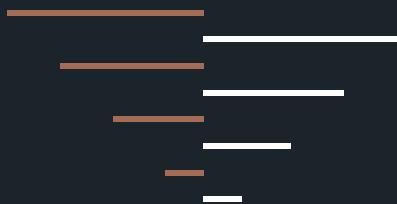


VERGE



INSIDE OF FRONT COVER

NOTE: FLYSHEET IN VELLUM, SEE THROUGH CONTENT
OF THE PAGE BEHIND IT.

V E R G E



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THIS IS
VERGE

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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.

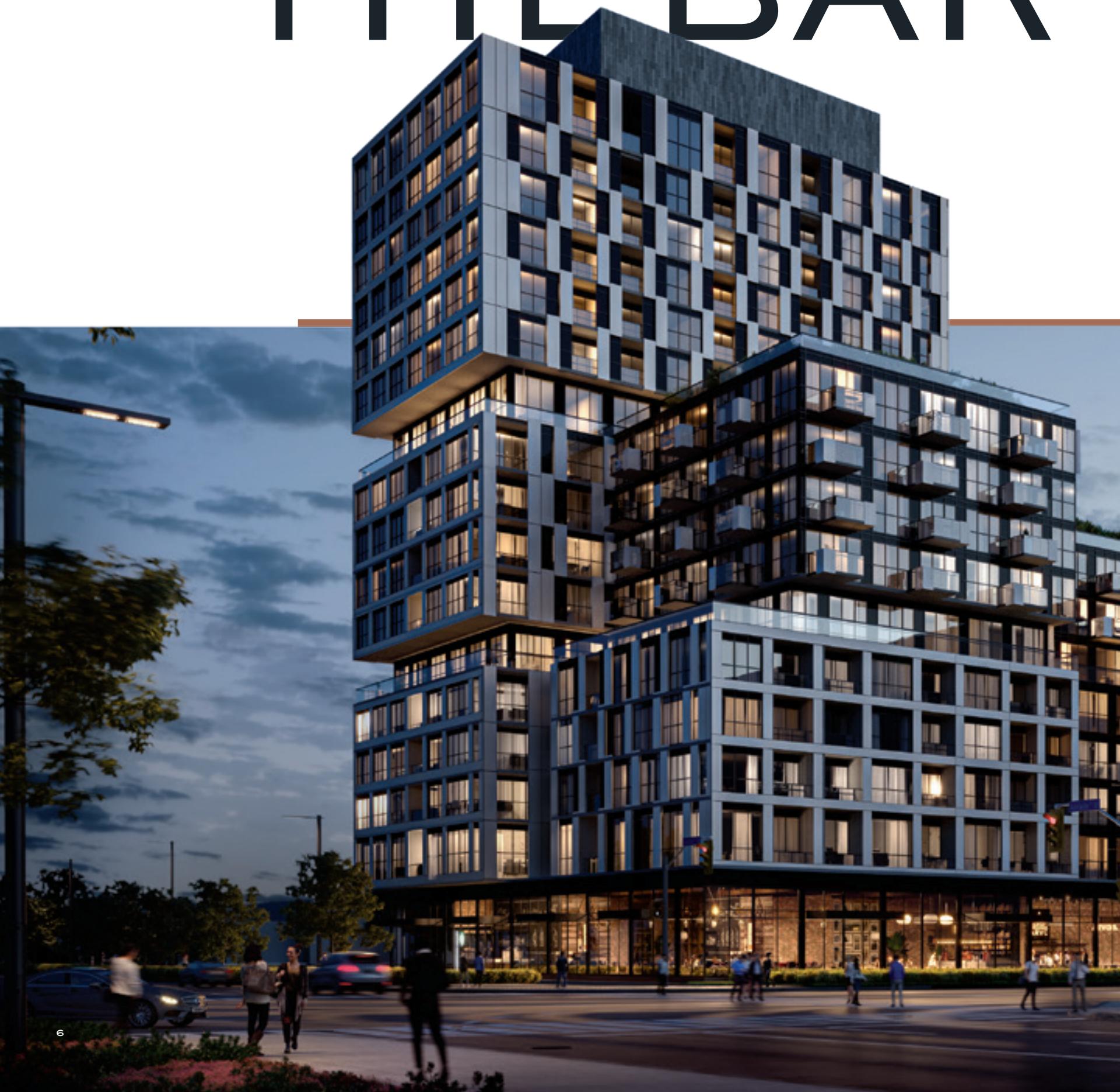
This is Verge.



