

the
RIV
at river and queen

**rise
up
and
join the
new
downtown
east**

A project by
BROCCOLINI
Broccoli



**the
time
for
change
is now**

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the Port Lands redevelopment

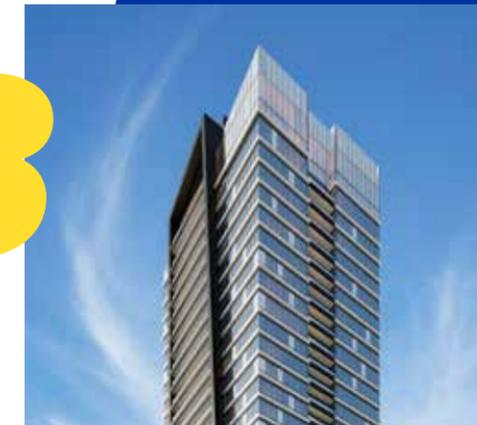
Part park, part playground and part flood protection land formation, the Port Lands project will create the perfect place to play, be active, be social, enjoy nature and connect us all across the city.



38

rise up to new heights

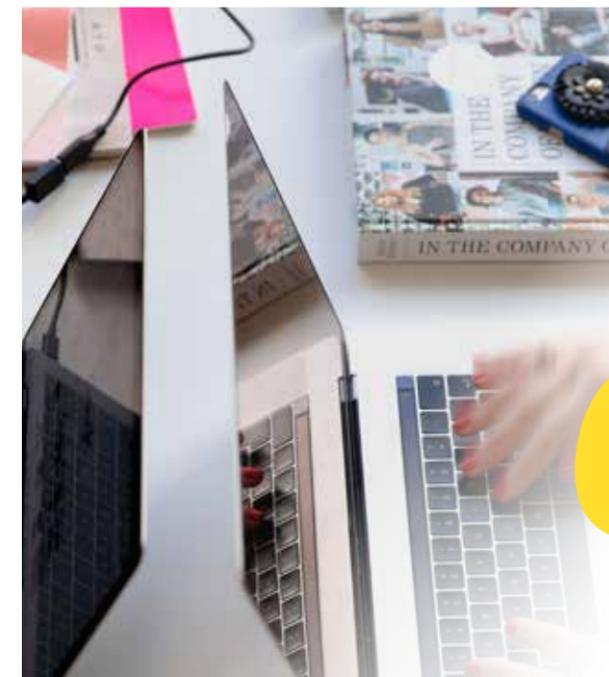
Inspired by the lower landscape of Toronto and Lake Ontario, the architecture of The Riv strikes a dramatic pose.



13

walk, cycle or take transit

With so many incredible transportation options available right outside your door, at The Riv, you'll rarely need a car.



the team

Our commitment to producing buildings of exemplary quality and value for all is at the core of everything we do.

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the
RIV
at river and queen

**rise
up
and
embrace
your future**



The Riv by Broccolini places you in the midst of the future transformation of Toronto

a new community at the forefront of smart urban living

The Riv offers an incredible opportunity to live in a state-of-the-art condominium in a neighbourhood that's on the rise.

Here, above the revitalized river lands and upcoming East Harbour transit hub, you're connected to Toronto's exciting waterfront and every modern city amenity you could ever wish for. At The Riv, the future has already begun.





Port Lands Redevelopment

- 880 acres
- 25 hectares
- New parks, river and island
- \$1.25 billion project supported by all 3 levels of government

East Harbour

- 60-acre mixed use development
- 12+ million sq. ft.
- Brand-new office, retail, residential and institutional space
- Estimated 50,000 new workers
- The best served transit station in the GTA outside of Union Station connecting the TTC and GO Transit

Harbourfront

Distillery District

- 13-acre district with residential, commercial and retail

Ontario Line Subway

- 13 min walk to The Riv
- 16 kms, 15-stop subway line running from Exhibition Place through heart of downtown up to Ontario Science Centre

Corktown Common Park

- 18-acre park

Corktown

Canary District

- 35-acre master planned neighbourhood of residential, commercial and retail

the RIV

- 34 storeys
- 388 suites
- Over 17,000+ sq. ft. of indoor and outdoor amenity space
- Walk score: 95
- Bike score: 96
- Transit score: 96

Cabbagetown

Riverdale Park

- 162 acres

Leslieville





**set just a few steps
from the Don River,
and with easy access
to the entire GTA**

lifestyle of wellness

Distinctive and superbly designed, 34 storeys tall, with 388 units, this new condominium residence fosters a lifestyle of wellness.

With over 12,000 sq. ft. of indoor amenities and over 6,000 sq. ft. of outdoor amenities, The Riv offers an expansive list of ways to indulge in rejuvenating downtime and lively socializing.

34

storeys

388

units

over
12,000 sq. ft.

indoor amenities

over
6,000 sq. ft.

outdoor amenities

car-free living

walk, cycle or take transit

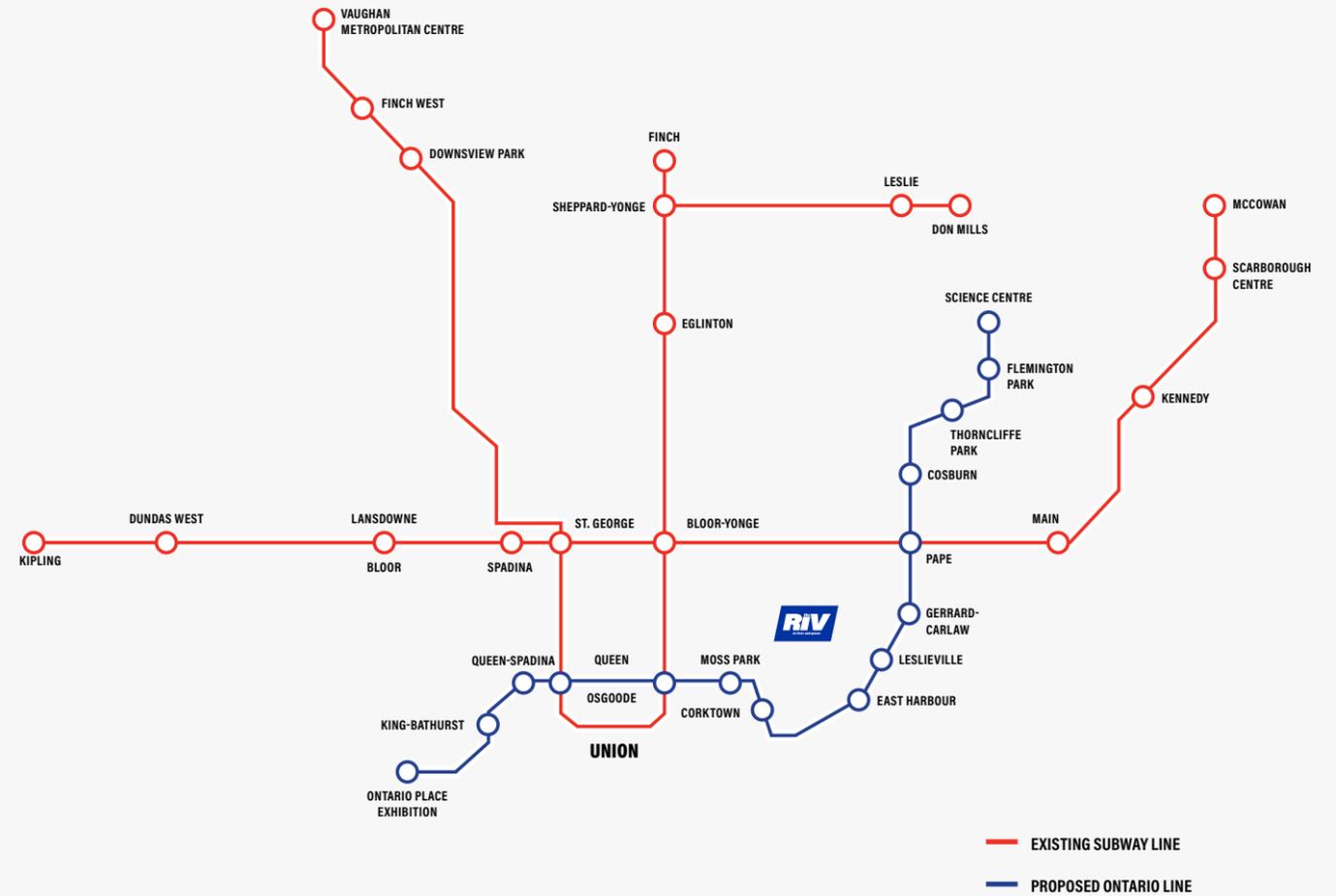
With so many incredible transportation options available right outside your door, at The Riv, you'll rarely need a car. Scored as a biker's paradise connected to the city's cycle path network with dedicated bike lanes, get out and explore your neighbourhood and easily commute downtown. Walkers can get just about anywhere and accomplish most errands on foot. Plus, you're just a 2-minute walk to the 505 Dundas streetcar and under 5 minutes to connect along the Queen and King streetcar lines.

