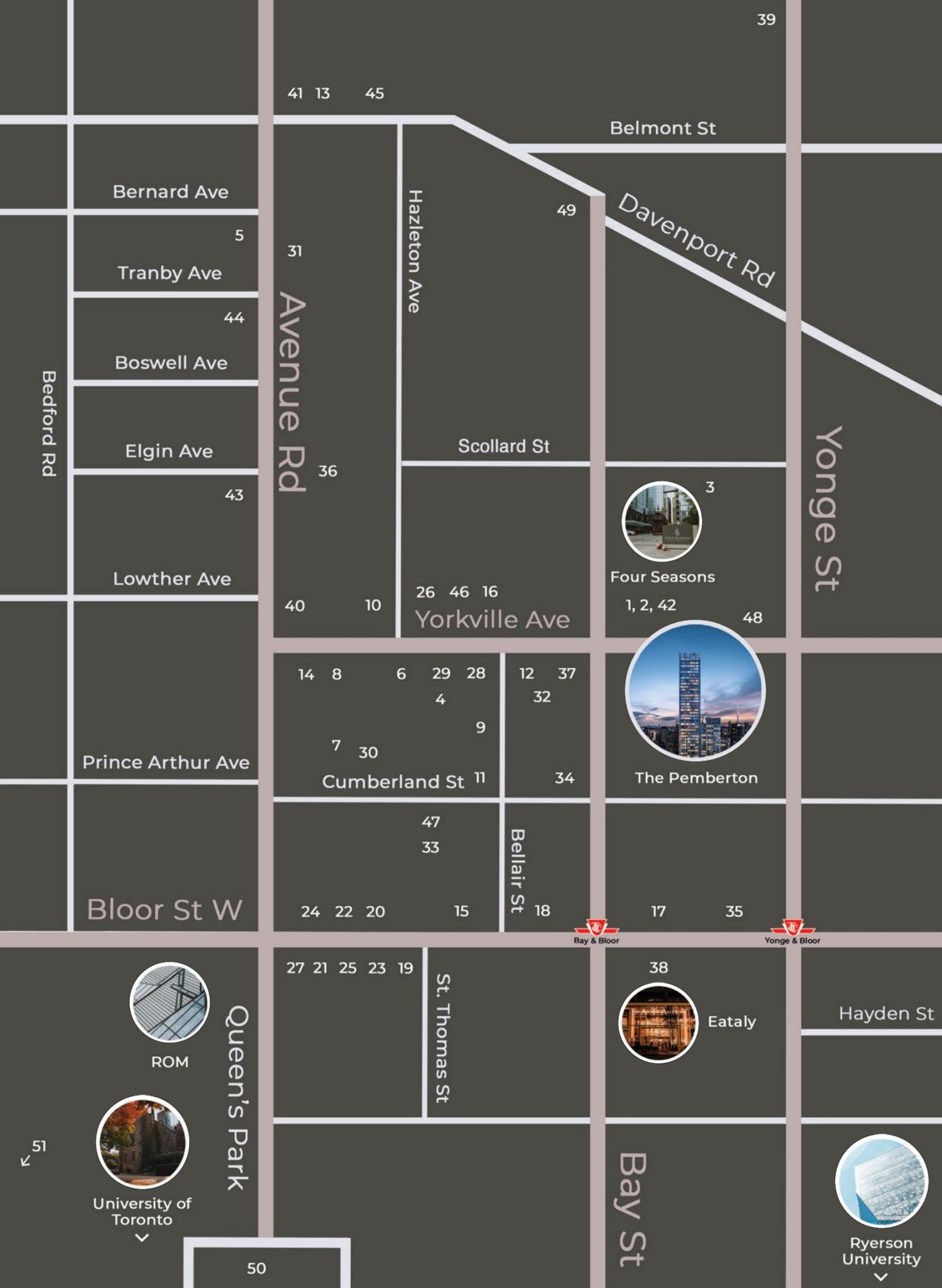
The Pemberton is your last chance to make this elite enclave your new home.



