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RIOCAN LIVING METROPIA CAPITAL DEVELOPMENTS

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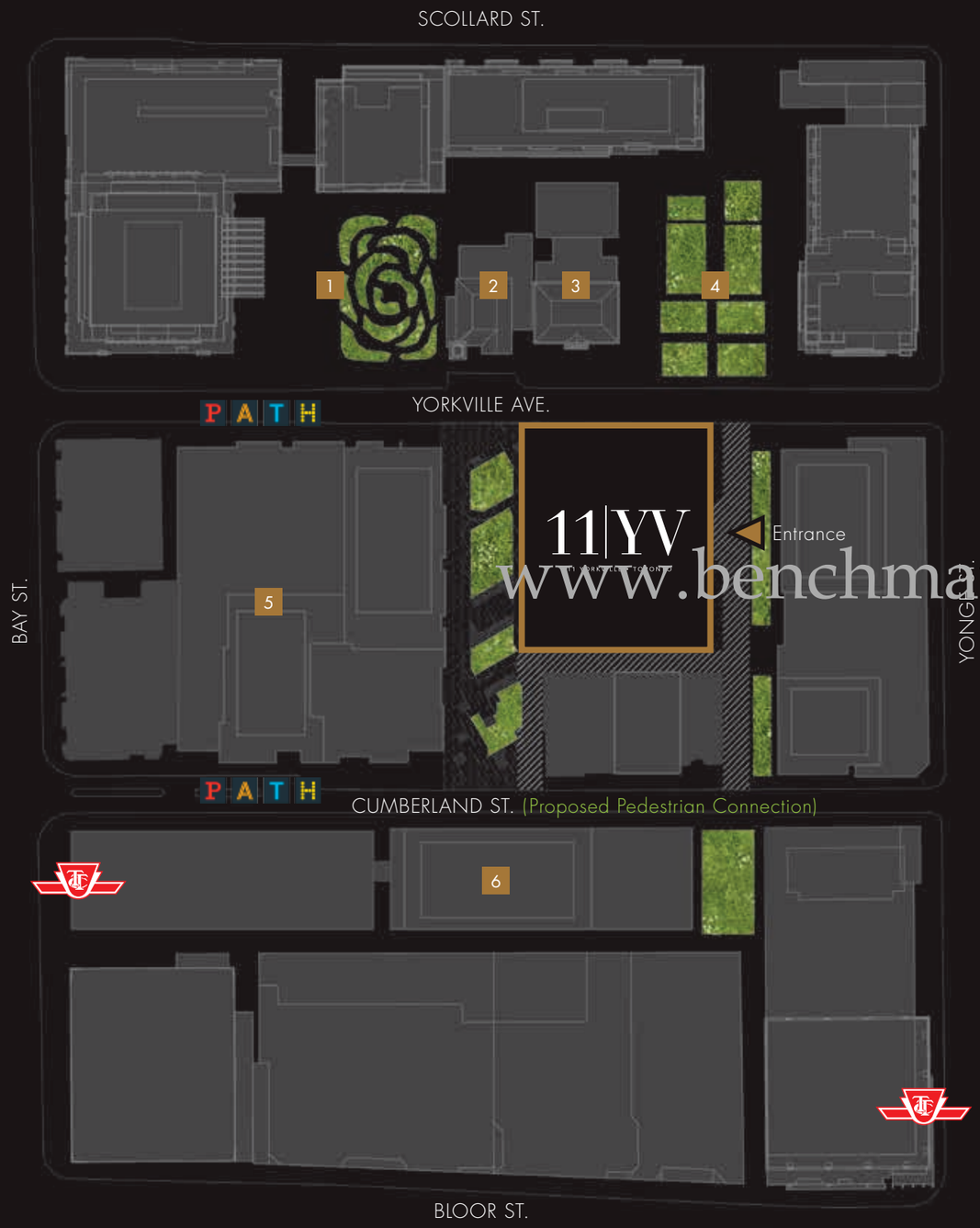
ICON

