

DARE TO PROSPER
LIVE WITHOUT LIMITS
RAISE THE BAR
TO FROSPER TO
LIVE WITHOUT
LIMITS
RAISE THE B





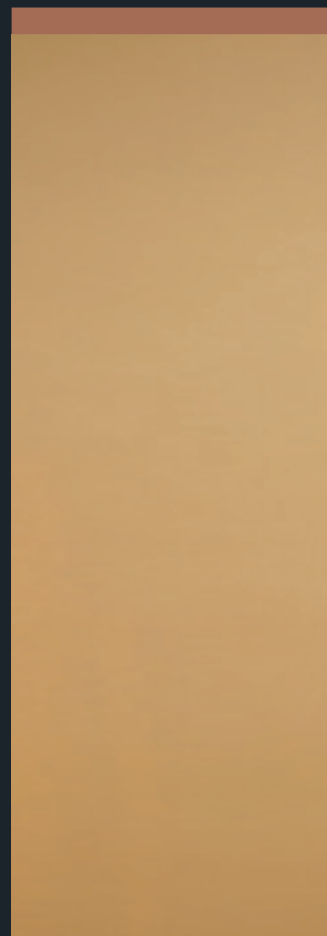
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LIVE WITHOUT



THE QUEENSWAY IS WHERE CONNECTIONS, CONVENIENCES AND OPPORTUNITIES CONVERGE.

What are we all striving for? Is it about connections, indulgences, or finding common escapes? Perhaps it's about the simple things: that first sip of coffee while taking in the endless possibilities of a new day. The warmth of sun-filled spaces. The inspiration from an elevated point of view.

Whatever you seek, whichever path you choose to forge, go farther. Reach higher. Create the life you want. It's that simple. Because you're on the verge of something special. With each passing moment, endless possibilities await. So, raise new bars. Live without limits. And at the end of the day, home is here.

This is Verge.



LIMITS



RAISE _____ THE BAR



VERGE IS AN EXCITING
NEW COMMUNITY
BY RIOCAN LIVING,
COMPRISED OF A
10-STOREY, 203-SUITE
MID-RISE CONDOMINIUM,
AND A 17-STOREY,
341-SUITE HIGH-RISE
CONDOMINIUM, EACH
WITH ITS OWN DISTINCT
LOBBY AND EXPANSIVE
INDOOR AND OUTDOOR
AMENITY OFFERING.

As a new residential landmark at the southwest corner of Islington Avenue and The Queensway, Verge is in a vibrant neighbourhood full of local restaurants, cafés, parks, and entertainment options. On the verge of excitement and relaxation, connections and conveniences, you can live well here, any way you choose. Raise the bar on your expectations, every day.

