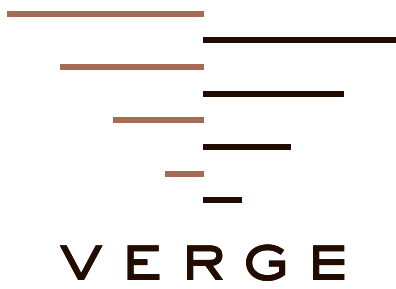
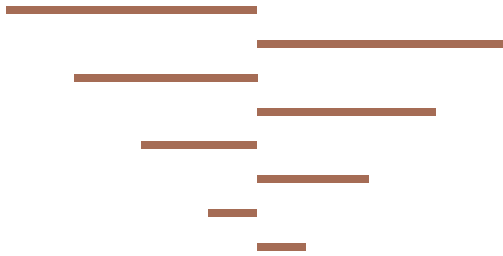


DARE TO PROSPER
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LIVE WITHO
LIMITS RAISE
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WITHOUT LIMITS
RAISE THE





V E R G E





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LIVE WITHOUT



LIMITS

THE QUEENSWAY IS WHERE CONNECTIONS, CONVENIENCES AND OPPORTUNITIES CONVERGE.

What are we all striving for? Is it about connections, indulgences, or finding common escapes? Perhaps it's about the simple things: that first sip of coffee while taking in the endless possibilities of a new day. The warmth of sun-filled spaces. The inspiration from an elevated point of view.

Whatever you seek, whichever path you choose to forge, go farther. Reach higher. Create the life you want. It's that simple. Because you're on the verge of something special. With each passing moment, endless possibilities await. So, raise new bars. Live without limits. And at the end of the day, home is here.

This is Verge.



RAISE _____ THE BAR

VERGE IS AN EXCITING NEW COMMUNITY BY RIOCAN LIVING, COMPRISED OF A 10-STOREY, 203-SUITE MID-RISE CONDOMINIUM, AND A 17-STOREY, 342-SUITE HIGH-RISE CONDOMINIUM, EACH WITH ITS OWN DISTINCT LOBBY AND EXPANSIVE INDOOR AND OUTDOOR AMENITY OFFERING.

As a new residential landmark at the southwest corner of Islington Avenue and The Queensway, Verge is in a vibrant neighbourhood full of local restaurants, cafés, parks, and entertainment options. On the verge of excitement and relaxation, connections and conveniences, you can live well here, any way you choose. Raise the bar on your expectations, every day.

Verge is where you can connect to what matters ... to you.



OPEN THE DOOR



TO A NEW WORLD OF POSSIBILITIES.

VERGE WEST TOWER IS THE FIRST BUILDING IN THIS EXCITING NEW COMMUNITY. SEIZE EACH MOMENT TO DO SOMETHING TRULY AMAZING AND CONNECT WITH WHAT MATTERS TO YOU.

With transit at your door and an expansive range of indoor and outdoor lifestyle amenities, including a party room, cocktail lounge, coworking space with soundproof workstations, content studio, fitness & yoga, outdoor terrace with BBQs, games, lounge seating and a kids' play area - you won't need to go far. This stylish mid-rise condominium tower, designed by Turner Fleischer Architects, rises a boutique 10-storeys, with 203 residential suites ranging from 1-bedroom to 3-bedroom floorplans. Be among the first to seize each new day and live on the verge of excitement and convenience on The Queensway.

Verge West Tower is where it's all at.



IT WAS IMPORTANT TO US THAT THE ARCHITECTURAL VOLUMES OF THIS BUILDING INTEGRATED SEAMLESSLY WITHIN THE EXISTING FABRIC OF THE NEIGHBOURHOOD.

With a systematic, modular design, clean lines, and modern sensibility, both buildings converge into a beautiful public realm with an art directed landscape that opens into a welcoming pedestrian square."

- Raza Mehdi, Turner Fleischer Architects



BRAZEN. BALANCED. BRILLIANT.

“ UPON ENTERING THE BUILDING, WE ARE STRUCK BY A SENSE OF MODERN DRAMA AS THE MOVEMENT FROM SHADOW TO LIGHT EVOKES A SENSE OF TIME AND DAYLIGHT PASSING THROUGH.



Moving through the building common areas and amenity spaces, the materials, textures and patterns used throughout work with the idea of being on the verge, constantly playing with two elements, dynamic yet refined, calming yet energizing, bold yet welcoming.

