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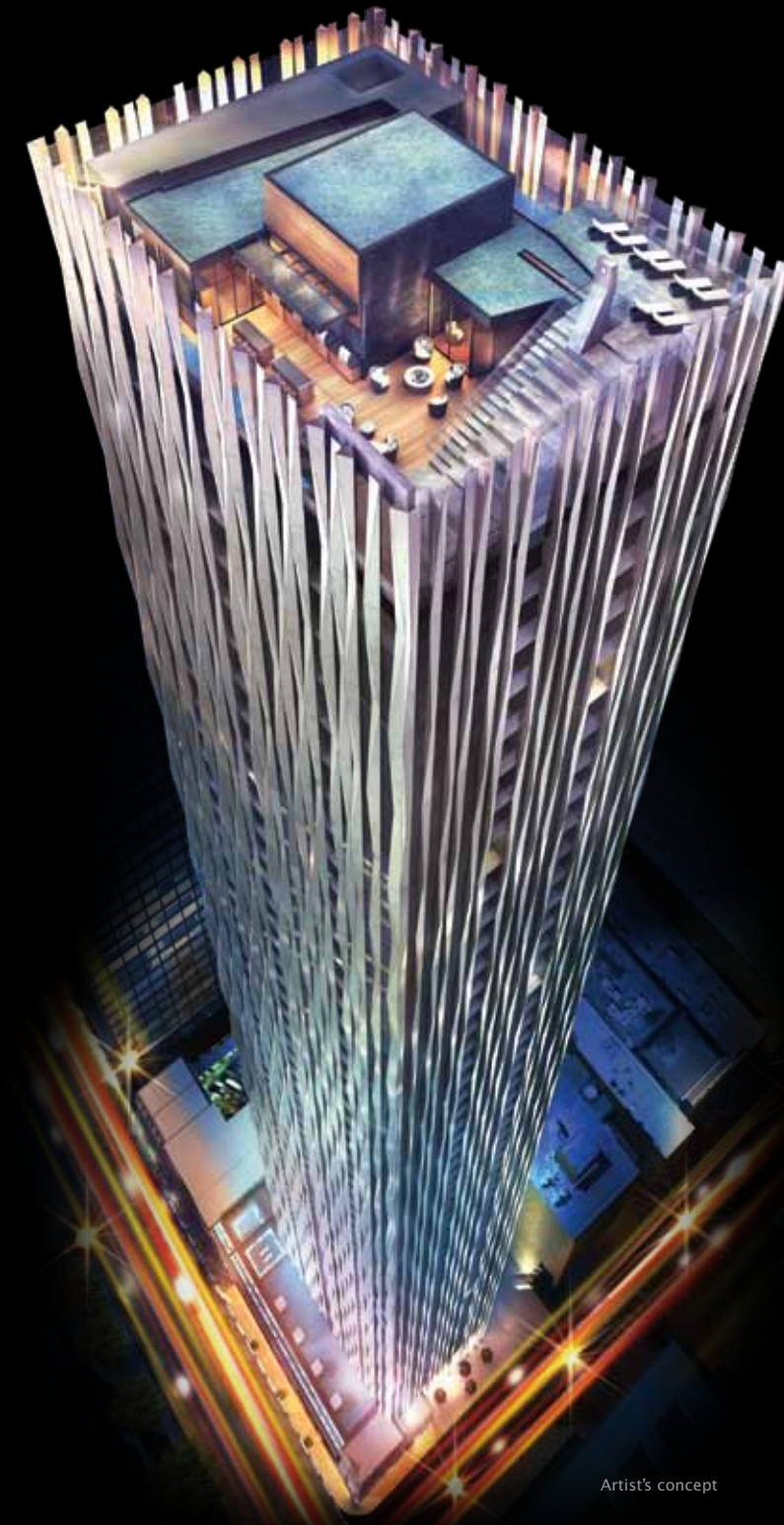
DEVELOPED BY:
Bazis Inc. and Plaza Corp.

ARCHITECTURE:
r. Varacalli Architect inc.

