





**What do you  
want to be part of?**

Life is about connections. Seeking out experiences. A kindred partnership between amenities and convenience. And where you live has everything to do with the connections you have. Your inner circle merging with opportunity, linking you to everything you need, and all the things you never knew you needed. Just you interacting with your surroundings, your friends, and new frontiers. Because home should be the social hub that connects you to the rest of the world. A centre abuzz with activity. With choice and connection.

**Be part of it.**

**SOCIAL**  
AT CHURCH + DUNDAS

THE BUILDING



## Live Social. Be Social.

*In the heart of Toronto's downtown core and steps to public transit, shops, restaurants, top universities, cinemas and more.*

At the heart of this magnificently modern structure are 52 floors of residences, amenities, meeting places, and opportunities. Our vision for residential living is a seamless transition and meaningful connection to those around us, and those connections are within reach when you reside at Social by Pemberton Group.



5th Floor Terrace



## A more refined inner circle.

*With 5<sup>th</sup> floor Health and Wellness Facilities and a 52<sup>nd</sup> floor Social Club that boasts magnificent city views, Social allows you to connect to the city like never before.*



From the cascading glass façade to the striking outdoor spaces and world-class recreational facilities, Social gives you multiple spaces to seek-out new experiences, and new ways to take in your surroundings.







**Wi-Fi Study Room** / Work, study or host meetings in a cozy atmosphere.



**52<sup>nd</sup> Floor Terrace** / Mingle and entertain 52-storeys high above the skyline.

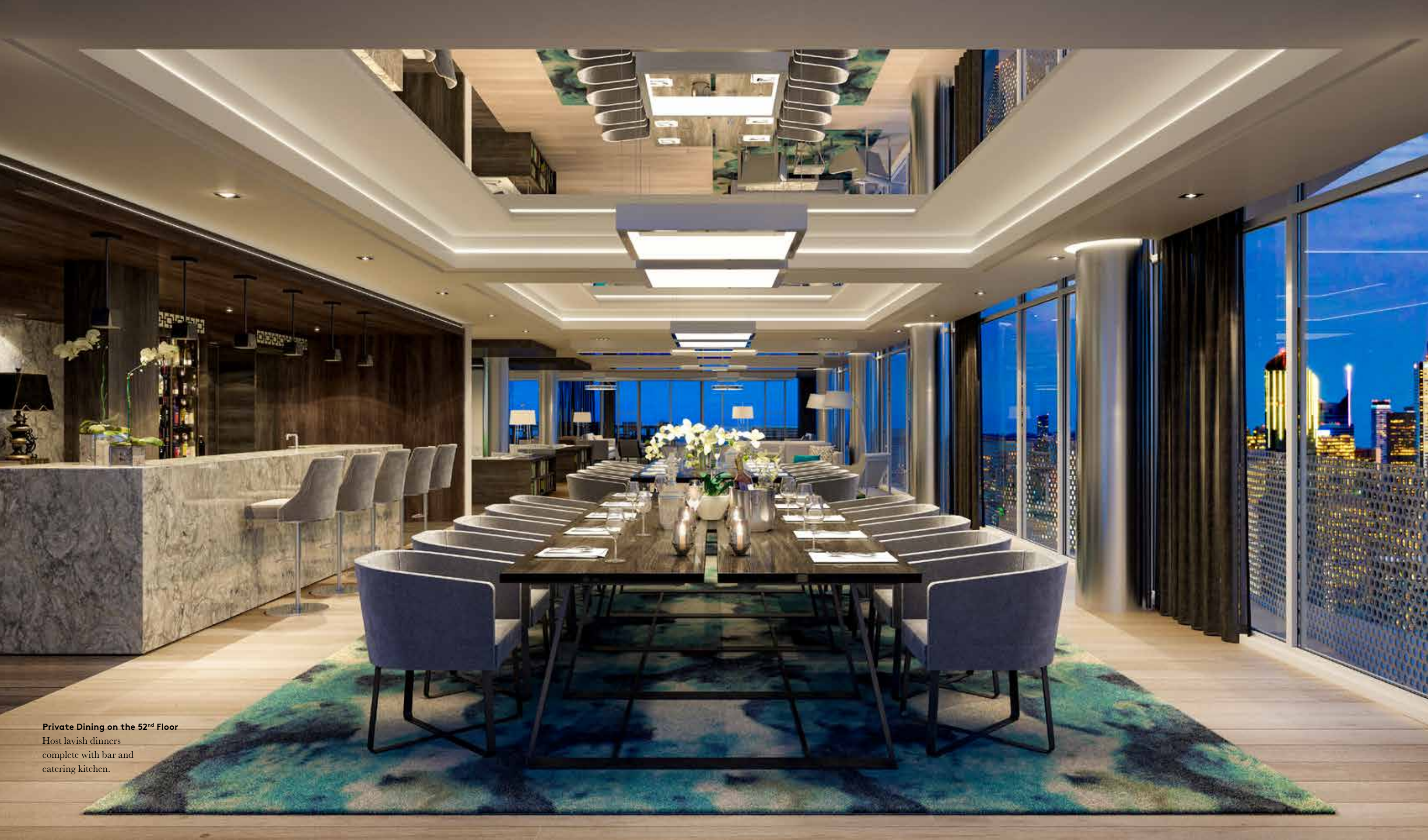


**Wellness Centre** / Work up a sweat with cardio, strength machines and free-weight equipment.



**Amenity Lounge** / Relax or socialize in the entertainment spaces.





**Private Dining on the 52<sup>nd</sup> Floor**

Host lavish dinners complete with bar and catering kitchen.