- Anwar Mekhayech, DesignAgency

INDOOR AMENITIES



PARTY ROOM



FITNESS STUDIO





ON AIR

DARE
TO
PROSPER



BUILDING AMENITIES

Ground Floor



1. Lobby
2. Parcel Room
3. Coworking Space
4. Content Studio
5. Pet/Bike Wash
6. Fitness Studio
7. Yoga Studio





OUTDOOR AMENITIES



9th Floor



1. Shuffle Board & Oversized Chess Board
2. Kids' Play Area
3. Lounge Seating
4. BBQs & Outdoor Dining
5. Fire Pits & Outdoor Lounge
6. Party Room
7. Cocktail Lounge





BUILDING FEATURES

- Interiors designed by award-winning international design studio, DesignAgency
- Outdoor spaces designed by renowned landscape architecture studio, FORREC
- Spacious roundabout allows delivery or car share companies to safely pickup and drop-off passengers and packages
- Lobby Lounge including fireside seating and a 24-hour concierge service
- Mail and Parcel Room
- Dedicated Pet Wash area
- Coworking Space including a variety of workspaces
- State-of-the-art Content Studio for content creators
- Sleek and well-equipped multi-purpose fitness centre offering cardio and weight equipment, strength machines, and a Yoga Studio
- Elegant Cocktail Lounge featuring ample dining space to comfortably seat guests
- Party Room featuring a kitchen and seating area for hosting
- Outdoor Terrace for all ages including hammocks for lounging, a kids' play area, chessboard, shuffleboard, BBQs, fire pits, and a variety of comfortable lounge seating
- Secure underground vehicle and bicycle parking
- 1VALET smart management system integrated within building

GENERAL SUITE FEATURES

- 9' smooth finish ceilings throughout
- 4" contemporary white-painted baseboards in all principal areas
- Individual in-suite managed HVAC system (Heat pump with integrated ERVs) for residents to control seasonal heating and cooling throughout the year
- Stacked, front loading in-suite washer-dryer
- Premium wide plank laminate flooring throughout, as per builder's sample
- Capped ceiling outlets in dining/living area, as per plan
- Switched outlet in living and bedrooms, as per plan
- Flush-mount light fixture in foyer and dens, as per plan
- Durable solid core entry door
- Flat-panel interior suite doors with contemporary hardware
- Private balconies securely enclosed with modern glass railing, as per plan
- Gas and water bib conveniently provided for terraces on floor 2 and 6, as per plan

SMART FEATURES

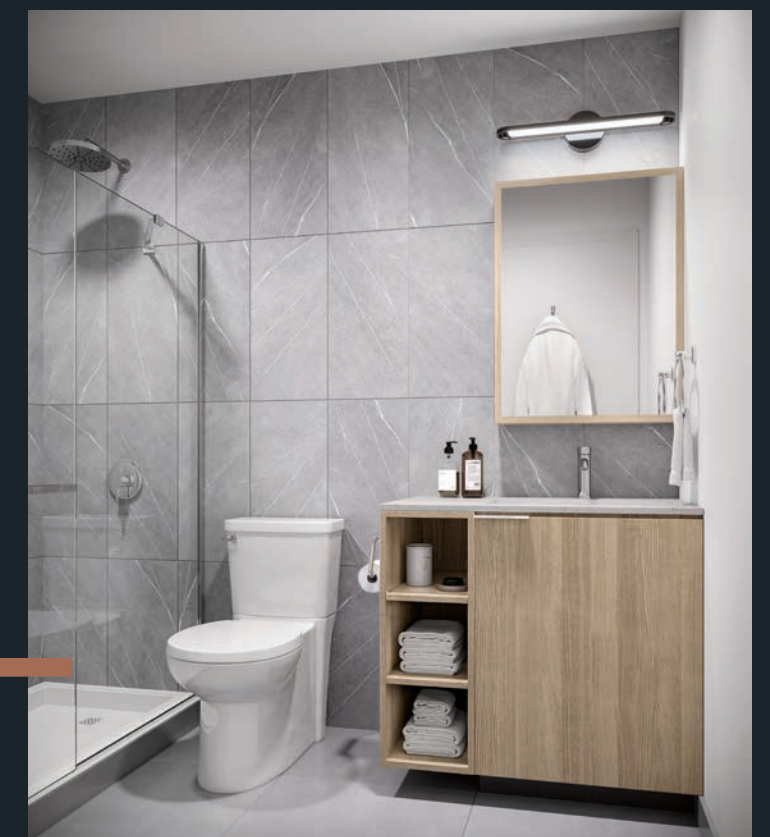
- User-friendly keyless smart door lock integration at suite entry
- High speed fibre internet
- Smart thermostats located in-suite to regulate unit temperature
- Utilization of 1VALET resident mobile application to centralize property management communication, community messaging, amenity booking, thermostat control, and garage door entry
- Ethernet cable conveniently provided in living, bedrooms, and dens, as per plan

