

LANDPOWER  
No1  
YORKVILLE  
REAL ESTATE LTD. TORONTO BROKERAGE



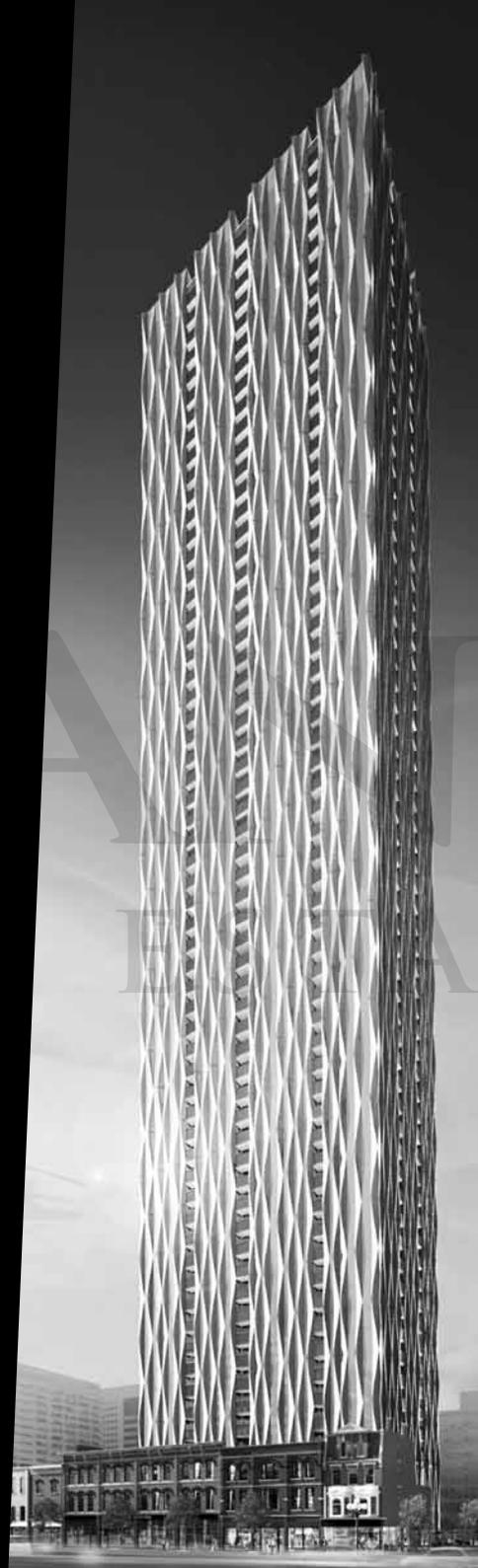
UNVORWITTLICH  
RESTATE LTD. BROKERAGE

No 1  
YORKVILLE  
TORONTO





Artist's concept



Artist's concept



Artist's concept

# 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

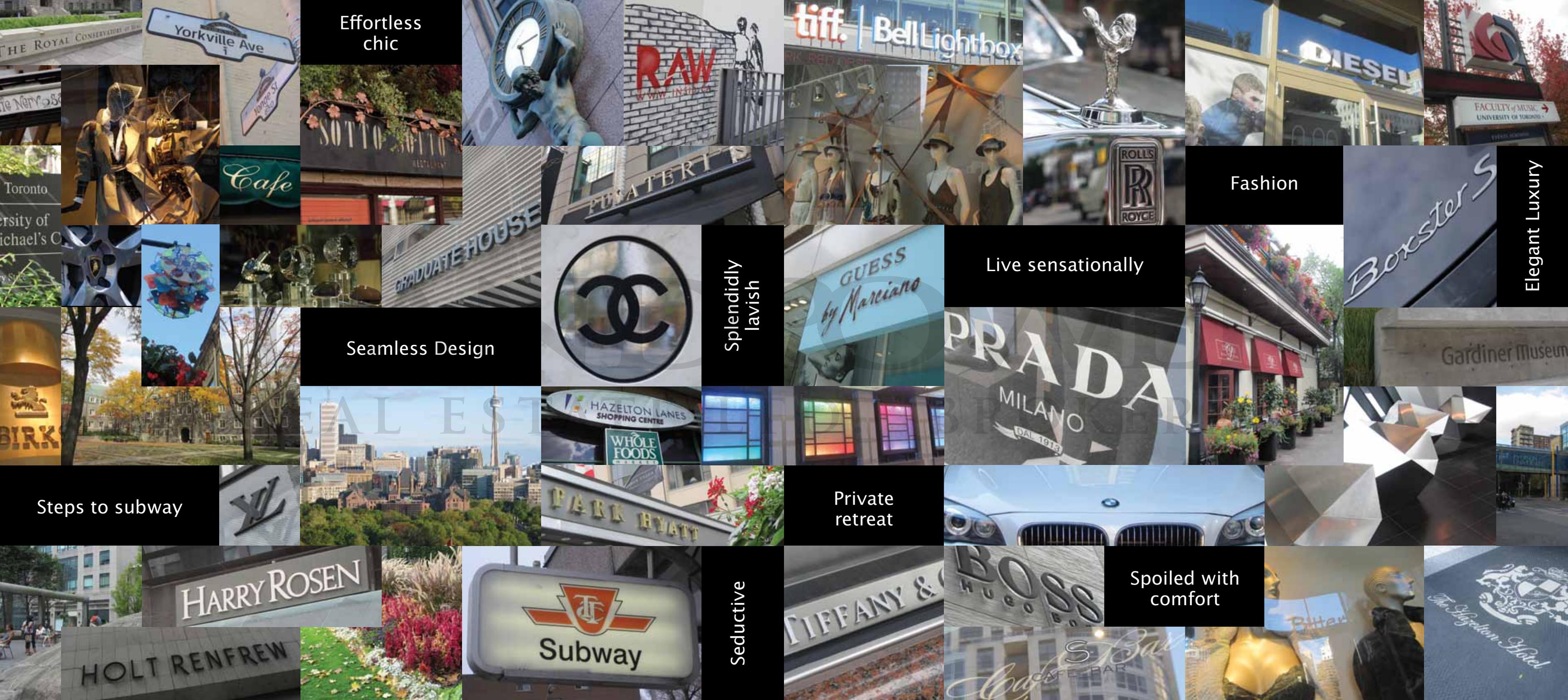


Artist's Concept



Artist's concept





Effortless chic

Fashion

Elegant Luxury

Live sensationally

Splendidly lavish

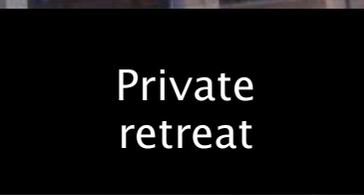
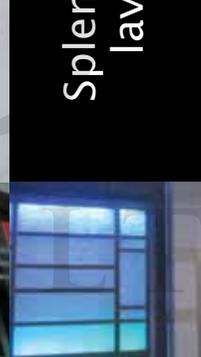
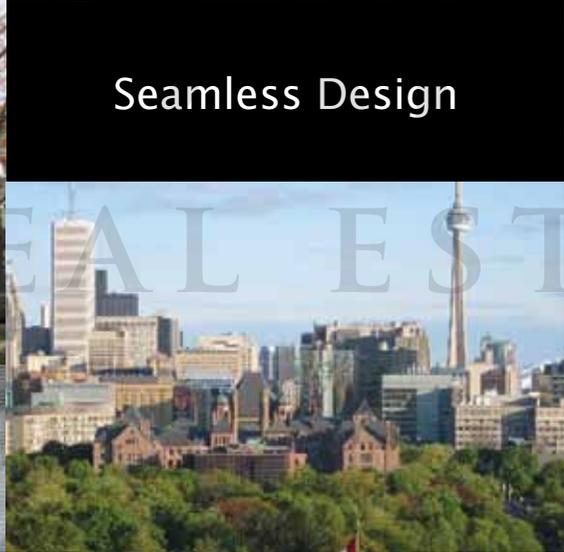
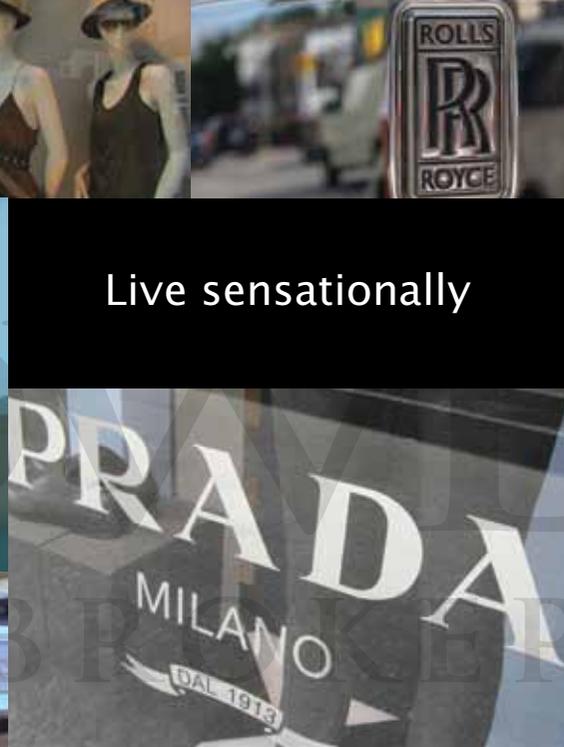
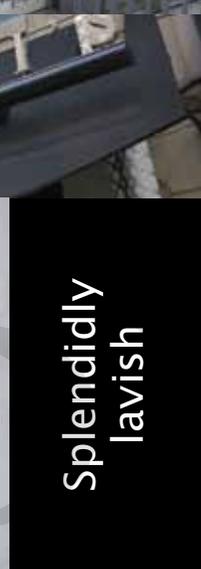
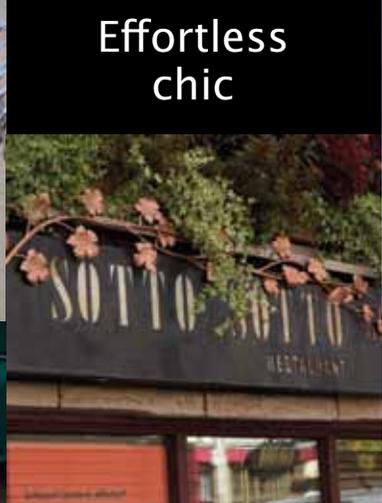
Seamless Design