INSPIRED BY THE TOWERS OF MANHATTAN, 11YV RISES 62 STOREYS ABOVE YORKVILLE, WITH METICULOUSLY SCULPTED, ELEGANTLY-PROPORTIONED ARCHITECTURE AND STRONG VERTICAL LINES. THE BUILDING IS A SHIMMERING ADDITION TO THE TORONTO SKYLINE, A BOLD NEW ICON FOR THE CITY, WHOSE MINIMALIST FORM WILL NEVER AGE, REGARDLESS OF THE PASSING OF TIME.



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1. Four Seasons Forecourt & Rose Garden
2. Station 312 Firehall
3. Toronto Public Library Yorkville Branch
4. Town Hall Square
5. 33 Yorkville
6. Future Development

SITE PLAN

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Designed by Janet Rosenberg & Studio

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ARCHITECTURE

NOTABLE PROJECTS:

Queen Richmond Centre West

Waterfront Innovation Centre

One York Residences

Harbour Plaza Residences

BMW Group Canada Headquarters

RBC Centre

WeWork

SWEENY&CO ARCHITECTS

For more than 30 years, the team of architects, designers, and planners at Sweeny&Co have been working relentlessly to design some of the city's most iconic buildings, spaces that work for people, business, and the environment. From retail and residential, to heritage and mixed-use, the firm pushes boundaries to unite the art and science of built form.



Reminiscent of the masterful metropolis era of New York City's landmark architecture, 11YV reinterprets this timeless style. The drama of the façade increases as it rises from street level, stone and steel giving way to a sleek glass envelope reflecting the vibrant urban scene of the city. A stepped design provides for multiple corner windows in residences, and private terraces with breathtaking views. The overall effect is captivating, architecture that evokes an emotional response. Clad in soaring stone piers that anchor the building to the ground, the podium pays homage to the neighbourhood architecture and activity – 25,000 square feet of retail space that integrates seamlessly into one of Canada's most exclusive shopping and dining districts. Outside the front door, visitors, residents, and guests step into an urban fairy tale – a contemporary garden unprecedented in the heart of the city.

LANDSCAPE

NOTABLE PROJECTS:

HTO Park

Shaw Festival Theatre

Mirvish Village

David Dunlap Observatory Park

TD Centre Plaza

Schulich School of Business

JANET ROSENBERG & STUDIO

As one of Canada's most renowned landscape architecture and urban design studios, Janet Rosenberg & Studio knows a thing or two about creating the perfect outdoor space. The firm's award-winning portfolio includes public, commercial, and institutional projects as well as private residential gardens, green roofs, and condominium towers across the country.

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WORLD-CLASS

AMENITIES

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LOBBY

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WINE DINING ROOM

CHIC SURFACES OFFER ENDLESS OPTIONS TO SAVOUR THE VIEW OF THIS MODERN SPEAKEASY. FROM THE POLISHED WOOD FLOORS AND BRONZE-DETAILED BOOKSHELVES, TO THE GLEAMING SURFACE OF THE BABY GRAND, THIS PIANO BAR MAKES EVERY VISIT A VIP EVENT.



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PIANO LOUNGE

www.benchmarksignaturerealty.com

11YORKVILLE.COM

INDOOR/OUTDOOR INFINITY POOL

LUMINOUS MOONLIGHT AND RECESSED MOOD LIGHTING CAPTURE THE RIPPLING SURFACE OF THE INDOOR/OUTDOOR POOL DAY AND NIGHT, SPARKLING LIKE A PRECIOUS GEMSTONE NEXT TO THE BLACK AND WHITE STONE WALLS. SLIP INTO THE HOT TUB OR UNDER THE WATERFALL AND FEEL YOUR STRESS MELT AWAY.



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INDOOR/OUTDOOR INFINITY POOL

Choosing a favourite amenity at 11YV is like trying to choose a favourite wine – it depends on the special occasion.