KITCHEN FEATURES

- Beautifully crafted custom Italian kitchens
- 6-piece kitchen appliance package including a stainless steel refrigerator, integrated electric cooktop and wall oven, integrated dishwasher, microwave with trim kit, and ventilated hood fan
- Quartz countertop, as per builder's sample
- Contemporary porcelain tile backsplash, as per builder's sample
- Ceiling mounted track light fixture
- Stainless steel under-mount kitchen sink with contemporary black single lever kitchen faucet and pullout dual spray control

BATHROOM FEATURES

- 12" x 24" sleek porcelain floor tile, with matching tile baseboards, as per builder's sample
- 12" x 24" full-height modern porcelain wall tile in the bath and shower, as per builder's sample
- Acrylic 5' soaker tub with tiled front, as per plan
- Acrylic shower pan, as per plan
- Frameless fixed shower panel for a modern finish, as per plan
- Tension shower rod on tubs, as per plan
- Quartz countertop with under-mount sink and vanity mirror
- Designer selected plumbing fixtures in chrome finish
- Light fixture above vanity
- Shower pot light, as per plan



FEATURES

& FINISHES



The Queensway

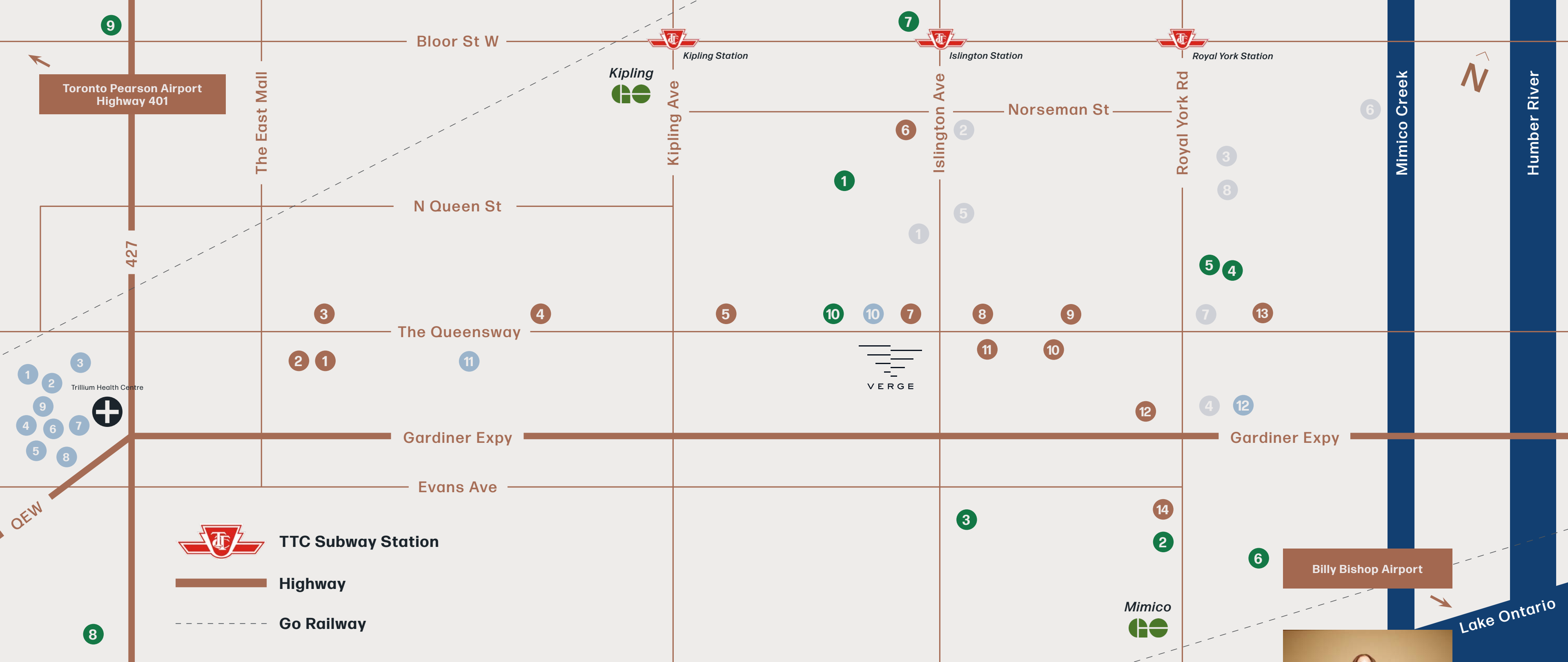
Gardiner Expy



CLOSE TO

EVERYTHING





TTC Subway Station

Highway

Go Railway

CAFÉS & RESTAURANTS

- 1. The Burger's Priest
- 2. California Sandwiches
- 3. The Grille
- 4. RUDY
- 5. K&B Sushi
- 6. Artisano Bakery
- 7. D Spot
- 8. Chaban
- 9. Dino's Wood Burning Pizza
- 10. Fresh
- 11. The Pie Commission
- 12. Great Lakes Brewery
- 13. Tom's Dairy Freeze
- 14. Sanremo Bakery

