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INTRODUCTION

EXTREME ARCHITECTURE

It's where architectural innovation is taken to new heights.

Where design engages the senses and elevates the urban experience.

Idiosyncratic and bold, it's the signature building in an already iconic multi-phase development, part of a striking new neighbourhood that is today emerging in Toronto's fast rising east end.

It's RC3, the third phase of River City.

Are you ready?



RIVER CITY

UNLIKE ANYTHING ELSE

Inspired award-winning architecture.
Smart creative interiors.
Extensive indoor and outdoor amenities.

Surrounded by beautiful new parks and public spaces, and just minutes from the downtown core, River City is unlike any other development in Toronto today. Designed for excellent livability and maximum sustainability, it is the community for the 21st century.

of over 1,100 loft-style condominiums, family-friendly townhouses, and ground floor retail. Spanning the area from King Street East to the new Corktown Common, and from the Don River to River Street, it is a vital part of the revitalized West Don Lands and the city's waterfront redevelopment that is well underway.

Winner of BILD's Best Design Award, River City is a four-phase, LEED Gold community



“A pure vision of liberated design.”

– Lisa Rochon
ARCHITECTURE CRITIC, THE GLOBE AND MAIL

RIVER CITY MASTER PLAN

PHASE	DESCRIPTION	NO. OF UNITS	STATUS
RC1	16 storey building along King Street East and 6 storey building along Lower River Street, connected by a 3 storey bridge	349	Completed
RC2	A collection of three 12 storey glass “mini-towers”, connected by glass bridges, facing Corktown Common	249	Completion 2015
RC3	29 storey tower south of the Richmond-Adelaide ramps, facing Corktown Common and Lawren Harris Square	330	Now Releasing
RC4	Anticipated 11 storey building at the head of Lawren Harris Square	150	TBD

THE MASTER PLAN

DESIGN THAT EMBRACES LOCATION

Saucier + Perrotte's design for River City takes its inspiration from the site's industrial past, the infrastructure that runs through it, and the natural landscapes that surround it. Hard elements contrast with soft, light with dark. The shapes of the buildings bring those contrasts subtly into play, creating appealing forms that fit into the urban landscape – but also stand out from the crowd.

Thoughtful design turns utilitarian urban infrastructure into sculpture.

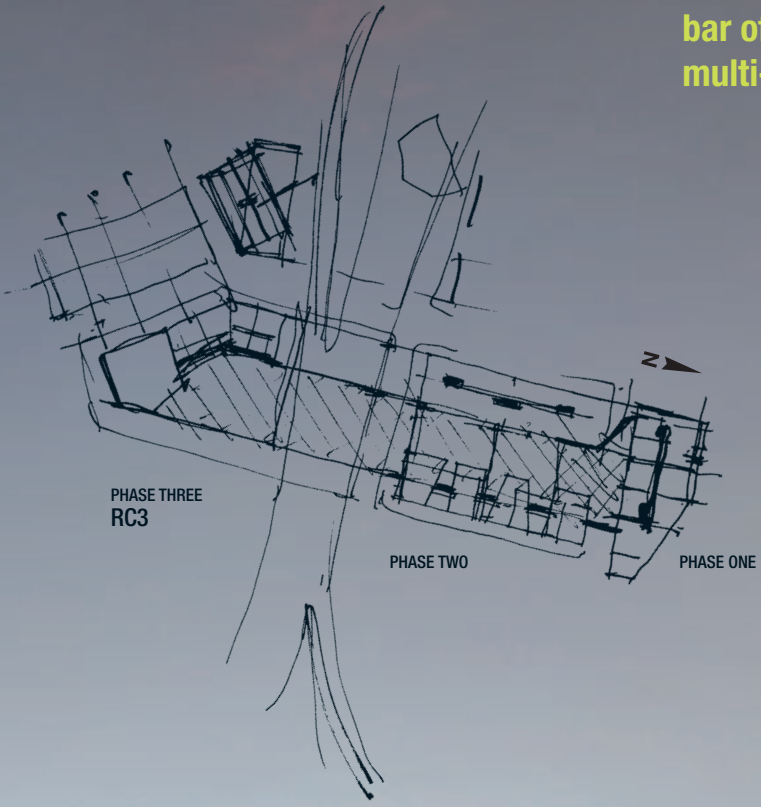
The Richmond-Adelaide ramps become an integral feature, turning the buildings that flank it into an inviting gateway for people entering the downtown core. At the same time, S+P's design brings the River City form boldly through the ramps themselves, creating a continuum that begins on King Street, extends down Lower River Street, and then slips by the ramps to end in a tower that turns and faces the downtown behind it – a fluid built form that ties the entire development into one coherent whole.

PHASE THREE
Now releasing



“This fresh, intelligent project will raise the bar of architectural excellence for innovative multi-family residential work in Toronto.”

– John Bentley Mays
THE GLOBE AND MAIL



PHASE TWO
Under Construction
Move-in This Fall

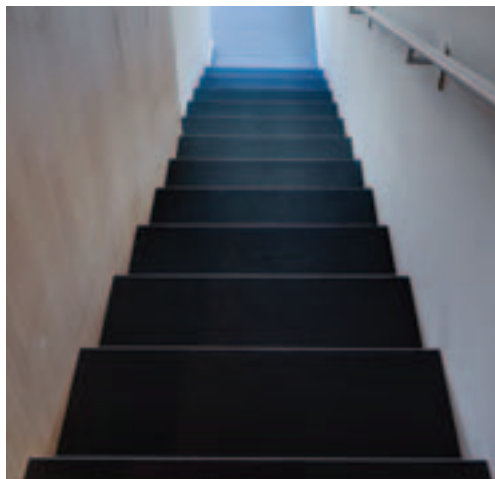
PHASE ONE
Completed

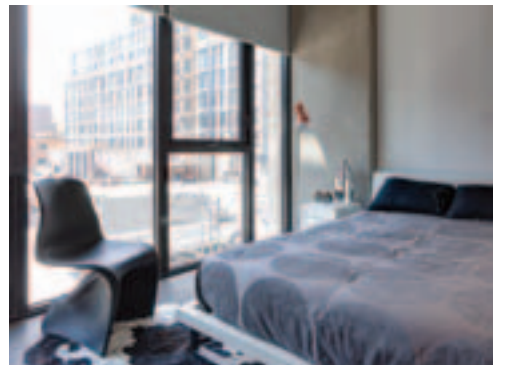


PHASE ONE

DARK BEAUTY

River City Phase 1, completed in late 2013, is a darkly beautiful structure with a modern sensibility. It combines bold forms and angles in fresh new ways. Two structures connected by a four-storey bridge, it evokes warehouse buildings in New York, Chicago and Montreal, and is a nod to the area's industrial past.





“Varied and gutsy, the first [phase] is black and jagged like a Stealth Bomber flying sideways, the next a cluster of three white circuit boards linked by bridges.”

– Alex Bozikovic
THE GLOBE AND MAIL



PHASE TWO

WHITE ON BLACK

Designed as a dramatic contrast to the matte black exteriors of Phases 1 and 3, the sleek lightness of Phase 2 stands out, a gem surrounded by moody dark structures. Three glass mini-towers are connected on each floor with fully glazed passageways. Units are constructed to look like boxes jutting in and out and pivoting left and right. White and translucent materials give it a feel that's airy, modern and completely sophisticated.





Corktown Common park





RC3

NEW HEIGHTS

Phases 1 and 2 created a new architectural language in Toronto. And now the third phase of this award-winning development takes that daring design to new heights.

RC3 is the next step of Saucier + Perrotte's unique vision. At 29 storeys, it is the first (and one of the only) towers to be built in the West Don Lands, and there is no doubt that its asymmetrical, cutting-edge look turns Toronto's residential architecture on its head.

Design has been liberated from its usual constraints, freed from the limitations of the straight line and the standard box. Cantilevered cubes are randomly stacked at different heights and varying protrusions, boldly engaging the city around it.

This is adventurous architecture that would be at home in Barcelona or London – beautiful, bold and completely unlike anything our city has seen before. An organized chaos, RC3 leaves Toronto's typical condo tower behind.

“The 29-storey tower is a continuity of the angular black volumes that give shape to the entire River City complex; this final, vertical volume is composed of the elements found on the site: angular crystalline minerals of black and white. ... The tower conceptually erodes to symbolize this dual mineral nature: a solid black object inset with white diaphanous crystals.”

– Gilles Saucier





View from Lower River Street, looking south with Phase 1 at left

PARKS AND PUBLIC SQUARES

THREE REMARKABLE PUBLIC SPACES, RIGHT AT YOUR FRONT DOOR

**Corktown Common to the east and south.
Underpass Park to the north.
Lawren Harris Square to the southwest.**

In all directions, River City Phase 3 is surrounded by beautiful new public spaces that, while each very different from the other, collectively represent Waterfront Toronto's unrivalled commitment to the public realm, and offer RC3 residents public amenities of a quality and scope unlike any other in the city.

CORKTOWN COMMON

Immediately across Bayview Avenue from RC3's front door, Corktown Common (formerly known as Don River Park) is the epicentre of the West Don Lands neighbourhood. Designed by internationally renowned New York-based landscape architect Michael Van Valkenburgh, it is a perfect example of park design done right. This beautiful 18 acre park is the largest green space in the area, and a wonderful new amenity for neighbourhood residents as well as people from across the city.

Designed to integrate with the contours of the Flood Protection Landform underneath it, Corktown Common is a sprawling park that has been purpose-built to serve the city. It has multiple playgrounds, a splash pad, pavilion with barbecues and a fireplace, an athletic field and plenty of open spaces. You can also take advantage of the meandering trails, bike and walking paths, boardwalk and off-leash dog park.

Plus, you'll find a wide range of trees and plants, and the park's intimate marsh area is already home to diverse wildlife including birds, frogs and more.



Queen Street East

Phase 1

Prairie

river city

King Street East

Phase 2

Lower River Street

Eastern Avenue

Don River

St. Lawrence Street

Phase 1

UNDERPASS PARK

Basketball Courts

RC3

Ball Hockey Court

Skatepark

Dog Run

Bocci Courts

Play Grove

Lowland Meadow

Phase 4
11 STOREYS

LAWREN HARRIS SQUARE

Ribbon Walls

Chess Tables

Prairie

Eastern Avenue Extension

Marsh

CORKTOWN COMMON PARK

Pan Am Village

Bayview Avenue

Central Lawn

Play Hill and Pavilion

Youth Athletic Field

Front Street East

Mill Street





Underpass Park



Corktown Common park



Underpass Park



Mirage, by Paul Raff at Underpass Park



Pavillion at Corktown Common park



Corktown Common park

LAWREN HARRIS SQUARE

Think of an intimate, elegant public square in Paris, London or Rome. That is the idea behind Lawren Harris Square, a quiet, understated public space right in front of River City Phase 3.

Also designed by Michael Van Valkenburgh, Lawren Harris Square is composed of crushed granite and twenty four multi-stem locust trees, a simple composition as a counterpoint to the exuberance of RC3.



Lawren Harris Square

UNDERPASS PARK

Underpass Park is arguably the best example of the innovative ideas that Waterfront Toronto is putting in place throughout the West Don Lands.

An idea that originated with Urban Capital's initial design submission for the River City site, and the brainchild of Vancouver-based landscape architects Phillips Farevaag Smalenberg with Toronto-based The Planning Partnership, this park is exactly what its name implies: a park beneath an overpass.

