



PLATINUM BROKER DECK

RIO  CAN
LIVING

AUSTIN BIRCH



RioCan is one of the first and one of the largest real estate investment trusts in the country.

223 properties

Over 40 million sq ft in development and over \$12 billion in enterprise value.



RIO  **CAN**
LIVING

Convenient

Access to major
commuter routes



Contextual

Architecture in
connected locations

Best in class

Communal amenities
that cater to you



Retail

Experiences curated
by the retail experts

This is RioCan Living

For almost 30 years, RioCan has helped shape the places Canadians want to work and shop. RioCan Living helps shape the places they want to live.



Building a community from the ground up takes more than bricks and mortar – it takes people, and we keep people at the centre of everything we do.

We believe we're helping to shape the future, your future. And it's our responsibility to do it right.

This is RioCan Living.

FOURFIFTY THE WELL

RENTAL RESIDENCE
TORONTO

Premium Residences in Iconic Neighbourhoods

11YV

CONDOMINIUM
YORKVILLE



RIO CAN
LIVING

STRADA

RENTAL RESIDENCE
LITTLE ITALY



QUEEN & ASHBRIDGE

CONDOMINIUM
QUEEN EAST



KINGLY

CONDOMINIUM
KING ST. WEST

Coming 2021 & Beyond

A selection of RioCan Living's planned communities.

81 residential buildings with over 20,000 residential units currently in zoning.



LEASIDE CENTRE

SCARBOROUGH CENTRE



SHOPPER'S WORLD BRAMPTON

RIOCAN HALL





Illustrations are artist's concept. Specifications are subject to change without notice. E. & O. E.



Verge is located at the southwest corner of Islington Avenue and The Queensway. The proximity to the QEW, Gardiner Expressway, and Highway 427, as well as Islington Station will draw people looking to live closer to downtown Toronto but without paying prices more common in the downtown core.



NEIGHBOURHOOD



NEIGHBOURHOOD AMENITIES MAP

CAFÉS & RESTAURANTS

1. The Burger's Priest
2. California Sandwich
3. The Grille
4. RUDY
5. Sobeys
6. K&B Sushi
7. Moda Yoga
8. LBCO
9. Artisano Bakery
10. D Spot
11. Montana's
12. Chaban
13. Dino's Wood Burning Pizza
14. Fresh
15. The Pie Commission
16. Costco
17. Great Lakes Brewery
18. Tom's Dairy Freeze
19. Sanremo Bakery



SCHOOLS

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

PARKS & RECREATION

1. Queenland Park
2. Coronation Park
3. Ourland Park
4. Winslow Dalesford Parkett
5. Jeff Healey Park Berry Road Park
6. Humberbay Shore Park
7. Islington Golf Club
8. Toronto Golf Club
9. Centennial Park

SHOPS

1. Saks Fifth Avenue
2. Nordstrom
3. Apple
4. The Hudson's Bay
5. Sport Chek
6. Gucci
7. H&M
8. Indigo
9. CF Sherway Gardens