LIGHT, VERSATILE, THE PERFECT WAY TO RELAX

The spectacular double-height lobby is perfect for the everyday, a soaring space accessible from the vibrant scene on Yorkville or through a discreet laneway entrance to the west. Same goes for the state-of-the-art fitness studio and the men's and women's spa, rain showers – all designed for everyday consumption.

SATURATE YOUR PALETTE WITH TECHNOLOGY FOR WORK AND PLAY

Inspired by WeWork (the benchmark in coworking spaces around the world), the business centre at 11YV is a multi-functional space with a central meeting room clad in bronze glass and large pivoting panels that transform open concept coworking into private breakout rooms with a simple flip. Off the clock, gather friends in the hybrid theatre where tiered seating and surround sound gives you the experience of the big screen. Or head down to the chef's kitchen and TV lounge where you have everything you need – a 30" cooktop, a large screen TV, integrated refrigerator, dishwasher, built-in wall oven, icemaker, and built-in wine cooling stations – to cook up a storm and dazzle a crowd.

ROSÉ ALL DAY

The infinity-edged indoor/outdoor pool – a space as cool and refreshing as a chilled glass of your favourite blush-coloured wine. Featuring a waterfall, hot tub and fireplace, you'll be tempted to make this a part of your daily routine.

BREAK OUT THE BAROLO

Exceptional celebrations call for exceptional wines… and exceptional spaces to match. At 11YV take your pick from an intimate piano lounge, a dramatic wine dining room, and an Instagram-worthy, velvet-covered signature Bordeaux lounge. Tickle the ivories against the backdrop of a modern speakeasy, with sky-high bookshelves in wood, metal, and stone. Uncork bottles of every vintage in the wine dining room where a beautiful dining table unfolds beneath crystal installations, anchored by a larger-than-life gas fireplace that keeps conversation roaring.

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INTERIOR DESIGN

Toronto-based interior design firm Cecconi Simone is, undisputedly, a power player in the industry. The eponymous practice, helmed by esteemed designers Elaine Cecconi and Anna Simone, has created award-winning interiors for the retail, corporate, hotel-hospitality, and residential sectors in Canada, the United States, Anguilla, Italy, the United Arab Emirates, Qatar, India, and China.

CECCONI SIMONE

NOTABLE PROJECTS:

