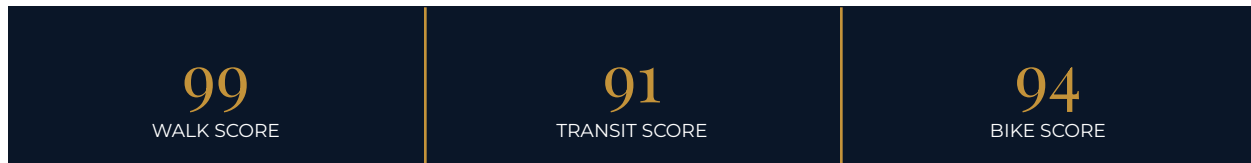


Y O R K V I L L E

Neighbourhood Resource Guide / 506 – 99 Avenue Road, Toronto

There are only a few addresses in the country that carry the cultural weight of Yorkville. Tucked in the heart of midtown Toronto, this storied neighbourhood has evolved from its bohemian roots into one of the country's most coveted urban destinations, a place where world-class dining, luxury retail, arts, and green space converge within a remarkably walkable grid.

WALKABILITY & TRANSIT



COMMUTE TO UNION STATION



SHOPPING & EVERYDAY LIVING

Yorkville's Bloor Street corridor, affectionately known as the Mink Mile, is Canada's definitive luxury shopping destination. Hermès, Louis Vuitton, Holt Renfrew, Tiffany & Co., and Prada sit shoulder to shoulder with independent boutiques. For everyday essentials, Whole Foods and Eataly are both within easy reach, as are Shoppers Drug Mart, Rexall, Varsity Cinemas, and LCBO.

LOCAL GROCERIES & DRUGSTORES

- Eataly
- Gaby's Groceries
- IDA Pharmacy
- Karma Co-op Grocery Store
- City Market (Manulife Centre)
- Rexall
- Shoppers Drug Mart
- Whole Foods

DINING & NIGHTLIFE

Yorkville punches well above its size when it comes to food. The neighbourhood is home to multiple Michelin-starred destinations: Sushi Masaki Saito, Enigma and Osteria Giulia represent the pinnacle of the city's dining scene. The range extends far beyond fine dining, from beloved all-day breakfast to French patisserie, Italian feasting, and Japanese teppanyaki.

RESTAURANTS

- Adrak Yorkville
- Alobar Yorkville
- Bar Mercurio
- Café Boulud
- d|bar at The Four Seasons
- Dynasty Chinese Cuisine
- EAT BKK Thai Bar
- Eataly
- Enigma
- EPOS Café
- Holts Café
- Joni Restaurant
- Ladurée
- Le Paradis
- Mom's Recipes
- Morton's Steakhouse
- MSSM Yorkville
- ONE Restaurant
- Osteria Giulia
- Pearl Yorkville
- Playa Cabana
- Ristorante Sotto Sotto
- Scaccia
- Signatures Restaurant
- STK Steakhouse
- Sushi Masaki Saito
- The Backyard Smokehouse
- Trattoria Fieramosca
- Writers Room Bar
- Yamato Japanese Restaurant

COCKTAILS & LIBATIONS

- C Suite
- d|bar at The Four Seasons
- David Rocco Bar Aperitivo
- Powder Room
- Suite 115
- The Oxley
- Writers Room Bar
- Yorkville Lounge

COFFEE SHOPS & BAKERIES

- 5 Elements Coffee
- Café X Bica
- Dessert Lady Café
- Ezra's Pound
- Gleam & Sip
- Haute Coffee
- Holts Café
- L'Espresso Mercurio
- Starbucks
- Tim Horton's
- Wildhearts Café
- Zaza Espresso Bar

FITNESS, BEAUTY & WELLNESS

Equinox, Barry's Bootcamp and Avant collectively represent three of the most sought-after fitness brands in the neighbourhood. The surrounding streets are lined with an exceptional collection of beauty and wellness destinations, from acclaimed nail studios to luxury cosmetic clinics.

FITNESS, YOGA & PILATES

- Avant
- Barry's Bootcamp
- Catalyst Health
- Equinox
- Jaybird Studio
- KX Yorkville
- Othership Yorkville
- PHNX Fithouse
- Rumble Boxing
- Sore & Fit
- Strong Pilates
- The Vault Fitness
- 889 Community

BEAUTY & SELF CARE

- Atmosphere Nails
- BB Beauty Bar
- Bone & Co
- Deco De Mode Yorkville
- Haartek Salon
- Helia Tavakoli Beauty
- Lac & Beauty
- Lac & Co
- Leonetti & Co Salon
- MANIMUSE Studio
- Nailfinity
- Oreya House
- Polish & Posh
- Rebel + Beauty
- Salon Solis
- SALT Beauty & Co
- Taz Hair Company
- The Beauty Society
- WE Salon
- Your Majesty's Pleasure

ARTS, CULTURE & ATTRACTIONS

Few neighbourhoods anywhere in North America offer this density of cultural institutions within walking distance. The Royal Ontario Museum (ROM) sits at the neighbourhood's southern edge. The BATA Shoe Museum and the Gardiner Museum are both steps away. Koerner Hall, just a 10-minute walk, is one of Canada's premier concert venues.

