

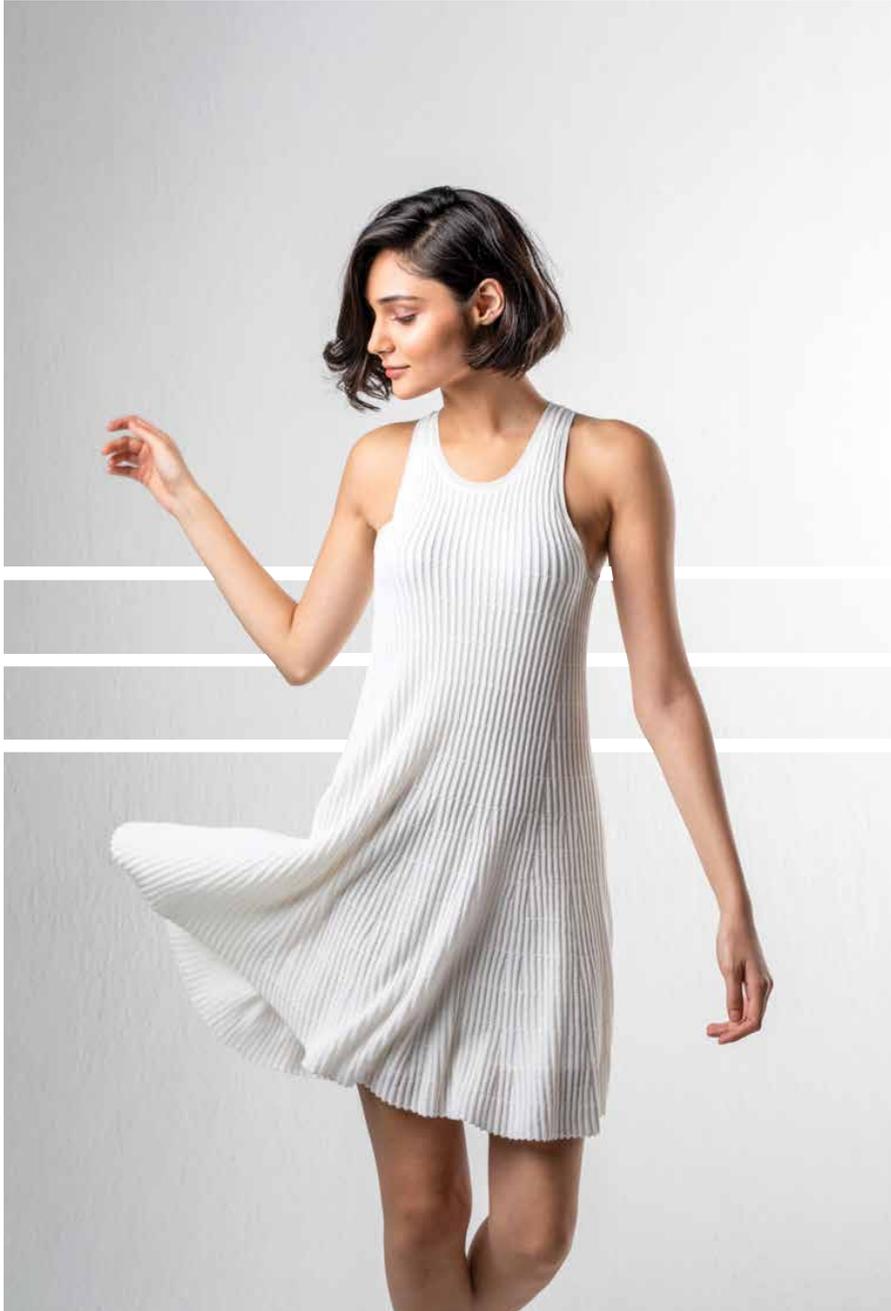
# RIVER & FIFTH TORONTO

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# RIVER & FIFTH

The fusion of nature and city illuminate  
along the river's edge.



Are you ready  
for the rise of  
River & Fifth?





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Here in Corktown, a 37-storey glass tower and podium emerge to become an instant icon. The trails and surrounding parks guide your path home, leading to a grand lobby that brings the outside in. Modern. Sophisticated. It's the urban oasis you've been waiting for.