One Bloor

Art Shoppe Lofts + Condos

The High Park

Monde Condominiums

Re Hotel & Residences

Waterworks

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A GLOBAL DESTINATION

YORKVILLE

WALK SCORE
100

TRANSIT SCORE
97

ENTERTAINMENT & CULTURAL CENTRES

1. Gardiner Museum
2. Galerie de Bellefeuille
3. Royal Ontario Museum
4. Cineplex Cinemas

SHOPPING & RETAIL

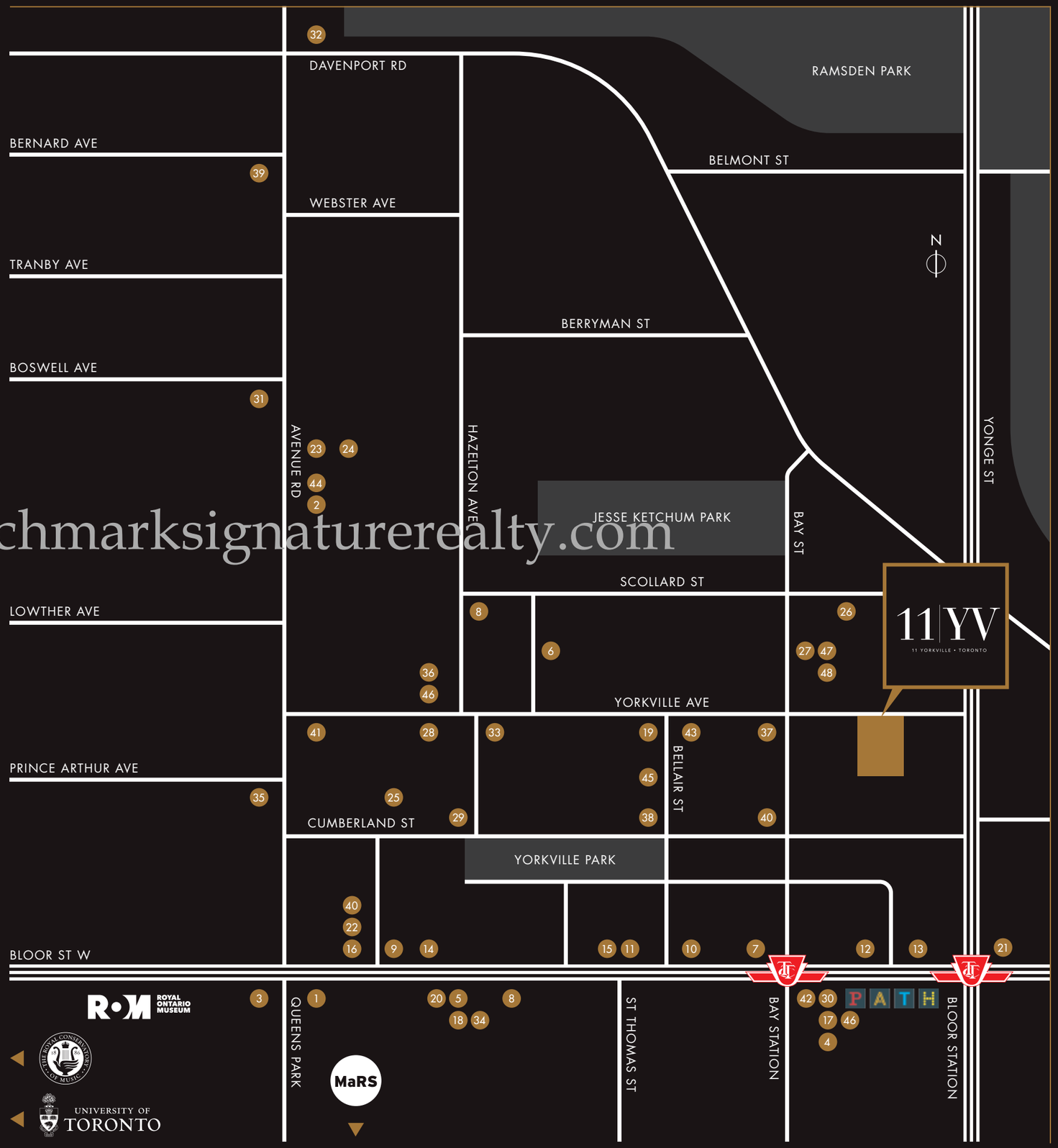
5. Cartier
6. Chanel
7. Dolce & Gabbana
8. George C
9. Gucci
10. Harry Rosen
11. Hermès
12. Holt Renfrew
13. Hugo Boss
14. Intermix
15. L'occitane
16. Louis Vuitton
17. Manulife Centre
18. Mulberry
19. Off-White
20. Prada
21. Hudson's Bay
22. Tiffany & Co.
23. Via Cavour
24. Yorkville Village

DINING & FOOD

25. Alobar
26. Buca Osteria & Bar
27. Café Boulud
28. Cibo Wine Bar
29. Dimmi Bar & Trattoria
30. Eataly
31. Estia
32. Joso's
33. Kasa Moto
34. La Société
35. Morton's Steakhouse
36. ONE Restaurant
37. Pusateri's Fine Foods
38. Sassafraz
39. Sotto Sotto
40. Starbucks
41. STK
42. The One Eighty
43. Trattoria Nervosa
44. Whole Foods
45. Yamato