LIMITS



RAISE — THE BAR



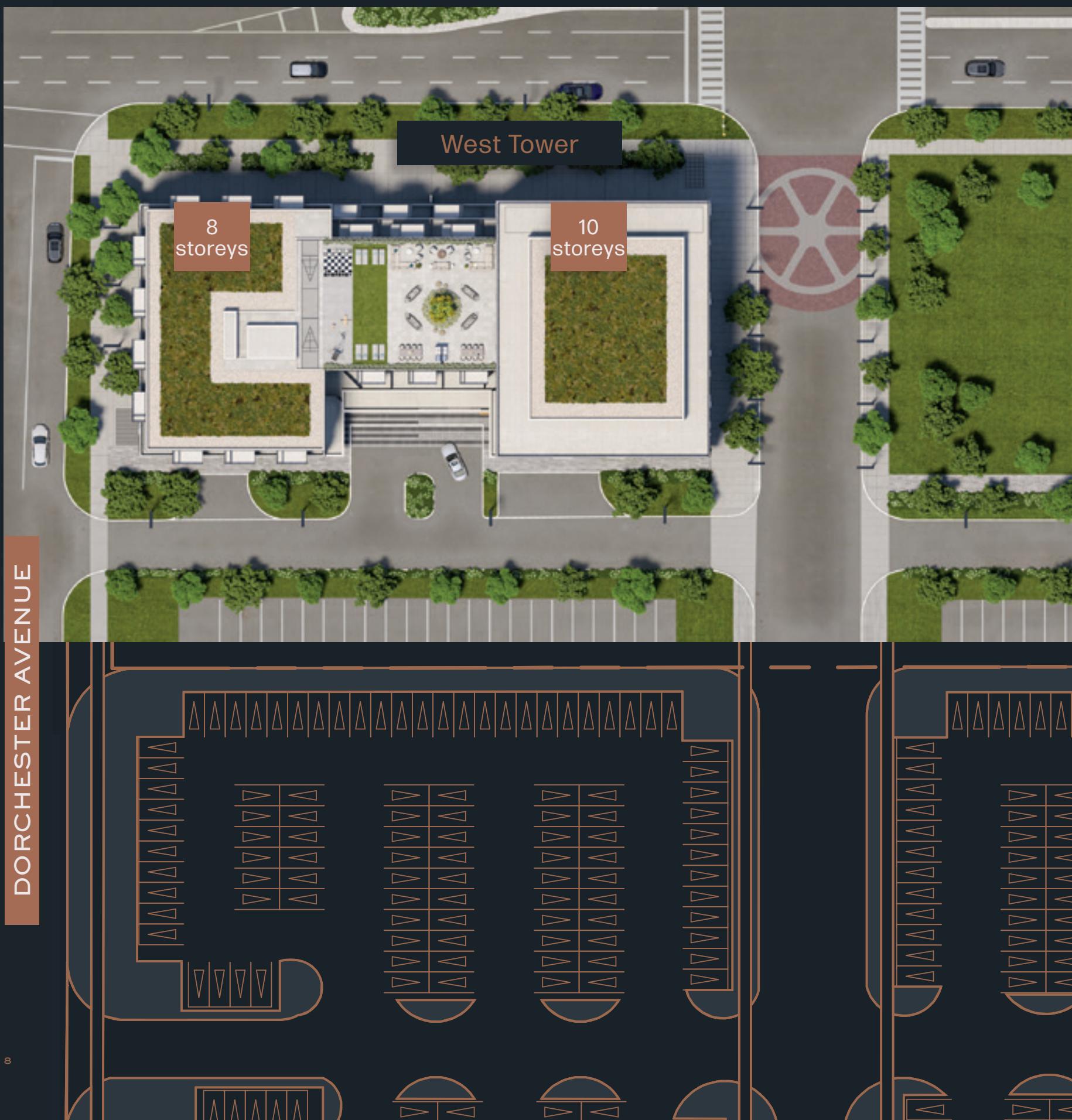
**VERGE IS AN EXCITING
NEW COMMUNITY
BY RIOCAN LIVING,
COMPRISED OF A
10-STOREY, 203-SUITE
MID-RISE CONDOMINIUM,
AND A 17-STOREY,
341-SUITE HIGH-RISE
CONDOMINIUM, EACH
WITH ITS OWN DISTINCT
LOBBY AND EXPANSIVE
INDOOR AND OUTDOOR
AMENITY OFFERING.**

