



**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** sqft

INDOOR AMENITIES

**34**

STOREYS

over **6,000** sqft

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.

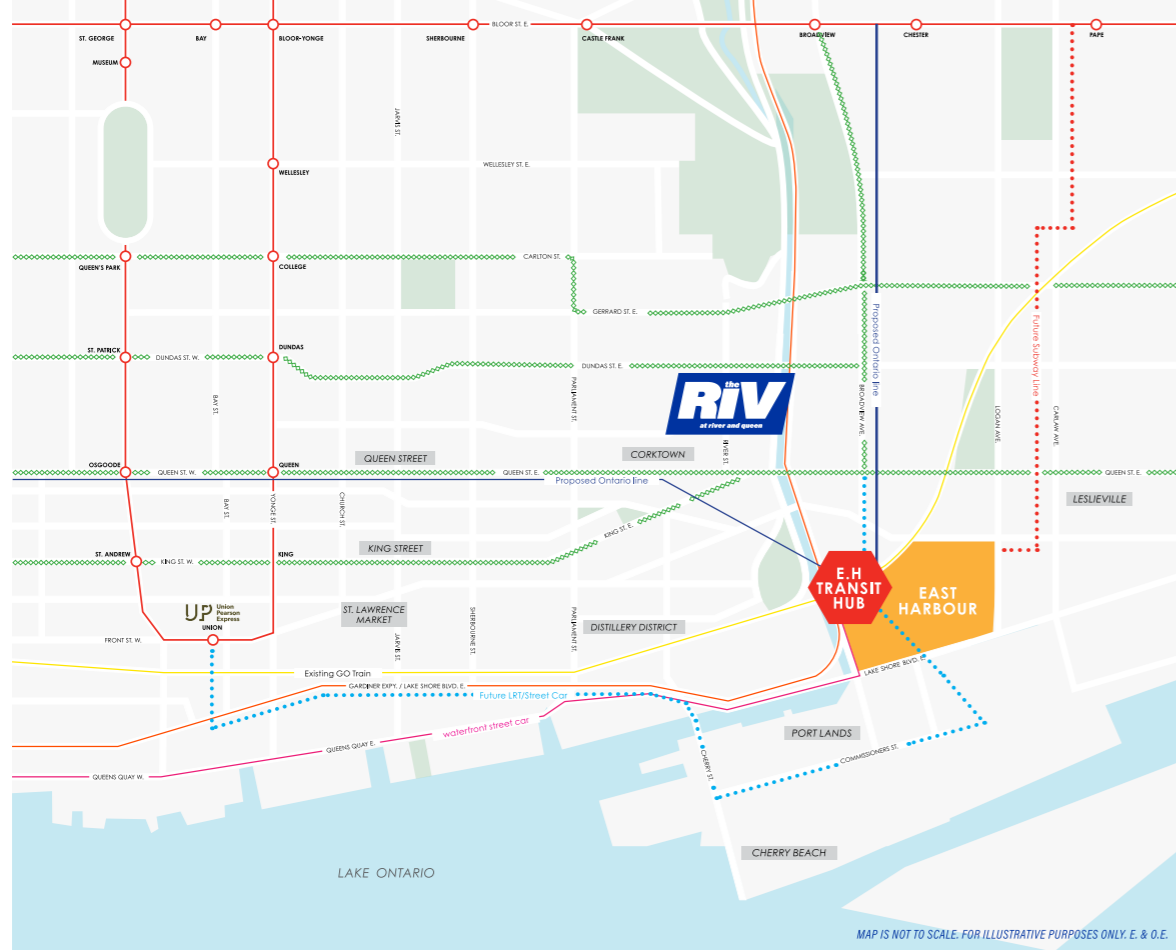
a hotbed of tech industry growth

**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](http://broccolini.com)

REGISTER NOW AT

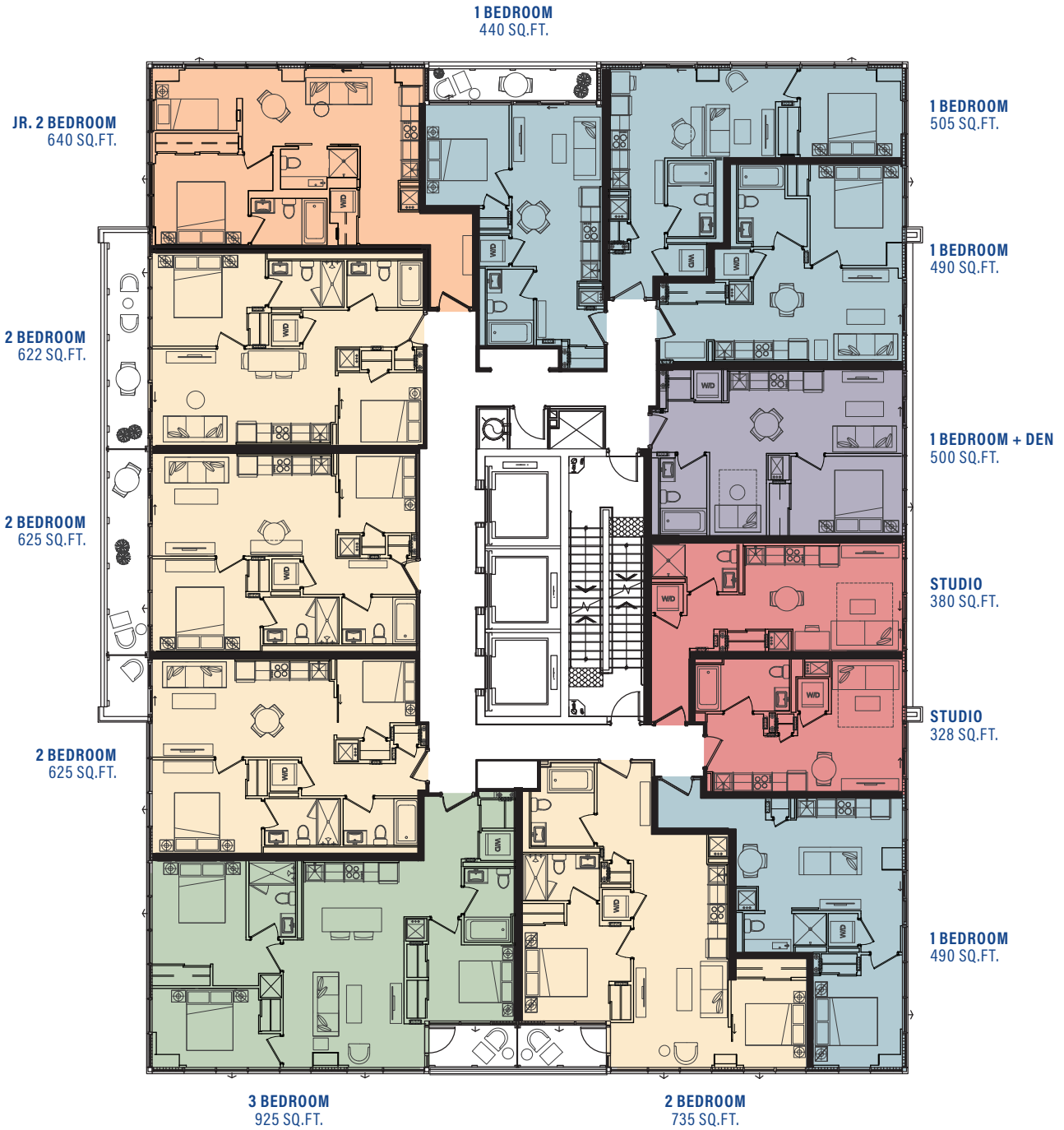
[theRIVcondos.com](http://theRIVcondos.com)

FOR MORE DETAILS CONTACT

[info@therivcondos.com](mailto:info@therivcondos.com)

**the**  
**RIV**  
at river and queen





- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- JR. 2 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



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

**Port Lands Redevelopment**

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

**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

**East Harbour**

- 60-acre mixed use development
- 14+ million square feet
- 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

**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: 87
- Bike score: 96
- Transit score: 99

**Cabbagetown**

**Riverdale Park**

- 162 acres

**Leslieville**

