

**3 GENERATIONS OF  
DEVELOPMENT EXPERIENCE**

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**ONE OF THE LARGEST  
MASTER-PLANNED COMMUNITY BUILDERS IN THE CITY**

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**BUILT BY THE BEST**  
PEMBERTON IS ONE OF THE TOP BUILDERS IN THE  
COUNTRY AND ONE OF THE ONLY TO HAVE FULL  
VERTICAL INTEGRATION

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**OVER 18,000 UNITS COMPLETED**  
**6,000 UNITS** CURRENTLY UNDER CONSTRUCTION  
**OVER 10,000 SUITES** COMING TO MARKET

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**GENERATIONS OF EXPERTISE IN ONE SIGNATURE**

*Pemberton*

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# TORONTO

THE  
*Pemberton*  
ST YORKVILLE

BLOOR ST

BAY ST

YORKVILLE

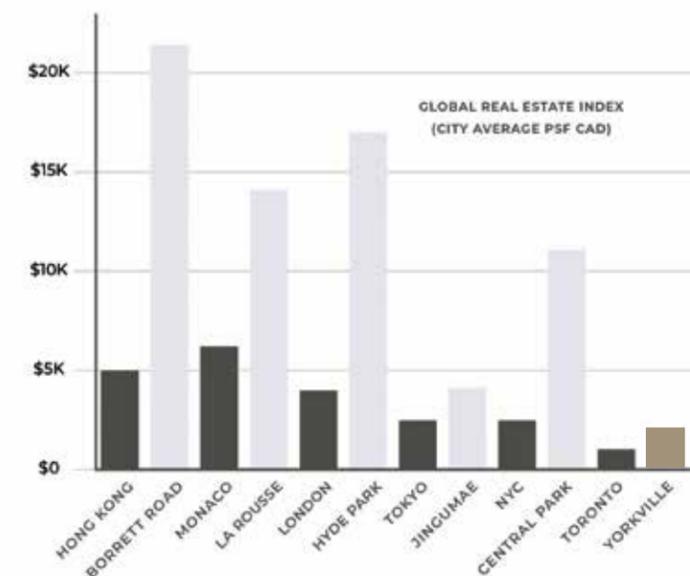
YONGE ST

## 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

6.4 MILLION PEOPLE

FASTEST-GROWING REGION IN NORTH AMERICA

1.2 MILLION PEOPLE

IMMIGRATING OVER THE NEXT THREE YEARS IN 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