This charmingly reinvented spot is part of Waterfront Toronto's ongoing effort to transform neglected spaces on the waterfront into valuable, usable public amenities. The overpass, rather than remaining the urban barrier it once was, has now become a sheltered place to play and relax, and a safe, inviting space that connects the north and south sections of the River City neighbourhood.

PARKS AND PUBLIC SQUARES

1,800 KMS OF PARKLAND AND CITY TRAILS

Extensive parkland isn't just limited to the area outside your front door. From Corktown Common you can connect directly to over 1,800 kms of pathways and trails that track the meandering Don River north past the Brick Works all the way to Sunnybrook Hospital; the Martin Goodman Trail west past downtown to the western edge of the GTA; and the Lower Don Trail east past beautiful parks and gardens all the way to the Beach. River City is right at the centre.

501 Queen

504 King

← Humber Bay Park

45  65 
145 

Exhibition Place
24  37 
65 

Garrison Common

Canoe Landing

Roundhouse Park

Harbour Square Park / Ferry Dock

13  25 
37 

Coronation Park

Little Norway Park

Toronto Music Garden

HTO Park

Waterfront Trail

Lake Ontario

Gardiner Expw



↑ Sunnybrooke Hospital (via trail)

47 161

Brick Works
20 46

Todmorden Mills

Beltline Trail

St. James Cemetery

Lower Don River Trail

Riverdale Park
9 14 23

Wellesley Park

Riverdale Park West

Don River
DIP

Lower Don River Trail

Jimmy Simpson Park

501 Queen

501 Queen

→ The Beach

23 13 40

504 King

RC3

2015 PAN AM GAMES VILLAGE

CORKTOWN COMMON PARK

WEST DON LANDS

Martin Goodman Trail

Lake Shore Trail

McCleary Park

Sherbourne Common

9 23

↓ Cherry Beach

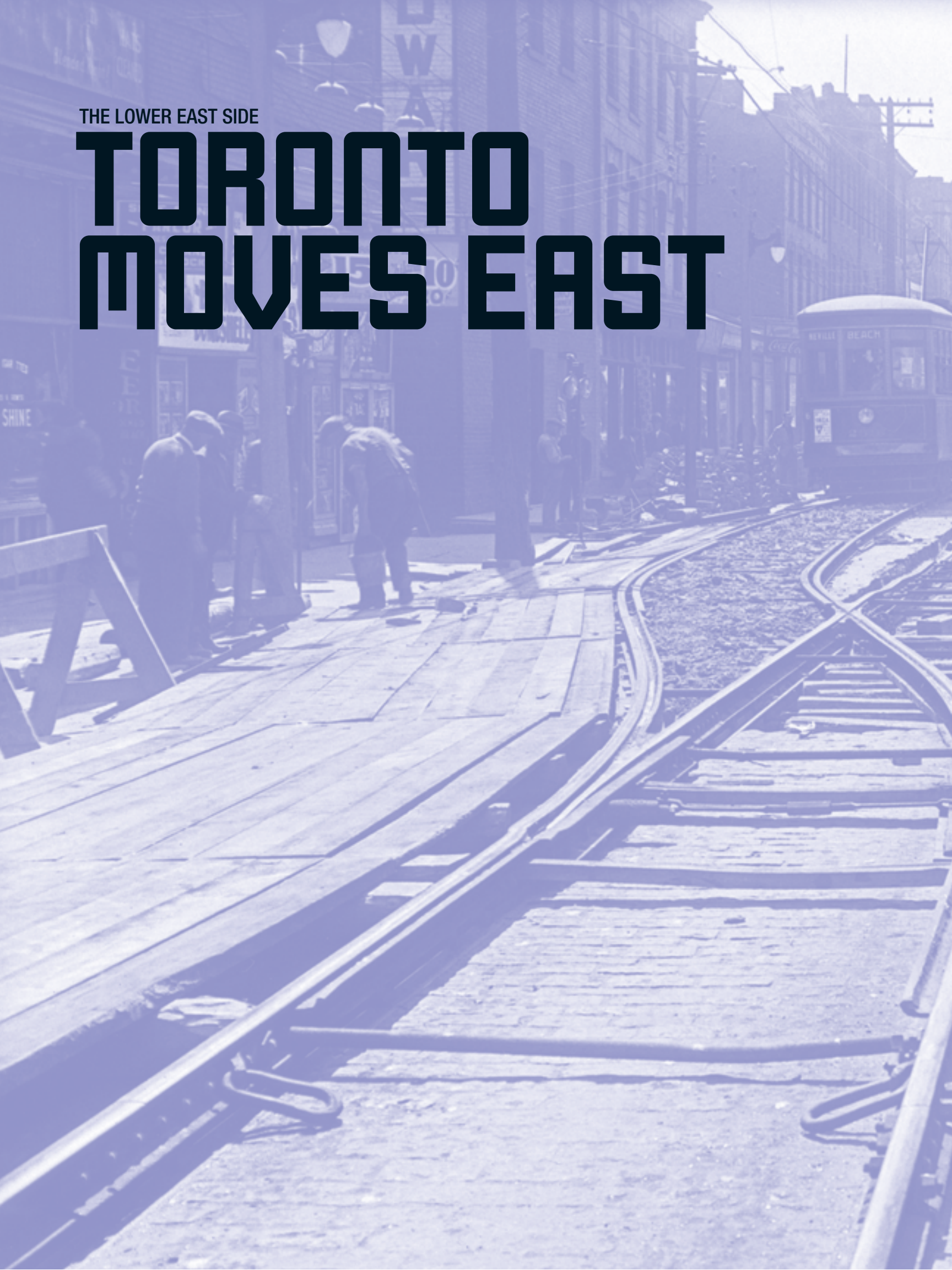
12 39

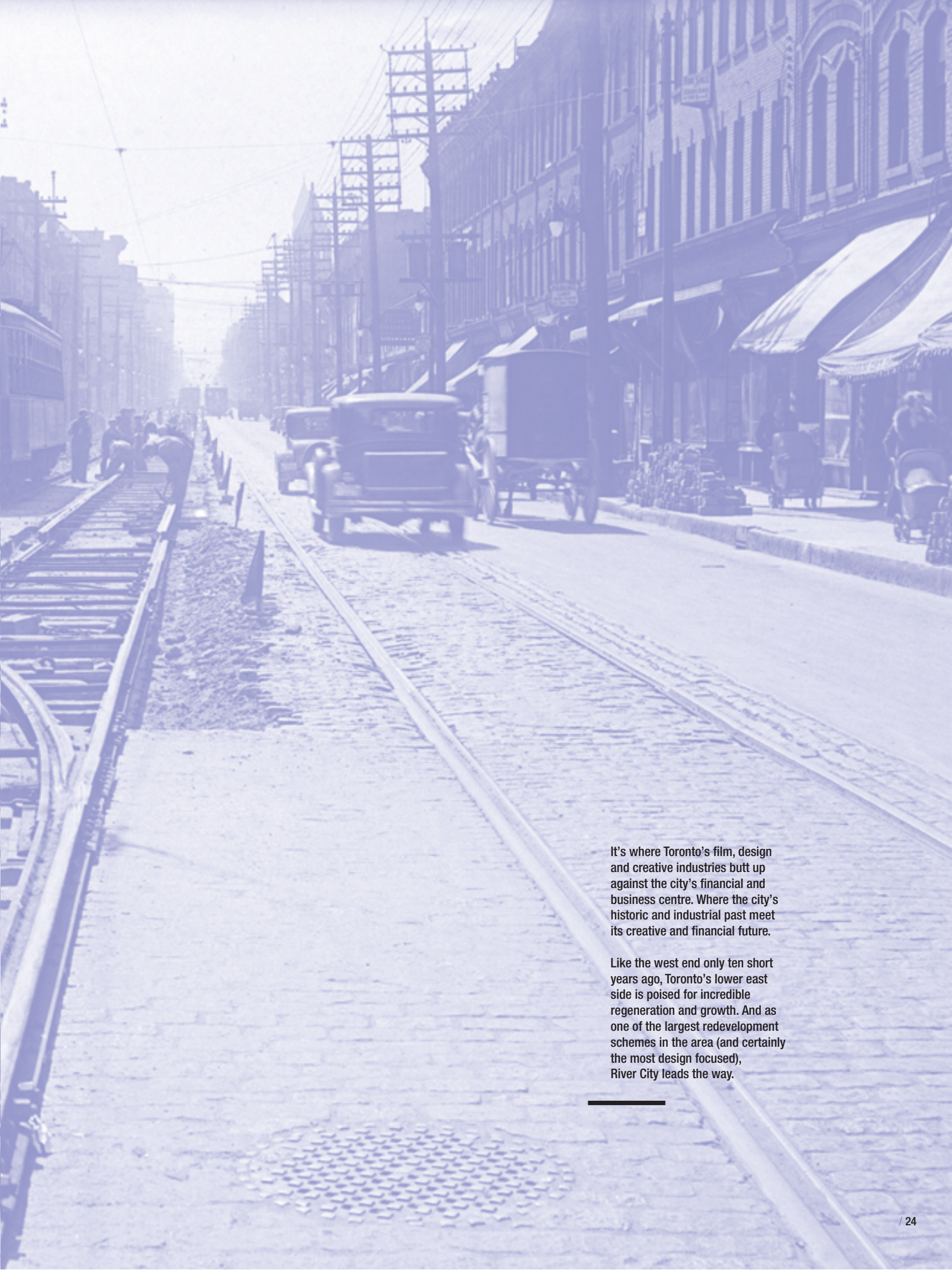
Waterfront Trail



THE LOWER EAST SIDE

TORONTO MOVES EAST





It's where Toronto's film, design and creative industries butt up against the city's financial and business centre. Where the city's historic and industrial past meet its creative and financial future.

Like the west end only ten short years ago, Toronto's lower east side is poised for incredible regeneration and growth. And as one of the largest redevelopment schemes in the area (and certainly the most design focused), River City leads the way.