# LOCATION MAP



## CITY TRANSIT LINES

- ==== EXISTING SUBWAY LINE
- FUTURE RELIEF LINE
- EXISTING LRT/STREET CAR
- FUTURE LRT/STREET CAR
- ==== EXISTING GO TRAIN
- FUTURE GO TRAIN/SMARTTRACK
- GARDINER
- FUTURE EAST HARBOUR TRANSIT HUB
- UNION STATION
- BROADVIEW STATION
- YONGE & BLOOR STATION



## BAKERIES & CAFES

1. Tori's Bake Shop
2. The Cannonball Coffee and Bar
3. Starbucks
4. Roselle Deserts
5. Balzac's Distillery District



## FITNESS & RECREATION

6. Underpass Park
7. Lift Corktown
8. Toronto Cooper Koo Family
9. Pam McConnell Aquatic Centre
10. Riverdale Farm
11. Regent Park Learning Centre
12. Regent Park Aquatic Centre



## RESTAURANTS

13. Frankie's Italian
14. Barrio Cervecera
15. Impact Kitchen
16. Cluny Bistro & Boulangerie
17. Mengrai Thai
18. Souk Table



## PARKS & TRAILS

19. Regent Park North
20. Oak Street Park
21. Joel Weeks Park
22. Corktown Common
23. Lower Don River Trail
24. Orphans Green Dog Park



## SCHOOLS

25. Inglenook Community School
26. University of Toronto - St. George Campus
27. Ryerson University



## FUTURE DEVELOPMENT

28. East Harbour Development
29. East Harbour Transit Hub
30. Google Smart City



## HOSPITALS

31. Toronto General Hospital
32. St. Michael's Hospital

# ENHANCED EAST END LIVING

Toronto is often celebrated for its diversity and quality of life, as a place where opportunity is everywhere. Its innovation and ability to connect people from all backgrounds are just a couple elements that make Toronto stand out as one of the most livable cities in the world.

Even still, there's more: Toronto's impact is and always has been deeply connected to the city's east end, home to the shorelines of the Beaches, award-winning restaurants, sprawling parklands, and stunning views of the city skyline.



# REASONS TO CALL TORONTO HOME

## TORONTO

- Voted #1 best place to live in the world (The Economist 2015)
- Added 82,100 technology-related jobs between 2012 and 2017
- Considered the safest city in North America (The Economist 2017)
- Ranked 3rd best city to live globally (PwC 2016)
- Immigration - over 125,000 annually to the GTA
- The financial core has 1/3 of the jobs in the GTA and is under 10 min. away
- East Harbour is built to accommodate over 70,000 jobs

## CORKTOWN/RIVERSIDE

- Over 100 local independent businesses in Riverside and Corktown
- 104 acres of local parkland
- The Don River stretches 38 km in length
- 10 minutes from Toronto's downtown core
- Median family income of \$101,037 (South Riverdale)
- 55% of residents are of working age (25-54) (South Riverdale)



**99**  
Transit Score



**82**  
Walk Score



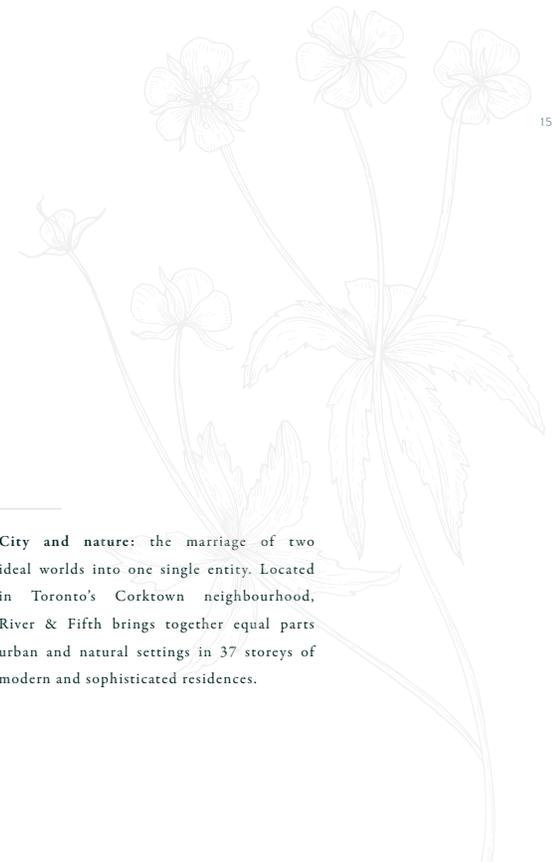
A new perspective  
is rising in the East.