INTERIORS:
DesignAgency

LANDSCAPE:
NAK Design Group

Designed by Ryan Design International



Artist's concept

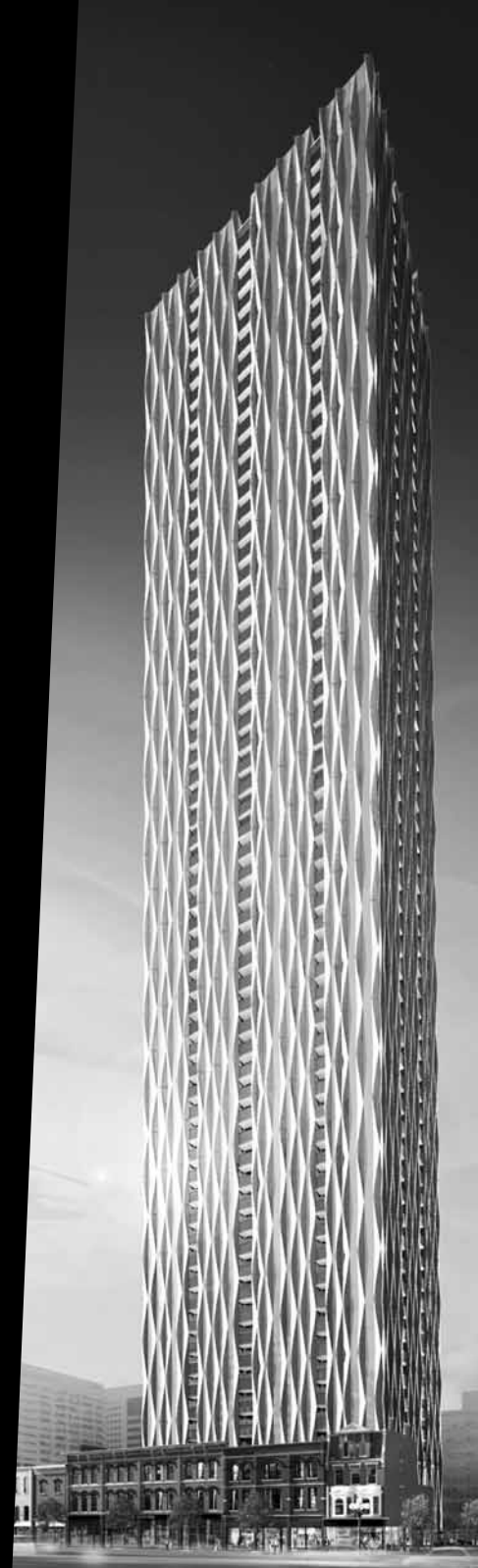


No. 1
YORKVILLE
TORONTO

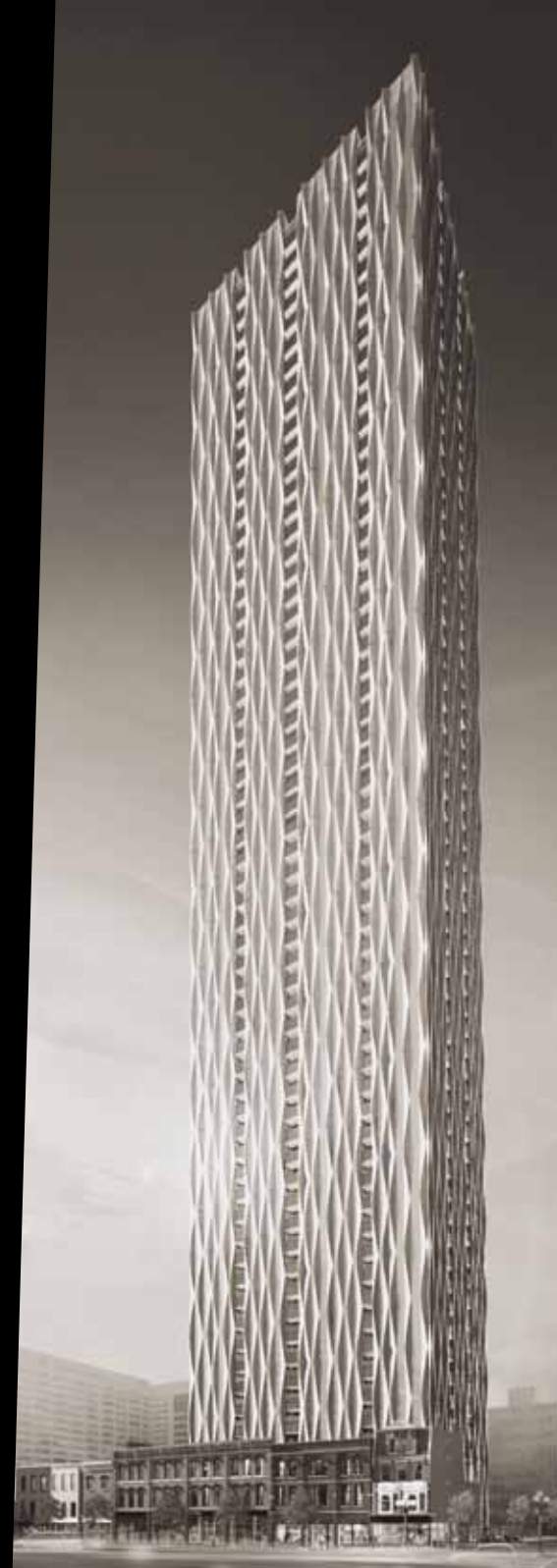




Artist's concept



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NO1

DESIGN

The irreplaceable building, 1 Yorkville - designed by award-winning architect Rosario Varacalli - will be Toronto's foremost design, a building that demonstrates considerable creativity in connecting with the community.

Wrapped in faceted metallic ribbons, 1 Yorkville tower is singular, slender and elegant. The ribbons produce unique interplay of shadow and light, which move across the textured surface and emphasize a glittering effect embedded in the cityscape.

The building provides a contemporary expression of elegance and intrigue, celebrating the energy of the most desirable location and its metropolitan nature.