THE  
*Pemberton*  
33 YORKVILLE

BLOOR ST  
YONGE ST  
YORKVILLE  
BAY ST

*Pemberton*



## RESTAURANTS

1. d|bar
2. Four Seasons
3. Café Boulud
4. Buca Osteria & Bar
5. Sofia Restaurant & Bar
6. Sotto Sotto
7. Kasa Moto
8. Alobar Yorkville
9. Cibo Wine Bar Yorkville
10. Yamato Japanese Restaurant
11. ONE Restaurant
12. Sassafras
13. Trattoria Nervosa
14. Joso's
15. STK Steakhouse

## SHOPPING

15. Hermès
16. CHANEL
17. Holt Renfrew
18. Harry Rosen
19. DIOR
20. Gucci
21. Cartier
22. Tiffany & Co.
23. Dolce & Gabbana
24. Louis Vuitton
25. Prada
26. Versace
27. MONCLER
28. Christian Loubouton

## FOOD & BEVERAGE

29. Summer's Ice Cream
30. ZAZA Espresso Bar
31. 5 Elements Espresso Bar
32. Greenhouse Juice Co.
33. Sorry Coffee Co.
34. Starbucks
35. A-OK CAFE

## GROCERY

36. Whole Foods Market
37. Pusateri's Fine Foods
38. Eataly
39. Harvest Wagon

## HEALTH & BEAUTY

40. Equinox Yorkville
41. Crossfit YKV
42. Spa at Four Seasons
43. Novo Spa
44. DLK on Avenue
45. LAC + CO
46. Majesty's Pleasure

## PARKS

47. Village of Yorkville Park
48. Town Hall Square
49. Jesse Ketchum Park
50. Queen's Park
51. Philosopher's Walk

YOUR INVESTMENT

# TORONTO BY THE NUMBERS.

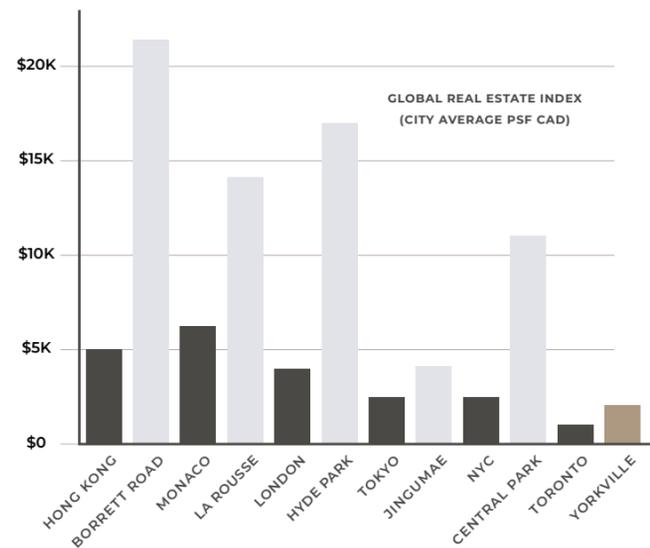
## SAFEST CITY IN THE WORLD

The fourth iteration of the Economist looks at 60 cities across 76 indicators, covering digital, health, infrastructure, personal, and - new this year - environmental security.

Toronto ranked 2nd in 2021.

## SCARCITY

The Greenbelt froze 1.8 million acres of protected farmland essentially turning Toronto into an island.



## FASTEST GROWING TECH MARKET IN NORTH AMERICA

Greater growth than New York, Seattle, and Boston combined. Third strongest tech market overall according to CBRE's tech talent report.

## NUMBER ONE 'BRAIN GAIN' DESTINATION IN NORTH AMERICA

Toronto created over 57,000 more jobs than graduates over the previous five years, making it the number one "brain gain" destination in North America.