SCHOOLS

- 1. Holy Angels Catholic School
- 2. Norseman Junior Middle School
- 3. Bishop Allen Academy
- 4. St. Louis Catholic Elementary School
- 5. Castlebar Junior School
- 6. Park Lawn Junior Middle School
- 7. Etobicoke School of the Arts
- 8. Kingsmill Secondary School

PARKS & RECREATION

- 1. Queensland Park
- 2. Coronation Park
- 3. Ourland Park
- 4. Jeff Healey Park
- 5. Berry Road Park
- 6. Humber Bay Shores Park
- 7. Islington Golf Club
- 8. Toronto Golf Club
- 9. Centennial Park
- 10. Moda Yoga

RETAIL

- 1. Saks Fifth Avenue
- 2. Nordstrom
- 3. Apple
- 4. Hudson's Bay
- 5. Sport Chek
- 6. Gucci
- 7. H&M
- 8. Indigo
- 9. CF Sherway Gardens
- 10. LBCO
- 11. Ikea
- 12. Sobeys



AMENITIES MAP

CONNECT WITH

AT RIOCAN LIVING, WE BELIEVE BUILDING BETTER PLACES TO LIVE TAKES MORE THAN BRICKS AND MORTAR. IT MEANS LOOKING AT COMMUNITIES AND SEEING THE FULL PICTURE; WHAT THEY ARE, WHAT THEY COULD BE, AND WHAT THEY NEED TO GET THERE. WE MAKE THESE VISIONS A REALITY - ADDING TO THE STORY AND LEGACY OF EACH COMMUNITY WE ENGAGE WITH.



WHAT MATTERS.



For us, living is not just about where you live, but how you live. A central location with easy access to commuter routes is essential, but so too is access to friendship and community; to convenient retail and entertainment amenities; to green spaces and pedestrian-friendly streetscapes; all of the things that link people with a place and shape their sense of belonging.

As builders, designers, property owners, landlords and community stewards we're creating prosperous communities where residents, retailers and service providers support one another to build richer and more rewarding lives.

To us, that's what living is all about.



RIOCAN
LIVING

IN COLLABORATION WITH

Sales & Marketing

AUSTIN BIRCH

At Austin Birch we take pride in our elevated, integrated and detailed approach to our premium development marketing services. From market research and consulting at the start of the process, to marketing, product development, launch strategy and execution, we do everything to ensure optimal results for our clients. Our team is knowledgeable and experienced. From our comprehensive capabilities to our hands-on style of working, we go above and beyond the functions of a traditional marketing and sales team.

Architects

TURNER FLEISCHER

Founded in 1974 and celebrating over 40 years in business, Turner Fleischer Architects has grown to become one of Canada's pre-eminent architectural firms. Our success is rooted in an unwavering progressive philosophy to bring the best staff, tools and knowledge to every job. We take pride in the attentiveness given to each project, working with enthusiasm and a sense of challenge. Our tech-driven and responsive ethos is based on our core commitment to our clients, a commitment that is paramount to the success of any job. As leading experts in designing residential environments, our extensive experience has instilled us with the specialized knowledge to realize a project from initial concept to construction and beyond.

Interior Design

DesignAgency

DesignAgency is one of the most distinguished design studios in Canada, and their services are widely sought after, with clients in more than 37 cities and 16 countries worldwide. Their global success is based on a high level of design excellence and the ability to create special environments through narratives developed with the client.

Landscape Architects

FORREC

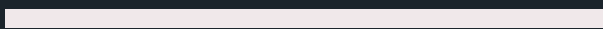
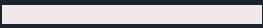
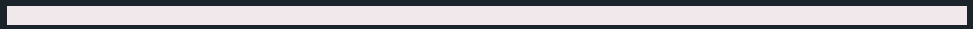
Forrec is an experience design company. We create the world's top theme parks, water parks, visitor attractions, entertainment destinations and resorts, as well as distinctive urban spaces in Ontario. Our award-winning team looks at each project and sees nothing but possibilities. Landscape architects started FORREC more than 30 years ago, and that focus is clearly present in everything we do.

Creative Agency

gladstone media inc.

Gladstone Media is a boutique creative advertising and multimedia production agency based in Toronto. The agency provides strategic marketing solutions that are meaningful and effective, helping brands to stand out and connect with their audiences. Gladstone Media's dynamic team provides unique insights and diverse skill sets in the areas of strategy and planning, design and production, digital and social, and targeted marketing communications.

DARE TO PROSPER



SALES REPRESENTATIVE

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TRACE

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