Private retreat

Seductive

Spoiled with comfort

Steps to subway



# 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

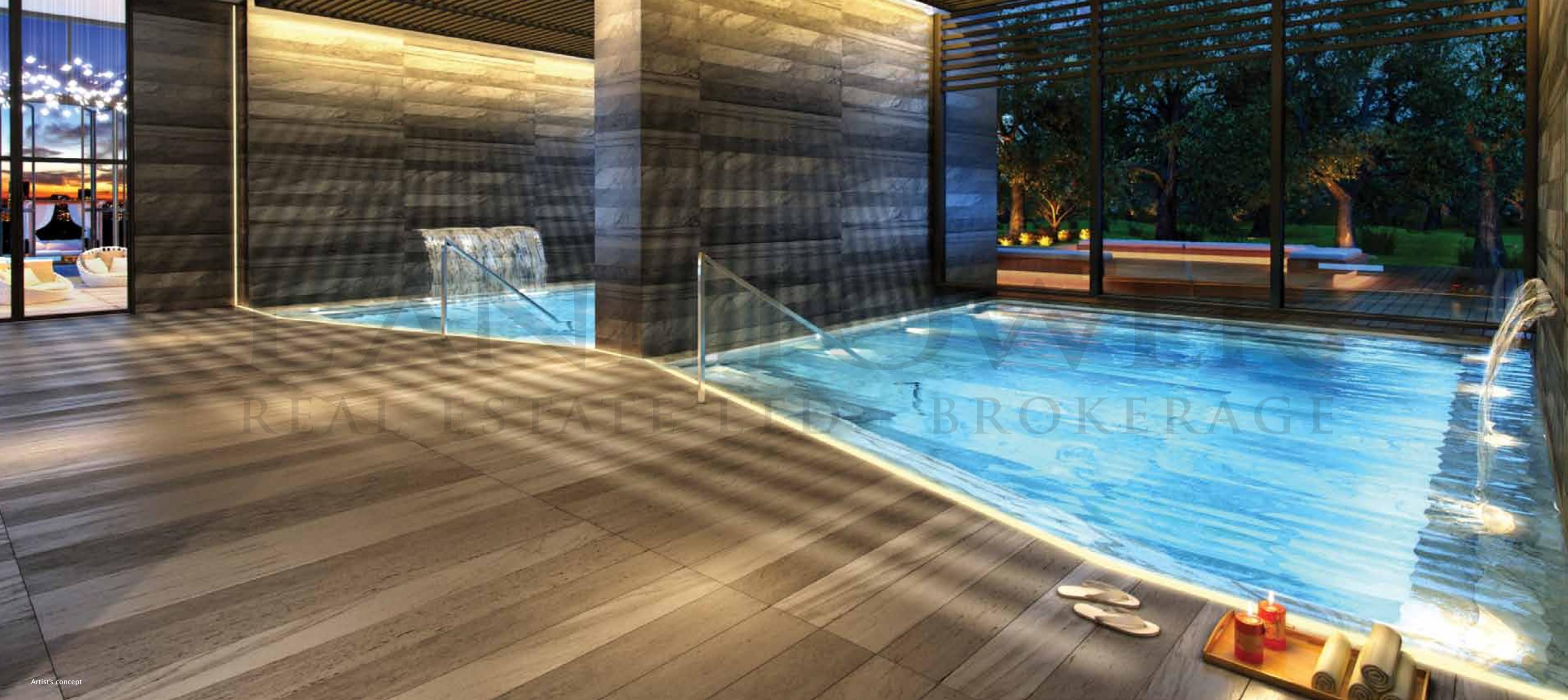
## AMENITIES

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.