WEST OF RC3



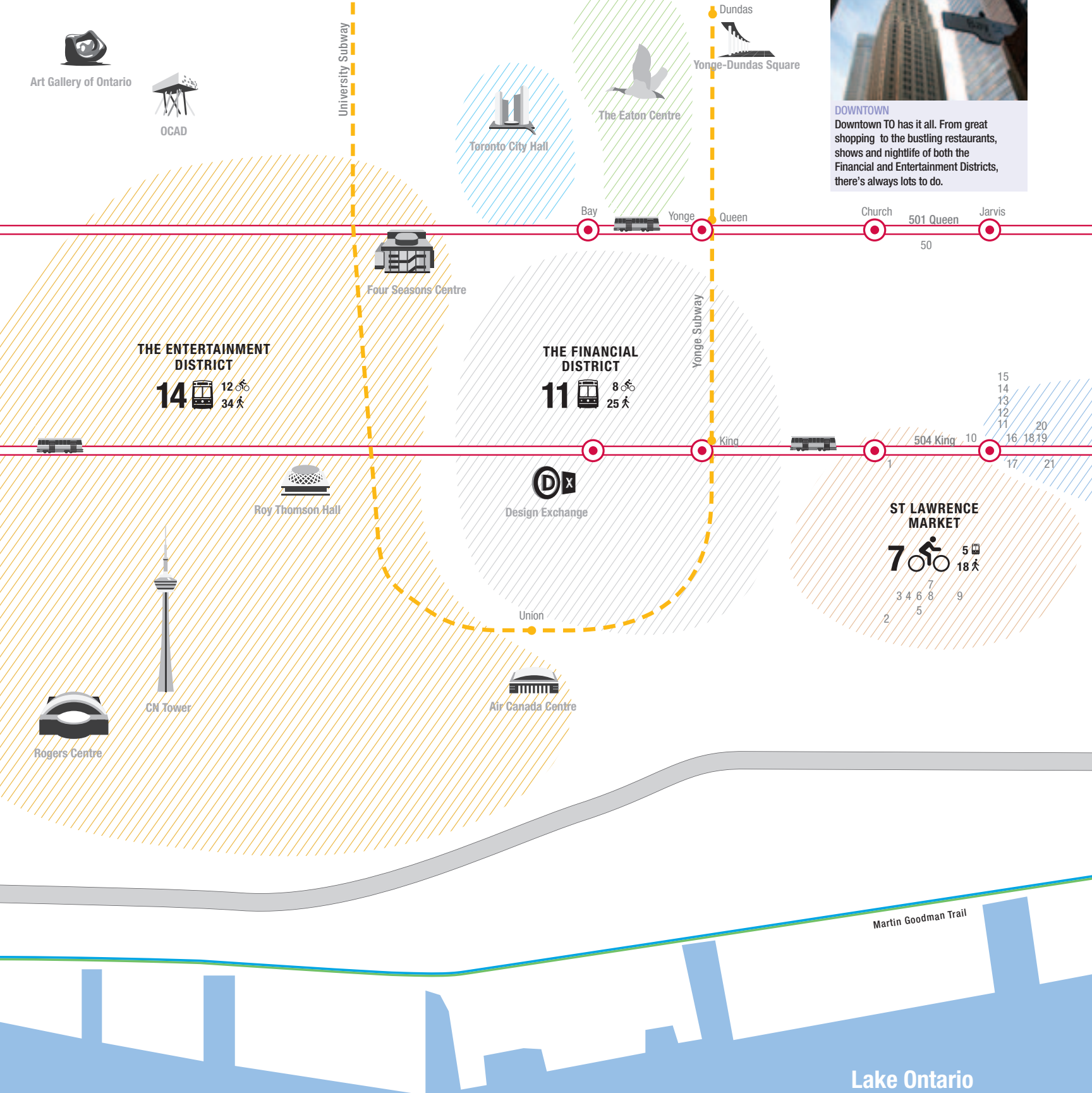
Night time view of downtown from River City

River City is close to so many great Toronto neighbourhoods. From the historic Distillery District to eclectic Leslieville, restaurants, nightlife and great shops are all a short walk, bike or streetcar ride away.



DOWNTOWN

Downtown TO has it all. From great shopping to the bustling restaurants, shows and nightlife of both the Financial and Entertainment Districts, there's always lots to do.



Lake Ontario



CABBAGETOWN

7 5 20

CABBAGETOWN

Named for the Irish immigrants who lived here in the 1840s, Cabbagetown is a distinctive, beautiful neighbourhood that's home to the largest continuous area of preserved Victorian housing in North America. You'll find good restaurants, great parks, and one of Toronto's more unique attractions – the Riverdale Zoo, a working farm in the centre of the city.



CORKTOWN

Corktown has come a long way from its origins as a 19th century working-class enclave for County Cork immigrants. This charming historic district has experienced a real revival over the last decade. Older commercial buildings converted to live-work studios, condominium lofts and professional offices make for an exciting, completely revitalized community that's just a few minutes east of the downtown core.

KING STREET EAST

8 4 3 27 29 26 28 30 31 32 22 23 24 25 33 35



KING STREET EAST STRIP

Toronto's Design District is becoming more than just design. New restaurants and bars are supplementing the already ensconced high-end furniture and design stores, making King Street East from Church to River a high-end shopping mecca for all of Toronto.



Riverdale Farm



Brick Works



Regent Park Aquatic Centre

REGENT PARK REDEVELOPMENT

5 5 10



WEST DON LANDS

One of Waterfront Toronto's most ambitious redevelopment schemes is well underway along the banks of the Don River. The West Don Lands, which includes River City, is being carefully developed into an exciting 80-acre community of 6,000 residences, retail space, expansive pedestrian boulevards and 23 acres of lush parkland.



EAST OF RC3

CABBAGETOWN

7 5 20



Riverdale Farm



Brick Works



Regent Park Aquatic Centre

REGENT PARK REDEVELOPMENT

5 5 10



BRICK WORKS

Formerly the source of most of Toronto's bricks, the Evergreen Brick Works is today an internationally recognized heritage and cultural site, mostly known for its farmer's market, event spaces and quiet nature walks.

Sherbourne Parliament 501 Queen River 53 54 Broadview

51 52

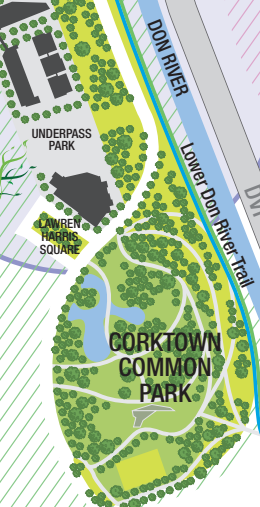
CORKTOWN

4 2

Cherry

504 King

RC3



KING STREET EAST

8 4 3 27 29 26 28 30 31 32

22 23

24

25

33 35

36

34

37

38

Cherry Street opening 2015

WEST DON LANDS



DISTILLERY DISTRICT

The old Gooderham and Worts Distillery is the largest collection of Victorian industrial buildings on the continent, and a uniquely beautiful setting for the boutiques, restaurants, theatres and galleries that have moved into the once-abandoned area. The cobblestone streets and splendidly restored period buildings offer a wonderful ambiance for events, festivals – or just a pleasant Saturday afternoon stroll.



THE DISTILLERY

8 4

39

40

41 42

43

45

47

48

49

44 46

Martin Goodman Trail

4 13

Gardiner Expressway

Martin Goodman Trail



Sugar Beach



Sherbourne Common



PORT LANDS

Waterfront Toronto and the City of Toronto are working on an exciting vision for a vibrant, mixed-use community just south of Lakeshore Boulevard. But first, within a few years, a huge portion of this area will be turned into a 37-acre Lake Ontario Park, with great waterfront access and lots of opportunities for outdoor recreation.



RIVERDALE

Filled with gracious tree-lined streets, lovely green spaces and beautiful Victorian and Georgian architecture, Riverdale fosters a strong sense of community in the people who live here. Wonderfully central yet remarkably quiet, the area has a great selection of galleries, shops and restaurants.

RIVERDALE

6 7
17



LESLIEVILLE

Home to the Opera House, plus some of the city's best burgers, cafes and retro furniture stores, this bustling bohemian village in the historic east end is home to tremendous creative talent, and is a true Toronto hot spot. Trendy boutiques and galleries and hip film, TV, music and design firms give this sophisticated yet surprisingly laid-back neighbourhood a personality all its very own.

55 58
59 61 63 64 66 67

56 57 60

RIVERSIDE

5 3
2

65

LESLIEVILLE

LESLIEVILLE

10 5
4



STUDIO DISTRICT

11 4
14



STUDIO DISTRICT

Once a textile and factory district, the Studio District is now a TV and film hub. Former warehouses house production studios, and many of the people who work in the area have bought homes on local side streets. The neighbourhood is also home to a number of artists and trendsetters who have attracted great bars, restaurants and live-work condo developments.

THE BEACH

20 16
40



→ Kew Beach

UNILEVER REDEVELOPMENT

4 8



UNILEVER SITE

Situated just across the Don River from River City, the 28 acre former Sunlight soap factory, first opened in 1892. Today the largest privately owned piece of land in the city, the site is poised to become Toronto's very own Canary Wharf, employing up to 5,000 people when fully built out.

Lake Shore Trail
6 21



THE BEACH

This tight-knit community sits on the sandy shoreline of Lake Ontario and is a popular destination for people from across the city. With quiet tree-lined streets, parks, a waterfront boardwalk, great restaurants and a wide range of independent boutiques and specialty stores, it's a wonderful place to spend a sunny afternoon.

PORTLANDS REDEVELOPMENT

8 19
25

↓ Tommy Thompson Park
26 90



In and around River City

ST LAWRENCE MARKET

1. Origin Restaurant

Part of celebrity chef Claudio Aprile's restaurant empire, Origin offers ambitious and beautiful tapas dishes in a high energy and hip environment.
107-109 King Street East
origintoronto.com

2. Great Burger Kitchen

GBK joins the continuing trend of excellent gourmet burger joints in the city of Toronto.
9 ½ Church Street
greatburger.ca

3. C'est What

For years C'est What has been offering an amazing selection of local craft beers and comfort food in their expansive and cozy subterranean dining room.
67 Front Street East
cestwhat.ca

4. Le Papillon on Front

This large lofty restaurant serves classic French cuisine and has a popular weekend brunch.
69 Front Street East
papillononfront.com

5. Market Street Catch

This new fish and chips shop is from the same owner as the famous Buster's Sea Cove inside St. Lawrence Market. At Catch, classic offerings such as seafood chowder, fish tacos and of course fish and chips are made fresh to enjoy.
14 Market Street
marketstreetcatch.com

6. St Lawrence Market

One of Toronto's most famous landmarks, St. Lawrence Market is one of the best places to find fresh fish and produce, amazing baked goods and an incredible selection of ethnic foods.
92-95 Front Street East
stlawrencemarket.com

7. Sunday Antique Market

Every Sunday from 5:00 am to 5:00 pm the North Market is packed with people perusing unique and vintage treasures from rare books and jewelry to furniture and home décor items.
92 Front Street East
sundayantiquemarket.com

8. Market Gallery

The Market Gallery is housed in the old city council chamber of Toronto's original City Hall. Today the space showcases changing exhibits on the history of our city.
95 Front Street East.
Toronto.ca/marketgallery

9. FuZen

FuZen is a highly rated Japanese restaurant with a loyal following.
132 Front Street East
fuzen.ca

10. Savoia Canada Inc.

The beautiful Savoia Canada showroom features innovative porcelain and ceramic products for practically any surface from the world leader in the industry, the Graniti Fiandre/Iris Group.
145 King Street East
savoia.com

11. Assanga Interiors

Assanga Interiors features contemporary and affordable European inspired furniture for every room in your house.
35 Jarvis Street
assangainteriors.com

12. Ma Zone Home

Since 1998 Ma-Zone creator Armin Martiros has stocked his trendy store with bright and vibrant home décor items from some of the freshest designers around.
63 Jarvis Street
ma-zone.com

13. Poliform

The Toronto showroom for this luxury Italian furniture manufacturer is located in a beautifully restored heritage building and features a divided space showcasing two distinct living spaces to wander through.
99 Jarvis Street
poliformtoronto.com

14. Bo Concept

Bo Concept is Denmark's largest global retailer of furniture and home décor accessories. The store offers an incredible selection of affordable pieces that are contemporary and right on trend.
230 Adelaide Street East
boconcept.ca

15. Gautier

Gautier is a 50-year old French brand that still manufactures all their unique and modular furniture pieces in France.
230 Adelaide Street East
gautier.ca

16. Grange/AGA

Located at the corner of Jarvis and King East, this elegant shop features two showrooms in one. Grange dates back to the early 1900's in France and offers French provincial style furniture while AGA is one of the leading manufacturers of luxury stoves.
150-154 King Street West
grangeny.com, aga-ranges.com

17. Positive Space Interiors

For over 35 years, Space Interiors has been providing streamlined Canadian designed furniture with unique space saving features.
167 King Street East
positivespaceinteriors.com

KING EAST

18. Modern Weave

Modern Weave offers an endless selection of rugs from designers around the world. The store can also accommodate any space or style with made-to-order rugs.
160 King Street East
modernweave.com