walk score | **95 / 100**

cycle score | **96 / 100**

transit score | **96 / 100**

future-forward connections



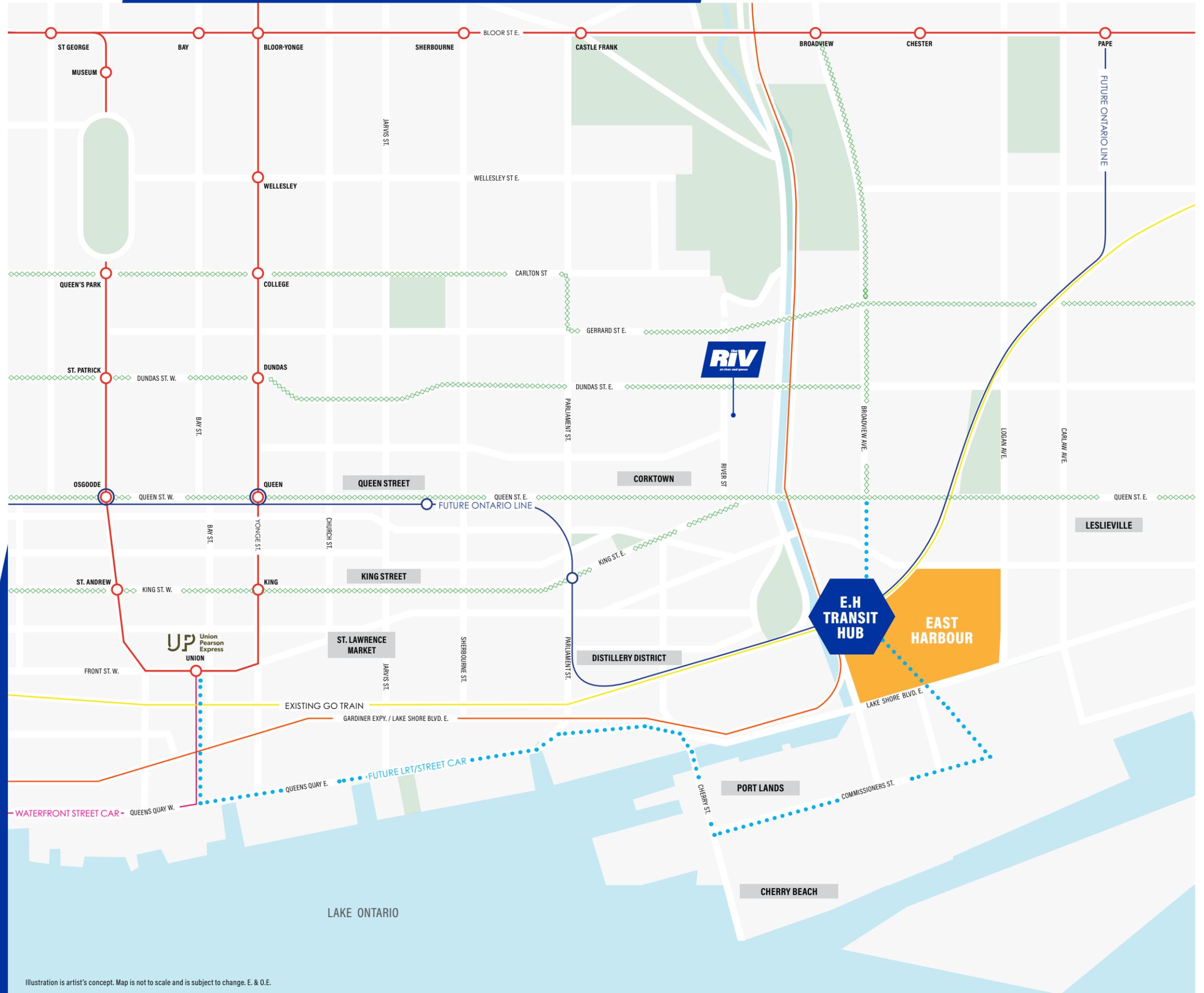
Ontario Line subway

Residents at The Riv will be able to enjoy further connection throughout the city with the development of the upcoming Ontario Line subway. The new line is a 16-kilometre rapid transit line that will connect the Ontario Science Centre to Exhibition and Ontario Place. Over half of the route is planned to run underground through new tunnels, with the remainder running along elevated and at-grade rail corridor sections. Fifteen stations are proposed, with numerous connections to the broader transit network, including GO Transit rail services, the TTC subway lines 1 and 2, the future line 5 (Eglinton Crosstown LRT), numerous bus and streetcar routes and the upcoming East Harbour transit hub.



East Harbour transit hub

Living just walking distance from the upcoming East Harbour transit hub will make commuting around town a breeze. Poised to redefine the downtown core, this major transit hub is expected to become Toronto's second busiest after Union Station. The future hub will provide service to the Lakeshore East and Stouffville GO Train lines, the Queen and Broadview streetcars, future Queens Quay LRT and the future Ontario Line subway.



- EXISTING SUBWAY LINE
- - - EXISTING LRT/STREETCAR
- · · FUTURE LRT/STREETCAR
- EXISTING GO TRAIN
- MAJOR TRANSIT HUB/STATION
- ◆ FUTURE EAST HARBOUR TRANSIT HUB
- WATERFRONT STREETCAR
- FUTURE ONTARIO LINE

Illustration is artist's concept. Map is not to scale and is subject to change. E. & O.E.

a neighbourhood transformed

Life on a river sounds perfectly poetic – it is all that and more. It is a place full of potential and possibilities. The Don River has always connected people to the waterfront. In the early days, it was filled with salmon and lined with tall trees – a place of recreation and respite. Industrialization wasn't kind to the river over the last 100 years, but the Lower Don is coming back and The Riv is part of the story.

Today a city evolves as a global example of smart planning. A lifestyle destination revitalized from the banks of the river to the shores of the lake. A thrilling transformation of a new Downtown East emerging.



an innovative and inspirational destination

East Harbour development

Experience a city within a city, a brand-new neighbourhood, a bustling economic epicentre, a wonderland of natural greenspace and a world-class transit hub. Located on a 60-acre site directly east of Toronto's downtown core, on the site of the former Unilever soap factory where the Don River meets Lake Shore Boulevard – East Harbour is the largest commercial project currently planned in Canada.

Born from one-time industrial lands and poised to become a future pedestrian hotspot. Once completed, East Harbour will offer a diverse mix of office, restaurants and retail, cultural and entertainment spaces with parks, and walking trails threaded within a highly walkable, bikeable environment.

As one of the largest office complexes in Canada with a projected 50,000 new jobs - East Harbour will be a showcase of innovation and sustainability, serving the needs of a knowledge-based workforce. As well as offering a massive amount of commercial space for thriving and up-and-coming companies, East Harbour will include space for an affordable employment incubator for the city of Toronto. It will also provide an estimated 30,000 sq. ft. of space for non-profit community use.

