

THE HILL

RESIDENCES AT YONGE & ST. CLAIR

THE HILL

RESIDENCES AT YONGE & ST. CLAIR



LIVE WHERE YORKVILLE MEETS FOREST HILL.





Luxury Residences at
YONGE ST
AND
ST. CLAIR
AVE

Authentically bustling as The City has come to expect, with subways and light rail connectivity beyond imagination. Is it where affluence meets excitement; where Yorkville meets Forest Hill, in a location surrounded by the most prestigious neighbourhoods, schools, cultural amenities, shopping and dining. Yonge and St. Clair sets itself apart. The arts, culture and fashion, shopping and dining, parks and wellness facilities, are all at your front door. The Hill's magnificent 50-storey tower soars above Yonge Street and St. Clair Ave., with spectacular panoramas that flaunt endless sight lines. This is The Hill. Your illustrious lifestyle awaits.



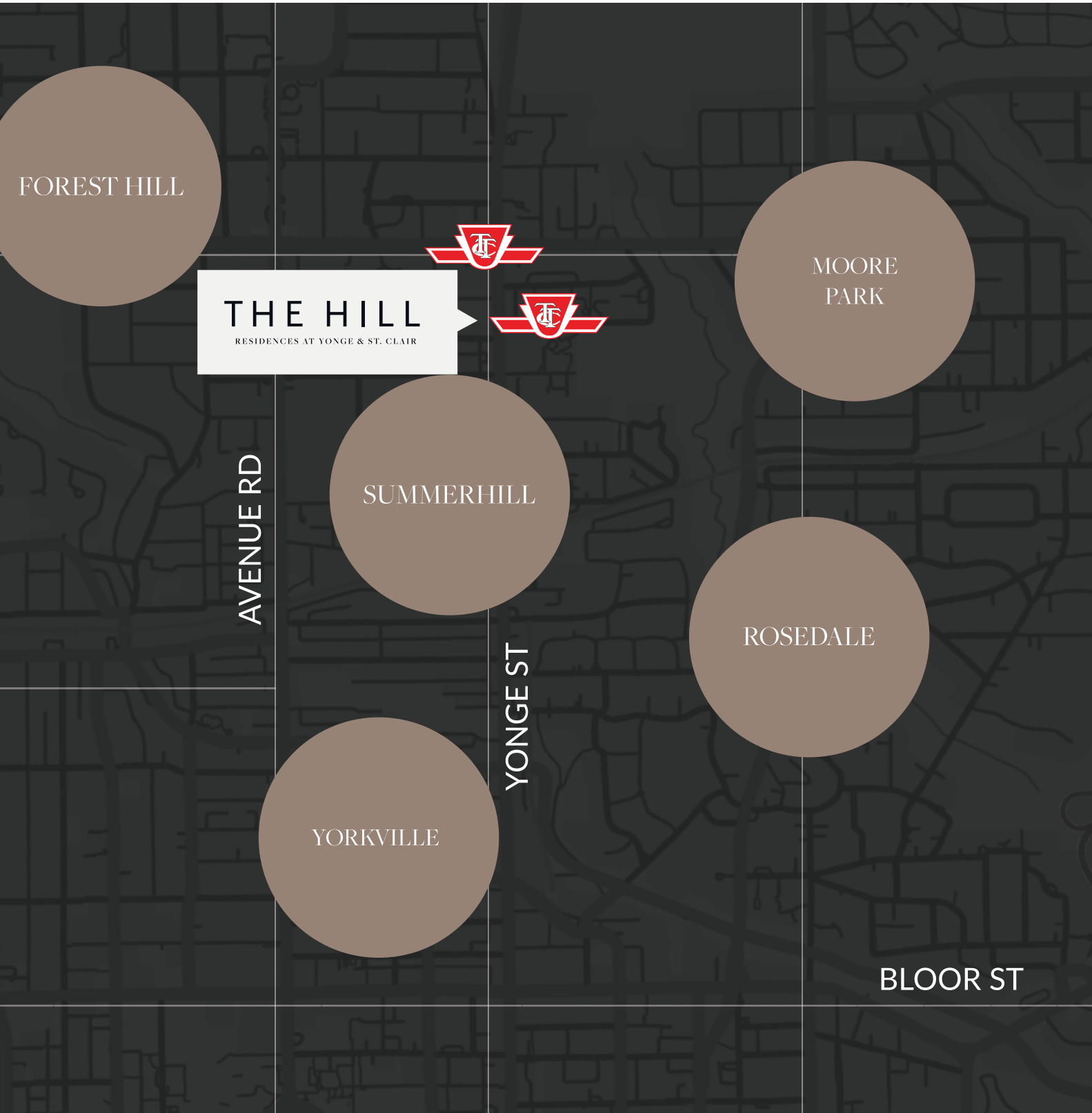
Yonge St.