GROUND FLOOR PLAN

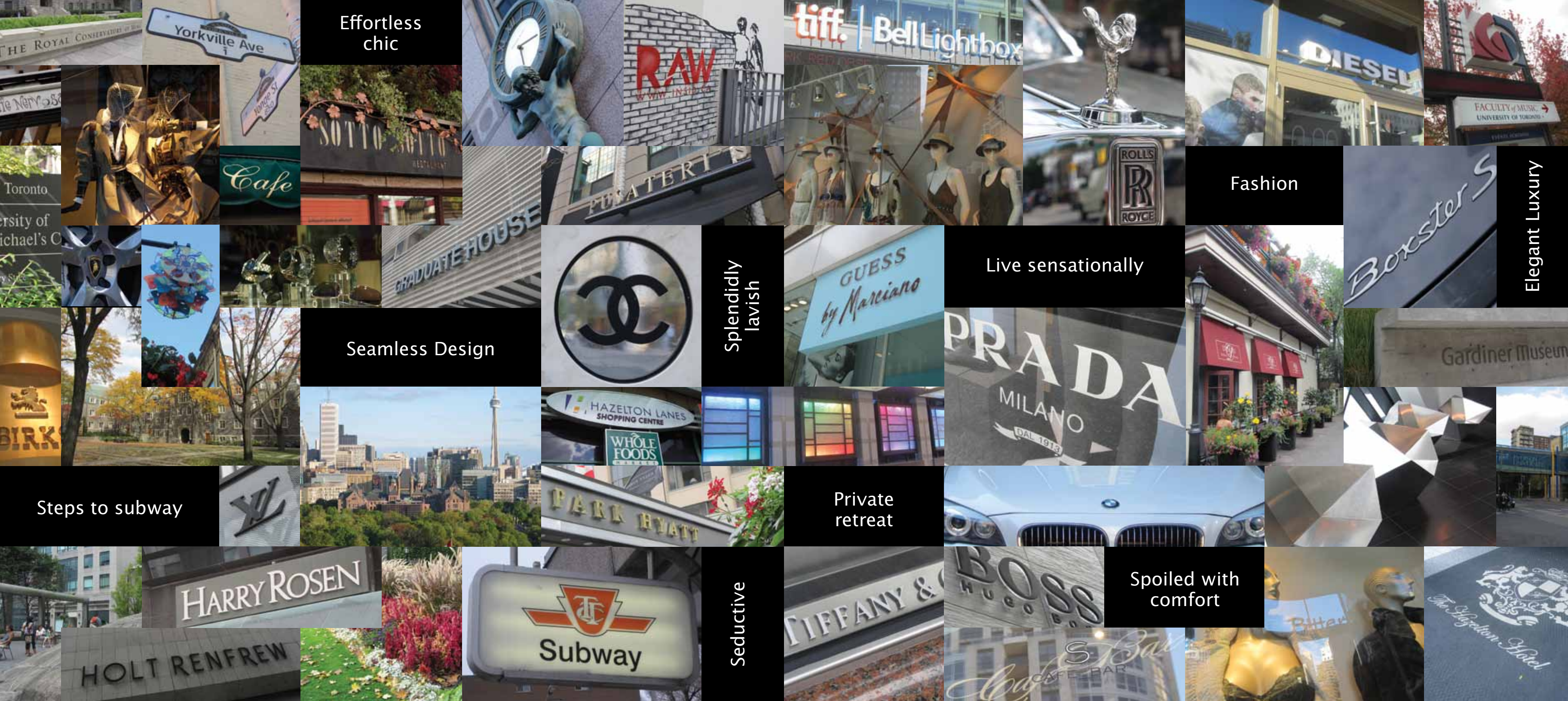


Artist's Concept



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Effortless chic

Fashion

Elegant Luxury

Live sensationally

Splendidly lavish

Seamless Design

Steps to subway

Private retreat

Seductive

Spoiled with comfort

NO1

LOCATION

There is no address like this. Upon setting foot at the corner of Yorkville Avenue and Yonge Street, you immediately notice just how outstanding this location is. Minutes away you can stroll through the designer boutiques on Bloor St – Hermes, Holt Renfrew, Gucci or Louis Vuitton – then share a champagne cocktail at Daniel Boulud’s Café at the Four Seasons. Options are made all the more endless with the nearby Bloor and Yonge subway lines and underground PATH, as well as being walking distance to the University of Toronto.

With an enviable platinum location in the heart of Yorkville, 1 Yorkville is the most desirable address in Toronto.









Artist's concept

N01

AMENITIES

Style cannot exist without substance. The 4th and 5th amenity floors offer a functional environment that will inspire the most dedicated health enthusiasts while also embracing those who prefer a more meditative and relaxed ambiance. The Spa is arguably our most impressive endeavor: a sprawling outdoor pool, hot tub and hot-and-cold plunge pools beckon a swim in the crystalline waters; the rest lounge and aqua massage are cool to collect thoughts and the Zen Garden is designed to ease the mind while fragrant flowers soothe the body.

For the more adventurous at heart, the Cross Fit studio offers top-tier equipment dedicated to you and your performance, along with our Fitness Gallery stocked with all top-of-the-line weight and cardio machines.