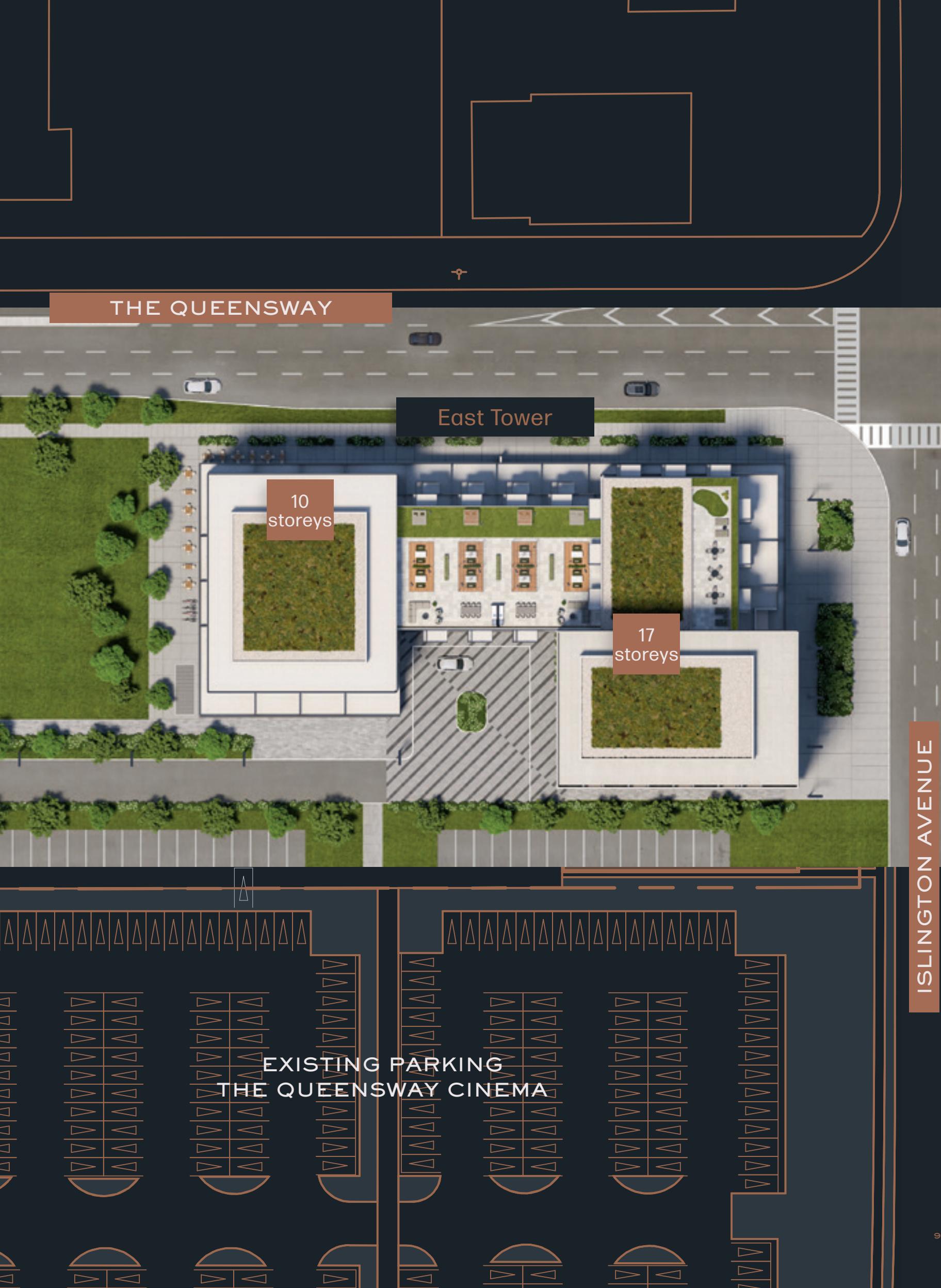
As a new residential landmark at the southwest corner of Islington Avenue and The Queensway, Verge is in a vibrant neighbourhood full of local restaurants, cafés, parks, and entertainment options. On the verge of excitement and relaxation, connections and conveniences, you can live well here, any way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