Where YORKVILLE *Meets* _____ FOREST HILL

Live life at the top of the hill above the most coveted neighbourhoods in Toronto; where the journey home gravitates through the pathways of the grand and stately homes in Forest Hill and Summerhill, and the illustrious exuberance of Yorkville. Where residents' social lives are naturally woven into the fabric of the well-travelled and the well-connected. At the top of the hill on one of Toronto's most celebrated streets, above the city's ever-changing lifestyle, above the standards of elegance and taste, with views of an iconic skyline, admired worldwide, and above the bounds of possibility that couldn't exist anywhere else.

ST CLAIR AVE







SUMMERHILL MARKET

The EPICENTER *of an* ICONIC ADDRESS



*Where Yorkville meets Forest Hill —
a reflection of the very essence of inspired
urban living.*

In the centre of Toronto's most prestigious neighbourhoods – a popular destination for the well-heeled, well-educated and well-mannered. It is a premier community with a rich academic influence. It is where beautiful views of the city, the reservoir and expansive greenery, qualities for a very desirable living environment, are in abundance.

Taking YONGE & ST. CLAIR to NEW HEIGHTS

A Premier Lifestyle. At Yonge & St. Clair.

YONGE STREET

Savour the best flavours of Yonge Street, experience the Yonge corridor's distinguished shopping lifestyle. From fabulous foodie delicatessens like Terroni, Sorrel and Quanto Basta; to boutique shops like Vert and Clementine; to glitzy shops like Louis Vuitton, and world-class brands.

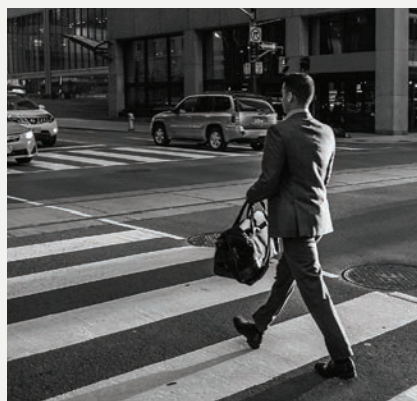


UNIVERSITY AVENUE

With excellent connections to University Ave., The Hill is located near one of Toronto's largest employment centres. With Toronto's 5 largest hospitals bordering both sides as well as Ontario Court of Justice, Queen's Park and nearby City Hall, The Hill is close to the largest workforce in Toronto.

BLOOR/YORKVILLE

Explore the many designer shops and boutiques. Enjoy the “Mink Mile” of high-end designers like Tiffany, Chanel, Hermès, or stroll Yorkville Village Shopping Centre or the many art galleries nearby. Whatever you do, you'll work up an appetite – and there are many options for dining in Bloor-Yorkville, from the ultra-sophisticated to the modern chic, from Sassafras to The One, and CIBO Wine Bar.



THE ONE

TRANSPORTATION

Steps from The Hill is the Yonge & St. Clair TTC subway station. The Yonge & St. Clair TTC station also has local bus routes and the St. Clair streetcar. Hop on at St. Clair subway station, head north to the Yonge & Eglinton interchange – to the new Eglinton LRT addition, or south to the Yonge & Bloor subway, which will connect you underground seamlessly with everything east and west in Toronto – uptown, midtown or downtown. Making it easier to dine in Forest Hill and shop on Eglinton's Golden Mile. Additionally, a fleet of GO Transit and train services ensures there are more connections to more Toronto destinations and beyond.