# Health & Wellness Facilities

5<sup>th</sup> floor amenities



- Wraparound landscaped terrace with outdoor lounge
- Large, well-equipped fitness centre with cardio equipment, strength machines and free weights
- Men's and women's change rooms, each with washrooms, showers, a steam room, sauna and locker room
- Yoga/Pilates studio

APPROXIMATELY  
**7,500**  
SQUARE FEET

# The Social Club

52<sup>nd</sup> floor amenities



- Outdoor lounge with dining and barbeques
- Expansive party room with private dining, bar and catering kitchen
- Amenity lounge with a TV and reading area with cozy seating
- Billiards/ping pong room with TV and bar
- Two Wi-Fi study rooms each with seating, desks and docking stations
- Multimedia room with widescreen TV
- Men's, women's and universal washrooms

APPROXIMATELY  
**6,500**  
SQUARE FEET

# It's all in the details.

*Combining the best in contemporary design, every suite's interior is meant to inspire you to make the most of every moment.*



## Kitchen features

- Custom-style kitchen cabinetry from Vendor's standard samples
- Choice of quartz kitchen countertop from Vendor's standard samples
- 4" x 16" tile backsplash from Vendor's standard samples
- Single stainless steel under-mount sink with single-lever pull-out faucet, as per plan
- Kitchen under cabinet lighting over work surfaces
- Contemporary ceiling light fixture
- 7½" laminate flooring from Vendor's standard samples

## Kitchen appliances

- Custom-style kitchen cabinetry from Vendor's standard samples
- Refrigerator – 24" counter-depth, bottom freezer, stainless steel finish
- Cooktop – 24" wide electric cooktop
- Built-in Oven – 24" wide electric single oven, stainless steel finish
- Dishwasher – 24" wide, stainless steel finish
- Built-in combination microwave range hood – 30", stainless steel finish

## Bathroom features

- Choice of 12" x 24" porcelain tiles for bathroom floors, walls of bathtub and shower enclosure or separate shower walls from Vendor's standard samples
- Choice of 4" x 16" accent wall tiles for separate shower walls from Vendor's standard samples and patterns
- Choice of quartz countertop from Vendor's standard samples
- 2" x 2" mosaic floor tiles for floor of all separate shower enclosures from Vendor's standard samples
- Quality designed cabinetry from Vendor's standard samples
- Chrome single-lever faucet and under-mount basin
- Vanity mirror with custom shelf
- Waterproof shower light fixture
- 5' white soaker tub, as per plan
- Elongated toilet in white
- Bathroom exhaust vented to exterior
- Privacy lock
- Chrome-finish pressure balanced valve for bathtub and showers
- Frameless glass shower door for bathrooms with separate showers, as per plan

## Living area features

- Floor-to-ceiling height of 9' in principal rooms, excluding mechanical bulkheads
- Smooth finish ceilings
- 7½" laminate flooring for foyer, living/dining, bedroom and den from Vendor's standard samples
- Roller shades for windows and balcony or patio sliding door(s), colour off-white
- Solid core suite entry door complete with brushed chrome lever handle

- Semi solid interior doors complete with brushed chrome lever handle, as per plan
- Mirrored closet sliding doors or swing closet door, as per plan
- White plastic coated ventilated wire shelving in all closets
- Wood door casings with matching trim and 4" baseboards
- Quartz window sills
- Light fixture installed in hallway
- Capped ceiling outlet in dining room
- Ceiling light fixture in bedrooms and den
- Paint colour off-white
- Glass sliding partition doors, as per plan
- Stacked washer and dryer – 24", front loading

## The technology

- Individual suite hydro meter
- Four-pipe fan coil for year-round control of heating and cooling
- 100 amp service panel with automatic circuit breakers
- White Decora-style switches and matching plugs
- Cable TV outlets located in living room, all bedrooms and den (one per room)
- Telephone outlets located in living room, all bedrooms and den (one per room)
- Suite entry door to have door contact and keypad connect to manned 24-hour-a-day lobby concierge desk
- Weatherproof electrical outlet located on balcony
- Wi-Fi services included in maintenance fee

## Please note:

The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. The Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes and as a result of any such finishes being of natural products and the Purchaser agrees that the Vendor is not responsible for same. The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that carpeting may be seamed in certain circumstances and said seams may be visible. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) may react to normal fluctuating humidity levels inducing gapping or cupping. The Purchaser acknowledges that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched and damaged. **Plan and specifications are subject to change without notice. E. & O.E.**

## Your new home is protected by four levels of guarantees:

- One Year Guarantee on the workmanship and materials of your new home, a guarantee backed by the TARION\* New Home Warranty Program (the new name for the trusted Ontario New Home Warranty Program)
- Full 2 years coverage on electrical, plumbing, heat delivery & distribution system
- The TARION\* New Home Warranty Program 7 Year Structural Guarantee on major structural components of your new home
- Individual components in your new home are guaranteed by the manufacturer. Warranties provided by these reputable brand-name manufacturers are all passed on to you

\* See the TARION New Home Warranty Program for full warranty details.