CLOSE TO EVERYTHING



HUMBER COLLEGE -
LAKESHORE CAMPUS

06
MINS

PEARSON AIRPORT
& BILLY BISHOP

12
MINS

DOWNTOWN
TORONTO

15
MINS

SHERWAY
GARDENS

07
MINS

HIGHWAY
427

07
MINS

GARDINER
EXPRESSWAY

01
MIN

ISLINGTON
STATION

05
MINS

LAKESHORE
BOARDWALK

09
MINS

EASY ACCESS TO TRANSIT

All major highways and both Toronto Airports

- TTC SUBWAY STATION
- ● TTC TRANSIT
- HIGHWAY



GEOGRAPHICALLY POSITIONED FOR GROWTH

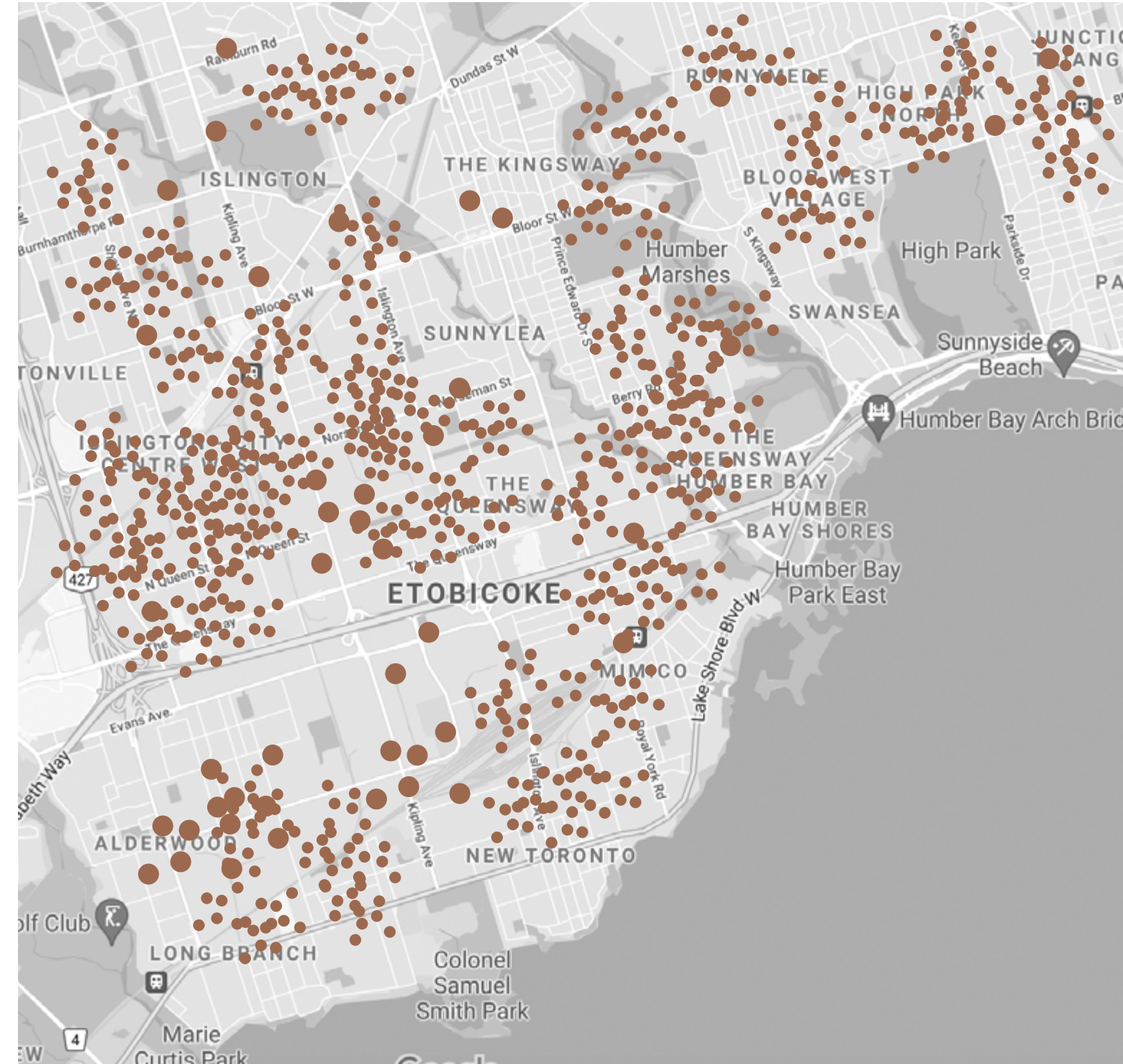
Etobicoke is positioned right between Toronto and Mississauga which are the two of the largest cities in the province.



