

APPROVED
LANDMARK DOWNTOWN DEVELOPMENT OPPORTUNITY

33 YORKVILLE
A V E N U E



TORONTO, ONTARIO



Capital Markets
Real Estate Group

CBRE



THE OPPORTUNITY

On behalf of PricewaterhouseCoopers Inc. in its capacity as court-appointed receiver (the “Receiver”), CBRE Limited and RBC Capital Markets Realty Inc. (collectively, the “Advisors”) are pleased to offer for sale a 100% above-grade interest in 33 Yorkville, located in Downtown Toronto’s exclusive Yorkville neighbourhood (the “Site” or “Development”).

Zoning and site plan approved for approximately 912,700 sf of residential and retail density across two connected high-rise towers, 33 Yorkville represents an unprecedented opportunity to construct a city-defining development of scale. The Site occupies nearly a full city block, with over 500 ft of prime frontage onto Yorkville Avenue and Cumberland Street. A potential developer can take advantage of the in-place approvals and below-grade shoring progress to immediately resume construction.

Situated directly opposite of the Four Seasons Hotel Toronto, the Site’s location capitalizes on both residential luxury and urban convenience. Yorkville is globally recognized as Canada’s most coveted neighbourhood for mixed-use densification. The area’s concentration of world-class retail, boutiques and restaurants including Louis Vuitton, Chanel, Prada, Saint Laurent, Eataly and Pusateri’s—among many others—offers affluent area residents irreplaceable lifestyle amenities. 33 Yorkville is also central to Toronto’s Financial Core and numerous campuses and facilities for Canada’s top universities and hospitals. Furthermore, direct below-grade access to multiple subway stations provides future residents with unrivaled transit connectivity.



FOUR SEASONS
HOTEL TORONTO

ONE BLOOR
RETAIL

BLOOR-YONGE
SUBWAY STATION

PROPOSED PROJECT DETAILS

Nearest Major Intersection	Yorkville Avenue & Bay Street
Approved Massing	2 High-Rise (Towers "A" & "B")
Building Heights	142.5 m (A) & 214.8 m (B)
Storeys	45 (A), 69 (B), 8 (Podium)
Site Area	1.484 acres
Density (FSI)	16.9 x
Yorkville & Cumberland Frontages	500+ ft
Residential GFA	845,200 sf (78%)
Commercial / Retail GFA	67,500 sf (6%)
Res Parking, Storage & Other GFA	178,800 sf (16%)
Total Above Grade Density	1,091,500 sf
Residential Suites	1,079
Suite Sizes	370 sf to 1,619 sf

PARKING & AMENITIES

Underground TPA Parking	6 Storeys / 800 Stalls
Above Grade Residential Parking	2 Storeys / 194 Stalls
Parkland Area	7,500 sf
Amenity Space	47,000 sf
Bicycle Parking	1,085 Spaces

33 YORKVILLE





DEVELOPMENT
HIGHLIGHTS

LUXURIOUS & CITY-DEFINING MIXED-USE DEVELOPMENT PROJECT

Designed by architectsAlliance as a signature new addition to Toronto’s skyline, 33 Yorkville comprises 912,700 sf of mixed-use density across two striking towers—45 and 69 storeys—while incorporating an 8-storey podium. The Development’s elegant façade and sleek architecture redefines existing notions of urban luxury. Over 500 ft of prime frontage on Yorkville Avenue and Cumberland Street complements two levels of premier retail space, providing irreplaceable exposure to the area’s affluent residents and shoppers.

GFA BREAKDOWN

PROJECT COMPONENT	AREA (sf)
Residential	845,200
Commercial / Retail	67,500
Total Marketable Density	912,700
TPA Parking Area Entry	700
Residential Parking, Transfer & Lockers	178,100
Total Above Grade Density	1,091,500
<i>TPA Parking Below Grade (Non-Owned)</i>	<i>345,100</i>

APPROVED FOR IMMEDIATE DEVELOPMENT

The Development has received site plan approval, below-grade permits and shoring work is underway, all of which provide enhanced planning certainty and will expedite timelines to project completion. A potential purchaser may propose to capitalize on existing sales contracts or re-envision and relaunch the project to take advantage of any upside in condominium pricing. Alternatively, a purchaser may propose to convert one or both towers to rental to leverage Toronto’s historically tight apartment leasing market fundamentals. The full set of project plans and designs is available on the Advisors’ data site and provides a turnkey development opportunity.



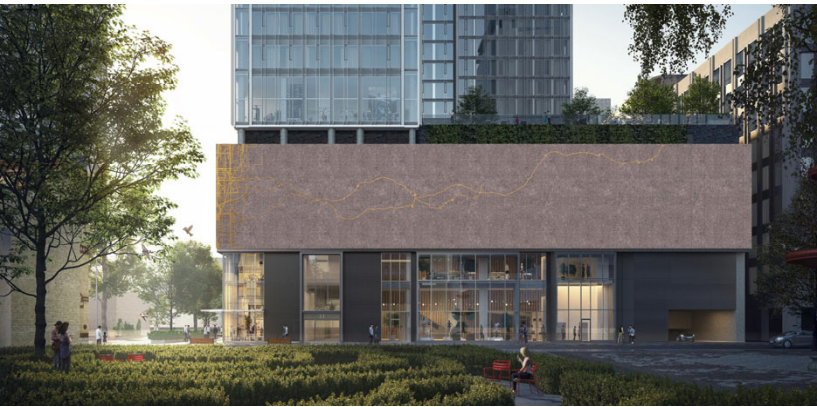
SITE PLAN
APPROVED

FULL PLANS
& DESIGNS



B
NORTH TOWER
214.8 metres
69 storeys

A
SOUTH TOWER
142.5 metres
45 storeys



CENTRE-ICE LOCATION IN CANADA'S MOST EXCLUSIVE RESIDENTIAL MARKET

Yorkville is globally renowned as Canada's most exclusive residential market, driving the highest pricing levels for pre-construction condominium developments and rental units. Area projects have recently achieved sales ranging between **\$1,800 psf** and **\$2,100 psf**, with select remaining unsold inventory now priced in excess of **\$2,200 psf**. The scarcity of equivalent-quality sites positions 33 Yorkville as the marquee opportunity in this exclusive market.



TORONTO'S UNDISPUTED HOME OF LUXURY

Nestled among a world-class lineup of luxury retail, boutiques, restaurants and amenities, Yorkville is the city's most coveted neighbourhood, representing the focal point of upscale urban lifestyle. The affluent area features a high concentration of premium brands, including Christian Louboutin, Prada, Gucci, Hermès and Louis Vuitton. Additionally, the Site is central to Toronto's Financial Core, Canada's top universities and hospitals, government offices and key employment nodes.



EXCEPTIONAL TRANSIT & HIGHWAY CONNECTIVITY

33 Yorkville will benefit from unrivaled transit connectivity, with direct below-grade access to Subway Lines 1 and 2 via Bloor-Yonge and Bay TTC stations. Union Station, the City's central transportation hub, is 13 minutes to the south by subway. The Don Valley Parkway is a short 6-minute drive away, connecting the Site to Greater Toronto's extensive network of 400-series highways.

 **2** MINUTES TO BAY SUBWAY STATION

 **6** MINUTES TO DON VALLEY PARKWAY

 **13** MINUTES TO UNION STATION



33 YORKVILLE AVENUE

All inquiries regarding the Site should be directed to the undernoted Advisors. Upon execution of a Confidentiality Agreement, interested parties will be provided with a Confidential Information Memorandum containing detailed project and site information, along with access to an electronic data room containing other pertinent development details, financials, plans and agreements.



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