Artist's concept



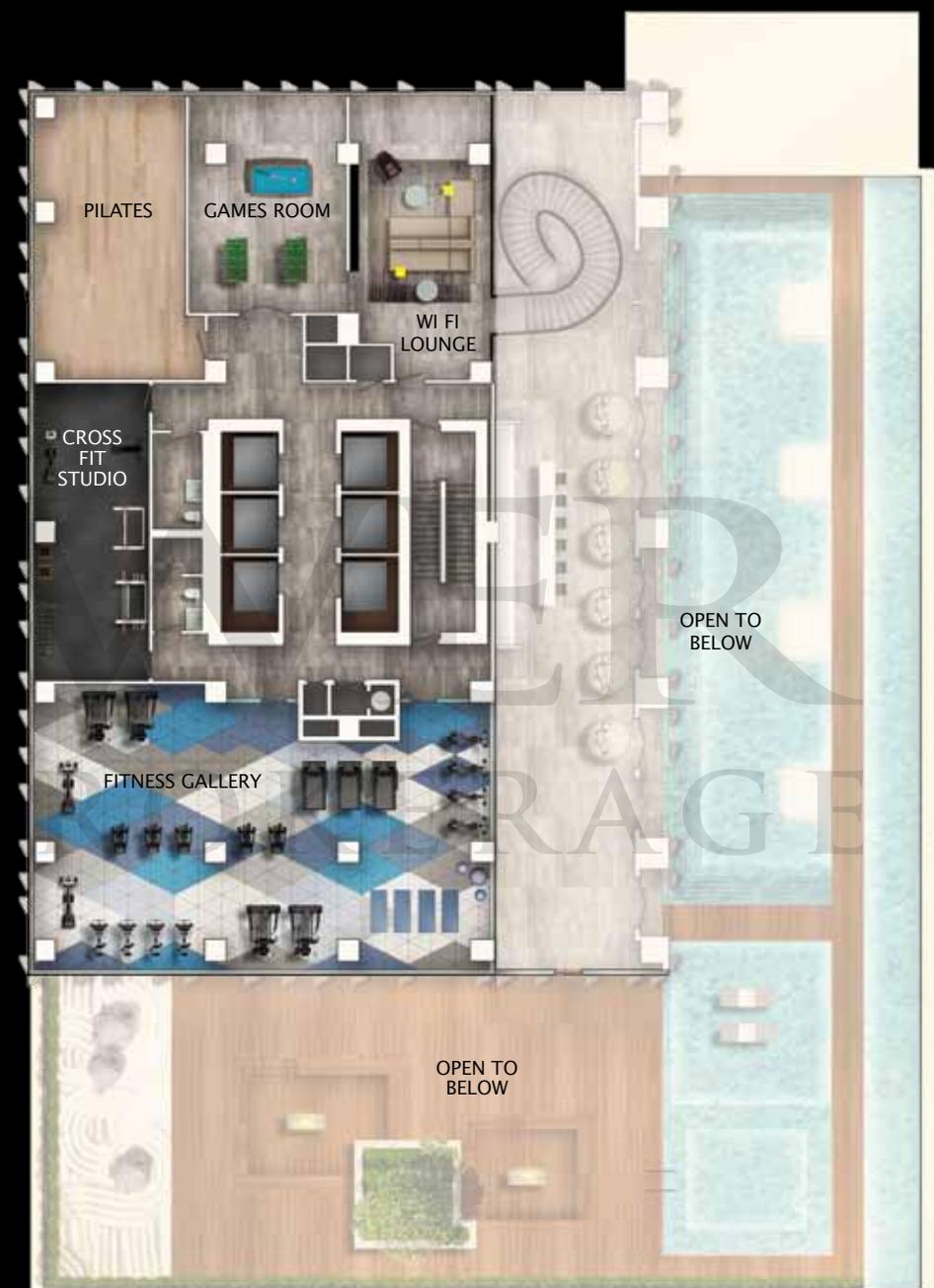
WINDY REAL ESTATE LTD BROKERAGE

4TH  
FLOOR PLAN



Artist's Concept

5TH  
FLOOR PLAN

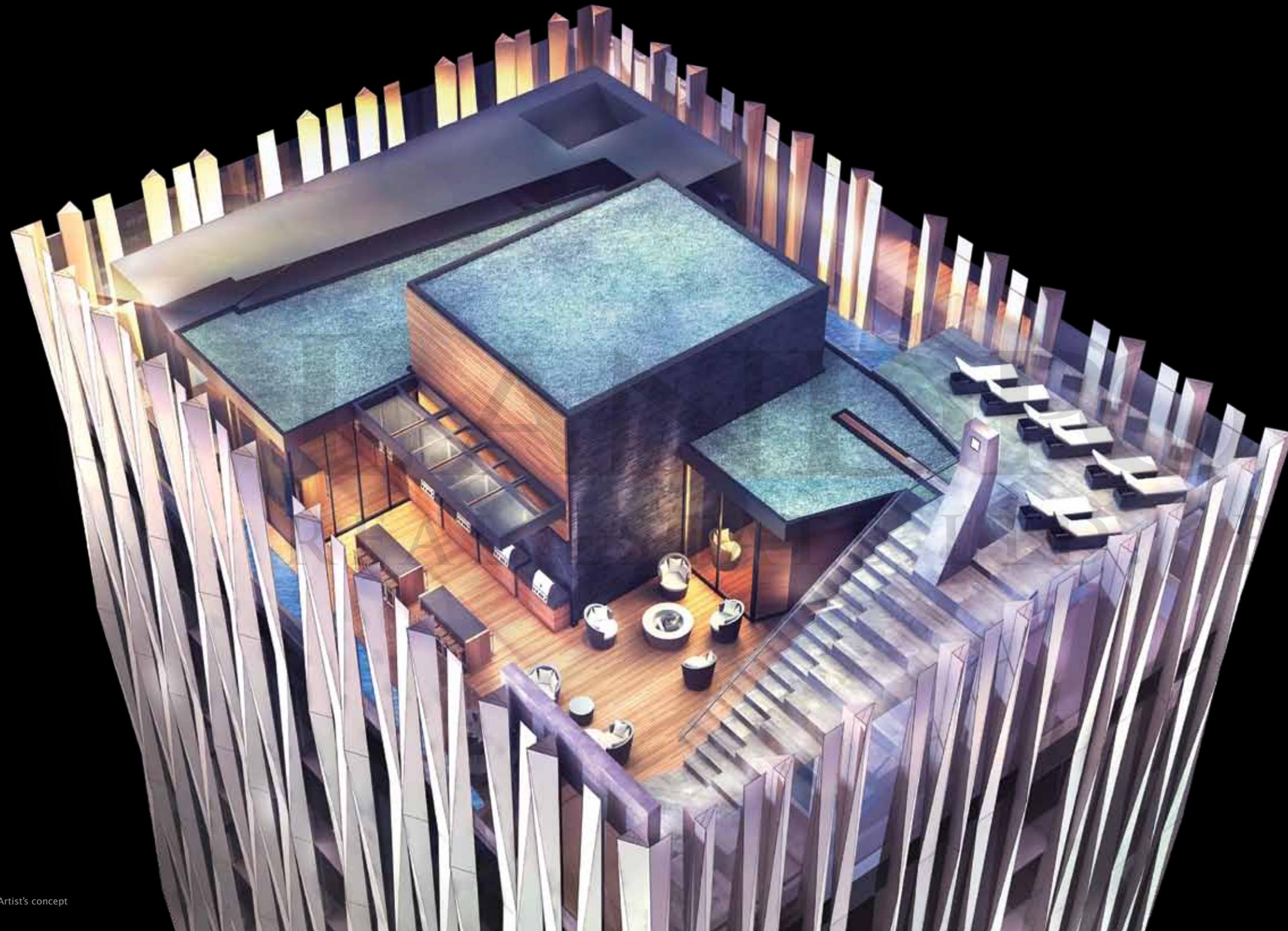


Artist's Concept



LANDROVER  
REAL ESTATE LTD. BROKERAGE





# 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.

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ROOFTOP  
FLOOR PLAN



Artist's Concept

SUN DECK  
FLOOR PLAN



Artist's Concept





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.

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# 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

### 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

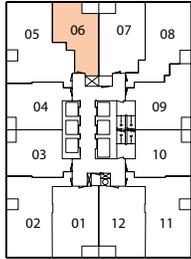
Appliances for Penthouse Collection Residences over 1200 Sq.Ft.

- 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

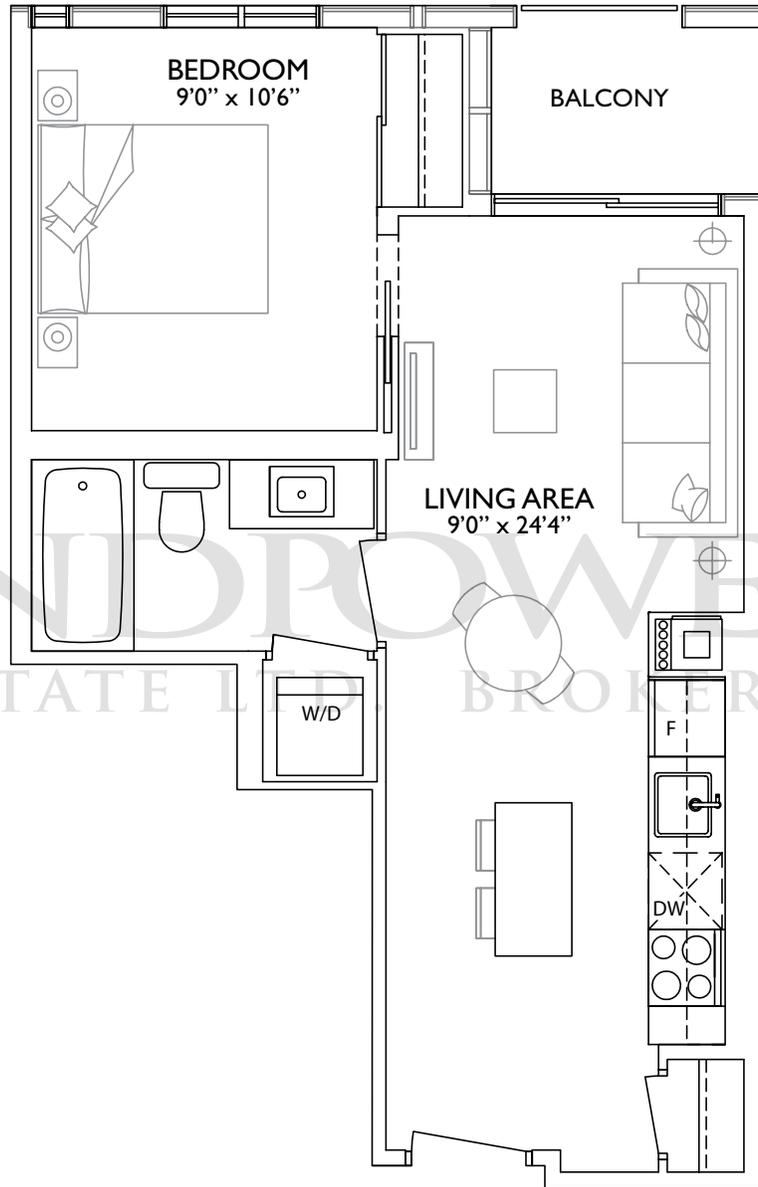
From Vendor's standard sample selection. Penthouse Collection Residences - from Vendor's upgraded sample selection. All plans, dimensions and specifications are approximate and are subject to modifications from time to time at the sole discretion of the Vendor. The Vendor has the right to substitute 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.