THE QUEENSWAY & ETOBICOKE CORRIDOR

Positioned for revitalization and development

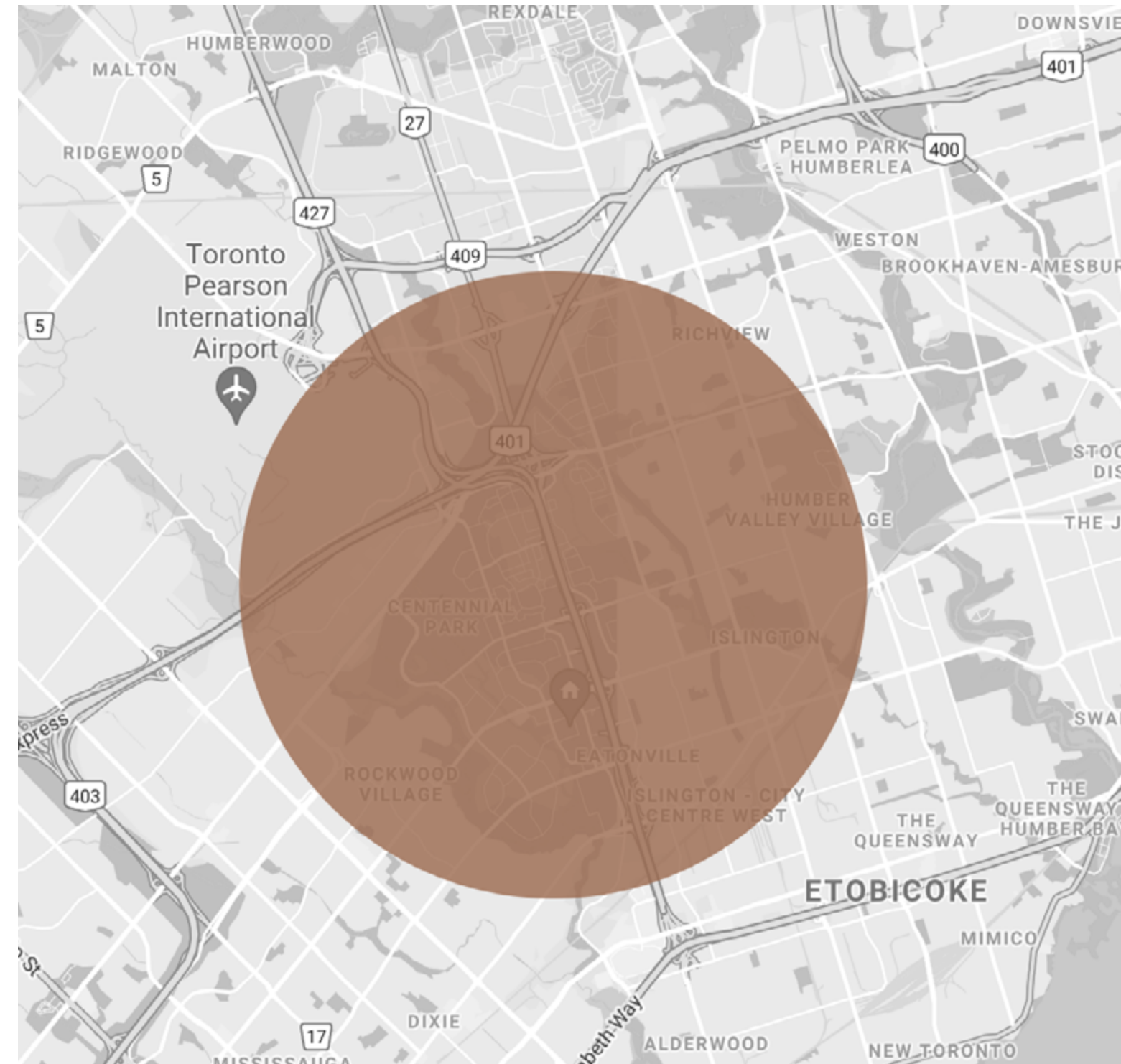
Over 33,000 condos in current development applications.



