

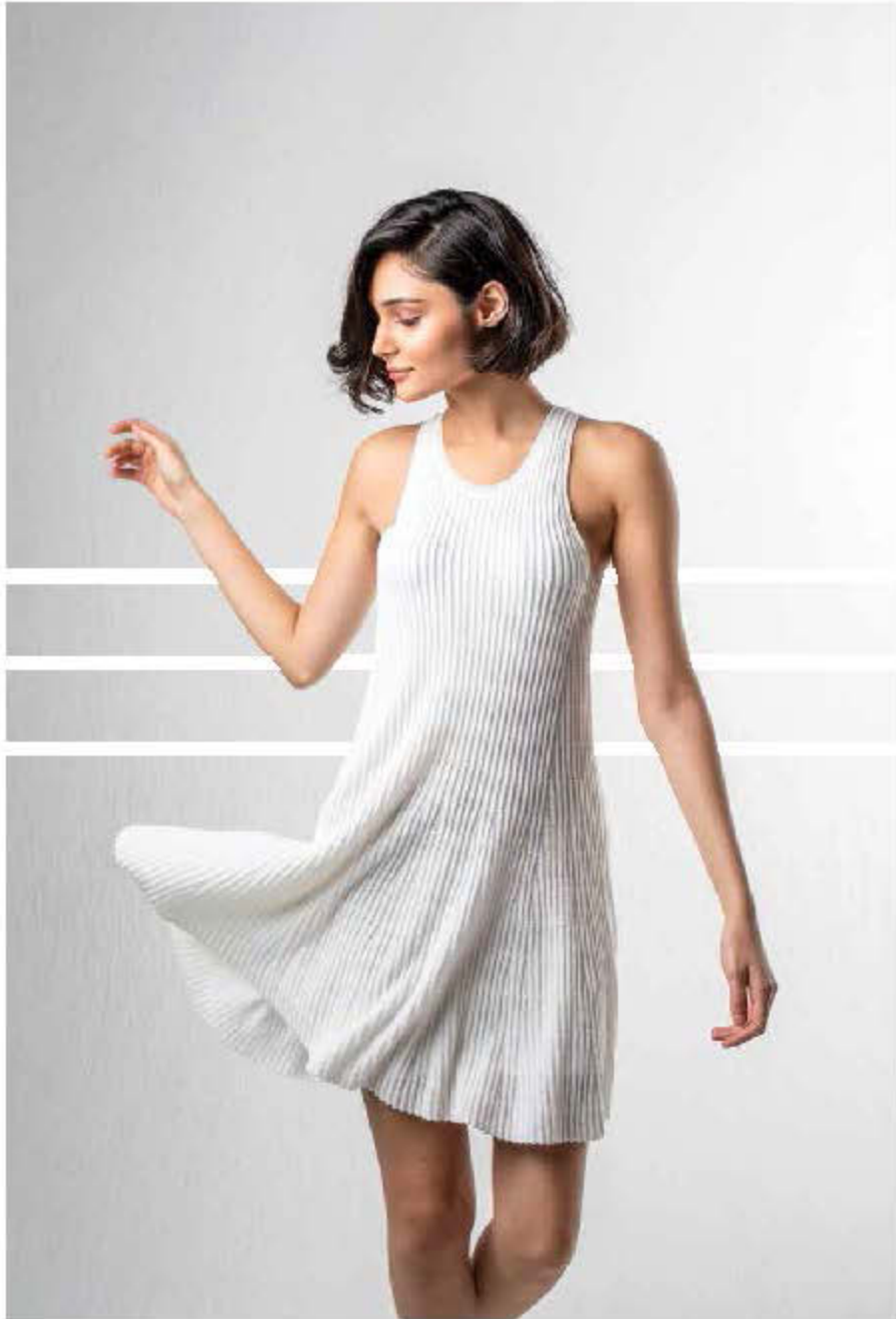
RIVER & FIFTH TORONTO



RIVER & FIFTH

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

RIVER & FIFTH TORONTO



FROCCOUNI



Are you ready
for the rise of
River & Fifth?