# 451

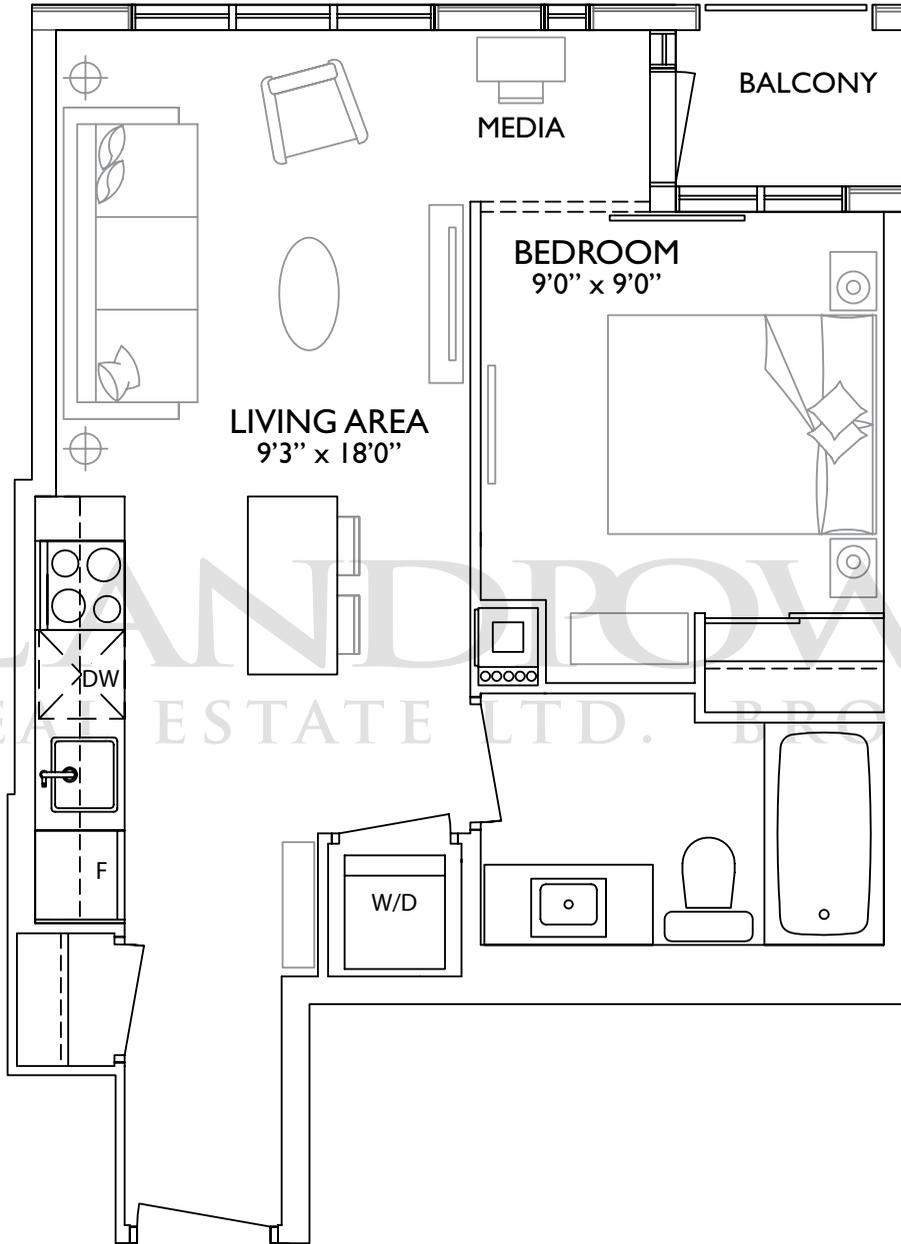
ONE BEDROOM



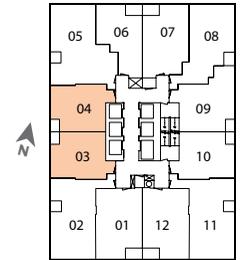
FLOORS 6 - 30, 33 - 58



LANDPOWER  
REAL ESTATE LTD. BROKERAGE



**475**  
 ONE BEDROOM + MEDIA



**04** - FLOORS 7 - 35, 57 - 58  
**03** - FLOORS 7 - 35

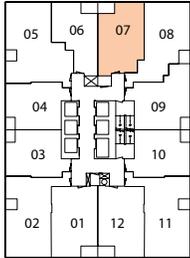


FLOORS 6 - 56

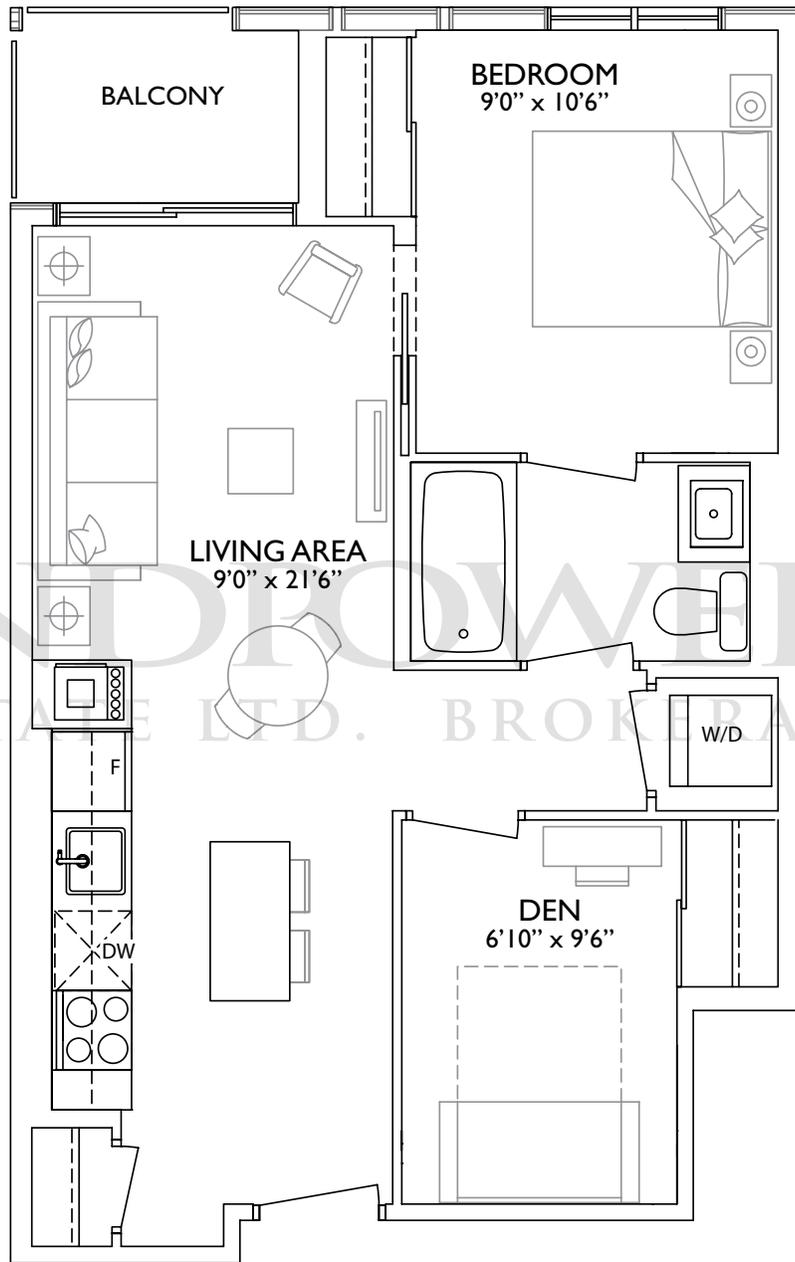
LANDPROVER  
 REAL ESTATE LTD. BROKERAGE

# 549

ONE BEDROOM + DEN



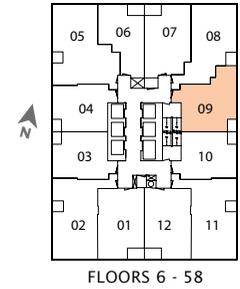
FLOORS 6 - 30, 33 - 58



LANDFLOWER  