THE QUEENSWAY & ETOBICOKE CORRIDOR

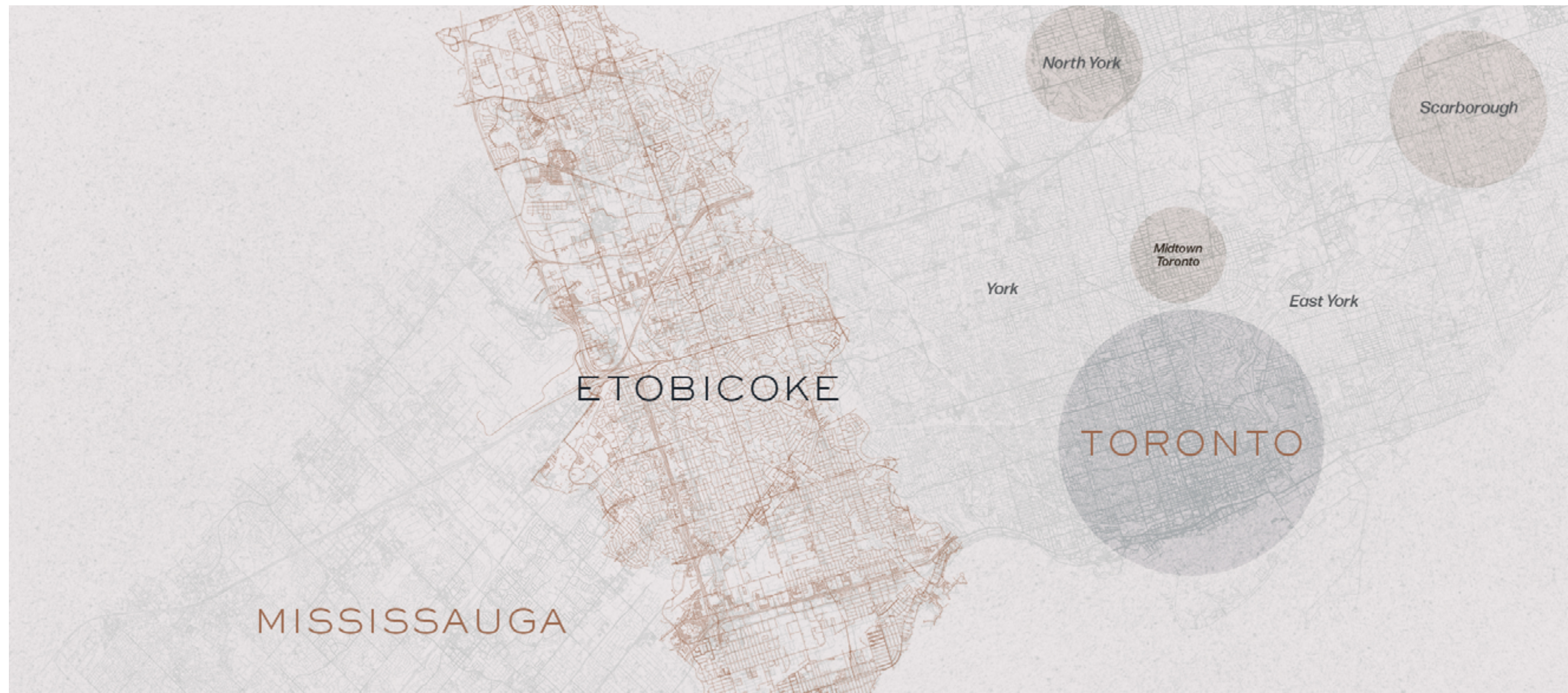
The 2nd largest employment zone in the country:

The area around Pearson Airport is the second-largest employment zone in Canada with more jobs than the central business districts of Montreal, Vancouver and Calgary.