Here in Corktown, a 37-story glass tower and podium emerges to become an instant icon. The roads 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



BAKERIES & CAFES

1. Tori's Bake Shop
2. The Cannonball Coffee and Bar
3. Starbucks
4. Roselle Desserts
5. Babac'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 Cerveteria
15. Impact Kitchen
16. Chiny Biscuits & Boulangerie
17. Mengrai Thai
18. Souk Table



PARKS & TRAILS

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



SCHOOLS

25. Ingleton 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 paddlands, 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 3.8 km in length
- 10 minutes from Toronto's downtown core
- Median family income of \$101,037 (South Riverside)
- 55% of residents are of working age (25-54) (South Riverside)



99
Transit Score



82
Walk Score



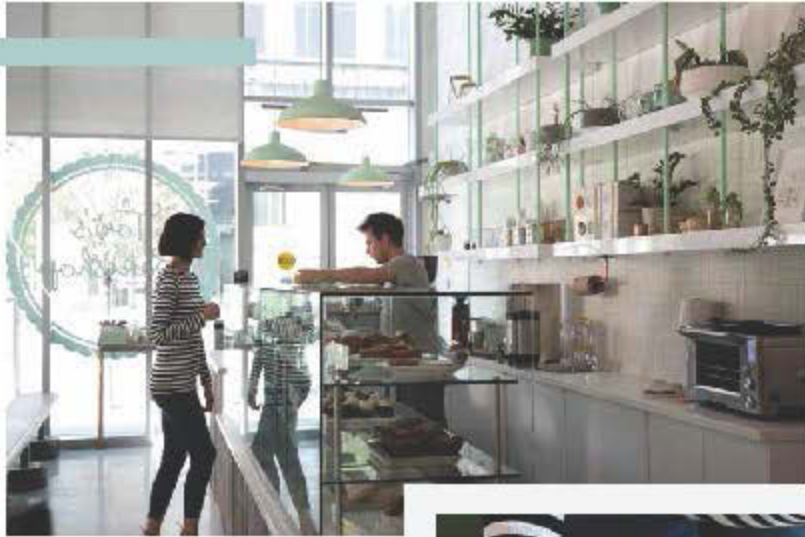
A new perspective
is rising in the East.





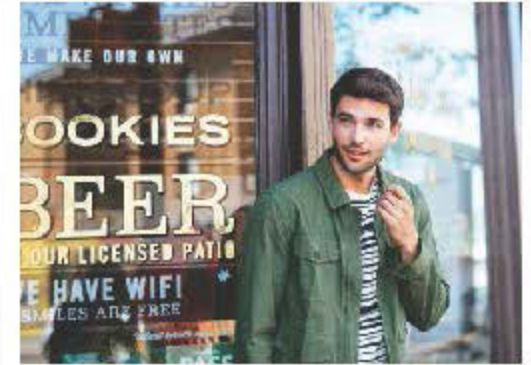
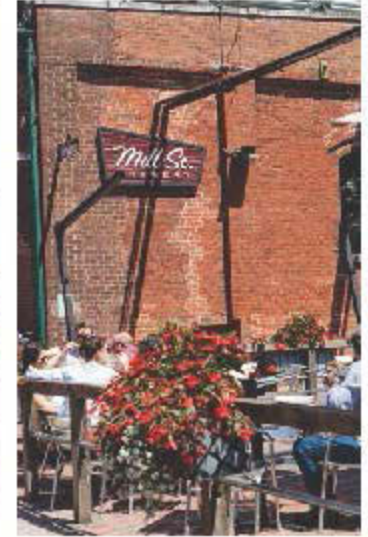
TWO WORLDS COME TOGETHER INTO ONE

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 stories of
modern and sophisticated residences.



LIVE & PLAY

Encounter new opportunities for play around every corner. The east end brings with it countless neighbourhood mainstays, as 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 wondrous 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, Cooktown, Distillery District and Canary District for its incredible selection of unique places to eat & enjoy. Get ready for the rise of River & Fifth.



