

the
RIV
at river and queen

**rise
up
and
join the
new
downtown
east**



**the
time
for
change
is now**

contents

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**How the U.S. leads
in development**

For a public, well-planned and well-thought-out development, the First Look project will create the perfect playground for active, fun-loving children and parents as well as across the city.



38

**How to create
a new space**

Inspired by the latest technology, all levels and 10 stories in the building will be the most innovative space.



13

work, space as talk to work

With so many available transportation options available right outside your door, it's the perfect way to work.



How to work

The commitment to providing buildings of interest in quality and value for all of the users of the building.

68

the
RIV
at river and queen

**rise
up
and
embrace
your future**



**The Riv by Broccolini
places you in the
midst of the future
transformation
of Toronto**

.....
**A new community at the forefront
of smart urban living**

The Riv offers an incredible opportunity to live in a corner
of the city's transformation in a neighborhood that's on the rise.

Now, plan for the future. New parks and amenities are
being built, and you're connected to Toronto's exciting
public transit and many more quality amenities you can't even see yet.
At The Riv, the future has already begun.







**set just a few steps
from the Don River,
and with easy access
to the entire GTA**

Strength of wellness

With the most sophisticated design of energy use, 400,000 sq ft, the new construction achieves a strength of wellness.

With over 7,000 sq ft of indoor greenery, and over 6,000 sq ft of outdoor recreation, the building requires less of any type of building or landscaping. Wellness and living resulting.

34

floors

388

units

12,000

sq ft of indoor greenery

6,000

sq ft of outdoor recreation

car-free
living

walk score | 95/100

bike score | 96/100

transit score | 96/100

walk, a grade or take the

With walking score 95, you can walk to most errands and get to work without a car. You'll also find a lot of public transit options, and you'll be able to walk to most shops and services. With a bike score of 96, you can bike to most errands and get to work without a car. You'll also find a lot of public transit options, and you'll be able to walk to most shops and services. To connect along the town and the street.

future-forward connections



Battery Line walkway

The idea of the B-Line will be able to enjoy further connections throughout the city with the development of the upcoming Metro Line railway. The new line is a 10-kilometer rapid transit line that will connect the Battery Transit Center to Hudson and 14th Street. One-half of the station is planned to be underground through the tunnel, with the remainder running along elevated and at-grade all-carrier sections. If these stations are proposed, with extensive connections to the transfer transit network, including 60th Street and services, the TTC railway line, Line 7, the Silver Line & (to Greater Downtown) & (to downtown bus and suburban routes) and the upcoming East River Tunnel. The



a neighbourhood transformed

Life in a city needs perfectly crafted. It's all about how the urban life is planned and possibilities. The Sun Star bus, always connected people to the water front, to the city life. It was filled with culture and local life. It was a place of recreation and might. In the past, it was a place to live in the city near the sea. It was a place to live in the city near the sea. It was a place to live in the city near the sea.

Today is the moment in a global world where everyone is planning a lifestyle destination. It is the time to live in the city near the sea. It is the time to live in the city near the sea. It is the time to live in the city near the sea.



an innovative and inspiration destination

What is the Sun Star bus?

Experience a city within a city. A vibrant and modern neighborhood, offering economic opportunities, a beautiful view of green spaces and more. It's a place to live in the city near the sea. It's a place to live in the city near the sea. It's a place to live in the city near the sea.

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a downtown oasis in the works



Part 1 is under construction

Part 1 of the project will include
three pedestrian-level structures, the Part
1 East portion will include the perfect place
to play, to walk, to socialize, to relax
and connect to all areas of the city.

The \$1.2 billion project will include
new bike riding trails, a new pedestrian
to transit point, parkland, multi-level aquatic
walkways, and a new multi-level pedestrian
walkway. The Part 1 project will
not include any new parking
structures, green spaces, parkland, or
Massport long-term transit station and
new or relocated light rail stations.
When Part 1 is complete, it will provide
connectivity between the waterfront and
the rest of the city, with transit,
walkways, bicycle, and pedestrian
ways that connect the waterfront.





the way of the waterfront

There's something about the beauty of waterfront that's irresistible — maybe it's the combination of sunlight, fresh air, open space and views of water, or maybe it's the way waterfront always seems to have a brilliant idea or two.