ST. CLAIR SUBWAY STATION

TORONTO'S BEST CULINARY EXPERIENCES

Where Yorkville meets Forest Hill – dine at the best – where the highest standards of quality and culture are steeped in only the finest eateries and an appreciation and passion for serving the impressive.

Whether it's the dazzling Yorkville or the hidden enclaves of Forest Hill, indulge in cuisines from diverse parts of the world. Satisfy hunger with culinary offerings from popular local cuisines, everyday foods to fine dining, there is something for every delight. Spend time with friends over a spread of delectable cakes and tea, and make every treat a delightful social affair.



- 2 MINUTE WALK TO CAPOCACCIA

- 2 MINUTE WALK TO CUCINA BUCA

- 4 MINUTE BIKE TO SORREL RESTAURANT

- 5 MINUTE BIKE TO TERRONI

- 9 MINUTE BIKE TO PIANO PIANO

- 12 MINUTE BIKE TO EATALY

- 8 MINUTE BIKE TO A PLETHORA OF UNIQUE DINING EXPERIENCES IN YORKVILLE



TERRONI

EAT





ALY

GOOD

SURROUNDED BY WORLD-CLASS SHOPPING

Where Yorkville meets Forest Hill — live in close proximity to the best shopping the city has to offer.



From Yonge & Eglinton to Yonge & Bloor, all the city's sophisticated needs are close at hand, with an array of engaging offerings and a charming spectacle of life's opulent pleasures. Dotted with iconic buildings and modern, luxurious designer boutiques carrying the latest fashion trends, high-end galleries and antique shops, there's everything for every material desire.

- 3 MINUTE BIKE TO LEMONWOOD SUMMERHILL
- 5 MINUTE BIKE TO SMYTHE
- 4 MINUTE BIKE TO VERT
- 12 MINUTE BIKE TO YORKVILLE VILLAGE
- 7 SUBWAY STOPS TO ST. LAWRENCE MARKET
- 8 MINUTE BIKE TO LCBO
- 4 MINUTE BIKE TO HARVEST WAGON
- 9 MINUTE BIKE TO A PLETHORA OF BLOOR STREET SHOPPING



TIFFANY & CO.

LOUIS VUITTON

LOUIS VUITTON



LV

LOUIS VUITTON



A PROUD TRADITION OF ACADEMIC EXCELLENCE, PRESTIGIOUS SCHOOLS & LEADING UNIVERSITIES

Where Yorkville meets Forest Hill — is renowned for its education excellence. From historic campuses to cutting-edge laboratories, home is close to world-class institutions at every level.

Embrace world-class learning at Canada's most prestigious private schools, like Upper Canada College and De La Salle College. And other nearby options, including York School, Bishop Strachan School or St. Michael's College — all within a short walk or a quick ride. With the prestige of higher learning at your doorstep, raise the next generation towards a life of passion, purpose and success, with some of the nation's best universities within minutes of The Hill.