**10th**  
 MOST INFLUENTIAL  
 GLOBAL FINANCIAL  
 CENTRE  
 (GFCI 2016)

**Toronto**  
**Connect with the best.**

Toronto is Canada's largest city and 3<sup>rd</sup> largest in North America. It's one of the most livable cities in the world, but don't take our word for it: The Economist, PricewaterhouseCoopers, even Vogue have taken a liking to our booming metropolis. Dan Conn, CEO Christies says that compared to other markets Toronto is, "a comparative bargain on the global map".

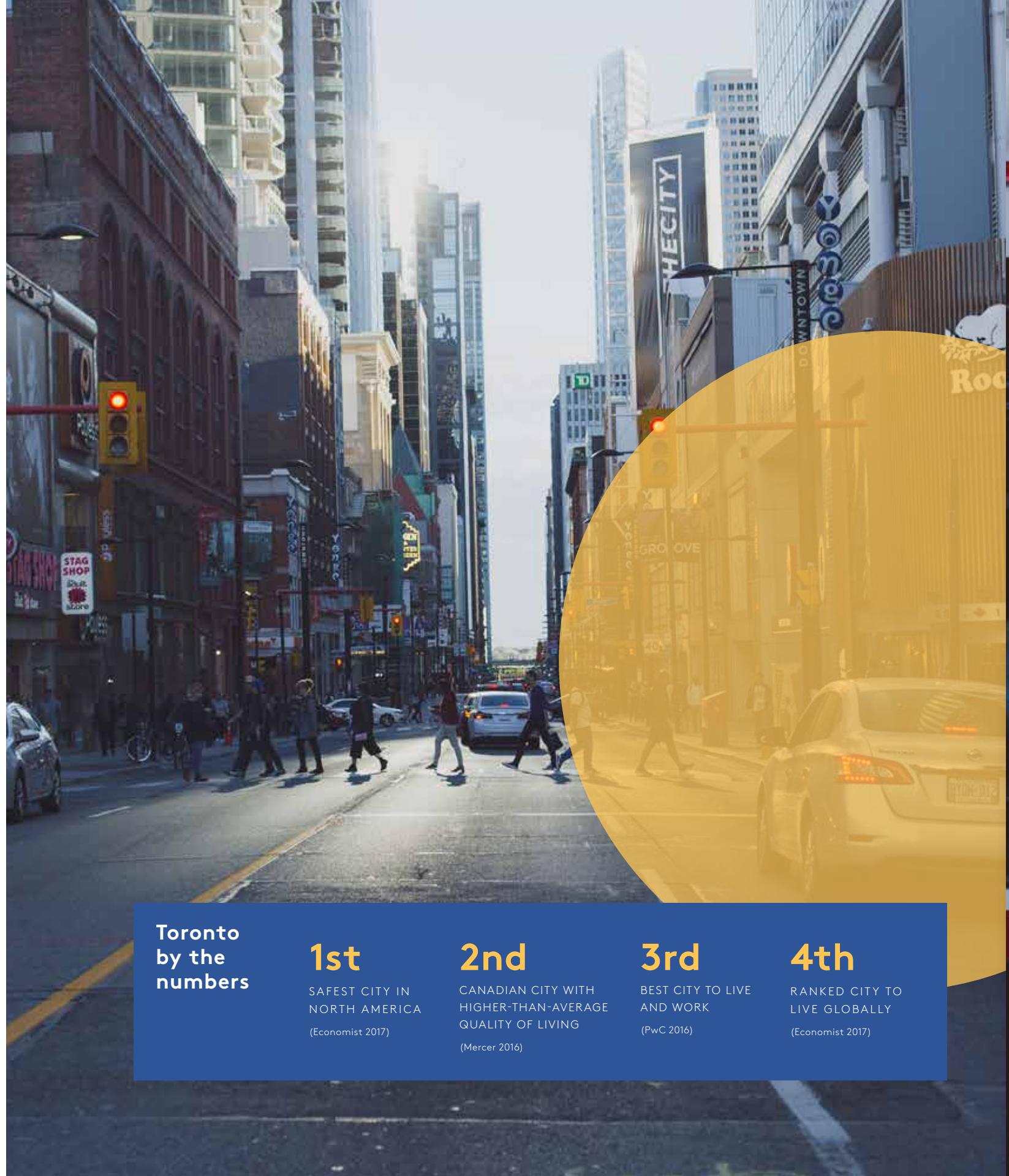
*With a population of 2.82 million, Toronto is heralded as one of the most multicultural cities in the world.*

**Who's living the Social lifestyle?**

**\$100,910**  
 AVERAGE HOUSEHOLD INCOME BEFORE TAX (CMHC)

RENT BASED TENURE  
 SERVICE SECTOR OCCUPATIONS  
 HIGH CULTURAL DIVERSITY INDEX

**60%**  
 OF THE TOTAL POPULATION IN THE YONGE-CHURCH CORRIDOR ARE SINGLE/ONE PERSON HOUSEHOLDS



**Toronto by the numbers**

<b>1st</b> SAFEST CITY IN NORTH AMERICA <small>(Economist 2017)</small>	<b>2nd</b> CANADIAN CITY WITH HIGHER-THAN-AVERAGE QUALITY OF LIVING <small>(Mercer 2016)</small>	<b>3rd</b> BEST CITY TO LIVE AND WORK <small>(PwC 2016)</small>	<b>4th</b> RANKED CITY TO LIVE GLOBALLY <small>(Economist 2017)</small>
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[Neighbourhood map >](#)