## TWO WORLDS COME TOGETHER INTO ONE

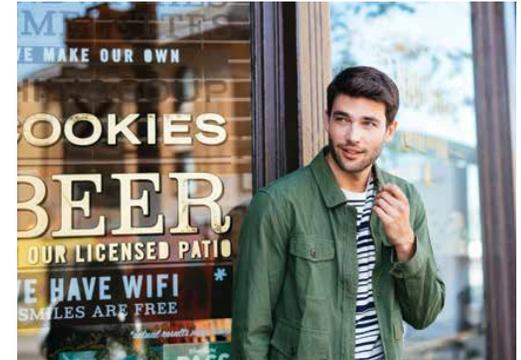
City and nature: the marriage of two ideal worlds into one single entity. Located in Toronto's Corktown neighbourhood, River & Fifth brings together equal parts urban and natural settings in 37 storeys of modern and sophisticated residences.





# LIVE & PLAY

Encounter new opportunities for play around every corner. The east end brings with it countless neighbourhood mainstays, at once new and yet refreshingly familiar. Take your pick of shops, parks, and activities—everything you could imagine made available to enhance the life you lead.



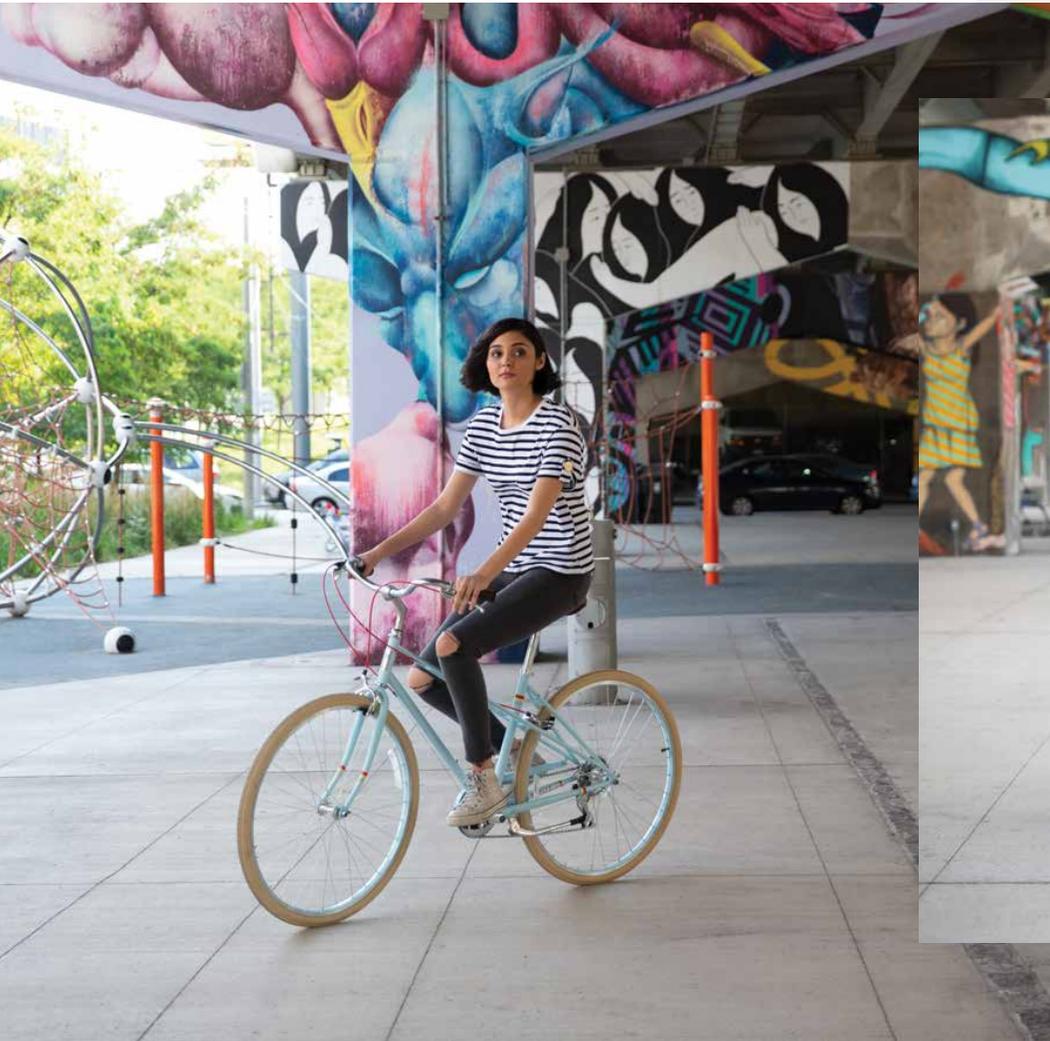
# EAT & ENJOY

In a city well known for its worldly tastes in food and drink, explore eateries and local hot spots that bring the best of Toronto together. People from near and far frequent Toronto's Eastend neighbourhoods including Riverside, Corktown, Distillery District and Canary District for its incredible selection of unique places to eat & enjoy. Get ready for the rise of River & Fifth.



FRANKIES ITALIAN





## EXPLORE & CREATE

Immerse yourself in a collection of art and culture right at home. Surrounded by trees and greenspace, revel in the wonder of Underpass Park, a concrete canvas for the city's street artists. Get lost in alleyways made beautiful by murals and graffiti both planned and expressed spontaneously. Create freely, explore endlessly.





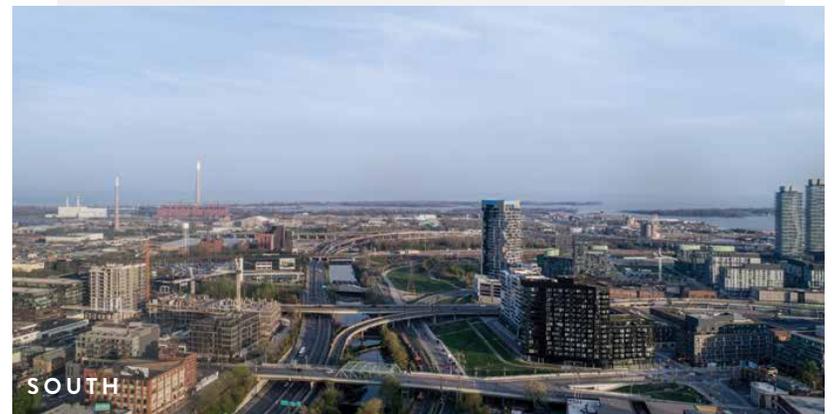


Expand your horizons



# VIEWS FROM THE RIVER IN THE EAST

The city from a vantage point never before experienced: vast, inviting, illuminated. Set your eyes on sights where light and magic coincide—the beauty of a city under sunrise and sunset.



