

PRESENTED BY

**RIO**  **CAN**  
LIVING

**METROPIA**

 **CAPITAL**  
DEVELOPMENTS

P

## 11YV PENTHOUSES

TORONTO

THE PENTHOUSES AT 11YV ACHIEVE NEW LEVELS OF LUXURY. UPGRADED FINISHES, UPGRADED APPLIANCES, UPGRADED DETAILS, FOR AN UPGRADED LIFESTYLE. ACCESS THE UPPER ECHELON OF WORLD LUXURY.

H







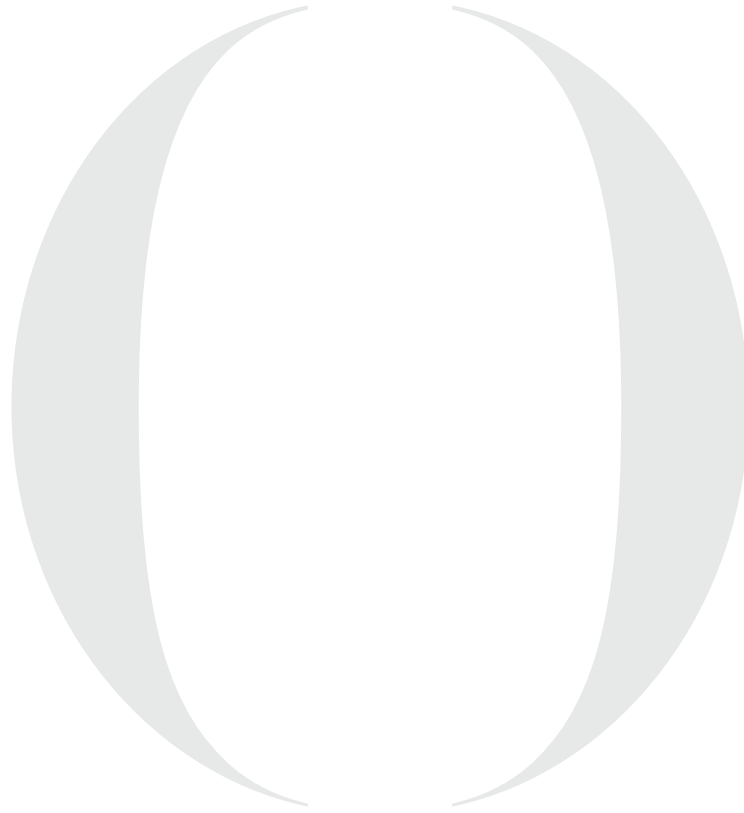






## TOP OF THE WORLD

THE AIR IS CRISP HIGH ABOVE THE CITY.  
VIEWS STRETCH ACROSS THE URBAN LANDSCAPE  
IN EVERY DIRECTION, A SPECTACULAR  
SCENE DAY OR NIGHT.





## HAUTE CUISINE

UNEXPECTED BUILT-INS LIKE A SUB-ZERO  
WINE FRIDGE AND 30" FRIDGE, GLASS ENCLOSED  
STEMWARE STORAGE, MARBLE ISLAND,  
CABINETS AND BACKSPLASH, AND CONTEMPORARY  
CUSTOM PENDANT LIGHTING TAKE DINING IN  
TO A BRAND NEW LEVEL.







## A DIFFERENT POINT OF VIEW

EVER NOTICE HOW A NEW PERSPECTIVE CAN CHANGE THE WAY THAT YOU SEE THE WORLD? START EACH DAY WITH A SPA-INSPIRED BATHROOM WHERE ALL WALLS ARE COVERED IN STONE AND TILES, SURROUNDING YOU IN THE MOST EXQUISITE MATERIALS AND SENSUOUS DESIGN. CATCH YOURSELF SMILING IN THE MIRROR – COMFORTABLE, CONFIDENT, AT EASE.



F

## FEATURES

### & FINISHES

EXTRAORDINARY FEATURES AND FINISHES  
THAT DEFINE REFINED TASTE AND REFLECT THE  
BEST OF THE BEST IN DESIGN.