## 6.4 MILLION PEOPLE

FASTEST-GROWING REGION IN NORTH AMERICA

## 1.2 MILLION PEOPLE

IMMIGRATING OVER THE NEXT THREE YEARS TO CANADA

## 800,000 BUSINESSES

A DIVERSE MIX OF COMPANIES AND VENTURES

## GLOBAL 500

EIGHTH MOST GLOBAL 500 HEAD OFFICES IN THE WORLD

## \$11.3 BILLION

IN ARTS AND CULTURE CONTRIBUTIONS TO THE CITY'S GDP

## \$4.4 BILLION

IN VENTURE CAPITAL INVESTMENTS IN 2020

## EIGHT

WORLD-RENOWNED UNIVERSITIES, A HOTBED OF ACADEMIC INSTITUTIONS, ORGANIZATIONS, INCUBATORS AND RESEARCH FACILITIES AND MORE

## 180 LANGUAGES SPOKEN

ONE OF THE WORLD'S MOST MULTICULTURAL CITIES



## "TORONTO'S MOST WELL-KNOWN AVENUE"

Compared to Ginza in Tokyo, Champs-Élysées in Paris, London's Mayfair, Los Angeles' Rodeo Drive and Fifth Avenue in New York, Yorkville Avenue is world class.

Bloor-Yorkville is well-situated between Avenue Road and Yonge Street at the axis of Toronto's east-west and north-south subway lines. It's also in close proximity to some of the city's wealthiest neighbourhoods — including Rosedale, The Annex and Forest Hill.

## MOST EXCLUSIVE STREET IN THE COUNTRY

Only two blocks and 600 meters, this is one of the last opportunities to purchase on Yorkville Ave.

## THE PEMBERTON IS ONE OF THE LAST REMAINING OPPORTUNITIES TO HAVE A YORKVILLE ADDRESS

## SUPER PRIME LOCATION

Yorkville has gained global status offering the utmost in luxury living and premium lifestyle compared to other top city destinations. Premium shopping plus the best dining all on a street that has become the preeminent location in the country.

## THE ROYAL ONTARIO MUSEUM (ROM)

One of the largest museums in North America, and the largest in Canada, the ROM attracts over 1 million visitors annually.

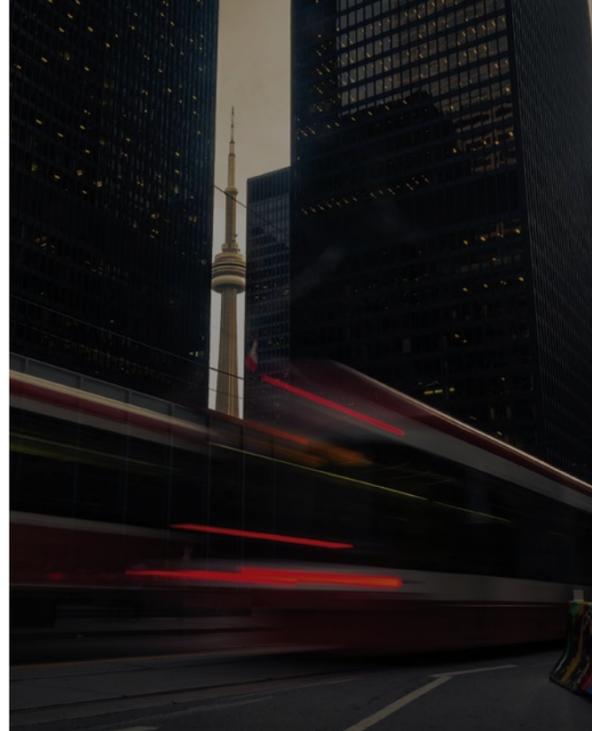
## MINK MILE

Christian Louboutin, Chanel, Prada, Gucci, Hermès, Louis Vuitton, Versace, Saint Laurent, Holt Renfrew, and Harry Rosen, to name a few. Additionally, The Pemberton is central to Toronto's Financial Core, Canada's top universities and hospitals, government offices and key employment nodes.

## HOUSEHOLD INCOME TRIPLE THE CITY AVERAGE (\$300K)

## BLOOR-YORKVILLE IS THE MOST EXPENSIVE RETAIL CORRIDOR IN CANADA

CELEBRATED AS THE MINK MILE AND CANADA'S MOST LUXURIOUS SHOPPING DISTRICT, YORKVILLE IS A NEIGHBOURHOOD THAT IS FAMED FOR ITS BLEND OF FASHION, CULTURE, ART AND OPULENT LIVING.



