



**rise
up
and join
Toronto's
downtown
east**

**the
RIV**
at river and queen

A project by
BROCCOLINI
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

SUITES RANGING FROM STUDIO - 3-BEDROOM

over **12,000** sq ft

INDOOR AMENITIES

34

STOREYS

over **6,000** sq ft

OUTDOOR AMENITIES



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

40%

TYPICALLY SETTLE IN THE GTA

STATS CAN



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

convenient amenities

- ▶ STATE OF THE ART FITNESS CENTRE AND YOGA STUDIO
- ▶ CO-WORKING/ BUSINESS CENTRE
- ▶ ARTS & CRAFTS STUDIO/ TOOL ANNEX
- ▶ PRIVATE DINING
- ▶ KIDS PLAY ZONE AND HOMEWORK HUB
- ▶ TECH LOUNGE/ PODCAST STUDIO
- ▶ SOIRÉE LOUNGE
- ▶ PARCEL STORAGE
- ▶ PET AMENITIES
- ▶ SPEAKEASY
- ▶ GUEST SUITE



dynamic downtown east

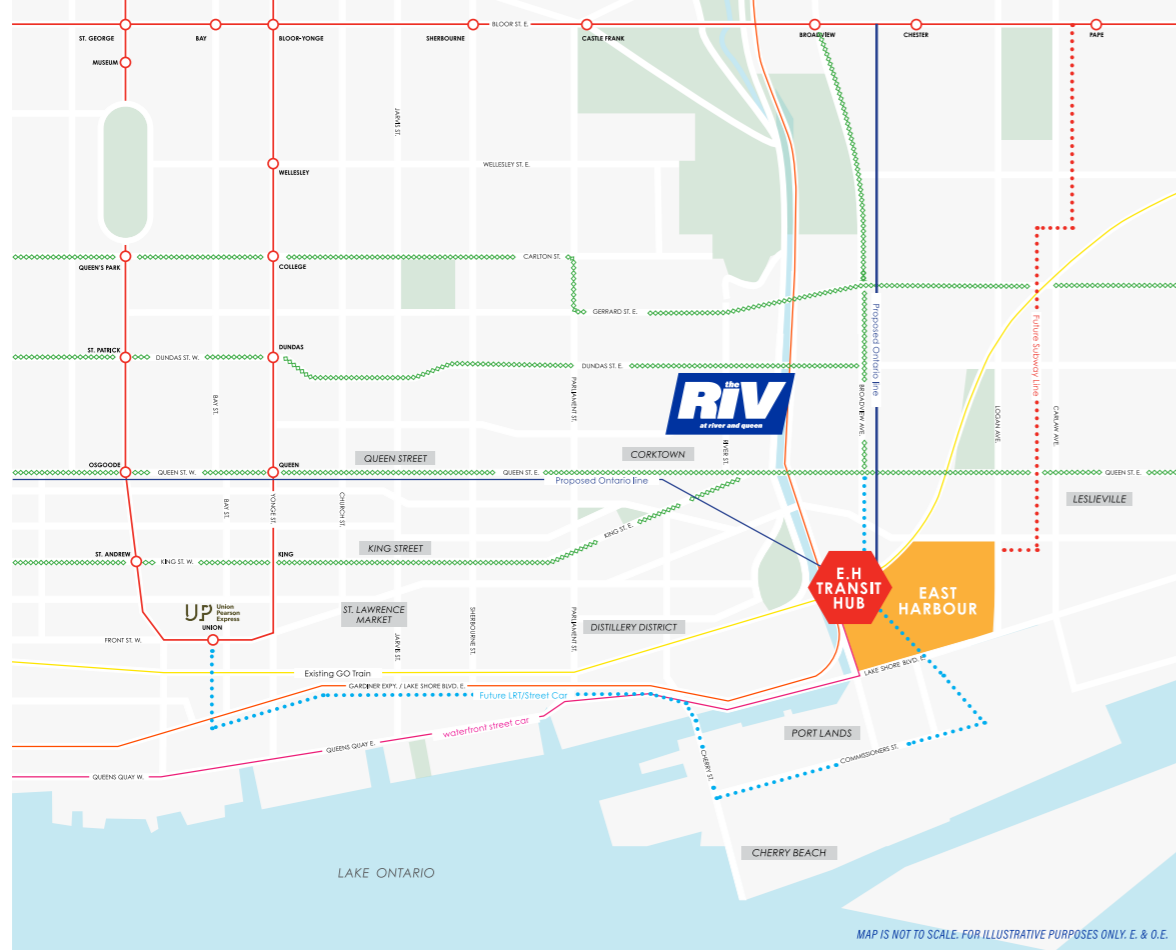
The number of individuals working in tech-specific occupations has grown more than 40 percent over the last five years, the highest growth in North America.

a hotbed of tech industry growth

40%

TECH INDUSTRY JOB GROWTH IN LAST 5 YEARS





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



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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theRIVcondos.com

FOR MORE DETAILS CONTACT

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