***Verge is where you can
connect to what matters ...
to you.***



SITE PLAN

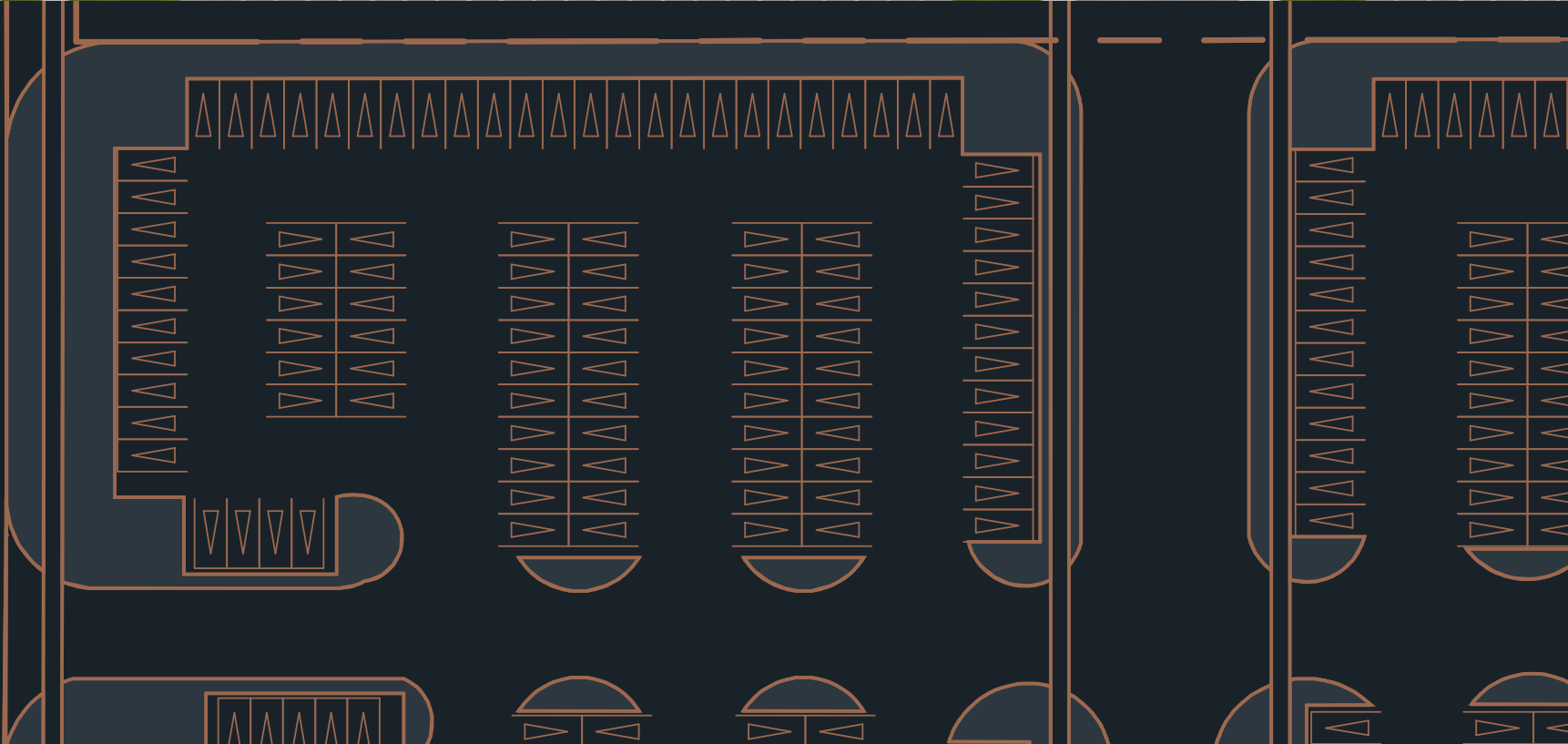


West Tower

8 storeys

10 storeys

DORCHESTER AVENUE



THE QUEENSWAY

East Tower

10
storeys

17
storeys

ISLINGTON AVENUE

EXISTING PARKING
THE QUEENSWAY CINEMA

OPEN THE DOOR



VERGE WEST TOWER
SOLD FAST WITH
UNPRECEDENTED
SUCCESS. **VERGE EAST
TOWER** IS THE SECOND
PHASE OF THIS EXCITING
NEW COMMUNITY.

Seize each moment to do something truly amazing and connect with what matters to you.

With transit at your door and an expansive range of indoor and outdoor lifestyle amenities, including a welcoming lobby with mail and parcel rooms, a curated party room, expansive outdoor terrace with BBQs, coworking space with soundproof work stations, kids' room, fitness centre, interactive fitness studio, golf simulator, games room, and convenient dog spa. This stylish high-rise condominium tower, designed by Turner Fleischer Architects, rises an impressive 17 storeys, with 341 residential units ranging from 1-bedroom to 3-bedroom floorplans. Live on the verge of excitement and convenience on The Queensway.

This is Verge East Tower.





TO A NEW WORLD OF POSSIBILITIES.



IT WAS IMPORTANT
TO US THAT THE
ARCHITECTURAL
VOLUMES OF THIS
BUILDING INTEGRATED
SEAMLESSLY WITHIN
THE EXISTING
FABRIC OF THE
NEIGHBOURHOOD.

With a systematic, modular design, clean lines, and modern sensibility, both buildings converge into a beautiful public realm with an art directed landscape that opens into a welcoming pedestrian square.”

- Raza Mehdi, Turner Fleischer Architects





BRAZEN. BALANCED. BRILLIANT.