- 2 MINUTE BIKE TO THE YORK SCHOOL

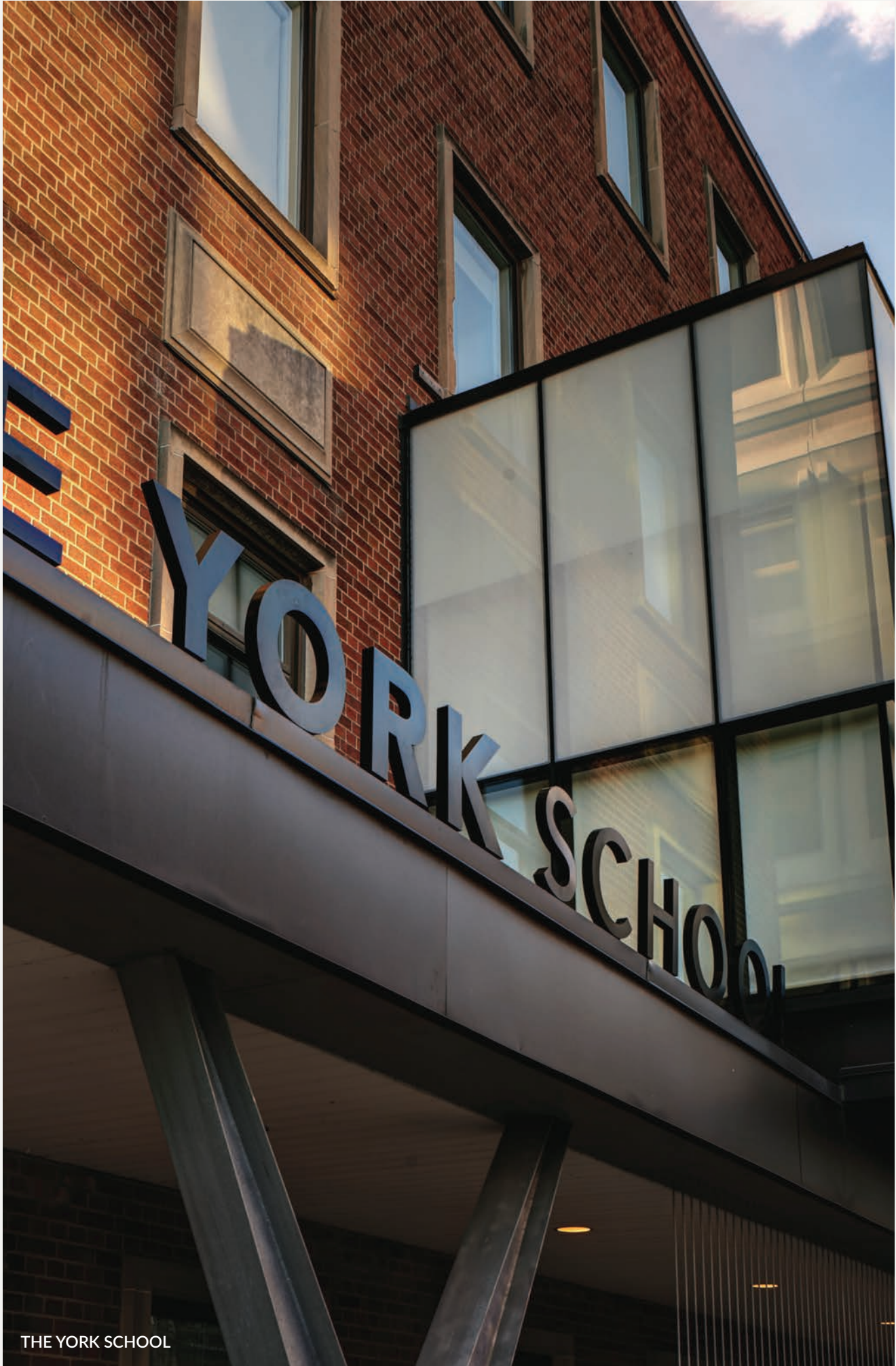
- 4 MINUTE BIKE TO DE LA SALLE COLLEGE

- 5 MINUTE BIKE TO UPPER CANADA COLLEGE

- 12 MINUTE BIKE TO TORONTO METROPOLITAN UNIVERSITY

- 13 MINUTE BIKE TO UNIVERSITY OF TORONTO

- 18 MINUTE BIKE TO HAVERGAL COLLEGE



THE YORK SCHOOL

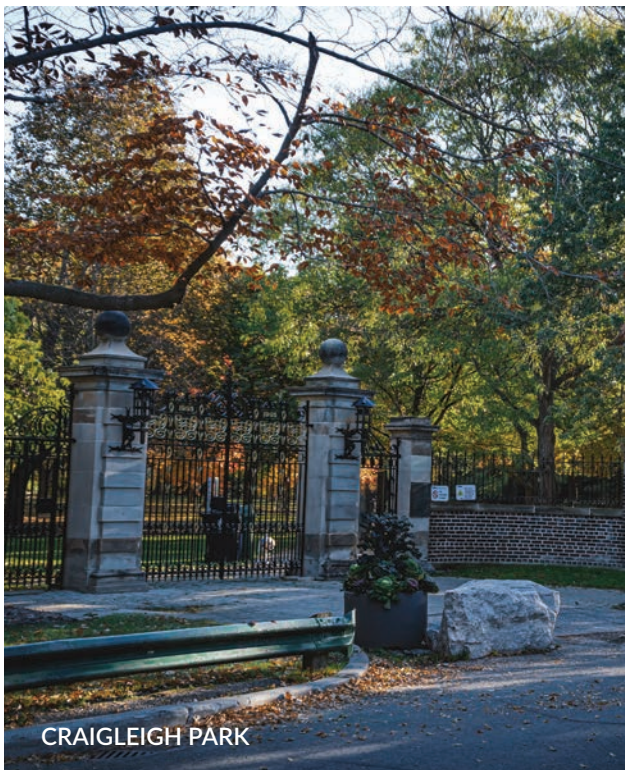




ENJOY NATURE + WELLNESS EVERYDAY

Where Yorkville meets Forest Hill – steps from the hustle & bustle of Yonge & St. Clair, find yourself surrounded by nature.

Surrounded by lush green parkland, majestic trees, quick access to the Kay Gardner Beltline Trail and the vibrant and urban forest of Avoca Ravine. Here, Rosehill Reservoir is just steps from The Hill. Together with David A. Balfour Park they create an oasis in the bustling midtown core.



- 5 MINUTE BIKE TO DAVID A. BALFOUR PARK

- 6 MINUTE BIKE TO SIR WINSTON CHURCHILL PARK

- 7 MINUTE BIKE TO RAMSDEN PARK

- 9 MINUTE BIKE TO KAY GARDNER BELTLINE TRAIL

- 9 MINUTE BIKE TO ROBERTSON DAVIES PARK

- 10 MINUTE BIKE RIDE TO OXYGEN YOGA + FITNESS, AND SPA AT FOUR SEASONS TORONTO



DAVID A. BALFOUR PARK

CITY-WIDE TRANSIT CONNECTIONS, CONVENIENTLY ABOVE IT ALL

Where Yorkville meets Forest Hill – steps to Yonge & St. Clair subway, live just a short ride to any destination in the city.

With local bus routes, the St. Clair streetcar, and the Yonge & St. Clair TTC subway station just steps from home, The Hill provides residents with a convenient urban lifestyle. The nearby subway interchanges at Yonge & Eglinton and Yonge & Bloor offer effortless access to Toronto's extensive transit network – making commuting and exploring the city a breeze. This central location combines local amenities with excellent connectivity, making it an ideal choice for those seeking both convenience and a vibrant urban experience.