Beachfront

From the historic promenade and waterfront beachfront promenade, where you can enjoy the view from the beachfront, to the waterfront promenade with the great waterfalls, back to the waterfront, you'll find great views from every angle. So, when you're on the waterfront, you might be able to see across the water to the beachfront, or you might see across the water to the beachfront.

With beautiful views across the ocean, waterfront promenade, and beachfront, you'll find a great view from every angle. So, when you're on the waterfront, you might be able to see across the water to the beachfront, or you might see across the water to the beachfront.



Be water, Be water & water-skiing Beate

For the best of Toronto's water, go to the water. The city's water is so good, it's called "cool" and it's so good, it's called "cool". If you're looking for a boat, you can walk over to HarbourFront Centre and Regal Centre and rent a boat for the afternoon. It's conveniently located only a few steps from the HarbourFront Centre. After sampling what's on tap, you can visit the HarbourFront Centre for a small boat rental or just walk off the beach to the water's edge.



Head back out to the water. There's a lot of water sports, and there's a lot of water sports. If you're looking for a boat, you can walk over to HarbourFront Centre and Regal Centre and rent a boat for the afternoon. It's conveniently located only a few steps from the HarbourFront Centre. After sampling what's on tap, you can visit the HarbourFront Centre for a small boat rental or just walk off the beach to the water's edge.





expand
your
horizons

Expand Your Horizons

Expanding your horizons means taking your business to the next level. The new *Expand Your Horizons* is a comprehensive guide to help you grow your business.

From the *Expand Your Horizons* book and guide to the new *Expand Your Horizons* website, you'll find everything you need to take your business to the next level.

The new *Expand Your Horizons* website is a comprehensive guide to help you grow your business. It includes everything you need to take your business to the next level.

For more information, visit www.expandyourhorizons.com or call 1-800-875-8758. You'll find everything you need to take your business to the next level.



legendary Queen Street

With the Queen Street Glass Walk as one of the world's most iconic neighbourhood trails, it's not surprising that it's one of the most popular walking routes in the city. And it's not surprising that it's one of the most popular walking routes in the city.





partners in play discover

In Columbus, the old and the new are playing discover of art, and the new is the old. The city is a mix of old and new, with a focus on art and culture. The city is a mix of old and new, with a focus on art and culture. The city is a mix of old and new, with a focus on art and culture.

The City of Columbus is a great place to live and work. The city is a mix of old and new, with a focus on art and culture. The city is a mix of old and new, with a focus on art and culture. The city is a mix of old and new, with a focus on art and culture.



Distillery District top 10 must do's

Like a small town in the city, with its cobblestone streets, art galleries, shops and historic buildings, the Distillery District is a unique and lively neighborhood. Here are 10 things to do when you visit this unique city within a city.



1. Explore the streets

Get your coffee on with the Distillery District's historic street scene. There's a big selection of cafes, from specialty coffee shops to a classic diner. They'll be sure to give you the best of the best.

2. Explore the art scene

From galleries and studios to art walks, there's a lot to see. The Distillery District is a great place to explore the art scene. There are many galleries and studios, and you'll find the best of the best.

3. Take a stroll

During the holiday season, the Water Works after dark. With all the glowing lights and the street scene, you'll feel like you're back in time. It's a great way to see the city from a different perspective.

4. Get a drink

There are many bars and restaurants in the Distillery District. You'll find the best of the best. There are many bars and restaurants, and you'll find the best of the best. It's a great place to see the city from a different perspective.

5. It's all about the view

After a busy day exploring the Distillery District, you'll want to see the city from a different perspective. There are many bars and restaurants, and you'll find the best of the best. It's a great place to see the city from a different perspective.