19. Calligaris

This King East showroom offers design conscious individuals a carefully curated selection of design forward furniture by the well-known Italian manufacturer.
170 King Street East
calligaris.com

20. Feheley Fine Arts

Since 1961 Feheley Fine Arts has been committed to showcasing the finest Inuit art. The King East gallery located in a restored heritage building deals exclusively in Canadian contemporary art.
65 George Street Toronto
feheleyfinearts.com

21. Le Petite Déjeuner

Since 2003, Le Petite Déjeuner has been a neighbourhood favourite for brunch or a quiet dinner.
191 King Street East
petitedejeuner.com

22. Montauk Sofa

Known for their oversized large cushion sofas and chairs, Montauk also carries furniture pieces perfect for any sized home.
220 King Street East
montauksofa.com

23. EQ3

EQ3 has long been a place to find stylish and affordable furniture and housewares. The store now carries iconic design brands from Herman Miller, Alessi, Stelton, Marimekko and Vitra.
222 King Street East
eq3.com

24. Pacific Junction Hotel

Pacific Junction Hotel is a bright and hip island themed bar offering a great selection of punchy cocktails from expertly crafted margaritas to a rum heavy Dark and Stormy.
234 King Street East
pacificjunctionhotel.com

25. Trianon

Trianon's opulent and flashy showroom features an eclectic mix of feathered chandeliers, French antiques, elegant wallpapers and custom upholstered pieces.
247 King Street East
trianon-online.com

26. Appliance Haus

This kitchen boutique offers an expert in-house design team to help you build your dream kitchen.
256 King Street East
appliancehaus.ca

27. Mangia & Bevi

Siblings Federico and Eleonora established this neighbourhood restaurant nine years ago and it has grown into an excellent Italian bistro known for their pizzas.
260 King Street East
mbresto.com

28. Bulthaup

Bulthaup offers the ultimate in custom designed kitchens. The team at this Toronto showroom can help you transform your space into something truly special.
280 King Street East
bulthaup.com

29. Sub-Zero and Wolf

This striking space is the perfect spot to show off the state-of-the-art technologies that Sub-Zero and Wolf appliances provide. The space can also be rented out for events and training sessions.
280 King Street East
subzero-wolf.com

30. Klaus

Klaus has been Toronto's exclusive retailer for many top European designers including Moooi, Tom Dixon, Moroso and e15.
300 King Street East
klausn.com

31. UpCountry

The UpCountry showroom is a massive space filled with contemporary and vintage-style items perfect for a hip urban home. The store also carries the Toronto Gus Modern line and is the Canadian distributor for UK designer Timothy Oulton.
310 King Street East
upcountry.com

32. Relative Space/Floorworks

Specializing in engineered hardwood flooring, Relative Space/Floorworks offers an unmatched variety of woods and finishes for your floors and walls. 330 King Street East relative-space.com

46



57

33. Rooster Coffee House

This King East spot is the second location for the very popular coffee house. Locals have been flocking here for the excellent coffee, gourmet baked goods and sandwiches. 343 King Street East roostercoffeehouse.com

34. Weezie's

A casual French/European bistro with excellent service and a cozy and welcoming dining room. 354 King Street East weezies.ca

35. Italinteriors

Specializing in high-end Italian furniture, Italinteriors has been serving Toronto for more than 35 years offering such sought after brands as Cassina, Flexform and Boffi to name a few. 359 King Street East italinteriors.ca

36. Roche Bobois

This French furniture manufacturer creates a playful and high-design aesthetic in their Toronto showroom, expertly displaying the bold and modern furniture pieces in the collection. 101 Parliament Street roche-bobois.com

37. Gilead Café

Gilead Café is a hidden gem nestled just south of King East on Gilead Place. Top chef Jamie Kennedy has crafted a collection of local and seasonal signature dishes to enjoy. 4 Gilead Place jami Kennedy.ca

38. Morning Glory Café

Located in the heart of Corktown, Morning Glory offers one of the best brunch and lunch in the neighbourhood. 457 King Street East morningglorycafe.ca



19

DISTILLERY DISTRICT

39. Artemide

Artemide has a unique wedge shaped showroom surrounded by floor to ceiling windows creating the perfect spot to display the visually stunning light fixtures the manufacturer is known for. 5 Mill Street, Bldg 37 artemide.com

40. Balzac's Coffee

Located in a Pump House built around 1895, this Balzac's location is a beautiful and breathtaking place to take a break and have a cup of incredible coffee. 1 Trinity Street balzacs.com

41. Cabinet

This airy brick and beam showroom is home to a wide selection of traditional and contemporary furniture pieces all made in house by an expert team of woodworkers and cabinetmakers. 10 Trinity Street cabinetfurniture.ca

42. Gotstyle

Gotstyle is a menswear boutique offering a fantastic selection of the most current and up-to-date clothing in the city. The shop also provides tailoring services, a barbershop and in house stylists. 21 Trinity Street shop.gotstyle.com

43. Hästens Beds

Since the 1850's, this Swedish bed manufacturer has been making some of the best beds in the world. Stop by the shop and test out a truly luxurious mattress. 18 Distillery Lane hastens.com

44. Corkin Gallery

The Corkin Gallery is an impressive space showcasing international talent in photography and painting. The space is divided into 5 unique exhibition spaces. 7 Tank House Lane corkingallery.com

45. El Catrin

El Catrin is a definite destination restaurant. The interior is a feast for the eyes with brilliant murals and Mexican masks lining the walls. The menu contains a selection of authentic Mexican dishes. 18 Tank House Lane elcatrin.ca

46. Mill Street Brew Pub

As the site of the original Mill Street brewery, this lofty post and beam space is a casual spot to enjoy some delicious pub food and try one of Mill Street Brewery's many beers. 21 Tank House Lane millstreetbrewery.com

47. Bergo Designs

This 6,000 square foot industrial gallery space houses an incredible selection of jewelry, watches, kitchen and bathroom accessories and many gift items perfect for all tastes. 28 Tank House Lane bergo.ca



48. Soma Chocolatemaker

Soma offers artisan chocolates created in small batches. The Distillery location is the original Soma and is packed with visitors throughout the week. 32 Tank House Lane somachocolate.com

49. Young Centre for the Performing Arts

The Young Centre for the Performing Arts is an important cultural venue in the city. The theatre is housed in a beautiful building that incorporates a new theatre built into the existing Victorian buildings of the Distillery District. The theatre is also home to the Souleppper Theatre Company and the theatre school of George Brown College. 50 Tank House Lane youngcentre.ca

QUEEN EAST

50. George Restaurant

George is the premier restaurant of Chef Lorenzo Loseto. The elegant and luxurious dining room and bar offers modern cuisine using the freshest seasonal ingredients. 111C Queen Street East georgeonqueen.com

51. Fusaro's

Fusaro's second location on Richmond East has become one of the top lunch spots in the area serving delicious Italian dishes. 294 Richmond Street East fusaros.com

52. Mengrai Gourmet Thai

Chef Sasi crafts elevated Thai cuisine that has consistently garnered rave reviews from this romantic and intimate restaurant. 82 Ontario Street mengraithai.com

53. Aft Kitchen and Bar

Quickly becoming the east end destination for mouthwatering BBQ, Aft Kitchen and Bar also offers a full brunch menu and a list of hand-crafted signature cocktails. 686 Queen Street East aftbar.com

54. Prohibition Gastro House

This comforting gastro pub continues to be a neighbourhood favourite for their excellent and homey meals, beer and drink list and welcoming atmosphere. 696 Queen Street East myprohibition.com

55. Empire By Bullet

Empire by Bullet brings British made merchandise to Toronto including everything from painted mugs and British themed pillows to British sweets and crisps. 724 1/2 Queen Street East empirebybullet.com

56. Boots and Bourbon

Boots and Bourbon is a country cowboy themed bar with an urban edge. The restaurant offers live music, elevated southern food and even a mechanical bull on some nights. 725 Queen Street West bootsbourbon.com

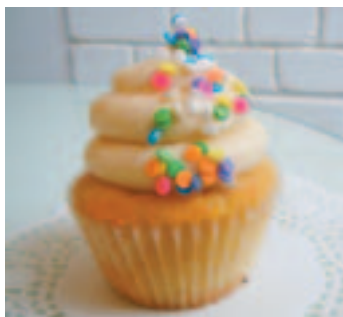


57. Studio Pazo

Studio Pazo features a well-curated selection of pristine mid-century modern furniture and tableware. Be sure to check out the incredible collection of Fornasetti themed china. 729 Queen Street East studiopazo.com

58. Ruby Watchco

Chef Lynn Crawford crafts a new menu for each day of the week. The result is an amazing seasonal meal served to your table family style. 730 Queen Street East rubywatchco.ca



59. Desmond & Beatrice Bakeshop

This bright and airy shop offers a unique and exciting selection of cupcakes baked fresh seven days a week. Cookies, scones, muffins and squares are also offered. 750A Queen Street East desmondandbeatrice.com

60. MacFab Fabrics

Dating back to the 1950's, MacFab has grown into much more than a fabric store. They still carry one of the city's best collections of fabrics, but have expanded into soft furnishings, wallpaper and home décor items. 755 Queen Street East macfabfabrics.com

61. The Comrade

The Comrade is a dark and elegant lounge with a beautiful wooden bar, exposed brick walls and art deco inspired lighting and chairs. Locals fill the space for the premium cocktails that could be considered some of the best in the city. 758 Queen Street East

62. Hardware Interiors Studio

In their new space immediately south of Queen East, Hardware continues to offer one-of-a-kind pieces with an industrial/vintage edge. 1C Strange Street hardwareinteriors.com

63. Table 17

Table 17 declares itself a continental bistro and uses only local Ontario ingredients in their seasonal dishes. 782 Queen Street East table17.ca

64. Phil'z

The soaring and meandering showroom of Phil'z is full of amazing and rare mid-century modern pieces by some of the best-known designers from the era. 792 Queen Street East

65. Avenue Road

Easily one of the most beautiful furniture showrooms in the city, Avenue Road fills a 15,000 sq.ft. restored Consumer Gas Co. building. The furniture pieces represent a streamlined modern approach to design. 415 Eastern Avenue avenue-road.com

66. Tabule

With a bright and ultra urban dining room, Tabule on Queen East is an excellent and trendy spot to enjoy authentic Middle Eastern cuisine. 810 Queen Street East tabule.ca

67. Bonjour Brioche

For years Bonjour Brioche has been one of the highest rated brunch spots in the Riverside neighbourhood. 812 Queen Street East bonjourbrioche.com

68. Bero

Bero is a fine dining restaurant that offers a prix fixe 4-course and 7-course dining menu. Portions are relatively small but the pristine presentation and flavours are definitely worth it. 889 Queen Street East bero-restaurant.com

69. Ed's Real Scoop

Known for serving the best homemade ice cream in the neighbourhood, Ed's Real Scoop satisfies every sweet craving and is packed during the warm summer months. 920 Queen Street East edsrealscoop.com

70. Blackout Café and Lounge

This new café and lounge is set to liven things up at Carlaw and Dundas. The sleek space offers casual breakfast and espresso drinks during the day, then transforms into a chilled out cocktail lounge in the evenings. 1201 Dundas Street East blackoutlounge.com

71. Greentea Design

Greentea Design has been creating handcrafted wood furniture with an Asian influence for over 15 years. The showroom carries pieces for every room in your house or condo. 388 Carlaw Avenue greenteadesign.com