# COMFORT & SOPHISTICATION

A world of contemporary retreat. Designed with the highest-quality materials, the walls of River & Fifth are built to bring nature to you: sleek wood panelling akin to trees contrasted against stark whites and vibrant greens in a space made to capture modernity and edge. Windows pepper every area, inviting bursts of sunshine in at all angles and opportunities.







# & AMENITIES

## PARTY ROOM

Relax fireside with friends or celebrate a family gathering in style. Suited with a catering kitchen, lounge area, and private spaces for indoor and outdoor meals, River & Fifth's Party Room is a comfortable space to entertain groups big and small for any occasion.

## COWORKING SPACE

An extension to your current office space. Located conveniently off the lobby, the coworking space is fitted with all the makings of an organized office: a coffee bar, phone booth, meeting rooms, and open lounge workspaces for you to stretch out and let your mind focus in comfort while you work.

## KIDS ROOM

Complete with game tables for group activities—board game nights, late nights up doing homework—the Kids Room is a haven for family-friendly activity. Comfy couches line the video game area ready for action and, of course, a small kitchenette is always nearby for you to prepare snacks without having to pause the fun for long.

## ROOFTOP TERRACE

Never miss a moment of sunshine or the opportunity to catch the fresh morning air. The Rooftop Terrace is made for bustling warm weather activities and relaxation alike: get your toes wet walking along the pool's Baja steps; find quiet time with a book in a poolside cabana; converse with friends around the firepit or during a BBQ at one of the outdoor dining stations...all with the city views lining your every experience.

