



FREQUENTLY ASKED QUESTIONS

Developer
Pemberton Group

Architect:
architects—Alliance

Landscape Architect:
Janet Rosenberg & Studio

Interior Design:
Michael London Design

Project Solicitor:
Brattys LLP

Building Address:
31 and 33 Yorkville Ave., Toronto, Ontario

Building Height:
North Tower: 68 Stories (Legal)
North Tower: 69 Stories (Municipal)
South Tower: 42 Stories (Legal)
South Tower: 43 Stories (Municipal)

Podium Height:
7 Stories

Number of Suites:
North Tower: 762 Suites
South Tower: 382 Suites

Suite Sizes:
North Tower: 365 SF to 920 SF
South Tower: 410 SF to 1,125 SF

Residential Entrance:
North East Corner - Off of Yorkville Avenue

Elevators:
North Tower: Five High-Speed Elevators
South Tower: Three High-Speed Elevators

Residential Parking Levels
2

Residential Parking
195

Visitor Parking
6 Levels Underground for TPA

Tentative Occupancy
February 2027



Total Amenity Space:

Interior: Over 23,000 SF

Exterior: Over 24,000 SF

Amenities:

Sky Lobby with 24-hour concierge, Lounge Room, Billiards Room, Function Rooms with Catering Kitchens, Lounge & Theatre Room, Fitness Room, Men's and Women's Changing Rooms, Massage Therapy Room, Massage Therapy Room, Yoga & Meditation Room, Spin Studio, Workshare Room, Virtual Sports Room, Pet Grooming/Washing Room, Pool, Spin Studio, Hot Tub, Splash Pad / Wading Pool Area, BBQ Cooking Stations, Lounge Seating Area, Private Seating Area, Dining Area, Rubberized Play Zone, Pet Relief Amenity Area, Dining Room with Catering Kitchen

Lounge Room with Catering Kitchen, Dining Area, Seating Area with Gas Fire Pit, BBQ Cooking Stations, Two Guest Suites located on the 8th level

Pemberton Advantage:

At home with technology

Exclusive to Pemberton, the Cybersuite app lets you control everything in your suite, offering seamless safety, security and automation for each of our residents.

Signature design with the bold look of Kohler

Pemberton is known for design expertise and superb craftsmanship, which is highlighted by our partnership with Kohler.

Seamless security with Latch

Integrating beautiful design with the latest technology, Pemberton is proud to partner with Latch. This full-building operating system is designed to make your suite smarter and your life easier.

Connectivity

Latch's access devices were built with flexibility in mind. The Latch intercom runs on ethernet, wi-fi or cellular LTE to ensure uninterrupted access.

Smart Access

Unlock your door from your phone, apple watch and more. Latch makes it easier than ever to manage access to your suite, no matter where you are.

Guest Delivery & Management

Latch makes it simple to share access with visitors and service providers. Streamlined package management ensures safe deliveries and notifies you when they arrive.

Worry-free protection with Eddy

Pemberton has partnered with Eddy Solutions to completely protect your condo and building with intelligent water monitoring, providing proactive protection to prevent water damage.

Comprehensive coverage

The Eddy System includes sensor and shutoff protection near water sources in your suite and throughout the building so that when a water issue is detected, it will be immediately addressed.

Total Commercial & Retail Space:

Over 67,000 SF