

RICHMOND

ONTARIO

QUEEN

ROOM

CITY



THE RICHIE
410 RICHMOND ST E
OPENING NOV 2026

THE QUINN
261 QUEEN ST E
OPENING JULY 2026

RICHMOND ST E

ELECTRIC AVENUE LANEWAY

QUEEN ST E

PROJECT HIGHLIGHTS

A TWO-RESIDENCE ENSEMBLE

The Quinn & The Richie feature thoughtfully designed 1-, 2-, 3- and 4-bedroom suites.

TRICON SIGNATURE AMENITIES

Resort-quality amenities designed for everyday living, including Club Apex, The Cove, The Node, The Studio, The Green Room, and the Listening Lounge.

VIBRANT PUBLIC REALM

An activated Electric Avenue laneway, new public park and pedestrian promenade come alive with a dynamic mix of retail, dining, and entertainment.

UNMATCHED CONNECTIVITY

Direct TTC streetcar access on Queen Street, with the future Ontario Line just moments away.

MORE AMENITIES TO ENJOY

CONFIRMED ONSITE RETAILERS

Shoppers Drug Mart

Full-service pharmacy & everyday essentials

Food Basics

Full-size grocery on Electric Avenue

AMENITY LINEUP

THE QUINN

Ground Floor:

- Lobby Lounge
- Pet Spa
- Mail Room & Parcel Lockers

3rd Floor:

- Club Apex Flex Studio
- Club Apex Gym
- Club Apex Strength Training Room
- The Reserve (Social lounge and bar)
- The Dining Room
- The Terrace Grill (Rooftop terrace with BBQs and lounge seating)
- Pet Relief
- Screening Room
- The Studio (Fully equipped recording studio)
- Leasing Centre

THE RICHIE

Ground Floor:

- Lobby Lounge
- Pet Spa
- Mail Room & Parcel Lockers

5th Floor:

- The Cove Spa
- The Cove Pool
- The Node Co-working Space
- The Tasting Lounge
- The Dining Room
- The Terrace Grill (Rooftop terrace with BBQs and lounge seating)
- Pet Relief
- Rec Room (Games room)
- The Green Room (Music room)
- Listening Lounge (Media room)
- Golf Simulator

A VIBRANT NEIGHBOURHOOD ROOTED IN COMMUNITY

LOCAL EATS

1. The Carbon Bar
2. Ladybug Wine Bar
3. Gusto 501
4. The Rosebud
5. Terroni
6. Pearl Diver
7. La Bettola Di Terroni
8. J San Sushi Bar
9. Terroni Sud Forno
Produzione e Spaccio
10. ARDO Restaurant
11. Neo Coffee Bar

THE ESSENTIALS

20. No Frills
21. Staples
22. Moss Park Pharmacy
23. LCBO
24. Kim's Convenience
25. Shoppers Drug Mart
26. FreshCo

PARKS & RECREATION

12. Moss Park Arena
13. St. James Park Playground
14. Orphan's Green Off-Leash
Dog Park
15. Parliament Square Park
16. David Crombie Park
Basketball Court
17. Berczy Park

TRANSIT

-  TTC Queen St Station
 Streetcar Line

SHOPS & FINDS

27. Rove Concepts
28. MUST Downtown Toronto
29. CF Toronto Eaton Centre
30. EQ3
31. Design Within Reach
32. The Distillery District

HIGHER ED

18. George Brown
Polytechnic - St. James
Campus
19. Toronto Metropolitan
University

WELLNESS & FITNESS

33. Sweat and Tonic
34. Fuzz Wax Bar Distillery
35. Lemon Water Wellness
Clinic & General Store
36. Cooper Koo Family YMCA
37. Body + Soul Fitness

HEALTH & MEDICAL

38. St. Michael's Hospital
39. St Lawrence Health Centre
40. Cleveland Clinic Downtown



SUITE PRICING & WHAT'S INCLUDED

MONTHLY RENT BY UNIT TYPE

Unit Type	Affordable ¹	Mid-Range ²	Utility Allowance ³
1 Bedroom	\$1,763	\$2,644.50	\$112
2 Bedroom	\$2,055	\$3,082.50	\$157
3 Bedroom	\$2,361	\$3,541.50	\$182

¹ Affordable: Gross monthly Rent that is at or below the lesser of CMHC Average Market Rent or thirty per cent (30%) of the before-tax monthly income of renter households in the City of Toronto as follows:

- (i) One-bedroom units: one-person households at or below the 60th percentile income;
- (ii) Two-bedroom units: two-person households at or below the 60th percentile income;
- (iii) Three-bedroom units: three-person households at or below the 60th percentile income.

² Mid-Range: Gross monthly Rent that exceeds Affordable Rent but is less than 1.5 times the average City of Toronto Rent, by unit type (number of bedrooms), as reported annually by the Canada Mortgage and Housing Corporation; as per Section 1 of the Section 111 Agreement.

³ Utility Allowance: A fixed monthly amount, set by unit type, that is deducted from the Gross Monthly Rent shown above.

INCLUDED IN RENT

- Monthly utility allowance (see table)
- Access to all amenity spaces

NOT INCLUDED

- Internet & cable – resident's own account
- Parking – optional, additional monthly fee
- Utility costs above the allowance