FRANKIE'S ITALIAN





UNDERPASS PARK



EXPLORE & CREATE

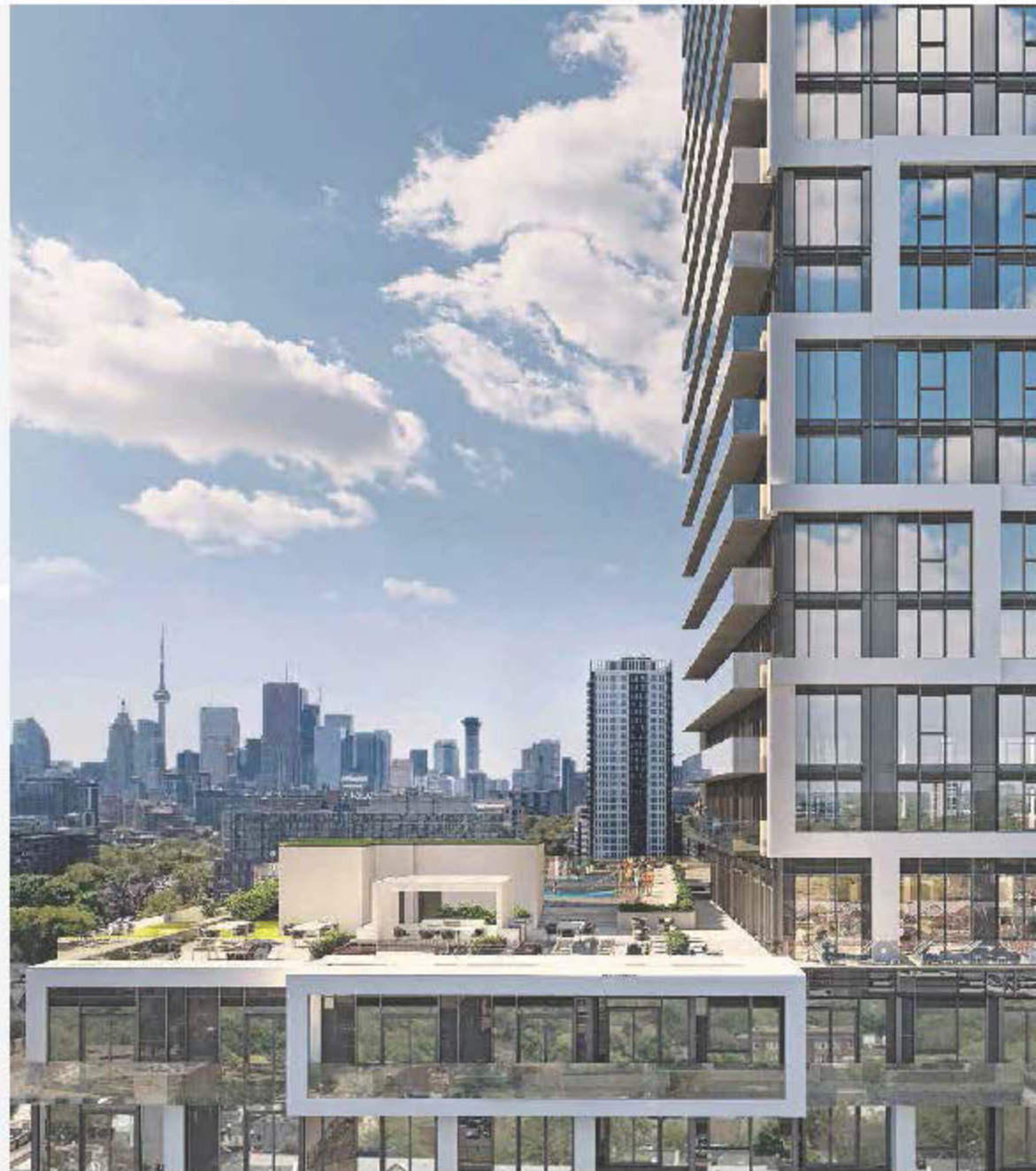
Immerse yourself in a collection of art and culture right at home. Surrounded by trees and greenspace, revel in the wonder of Underpass Park, a concrete canvas for the city's street artists. Or lost in alleyways made beautiful by murals and graffiti both planned and expressed spontaneously. Create freely, 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. Cozy 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 fireplace 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 for collaboration or stretching out for maximum productivity.

SPORTS LOUNGE

The big games 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



Clean, contemporary, refreshingly modern.
Relax 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" coordinated with 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 countertop †
- 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