1 MINUTE WALK TO ST. CLAIR SUBWAY STATION

4 CITIES CONNECTED – TORONTO, VAUGHAN,
RICHMOND HILL & MARKHAM

\$5.6 BILLION INVESTMENT IN TTC UPGRADES

94,100+ DAILY BOARDINGS

4 TRANSIT HUB CONNECTIONS – YONGE/UNIVERSITY,
BLOOR/DANFORTH, TTC EGLINTON LRT & GO TRANSIT



A Heightened PERSPECTIVE *of* Breathtaking VIEWS

The extraordinary lifestyle extends beyond the surrounding hills; into the canopied valleys, all the way to the Toronto skyline. At night, city lights sparkle as the downtown and CN Tower light up. During the day, Lake Ontario glistens from the sunshine. From day to night, The Hill offers spectacular panoramic views that will inspire you everyday.



SOUTH





SOUTH WEST



Towering over the renowned neighbourhoods of Yorkville, Forest Hill, and Summerhill, the views of this pristine condominium community are truly marvelous. Perched above them all on a hill of its own, it offers endless sight lines from a panoramic perspective. A celebrated feature of this illustrious lifestyle, exclusively available at The Hill.

This is

THE HILL

The Hill's architecture and design create a harmonious relationship between the heritage facade at grade and the new tower above. The stunning new building features dramatic and contrasting black and white exteriors, creating an illusion of two separate buildings. But, the building's signature design feature is the dramatic 21-foot cantilever which will add a striking new element to Toronto's skyline.



ARTIST'S IMPRESSION

THE HILL

Anchored by a

Turn of the Century

HERITAGE

BUILDING



THE NORTHERN CANTILEVER

The Hill's northern side features a dramatic cantilevering style, bold in character; in a direct response to maintaining the harmonious symbiotic relationship with what exists north of the heritage building. Making room for valuable outdoor, rooftop amenity space on the northern side of the podium.