F

### SUITES

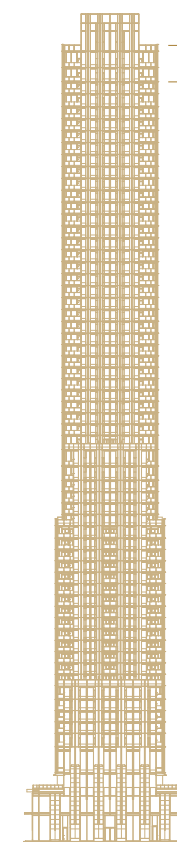
- 10 FT. CEILINGS (EXCLUSIVE OF BULKHEADS)
- SMOOTH FINISH CEILINGS
- DESIGNER SELECTED ENGINEERED WOOD FLOORING THROUGHOUT (TILED FLOORING IN BATHROOM AND LAUNDRY)
- CONTEMPORARY BASEBOARDS AND CASING
- SOLID CORE ENTRY DOOR
- SOLID CORE 8 FT. INTERIOR DOORS
- STACKED WASHER/DRYER
- SLIDING OR SWING DOOR TO BALCONY, AS PER PLAN
- DESIGNER CLOSET ORGANIZERS WITH BUILT-IN SHELVING

### KITCHEN

- SUB-ZERO 30" OR 24" INTEGRATED FRIDGE-FREEZER COMBO, AS PER PLAN
- SUB-ZERO 18" INTEGRATED WINE FRIDGE COLUMN OR 24" UNDERCOUNTER WINE FRIDGE IN ISLAND, AS PER PLAN
- MIELE KITCHEN PACKAGE WITH 4 APPLIANCES (30" OR 24" BUILT-IN WALL OVEN, 30" OR 24" ELECTRIC COOKTOP, INTEGRATED DISHWASHER, AND BUILT-IN MICROWAVE, AS PER PLAN)
- 30" OR 24" INTEGRATED STAINLESS STEEL HOOD FAN, AS PER PLAN
- CONTEMPORARY KITCHEN CABINETRY DESIGNED BY CECCONI SIMONE WITH CHOICE OF FINISH, BACKLIT TINTED GLASS UPPER CABINETS, COVE LIGHTING AND UNDER CABINET LIGHTING
- CONTEMPORARY ISLAND WITH INTEGRATED DINING TABLE. ISLAND FEATURES BUILT-IN WINE FRIDGE (AS PER PLAN), WINE BOTTLE STORAGE SHELVING, STEMWARE STORAGE, USB OUTLET AND WATERFALL COUNTER DETAILING
- LINEAR LED PENDANT FIXTURE ABOVE ISLAND
- MARBLE COUNTERTOP FINISH WITH MATCHING BACKSPASH, UPPER CABINETS AND HOOD ENCLOSURE
- SINGLE UNDERMOUNT STAINLESS STEEL SINK WITH CONTEMPORARY FAUCET AND PULL-OUT SPRAY

### SPA-INSPIRED BATHROOMS

- CECCONI SIMONE DESIGNED FLOATING VANITY AND INTEGRATED STONE SINGLE OR DOUBLE SINK (AS PER PLAN) WITH CHOICE OF FINISHES
- POLISHED CHROME WALL-MOUNTED FAUCET
- MIRRORED FRONT CABINET WITH ADJUSTABLE SHELVES, WOOD FINISH AND RECESSED LIGHTING
- FULL-HEIGHT WALL TILING ON ALL MASTER ENSUITE WALLS
- UNDERMOUNT TUB WITH POLISHED CHROME WALL-MOUNTED TUB SPOUT AND STONE SURROUND IN MASTER ENSUITE
- WALK-IN SHOWER WITH TILE FLOOR AND RECESSED SHOWER NICHE IN MASTER ENSUITE
- WALK-IN SHOWER WITH TILE FLOOR OR SOAKER BATHTUB, EACH WITH FULL-HEIGHT TILED WALLS IN SECONDARY WASHROOMS
- TINTED GLASS PARTITION AND DOOR, AS PER PLAN
- PRESSURE BALANCED VALVE FOR TUB/SHOWER, HANDSHOWER AND RAINHEAD, AS PER PLAN
- RECESSED POTLIGHT IN THE SHOWER



