

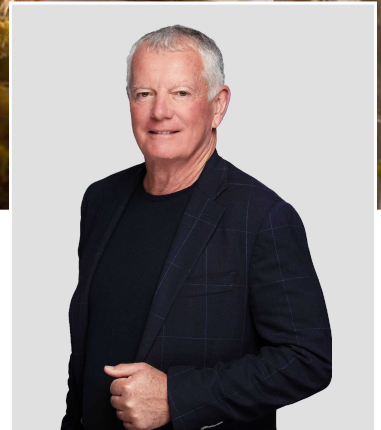


Introducing Toronto's Downtown East

by Linda Mitchell Young & Hunter Milborne



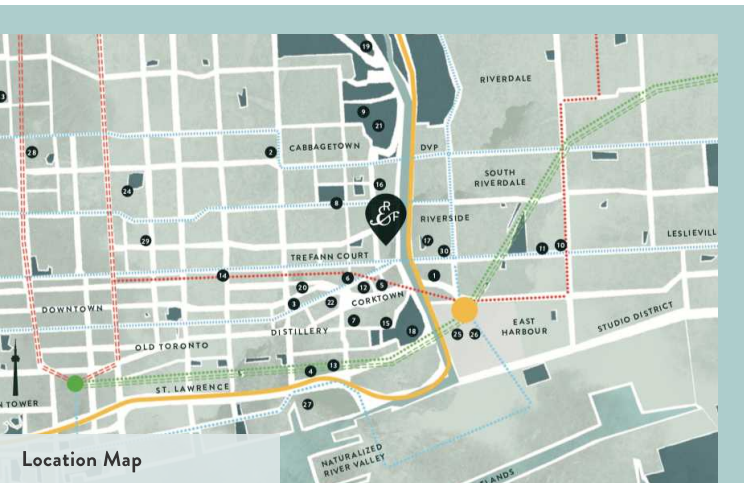
River & Fifth - looking west from the Don Valley



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Historically, the most important factor in real estate investing has always been location. The wrong locations can cause property values to stagnate or see very limited interest, while the best locations will always be in high demand. But today's market is more like playing hockey. In a city where there are so many well-established neighbourhoods already – if you're trying to score, you don't skate to where the puck is already, you need to go where the puck is going next.



Location Map



YMCA Corktown

Corktown is a prime example of a neighbourhood that has not yet reached its full potential but is undergoing rapid infrastructure growth. The neighbourhood has been identified by real estate developer Broccolini – and should easily be identified by investors. River & Fifth sits in between Corktown and Riverside, just east of the financial core, south of Dundas, north of Queen/King. It is perfectly situated to take advantage of existing features and upcoming developments in the area, dubbed now as the emerging Downtown East.

It has already been long established that proximity to downtown and to transit are the first things to look at when assessing a potential location for investment, and Corktown enjoys this strategic location. There are also several designated bike lanes and streetcar lines providing quick access to Toronto's financial district and waterfront. Direct streetcar connections to Broadview subway station also provide easy access to Yonge and Bloor. Drivers benefit from being minutes from the Don Valley Parkway and the Gardiner Expressway, and cyclists can also access the city easily via the Don River Valley Park, Toronto's largest urban park. We are extremely excited about plans for the Ontario Line as well, which will pass through the neighbourhood.

New developments that will have billions of dollars of economic impact on the city are rapidly progressing in the surrounding area, putting future residents of Corktown and River & Fifth close to desirable opportunities. Just to the south, immense investment from all three levels of government is going into the revitalization of the Lower Don Lands and The Port Lands – unlocking approximately 800 acres of land for development and improving Downtown East's connections to Lake Ontario. It is one of the largest waterfront revitalization projects in the world. By 2024, we will already see a new river and urban island.



East Harbour



Corktown's Underpass Park

East Harbour, the largest master planned commercial development in Canada just to the southeast of River & Fifth, will bring 12 million sq. ft. of office, retail and entertaining space and 70,000 new jobs to the area. This will create a new city centre for Toronto, minutes from River & Fifth. Plans for East Harbour include an extensive local and regional Transit Hub, that will take riders to Union Station in five minutes. Already under construction, the first commercial tower is slated for completion in 2021 along with the new transit hub, two years before River & Fifth takes occupancy. Google Sidewalk Labs is also in the process of establishing a tech city that will continue to draw international attention and create even more job growth in the area.



The Broadview Hotel

On the arts and cultural side, over the last few years the east side of the downtown core has been quietly booming. Riverdale and Corktown have seen an increasing influx of young urbanites and families moving in, changing the urban energy of the neighbourhoods. In particular, the stretches of Queen and King East that pass through Corktown and Riverside are becoming a foodie hot spot and are home to some of the city's best restaurants and coffee shops, including the new landmark Broadview Hotel.

Another big draw is the significant amount of parkland nearby, including the Don Valley Trails, Riverdale Park, Leslie Spit and Corktown Commons. Parks are invaluable neighbourhood assets, especially for condo living in the city. The east side of downtown has an abundance of parks and recreational spaces we could only wish for in other parts of the city. With occupancy slated for spring 2023, River & Fifth is set to occupy alongside the completion of multiple development projects in the area, bridging downtown with the lifestyle of Riverside and Corktown. With hundreds of thousands of new jobs, millions of commercial and retail square feet, and billions of dollars of investment, now is the time to skate there and get ahead of the puck.