## EDUCATION

### UNIVERSITY OF TORONTO

With over 65,000 students, **one of Canada's most prestigious schools is less than 600 meters away.** Consistently ranked the top university in the country and top 10 in the world, UofT has students from 164 different countries and regions.

### RYERSON UNIVERSITY

**47,000 students only 1.5 KM away.** Ryerson's campus community includes international students from over 146 countries. The university is rich with a diversity of perspectives, cultures and opportunities.

## HEALTHCARE

### UNIVERSITY HEALTH NETWORK

Only 1km away, it is **the largest health research organization in North America and ranks first in Canada for total research funding.** University Health Network encompasses the Toronto General and Toronto Western Hospitals, the Princess Margaret Cancer Centre, Toronto Rehabilitation Institute, and The Michener Institute of Education at UHN.

**5 MINUTES TO TORONTO GENERAL HOSPITAL**

**7 MINUTES TO SICKKIDS HOSPITAL**

**5 MINUTES TO PRINCESS MARGARET HOSPITAL**

**5 MINUTES TO MOUNT SINAI HOSPITAL**

**3 MINUTES WOMEN'S COLLEGE HOSPITAL**

**9 MINUTES TO ST. MICHAEL'S HOSPITAL**

## TRANSIT

WALKING /  
TRANSIT SCORE

> 98

**2 MINUTES TO BAY STATION**

**2 MINUTES YONGE & BLOOR**

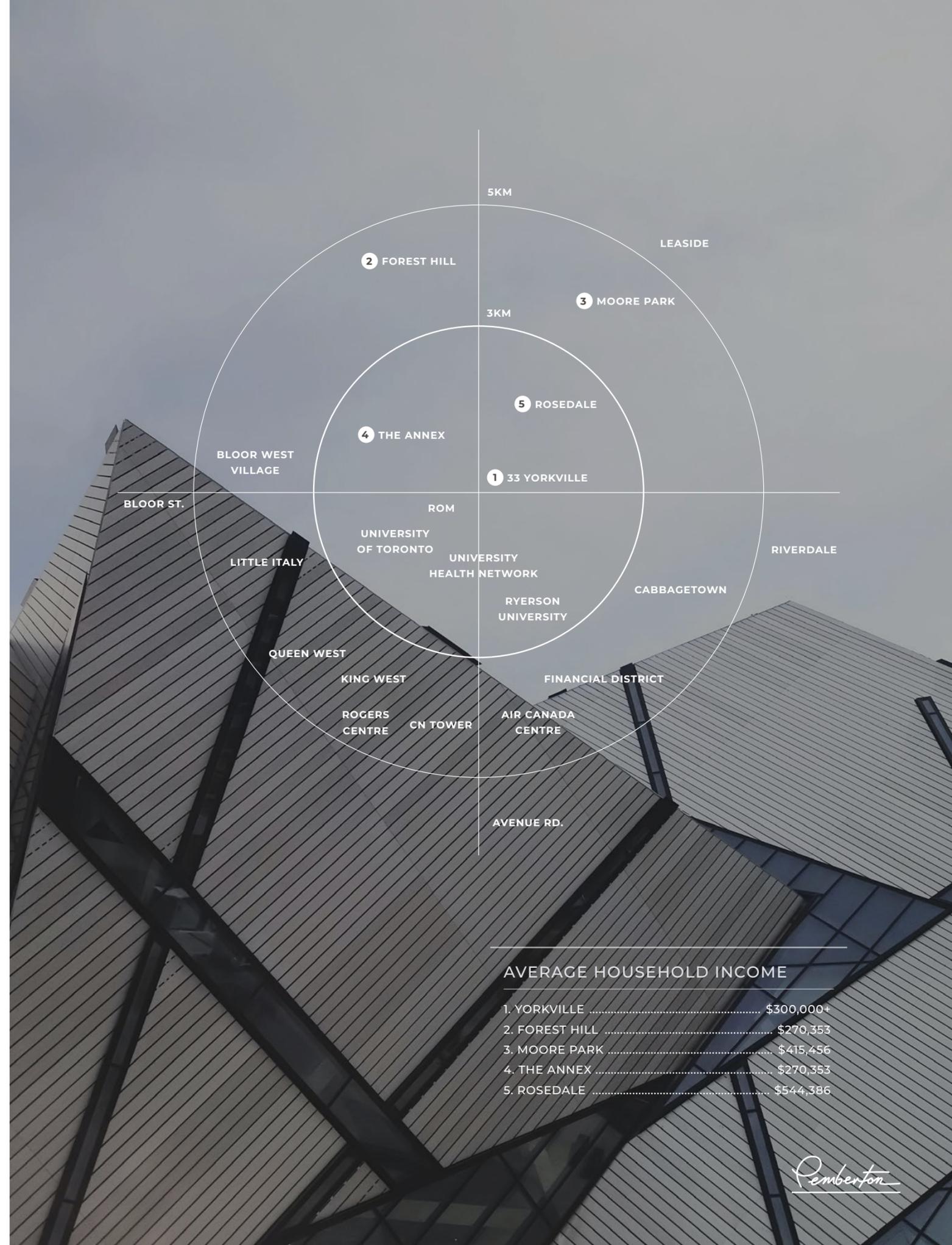
**13 MINUTES TO UNION STATION**

**6 MINUTES TO DVP**

The most accessible address. Steps to Bay station, across from Yonge/Bloor stations, TTC, and easy access to major thoroughfares. 33 Yorkville will benefit from unrivaled transit connectivity, with access to Subway Lines 1 and 2 via Bloor-Yonge and Bay TTC stations.

### MAIN TRANSIT EPICENTRE

One of the only intersections that provides rapid transit access in all four directions along the subway lines 1 and 2.



### AVERAGE HOUSEHOLD INCOME

1. YORKVILLE	\$300,000+
2. FOREST HILL	\$270,353
3. MOORE PARK	\$415,456
4. THE ANNEX	\$270,353
5. ROSEDALE	\$544,386