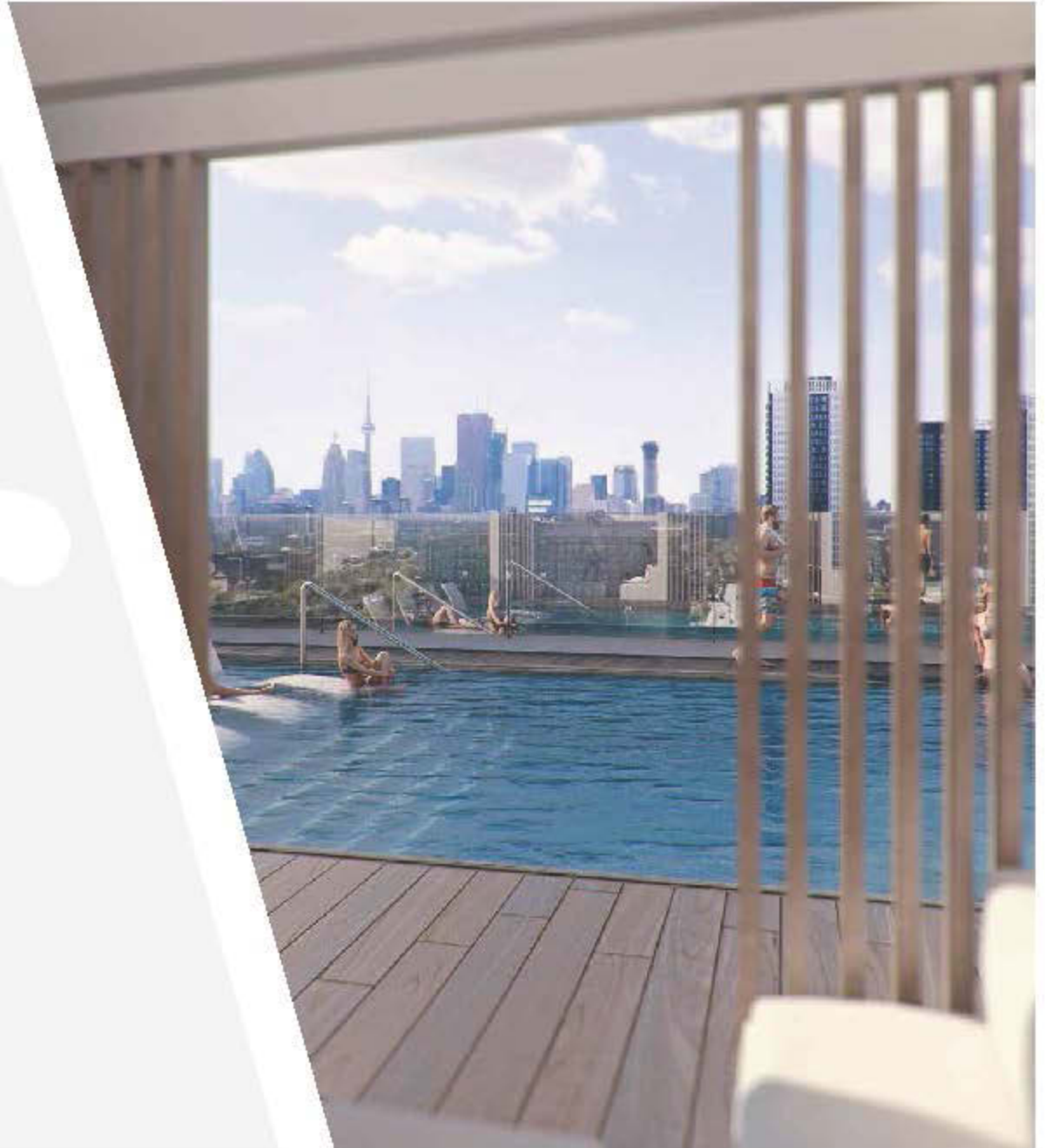
- Custom-designed vanity by U31, with quartz slab countertop and undermount sink †
- Contemporary faucet in matte black finish ††
- Large frameless mirror with integrated floating linear shelf, medicine cabinet and wall sconce designed by U31 ††
- Full height wall tile in tub surround and in separate 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 portlight in separate shower stall *

* Where applicable and as per plan.

† As per Vendor's pre-selected standard finish packages.

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

Unwind &
Rejuvenate





A NOVEL SANCTUARY

A formal getaway 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

Sit 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.