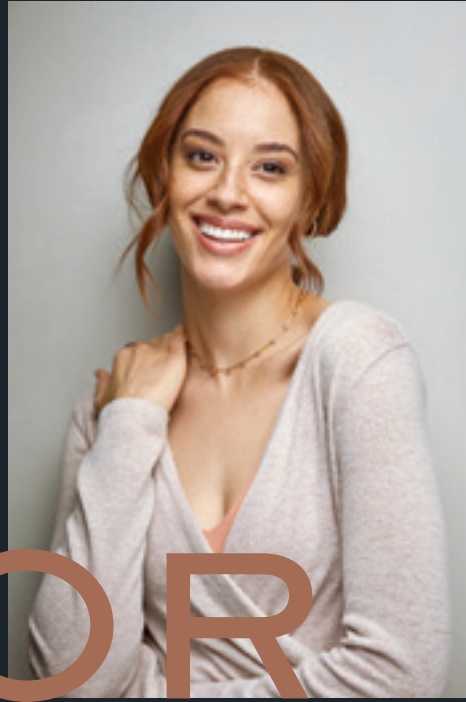


“ UPON
ENTERING THE
BUILDING, WE
ARE STRUCK
BY A SENSE
OF MODERN
DRAMA AS THE
MOVEMENT
FROM SHADOW
TO LIGHT
EVOKES A
SENSE OF TIME
AND DAYLIGHT
PASSING
THROUGH.

Moving through the building common areas and amenity spaces, the materials, textures and patterns used throughout work with the idea of being on the verge, constantly playing with two elements, dynamic yet refined, calming yet energizing, bold yet welcoming.

- Anwar Mekhayech, DesignAgency





INDOOR AMENITIES





GOLF SIMULATOR STUDIO



FITNESS STUDIO





00:59

83 206 42

Activity	Calories
Activity 1	450
Activity 2	400
Activity 3	400
Activity 4	200
Activity 5	400







BUILDING AMENITIES

Ground Floor





1. Dog Spa
2. Lobby
3. Mail Room
4. Parcel Room
5. Coworking Space

BUILDING AMENITIES

2nd Floor





1. Kids Play Studio
2. Fitness Studio
3. Interactive Fitness Studio
4. Golf Simulator Studio
5. Outdoor Fitness

BUILDING AMENITIES

9th Floor





1. Party Room
2. Outdoor Lounge & Fire Pit
3. Cabanas
4. Outdoor Coworking Spaces
5. BBQs & Outdoor Dining
6. Games Room







OUTDOOR AMENITIES



T D O O R

E N I T L E S







BUILDING FEATURES

- Interiors designed by award-winning international design studio, DesignAgency
- Outdoor spaces designed by renowned landscape architecture studio, FORREC
- Spacious roundabout allows delivery or car share companies to safely pickup and drop-off passengers and packages
- Lobby Lounge including fireside seating and a 24-hour concierge service
- Mail and Parcel Room
- Dedicated Dog Spa area
- Coworking Space including a variety of workspaces
- Sleek and well-equipped Fitness Studio offering weight equipment, cardio, and strength machines
- Interactive Fitness Studio for individual workouts
- Golf Simulator Studio including a kitchenette for entertaining
- Kids Play Studio with reading nooks, homework and play areas
- Party Room featuring a kitchen and seating area for hosting
- Games Room including a bar and booths for playing board games
- Outdoor 9th Floor Terrace including co-working stations, cabanas, BBQ's, dining, fire pits, and a variety of comfortable lounge seating
- Outdoor 11th Floor Terrace with putting green and comfortable lounge seating
- Secure underground vehicle and bicycle parking
- 1VALET smart management system integrated within building

GENERAL SUITE FEATURES

- 9' Smooth finish ceilings throughout
- 4" Contemporary white-painted baseboards in all principle areas
- Individual in-suite managed HVAC system (Heat pump with integrated ERVs) for residents to control seasonal heating and cooling throughout the year
- Stacked in-suite washer-dryer
- Premium wide plank laminate flooring throughout, as per builder's sample
- Capped ceiling outlets in dining/living area, as per plan
- Switched outlet in living and bedrooms, as per plan
- Flush-mount light fixture in foyer and dens, as per plan
- Durable solid core entry door
- Flat-panel interior suite doors with contemporary hardware
- Private balconies securely enclosed with modern glass railing, as per plan
- Gas and water bib on terraces, as per plan