LIFESTYLE

46. Hazelton Hotel
47. Four Seasons Spa
48. Four Seasons Hotel

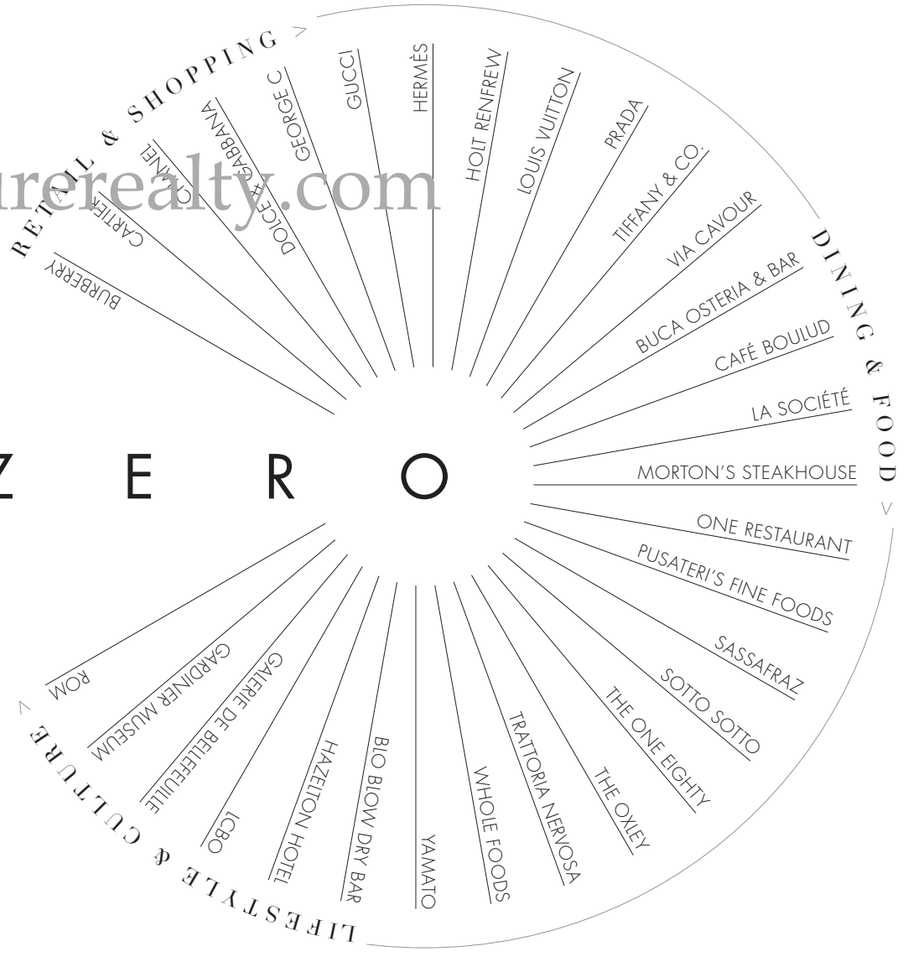


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KILOMETRE ZERO

Yorkville. Kilometre zero for the city's well-cultured, well-educated, and well-heeled. A place where business meets pleasure. Where world-class cultural hubs rub elbows with Canada's top hospitals, businesses, and boutiques. Where, when someone mentions a 'power lunch,' they could be talking about networking at one of the city's finest restaurants, or burning off energy in a heart-pounding session at Barry's Bootcamp. Bursting with arts, culture, innovation, gourmet pursuits, and signature luxury retail, this is an ever-evolving area that never fails to dazzle and intrigue.



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BY THE NUMBERS

In a 2019 survey from Mercer, one of the world's foremost global consulting firms, Toronto ranked as the 2nd best city in North America for quality of living, and Yorkville is Toronto's home base for luxury, style, and culture.

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TORONTO



CN Tower

TORONTO THE GREAT

As Canada's largest city and North America's fifth most populous municipality, Toronto is known as one of the most multi-cultural cities in the world. Celebrating diversity on every corner, Toronto is home to a wide range of cultures, languages, food and arts. It also ranks as Canada's financial capital and holds the third largest concentration of private IT companies in North America.