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4TH
FLOOR PLAN



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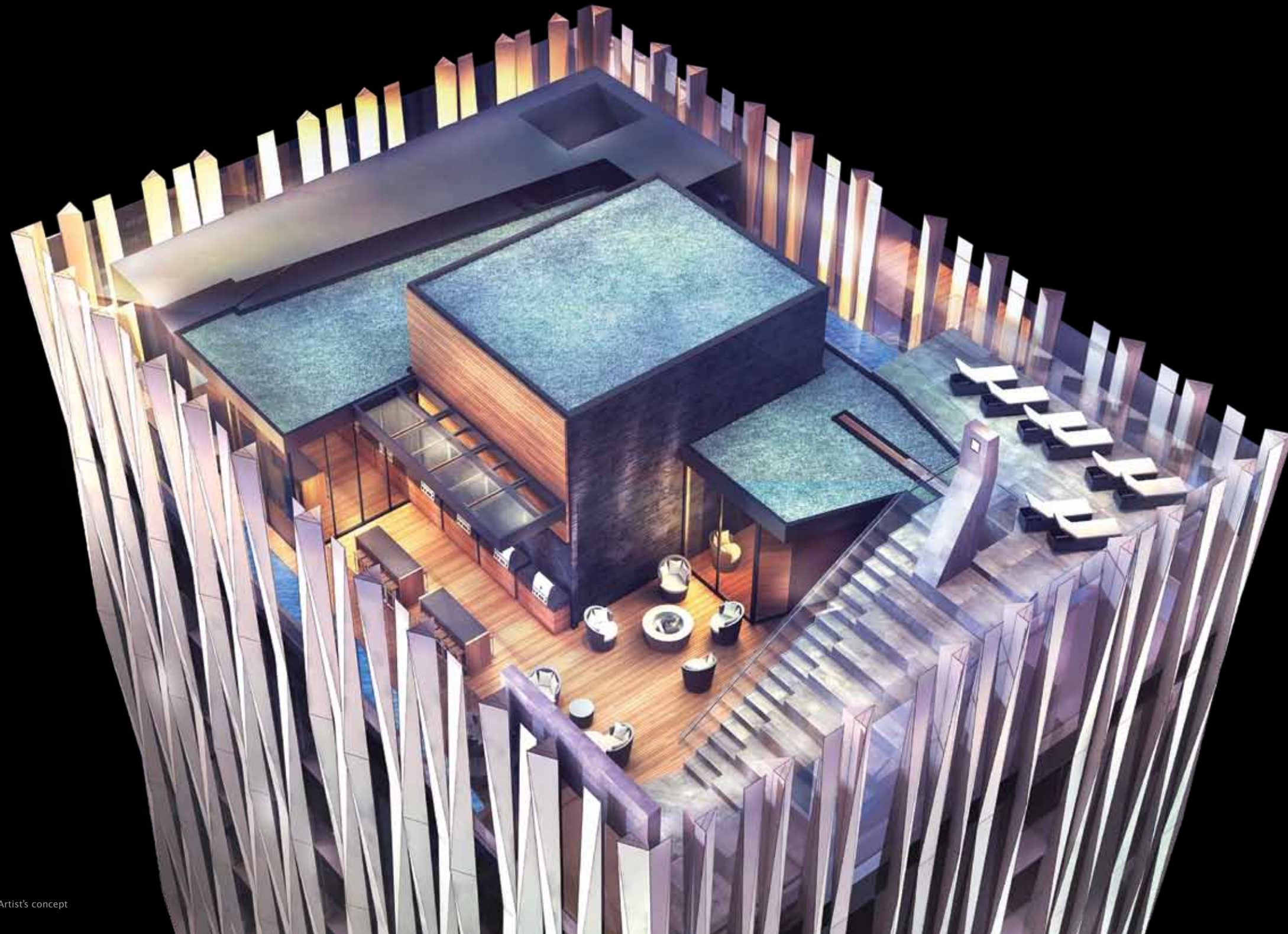
5TH
FLOOR PLAN



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N01

ROOFTOP

When you live in a world-class city, why not take in its spectacular views? The rooftop at 1 Yorkville offers a place to soak in the city lights, while the state-of-the-art BBQs sizzle that summer steak for your invited party revelers. Alternatively, our outdoor cinema is on par with an intimate theatre house that seats your guests comfortably while you take in classic films.

Come cooler temps, you can continue your role of the ever-gracious host by entertaining in one of our large party rooms built with equipped kitchens. Entertaining is always on point and in style here.



ROOFTOP
FLOOR PLAN



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SUN DECK
FLOOR PLAN



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NO1
SIGNATURE
CONCIERGE
SERVICES

When it comes to service, 1 Yorkville Signature Concierge is second to none. Dedicated to living up to the property's five star distinction, our expert staff is devout in providing a higher and more exclusive level of catering to its residents.