FEATURES

SMART FEATURES

- *User-friendly keyless smart door lock integration at suite entry*
- *High speed fibre internet*
- *Smart thermostats located in-suite to regulate unit temperature*
- *Utilization of 1VALET resident mobile application to centralize property management communication, community messaging, amenity booking, thermostat control, and garage door entry*
- *Ethernet cable conveniently provided in living, bedrooms, and dens, as per plan*

KITCHEN FEATURES

- *Beautifully crafted custom Italian kitchens*
- *6-piece kitchen appliance package including a stainless steel refrigerator, integrated electric cooktop and wall oven, integrated dishwasher, microwave with trim kit, and ventilated hood fan*
- *Quartz countertop, as per builder's sample*
- *Contemporary ceramic tile backsplash, as per builder's sample*
- *Ceiling mounted track light fixture*
- *Stainless steel under-mount kitchen sink with contemporary graphite single lever kitchen faucet and pullout dual spray control*

BATHROOM FEATURES

- *12" x 24" Sleek porcelain floor tile, with matching tile baseboards, as per builder's sample*
- *12" x 24" Full-height modern porcelain wall tile in the bath and shower, as per builder's sample*
- *Acrylic 5' soaker tub with tiled front, as per plan*
- *Acrylic shower pan, as per plan*
- *Frameless fixed shower panel, as per plan*
- *Tension shower rod on tubs, as per plan*
- *Quartz countertop with under-mount sink and vanity mirror*
- *Designer selected plumbing fixtures in chrome finish*
- *Light fixture above vanity*
- *Shower pot light, as per plan*