FORBES MAGAZINE NAMED TORONTO ONE OF THE

TOP

10

WORLD'S MOST INFLUENTIAL CITIES

YORKVILLE



Village of Yorkville Park

WALK SCORE 100 / TRANSIT SCORE 97

Window shopping takes on new meaning among Yorkville's charming streets. If the weather isn't cooperating, take cover being just steps to the PATH, the world's largest underground shopping and dining complex with links to public transit. It is a rider's paradise – steps to Bloor-Yonge subway station, the intersection of the city's main North-South and East-West lines.

$230,733

average household income in Yorkville

2.3 million

square feet of retail, with another 1 million square feet planned for development

70%

university-educated residents

6,300

residential units

+

10,000

residents coming to Yorkville in next 5 years











Take your seat at the best table in the house, becoming a regular at venues that most people only read about in the society pages (a recent Vogue article dubbed Toronto "The World's Next Culinary Destination."

Yorkville is known as a playground for the international elite, and it has the venues to prove it. Here, Canada's most affluent and influential indulge in international flavours and gourmet delights at local favourite Trattoria Nervosa, renowned steakhouses STK and Morton's, A-list institution Sotto Sotto Ristorante, Nespresso Boutique Coffee Bar, d|bar by Chef Daniel Boulud at Four Seasons Hotel Toronto, Kasa Moto, ONE Restaurant, and countless more.

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A TASTE OF THE GOOD LIFE

Rub elbows with big names from every industry and relish the ease of a five-minute walk to the best bars in the city, a saving grace after imbibing in an arctic-cold martini at Alobar, or uncorking a bottle from their vast collection of reds.

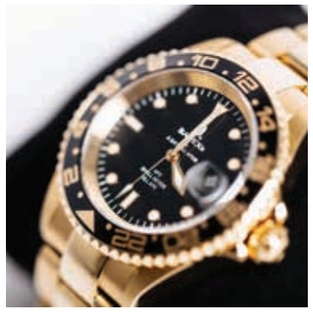




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FASHION

Thanks to its line up of exquisitely curated designer shops and one-of-a-kind contemporary boutiques, Yorkville is on the tip of every fashion insider's tongue, garnering mentions in international publications as diverse as the Wall Street Journal, Condé Nast Traveler, Vogue, and Harper's Bazaar.

FORWARD

Celebrate the very best in style and fashion amid international luxury brands, powerhouse department stores, tastemaker meccas, and on-site luxury retail that will fit right in with neighbouring names like Cartier, Prada, Burberry, Moncler, and Chanel.

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THE AVANT GARDE

Great thinkers are inspired by boldness, courage, and excellence – traits found in abundance in the educational and cultural institutions surrounding Yonge and Bloor. This is where the avant garde emerge, stimulated by great questions and great conversation within the hallowed spaces of the University of Toronto; the Royal Ontario Museum; The Royal Conservatory of Music; and MaRS Discovery District, the home of Canada's most promising startups.

THE ROYAL CONSERVATORY OF MUSIC

Esteemed alumni include Oscar Peterson (Grammy and Juno Award-winning pianist and composer), Sarah McLachlan (Grammy and Juno Award-winning singer and songwriter), Sir Roger Norrington (internationally celebrated conductor), Diana Krall (Grammy and Juno Award-winning jazz singer and pianist), and David Foster (Academy Award-nominated and Grammy Award-winning musician and producer).



UNIVERSITY OF TORONTO

Notable alumni include James Orbinski (President of Médecins Sans Frontières), John K. Galbraith (former U.S. Ambassador to India and recipient of two U.S. Presidential Medals of Freedom), Malcolm Gladwell (world-renowned author), Atom Egoyan (Academy Award-nominated film director), Sergio Marchionne (former CEO of Fiat S.p.A. and Chrysler Group), five Prime Ministers and seven Nobel laureates.