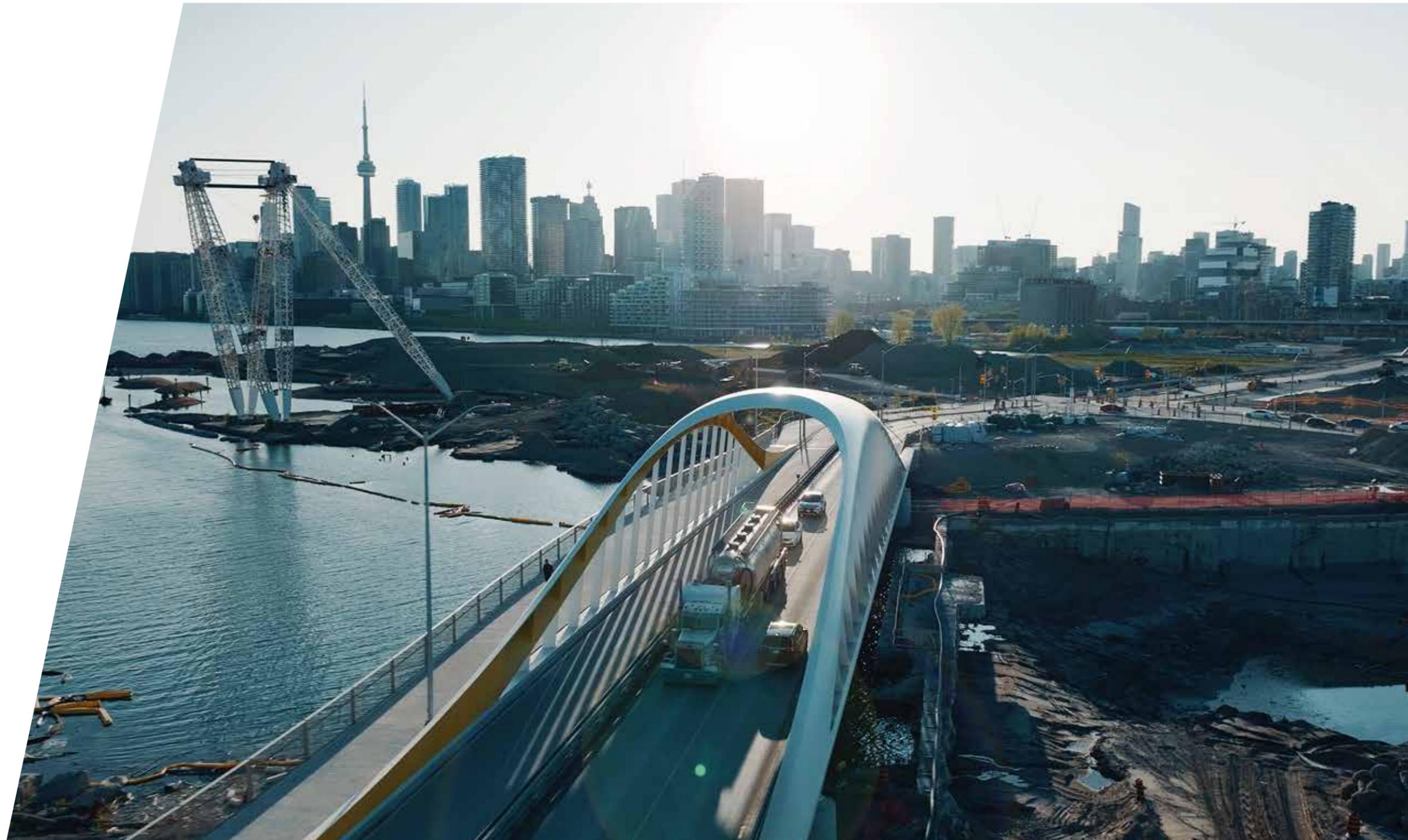
a downtown oasis in the works



the Port Lands redevelopment

Part park, part playground and part flood protection land formation, the Port Lands project will create the perfect place to play, be active, be social, enjoy nature and connect us all across the city.

The \$1.25-billion project will create a new river valley and an infrastructure to flood-proof, protect, and clean up over 988 acres of underdeveloped industrial waterfront land. The transformation will see it evolve into 62 acres of publicly accessible greenspace, parkland, a kilometre-long valley-banked waterway and even an island right downtown. Villiers Island will provide homes, community amenities, and places to work for thousands of people, while hikers, cyclists, canoeists, and kayakers will enjoy the connecting pathways.



the way of the waterfront

There's something about the Toronto waterfront that's irresistible – maybe it's the combination of sunlight, fresh air, open space and views of sailboats skimming the water. Whatever it is, you're bound to feel the lure of the water as well. Here are a few insider tips on how to have a brilliant day on the waterfront.



sand, sundials & a little sugar

Start at Sherbourne Common and walk to the Water's Edge Promenade, where waterside benches make it easy to sit and admire the views out over the harbour. Continue to Sugar Beach, unmissable with its pink umbrellas. Bask in the sunlight and sink your toes into the warm sugary-white sand. Across the wharf, you might be able to see a crane at Redpath Sugar unloading giant scoops of sugar from the hold of a quayside ship.

If it's lunchtime, pop across the street to Loblaws for takeout food, and picnic at the beach. Then, meander along Queens Quay. You can either catch a ferry at the Jack Layton Ferry Terminal and head over to the Toronto Islands, or continue farther along the water's edge until you arrive at Harbour Square Park West and the Sundial Folly for some Instagram-worthy photos.

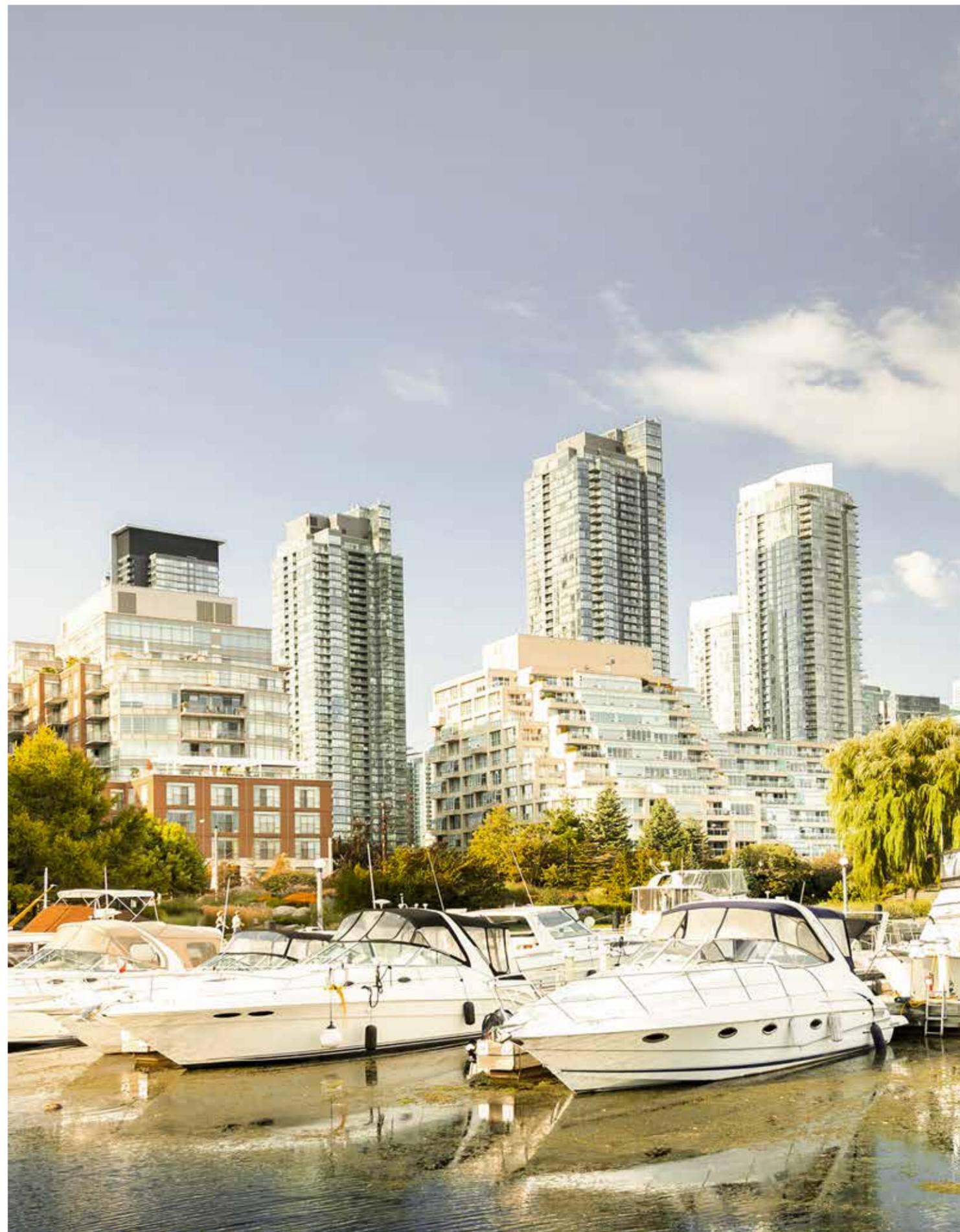


brews, boats & entertaining beats

A bit farther, at Queens Quay Terminal, there's a choice of three pubs to check out, most with outdoor patios. Or if you're feeling ambitious, you can walk over to Harbourfront Canoe and Kayak Centre and rent a boat for the afternoon! It's conveniently located only a few steps from the Amsterdam Brewhouse. After sampling what's on tap, you can visit Stonehenge - Toronto has a small version tucked in just west of the Toronto Police Marine headquarters.