# What matters is within reach.

**education**

- 01 George Brown College / 4-minute drive
- 02 OCAD University / 7-minute drive
- 03 Ryerson University / 3-minute walk
- 04 University of Toronto / 8-minute drive

**retail & restaurants**

- 01 Best Buy / 8-minute walk
- 02 Burrito Boyz / 2-minute walk
- 03 Canadian Tire / 7-minute walk
- 04 Cineplex / 4-minute walk
- 05 College Park / 6-minute drive
- 06 Eaton Centre / 6-minute walk
- 07 First Canadian Place / 7-minute drive
- 08 Five Guys / 5-minute walk
- 09 Good Earth Coffeehouse / 3-minute walk
- 10 Goodlife Fitness / 5-minute walk
- 11 Hokkaido Ramen Santouka / 1-minute walk
- 12 Hudson's Bay / 9-minute walk
- 13 JOEY Eaton Centre / 6-minute walk
- 14 Kinka Izakaya Original / 7-minute walk
- 15 LCBO / 5-minute walk
- 16 Leña Restaurante / 9-minute walk
- 17 Loblaws / 9-minute walk
- 18 Metro / 3-minute walk
- 19 Nordstrom / 5-minute walk
- 20 PAI / 10-minute drive
- 21 Saks Fifth Avenue / 9-minute walk
- 22 Salad King / 6-minute walk
- 23 Shoppers Drug Mart / 4-minute walk
- 24 Starbucks / 3-minute walk
- 25 Sukhotai / 6-minute drive
- 26 Sweet Jesus / 11-minute drive
- 27 Terroni / 8-minute walk
- 28 The Chase Fish and Oyster / 5-minute drive
- 29 Volos / 9-minute drive

- 06 Ed Mirvish Theatre / 4-minute walk
- 07 Four Seasons Centre for the Performing Arts / 7-minute drive
- 08 Massey Hall / 6-minute walk
- 09 Nathan Phillips Square / 6-minute drive
- 10 Old City Hall / 5-minute drive
- 11 Rogers Centre / 13-minute drive
- 12 Royal Ontario Museum / 13-minute drive
- 13 Roy Thomson Hall / 9-minute drive
- 14 St. Lawrence Market / 6-minute drive
- 15 TIFF Bell Lightbox / 11-minute drive
- 16 Toronto City Hall / 5-minute drive

**hospitals / essential services**

- 01 Mount Sinai Hospital / 6-minute drive
- 02 Princess Margaret Hospital / 6-minute drive
- 03 Service Ontario / College Park / 5-minute drive
- 04 Sick Kids Hospital / 5-minute drive
- 05 St Michael's Hospital / 5-minute drive
- 06 Toronto General Hospital / UHN / 5-minute drive
- 07 Toronto Police Service Headquarters / 6-minute drive
- 08 Women's College Hospital / 6-minute drive

**business sector**

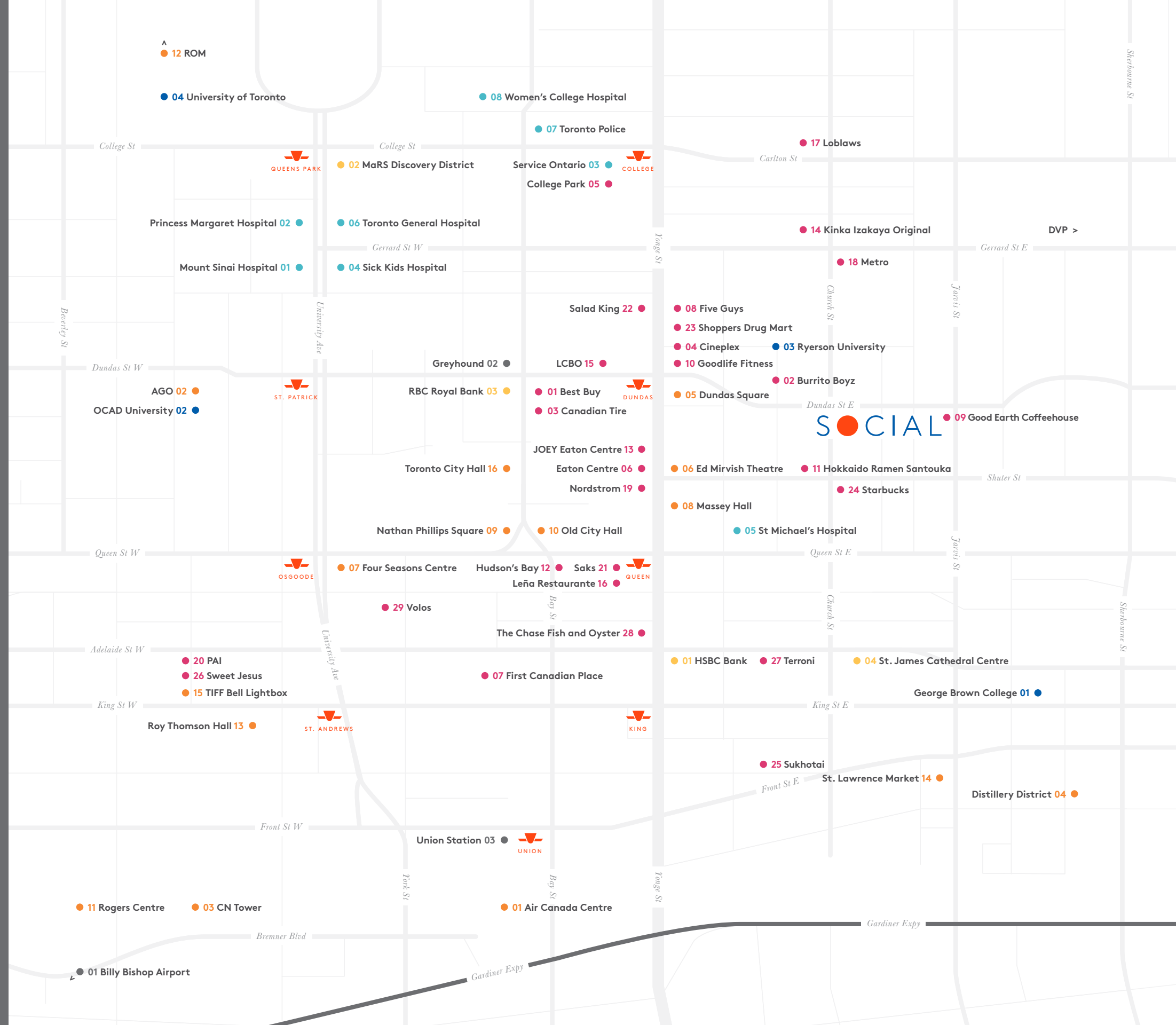
- 01 HSBC Bank / 5-minute drive
- 02 MaRS Discovery District / 6-minute drive
- 03 RBC Royal Bank / 7-minute walk
- 04 St. James Cathedral Centre / 9-minute walk