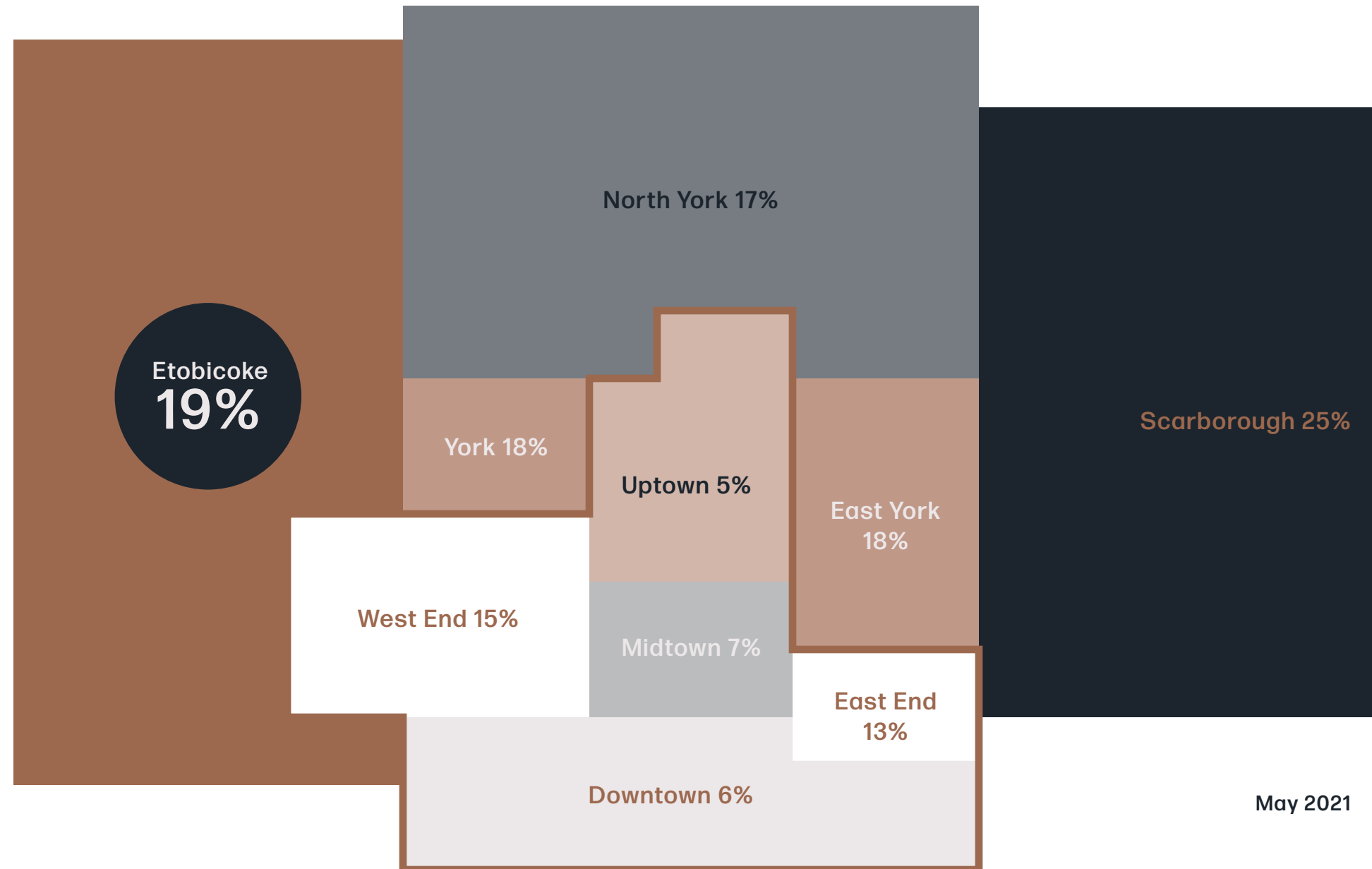
THE QUEENSWAY AND ETOBICOKE CORRIDOR

Etobicoke business centre has grown the fastest since 2014 vs the other 4 Toronto business centres.



WHERE HAVE TORONTO HOME VALUES JUMPED THE MOST?

Etobicoke is the second highest appreciated neighbourhood over the last year in comparison to all other Toronto neighbourhoods.



