



# **HARRIS SQUARE**

**PREVIEW BROCHURE**  
FOR RIVER CITY OWNERS





*With only 154 suites, Harris Square offers an exclusive opportunity to own at the last phase of River City*

## Harris Square

# The final phase of River City

Unquestionably the most design forward residential development in Toronto today, Urban Capital's River City complex has arrived at its last phase. Launched in 2009, River City has set a new standard for condominium design in the city. And for the fourth and final phase, Saucier + Perrotte has confirmed its penchant for bold forms, creating yet another architectural masterpiece.

Named after the quietly elegant public square that it faces, Harris Square will be a series of gyrating pentagonal plates, reflecting the five sides of the site itself, and allowing for oversized balconies and terraces on most floors.

Continuing River City's commitment to exceptional architectural and interior design, Harris Square will, for a select few, be a very fitting culmination of the River City neighbourhood.

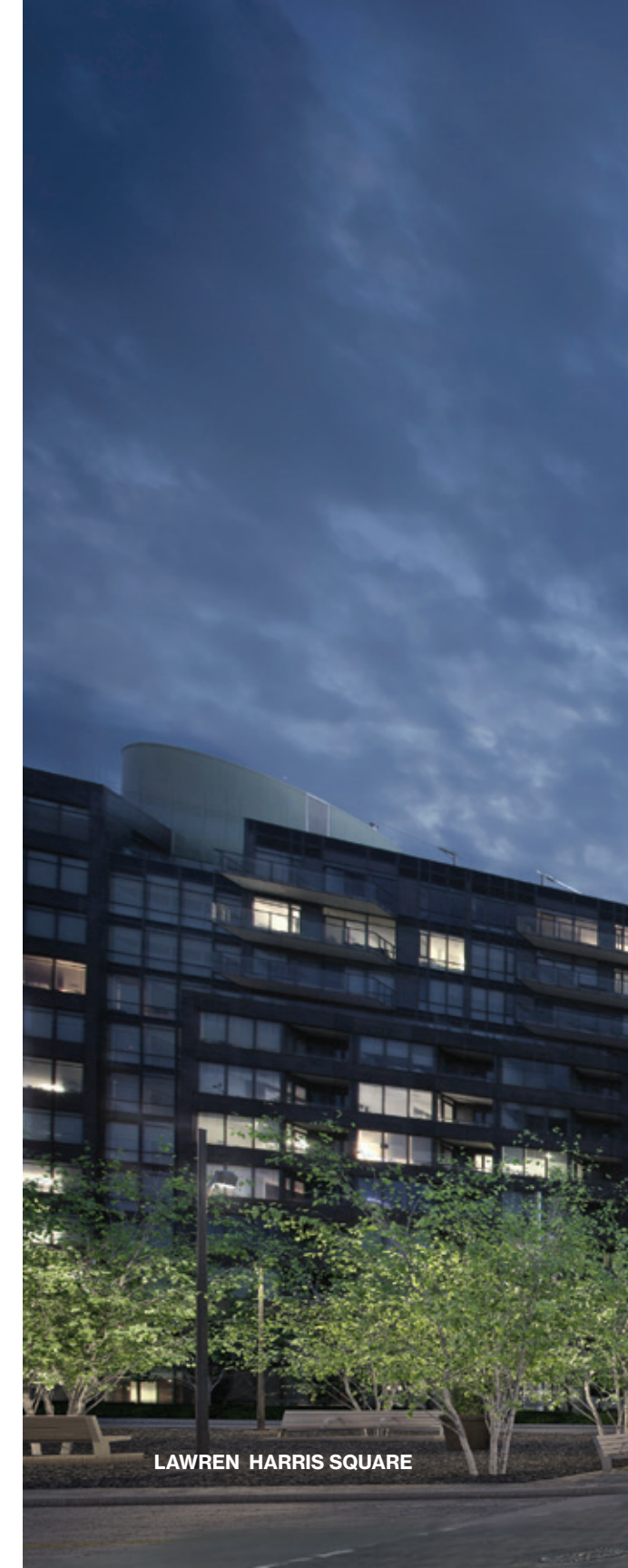
*Like some kind of alien spaceship,  
Harris Square (the building) will hover five metres  
over an open space connecting Lawren Harris Square  
and Underpass Park*

## **A striking open space to connect two beautiful public spaces**

The fourth phase of River City is tucked between Lawren Harris Square in front and Underpass Park behind, two of Waterfront Toronto's spectacular urban parks for the West Don Lands.