1. goals and vision

Define your overall mission and vision, and then break it down into specific, measurable goals. Develop the strategies and action plans to achieve each goal.

2. analysis and feasibility

Conduct a thorough analysis of the market, your resources, and your competitors. Assess the risks and opportunities associated with your business plan.

3. marketing strategy

Identify your target market and develop a marketing strategy to reach them. Determine the channels and tactics you will use to promote your business and attract customers.

4. operations plan

Describe the day-to-day operations of your business, including the processes, procedures, and systems you will use to manage your business effectively.

5. financial projections

Estimate the costs of your business and project the revenue you will generate. Determine the break-even point and the return on investment for your business.



rise up to new heights

Inspired by the tower landmarks of Toronto and Lake Ontario, the architecture of the 36 stories, 400,000 sq. ft. office, with a ground floor anchoring from environmental a city's past. This architectural statement addresses the needs of the new rising skyline and adds the tower as a new landmark to the skyline.

Enhancing the urban environment along the city, the tower is designed to provide a new office or connection to the neighborhood's identity. The new landmark, with its exploration of sculptural architecture, creates an urban and public space, with new verticality for community growth. Tower level, 100,000 sq. ft., and connects to a wider local design.

design dynamics

The interior design of the tower is created by Foster Design Studio and inspired by the architectural details of the tower and the tower's design. The tower's design is a combination of the tower's design and the tower's design. The tower's design is a combination of the tower's design and the tower's design.

At the top, the tower's design is a combination of the tower's design and the tower's design. The tower's design is a combination of the tower's design and the tower's design. The tower's design is a combination of the tower's design and the tower's design.



amenities activated

Located on the ground, first, third and fifth floors, the extensive amenities of The Mile support your lifestyle, providing space for entertaining, dining, working, playing and entertaining outside your office. You're well set up for an active life, with over 12,000 sq ft of indoor amenities and over 6,000 sq ft of outdoor amenities.

For the ground floor amenities, acknowledge outdoor gear needs as you enter and go with a parcel storage room and more. In an auditor where you're going, the fountain has been built so the water is consistent and easy



The logo for Fleet, featuring the word "Fleet" in a stylized, italicized font with a yellow underline, set against a blue background.

- | | |
|-----------------------|------------------|
| 1. LOBBY | 7. LOBBY STORAGE |
| 2. 24 HOUR CONCERGE | 8. MULTIPURPOSE |
| 3. FITNESS | 9. OFFICES |
| 4. MAIL & PARCEL ROOM | 10. LOBBY AREA 2 |
| 5. STAIRS & ELEVATORS | 11. BIKE RACK |
| 6. GYM LOCKER | |



Ground Floor

1. MAIN STAIRS
2. GYM GYM
3. GYM B (GYM TO GYM AND FROM GYM)
4. TRACT ROOM
5. SANITATION
6. MAIN ENTRANCE



1st Floor

1. TRUCK SERVICE CENTER
2. STAIRS TO GYM
3. RECEPTION
4. OFFICE
5. CONFERENCE ROOM
6. STAIRS TO GYM
7. PUBLIC TOILET



1000
Floor

- | | |
|------------------------|---------------------|
| 1. ENTRANCE LOBBY AREA | 11. OFFICE |
| 2. EXECUTIVE FLAT AREA | 12. CONFERENCE ROOM |
| 3. LOBBY AREA | 13. LOBBY AREA |
| 4. BOARD ROOM | 14. LOBBY AREA |
| 5. BOARD ROOM | 15. LOBBY AREA |
| 6. OFFICE | 16. LOBBY AREA |
| 7. OFFICE | 17. LOBBY AREA |
| 8. OFFICE | 18. LOBBY AREA |
| 9. OFFICE | 19. LOBBY AREA |
| 10. OFFICE | 20. LOBBY AREA |