72. Viso

Viso believes in a 'Light is Life' philosophy and their incredible array of contemporary light fixtures with a retro twist represents that. Custom variations of all the light fixtures and in-house design consultations are also available. 388 Carlaw Avenue visoinc.com

73. Skin + Bones

Offers simple and seasonal Canadian food to be paired with an excellent wine list that contains over 25 by-the-glass wine options. 980 Queen Street East skinandbonesto.com

74. WAYLA Bar

WAYLA Bar is one of Queen East's hottest nightspots. The long narrow space is nicely split into two areas but fills up quickly on the weekends. The front is more of a lounge space and the back has a large dance floor. 996 Queen Street East waylabar.com

75. Baby on the Hip

Families flock to this baby and children's store that is committed to carrying only the best in non-toxic and eco-friendly products. 969 Queen Street East babyonthehip.ca

76. Machineage Modern

Vintage furniture and housewares fill Jake Keck's stylish Queen East showroom. The shop has been in business for nearly 20 years and continues to offer a finely curated collection of modern pieces for your home. 1000 Queen Street East machineagemodern.com

77. Telegramme Prints

Telegramme Prints offers many limited edition screen prints and lithographs from local Canadian and international artists. Expert framing services are also provided. 1103 Queen Street East telegramme.ca

78. Project Gallery

Project Gallery showcases the best emerging and mid career talent by curating many exhibitions that reflect various forms and mediums of art. 1109 Queen Street East projectgallerytoronto.com

79. Ascari Enoteca

Named after 1950's racecar driver Alberto Ascari, this cozy Italian bistro offers a small menu of homemade dishes and a solid wine list. 1111 Queen Street East ascarienoteca.ca

80. Goods & Provisions

This neighbourhood tavern has a beautifully wooden and cozy interior and serves elevated bistro food along with a killer cocktail selection. 1124 Queen Street East goodsandprovisionsrestaurant.com

81. G.U.F.F.

There are many vintage furniture shops carrying mid-century modern pieces on Queen East, but G.U.F.F. easily ranks as one of the best. Their inventory is constantly changing and there is always a deal to be had. 1142 Queen Street East guffonline.com

82. Parts Gallery

Through rotating exhibitions of many emerging artists, the Parts Gallery has become a well-established gallery in Leslieville. 1150 Queen Street East partsgallery.ca

83. Queen Margherita Pizza

Queen Margherita Pizza serves some of the best Neapolitan pizza that rivals Pizzeria Libretto and Terroni in the west. 1401 Queen Street East qmpizza.com

84. Up to You

Up to You is a concept store that is set up like the home of a young professional where everything is for sale. 1483 Queen Street East uptoyoutoronto.com

The West Don Lands began its life in the mid 1850s as a dockside working class neighbourhood.

1876



WEST DON LANDS

THE REBIRTH OF A NEIGHBOURHOOD

At the beginning of last century the lands west of the Don River were filled with factories and warehouses. Close to both the city's bustling port and its busy downtown, it was the perfect location for a thriving industrial base.

By the 1970s, however, rapid deindustrialization shuttered the area. Companies moved, factories closed, and the abandoned district lay vacant for decades. Boarded up on King Street and cut off from the city by the Don River to the east, the Gardiner Expressway to the south and the not-yet restored Distillery District to the west, the West Don Lands became a place

completely outside the consciousness of Torontonians, a derelict piece of land you only saw as you sped down the DVP.

In 2006 things changed. The province, which had purchased the lands in the 1980s, entrusted them to Waterfront Toronto. Definitive plans were developed, public funds set aside, and development began.

Today the area is experiencing a phoenix-like renaissance, with the most significant steps having already been made. A Flood Protection Landform has been built to protect the area from Don River

flooding. Corktown Common, Lauren Harris Square and the thoroughly innovative Underpass Park are complete. Housing for the Pan Am Games' Athletes Village is well on its way (and will later be converted to residences). Public amenities and infrastructure – from a new YMCA to a hyper-modern new campus for George Brown College – is being built or is already in place.

And River City is at the centre of it all.



DISTILLERY DISTRICT

FRONT STREET

LAWREN HARRIS PARK

RIVER CITY PHASE 3

CORKTOWN DISTRICT

RIVER CITY PHASES 1 & 2

UNDERPASS PARK

BAYVIEW AVENUE

CORKTOWN COMMON PARK

2011



DISTILLERY DISTRICT

FRONT STREET

LAWREN HARRIS SQUARE

RIVER CITY PHASE 3

UNDERPASS PARK

CORKTOWN DISTRICT

RIVER CITY PHASES 1 & 2

BAYVIEW AVENUE

CORKTOWN COMMON PARK

WEST DON LANDS AT A GLANCE

- 1,000 ft tree-lined promenade along an extended Front Street
- Corktown Common, Underpass Park and Lawren Harris Square
- 6,000 residences consisting principally of River City and Canary District (which will house the 2015 Pan Am Games Athlete's Village)
- New student residence for George Brown College
- New 82,000 square foot state-of-the-art YMCA (available to the public after the 2015 Games)

2015

RC3 COMMON SPACES

THOUGHTFUL AMENITIES FOR ALL

Two storey S+P
designed common
room, with show
kitchen, screening
area and pool and
foosball tables

Office and
productivity
centre, for a work-
at-home meeting
or print jobs

2,000 sq.ft.
state of the art
fitness facility

PLUS

A truly innovative product library, for those oft-needed things (like a steam cleaner, or a ladder) that you don't actually own.

Kids playroom, for those rainy days with nothing to do.

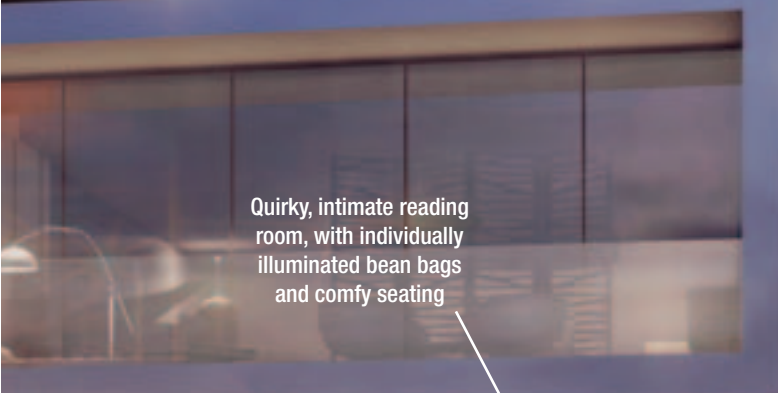
Guest suite, for your friends and in-laws.

Dog cleaning station, alfred butler service, and more.

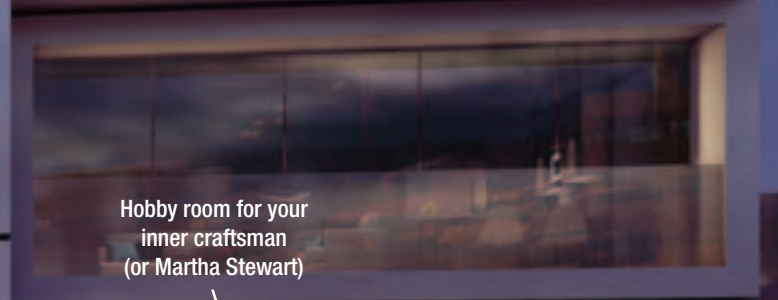


RC3's imaginative, highly functional amenities go beyond the expected and take you into an exciting new model for living in the city's core. Thoughtfully conceived to grow along with the people who use them, they don't just cater to young singles (although lots of options there), they offer something for every life stage, need and interest.


From a fully equipped 2,000 square foot fitness facility to an extended office space for work-at-home types, from a cool kid-worthy playroom to a hobby room where you can channel your inner craftsman, and from a pet cleaning station to a "product library" where you can rent those things you sometimes need but don't have enough of a reason to actually own, RC3 thoughtfully offers something for everyone and all circumstances.



Quirky, intimate reading room, with individually illuminated bean bags and comfy seating



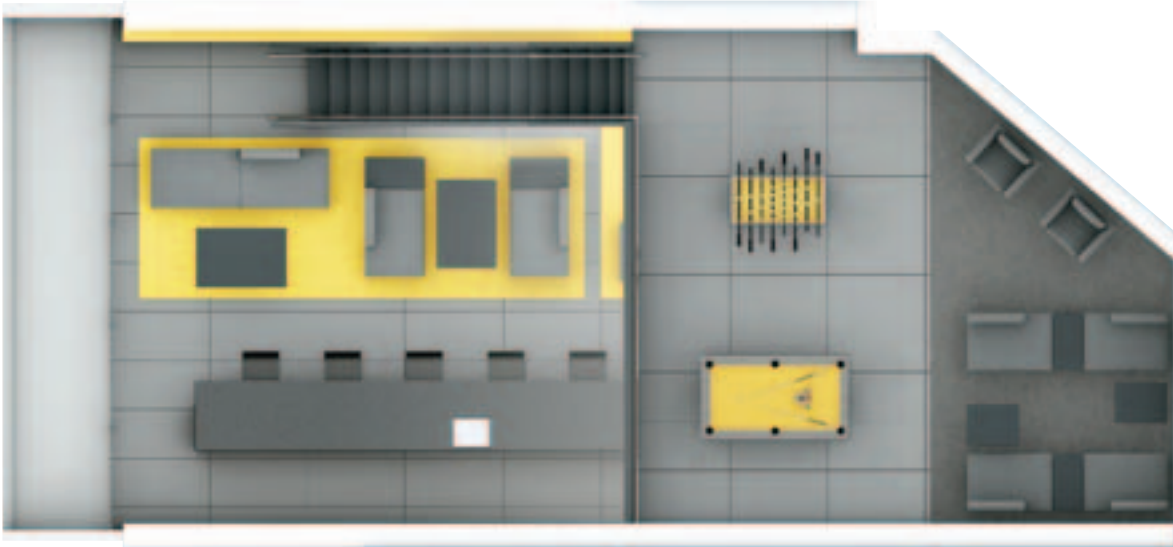
Hobby room for your inner craftsman (or Martha Stewart)



Aerobics and yoga room

RC3 COMMON SPACES

4TH FLOOR AMENITIES



MEZZANINE (5th floor)



OFFICE / PRODUCTIVITY FACILITY

Designed to supplement your home office, our sophisticated productivity facility includes several comfortable workstations, a printer/scanner station (with direct billing to your account), a kitchenette, and a sunlit, glass-enclosed boardroom that's perfect for client meetings and work-related gatherings.



READING ROOM

It's every reader's dream – a cozy escape that's specifically designed for kicking back with a good book. RC3's reading room isn't like any library you've ever been in. An intimately darkened and quiet zone, it comes with comfy chairs and bean bags, each individually illuminated with private arced floor lights. A quiet place of respite in a harried world.