REAL ESTATE LTD. BROKERAGE

# 556

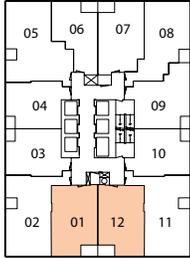
ONE BEDROOM + DEN  
+ MEDIA



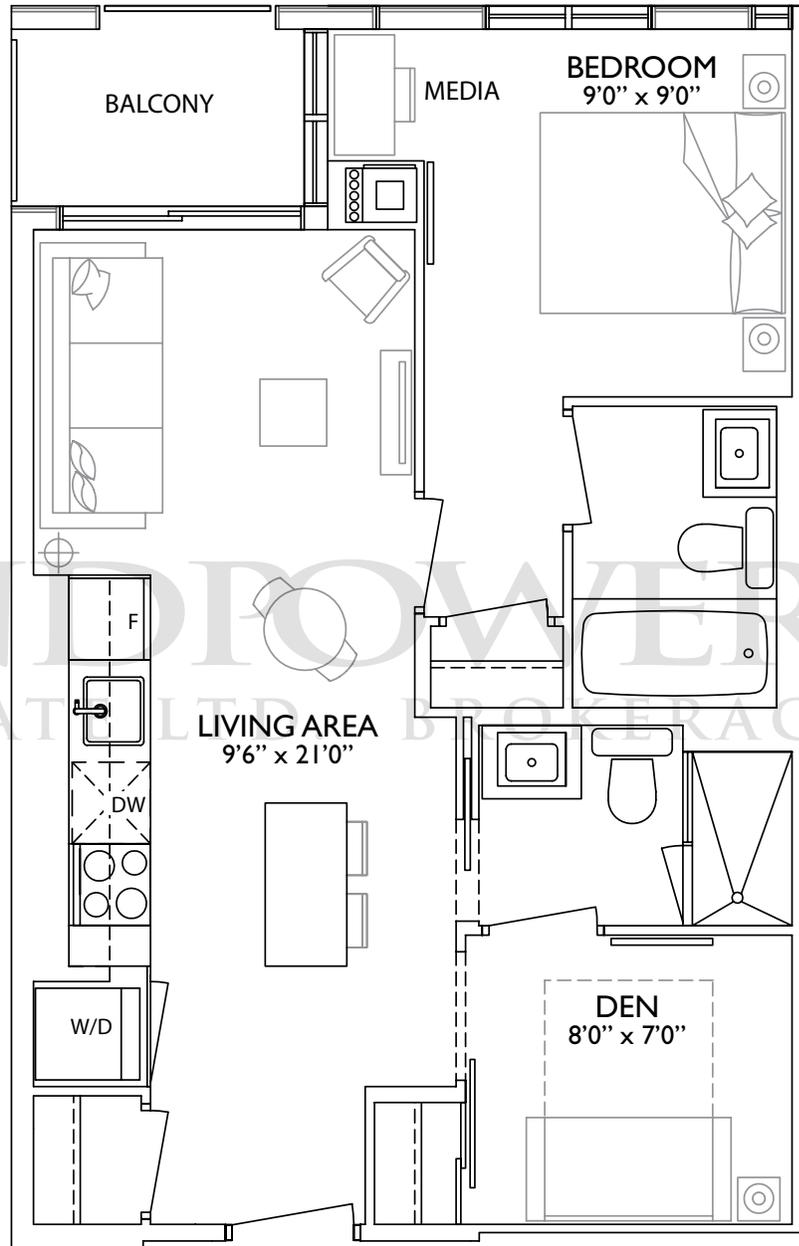
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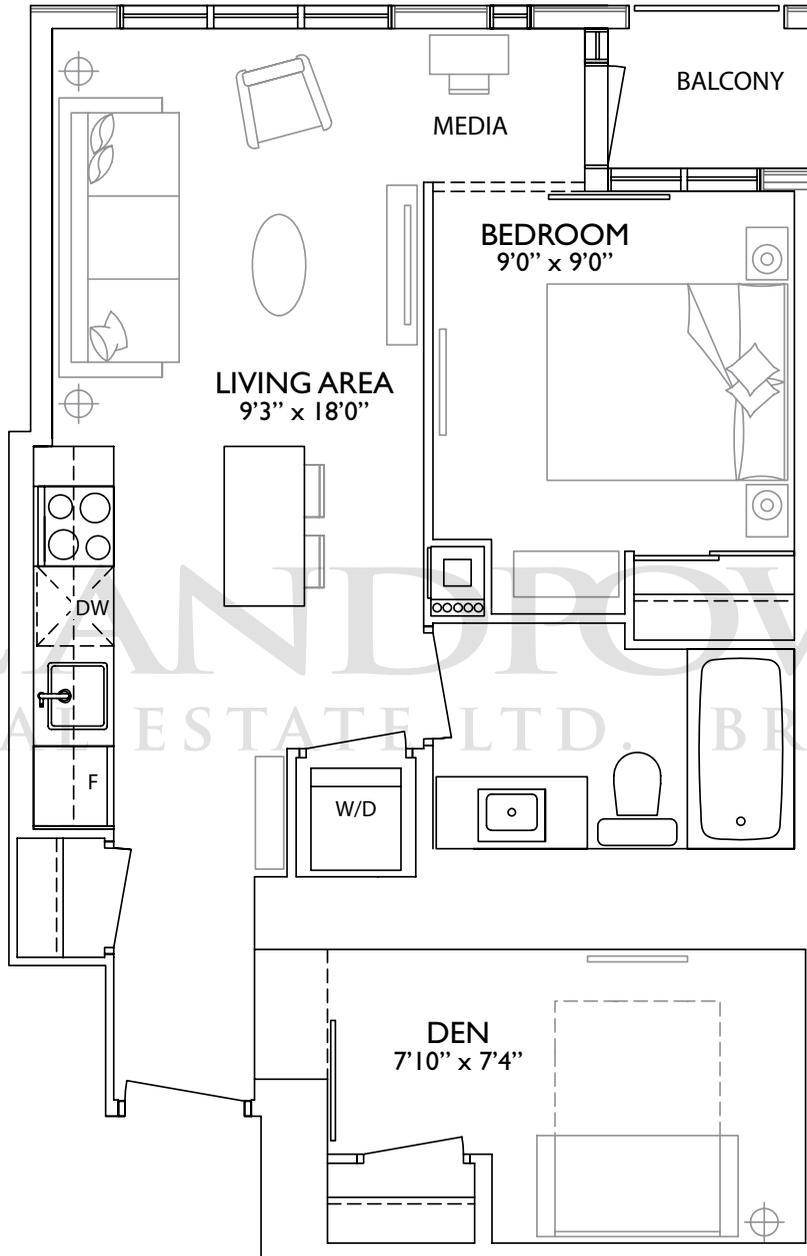
ONE BEDROOM + DEN  
+ MEDIA



FLOORS 6 - 53



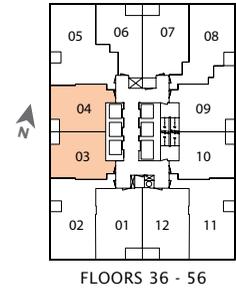
LANDPOWER  
REAL ESTATE LIMITED BROKERAGE



**577**

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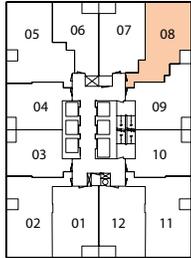
ONE BEDROOM + DEN  
+ MEDIA