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

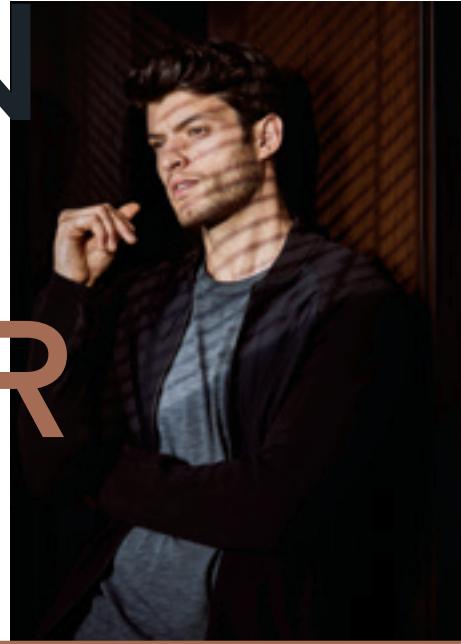


SITE PLAN





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.



VERGE EAST TOWER

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.



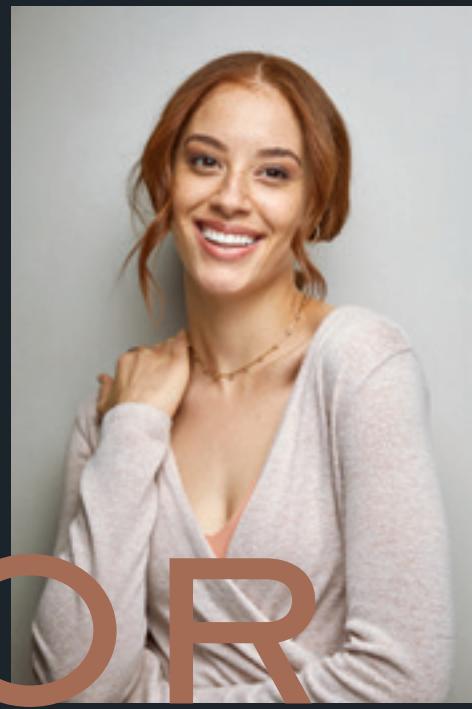
UPON
ENTERING THE
BUILDING, WE
ARE STRUCK
BY A SENSE
OF MODERN
DRAMA AS THE
MOVEMENT
FROM SHADOW
TO **LIGHT**
EVOKE A
SENSE OF TIME
AND DAYLIGHT
PASSING
THROUGH.