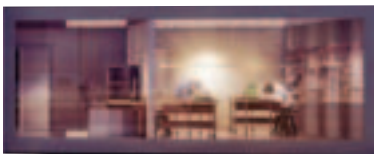
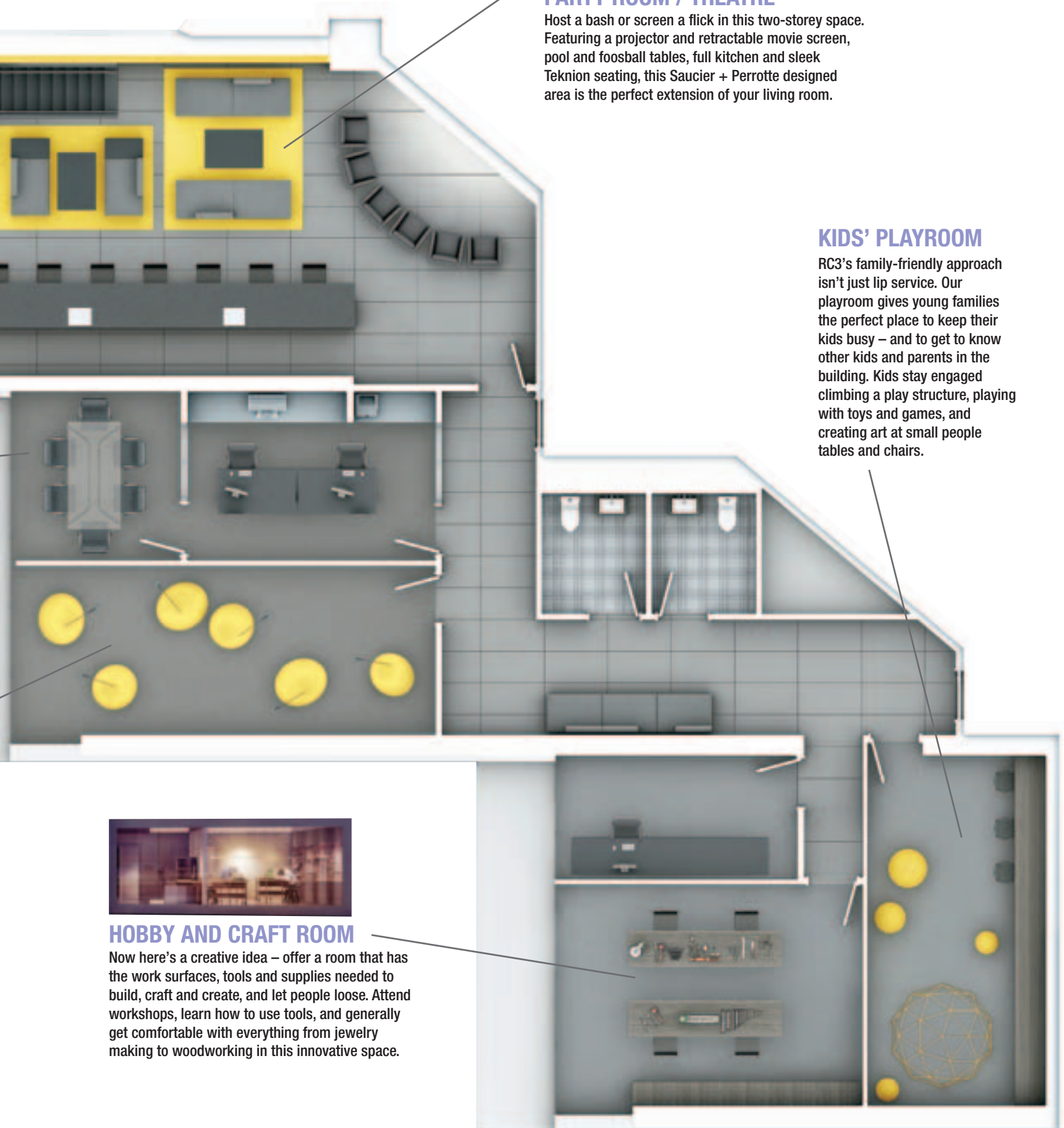


TWO-STORY PARTY ROOM / THEATRE

Host a bash or screen a flick in this two-storey space. Featuring a projector and retractable movie screen, pool and foosball tables, full kitchen and sleek Teknion seating, this Saucier + Perrotte designed area is the perfect extension of your living room.

KIDS' PLAYROOM

RC3's family-friendly approach isn't just lip service. Our playroom gives young families the perfect place to keep their kids busy – and to get to know other kids and parents in the building. Kids stay engaged climbing a play structure, playing with toys and games, and creating art at small people tables and chairs.

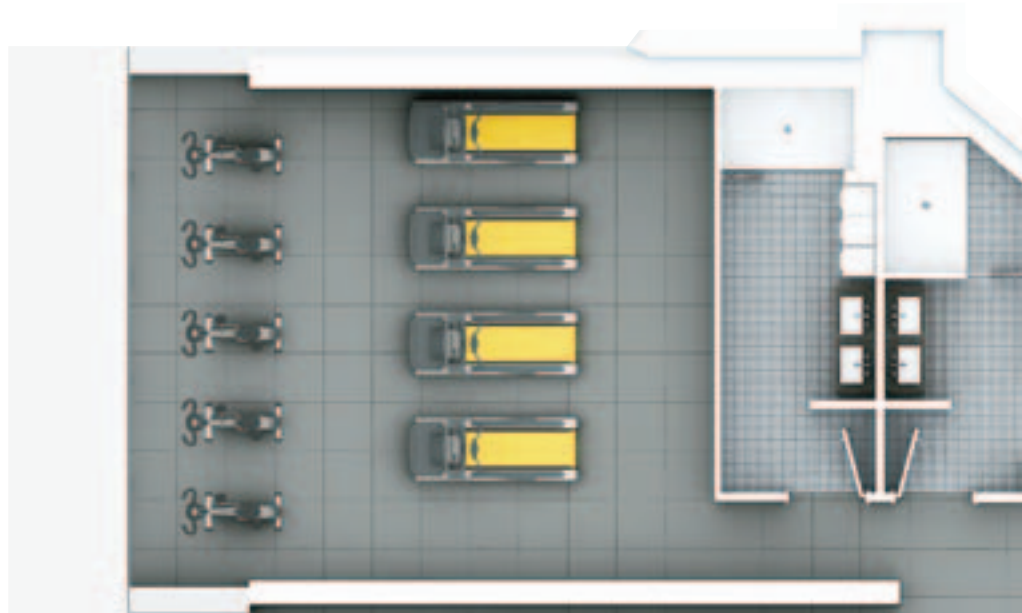


HOBBY AND CRAFT ROOM

Now here's a creative idea – offer a room that has the work surfaces, tools and supplies needed to build, craft and create, and let people loose. Attend workshops, learn how to use tools, and generally get comfortable with everything from jewelry making to woodworking in this innovative space.

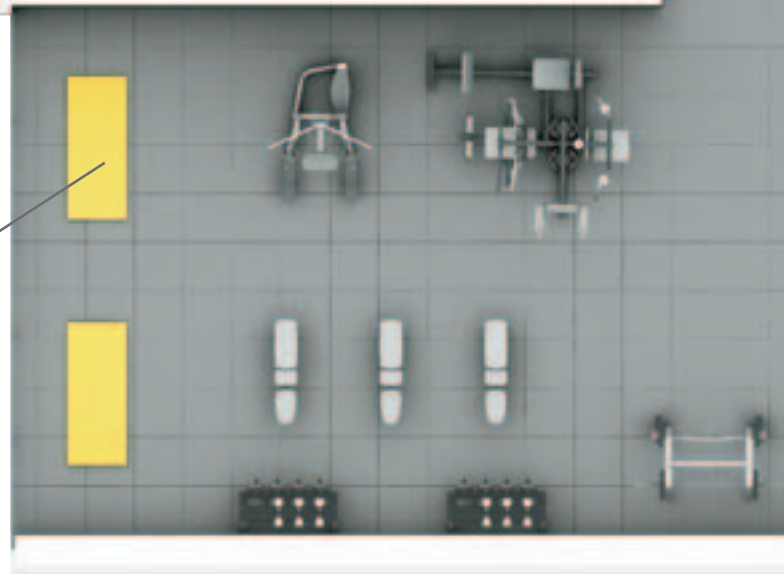
RC3 COMMON SPACES

3RD FLOOR AMENITIES



FITNESS FACILITY

A fully-equipped gym that rivals any in the city, this 2,000 square foot fitness facility is right in your building, for your exclusive use. Burn calories and build strength with state-of-the-art machines, spinning bikes and weights. Row, cycle, run and pump iron, bring in your personal trainer, or arrange a class in the sunny yoga/aerobics room.



PLUS

Other thoughtful amenities located throughout RC3 make living here the perfect urban experience.

PRODUCT LIBRARY

Need a steam cleaner to get the wine out of that white area rug? How about a power drill and level to hang your floating shelves? This awesome lending library has all the items you need to get things done around your home – including all those bulky yet highly useful things you just don't have room to store yourself.

ELECTRIC CAR CHARGING STATION

Electric cars are part of our future, and River City is future-proofed for them. To wit - an electric car charging station open to all residents, located within the resident portion of the parking garage, with electric charging consumption billed directly to your account. Pull up, fill up. The future is here.

BIKE STORAGE AND CAR SHARING

Our environmental commitment isn't just about ensuring our building saves energy, it's also about helping our residents reduce their own carbon footprint. RC3 has extensive (and highly convenient) bike storage and car share areas, making it easier for you to get around, live green and stick to your own eco promises.

PET CLEANING STATION

After a long romp in the park on a rainy day, your pup is bound to be a bit of a mess. At RC3 you won't have to take him all the way up to your unit to clean him up – just head to the pet cleaning station to give him a quick shower, and save your unit (and the building's hallways) the mess.