Head back east to the Power Plant for a dose of avant-garde art, and then kick off your evening entertainment on weekends at the Harbourfront Centre concert stage. High quality acts, such as Broken Social Scene, July Black, and Whitehorse, bring unbeatable live music. And you're surrounded by more options for food, drink and artisan products at the Harbourfront Market. For a slightly different vibe, catch a dance performance at the Fleck Dance Theatre back at Queens Quay Terminal. Then enjoy the best surf & turf menu at Toronto's classic Harbour 60.





expand your horizons

Leslie Slip Lookout Park

Delivering even more adventure to your neighbourhood, the upcoming Leslie Slip Lookout Park is an amazing new destination that's within a bike ride of The Riv.

Connect to the Martin Goodman bike trail and cycle to the new park, located in the Port Lands at the East End of a wide ship channel, right at the entrance to Tommy Thompson Park, aka the Leslie Spit.

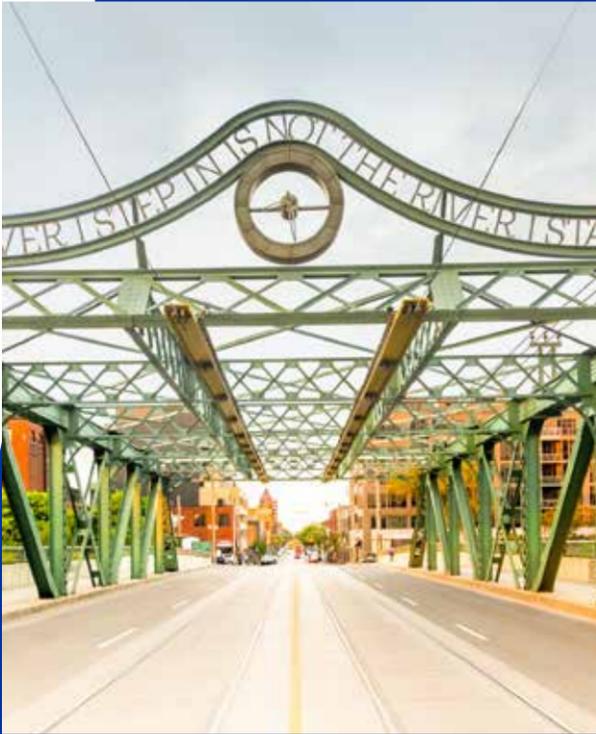
The improved 1.9-acre park will include a sandy beach and dunes, with views of the entire length of the channel. Take the steps up to the viewing platform and enjoy spectacular views of the Toronto skyline.

Set to transform old industrial land, the park will offer year-round activities such as concerts, art shows and pop-up events as well as a unique lookout experience with a west-facing view of the downtown core, and a stunning 360-degree view of the Port Lands.



legendary Queen Street

Hail the Queen! Queen Street's fame as one of the world's coolest neighbourhoods is now taking the crown east! Cross the DVP and discover the expanding hot spots of Leslieville and Riverside that are sure to rival the west.



partners in play & discovery

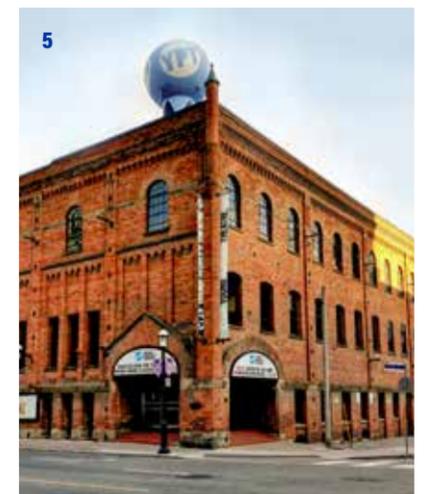
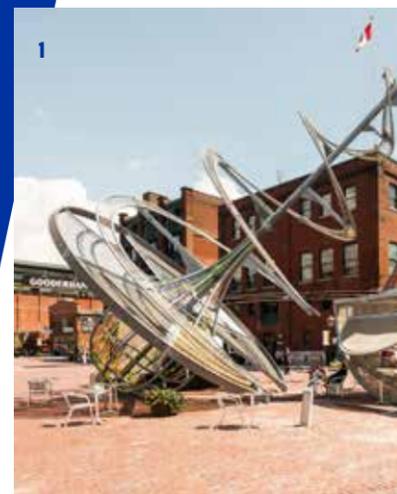
In Corktown, the old and the new collide in a startling diorama of art and architecture. As one of the oldest neighbourhoods in Toronto, Corktown has stunning examples of Victorian rowhouses, while just blocks away you can admire the decorative post-modern model of the George Brown Residence's building. Corktown invites a friendly and eclectic vibe to discover. From lush parks, like the 18-acre Corktown Common, to local cafes and delicious foodie faves plus art galleries and the new collaborative Staples Space - there's something for everyone.

The Canary District is a great example of restored vibrancy in an urban core. The one-time home to the 2015 Pan/Parapan Am Games athletes' village, this 35-acre master-planned centre is bringing new energy to Toronto's Downtown East. A lush and lively place focused around active living, the Canary District allows you to explore over 18km of hiking trails along the Don Valley scenic path or take it indoors at the Cooper Koo Family YMCA. There are great community-centered gathering spots and public art, alongside cool cafes, restaurants and eclectic shops.



Distillery District top 10 must do's

Like a parallel universe, with its cobblestone streets and antique stone and brick buildings, the Distillery District perfectly merges art and commerce. Try these suggestions for a day out in this unique city within a city.



1. sculpture selfies

Get your selfie on with the Distillery District's fantastic street sculptures. There's a big red heart, a giant one-armed iron monster, a peace symbol and more – they'll turn your poses into posting quality.

2. endorphin action

Some people have said chocolate is better than... well, you know... **SOMA chocolatemaker** is aptly named for a legendary but mysterious elixir that makes people feel happy.

3. time travel

During the holiday season, stop by the **Winter Village** after dark. With all the softly glowing lighting amid the Victorian streetscapes, you'll feel like you've time travelled back to another age when city streets were not brightly lit.

4. personality update

Update your personality simply by stepping into new shoes from **John Fluevog**, paired with an ensemble from any of the Distillery District's one-of-a-kind clothing and accessory boutiques. If you like standing out from the crowd, this is the place for you.

5. it's showtime

After a busy day wandering around the Distillery District, you can relax in a comfortable seat at **Soulpepper Theatre** and take in some of the best live plays in Canada.



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6. pub crawl

Get the party started! Whether craft beer's your thing or you prefer hand-crafted spirits, the Distillery District is still true to its origins. Drop by the brewpubs and artisan distilleries and order a flight.

7. art for art's sake

From handmade ceramics to Indigenous artwork and contemporary art, the galleries of the Distillery District will wow you with their eclectic range of creative expression.

8. pretty lights

Here's a reason to brave the outdoors in the depths of winter: from January to March, the Distillery District hosts the **Toronto Light Festival**, with light artists turning the darkness into a warm, magical oasis.