With this context in mind, a large section of the building has been elevated five metres off the ground, giving the effect of being suspended in the air in order to create an open space to connect the public spaces on both sides.

Just another public gesture that sets River City apart from other condominium developments in Toronto.







UNDERPASS PARK

















*Harris Square's elegantly understated  
lobby - classically Saucier + Perrotte*



**“A pure vision of liberated design.”**

– Lisa Rochon  
ARCHITECTURE CRITIC, THE GLOBE AND MAIL



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

## Unlike anything else

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.

Winner of multiple design awards, River City is a four-phase, LEED Gold community of over 1,000 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.

Phase 1 and 2 are now complete; the area's newest residents have already made themselves at home in this burgeoning community. Phase 3 is well underway, with first occupancies slated for mid 2018. And now Harris Square has arrived, the final step in this remarkable city community.



*Harris Square and Corktown Common  
are just steps in front.  
And Underpass Park steps behind.*

## Three beautiful parks right outside your front door

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

### **CORKTOWN COMMON**

Corktown Common 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.

### **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 the final phase of River City Phase 4. Also designed by Michael Van Valkenburgh, Lauren Harris Square is composed of crushed granite and twenty four multi-stem locust trees, a simple composition as a counterpoint to the exuberance of River City.

### **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 Smallerberg 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, colourful and bright inviting space that connects the north and south sections of the River City neighbourhood.