SCARCITY OF CONDOS IN ETOBICOKE

MISSISSAUGA

ETOBICOKE

TORONTO

3,724

condos for sale

4,519

condos for lease

778

condos for sale

405

condos for lease

WITHIN 2KM OF VERGE

34

condos for sale

19

condos for lease

3,650

condos for sale

4,729

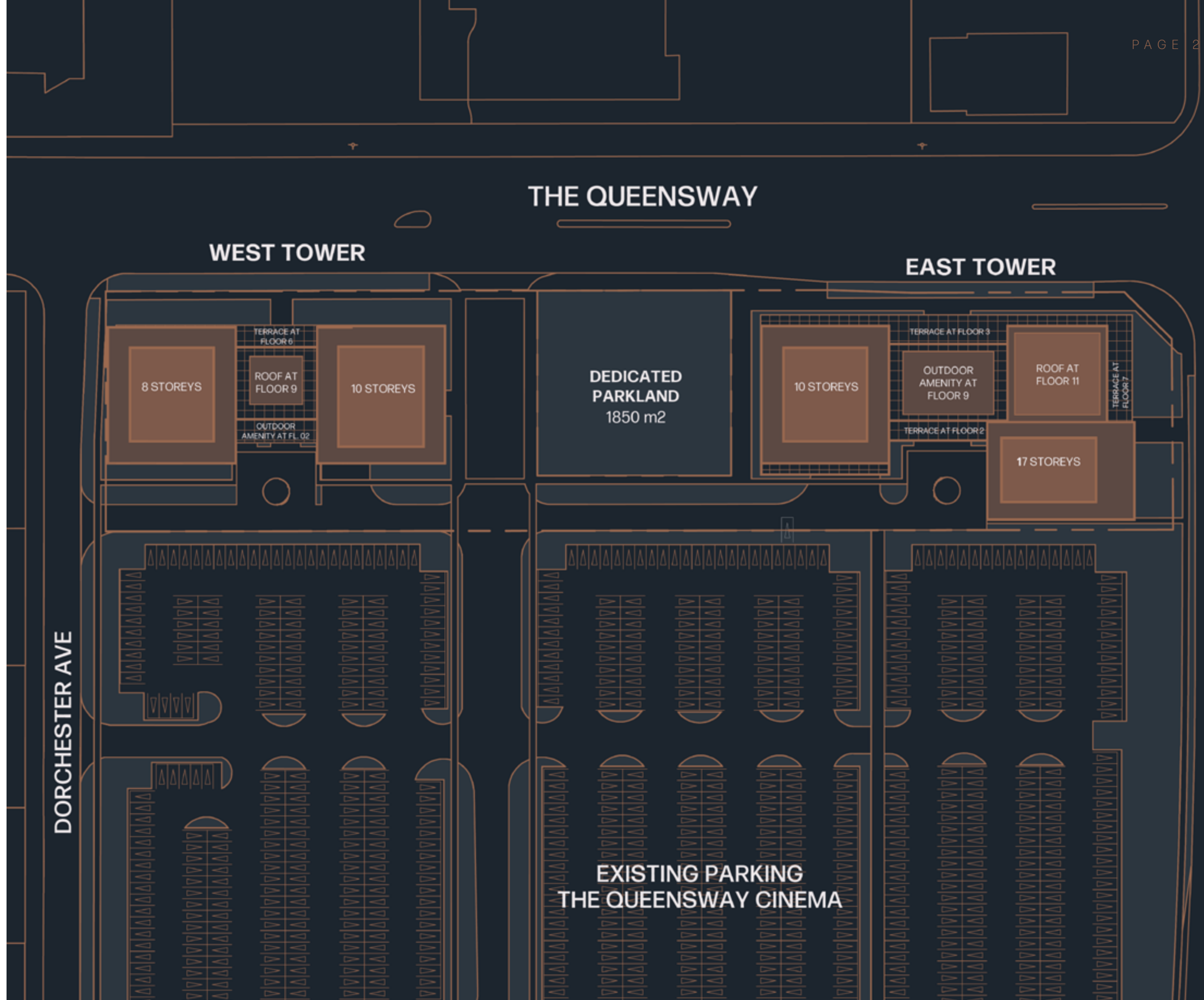
condos for lease

VERGE COMMUNITY HIGHLIGHTS

- 2 Buildings
- 545 Units
- 3.25 Acre Site
- 12,000 sq ft of indoor amenities
- Over 12,500 sq ft of outdoor amenities
- Over 30,000 sq ft of expertly curated retail
- Dedicated park between both buildings
- 1 Valet smart home throughout