CLOSE TO





The Queensway

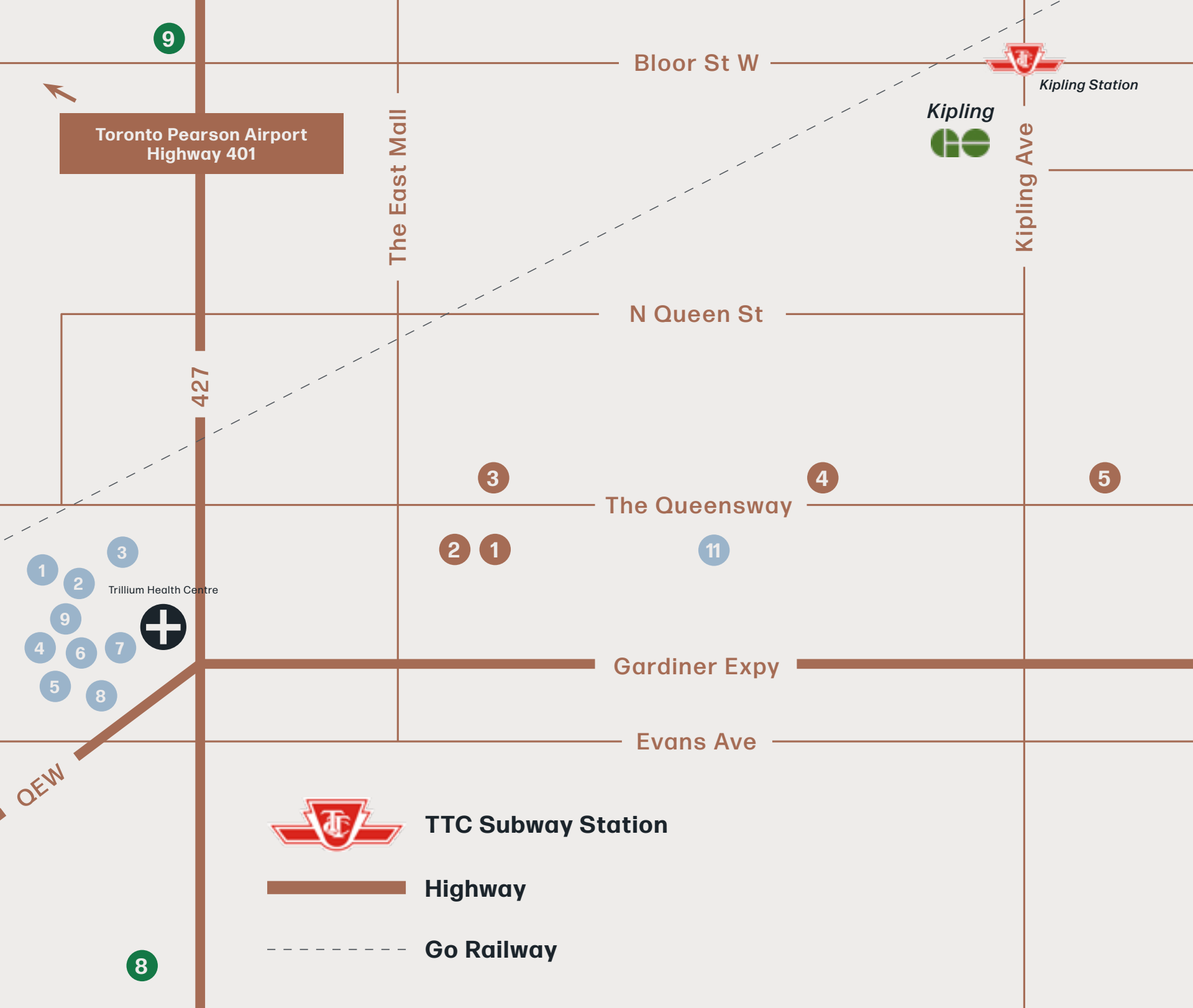


Gardiner Expy



EVERYTHING





CAFÉS & RESTAURANTS

- 1. The Burger's Priest
- 2. California Sandwiches
- 3. The Grille
- 4. RUDY
- 5. K&B Sushi
- 6. Artisano Bakery
- 7. D Spot
- 8. Chaban
- 9. Dino's Wood Burning Pizza
- 10. Fresh
- 11. The Pie Commission
- 12. Great Lakes Brewery
- 13. Tom's Dairy Freeze
- 14. Sanremo Bakery

SCHOOLS

- 1. Holy Angels Catholic School
- 2. Norseman Junior Middle School
- 3. Bishop Allen Academy
- 4. St. Louis Catholic Elementary School
- 5. Castlebar Junior School
- 6. Park Lawn Junior Middle School
- 7. Etobicoke School of the Arts
- 8. Kingsmill Secondary School



● PARKS & RECREATION

- 1. Queensland Park
- 2. Coronation Park
- 3. Ourland Park
- 4. Jeff Healey Park
- 5. Berry Road Park
- 6. Humber Bay Shores Park
- 7. Islington Golf Club
- 8. Toronto Golf Club
- 9. Centennial Park
- 10. Moda Yoga

● RETAIL

- 1. Saks Fifth Avenue
- 2. Nordstrom
- 3. Apple
- 4. Hudson's Bay
- 5. Sport Chek
- 6. Gucci
- 7. H&M
- 8. Indigo
- 9. CF Sherway Gardens
- 10. LBCO
- 11. Ikea
- 12. Sobeys

MAP

CONNECT WITH

AT **RIOCAN LIVING**, WE BELIEVE BUILDING BETTER PLACES TO LIVE TAKES MORE THAN BRICKS AND MORTAR. IT MEANS LOOKING AT COMMUNITIES AND SEEING THE FULL PICTURE; WHAT THEY ARE, WHAT THEY COULD BE, AND WHAT THEY NEED TO GET THERE. WE MAKE THESE VISIONS A REALITY - ADDING TO THE STORY AND LEGACY OF EACH COMMUNITY WE ENGAGE WITH.



WHAT MATTERS.



For us, living is not just about where you live, but how you live. A central location with easy access to commuter routes is essential, but so too is access to friendship and community; to convenient retail and entertainment amenities; to green spaces and pedestrian-friendly streetscapes; all of the things that link people with a place and shape their sense of belonging.

As builders, designers, property owners, landlords and community stewards we're creating prosperous communities where residents, retailers and service providers support one another to build richer and more rewarding lives.

To us, that's what living is all about.



RIO  **CAN**
LIVING