Corktown Common Park



Underpass Park



Pavilion at Corktown Common Park

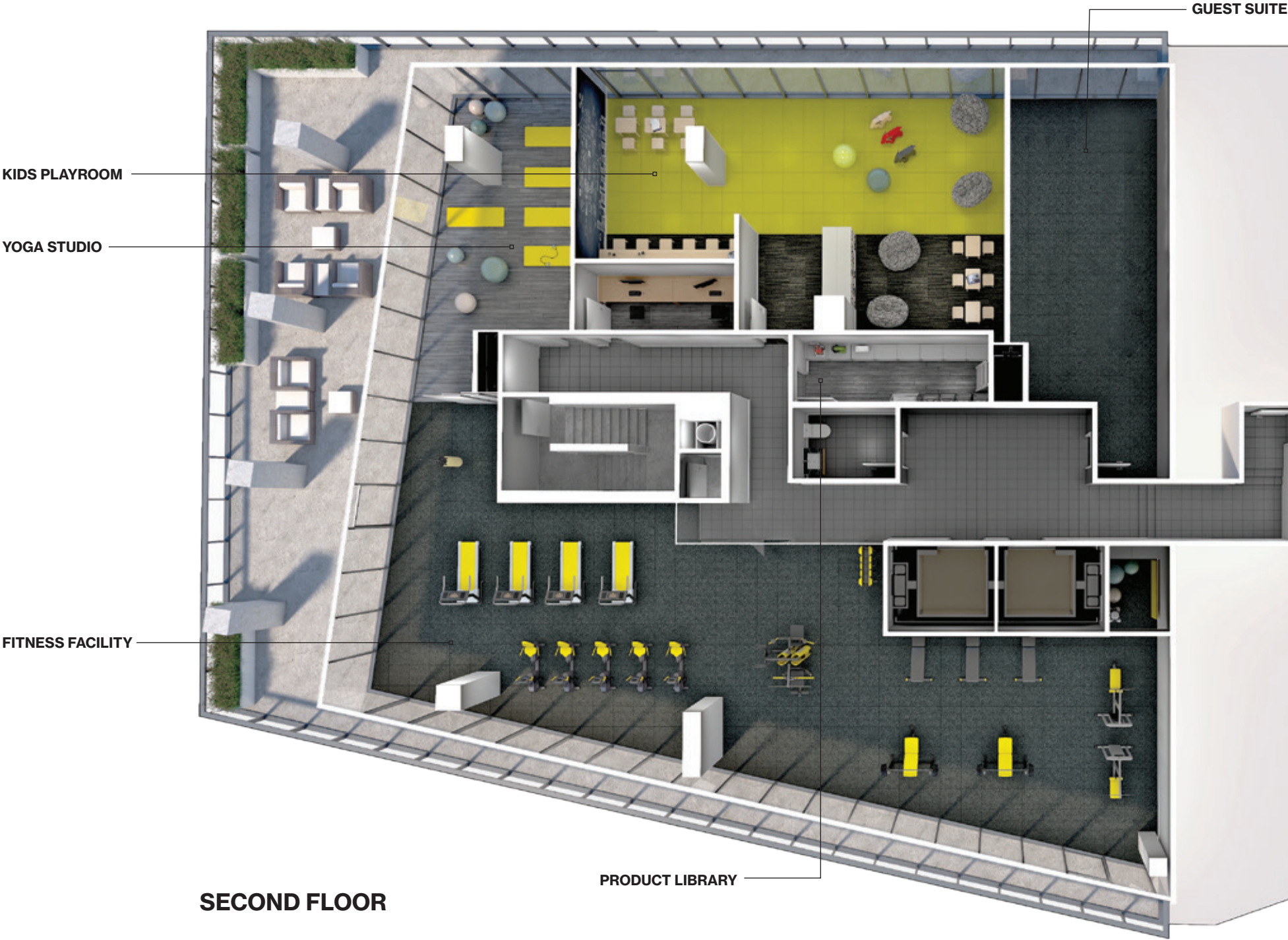


Lawren Harris Square



Underpass Park





SECOND FLOOR

*Harris Square follows in RC3's footsteps by offering imaginative, functional amenities that cater to every life stage, need and interest.*

## **Imaginative, highly functional indoor and rooftop amenities**

Harris Square's thoughtfully conceived amenities have been designed to grow along with the people who use them. On the second floor you will find a fully equipped 2,000 square foot fitness facility and yoga studio; a cool kid-worthy playroom; a guest suite for visiting family and friends; and a "product library" where you can rent those things you sometimes need (like a ladder, a cot, a steam cleaner or a drill) but don't have enough of a reason to actually own.

And on the roof, your own perch-top retreat — an interior lounge and rooftop terrace unique to the River City community (see over).













NICHOLAS, Toronto



CENTRAL, Ottawa



SOUTHPORT, Halifax



M CITY, Mississauga



TABLEAU, Toronto





URBAN CAPITAL

## Shockingly beautiful condominiums

Named by BlogTO and the Torontoist as one of Toronto's TOP FIVE developers, with over 7,500 condominiums developed (or under development) since 1996, Urban Capital has become widely recognized as an innovator and trailblazer in the Canadian marketplace, pushing the envelope in terms of architectural design, environmental sustainability, and commitment to cities.

Urban Capital won the right to develop River City after an extensive public competition that included 18 national and international developers. Its focus on design and sustainability was ultimately the deciding factor; today Urban Capital is a key player in the dramatic transformation of the West Don Lands into a beautiful sought-after neighbourhood.

[urbancapital.ca](http://urbancapital.ca)





RIVER CITY 1, Toronto



GLASSHOUSE, Winnipeg



RIVER CITY 2, Toronto



RIVER CITY 2, Toronto





HIDEAWAY, Ottawa



HARRIS SQUARE PREVIEW BROCHURE

RIVER CITY 1 & 2, Toronto



RIVER CITY 1, Toronto



TRINITY TOWNS, Toronto



RIVER CITY 2, Toronto





## Saucier + Perotte Architects

Winner of eight Governor General's Medals in Architecture and awarded "Best Firm in Canada" by the Royal Architectural Institute of Canada, Saucier + Perotte 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.