Step off the elevator on the 7th floor of The Pemberton and you'll experience a wealth of thoughtful, hotel-inspired amenities – exclusive to residents of this luxury address. Designed to extend the boundaries of your suite, you'll find impeccable and inspiring spaces to connect, reflect, refresh and entertain.

# 12

REASONS  
WHY YOU  
SHOULD MAKE  
YORKVILLE'S  
SIGNATURE  
ADDRESS  
YOUR ADDRESS



# 1 GROUND FLOOR LOBBY

Crafted by Michael London Design, The Pemberton ground floor lobby is designed to be your gateway to luxury living. It seamlessly combines the feel of a luxurious New York-style lobby lounge with the sophistication and refined elegance of Yorkville. The wall finishes and use of golds are paired masterfully with stone materials and custom Bocci light fixtures. It's a stunning and immersive welcome every time.



# 2 SKY LOBBY

Once you enter the 7th floor, you're greeted with the exclusive Sky Lobby – the height of modern elegance. With a striking marbled fireplace, comfortable seating and a dedicated 24/7 concierge, the Sky Lobby is an extraordinary introduction to the amenities at The Pemberton.



# 3 OUTDOOR POOL

Located on the 7th floor, the terrace lounge overlooks a stretch of Yorkville Avenue. Take a few refreshing laps in the stunning outdoor pool or immerse yourself in the adjacent hot tub and splash pad. You can also unwind in one of the lush poolside nooks. From the pool, you have direct access to the indoor and outdoor entertainment areas.

*Pemberton*



## 4 MUSIC LOUNGE & THEATRE ROOM

Get lost in the music or the magic of movies with incredible acoustics, theatre-style seating and a projector to put on your own private film screening. The room is also perfectly situated to entertain friends with a night of karaoke.



## 5 FITNESS ROOM

Fuel your fitness and prioritize your wellness in a fully-equipped, state-of-the-art fitness centre with a dedicated massage therapy room. Let the tension slip away in one of the infrared saunas.

6

SPIN STUDIO

Step up your cardio in the dedicated spin studio with the latest stationary bikes with streaming capabilities.