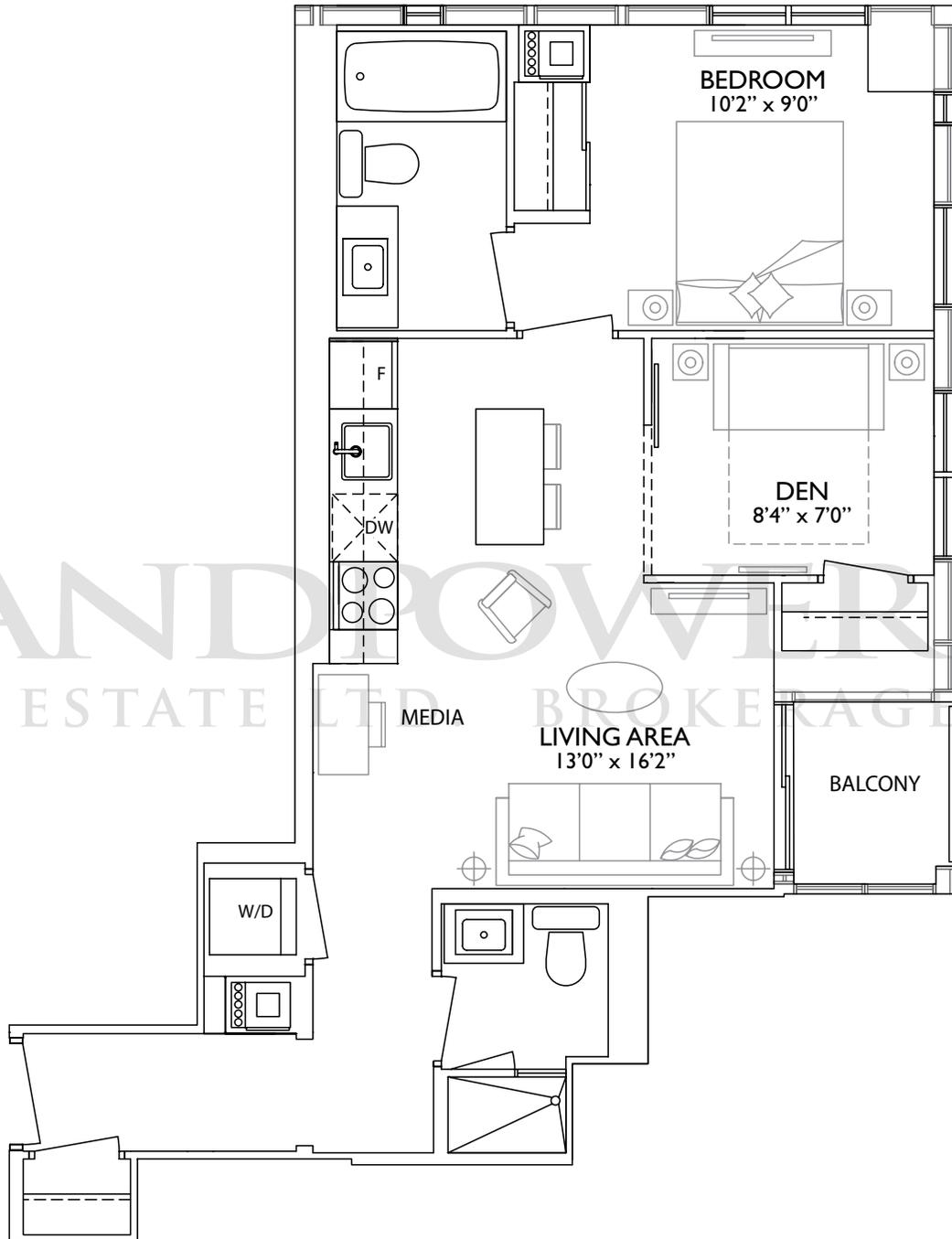
LANDPOWER  
REAL ESTATE LTD. BROKERAGE

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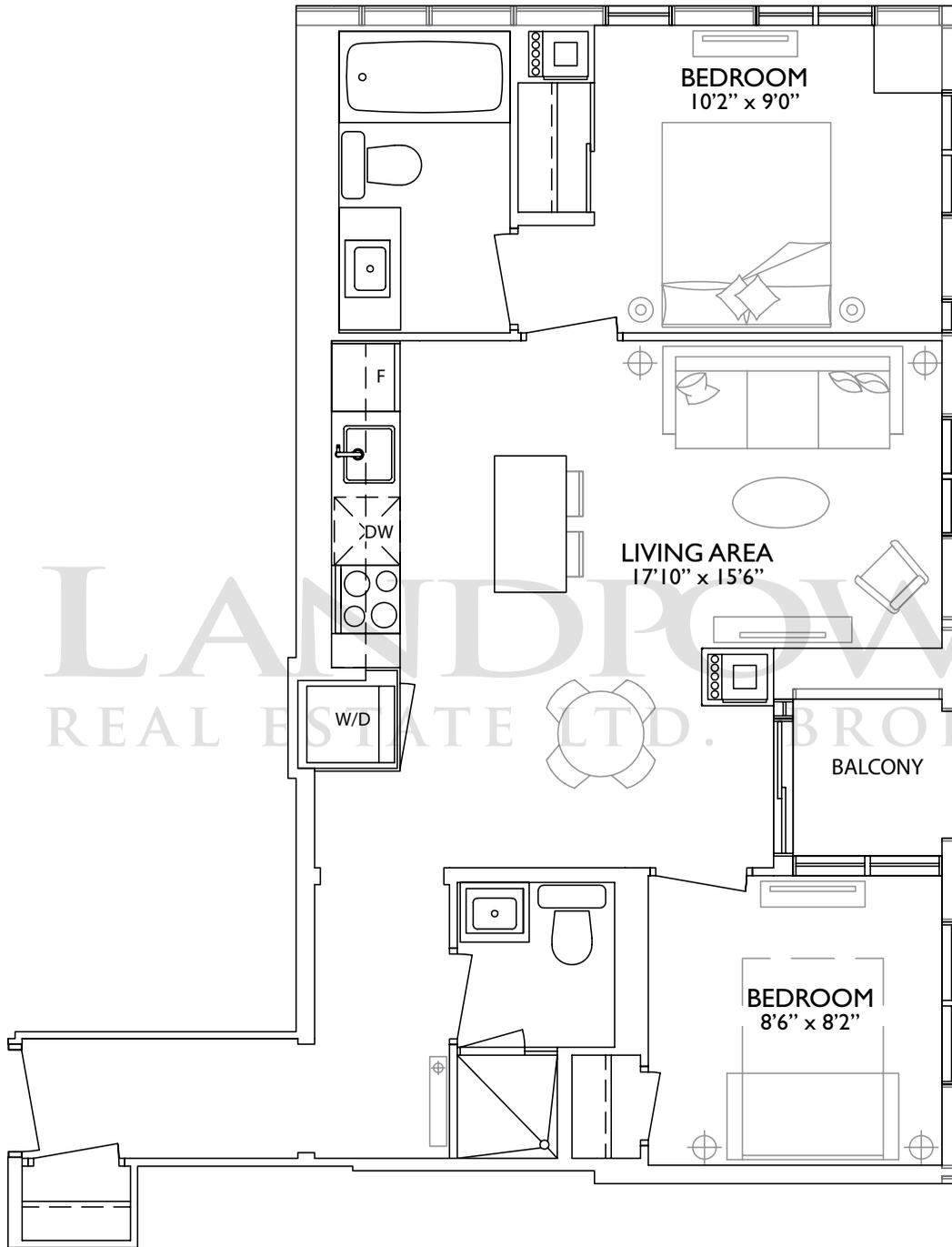
ONE BEDROOM + DEN  
+ MEDIA



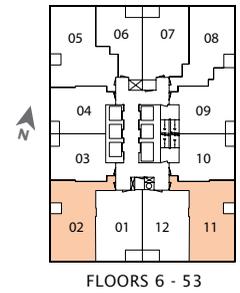
FLOORS 6 - 58



LAND PROVER  
REAL ESTATE LTD. BROKERAGE



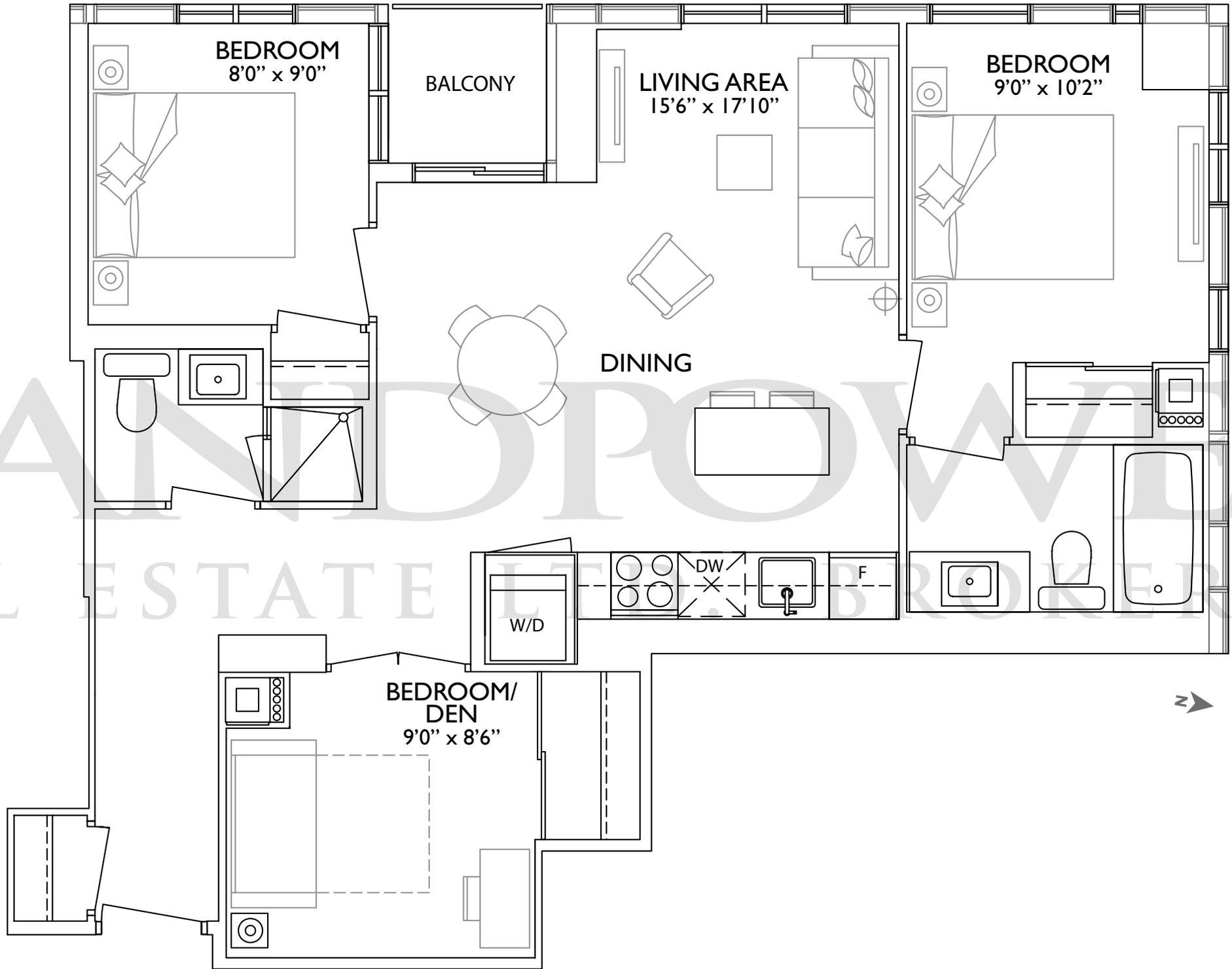
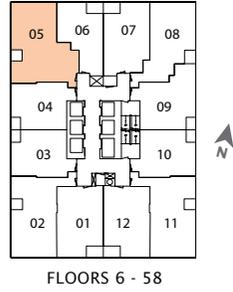
**688**  
 —  
 TWO BEDROOM



LANDPOWER  
 REAL ESTATE LTD. BROKERAGE

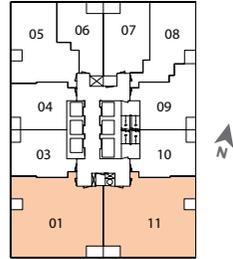
ORIENTATION OF SUITE MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. ACTUAL USABLE SPACE MAY VARY FROM STATED AREA. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILING ARE SUBJECT TO MINOR MODIFICATIONS. ALL RENDERINGS ARE ARTIST'S CONCEPT. E. & O.E.