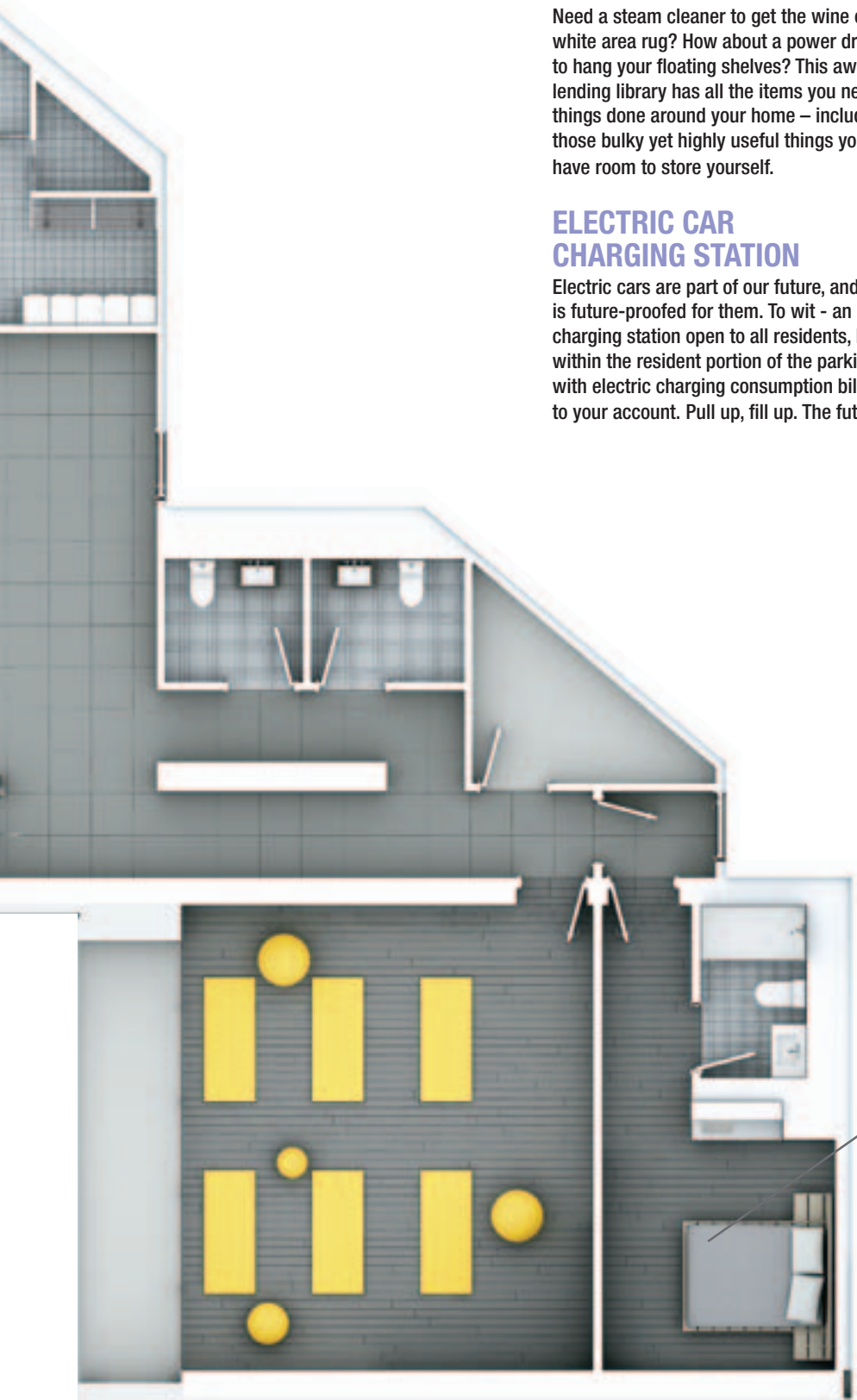
ALFRED'S BUTLER SERVICES

At RC3, the butler does it – the dry cleaning and the shoe repair, that is. Meet Alfred, a concierge service that allows you to drop off your clothes and shoes in specially branded lockers, conveniently located near RC3's front lobby. Then all you have to do is use a free app to let them know your locker number, and your clean clothes/repared shoes will be back in 48 hours.* alfredservice.com

* Alfred services will be provided by a third-party provider on a fee-for-service basis, and will be subject to availability at time of building occupancy.

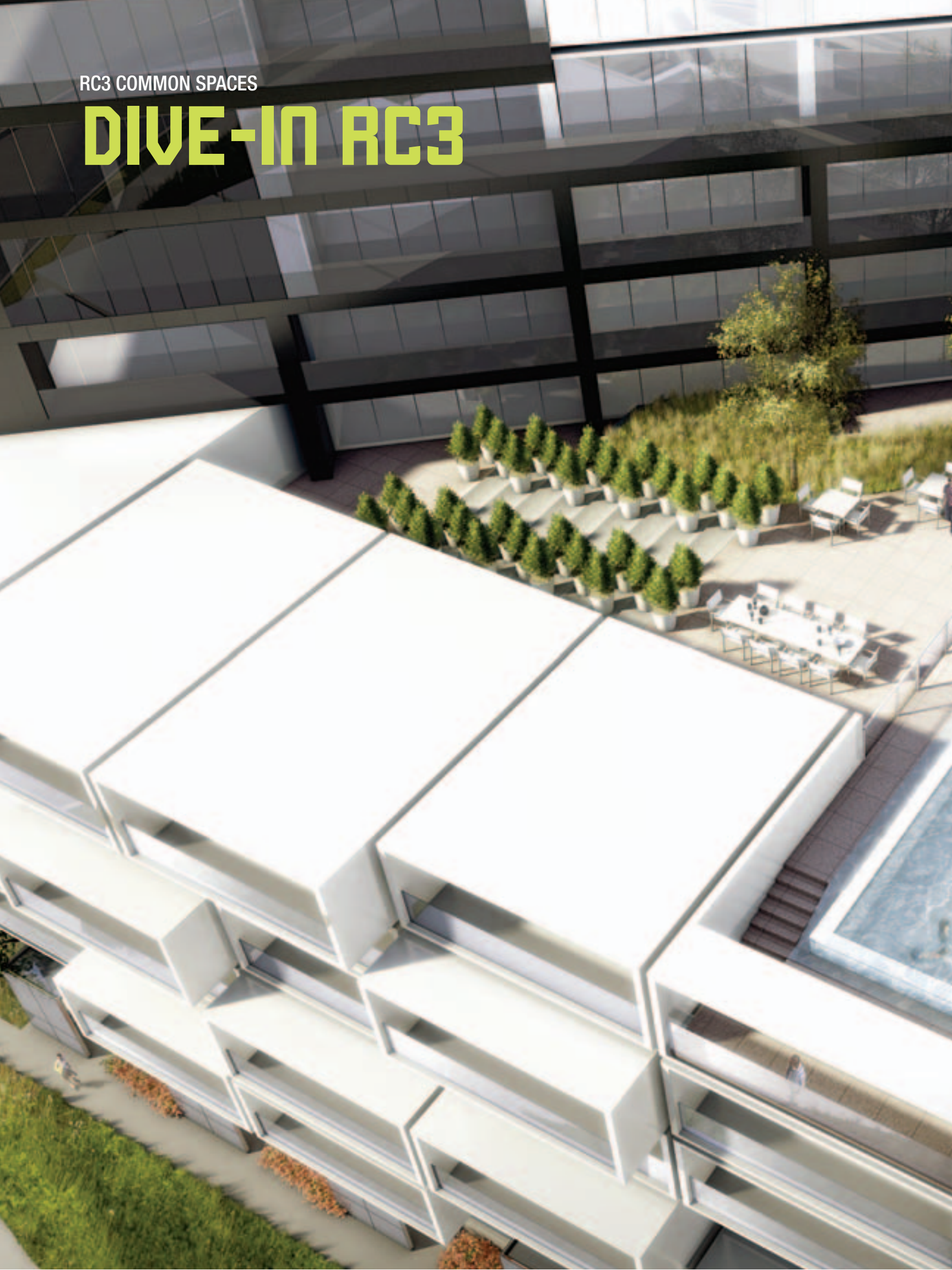
GUEST SUITE

Why send your guests to a hotel when there's a boutique guest suite right on site? Featuring the building's signature Saucier + Perrotte design, it's affordable, luxurious and wonderfully close.



RC3 COMMON SPACES

DIVE-IN RC3





Designed by Claude Cormier, one of Canada's most respected and certainly its most imaginative landscape architect, RC3's outdoor amenity spaces are as thoughtful as the ones inside. Taking S+P's architectural vision as a starting point, Cormier has crafted an eclectic, beautiful and highly functional outdoor space for all residents of River City Phase 3.

Cormier's design is inspired by the angular aesthetic of the overall River City development. The result – an outdoor amenities space that cuts up and down in sharp angles, centred on striking lap pool.

The focus on angles also results in an unusual green roof with a sloped grassy lawn, designed for sitting and relaxing, with an unobstructed view of the city.

On the other side of the pool, a series of long steps continues the playful design of the entire building, with oversized planters that give the area an Alice in Wonderland feel.

Adjacent to the outdoor amenity, change rooms allow for convenient pool use for you and your friends, while a full kitchen and bar make for an easy prep for an outdoor dinner or two.

RC3 LOBBY

AN S+P SIGNATURE RETURN HOME





RC3 continues Saucier + Perrotte's distinctive palette for River City's residential lobbies, with a striking composition of black, white and a shock of gold. A bold beacon from across Corktown Common park.



URBAN CAPITAL

FORWARD THINKING DEVELOPMENT

Urban Capital, the developer behind River City, is an innovator with a reputation for architectural design and environmental sustainability. Working in partnership with the best architects, designers and planners, the company is widely recognized for its role as an urban regenerator that pioneers developments in previously industrial or underused areas.

After an extensive public competition that included 18 national and international developers, Urban Capital won the right to develop River City as Waterfront Toronto's first private sector residential development partner. Their focus on design and sustainability was ultimately the deciding factor; today they are a key player in the dramatic transformation of the derelict West Don Lands into a beautiful sought-after neighbourhood.

Urban Capital has recently been named one of the top 10 condo developers in Toronto. The company has over 5,000 units developed or under development in Toronto, Ottawa, Montreal, Winnipeg and Halifax.

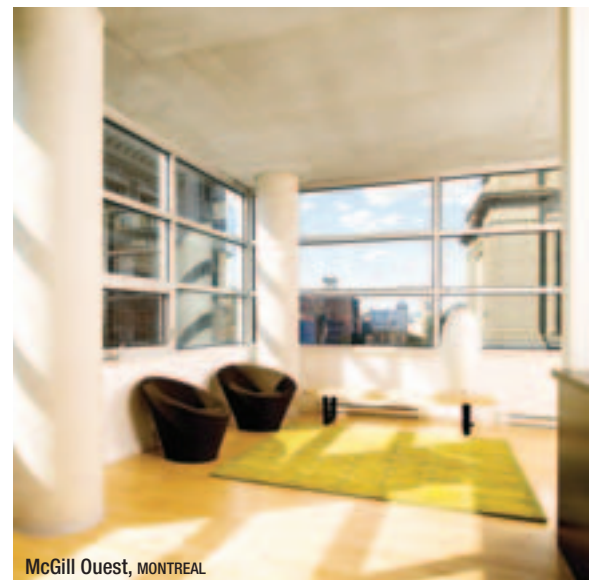
urbancapital.ca

facebook.com/urbancapital

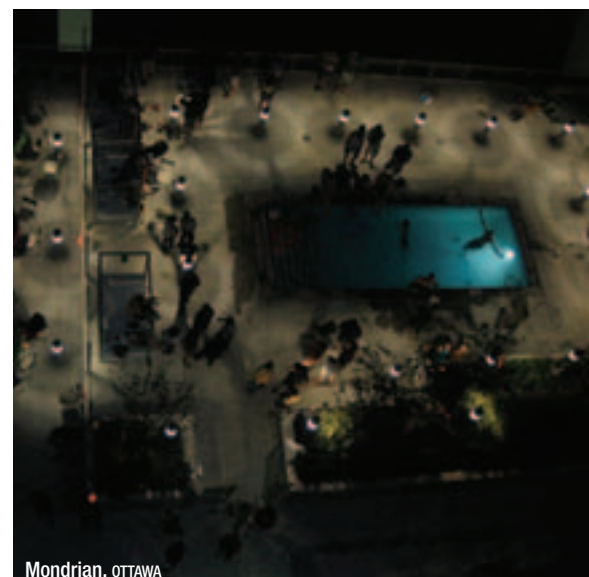
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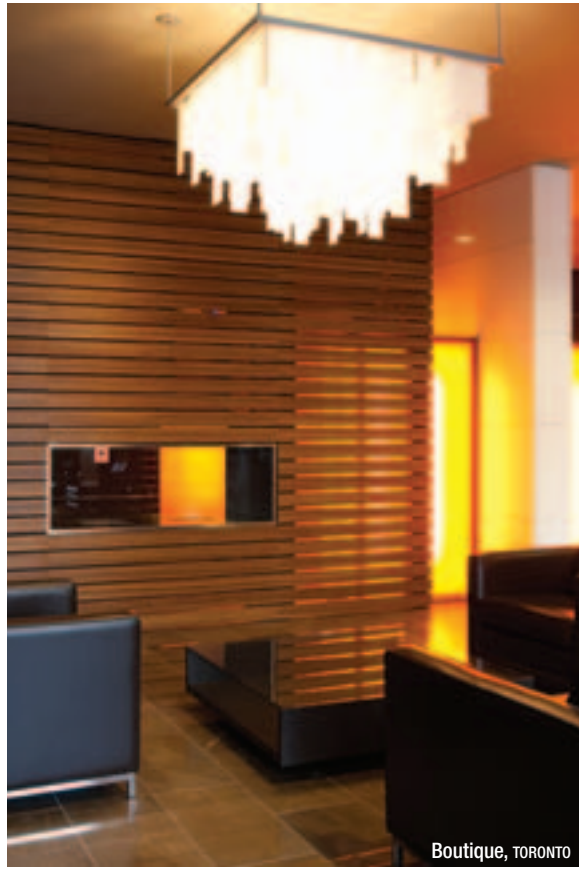
Central 1, OTTAWA