1000
Floor















Engage

The Specialty Lounge offers a level of sophisticated service and design.



successful results

tenacity, strength and resilience prove to be the sought-after combination when, when



Multiple agents welcome

There is nothing between this house and the rest of the world.



in great surroundings

The table featured in a collection of furniture in a modern design style

INNOVATION, HOME BY BROCCOLINI, A CLASS OF SMART HOME FEATURES THAT BRINGS THE TECHNOLOGY OF TOMORROW, TODAY TO YOUR PLACE OF HOME AND A MORE CONVENIENT LIFE STYLE WITH OUR'S CONVENIENT INNOVATIONS SUCH AS SMART HOME ENERGY, REMOTE ACCESS, SECURITY AND SMARTPHONE ACCESS TO YOUR HOME.

smart home features

easy guest entry & alarm setting

Tap your wall pad or phone to view live video from the lobby or parking garage when you guests arrive, and then let them in, tap to arm the alarm as well.

remote digital wall entry

With your personal access code, you can unlock your wall's digital door lock. Invite up to four different access codes for family members & guests and go.



parcel delivery features

Months after your guests are delivered, you'll receive digital mail that so that they're ready to be picked up from the private parcel locker system.

your smart phone is your access pass

As a resident, you can move through the building with ease, using your own phone to unlock the doors for the private entrance area and security system as you approach.

Standard Features

- Mobile app and property manager access
- 24/7 security
- Smart door lock
- Locking phone
- Smart phone
- Locking station
- Living area with smart lighting
- Smart door lock and access

upgrade for a fee

- 24/7 security
- Smart door lock
- Remote digital control
- Locking phone and accessories



set like temperature, from anywhere

Wherever you are, you can set your phone to set the temperature in your unit. Save energy while you're out, and create a comfortable environment for your next home.



living fast internet

The high-speed internet service, included after high-speed internet in your unit, and in the lobby and common areas, means you're always connected.

H/B HOME BY BROCCOLINI

125 YEARS
BROCCO FIM

SINCE ITS BEGINNING IN 1949, BROCCO HAS HELD ON FOUR
 PRIMARY VALUES: HIGH QUALITY, HIGHLY EFFICIENT, AND AN
 ENVIRONMENTAL SPIRIT.

All single sector provider of construction, development, property management, and real estate services. In parallel, Brocco's other goals is developing leading collaborative relationships and reducing risk of monetary value. With a corporate legacy of over 60 years of experience, each member of our team is passionately committed to upholding the Brocco's philosophy: to build great buildings and great relationships.

1949

BROCCO CONTRACTORS
 BUILT IN DE BUSINESS

1982

FIRST COMMERCIAL
 PROJECT

1990

WORLD
 RECOGNITION
 PROJECT

1992

CONSTRUCTION

1994

FOR COMMERCIAL
 CONSTRUCTION

2004

RECOGNITION
 RECOGNITION

2004

CONSTRUCTION
 RECOGNITION

2007

FOR COMMERCIAL
 CONSTRUCTION

2011

RECOGNITION
 RECOGNITION

2012

CONSTRUCTION

2017

FOR COMMERCIAL
 CONSTRUCTION

2019

RECOGNITION
 RECOGNITION



1. New York
2. Boston
3. The New York City



Arcadis is a global firm of architects, engineers, designers, and technology professionals who create value, build and maintain urban environments. Arcadis also manages and delivers in residential, hospitality, retail and mixed use designs.



the Patton Design Studio

The Patton Design Studio is a team of interior designers and technologists that have worked with developers and private residential clients for over 20 years. We tend to a rigorous style. The Patton Design Studio continues to be challenged by the reality that its creative interpretations reflect the aspirations of clients.



1. Bath enclosure
2. In toilet





presented by
Broccolini

Broccolini, since 1969

FOR MORE THAN 50 YEARS WE'VE BEEN PASSIONATELY COMMITTED TO SPREADING THE BROCCOLINI PHILOSOPHY.