9. get festive

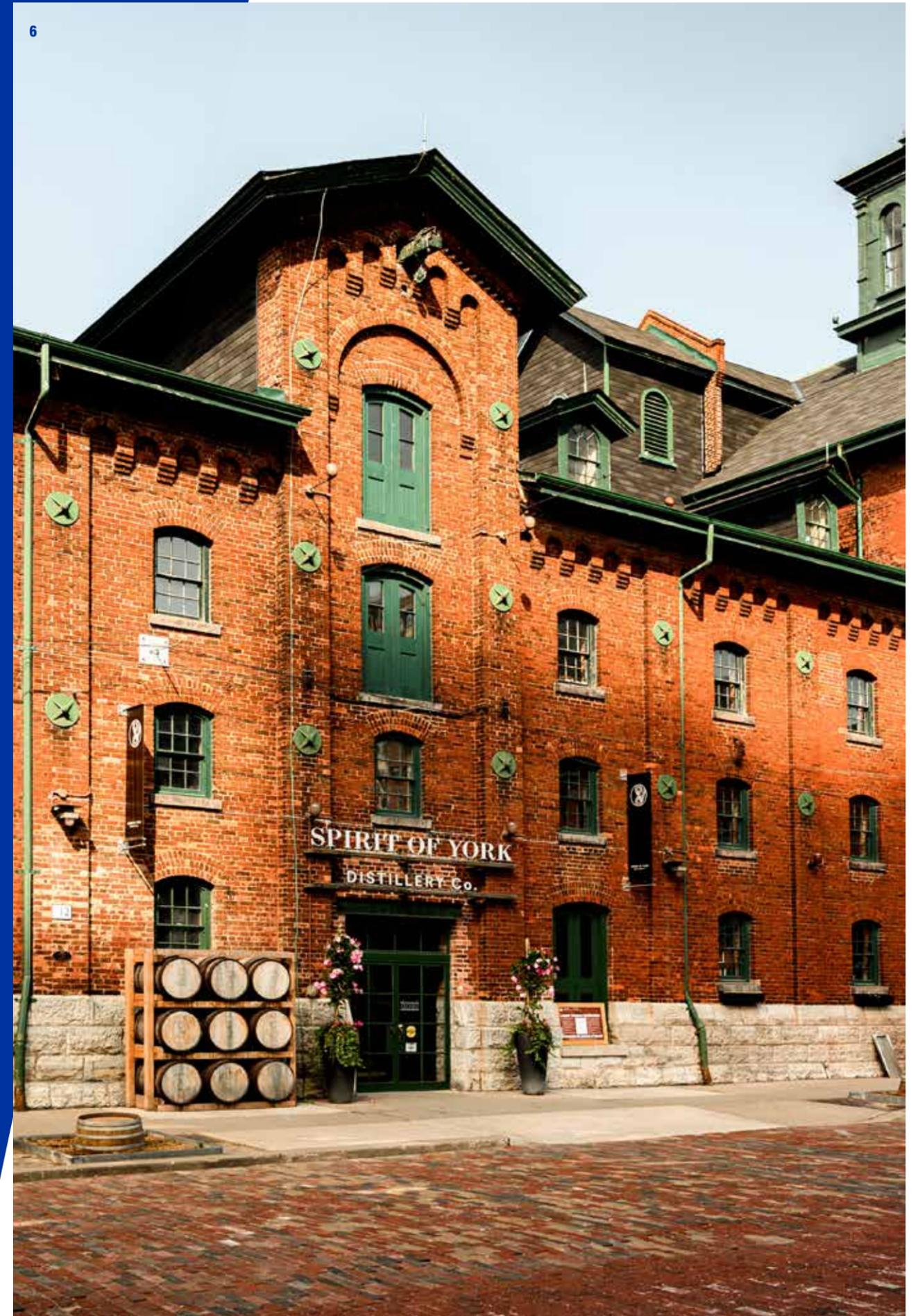
In summer there's a Sunday Market, and at any time a **jazz festival**, **art show**, or a **busker festival** could pop up to entertain you. There's always something fun going on in the open air at the Distillery District.

10. an eden of eating

Pick a different restaurant to try out every week. There's enough variety to keep any foodie's palate satisfied. Treat your taste buds to French, Mexican, Japanese and Canadian cuisine at high-quality venues.



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6

neighbourhood directory

fitness, sports & spas

1. Pam McConnell Aquatic Centre
2. Cooper Koo Family YMCA
3. Body Blitz Spa East
4. Lift Corktown CrossFit

restaurants, cafes & bars

5. Roselle Desserts
6. Tandem Coffee
7. Mengrai Thai
8. The George Street Diner
9. Cacao 70 Eatery
10. Boku Restaurant
11. Balzac's
12. Wildly Delicious Fine Foods
13. Cluny Bistro & Boulangerie
14. Mill St. Brewpub
15. Gusto 501
16. Impact Kitchen
17. The Aviary
18. Souk Tabule
19. The Aviary
20. Fuel+
21. Figs Breakfast Lunch
22. Rooster Coffee House
23. Sumach Espresso
24. Brickworks Ciderhouse
25. White Lily Diner
26. Aura Cocktail Lounge
27. COPS Donuts
28. 'Le Beau' Croissanterie
29. Lady Marmalade
30. House on Parliament - Gastropub

parks & playgrounds

31. Sackville Playground
32. Orphan's Green Dog Park
33. Corktown Common
34. Underpass Park
35. Sugar Beach
36. Don Valley Park
37. Cherry Beach
38. Riverdale Farm
39. Riverdale Park West
40. Riverdale Park East
41. West Riverdale Dog Park
42. Hubbard Park
43. Joel Weeks Park
44. Regent Park Running Track
45. David Crombie Park
46. Regent Park
47. Regent Dog Park
48. St. James Park
49. Moss Park

shopping

50. St. Lawrence Market
51. Distillery District
52. SOMA chocolatemaker
53. Underpass Park Farmers' Market
54. Shoppers Drug Mart
55. John Fluevog Shoes
56. Blackbird Vintage Finds
57. Hatley Boutique
58. Rocco's No Frills
59. Italinteriors
60. DOM Interiors
61. FreshCo
62. Rabba Fine Foods

entertainment

63. Young People's Theatre
64. Soulpepper Theatre
65. Canadian Stage (Berkeley)
66. Alumnae Theatre Company
67. LOB Toronto
68. Broadview Hotel
69. The Opera House
70. Daniel's Spectrum - Community Cultural Hub
71. Museum of Illusions
72. Moss Park Arena

education

73. George Brown College
74. Inglenook Community School

future development

75. East Harbour Transit Hub
76. Port Lands Redevelopment



There's no need to go far from The Riv to find every amusement and entertainment you could possibly wish for.



rise up to new heights

Inspired by the lower landscape of Toronto and Lake Ontario, the architecture of The Riv strikes a dramatic pose, with a tapered black anchoring form reminiscent of a ship's mast. This defining element intersects with the body of the five-storey podium - and with the tower as it rises to take its place in the skyline.

Enhancing the urban environment along the river, The Riv is designed by Arcadis to anchor the reanimation of the neighbourhood's streetscape. This new landmark, with its exploration of sculpted architecture, creates an enhanced public realm, with new retail for the community, generous tree-lined sidewalks, and remarkable architectural design.

design dynamics

The interior design of The Riv, created by Patton Design Studio and inspired by the natural wetlands of the Don River and the man-made thoroughfare of the Don Valley Parkway - emits an exhilarating, dynamic tension. Colours, textures and materials play off these extremes, coming together in a validation of the creative impulse for beauty and harmony.