VERGE SITE PLAN



VERGE WEST TOWER HIGHLIGHTS

- Double height lobby with concierge
- State of the art parcel room
- State of the art fitness facility
- Content Studio (first of its kind)
- Creative space designed for co-working, meetings or arts and crafts
- Expansive outdoor terrace with games area, kids' play area, outdoor dining and lounge seating
- 1Valet Integrated smart living throughout
- Italian kitchens and vanities
- 9ft smooth finish ceilings
- Party Room & Cocktail Lounge



BUILDING AMENITIES

Ground Floor



BUILDING AMENITIES

9th Floor









ON AIR

DARE
TO
PROSPER











VIEWS

NORTH



SOUTH



VIEWS

EAST



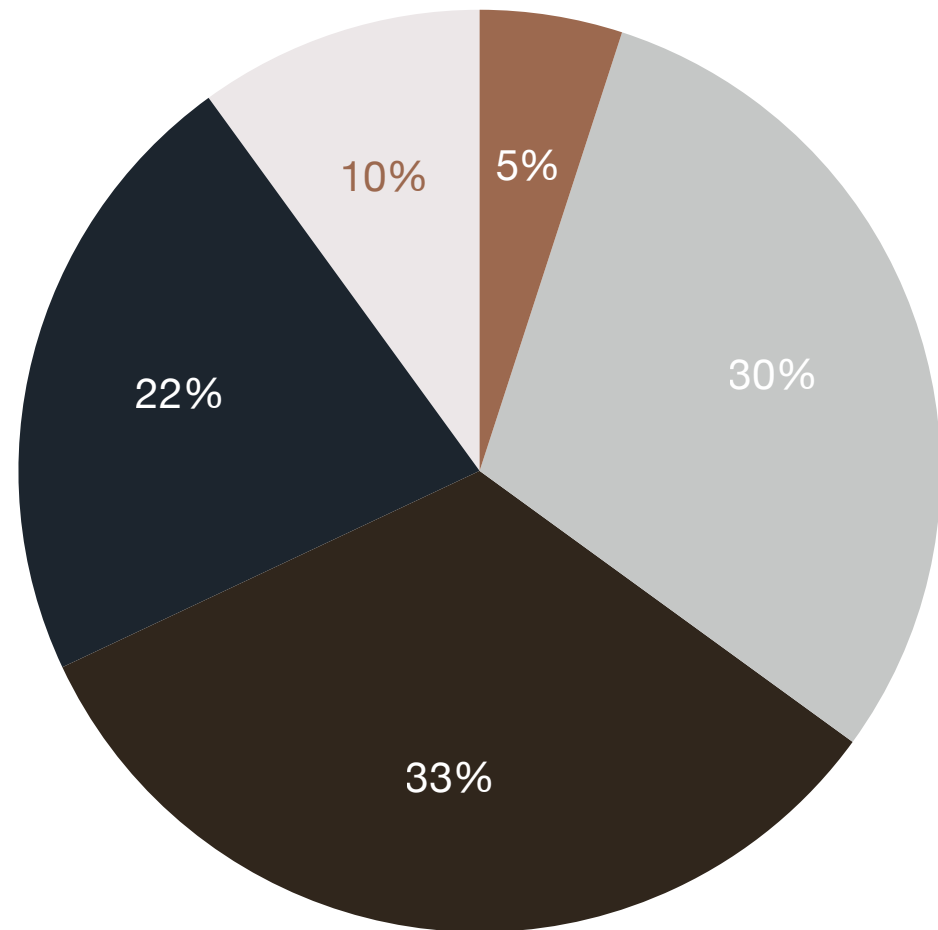
WEST



PERFECTLY CURATED UNIT TYPES TO MATCH DEMAND

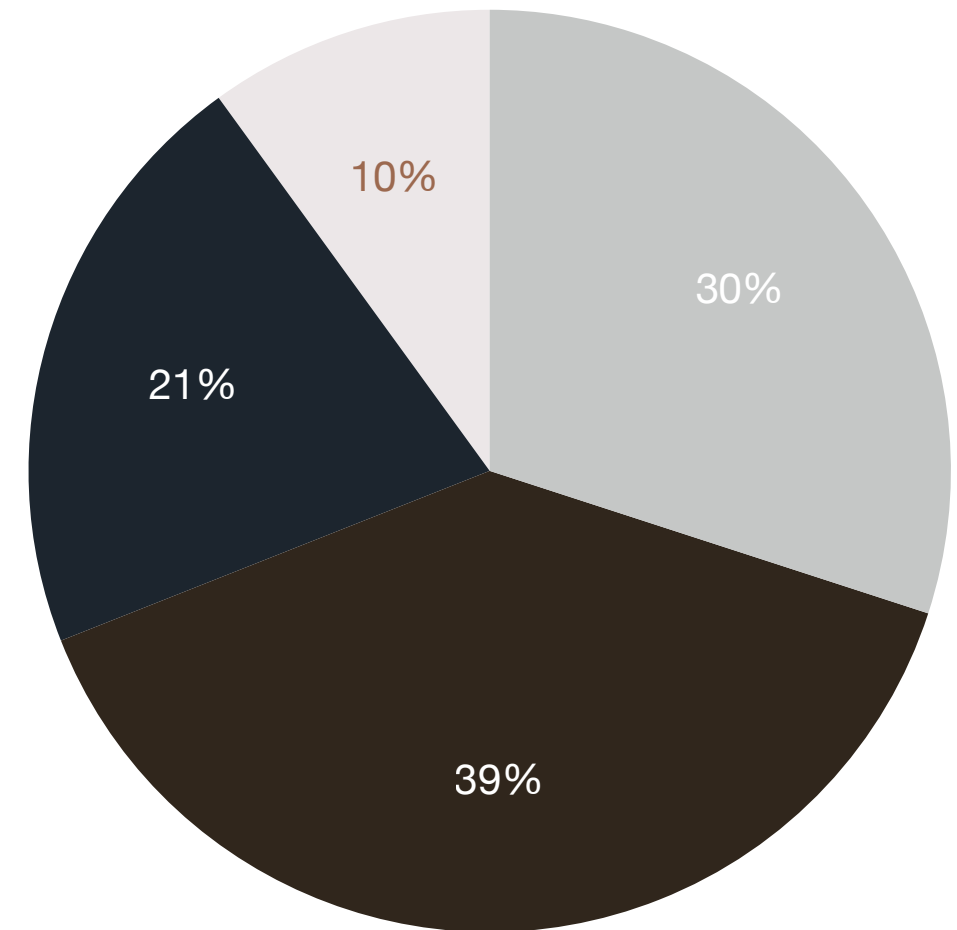
Demand for Pre-construction Units Sold in 2021:

● Studio ● 1 Bed ● 1+ Den ● 2 Bed ● 3 Bed



Verge Unit Mix:

● 1 Bed ● 1+ Den ● 2 Bed ● 3 Bed