## HOBBY ROOM

The Hobby Room is an inviting space designed for any pastime you may have, be it crafting, collecting, gaming, you name it. This open space includes picnic tables fit for collaboration or stretching out for maximum productivity.

## SPORTS LOUNGE

The big game's on and all the bars are full with fans ready to riot. Thankfully, the Sports Lounge provides a solution with more than the average sports arena can offer. Invite your friends to watch the game while enjoying drinks at the wet bar, competing in a friendly game of pool, or sitting fireside in good company.





**Retreat  
& Flourish**



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Clean, contemporary, refreshingly modern.  
Retreat and flourish in a home made lively  
by fresh foliage, bright open windows, and  
all the space you need to make each corner  
uniquely yours.



**GROW & DISCOVER  
A HOME BUILT FOR  
YOUR LIFE**

## SUITE HIGHLIGHTS

### GENERAL SUITE FEATURES

- Ceiling height approximately 9' with smooth finish \*†
- Wide plank laminate flooring throughout in foyer, living/dining areas, kitchen, bedroom(s) and den\*†
- Contemporary base boards throughout Approximately 4", co-ordinating 2-1/2" door casings \*
- Custom-designed solid core suite entry door with security view hole
- Matte black finish hardware on swing door(s) \*
- Floor to ceiling glazing/window systems in accordance with building elevations \*†

### KITCHENS

- Contemporary kitchen cabinetry custom-designed by U31 \*††
- Quartz countertops \*†
- Contemporary porcelain tile backsplash \*†
- Single basin undermount stainless steel sink, with single-lever pull-out spray faucet in matte black finish \*
- Optional fixed kitchen islands will be offered for select suites \*†

### BATHROOMS

- Custom-designed vanity by U31, with quartz slab countertop and undermount sink \*†
- Contemporary faucet in matte black finish \*††
- Large frameless mirror with integrated floating linear shelf, medicine cabinet and wall sconce designed by U31 \*††
- Full height wall tile in tub surround and in separate shower stall \*†
- Faucet with matte black finish and rain style showerhead in tub or in separate shower \*
- Clear glass shower door and recessed ceiling moisture resistant shower pot light in separate shower stall \*

\* Where applicable and as per plan.

† As per Vendor's preselected standard finish packages.

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

Unwind &  
Rejuvenate





44

45

## A NOVEL SANCTUARY

A formal hideaway from the outside world. When the world becomes busy, enjoy relaxation in spaces made to enhance the nature around you. Cozy lounge spaces, lush greenery, and still waters enrich your experience of a life where nature and urbanity mutually thrive.

# A PLACE TO FIND YOUR ZEN



Meditation, exercise, wellness. Space to uncover inspiration to move and find what moves you, builds your strength, and establishes your life as one of freedom, rooted in rejuvenation. Here are just a few of the ways you can rejuvenate and relax in your new home along the river's edge.



#01

LEGS UP THE WALL

Starting in corpse pose, bend your arms to place your hands at your lower back. Raise your legs upright and rest them vertically along the nearest wall. Use your hands and the strength from your forearms to support your lower back as you inhale and exhale consistently.



#02

SUPPORTED CHILD'S POSE

Start on all fours and lean back, resting your buttocks onto your heels. Widen your knees, outstretch your arms, and rest your head on a pillow. Release the muscles in your back and breathe deeply.