PENTHOUSES  
FLOOR 61-62

1. The Vendor reserves the right, with respect to any aspect of construction, finishing or equipment, to make substitutes and changes to the information contained herein without notices; so long as in the Vendor's sole and unreviewable discretion any substituted materials and/or changes are of at least comparable quality. 2. Floors and specific finishes will depend on Vendor's packages as selected. The Purchaser upon request by the Vendor shall meet with the Vendor or its representative and shall select certain colours and materials from Vendor's finish packages. 3. The Vendor shall not be responsible for shade differences occurring from different dye lots or characteristics of natural material, including with respect to tiles, carpets, hardwood flooring, kitchen cabinets, trim and doors as the case may be. Details of the entry doors and other design features may not be exactly as shown on renderings. 4. All dimensions are subject to normal construction variances. Dimensions including ceiling heights, sizes, specifications, layouts and materials are approximate only and subject to change without notice. 5. The installation of some features and finishes may vary by suite design and normal construction variances. 6. Illustrations are artist's concepts. E.&O.E.

# YORKVILLE

A GLOBAL DESTINATION



## RETAIL & SHOPPING

BURBERRY

CARTIER

CHANEL

DOLCE & GABBANA

GEORGE C

GUCCI

HERMÈS

HOLT RENFREW

LOUIS VUITTON

PRADA

TIFFANY & CO.

VIA CAVOUR



## DINING & FOOD

BUCA OSTERIA & BAR

CAFÉ BOULUD

MORTON'S STEAKHOUSE

ONE RESTAURANT

PUSATERI'S FINE FOODS

SASSAFRAZ

SOTTO SOTTO

THE ONE EIGHTY

THE OXLEY

TRATTORIA NERVOSA

WHOLE FOODS

YAMATO



## LIFESTYLE & CULTURE

BLO BLOW DRY BAR

HAZELTON HOTEL

LCBO

GALERIE DE BELLEFEUILLE

GARDINER MUSEUM

ROM



Y

YORKVILLE  
TORONTO

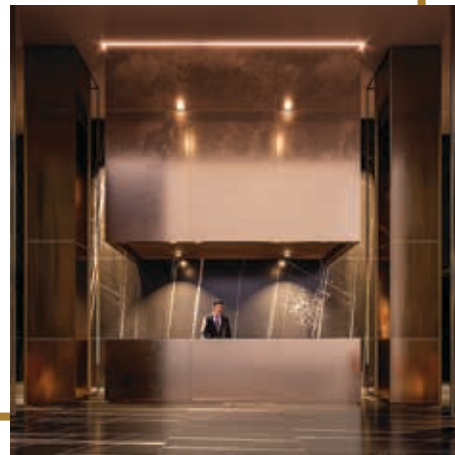


YORKVILLE. KILOMETRE ZERO FOR THE CITY'S WELL-CULTURED, WELL-EDUCATED, AND WELL-HEELED. BURSTING WITH ARTS, MUSIC, INNOVATION, GOURMET PURSUITS, AND SIGNATURE LUXURY RETAIL, THIS IS AN EVER-EVOLVING NEIGHBOURHOOD THAT NEVER FAILS TO DAZZLE AND INTRIGUE.

V



SIP



GREET



TASTE



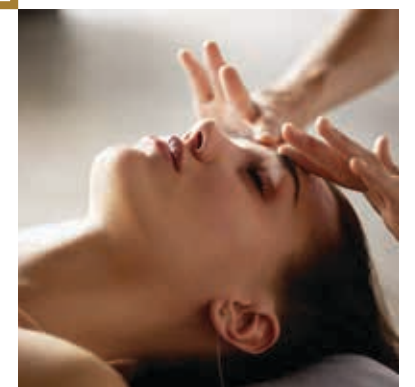
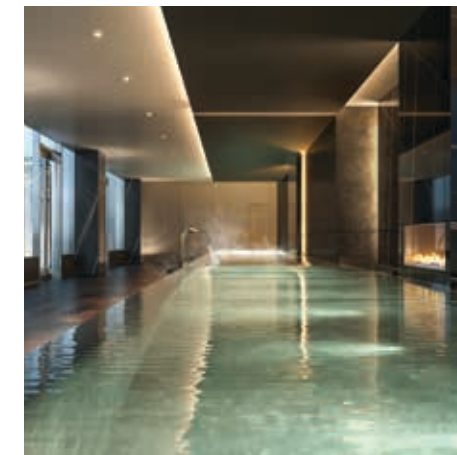
INSPIRE



EXERCISE



RELAX



BE INSPIRED. BE SATIATED.  
BE PAMPERED. AT 11YV,  
RESIDENTS ARE WELL  
CONNECTED IN EVERY  
SENSE OF THE WORD.