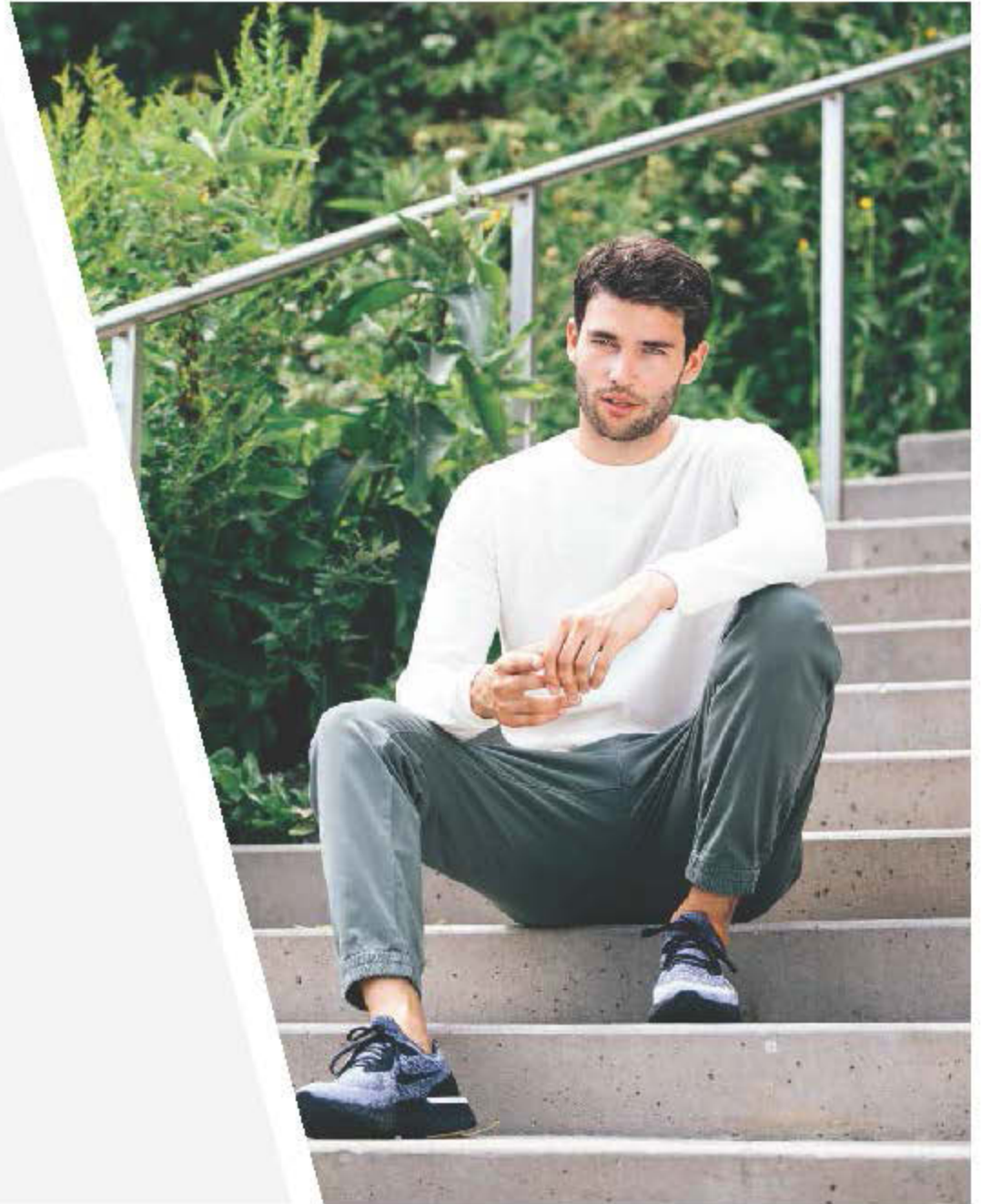


#03

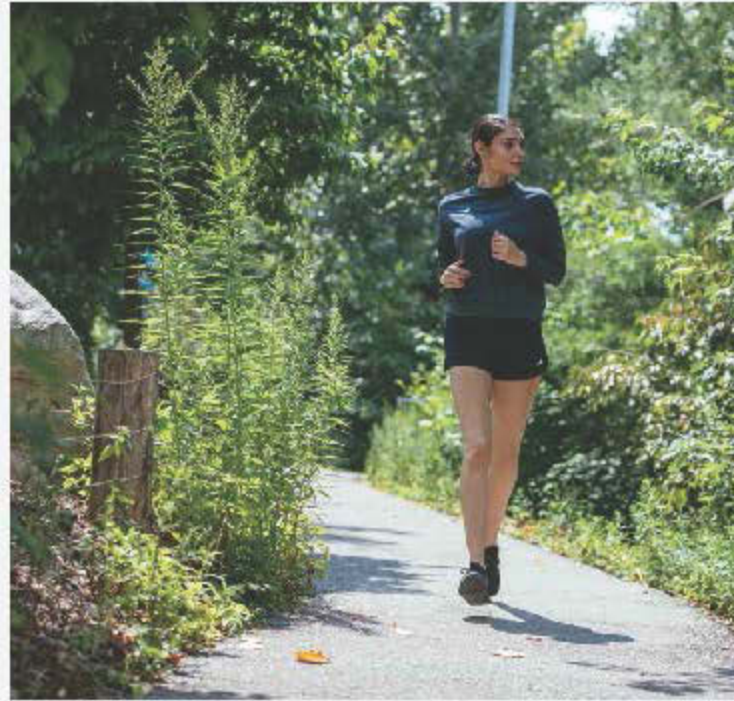
CAT COW

Begin on all fours. Fill your lungs with air as you arch your back into 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 Cooktown and Rivedale 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, Broccoli 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



620 SAINT-JACQUES