The privileges are unlimited, 24 hours a day, 365 days a year where members enjoy unrivalled access to the world's top tiered restaurants, preferential rates and reservations to the theatre or opera, along with providing insider information via our international networks across the globe. No request is too demanding; no ask too large. Think of 1 Yorkville Signature Concierge as the perfect butler: unobtrusive, highly capable, with impeccable manners and an unimpeachable background. Discreet, efficient and invisible because the last thing you need in your hectic schedule is another intrusion.

Imagine the freedom from mindless chores, nuisance tasks - the research and planning that consume your time. Think about having your airline reservations booked for you; groceries shopped, event tickets secured, or even delivery of the most beautiful blooms. All that time can now be aligned to pursuing your real passions, your family and living life.

Every journey is a rare and unique moment. Countless time has been spent pouring over every detail of service imaginable ensuring your life will be lived most luxuriously.

Service Menu Sampling

- Dining recommendations/reservations
- Theatre, concert, show & sports event ticket booking
- Drop off/pick up of laundry & dry cleaning
- Gifting services - flowers, chocolates, baskets
- Airline reservations, airport transfer/limousine services
- Pet care - walking, training, grooming
- Grocery shopping & floral delivery
- Relocation services - packing, moving
- Housekeeping & interior decorating
- Fitness training & translation services

These are only a few of the services 1 Yorkville residents will enjoy. Home is where the heart is, and 1 Yorkville Signature Concierge wants to make the experience as memorable as possible.



NO1

SUITES

It takes attention to detail to create perfection, and living in a lush suite at 1 Yorkville means you can relish a five-star lifestyle year-round. Beyond a gorgeous aesthetic: hardwood floors, floor-to-ceiling expansive windows and European-style kitchens, the overall design is open concept so as to appreciate the necessity for comfort. The theme of luxury prevails in the generous bedroom spaces, deep soaker tubs in en-suite bathrooms, Wi Fi thermostats and powder rooms.

Step onto your balcony to enjoy the lively sound of the city around you.



NO1

FEATURES

BUILDING FEATURES & AMENITIES

- Inspired tower designed by renowned architect Rosario Varacalli
- Original art installation displayed in the double height lobby
- Luxurious Spa Level at the 4th floor with avant-garde hot and cold plunge pools, aqua massage for two, generous steam room and sauna. Spa Level also features an oversized outdoor pool with private cabanas, wading pool and hot tub. Other amenities include a serene yoga room and spacious dance studio, delicious juice bar and a beautifully landscaped zen garden complete with individual fire pits
- Fitness Level at the 5th floor features a fitness gallery with the newest weight and cardio training machines, cross fit and pilates studios, as well as a games room connected to the Wi-Fi lounge. From this level, residents can enjoy the sprawling view of spa lounge located just below
- Rooftop Entertainment Level with a breathtaking view of Toronto's skyline features vast party lounges with their own separate kitchens, a multi-media lounge and spectacular outdoor sun deck with panoramic views. This level is complemented with BBQ counters, communal dining tables, fire pits with comfortable seating, and an outdoor large screen movie theatre.

- Convenient free Wi-Fi in the lobby on all amenity levels
- Central building water filtration system for a healthy lifestyle
- Emergency response panels located within the brightly lit parking garage for immediate concierge contact
- Architecturally designed aluminum window frames with double pane sealed glazed units complemented by sculptural flutes

SUSTAINABLE FEATURES

- High performance thermal envelope minimizes unwanted solar gain and heat loss
- Selection of high efficiency building mechanical equipment
- Paints with low levels of volatile organic compounds
- Hard surface flooring for easy maintenance to remove dust and allergens
- Minimized water use through the design of low waste systems and a selection of water wise fixtures and appliances
- Motion sensors in common areas to reduce electricity costs
- Tri-sorter disposal and recycling system