7

YOGA & MEDITATION ROOM

Find calm, balance and mindfulness in the separate yoga and meditation room.

8

OUTDOOR TERRACE LOUNGE

Featuring barbecue stations, private seating and dining areas, the terrace lounge is perfect for hosting or lounging.

9

MULTIPLE FUNCTION ROOMS

Event spaces designed to entertain and impress.

10

VIRTUAL SPORTS ROOM

Hit the links virtually with an immersive golf simulator.

11

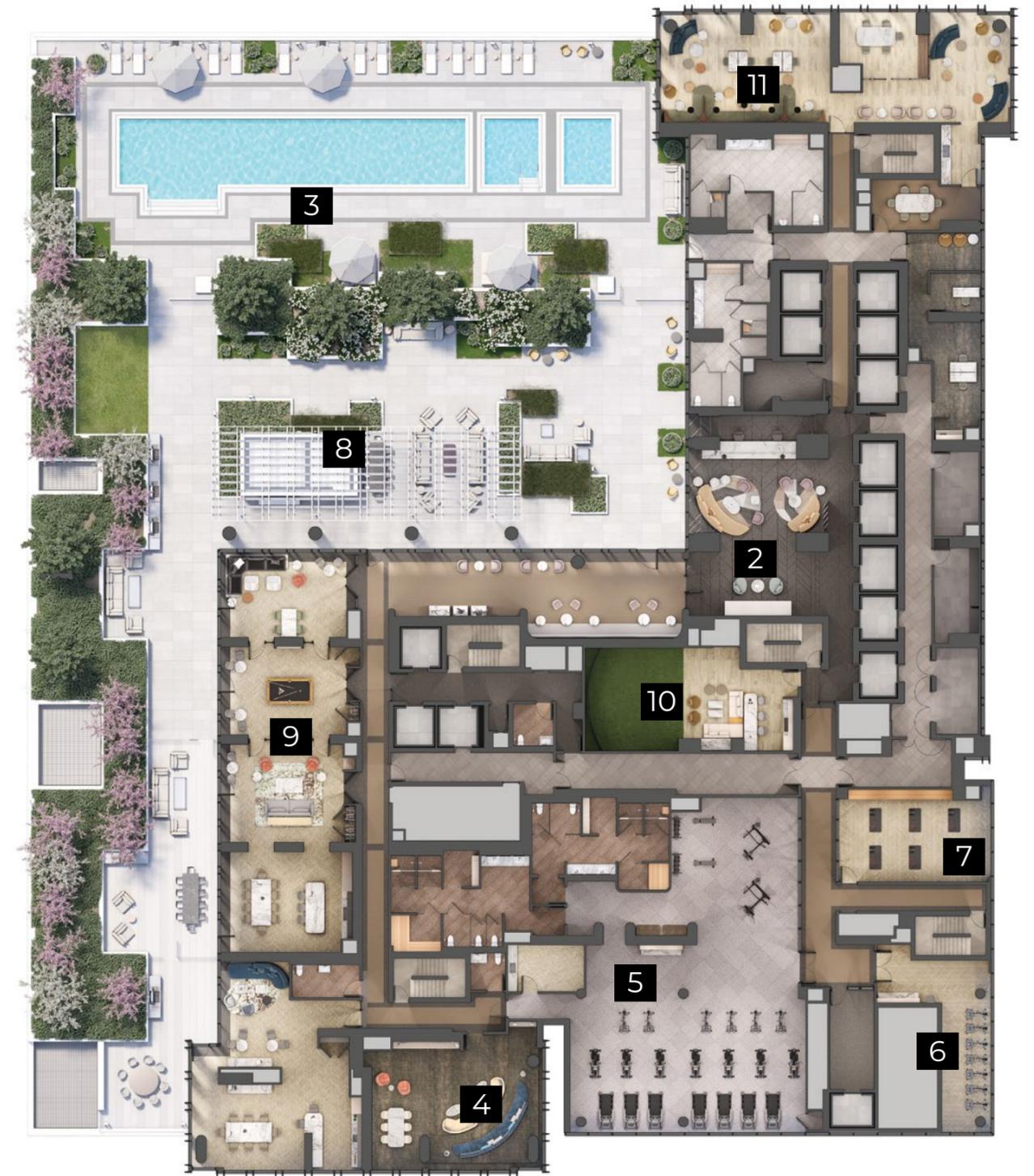
WORKSHARE ROOM

Connect and collaborate in the shared workspace, concentrate at a workstation, or host a private meeting in the meeting room.