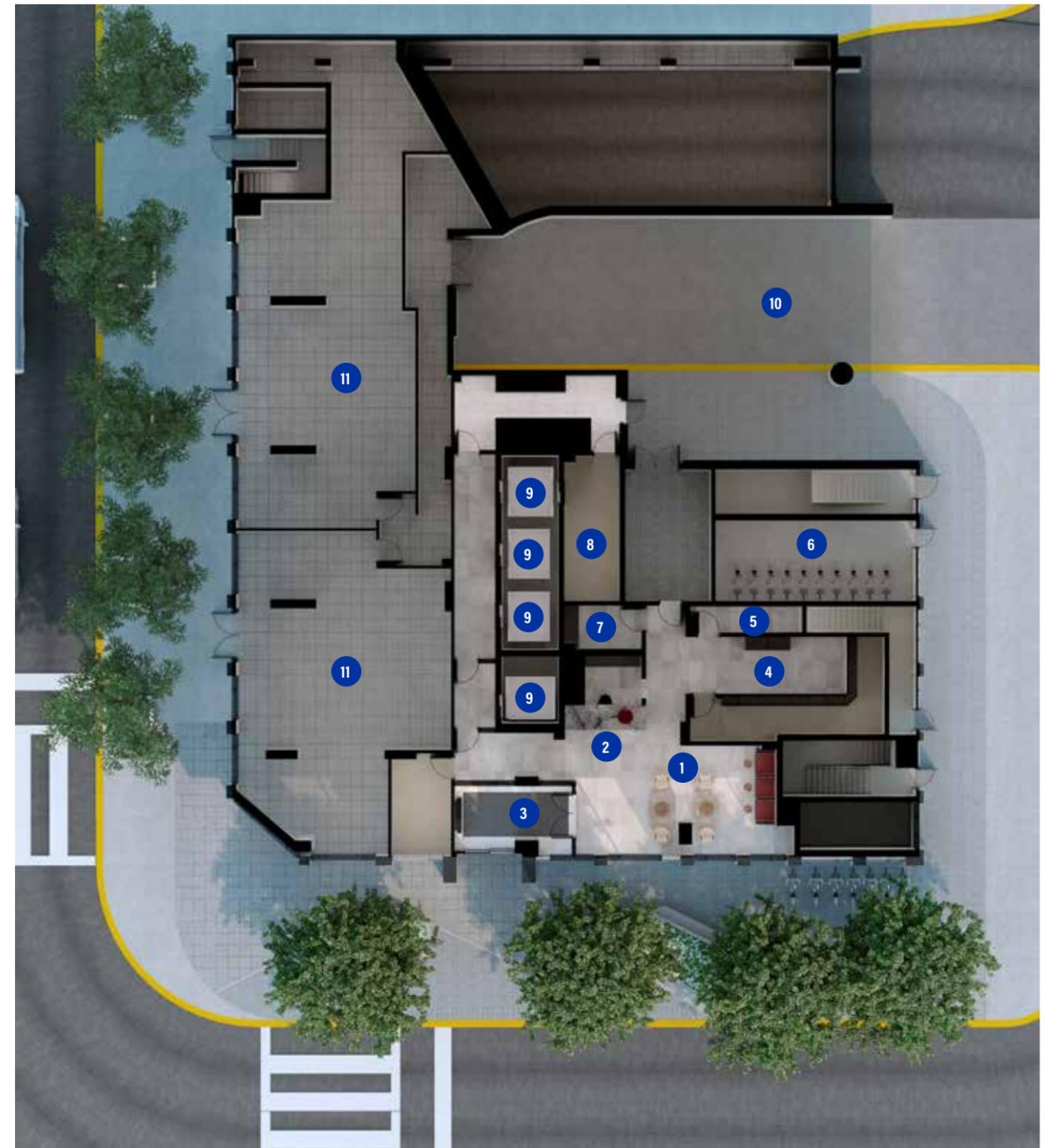
At The Riv, new and innovative ideas are balanced with a nod to classic elegance, crafting a true sense of permanence. Every space, from the lobby to the amenities to the suites, invites interaction among residents, their friends, and their families.



amenities activated

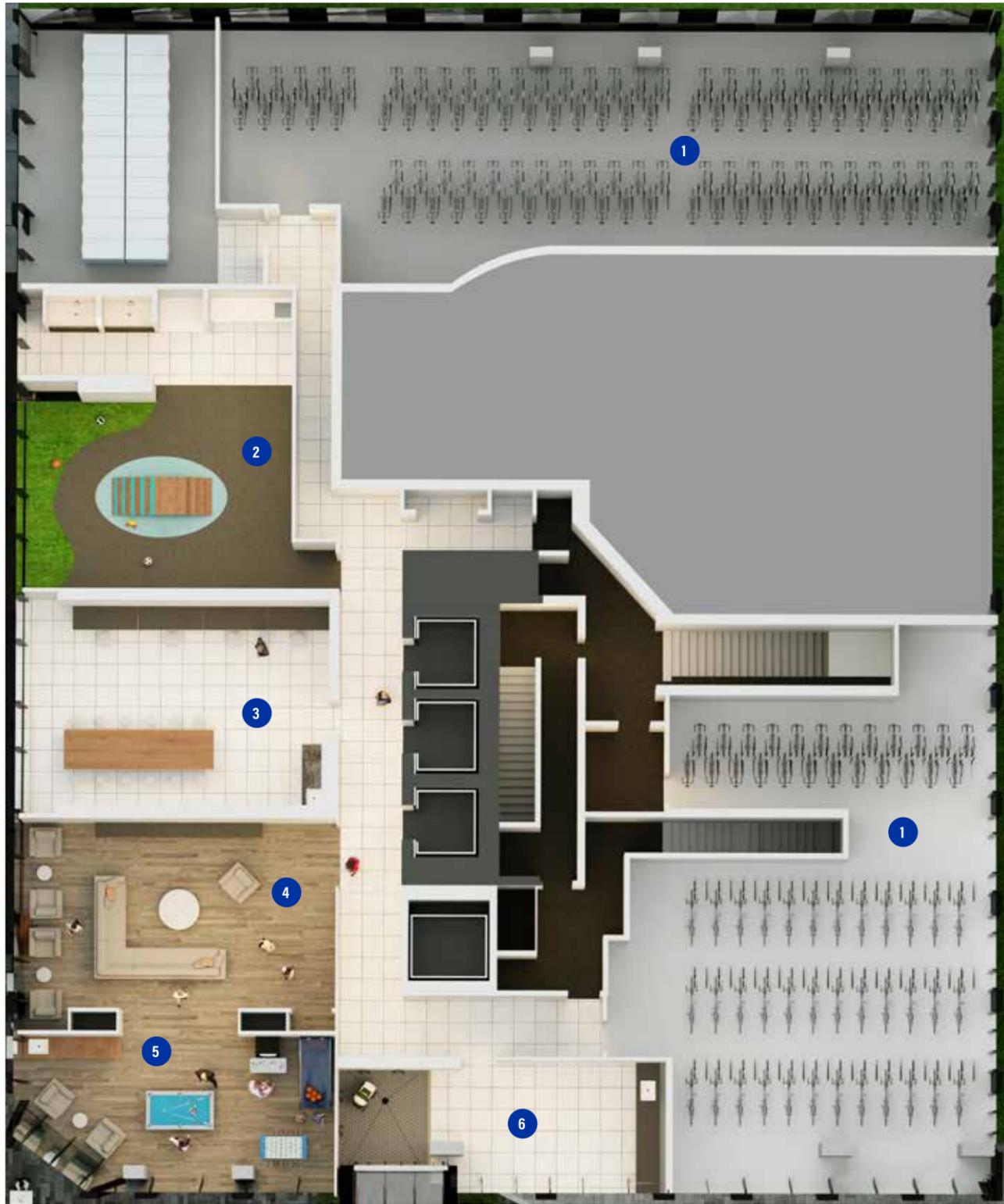
Located on the ground, 2nd, 3rd and 6th floors, the extensive amenities at The Riv support your lifestyle, providing space for entertaining, dining, working, playing and celebrating outside your suite. You're well set up for an active life, with over 12,000 sq. ft. of indoor amenities and over 6,000 sq. ft. of outdoor amenities.

The Riv's ground floor amenities acknowledge and serve your needs as you come and go, with a parcel storage room and more. So, no matter where you're going, the transition from home to on-the-move is convenient and easy.