UPCOMING PROJECT PRICING

Q1 of 2021 pre-constructions condo sales in the GTA in were sold at an average of **\$1,261 PSF**

MISSISSAUGA

\$1,178 PSF

VERGE

\$1,150 PSF
project average including parking

TORONTO

\$1,419 PSF

INVESTORS, MORE THAN EVER,
ARE LOOKING FOR WELL PRICED UNITS
TO BUY.

70% of inventory under \$750K including parking

25% of inventory between \$750K - \$900K including parking

Only 5% of inventory will be over \$900K including parking

PLATINUM AGENT INCENTIVES

FIRST ACCESS

- EXTENDED DEPOSIT STRUCTURE
- REDUCED ASSIGNMENT FEE
- DC'S CAPPED
- RIGHT TO LEASE DURING INTERIM OCCUPANCY
- PARKING INCLUDED ON ALL UNITS OVER 560 SQ FT (\$69,000 VALUE)

THE TEAM

Developer

RIO  **CAN**
LIVING

Landscape Architects



Interior Design

 **DesignAgency**

Sales & Marketing

AUSTIN BIRCH

Architects

**TURNER
FLEISCHER**

Creative Agency

 gladstone media inc.

THANK
YOU

RIO  CAN
LIVING

AUSTIN BIRCH