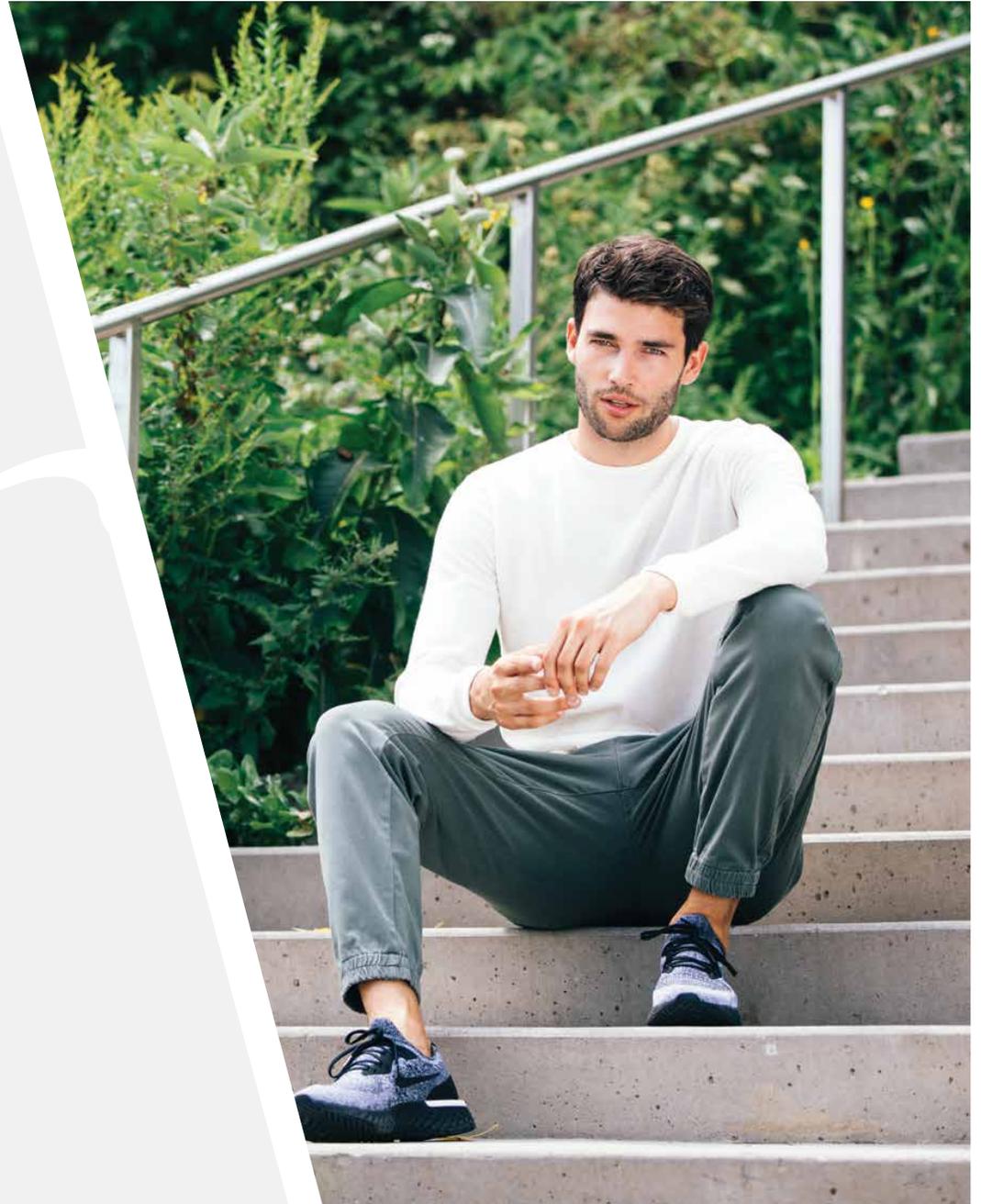


#03

CAT COW

Begin on all fours. Fill your lungs with air as you arch your back in a dome shape. Release the air fully from your lungs as you lower your spine into a hammock position. Repeat and move with your breath.

**Radiate &  
Blossom**



# REDISCOVER A NEW SCENE



Minutes away from the parks and paths of Corktown and Riverdale Park, rediscover the joy of running or cycling along nature's greatest features: pebbled trails lined with trees, the scent of fresh air in the morning and evening, the sun shining along the riverbed.



WASHROOMS



DOG PARK



PICNIC AREA



BICYCLE TRACKS



WATER FOUNTAIN

# CELEBRATING 70 YEARS

## BROCCOLINI

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, and real-estate services in Toronto, we take pride in developing lasting, collaborative relationships and producing work of exemplary value. Throughout 70 years of business, each member of our team has remained passionately committed to upholding our philosophy of building the best for all.



L'AVENUE



VICTORIA SUR LE PARC



628 SAINT-JACQUES

River & Fifth: where your love for nature  
and urban lifestyle meet as one.

# **BROCCOLINI**

Prices and specifications are subject to change without notice. Illustrations are artist's concept. E. & O.E.