



A project by

BROCCOLINI

condos coming soon to river and queen

The Riv Condos by Broccolini is an iconic residence located on the revitalized Don River in the new downtown east.

388

12,000 ^{sq}

INDOOR AMENITIES

SUITES RANGING FROM STUDIO -3-BEDROOM

34

6,000 ^{sq} #

STOREYS OUTDOOR AMENITIES



convenient amenities

- ► STATE OF THE ART FITNESS ► CO-WORKING/ CENTRE AND YOGA STUDIO
- ► KIDS PLAY ZONE AND HOMEWORK HUB
- ▶ PET AMENITIES

- **BUSINESS CENTRE**
- ▶ TECH LOUNGE/
- PODCAST STUDIO
- TOOL ANNEX
- ▶ SOIRÉE LOUNGE
- ▶ SPEAKEASY
- ► ARTS & CRAFTS STUDIO/ ► PRIVATE DINING
 - ▶ PARCEL STORAGE
 - ▶ MAIL PICKUP
 - GUEST SUITE







Canada takes top place

Canada's impressive transformation is being fueled in part by the high-tech industry, a fast growing sector that is attracting highly skilled immigrants. In fact, the total population is now over 40 million as Canada remains the fastest-growing G7 country.

For the first time in Canadian history, population grew by a record 1 million in 2022, spurred on by international migration.

1,000,000

NEW CANADIAN RESIDENTS 2022

TYPICALLY SETTLE IN THE GTA

40%

STATS CAN



dynamic downtown east

The number of individuals working in techspecific occupations has grown more than 40 percent over the last five years, the highest growth in North America.

a hotbed of tech industry growth

40%

TECH INDUSTRY JOB **GROWTH IN LAST 5 YEARS**



east harbour **expectations**

One of the largest office complexes in Canada, East Harbour will be a showcase of innovation and sustainability.

East Harbour is massive. To accommodate all 50,000 jobs, 75 buildings the size and density of The Riv would have to be built.

where Toronto will come to play and work

12 MILLION

SQ.FT. OF COMMERCIAL & RETAIL SPACE

50,000

PROJECTED PERMANENT JOBS

60

TOTAL ACRES

3X

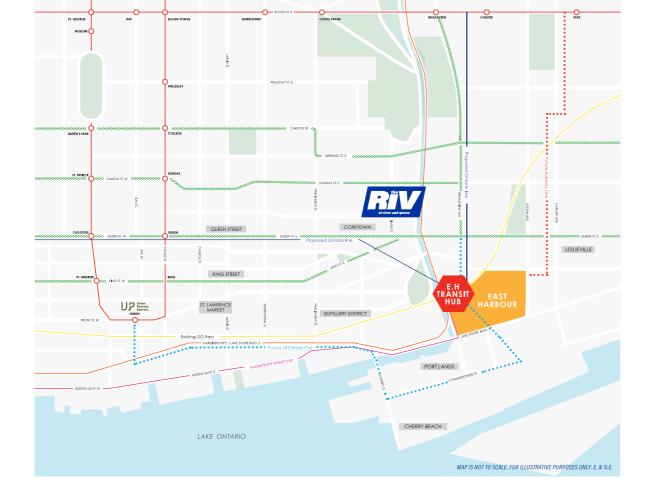
MORE COMMERCIAL SPACE THAN ONE WORLD TRADE CENTRE

7X

MORE SQUARE FOOTAGE THAN TORONTO EATON CENTRE

SOURCE: ENGAGEEASTHARBOUR.CA







port lands reimagined

Reclaimed from the lake in the 1880s for industrial development, the Port Lands is a large area that extends southeast of Toronto's downtown core into Lake Ontario. Redevelopment is focusing on creating housing and work places, set in parkland. When this work is complete, the new, naturalized river valley directly to the East of The Riv will offer flood protection and green space for recreation.



Green and sustainable

\$1.25 BILLION

OF DEVELOPMENT

715

ACRES OF LAND ALONG THE WATERFRONT

741 ACRES

WATERFRONT LAND PROTECTED FROM FLOODING

SOURCE: PORTLANDSTO.CA

880

TOTAL ACRES

61 ACRES

PUBLICLY ACCESSIBLE GREEN SPACE AND PARKLAND

X

transit takeover

Within walking distance of The RIV, a multitude of transit options make getting around effortless. The planned new East Harbour Transit Hub will provide access to the GO Transit, SmartTrack, Broadview LRT, Queen's Quay LRT and the new Ontario line subway line.

easy travel

24-HOUR

QUEEN STREETCAR SERVICE

10 MINUTES

STREETCAR TO YONGE ST.

7 MINUTES

WALK TO UPCOMING SUMACH SUBWAY STATION

SOURCE: ENGAGEEASTHARBOUR.CA



walk, bike, hike

The Riv is within walking distance of hundreds of acres of city parks, including Riverside Park and the Don Valley Trails.

go car-free

- ▶ RIVERDALE
- **▶** DISTILLERY DISTRICT
- **▶** LESLIEVILLE
- ▶ ST. LAWRENCE MARKET
- **▶** CHERRY BEACH
- **▶** KING STREET
- ▶ QUEEN STREET
- **▶** CANARY DISTRICT



soaring rents

Located in the heart of one of the fastest growing rental markets in the country, The RIV has the potential to be an incredible investment opportunity. The May 2023 rent report by Rentals.ca and Urbanation found that rental prices reached an average of \$2,822 in Toronto last month — a 41 percent hike since April 2021.

Rental increases enhance investment potential

41%

RENTAL INCREASE OVER 2 YEARS

<2%

TORONTO VACANCY RATE FOR 5 STRAIGHT QUARTERS

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A project by BROCCOLINI

Broccolini is a family-owned company that, since its beginnings in 1949, has relied on four primary values: honesty, integrity, perseverance, and an entrepreneurial spirit.

As a single-source provider of construction, development, property management, and real estate services in Toronto and Montreal, Broccolini takes pride in developing lasting, collaborative relationships and producing work of exemplary value. Throughout over 70 years of business, each member of our team continues to be committed to upholding the broccolini philosophy; to build great buildings and great relationships.

- 3 Generations with 70 years' experience.
- Leading single-source provider of construction, development and real-estate services.
- Over 20 million sq. ft. built.
- Canada's 9th largest builder.



broccolini.com

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