**797**  
THREE BEDROOM

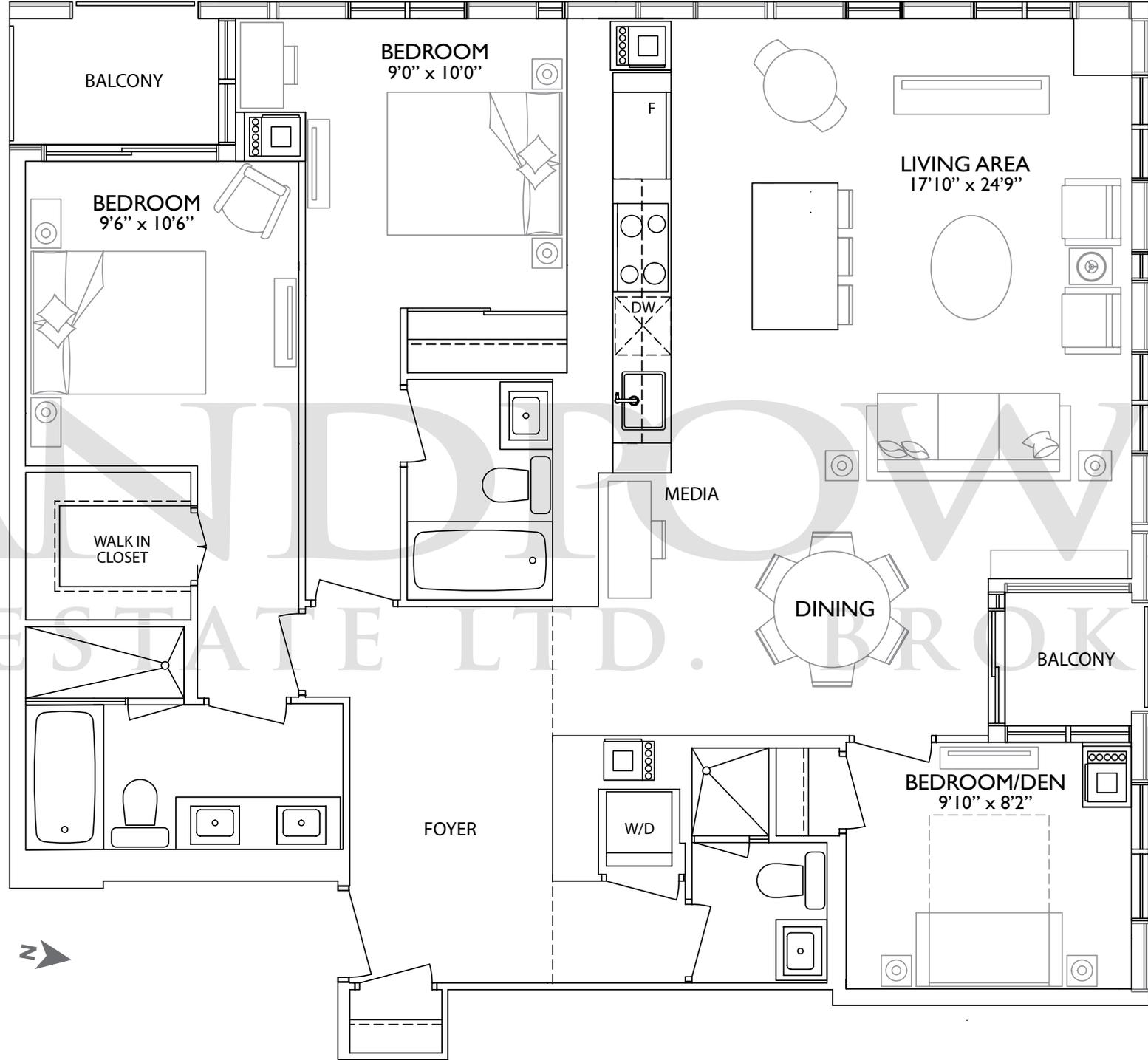


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**1245**  
THREE BEDROOM  
+ MEDIA

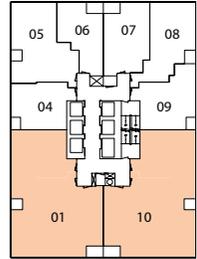


FLOORS 54 - 56  
(Available on other  
floors upon request)

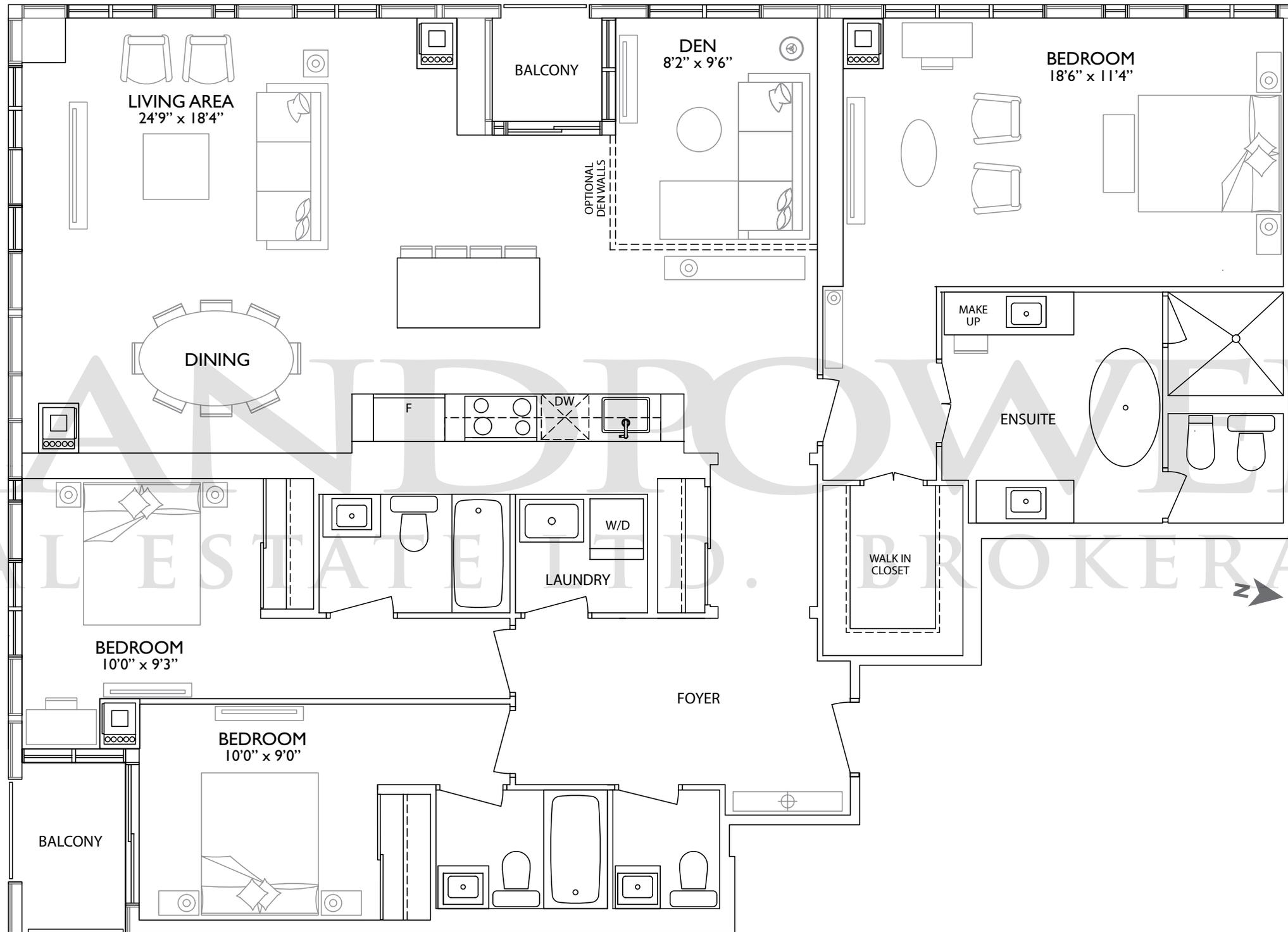


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**1779**  
 —  
 THREE BEDROOM  
 + DEN



FLOORS 57 - 58  
 (Available on other  
 floors upon request)



ORIENTATION OF SUITE MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. ACTUAL USABLE SPACE MAY VARY FROM STATED AREA. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILING ARE SUBJECT TO MINOR MODIFICATIONS. ALL RENDERINGS ARE ARTIST'S CONCEPT. E. & O.E.