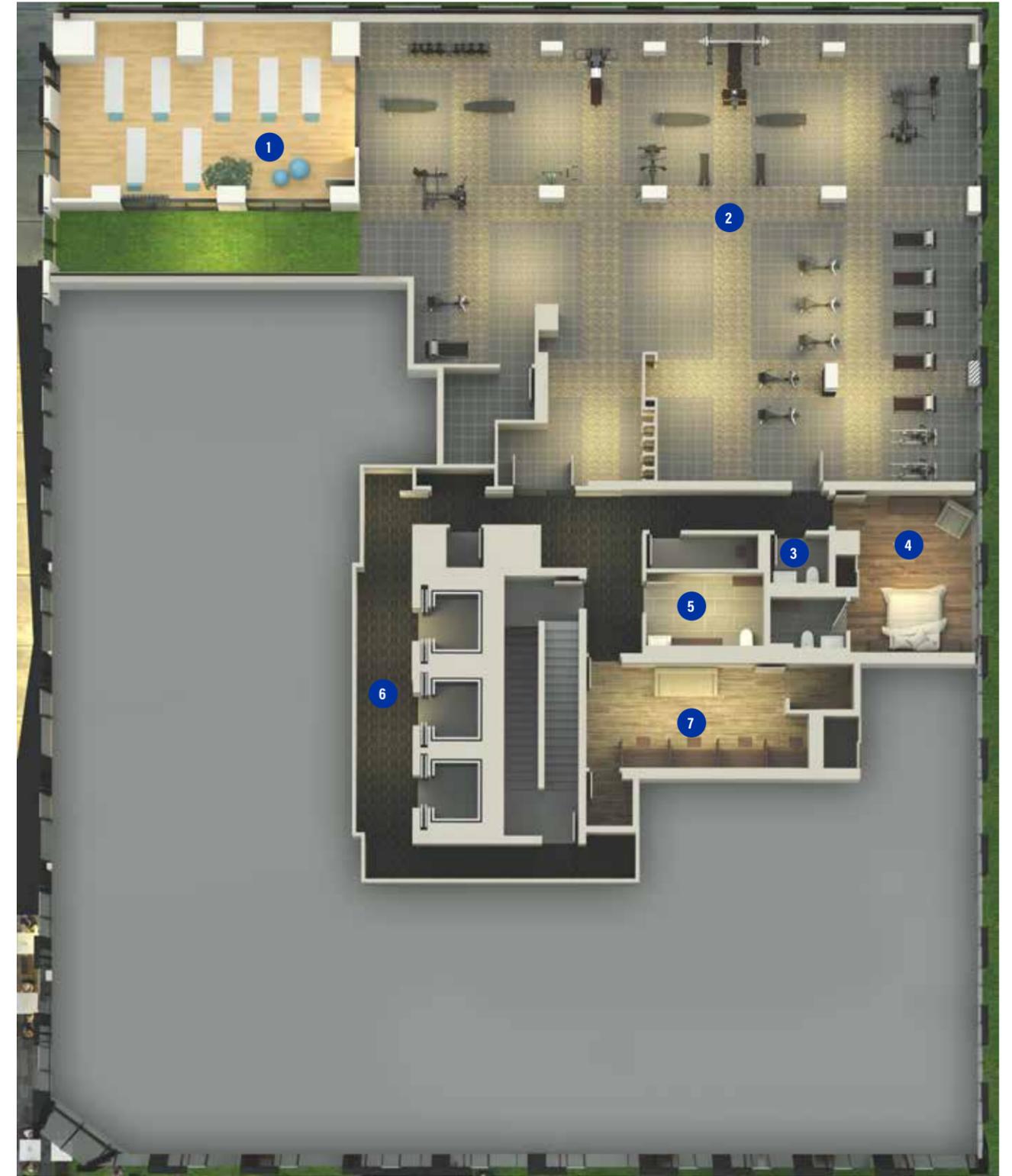
ground floor

- | | |
|-----------------------|------------------|
| 1. LOBBY | 7. LARGE STORAGE |
| 2. 24-HOUR CONCIERGE | 8. MOVING ROOM |
| 3. VESTIBULE | 9. ELEVATORS |
| 4. MAIL & PARCEL ROOM | 10. LOADING AREA |
| 5. STROLLER STORAGE | 11. RETAIL SPACE |
| 6. BIKE STORAGE | |



second floor

- 1. BIKE STORAGE
- 2. DOG SPA
- 3. ARTS & CRAFTS STUDIO AND TOOL ANNEX
- 4. PARTY ROOM
- 5. GAMES ROOM
- 6. BIKE REPAIR ROOM



third floor

- 1. YOGA & MEDITATION ROOM
- 2. FITNESS CENTRE
- 3. BATHROOM
- 4. GUEST SUITE
- 5. UNIVERSAL WASHROOM
- 6. ELEVATOR LOBBY
- 7. PODCAST STUDIO



sixth floor

- 1. OUTDOOR LOUNGE AREA
- 2. CHILDREN'S PLAY AREA
- 3. SOIREE LOUNGE
- 4. KIDS PLAY ZONE
- 5. HOMEWORK HUB
- 6. STUDY ROOM
- 7. DOG RUN
- 8. SPEAKEASY LOUNGE
- 9. CONFERENCE ROOM
- 10. CO-WORKING SPACE
- 11. PRIVATE DINING ROOM
- 12. OUTDOOR TERRACE
- 13. COMMUNITY GARDEN

Southwest view from 34th floor





elegant entryway

Entering the lobby, you're immersed in an ambience of serenity, engendered by modern design that incorporates natural materials.



your personal best

Spacious and full of natural light, the Fitness Centre makes it easy to stay fit, with a selection of weightlifting and cardio equipment, including turf area.



playtime made easy

Bring your little ones to the Kids Play Zone for enriched playtime. Set up with amazing toys, arts and crafts, it will quickly become their favourite place.



where to WFH

Working from home just got more stylish. In the inspiring Co-Working Space, you'll find private workspaces, meeting rooms and comfortable seating.



sophisticated gathering space

Geared to relaxation and entertaining, the plush Soirée Lounge, with its great views and cozy fireplace, is perfect for hosting fabulous social events.



happy hour

The Speakeasy Lounge offers a luxuriously appointed space with designer details to enjoy your favourite drink in style.



peaceful oasis

Stretch, strengthen and find inner peace in the tranquil Yoga & Meditation Room, where subdued lighting and natural wood floors create an atmosphere of rejuvenation.



wide open views

Floor-to-ceiling windows let in natural light and offer views of the neighbourhood – visible from anywhere in the open space of the modern kitchen and living area.



a quiet masterpiece

Your suite bathroom is a showcase of the most up-to-date modern design, with smooth surfaces and precise geometrical lines creating a spectacular look.

features and finishes



general suite features

1. Ceiling height is approximately 9' in the tower and may vary from 7'-11" - 8'-10" on the podium level. Ceilings are finished with a smooth finish *†^;
2. Laminate flooring throughout in foyer, living/dining areas, kitchen, bedroom(s) and den*†;
3. Contemporary baseboards throughout approximately 4" with coordinating 2-1/2" door casings*;
4. Custom-designed solid core suite entry door with security view hole*
5. Interior swing door(s) and/or sliding door(s) (hollow core and/or glass) throughout*;
6. Chrome finish hardware on swing door(s)*;
7. Wire shelves and/or rod in all closets*;
8. Off-white paint throughout.*
9. Balconies, terraces, and patios with sliding doors and/or swing doors; Juliette balconies or operable windows for suites without outdoor space*;
10. High efficiency window wall system with double glazed low-e coating*

kitchens

1. Contemporary kitchen cabinetry custom-designed by Patton Design Studio *†‡;
2. Quartz countertops*†;
3. Contemporary tile backsplash*†;
4. Single-basin undermount stainless steel sink, with single-lever pull-out spray faucet*;
5. Kitchen appliances consisting of a 24" stainless steel refrigerator, 24" electric cooktop, 24" stainless steel integrated oven, 24" panel-ready dishwasher, and stainless steel 24" OTR microwave/microvent* in suites 2B+D and under*
6. Kitchen appliances consisting of a 30" stainless steel refrigerator, 30" electric cooktop, 30" stainless steel integrated oven, 24" panel-ready dishwasher, and stainless steel 30" OTR microwave/microvent* in suites 3B and higher

laundry

1. High-efficiency 24" stacked white front-load washer/dryer vented directly to the exterior*.
2. White floor tiles

security & technology

1. H/B: Home by Broccolini; a smart building and smart suite package that includes:
 - (a) App controls smart building features
 - (b) Exclusive mobile app that allows for advanced messaging, amenity booking, package and parking requests, and more
 - (c) Access control from lobby vestibule with live camera and snap-shot technology to view missed visitor calls
 - (d) Suite security via integrated door contact, integrated with the wall pad
 - (e) Digital suite entry door lock
 - (f) Connect to key community cameras
 - (g) Leak detection integration
 - (h) Panic stations throughout the community and parking levels
 - (i) HVAC integration with app, eliminates the need for a thermostat, and allows temperature control remotely on a smartphone
 - (j) Integrated parcel delivery system
 - (k) Upgrades available: blind control, additional in-suite security, and more
2. 24-hour concierge

other

1. One (1) car-share and/or bike-share membership per unit, offered in the first year of occupancy;
2. One (1) pre-loaded presto card (amount to be determined), offered in the first year of occupancy.

* Where applicable and as per plan. Sizing and material subject to change.