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









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



INDOOR
FURNITURE





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*

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*

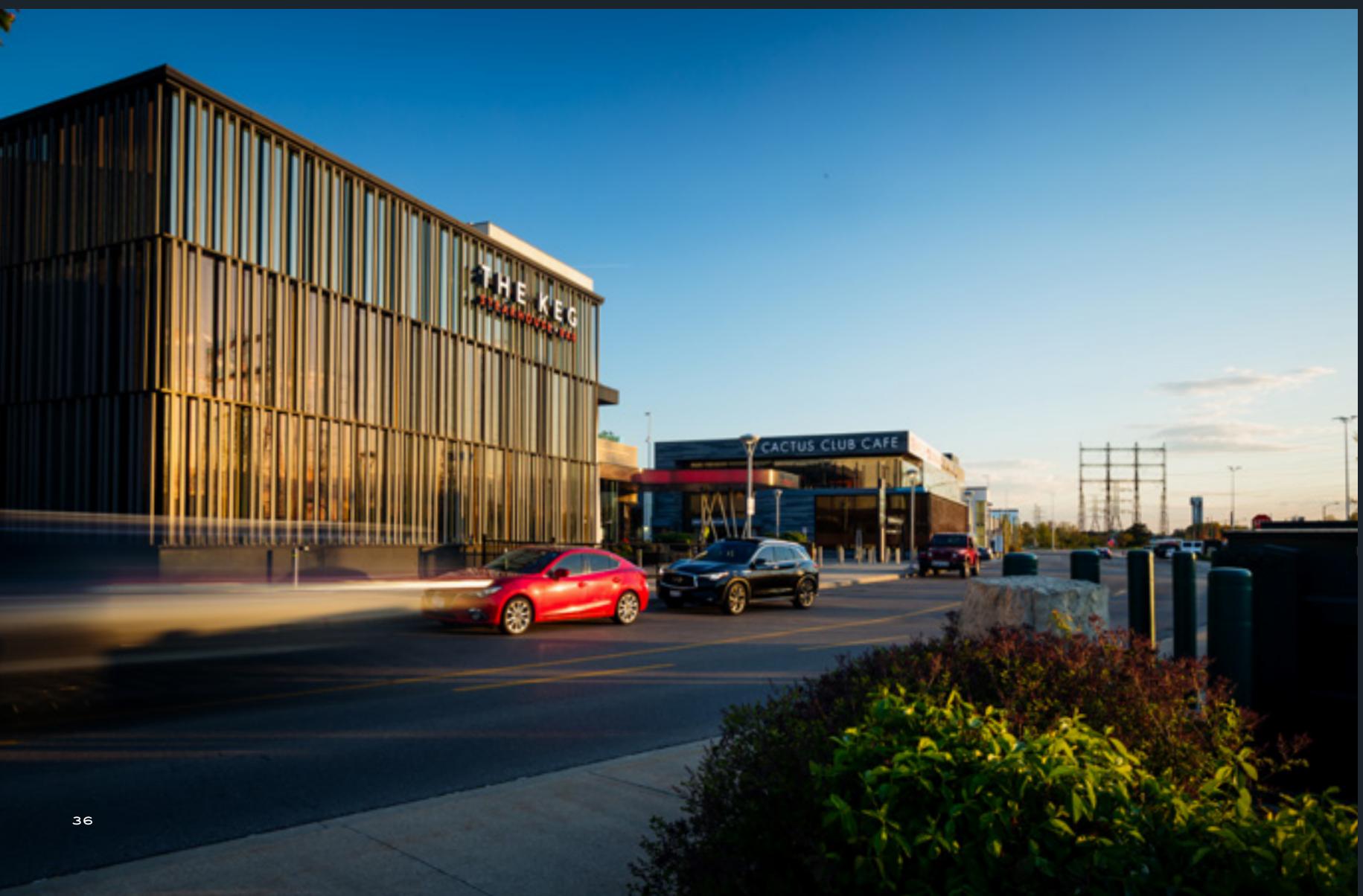
KITCHEN FEATURES

- *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*

& FINISHES



CLOSE TO





The Queensway

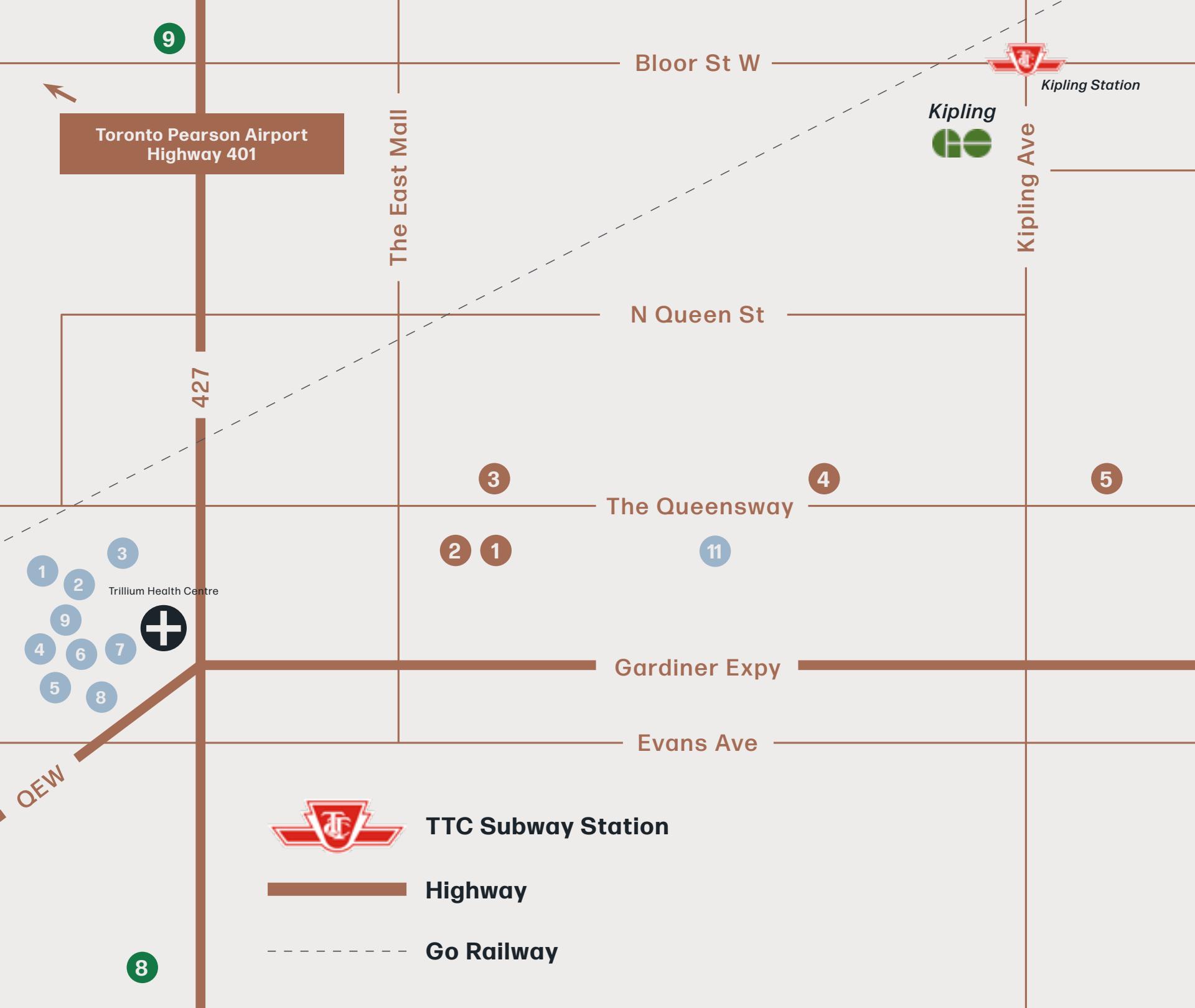


Gardiner Expy



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

- Queensland Park
- Coronation Park
- Ourland Park
- Jeff Healey Park
- Berry Road Park
- Humber Bay Shores Park
- Islington Golf Club
- Toronto Golf Club
- Centennial Park
- Moda Yoga

RETAIL

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



RIOCAN
LIVING

IN COLLABORATION WITH

Sales & Marketing

AUSTIN BIRCH

Architects

TURNER
FLEISCHER

Interior Design

/DesignAgency

At Austin Birch we take pride in our elevated, integrated and detailed approach to our premium development marketing services. From market research and consulting at the start of the process, to marketing, product development, launch strategy and execution, we do everything to ensure optimal results for our clients. Our team is knowledgeable and experienced. From our comprehensive capabilities to our hands-on style of working, we go above and beyond the functions of a traditional marketing and sales team.

Founded in 1974 and celebrating over 40 years in business, Turner Fleischer Architects has grown to become one of Canada's pre-eminent architectural firms. Our success is rooted in an unwavering progressive philosophy to bring the best staff, tools and knowledge to every job. We take pride in the attentiveness given to each project, working with enthusiasm and a sense of challenge. Our