SAVOUR AN INTIMATE KNOWLEDGE OF YORKVILLE'S EXTRAORDINARY LINEUP OF INTERNATIONAL LUXURY BRANDS AND GOURMET DELIGHTS.



SHOP



VIEW



SOCIALIZE

# PIN

DINE



UNWIND



PARTY



WORLD-CLASS

# W PENTHUSES

GRAND LOBBY

INDOOR/OUTDOOR INFINITY POOL

WINE DINING ROOM

PIANO LOUNGE

BUSINESS CENTRE

THEATRE

CHEF'S KITCHEN

FITNESS CENTRE

THE AMENITIES AT 11YV OFFER SOMETHING FOR EVERY TASTE. START THE DAY AT SUNRISE WITH YOUR PERSONAL TRAINER IN THE STATE-OF-THE-ART FITNESS STUDIO. THEN SOOTHE YOUR SORE MUSCLES UNDER THE RAIN SHOWERS OR IN THE STEAMY HAMMAM OF THE MEN'S AND WOMEN'S SPA. A MULTI-FUNCTIONAL COWORKING SPACE WITH A CENTRAL MEETING ROOM OFFERS A SATELLITE OFFICE WHEN YOU'RE NOT AT WORK. AN INTIMATE PIANO BAR, A DRAMATIC WINE TASTING ROOM, A CHEF'S KITCHEN, AND A SIGNATURE BORDEAUX LOUNGE, LET YOU DAZZLE A CROWD. THESE ARE SPACES IN WHICH TO CELEBRATE. THAT IS, IF YOU CAN TEAR YOURSELF AWAY FROM THE HAVEN OF YOUR PENTHOUSE SUITE.







ENTER A WORLD OF  
TRUE LUXURY

LET THE SPECTACULAR DOUBLE-HEIGHT LOBBY WELCOME YOU HOME. THE SOARING SPACE IS ACCESSIBLE FROM THE VIBRANT SCENE ON YORKVILLE OR THROUGH A DISCREET LANEWAY ENTRANCE TO THE EAST. CLAD IN STONE, METAL, AND DRAMATIC LIGHT, IT'S A SURE SIGN YOU'VE ARRIVED.





ACQUIRED TASTES

IN THE WINE TASTING ROOM, A MASSIVE  
STONE TABLE UNFOLDS BENEATH CRYSTAL INSTALLATIONS,  
ANCHORED BY A LARGER-THAN-LIFE GAS FIREPLACE  
THAT KEEPS CONVERSATION ROARING.







PRIME TIME

TICKLE THE IVORIES AGAINST THE BACKDROP OF  
A MODERN SPEAKEASY, WITH SKY-HIGH BOOKSHELVES  
IN WOOD, METAL, AND STONE.





INFINITE LUXURY

FEATURING A WATERFALL, HOT TUB, AND  
INDOOR FIREPLACE, THE INFINITY-EDGED INDOOR/  
OUTDOOR POOL IS A SPACE AS SLEEK AND SEXY AS  
A GLASS OF YOUR FAVOURITE SYRAH.



A WHOLE NEW WORLD

BLUR THE LINES BETWEEN INDOOR AND  
OUTDOOR LIVING. A SLEEK ROOFTOP TERRACE IS  
THE PERFECT PLACE FOR AN AFTERNOON SIESTA OR  
A NIGHTCAP UNDER THE STARS.









## 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 IS A LEADING CANADIAN REAL ESTATE DEVELOPMENT COMPANY, WITH INTERNATIONAL ROOTS. THROUGH THE MID 90'S AND EARLY 2000'S, 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.