McGill Ouest, MONTREAL



Mondrian, OTTAWA



Boutique, TORONTO



Boutique, TORONTO



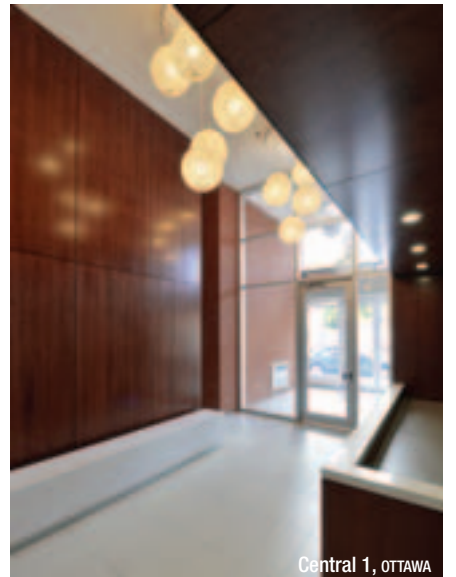
East Market, OTTAWA



Boutique, TORONTO



Trinity Bellwoods, TORONTO



Central 1, OTTAWA



Central 1, OTTAWA



Mondrian, OTTAWA



McGill Ouest, MONTREAL



Glasshouse, WINNIPEG



McGill Ouest, MONTREAL



Smart House, TORONTO



Tableau, TORONTO



Southport, HALIFAX



East Market, OTTAWA



Tableau, TORONTO

SAUCIER + PEROTTE ARCHITECTS

SINGULAR LANGUAGE +STYLE

Winner of eight Governor General's Medals in Architecture and awarded "Best Firm in Canada" by the Royal Architectural Institute of Canada, Saucier + Perrotte is among Canada's premier architectural design firms, and a remarkable team with the vision to create architectural designs that truly embrace River City's unique location and tremendous potential.

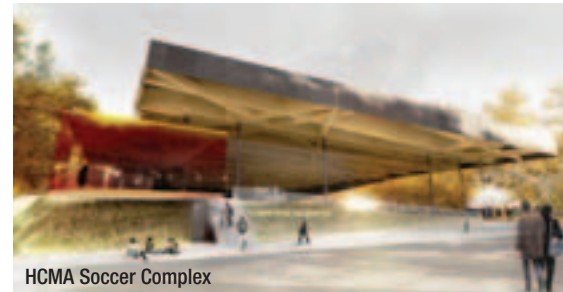
Saucier + Perrotte's architecture is a sculptural evocation of the urban landscape, an organic interpretation manifested in glass and steel. By bringing Saucier + Perrotte's unique style and language to River City, Urban Capital is creating a new residential community that's unlike anything else in Toronto.

ZAS ARCHITECTS OF RECORD

ZAS is a full-service firm that has been providing award-winning architecture, design and planning for over 25 years. The company works with a diverse group of clients ranging from Fortune 500 companies, residential high-rise developers, post-secondary institutions, transit authorities and major banks. With offices in Toronto, Vancouver and Dubai, and projects across North America, Asia, and the Middle East, ZAS is well positioned to deal with the complicated site conditions and architectural complexity of the River City complex.



Gérald Godin College



HCMA Soccer Complex



John Abbott College



University of Waterloo Digital Media



Boutique



Schulich School of Music Building



John Abbott College



UBC Faculty of Pharmaceutical Sciences



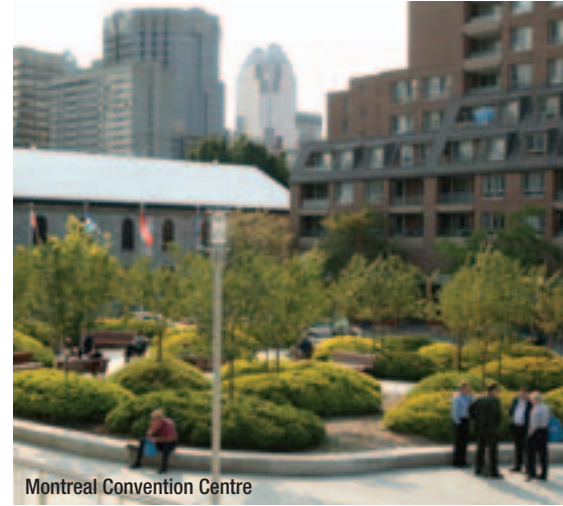
UBC Faculty of Pharmaceutical Sciences

CLAUDE CORMIER + ASSOCIÉS

LANDSCAPE DESIGN SHOULD NEVER BE BORING

Claude Cormier has built an internationally recognized office in Montréal that calls itself a “Landscape Architecture – Urban Design” firm.

His practice extends far beyond the conventional realm of traditional landscape design to forge bridges between urban design, public art and architecture, resulting in such wonderful urban spaces as Sugar Beach and HTO Park in Toronto, and Place d'Youville, Tom and Pink Balls in Montreal.



Montreal Convention Centre



Sugar Beach



Four Seasons Hotel and Residences



Pink Balls in Montreal's Village



Evergreen Brick Works



Place d'Youville - Old Montreal



TOM at Montreal Museum of Fine Arts

FEATURES AND FINISHES

THE DETAILS

Building Features

- + Saucier+Perrotte designed 29-storey 333-unit tower, the third phase of the four-phase River City development
- + Two-storey S+P designed lobby located on Bayview Avenue, with **three elevators**
- + Surrounded on all four sides by three remarkable **public spaces**: Corktown Common, Lawren Harris Square and Underpass Park, all part of the burgeoning West Don Lands district
- + Approximately 149 resident vehicle parking spaces, **one electric car charging station**, 18 visitor parking spaces and 4 car share spaces
- + Stacked and single bicycle racks
- + Retail/restaurant space on Lower River Street facing Lawren Harris Square
- + Energy-efficient **year-round heating and cooling^x based on a four-pipe fan coil system**
- + Security features including: Enterphones in all lobby vestibules; an electric fob-based access system at all entry points and to the amenity areas; and strategically located security cameras
- + **Twenty-four hour concierge**

Interior Amenities

- Imaginative, highly functional interior amenities including:
- + Two storey S+P designed party room with theatre area, pool and foosball tables, and show kitchen
 - + 2,000+ sf fitness facility with state-of-the-art equipment, and yoga/aerobics room
 - + Office/productivity facility with work stations, large-scale printer/scanner station and conference room (on a fee-for-use basis)
 - + Reading room with individually illuminated bean bags and comfortable seating
 - + Hobby/crafts room
 - + Kids playroom
 - + Guest suite
 - + Product library (a highly useful lending library for those useful but bulky things you just don't have room to store yourself)
 - + Pet cleaning station
 - + Alfred's butler services^{xx} (alfredservice.com), located adjacent to the building lobby

Exterior Amenities

- + Claude Cormier designed exterior amenities, located on the 7th floor, with a **lap pool**, sloped grassy lawn, oversized planters, outdoor dining area, change rooms and a kitchen prep area

Suite Details

- + High-design lofts and penthouses with **9'2" high ceilings[†]** (9'0" in townhouses and 10' in penthouses)
- + Double storey **family-friendly townhouses**, fronting parkland and with direct access to a designated parking space via a second private entrance*
- + **Exposed concrete ceilings and columns^{*}**, and signature **S+P matte black rolling doors^{*}**
- + **Large pane windows** with oversized "lift and slide" doors to balconies and terraces*
- + Environmentally sustainable **engineered hardwood floors**, in a selection of species^{**}, in all living areas and bedrooms
- + **Built-in desks^{*}** with internet and electrical outlets
- + Custom designed suite entry doors with security viewers
- + Brushed aluminum contemporary hardware

Kitchens

- + Open concept "**Smart House**"-inspired highly functional kitchens, with stone countertops**
- + Industrial-style single under-mount stainless steel sink, with single-lever chrome faucet
- + **Fully-integrated Energy Star[®] appliances** including a Liebherr 24" fridge, Porter & Charles electric smooth cook-top and separate stainless steel wall oven, Fisher & Paykel single tall-tub dishwasher drawer, and Frigidaire microwave, or equivalent
- + Stone or tile backsplash**
- + All-in-one condensing washer-dryer

Bathrooms

- + S+P designed vanities with vessel sinks, stone countertops** and contemporary single-lever faucets
- + Custom design back-lit medicine cabinet with mirror
- + Contemporary bathroom fixtures throughout
- + Square designed tubs and/or custom showers with wood slat detailing*, with full height tile surrounds**
- + Frameless glass shower enclosures for separate showers*
- + Ceramic tile flooring and ceramic tile for full height along vanity wall**
- + Temperature controlled valves in all showers

- + Service panel with breakers at suite entry
- + Pre-wired telephone and cable outlets, with outlets for high-speed internet access***
- + Switch controlled receptacles in living areas and bedrooms, light fixture(s) in foyer, track lighting in kitchen and rough-in for overhead fixture in dining room
- + Kill-switches at suite entry

Notes:

- * As per plan / where applicable
- ** From builder's samples
- *** Provided by Beanfield Metroconnect
- † Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams. Where shown on plans, dropped ceiling zones are 7'10" high
- x Year-round nature of heating and cooling dependent on property management activation of central systems
- xx Alfred services will be provided by a third-party provider on a fee-for-service basis, and will be subject to availability at time of building occupancy.

Specifications are subject to change without notice. E.&O.E.

RC3 will be a **LEED Gold building** and is being designed to attain **Toronto Green Standard (TGS) Tier 2** (the highest level). The key features of RC3's green program are as follows:

- + Overall energy usage will be reduced 44% over MNECB 1997 by using an energy efficient building envelope, energy efficient lighting, occupancy sensors in all corridors and common areas, high-efficiency boilers and chillers, Energy Star appliances, condensing dryers, in-suite kill-switches, and energy recovery ventilators (ERVs)
- + Four car share spaces will be reserved for a car share program, reducing the need for individual cars
- + One electric car charging station will be available to the general resident population, encouraging electric car usage in the building
- + All units will be individually metered for electricity, energy and water usage
- + Only dual flush toilets and water efficient faucets and showerheads will be installed, with the aim of reducing water usage by 45%

formaldehyde-free flooring, low-emitting paints and coatings, and water-based adhesives and sealants

- + 50% of all wood materials will be FSC Certified and all materials are targeted to have 20% recycled content overall
- + At least 50% of all roofs will be vegetated green roofs
- + The building will contain a rainwater storage system, allowing rainwater to be collected and used for on-site irrigation, and reducing stormwater runoff into the city's stormwater system
- + Full building life-cycle commissioning and a comprehensive education and training program will be put in place, ensuring optimal equipment performance and resident "buy-in" of the sustainability features

- + All units will be finished with low "off-gassing" materials such as



PRESENTATION CENTRE
51 Trolley Crescent - Main Level
(King Street East @ Lower River Street)

EXTREMEARCHITECTURE.CA
416.862.0505

urbancapital.ca
 **URBAN CAPITAL**

Renderings are an artist's impression.
Specifications are subject to change without notice. E.&O.E.