Saucier + Perotte's architecture is a sculptural evocation of the urban landscape, an organic interpretation manifested in glass and steel. By bringing Saucier + Perotte'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.



# Features and finishes

## Building Features

- + 13-storey 154-unit building, the fourth and final phase of River City, designed by Montreal-based Saucier + Perrotte Architects and Toronto-based ZAS Architects
- + S+P designed lobby, with two elevators
- + Tucked between Lawren Harris Square in front and Underpass Park behind, with approximately 50% of the ground floor left open in order to connect these two public spaces
- + Approximately 80 resident parking spaces and nine visitor parking spaces
- + Retail/restaurant space facing Lawren Harris Square
- + Energy-efficient year round heating and cooling based on a four-pipe fan coil system<sup>†</sup>
- + 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
- + Executive concierge service<sup>×</sup>

## Amenities

### On the rooftop

- + S+P designed lounge and party room, with adjacent outdoor amenity terrace

### On the second floor:

- + Approximately 2,000 square foot fitness facility with state-of-the-art equipment, and yoga/aerobics room
- + Guest suite
- + Kids playroom
- + Product library (a lending library for those useful but bulky things you just don't have room to store yourself)

## Suite Details

- + High-design loft-style suites and penthouses with 9'0" high ceilings on Floors 3, 4, 5, 7, 8, 10 and 11; 9'10" on Floors 6, 9 and 12; and 10' in penthouses<sup>†</sup>
- + Exposed concrete ceilings<sup>†††</sup> and columns\*, and signature S+P 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
- + Custom designed suite entry doors with security viewers
- + Brushed aluminum contemporary hardware

### Balconies and Terraces

- + Electrical outlets on balconies and terraces<sup>×</sup>
- + Terraces\* and oversized balconies also come with water and gas connections<sup>xx</sup>

### Kitchens

- + Open concept, highly functional S+P designed kitchens, with engineered 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\*\*

### Laundry

- + All-in-one condensing washer-dryer in A, B, C and D suites.
- + Stacked washer-condensing dryers in E and F suites and Penthouses.

## Bathrooms

- + Custom designed vanities with vessel sinks, stone countertops\*\* and contemporary single-lever faucets
- + Custom designed back-lit medicine cabinet with mirror
- + Contemporary bathroom fixtures throughout
- + Square designed tubs and/or showers\*, with full height tile surrounds\*\*
- + Frameless glass shower enclosures for separate showers\*
- + Porcelain tile flooring and porcelain tile for full height along vanity wall\*\*
- + Temperature control valves in all showers

## Electrical

- + Service panel with breakers
- + One telephone outlet and one high-speed internet outlet, and one cable outlet in each of the living room and den\*\*\*\*
- + 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

## Environmental

RC4 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 RC4's green program are as follows:

- + Overall energy usage will be reduced by 44% over MNECB 1997 by using a well-insulated building envelope, energy efficient lighting, occupancy sensors in all corridors and common areas, high-efficiency boilers and chillers, Energy Star appliances, condensing dryers and energy recovery ventilators (ERVs)
- + 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%
- + All units will be finished with low "off-gassing" materials such as low-emitting paints and coatings, and water based adhesives and sealants
- + 50% of all wood materials will be FSC Certified and construction 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 onsite irrigation, while reducing stormwater runoff into the city's stormwater system
- + Full building life-cycle commissioning will be put in place, ensuring optimal equipment performance

### Notes:

\* As per plan / where applicable

\*\* From builder's samples. Certain wall tile selections may be ceramic rather than porcelain

\*\*\*\* Service to be arranged by owner

† Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams. Where shown on plans, dropped ceiling zones are 4" to 6" lower than otherwise

†† Cooling subject to fail-safe mechanisms at cold temperatures and condominium management of building mechanical systems

††† Penthouses have predominantly smooth ceilings

× See Budget in Condominium Documents for extent of concierge service.

xx Gas connections to come at additional charge

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





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