- BATA Shoe Museum
- Canadian Fine Arts Gallery
- Casa Loma
- Casa Loma Escape Rooms
- Cineplex Varsity & VIP
- Galerie De Bellefeuille
- Koerner Hall
- Manulife Centre
- Mink Mile (shopping)
- Mira Godard Gallery
- Royal Ontario Museum
- Secret City & Casa Loma

- Gardiner Museum
- Hazelton Fine Art Galleries
- Ingram Gallery
- Taglialatella Galleries
- The Concert Hall
- The Yorkville Rock

PARKS & GREEN SPACE

Despite its urban dynamic, Yorkville offers genuine respite. Yorkville Village Park is a beautifully maintained green pocket ideal for morning walks. Philosopher’s Walk, a tranquil ravine pathway, offers a leafy, car-free escape. The Yorkville Rock, a massive billion-year-old stone imported from the Canadian Shield, anchors the neighbourhood’s identity.

- Front Campus
- Jean Sibelius Square
- Miles Nadal JCC
- Native Canadian Centre
- Philosopher’s Walk
- Queen’s Park
- Robert Street Park
- Taddle Creek Park
- The Yorkville Rock

TRANSIT & RAIL

TTC SUBWAY STATIONS

Bay / Line 2 (Bloor-Danforth) / approx. 7 min walk	Rosedale / Line 1 (Yonge-University) / approx. 15 min walk
St George, Lines 1 & 2 (interchange) / approx. 10 min walk	Summerhill / Line 1 / approx. 20 min walk
Bloor-Yonge, Lines 1 & 2 (interchange) / approx. 15 min walk	Queen’s Park / Line 1 / approx. 20 min walk
Museum / Line 1 (Yonge-University) / approx. 12 min walk	

BUS LINES

- 5 Avenue Rd
- 26 Dupont
- 6 Bay

SCHOOLS

PUBLIC SCHOOLS (CATCHMENT)

- Jesse Ketchum J&S Public School | JK–8
- Winchester J&S Public School | JK–8 (French)
- Jarvis Collegiate Institute | 9–12
- Harbord Collegiate | 9–12 (French)

CATHOLIC SCHOOLS (CATCHMENT)

- Our Lady of Lourdes | JK–8
- Holy Rosary | JK–8 (French)
- Our Lady of Perpetual Help | JK–8
- St Vincent De Paul | 5–8 (French)

PRIVATE SCHOOLS NEARBY

- Branksome Hall
- Royal St. George's
- The York School
- CaST School
- The Linden School
- UTS
- Howlett Academy
- The Mabin School
- Waldorf Academy
- Keystone School
- The Rosedale Day School
- Maplewood Academy
- The Shire School

SUITE INCLUSIONS

- Stainless Steel Refrigerator
- All Existing Window Coverings
- Stainless Steel Oven, Gas Cooktop & Hood Fan
- All Existing Light Fixtures & Chandeliers
- Stainless Steel Dishwasher
- One Underground Parking Space
- Freestanding Microwave
- One Storage Locker
- Stacked Clothing Washer & Dryer
- Terrace Tile Decking
- Primary Bedroom Closet Built-ins

SUITE FEATURES & DETAILS

SECURITY, PRIVACY & CONVENIENCE

Full-service 24-hour concierge coverage, typically staffed by two concierges, provides an elevated sense of service, privacy and security. Concierge assistance functions like a bellhop service, helping residents with groceries, deliveries and luggage, while valet parking adds an extra layer of convenience. An Ajax security and alarm system with remote smartphone monitoring and an in-suite water sensitivity system for leak detection are also installed.

PARKING & STORAGE

Parking Spot A24, an exclusive corner space on the convenient P1 level, positioned near the garage exit and entry ramp for exceptional day-to-day access. The corner placement provides added separation from neighbouring vehicles. Storage locker #62 is also included.

OUTLOOK & SETTING

The suite enjoys a uniquely private and tranquil outlook thanks to its quiet cul-de-sac exposure and exceptional surrounding greenery, an increasingly rare offering within Yorkville condominium living. Eye-level foliage outside the windows and balcony creates an unusually residential 'tree-house' feel that softens the urban setting in a way few luxury condominiums can replicate.

RECENT IMPROVEMENTS

- New heat pump (2026)
- New curtains & kitchen track lighting
- New washer & dryer
- Majority of faucets replaced
- Delta showerheads (5 settings, 2026)
- TOTO 19-inch comfort-height toilet (primary)
- New sliding balcony bug screen (2026)

BUILDING AMENITIES

The building offers full-service 24-hour concierge coverage, typically staffed by two concierges at the front desk, creating an elevated sense of service, convenience & security throughout the residence. Concierge assistance functions similarly to a bellhop service, helping residents with groceries, deliveries & luggage, while valet parking adds an additional layer of ease to everyday living. Residents also enjoy access to a full fitness centre with sauna, a beautifully appointed party room complete with kitchenette & outdoor terrace, visitor parking for guests, and a beautifully landscaped courtyard centred around a tranquil water feature. An EV charging station & EV upgrades available.

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