12

8TH FLOOR FUNCTION ROOMS

Host a private event or function in the expansive indoor dining and lounge rooms, all equipped with full catering kitchens. Savour the view and fresh air with doors that open up to the exquisite 8th floor terrace.



7th FLOOR AMENITIES

THE SUITES

# YOUR HOME

Modern and grand, each space is imbued with style and soul. Elegant details and luxurious materials are complemented with high-end appliances by Miele and select fixtures from KOHLER®. Plus, with a selection of designs and materials to choose from, you'll find the look that fits seamlessly with your suite and your style.

*Pemberton*



# AWE-INSPIRING LIVING ROOM

Infused with style and sophistication, the modern living room features designer-selected engineered wood flooring and light fixtures, as well as a smooth finish ceiling. Take control of your heating and cooling year-round with an energy-efficient, eco-friendly, in-suite heat pump system.



# GOURMET CHEF INSPIRED KITCHEN

Each kitchen features designer-selected ceiling mounted light fixtures and state-of-the-art Miele appliances, including refrigerator, dishwasher, cooktop, and built-in oven. Choose from quality quartz countertops and custom-style kitchen cabinetry.



# SPA-INSPIRED BATHROOM

The height of luxury. The bathroom is enriched with a contemporary vanity mirror with a designer-selected light fixture, quartz vanity countertops, quality cabinetry design and an undermount sink by KOHLER®. Enjoy an invigorating shower with a frameless glass door, chrome-finish pressure balanced valve and porcelain wall tiles, or sink into a soothing bubble bath, and emerge completely refreshed.

An aerial view of a city at dusk, showing a dense urban landscape with numerous skyscrapers and residential buildings. The sky is a mix of blue and orange, indicating the time is either sunset or sunrise. The city lights are beginning to glow, and a prominent road with traffic lights is visible in the center. The overall scene is a panoramic view from a high vantage point.

# YOUR VIEWS AT HOME

VIEW FROM THE 47TH FLOOR

*Pemberton*



# FROM CONCEPT TO COMPLETION, OUR SIGNATURE IS ON EVERY STEP.

*Pemberton*

A signature communicates more than a name. It's an identifier, a distinctive mark, a proud autograph of the finished work. With this in mind, Pemberton's name is our final stamp of approval and a representation of accountability to our customers.

Our name is signed to an impressive portfolio of homes not only conceived by us, but also constructed by us. By being hands-on with every step of the process, we're able to consistently deliver excellence and confidently sign our name to each project, setting ourselves apart in the real estate development industry.

Maintaining integrity through extensive reviews, and expert craftsmanship, our signature represents a commitment to building exceptional homes for generations. And it's one we feel proud to sign every time.