**transit**

- 01 Billy Bishop Airport / 16-minute drive
- 02 Greyhound Bus Terminal / 9-minute walk
- 03 Union Station / 10-minute drive
- Gardiner Expressway / 5-minute drive
- > DVP / 5-minute drive
- PATH - Underground Walk Way / multiple entry points

**landmarks & culture**

- 01 Air Canada Centre / 10-minute drive
- 02 Art Gallery of Ontario / 6-minute drive
- 03 CN Tower / 11-minute drive
- 04 Distillery District / 8-minute drive
- 05 Dundas Square / 4-minute walk



# Next stop, everywhere.

Church + Dundas has easy access to everything you yearn for. The near-perfect walk score means groceries, fitness, entertainment, restaurants and shopping are all within reach. World-class public transportation is right at your doorstep, connecting you to every corner of the city including the airport. Two main arterial expressways, the Gardiner and Don Valley Parkway, are less than a 5-minute drive away.

**95**  
WALK SCORE

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**100**  
TRANSIT SCORE & BIKE SCORE

## Getting around Church + Dundas

### 4 minutes to the PATH

A 30KM UNDERGROUND WALKWAY THAT CONNECTS 200,000 DAILY COMMUTERS TO MORE THAN 50 BUILDINGS/OFFICE TOWERS AND 1,200 STORES AND SERVICES

### Proximity:

- DUNDAS SUBWAY STATION / 5-minute walk
- GARDINER EXPY / 5-minute drive
- DON VALLEY PARKWAY / 5-minute drive

### Fast access to:

- GREYHOUND BUS TERMINAL, BILLY BISHOP AIRPORT, UNION STATION

### Ride the City

FROM BIKE PATHS TO SHARE STATIONS YOU CAN GET EVERYWHERE BY BIKE





# Education at your doorstep.

Toronto was ranked one of the top 20 best student cities in the world, and for good reason. Literally steps from Church + Dundas are world-class educational institutes such as Ryerson, University of Toronto, George Brown and OCAD with over 100,000 combined students in need of off campus housing.



“RYERSON HAS ONLY 60% OF THE SPACE IT SHOULD HAVE FOR A UNIVERSITY ITS SIZE.”  
Sheldon Levy  
President of Ryerson



**01 Ryerson University**  
*3-minute walk*  
The most applied to university in Ontario.

- Approximately 43,000 students
- 100 undergraduate and graduate programs
- The University provides on-campus housing for 850 students in three residence buildings (only 1.9% of Student Body)
- Dundas, Church, Gerrard, Jarvis and Mutual streets are some of the major seams connecting the university to housing and residential neighbourhoods