FROM EXHIBITS TO ENTREPRENEURSHIP, MORNING LECTURES TO EVENING PERFORMANCES, THIS IS CANADA'S PREMIER DESTINATION TO EXPLORE ART, EDUCATION, AND IDEAS.



ROYAL ONTARIO MUSEUM

One of the largest museums in North America and the largest and most-visited in Canada. More than one million visitors arrive per year to walk through the 40 galleries curated with more than 6,000,000 items depicting world culture and natural history.

MaRS DISCOVERY DISTRICT

The world's largest innovation hub, helping Canada's most promising startups grow, create jobs, and solve society's greatest challenges. There are more than 1,200 startups in the MaRS ecosystem, disrupting industry in health, fintech, enterprise, and cleantech.



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Quote: Kelvin Browne, Executive Director & CEO
gardinermuseum.on.ca / 111 Queens Park

Yorkville is Canada's most exciting arts and cultural districts.

– Kelvin Browne

GARDINER MUSEUM

– ENGAGE IN THE ART OF CERAMICS AT THE GARDINER VIA EXHIBITIONS, PROGRAMS, AND A PERMANENT COLLECTION OF MORE THAN 4,000 OBJECTS FROM THE ANCIENT AMERICAS, EUROPE, JAPAN, CHINA, AND CANADA.

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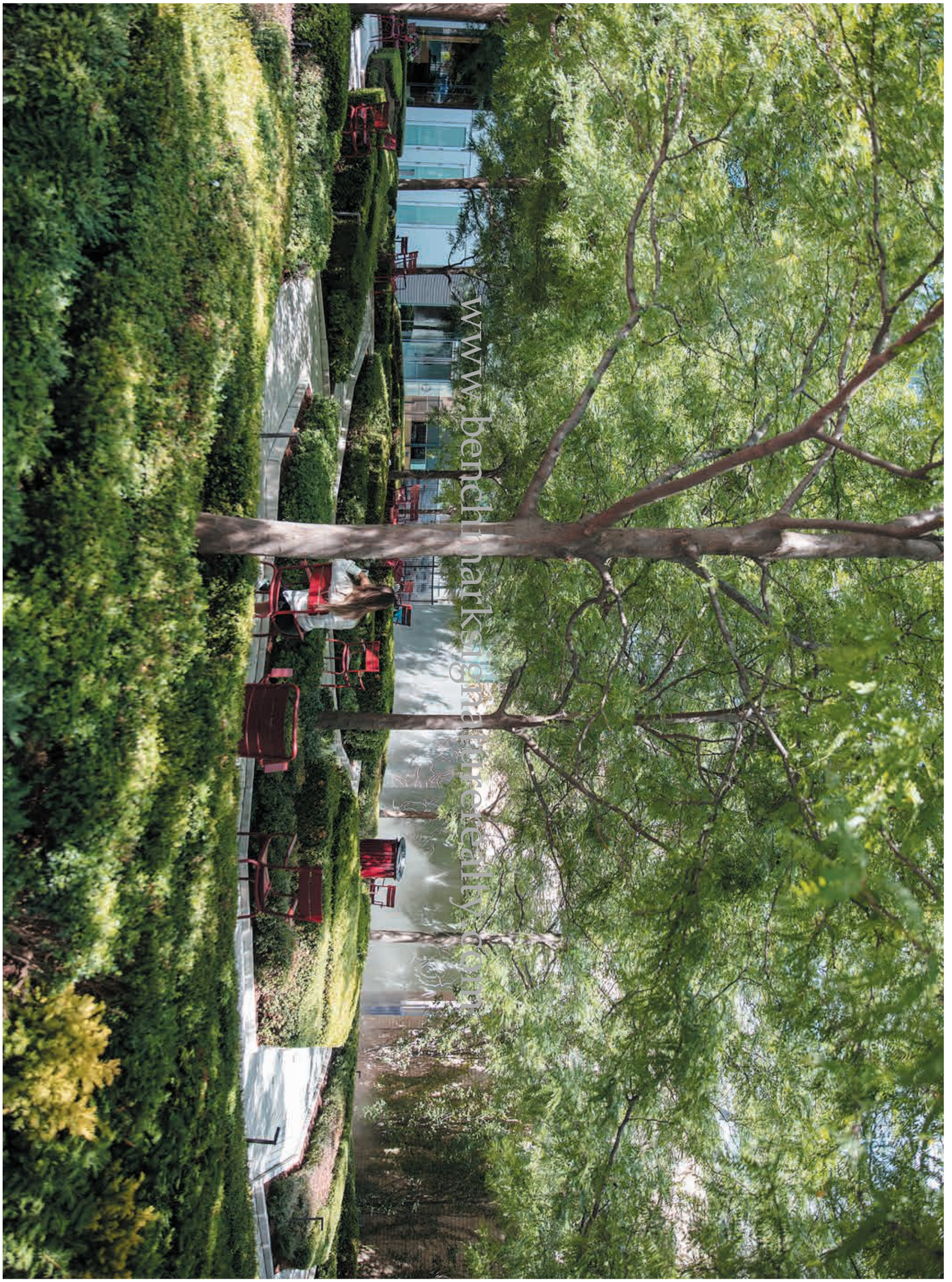
Quote: Helen Bellefeuille, Owner
debellefeuille.com / 87 Avenue Rd. Suite 2