*Pemberton*

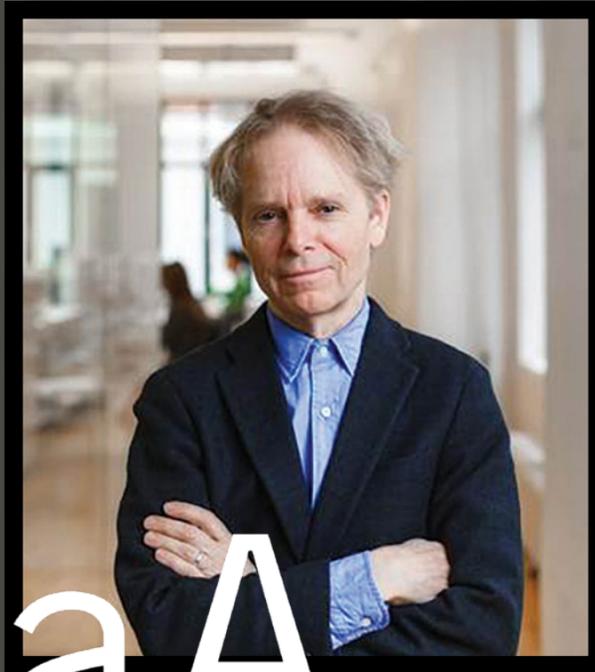
# OUR STORY

WITH OVER 18,000 UNITS AT VARIOUS STAGES OF COMPLETION, PEMBERTON IS ONE OF THE LARGEST CONDOMINIUM DEVELOPERS IN THE GREATER TORONTO AREA. OVER SEVERAL DECADES, WE'VE BUILT OUR REPUTATION ON CREATING SUCCESSFUL RESIDENTIAL AND COMMERCIAL DEVELOPMENTS OF UNCOMPROMISING QUALITY.

A PEMBERTON CONDOMINIUM RISES ABOVE THE REST BECAUSE OF THE DEDICATION, TALENT AND LEADERSHIP OF THE TEAM BEHIND IT. OUR RESIDENTS BENEFIT FROM OUR DESIGN EXPERTISE AND SUPERB CRAFTSMANSHIP, AS WELL AS REVEL IN DESIRABLE FEATURES AND EXCEPTIONAL AMENITIES.

PEMBERTON'S CONDOMINIUMS ARE FOUND IN THE GTA'S GREATEST COMMUNITIES. WHETHER IT'S OAKVILLE'S SPECTACULAR WATERFRONT; THE TREND-SETTING QUEEN WEST NEIGHBOURHOOD; THE VIBRANT YONGE AND EGLINTON AREA; UPSCALE RESIDENCES IN SUBURBAN STOUFFVILLE; OR BEING PART OF MASTER-PLANNED COMMUNITIES IN MISSISSAUGA, RICHMOND HILL, ETOBICOKE AND MAPLE, PEMBERTON HAS A HOME FOR EVERY TYPE OF LIFESTYLE.

NOW WE'RE BUILDING OUR FLAGSHIP RESIDENCE IN THE HEART OF TORONTO'S MOST LUXURIOUS NEIGHBOURHOOD – YORKVILLE.



aA

architects-Alliance

ARCHITECT

Peter Clewes

architects-Alliance is a design practice based in Toronto that's engaged in the act of city building. They provide full architectural services across a wide range of contexts, scales and building types – from schools and galleries to condominiums and mixed-use developments to urban parks and civic precincts. They work with clients and collaborators in Canada, the United States and Europe. They are designers, researchers and urbanists who care about the city and take care to create spaces that give meaning and invention to the ways that they live and work.



MICHAEL  
LONDON  
DESIGN

INTERIOR DESIGNER

Michael London

Michael London Design's portfolio of high-profile, commercial interiors, private residences and multi-unit residences are situated within some of the most prestigious neighbourhoods in Toronto, Forest Hill, Kleinburg, King City, Ottawa and New York. As a former Design Director for a renowned interior design firm in Toronto, Michael London has made his mark in the interior design community over the past 20 years with both residential clientele and developers. The motivation behind Michael London Design is to achieve a high standard of design that is immersive, creative and inspired by culture, which is fundamental in their pursuit of achieving the most unique interiors.

THE  
**Pemberton**

33 YORKVILLE

ALL RENDERINGS ARE ARTISTS' CONCEPTS ONLY.

For greater clarity, any renderings of distance and views from the proposed building shown are either artists' concepts, approximate only and/or may be modified and/or obstructed. Alterations, changes, additions or deletions to anything shown herein, including without limitation, the buildings, structures and improvements, may be made at any time. Any furniture depicted in the renderings are for illustration purposes only. Suites are sold unfurnished and the location of any finishings shown in the building and/or the suites may be subject to change at any time and from time to time. Finishes and fixtures depicted in the suite/building renderings may not be standard, and are subject to change at any time at the discretion of the Vendor. Amenities, if any shown, are subject to change at any time and from time and the Vendor does not guarantee any such amenities will be provided.

*Pemberton*