** Urban bath: Includes a custom designed vanity by Patton Design Studio with integrated white sink. Large frameless mirror and wall sconce.

† As per Vendor's preselected standard finish packages. Fixtures/finishes may differ from what is displayed in the sales center.

‡ Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.

^ Ceiling heights on Podium floors may vary from 7'-11" - 8'-10". Ceiling height on 7th floor will be approximately 8'-6".

mechanical/electrical features

1. Individually-controlled, seasonal central air conditioning and heat system*;
2. Individual suite electricity and water smart sub-meter(s)*;
3. Switch controlled receptacle in living/dining area, ceiling mounted fixtures in entry halls*†, bedroom(s), walk-in closets and den*†^, vanity light fixture in bathroom, and track lighting fixture in kitchen*†;
4. Balcony/patio/terraces include outdoor electrical outlet *
5. In-suite smoke detector;
6. In-suite water sprinkler system, in accordance with applicable building codes;
7. In-suite ERV (Energy Recovery Ventilation) unit(s)*;

bathrooms

1. Custom-designed vanity by Patton Design Studio, with quartz countertop and undermount sink.*†; **
2. Contemporary faucet *†‡; **
3. Full-height porcelain wall tiles surround the tub, and in the separate shower stall.*†;
4. Shower faucet with rain-style showerhead in tub or in separate shower*†;
5. Frameless glass shower door, and recessed, ceiling moisture-resistant shower pot light in separate shower stall†;
6. Pressure balanced valve(s) for tub and/or shower*;
7. Low consumption toilet(s)*;
8. Contemporary white soaker tub*;
9. Contemporary floor tile in bathroom(s)*†;
10. Privacy lock on bathroom door(s)*; **
11. Exhaust vent to exterior through ERV (Energy Recovery Ventilation) unit*;



All specifications and materials are subject to change without notice. The Vendor reserves the right to substitute other products and materials listed with equal or better quality products as determined by the Vendor. Floor plans are subject to change without notice. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request. All renderings, floor plans and maps in brochures or sales office display purposes are artist's conceptions and are not necessarily to scale and the dimensions are approximate and may vary. The Purchaser acknowledges that finishing materials contained in any model suites or sales office displays including but not limited to substrates, floor and wall coverings, broadloom, furniture, electrical fixtures, plumbing fixtures, window coverings, flooring, upgrade cabinetry, staircases, railings, appliances etc. may be for display purposes and may not be of the same grade or type, or may not necessarily be included in the dwelling unit purchased herein. Natural products (i.e. wood, granite, stone, marble, etc.) are subject to natural variations of shade, appearance, colour, grain from samples displayed and purchaser accepts same. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an equivalent model. The ceiling height of the unit will be approximately 7'-11" - 8'-10" on Podium levels, 8'-6" on the 7th floor, and 9'-0" on floors 8-34. Measured from the upper surface of the concrete floor slab to the underside of the concrete ceiling slab or ceiling structure, provided however that various areas of the dwelling unit may contain (or be subject to) ceiling bulkheads and/or dropped ceilings, in order to facilitate the installation of structural components, mechanical systems and/or ductwork, and accordingly in those areas of the unit that are subject to said bulkheads and/or dropped ceilings the overall ceiling height will be reduced accordingly. Drop ceilings and bulkheads may occur to accommodate HVAC, electrical and mechanical requirements which will reduce ceiling height. The area measurements adhere to the rules and regulations of the Tarion Warranty Corporation for floor areas in a condominium unit. All other dimensions and perspectives provided are approximate. Actual useable floor space may vary from any stated or represented floor area or gross floor area, and the extent of the actual or useable living space or net floor area within the confines of the Unit may vary from any represented square footage or floor area measurement(s) made by or on behalf of the Vendor. E.& O. E.

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H/B HOME BY BROCCOLINI

smart home features

easy guest entry & alarm setting

Tap your wall pad or phone to view live video from the lobby or parking garage when your guests arrive, and then let them in. Tap to arm the alarm as well.

convenient suite entry

With your personal access code, you can unlock your suite's digital door lock. Create up to four distinct access codes for family members to come and go.



parcel delivery lockers

Moments after your parcels are delivered, you'll receive a digital notification that they're ready to be picked up from the private parcel locker system.

set the temperature, from anywhere

Wherever you are, you can use your phone to set the temperature in your suite. Save energy while you're out, and create a comfortable environment for your arrival home.

your smartphone is your access pass

As a resident, you can move through the building with ease, using your smartphone to unlock the doors to the private common areas and amenity spaces as you approach.



standard features

- Mobile app and property management software
- HVAC integration
- Digital door lock
- Lobby phones
- Guard phone
- Safety stations
- Integration with parcel delivery
- Leak detection enhancements

upgrade for a fee

- Suite security
- Smoke detector relay
- Automated blind control
- Leak detection enhancements

blazing-fast internet

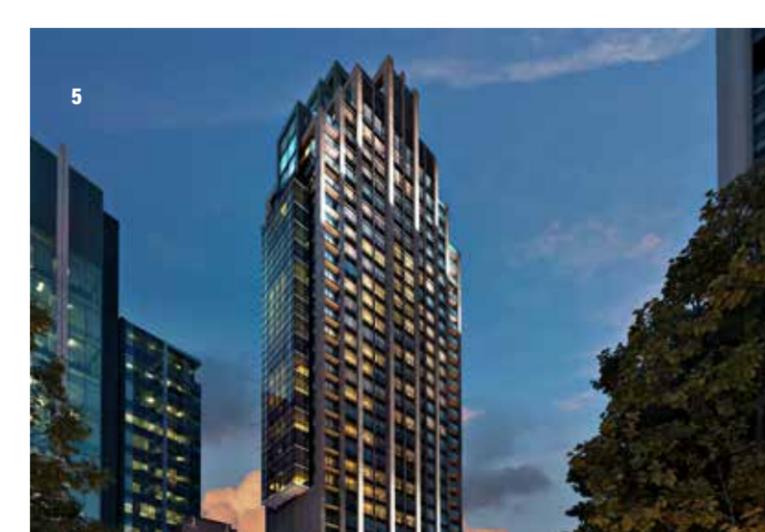
Included in your maintenance fees, unlimited ultra-high-speed internet in your suite, and in the lobby and common areas, ensures you're always connected.

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SINCE ITS BEGINNINGS IN 1949, BROCCOLINI 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, Broccolini takes pride in developing lasting, collaborative relationships and producing work of exemplary value. With a corporate legacy of over 70 years of business, each member of our team is passionately committed to upholding the Broccolini philosophy; to build great buildings and great relationships.



1. River & Fifth
2. Banque Nationale
3. The New Maison de Radio-Canada
4. Revitalisation Centre-ville
5. 628 Saint-Jacques

1949

DONATO BROCCOLINI'S START IN THE BUSINESS

1982

FIRST COMMERCIAL PROJECT

1990

MOLSON DISTRIBUTION PROJECT

1992

CAVENDISH MALL

1994

NEW BUSINESS: REAL ESTATE SERVICES

2004

BROCCOLINI EXTENDS THEIR REACH

2004

CANADIAN TIRE DISTRIBUTION CENTRE

2007

FIRST PROJECT IN OTTAWA: TELUS HOUSE

2011

BROCCOLINI OPENS AN OFFICE IN TORONTO

2012

SAPUTO STADIUM

2017

THE FIRST SKYSCRAPER

2019

MAISON DE RADIO-CANADA



Arcadis is a global firm of architects, engineers, designers and technology professionals who create vibrant, livable and sustainable urban environments. Arcadis are recognized leaders in residential, hospitality, retail and mixed-use design.

1. L'Avenue Condos, Montréal, Québec
2. Victoria Sur Le Parc, Montréal, Québec

the Patton Design Studio

The Patton Design studio is a team of interior designers and technologists that have worked with developers and private residential clients for over 30 years. Not tied to a signature style, The Patton Design studio continues to be challenged by diversity so that its creative interpretations reflect the aspirations of clients.

1. 250 Lawrence
2. 75 James



1





A project by
BROCCOLINI
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Broccolini, since 1949

FOR MORE THAN 70 YEARS WE'VE BEEN PASSIONATELY COMMITTED TO UPHOLDING THE BROCCOLINI PHILOSOPHY:
TO BUILD GREAT BUILDINGS AND GREAT RELATIONSHIPS.

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