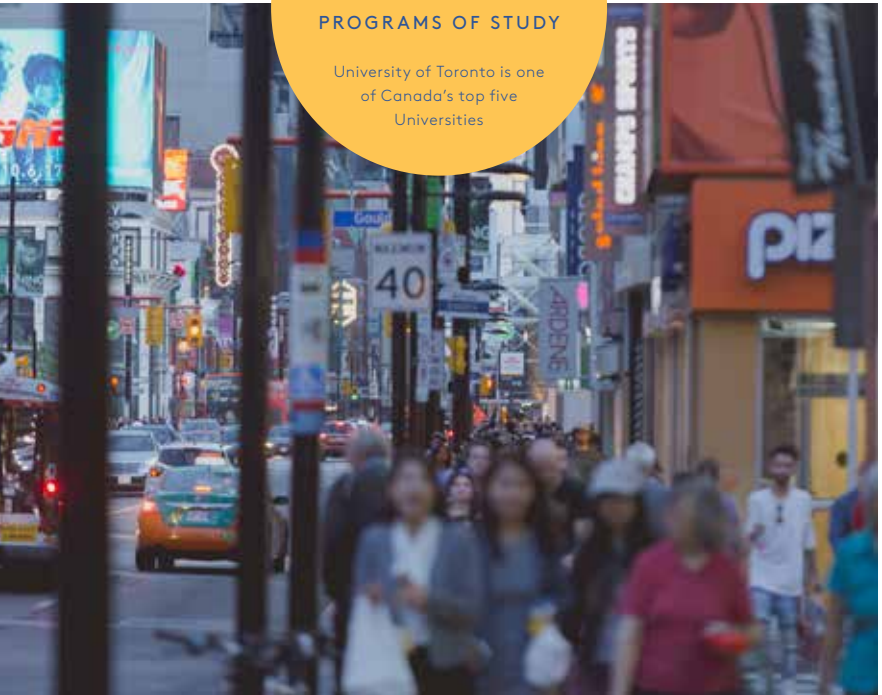


**02 George Brown College**  
*4-minute drive*  
George Brown College’s St. James Campus, home to acclaimed Hospitality and Culinary Arts programs.

**03 OCAD University**  
*7-minute drive*  
The largest most comprehensive art, design and media university in Canada.



**700**  
PROGRAMS OF STUDY  
University of Toronto is one of Canada’s top five Universities



**04 University of Toronto**  
*8-minute drive*  
The second ranked medical and doctoral institution in the country.

- 700 programs of study
- 60,595 total enrolment
- \$1.2 billion research funds awarded
- The University of Toronto is a global leader in research and teaching and has a significant footprint, both in Canada and around the world
- U of T has international students from 168 countries and regions, with the top five countries/regions of origin being China, India, United States, South Korea and Hong Kong
- Campus can accommodate 6,572 students in its 11 residences

## The Social Buzz.

**100k+**  
STUDENTS IN NEED OF OFF CAMPUS HOUSING

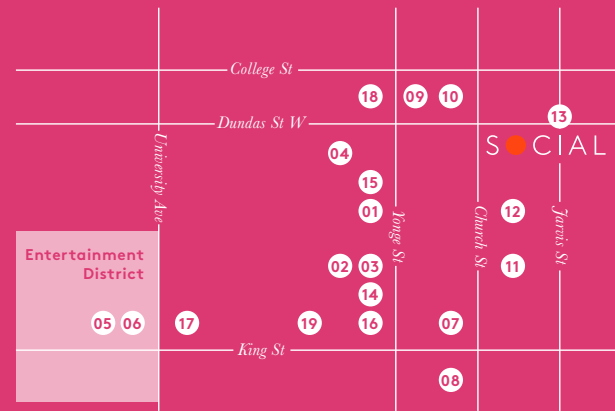
**10**  
MINUTES AWAY FROM WORLD-CLASS UNIVERSITIES

**Top 20**  
BEST STUDENT CITIES IN THE WORLD



# Explore the best of the best.

Toronto has a bustling fashion scene. It also has a remarkable obsession with intimate and authentic eateries. From designer boutiques carrying the latest fashions to the country's best chef-run restaurants, you can shop until you drop before eating until your heart's content.



## Shop the world

Surrounding Social is a range of remarkable independent shops and boutiques that are leading the way with eclectic fashion trends, but the area is also attracting world renowned department stores including Saks Fifth Avenue and Nordstrom. Brands include everything from H&M and Zara to Valentino, Fendi, Gucci, Prada and Saint Laurent.

### 01 Eaton Centre 6-minute walk

Canada's busiest shopping centre, is home to over 250 best-in-class retailers, restaurants and services who see over 52 million visitors annually.



**250**  
BEST-IN-CLASS  
RETAILERS.

### 02 Hudson's Bay 9-minute walk

Canada's iconic department store is also North America's oldest company.

### 03 Saks Fifth Avenue 9-minute walk

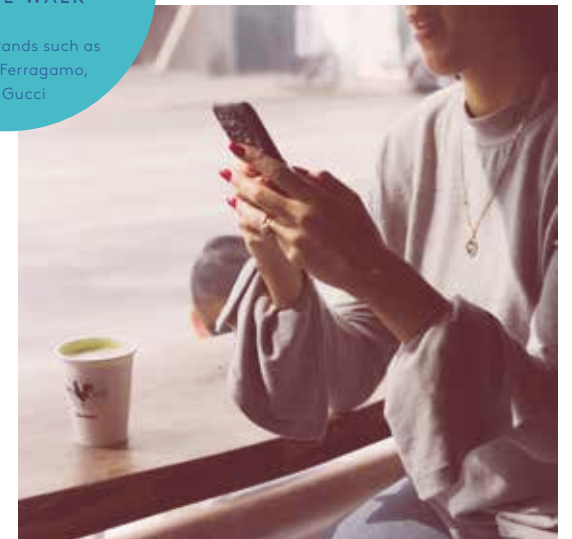
High-end fashion retailer who features designers such as Valentino, Fendi, Gucci, Prada and Saint Laurent to name a few.

### 04 Canadian Tire 7-minute walk

The go-to source for automotive, maintenance, outdoor and lifestyle needs.



**5**  
MINUTE WALK  
to luxury brands such as CHANEL, Ferragamo, and Gucci



## Eat Local

If you could summarize dining in Toronto, it would no doubt fall into 'Instagram-worthy' territory. From sprawling open concepts, to sharing plates and beyond, there are more unique dining experiences near Church + Dundas than ever before.