THE EASTERN CANTILEVER

The Hill's eastern cantilevered tower is arguably one of the building's most dramatic structural moves. Below the heritage structure, it appears as if it protrudes three-dimensionally, manipulating perception to produce an ever striking and breathtaking effect of the storied tower above.

THE NORTHERN CANTILEVER



“The net result is very, very bold and spectacular. Those cantilevers are dramatic! You will see them while coming down Yonge Street at a significant distance; even before you get to St. Clair. And every time I look at them... they speak to me... and they say one thing: Look Ma, no hands!”

**MANSOOR KAZEROUNI, ARCHITECT,
GLOBAL DIRECTOR AT ARCADIS IBI GROUP.**





THE HILL

ROASTERS CAFÉ

BREWING
SINCE 1975

DISTINCTIVELY CURATED INTERIOR SPACES

The residences at The Hill never fail to astound. Each is graciously proportioned with Art Deco-inspired elements that are reimagined for contemporary living. Its every aspect exhibits excellent craftsmanship and high-end materials. The impressive lobby features a welcoming flow between the indoor and outdoor – soft neutral tones juxtapose warm materials – striking antique brass iron, glass, textured stone, layered Art Deco aesthetics, with a collection of curvilinear furnishings to create an inviting atmosphere. This is where you want to be.





ARTIST'S IMPRESSION

LOBBY



Entertain in a lavish and sophisticated setting, a place to enjoy the company of your guests and make lasting memories.

THIRD FLOOR

- 01 PARTY ROOM
- 02 PRIVATE DINING ROOM
- 03 OUTDOOR LOUNGE AREA
- 04 OUTDOOR GAMES AREA
- 05 CO-WORKING AREA
- 06 MINI PUTT
- 07 OUTDOOR KITCHEN AREA

FOURTH FLOOR

- 01 ELLIPTICAL MACHINES
- 02 SPIN STUDIO
- 03 TREADMILLS
- 04 WASHROOM
- 05 YOGA ROOM



On the fourth floor, exercise your right to healthy living in a state-of-the-art fitness centre, equipped with the latest cardio, weights and aerobics equipment. This bright, sunlit space has expansive glass walls with panoramic views, creating a truly inspired setting to take your routine to the next level.





ARTIST'S IMPRESSION

PARTY ROOM





ARTIST'S IMPRESSION

FITNESS CENTRE





ARTIST'S IMPRESSION

OUTDOOR TERRACE

ELEGANT SUITE DESIGNS

A sophisticated urban lifestyle is reflected by the elegant suite designs and luxury finishes at The Hill. Come home to inspiring features like high quality engineered flooring, bright and open concept layouts, expansive windows and upscale accents designed to elevate living. Every suite features exceptional craftsmanship and the latest contemporary styles, features and finishes.





ARTIST'S IMPRESSION





ARTIST'S IMPRESSION



FEATURES & FINISHES

SUITES:

- 8'6" ceilings (exclusive of bulkheads)
- Smooth finish ceilings
- Designer selected laminate flooring throughout (tiled flooring in bathroom and laundry)
- Contemporary baseboards and door casings:
 - 4" flat cut contemporary baseboards throughout (tile baseboard in bathroom(s) and laundry closet)
 - 2" flat cut door casings
- Solid core entry door with security view-hole
- Laundry area with stacked full sized Energy Star frontload washer/dryer. Floor finished in tile
- Sliding or swing door to balcony or terrace, as per plan
- Finished contemporary door handles and hardware
- White paint finishes for walls throughout; semi-gloss white paint in bathrooms and trims/doors.
- White paint finish on ceilings throughout

ELECTRICAL, MECHANICAL & TECHNOLOGICAL:

- Enter-phone at building main entrance with 1-way video calling through Smartphone App
- 2 FOBs provided for each Suite for access to all Amenity areas within the building
- Smart Community with Smartphone App featuring digital keycards, integrated package delivery, and virtual guest access keys.
- Smart lock electronic suite entry
- Individually controlled central air conditioning and heating system with thermostatic control
- Energy Recovery Ventilator ("ERV") providing fresh air and controlled humidity to the Unit
- Individual suite electricity meter, thermal meter, and water meter
- Individual service panel with circuit breaker
- Pre-wired CAT6 multiport outlet in a centralized location to deliver home internet, TV, and telephone service
- Ceiling mounted track lighting over kitchen
- Designer selected ceiling light fixtures in kitchen, foyer, hallways, and walk-in closet, as per plan
- Switched wall receptacle in living room, bedroom(s) and den, as per plan
- Capped ceiling outlet in dining room
- White Decora switches and outlets
- In-suite smoke and heat detector(s)
- In-suite sprinkler fire protection system
- In-suite EVC (Emergency Voice Communications)

KITCHEN:

- 24" appliance package including Energy Star integrated fridge, built-in wall oven, electric cooktop, integrated dishwasher, and Over-the-Range (OTR) hood fan/microwave combo exhausted to the exterior.
- Contemporary kitchen cabinetry with choice of finish and undercabinet lighting
- Kitchen Cabinetry with contemporary hardware pulls
- Cabinet interiors include soft-close mechanism
- Single undermount stainless steel sink with contemporary pull out and spray kitchen faucet

BATHROOMS:

- Vanity with composite countertop and undermount sink with choice of finishes
- Designer selected faucet
- Mirror with integrated lighting
- Designer chosen tiled floors
- Soaker bathtub with tiled walls, as per plan
- Frameless glass enclosed shower with tiled walls, as per plan
- Pressure balanced valve for tub and shower head
- Recessed pot light in the shower, as per plan
- Accessories package including towel bar, toilet paper holder & contemporary cabinet hardware
- Privacy lock on bathroom door(s)

A Reputation *Built on* EXCELLENCE

In today's market it's imperative to buy from a developer you trust – and Metropia has an extensive track record of success in Toronto and the GTA.

Metropia is the developer behind 2023's most successful preconstruction master-planned community – the record-breaking Union City. Union City sold out two phases of launch totaling over 1,200 units sold in just six days.

President, Founder, and CEO Howard Sokolowski is an industry leader who has been developing homes for over 30 years. His vision, passion, and dedication to developing communities where people want to live has led to incredible success and high-quality communities.

Since 2009, Metropia has sold, built and received approvals for over 14,000 units across the GTA.

Metropia has special expertise in developing luxury urban condominiums in Toronto. 11 Yorkville, a new luxury residence in one of Toronto's most exclusive neighbourhoods is currently under construction.



METROPIA



UNION CITY



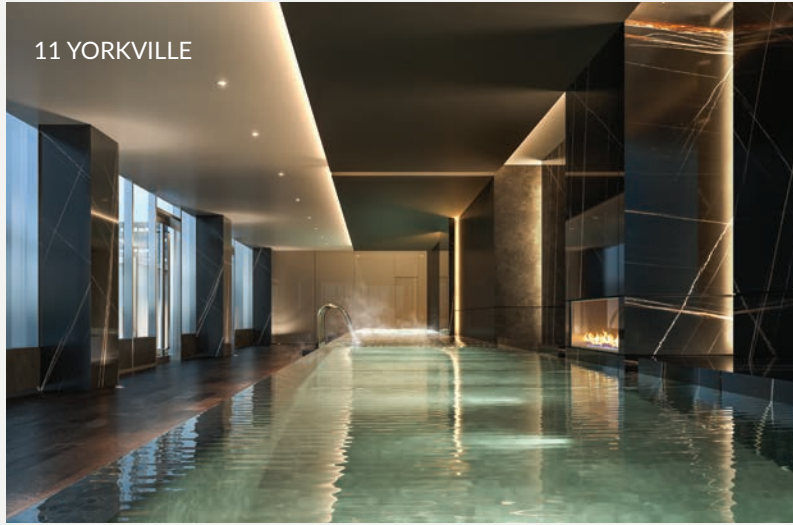
UNION CITY



UNION CITY



11 YORKVILLE



11 YORKVILLE



11 YORKVILLE



IHV
 WINNER OF 2020
 NORTH AMERICAN
 HOMEBUILDERS
 MULTIFAMILY
 COMMUNITY OF THE YEAR

THEHILL.CA

METROPIA