SOPHISTICATED RESIDENCES

- Floor plans designed to capture the maximum effect of the inspired space and beautiful views
- Capacious floor to ceiling windows, exclusive of bulkheads
- Balconies with easily accessible waterproof electrical outlets
- Tall nine-foot high smooth-finish ceilings in principal rooms, exclusive of bulkheads
- High-efficiency individually-controlled air conditioning and heating system
- Modernized Wi-Fi enabled thermostat allowing for remote access via smartphone or computer
- Contemporary long lasting energy saving lights
- Fashionable range of designer, pre-engineered flooring throughout, except bathrooms and laundry
- Large capacity stackable washer and dryer
- Individual metering of electricity and water
- Prewired for telephone, cable, internet and in-suite alarm
- Emergency in-suite communication system, smoke and carbon monoxide detectors, and sprinklers

SLEEK KITCHENS

- Open concept kitchens overlook the living/dining room with a convenient breakfast bar
- Sleek European custom cabinetry designed by DesignAgency with a selection of contemporary finishes and a multitude of choices of quartz countertops with optional full backsplashes
- 24" fully-integrated refrigerator-freezer with cabinetry matching front panels, 24" built-in contemporary electric cook top and wall oven
- Dishwasher with cabinetry matching front panels, concealed microwave and range hood
- Stainless steel, under-mount sink with single lever European-style faucet
- Convenient under cabinet lighting

FINE BATHS

- Premium European style cabinetry with sculpturally-formed corian sink(s) and countertop, as per plan
- Stylish designer-selected vanity mirrors
- Spacious soaking tubs and frameless glass enclosed showers, as per plan
- Imported porcelain flooring, base and walls in wet areas
- Designer faucets and accessory packages

SERVICE ON DEMAND

- One year membership to ultimate lifestyle concierge services provided for each residence 24 hours a day, 7 days a week
- Exceptional service menu sampling: dining recommendations/reservations; theatre, concert, show & sports event ticket booking; drop off/pick up of laundry & dry cleaning; gifting services - flowers, chocolates, baskets; airline reservations, airport transfer/limousine services; pet care - walking, training, grooming; grocery shopping and floral delivery; relocation services - packing, moving; housekeeping & interior decorating; fitness training & translation services

From Vendor's standard sample selection. Penthouse Collection Residences - from Vendor's upgraded sample selection. All plans, dimensions and specifications are approximate and are subject to modifications from time to time at the sole discretion of the Vendor. The Vendor has the right to substitute materials of equal or better value. The Vendor reserves the right to change the foregoing specifications without notice. E. & O.E. Single one year membership of lifestyle concierge services is included with purchase of any suite. Cost of any products and services associated with lifestyle concierge services is purchaser's responsibility.

PENTHOUSE COLLECTION RESIDENCES (Additional Features)

Floors 54 to 58

- Grand ten-foot high smooth-finish ceilings in principal rooms, exclusive of bulkheads
- All finishes, as per Vendor's upgraded samples
- Powder room in select residences

Appliances for Penthouse Collection Residences under 850 Sq.Ft.

- Sub-Zero 24" fully-integrated refrigerator-freezer with cabinetry matching front panels
- Wolf 24" built-in contemporary electric cook top
- Wolf 24" built-in wall oven
- Asko fully-integrated dishwasher with cabinetry matching front panels
- Concealed microwave and range hood

Appliances for Penthouse Collection Residences over 850 Sq.Ft. and under 1200 Sq.Ft.

- Sub-Zero 30" fully-integrated refrigerator-freezer with cabinetry matching front panels
- Wolf 30" built-in contemporary electric cook top
- Wolf 30" built-in wall oven
- Asko fully-integrated dishwasher with cabinetry matching front panels
- Concealed microwave and range hood

Appliances for Penthouse Collection Residences over 1200 Sq.Ft.

- Sub-Zero 36" fully-integrated refrigerator-freezer with cabinetry matching front panels
- Wolf 36" built-in contemporary electric cook top
- Wolf 36" built-in wall oven
- Asko fully-integrated dishwasher with cabinetry matching front panels
- Concealed microwave and range hood