### 05 Sweet Jesus 11-minute drive

### 06 PAI 10-minute walk

### 07 Terroni 8-minute walk

### 08 Sukhothai 6-minute drive

### 09 Five Guys 5-minute walk

### 10 Kinka Izakaya Original 7-minute walk

### 11 Carbon Bar 6-minute walk

### 12 Starbucks 3-minute walk

### 13 Good Earth Coffeehouse 3-minute walk

### 14 Leña 9-minute walk

### 15 JOEY Eaton Centre 6-minute walk

### 16 The Chase Fish and Oyster 5-minute drive

### 17 Volos 9-minute drive

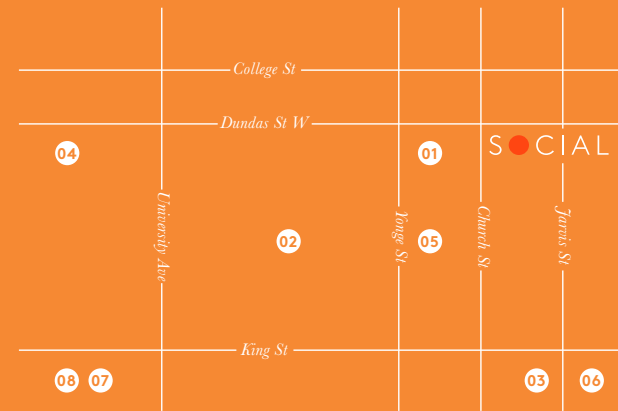
### 18 Salad King 6-minute walk

### 19 Cactus Club Cafe 6-minute drive



# Get cultured.

Toronto constantly ranks among the top three cities in the world for live theatre, and with hundreds of international artists performing in various nearby venues, it's never hard to experience something new.



**DID YOU KNOW?**  
Toronto's 10 city-owned museums house over 147,000 artifacts and 1 million archaeological specimens



**01 Yonge & Dundas Square**  
*4-minute walk*

A public square that hosts free music, film, and community events.

**02 Nathan Phillips Square**  
*6-minute drive*

Home to city hall, public skating, and 1.5 million visitors annually.

**03 St. Lawrence Market**  
*6-minute drive*

Named the world's best food market by National Geographic.

**04 Art Gallery of Ontario**  
*6-minute drive*

With a collection of 9,000 works of art it's among the most distinguished art museums worldwide.



**DID YOU KNOW?**  
Toronto is home to 66% more artists than any other city in Canada.

**05 Massey Hall**  
*6-minute walk*

Famous for being one of Canada's most important venues for concerts and lectures.

**06 Distillery District**  
*8-minute drive*

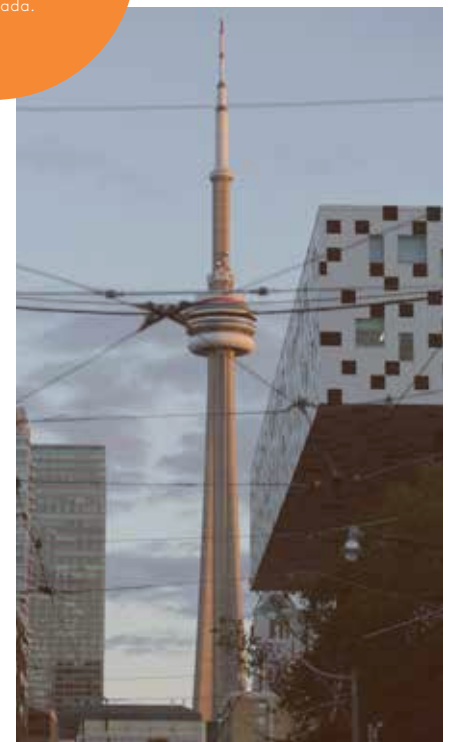
13 acres of more than 40 heritage buildings, 10 cobblestone streets, and the largest collection of Victorian-era industrial architecture in North America.

**07 CN Tower**  
*11-minute drive*

Toronto's most recognizable landmark.

**08 Rogers Centre**  
*13-minute drive*

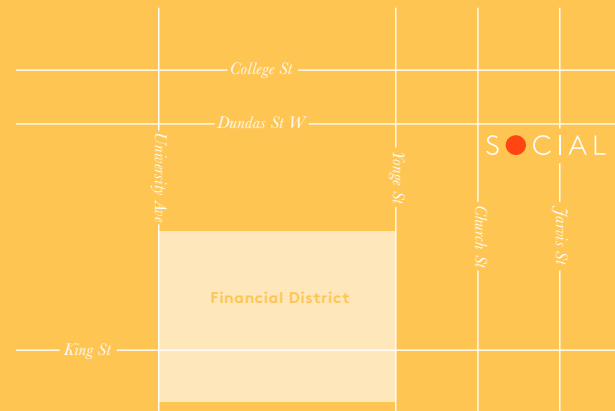
Multi-purpose stadium that hosts sporting events, conventions, trade fairs, concerts and more.





# Investing in the local economy.

Toronto is on track to become one of the largest global banking centers; it's home to the big 5 banks and the big 4 accounting firms, the Toronto Stock Exchange is the 9th largest exchange in the world, and over \$4.7 billion in Canadian Venture Capital and Private Equity is invested locally.