tech-driven and responsive ethos is based on our core commitment to our clients, a commitment that is paramount to the success of any job. As leading experts in designing residential environments, our extensive experience has instilled us with the specialized knowledge to realize a project from initial concept to construction and beyond.

DesignAgency is one of the most distinguished design studios in Canada, and their services are widely sought after, with clients in more than 37 cities and 16 countries worldwide. Their global success is based on a high level of design excellence and the ability to create special environments through narratives developed with the client.

Landscape Architects



Forrec is an experience design company. We create the world's top theme parks, water parks, visitor attractions, entertainment destinations and resorts, as well as distinctive urban spaces in Ontario. Our award-winning team looks at each project and sees nothing but possibilities. Landscape architects started FORREC more than 30 years ago, and that focus is clearly present in everything we do.

Creative Agency



Gladstone Media is a boutique creative advertising and multimedia production agency based in Toronto. The agency provides strategic marketing solutions that are meaningful and effective, helping brands to stand out and connect with their audiences. Gladstone Media's dynamic team provides unique insights and diverse skill sets in the areas of strategy and planning, design and production, digital and social, and targeted marketing communications.

DARE TO PROSPER

A series of five horizontal bars of varying lengths and colors (brown, white, brown, white, brown) are positioned in the lower half of the page, creating a rhythmic pattern.

NOTE: INSIDE OF BACK COVER

VERGECONDOS.COM

RIO CAN
LIVING