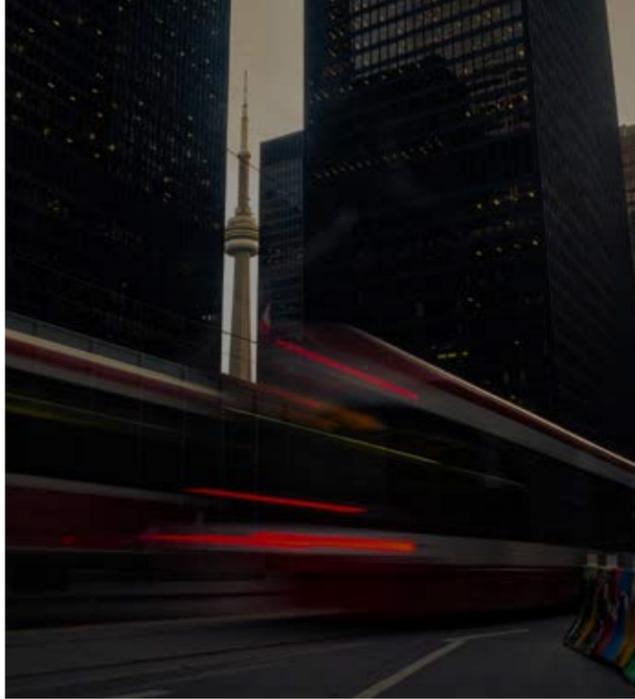
IN VENTURE CAPITAL INVESTMENTS IN 2020

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



## 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

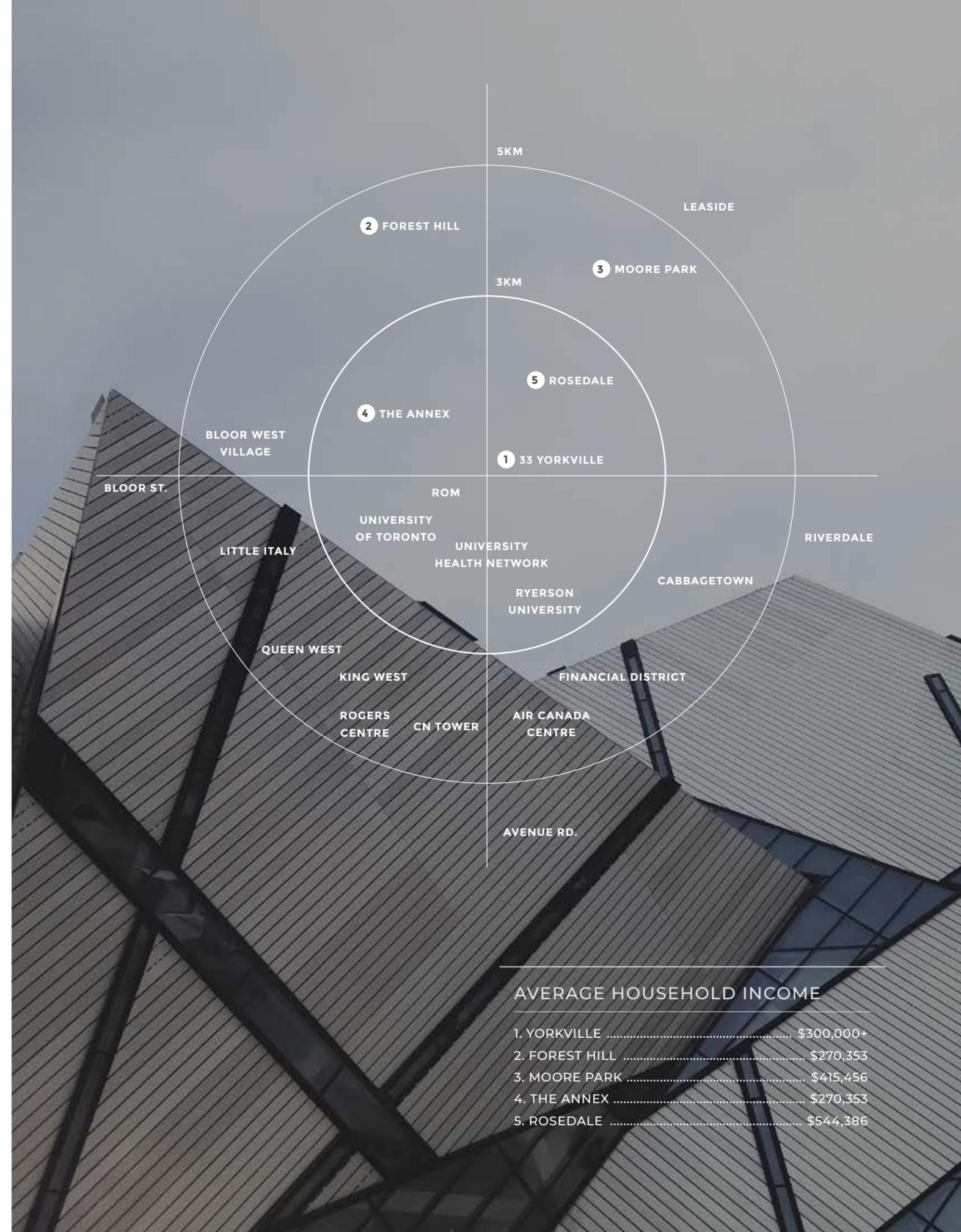
**13 MINUTES** TO UNION STATION

**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.

### 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

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.

# YORKVILLE



## “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



SITUATED DIRECTLY OPPOSITE OF THE FOUR SEASONS HOTEL TORONTO, THE PEMBERTON CAPITALIZES ON BOTH RESIDENTIAL LUXURY AND URBAN CONVENIENCE.

## LOCATION

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33 YORKVILLE AVENUE  
2 MINUTE WALK TO YONGE AND BLOOR  
2 MINUTE WALK TO BAY AND BLOOR

## DEVELOPER

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PEMBERTON GROUP

## ARCHITECT

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ARCHITECTS-ALLIANCE

## LANDSCAPE ARCHITECT

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JANET ROSENBERG & STUDIO INC.

## INTERIOR DESIGN

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MICHAEL LONDON DESIGN

## 1144 SUITES

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EAST TOWER 68 STORIES 762 UNITS  
WEST TOWER 42 STORIES 382 UNITS  
7 STOREY PODIUM

## OVER 67,000 SQ FT

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COMMERCIAL / RETAIL SPACE

## OVER 47,000 SQ FT

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OF AMENITY SPACE



THE  
*Pemberton*  
33 YORKVILLE