## Proximity

**4 minutes**

TO PATH UNDERGROUND WALKWAY, 30+KM OF UNDERGROUND CORRIDORS THAT CONNECT TO 1,200 STORES AND MORE THAN 50 OFFICE TOWERS

**7 minutes**

TO FIRST CANADIAN PLACE, BY DAY, THE HUB OF TORONTO'S FINANCIAL DISTRICT SWELLS TO INCLUDE 200,000 DAILY COMMUTERS

## Business by the numbers

**1 million**

FULL-TIME EMPLOYMENT HAS SURPASSED THE 1 MILLION MARK FOR THE 11TH CONSECUTIVE YEAR

**41.1%**

OF ALL JOBS WERE LOCATED IN TORONTO'S DOWNTOWN CORE (APPROX. 600,560)

**3rd**

BEST TECH HUB IN THE WORLD (Expert Market 2016)

**1 of 2**

THE OFFICE CATEGORY REMAINS THE LARGEST SECTOR IN TORONTO, ACCOUNTING FOR ALMOST 1 OUT OF EVERY 2 JOBS

**Top 10**

ON A RANKING OF THE WORLD'S MOST IMPORTANT FINANCIAL CENTRES (Mercer 2016)

**1st**

MOST TAX COMPETITIVE CITY FOR BUSINESS (KPMG 2016)

# Connect with essential services.

Canada's best hospitals are just minutes away. Social is adjacent to the city's most notable research, teaching, and Level 1 trauma centres, including the University Health Network – the largest research organization in North America – ranking 1st in Canada for total research funding. This puts over 30,000 combined staff minutes from our front door.

LESS THAN A **10** MINUTE DRIVE TO THE BEST HOSPITALS IN CANADA



**01 St. Michael's Hospital**  
*5-minute walk*

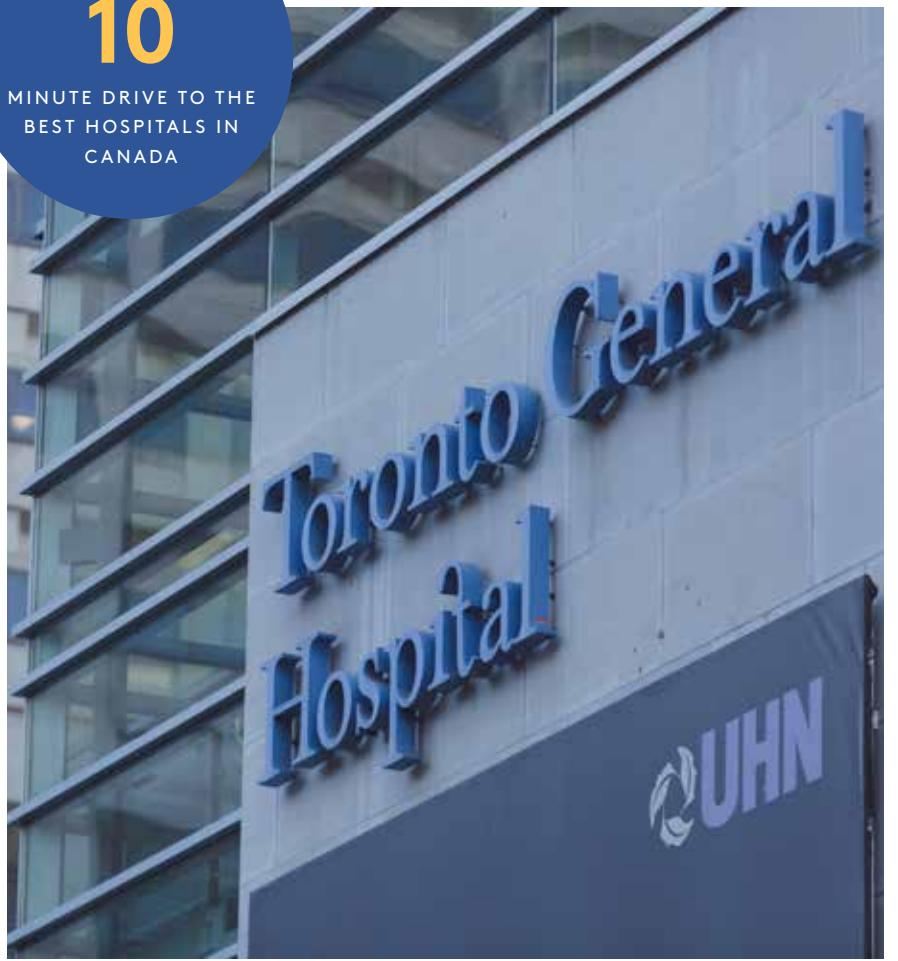
**02 Sick Kids Hospital**  
*5-minute drive*

**03 Toronto General Hospital (UHN)**  
*5-minute drive*

**04 Mount Sinai Hospital**  
*6-minute drive*

**05 Women's College**  
*6-minute drive*

**06 Princess Margaret**  
*6-minute drive*







Pemberton

## Everything a home should be.

*For decades, Pemberton Group has been creating successful residential and commercial developments in many of the Greater Toronto Area's best locations.*

Each Pemberton condominium community is built to the highest standard with attention to detail, cutting-edge recreational facilities, superb customer service and lasting value. At Pemberton, quality, service and value are not mere buzzwords, but a commitment taken seriously at every level of our company.

A Pemberton condominium stands apart from the crowd. Residents enjoy creative design, top craftsmanship, and are surrounded by quality features and outstanding amenities. Pemberton has built over 13,000 homes to date, and has several prestigious condominiums in various stages of development across the Greater Toronto Area, including Downtown Toronto, Yonge & Eglinton, Mississauga, Maple, Richmond Hill, and Stouffville.