We always dreamed of having our Gallery in the Yorkville area, nothing else compares!



GALLERIE DE BELLEFEUILLE

– STROLL THROUGH 7,000 SQUARE FEET OF GALLERY SPACE HERE, NAMED ONE OF THE BEST GALLERIES IN THE WORLD BY MODERN PAINTERS. WHETHER YOUR TASTE RUNS TO POP ART OR CLASSIC STILL LIFE, YOU'LL FIND SOMETHING TO AMAZE YOU.



ROSE GARDEN AT THE FOUR SEASONS



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VIEW FROM 62ND FLOOR AT 11 YORKVILLE



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11 YORKVILLE BRINGS TOGETHER THREE OF CANADA'S MOST ESTEEMED DEVELOPERS AND THE RESULT IS PURE SYNERGY, A WORLD-CLASS PROJECT AT A RENOWNED ADDRESS, SHAPED BY A COLLECTIVE EXPERTISE THAT GATHERS MORE THAN A HALF CENTURY OF EXPERIENCE.

RIOCAN LIVING

Since 1993, RioCan has helped shape the places Canadians want to work and shop. Now, RioCan Living is shaping the places they want to live. We know that building a community takes more than bricks and mortar. It takes people. When we select a project location and building team, we're thinking about the people who will one day call it home. Our goal is to enhance the culture of each neighbourhood we work in through listening, discovery, and innovation. Every one of our developments is backed by our proven performance and commitment to providing impeccable management, convenient access to major commuter routes, world-class architecture, best-in-class amenities, and expertly curated retail experiences. This is how we're helping to shape the future. This is RioCan Living.

METROPIA

Under the steadfast leadership of a respected industry giant – Founder, Chairman & CEO Howard Sokolowski – the Metropia name has become synonymous with integrity. The Toronto-based premier real estate developers have led the development of over 30,000 homes and have been recognized with some of the industry's highest honours. With a reputation for quality construction, thriving communities, solid integrity, and exceptional customer care, Metropia delivers undeniable value, changing skylines and neighbourhoods, and redefining the meaning of home.

CAPITAL DEVELOPMENTS

Capital Developments is a leading Canadian real estate development company, with international roots. Through the mid 90's and early aughts, founders Todd Cowan and Jordan Dermer were instrumental in the development of over 10 million square feet in Europe before turning their sights back to home grown soil. Today the company has an impressive portfolio of design-forward developments across Canada, projects that have created meaningful connections for communities, cities, and the country as a whole.

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