# NO1

DEVELOPED BY:  
Bazis Inc. and Plaza Corp.

ARCHITECTURE:  
r. Varacalli Architect inc.

INTERIORS:  
DesignAgency

LANDSCAPE:  
NAK Design Group

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Designed by Ryan Design International



Artist's concept

## Life / Homes

**1 Yorkville designed with change in mind**

Tower's 3-D façade will shimmer with changing light, perspective



By: **Ryan Starr** Staff Reporter., Published on Thu Jan 23 2014

Roy Varacalli wants 1 Yorkville to stand out in the Toronto condo crowd.

That's why he's opted to wrap the building — a 58-storey tower planned for the southwest corner of Yorkville Ave. and Yonge St. — in what he describes as “3-D wallpaper,” a facade of bent steel that's intended to generate dramatic changes in light, shadow and colour based on where it's viewed from.

“The pattern is inspired by Yorkville itself,” explains architect Varacalli. “The community has gone through lots of changes; it has a changing perspective. So I wanted to do something about that with the building — I wanted it to change perspective, or shimmer, throughout the day.”

The 3-D wallpaper for 1 Yorkville — a 570-unit project being developed by Bazis Inc. in partnership with Plaza Corp. — will comprise 2,600 identically shaped pieces of metal arranged on the facade.

Varacalli has designed a number of other eye-catching Toronto condo buildings in recent years: Exhibit on Bloor, a three-cubed tower (under construction across from the ROM); Emerald Park with its flaring twin towers (under construction at Yonge St. and Sheppard Ave.), and E Condos with its red-lit, cantilevered, glass-lined pool on the 30th floor (proposed for Yonge St. and Eglinton Ave.).

“I like to raise the bar in whatever neighbourhood I'm in,” he says.

Varacalli is looking to make another bold statement with 1 Yorkville. “It marks the entrance to Yorkville from Yonge,” he points out. “I also think it's the responsibility of every architect or designer to add their interpretation, or their layer (to a neighbourhood).”

The way he sees it, 1 Yorkville's bold design honours its host community's tradition of reinvention.

“Yorkville has gone through tremendous change in its life,” Varacalli says. “It’s gone from three-storey, Victorian 1840 structures to apartment buildings, to homes, to being the hippie community, to becoming a high-end retail area.

“The best cities are ones that are changing, adding diversity and I think that’s what makes Yorkville exciting.”

While 1 Yorkville and its exterior design may mark a new era for the neighbourhood, the project is also firmly rooted in the site’s history.

The development will incorporate at its base an entire block of fully restored buildings that date back to the 1860s.

“We’re saving six metres of the structures from Yonge St. back,” says Varacalli. “So we’re not just doing façadism, we’re actually keeping the mass of the buildings and keeping the insides of the buildings. We’re doing a true restoration.”

The condo tower will sit 10 metres back from the heritage buildings, “so they can actually stand on their own,” he adds.

1 Yorkville will have amenities on three levels: a spa level above the heritage buildings; a fitness level; and on the tower rooftop an entertainment level with terrace and party room.

The development will also include a widened pedestrian walkway that will connect Cumberland Ave. to Yorkville Ave. “Right now there’s a 10-foot wide service laneway,” Varacalli says. “I made it 20 feet wide and introduced a greenway and pedestrian walkway.”

Suite details and pricing for 1 Yorkville are still being worked out, with the project slated to launch this spring.

Plaza Corp. senior vice-president Scott McClellan says the units will range from one-bedroom to three-bedroom suites, from roughly 500 square feet to 1,200 square feet. Prices will range from \$300,000 to over \$1 million.

And buyers will have the option of expanding suites to create larger units throughout the building.

“If someone wants to combine suites to make a three-bedroom unit, we’ll have that opportunity on some of the mid-range floors,” McClellan says. “You may have somebody who doesn’t necessarily want a three-bedroom unit on the 53rd floor — they may want it on the fifth. We’ll have the option for them to do that.”

Who does he expect will be buying at 1 Yorkville?

“It’s a great opportunity for somebody to have a second residence in the downtown core,” McClellan suggests.

“Or this could end up being a third location for somebody. They might have a place in Florida, they’re keeping a house in the GTA and then want a place to hang their hat when they go to the theatre, or a

restaurant, or shopping for a few days.”

“This location isn’t just centre ice for Toronto,” he adds. “It’s centre ice for Canada.”

## **1 Yorkville**

**Location:** 1 Yorkville Ave.

**Developer:** Bazis Inc. & Plaza Corp.

**Architect:** Rosario Varacalli (Bazis)

**Size:** 58 storeys (proposed); 570 suites, 500 sq. ft. to 1,200 sq. ft.

**Price:** From \$300,000 to over \$1 million.

**Information:** [bazis.ca/1-yorkville](http://bazis.ca/1-yorkville)

LANDPOWER  
REAL ESTATE LTD. BROKERAGE

# Worksheet



Date Received: \_\_\_\_\_

**MUST BE FAXED BACK TO PHOEBE LAM AT 416-987-4800 OR EMAILED TO PHOEBE@PLAZACORP.COM**

## SUITE PREFERENCES

	MODEL	LEVEL (please circle)				PARKING
1 <sup>st</sup> Choice of Suite		6-20/F	21-35/F	31-45/F	46-PH/F	
2 <sup>nd</sup> Choice of Suite		6-20/F	21-35/F	31-45/F	46-PH/F	
3 <sup>rd</sup> Choice of Suite		6-20/F	21-35/F	31-45/F	46-PH/F	

## PURCHASER(S) INFORMATION

<p><b>Name:</b> _____  <small>First Middle (no initials) Last</small></p> <p><b>Address:</b> _____          _____          _____  <small>City Postal Code</small></p> <p><b>E-mail:</b> _____</p> <p><b>Phone:</b> _____  <small>Residential</small></p> <p><b>Phone (2):</b> _____  <small>Mobile</small></p> <p><b>Occupation:</b> _____</p> <p><b>S.I.N.:</b> _____</p> <p><b>D.O.B.:</b> _____  <small>Month Day Year</small></p> <p><b>Type of ID:</b> <input type="checkbox"/> Driver's License  <input type="checkbox"/> Passport  <input type="checkbox"/> Other (please specify) _____</p>	<p><b>Name:</b> _____  <small>First Middle (no initials) Last</small></p> <p><b>Address:</b> _____          _____          _____  <small>City Postal Code</small></p> <p><b>E-mail:</b> _____</p> <p><b>Phone:</b> _____  <small>Residential</small></p> <p><b>Phone (2):</b> _____  <small>Mobile</small></p> <p><b>Occupation:</b> _____</p> <p><b>S.I.N.:</b> _____</p> <p><b>D.O.B.:</b> _____  <small>Month Day Year</small></p> <p><b>Type of ID:</b> <input type="checkbox"/> Driver's License  <input type="checkbox"/> Passport  <input type="checkbox"/> Other (please specify) _____</p>
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\*\* Purchaser(s) must bring the following to qualify for purchase at the point of sale: (a) an original government issued Photo Identification at time of purchase; (b) Three (3) deposit cheques to be made payable to "Bresver Grossman Scheininger and Chapman LLP In Trust".

## CO-OPERATING BROKER & AGENT INFORMATION

<p><b>Agent:</b> _____</p> <p><b>Address:</b> _____          _____          _____  <small>City Postal Code</small></p> <p><b>E-mail:</b> _____</p> <p><b>Phone:</b> _____  <small>Office</small></p> <p><b>Phone (2):</b> _____  <small>Mobile</small></p>	<p><b>Brokerage:</b> _____</p> <div style="border: 1px solid black; padding: 20px; text-align: center; margin-top: 20px;"> <p>Affix Broker(s) Business Card</p> </div>
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## FOR OFFICE USE ONLY

<b>Suite</b>	<b>Model</b>	<b>Deposit Structure</b>
Suite Price \$ _____		On Signing (    %) \$ _____
Parking \$ _____	<b>Source</b>	(    ) Days (    %) \$ _____
Locker \$ _____	Sales Rep Sign	(    ) Days (    %) \$ _____
<b>Total Price</b> \$ _____		<b>Occupancy</b> (    %) \$ _____
		<b>Closing</b> Balance of Purchase

**Remarks** \_\_\_\_\_

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