



local **LIVING**

THE BRESLAU ISSUE



RIVERLANDINBRESLAU.COM

4 A NEW COMMUNITY → TO CALL HOME

Explore our master-planned community in Breslau, Empire Riverland. Featuring a collection of towns and detached, 3 and 4 bedroom homes to choose from, your dream home awaits.



↓ WHERE THE LOCALS... 10

From their morning coffee to fun with the kids, to date night, this is where Breslau locals go.



8 WELCOME TO BRESLAU ↑

A small town with scenic beauty, Breslau is a great place to call home, and could be the right community for you and your family.



↓ DISCOVER BRESLAU'S HEARTBEAT 22

Community events, local sports and volunteer opportunities are just a few of the things this community has to offer.



12 IS KITCHENER-WATERLOO THE NEXT 18-HOUR CITY? ↑

Somewhere between the sleepy suburbs and the big city is the 18-hour city. The newest one on our radar is KW. Find out why.



what's inside

4

A NEW COMMUNITY
TO CALL HOME

6

RURAL
RENAISSANCE

8

WELCOME TO
BRESLAU

10

WHERE THE
LOCALS...

12

IS KITCHENER-
WATERLOO THE NEXT
18-HOUR CITY?

16

ON THE GO

18

REDISCOVER THE
GREAT OUTDOORS

20

SCHOOL REPORT

22


DISCOVER
BRESLAU'S
HEARTBEAT



@empire_living



/EmpireRiverland

A woman with curly hair and glasses is driving a car, smiling. She is wearing a light-colored jacket. The car's interior is visible, including the steering wheel and dashboard. The background shows a blurred street scene with other cars and buildings.

**JUST A 15-MINUTE DRIVE FROM
KITCHENER-WATERLOO MAKES EMPIRE
RIVERLAND IDEAL FOR COMMUTERS
AND FIRST-TIME HOMEBUYERS LOOKING
TO MAKE THEIR HOMEOWNERSHIP
DREAMS COME TRUE.**

a new Community to Call Home



WELCOME TO EMPIRE RIVERLAND

Launched in 2006, the Empire Riverland master-planned community in Breslau is home to a growing neighbourhood of families looking for a place where small town charm meets an abundance of amenities.

Riverland's distinct town and detached home plans with 3 and 4 bedroom designs and unique floorplans will appeal to the diverse needs of your family.



AMENITIES FOR REAL LIFE

Residents of Riverland can take advantage of the on-site community centre, trails, and proximity to the Grand River. As the community continues to grow, we are excited to explore additional amenity opportunities including a proposed on-site school and park.



LOVE DESIGN, LIVE EMPIRE

Decorated by celebrity designer Andrew Pike, Riverland's collection of five model homes offer stunning inspiration for a space that feels nothing like a typical suburban dwelling. Something for everyone, these beautiful models showcase every style from Hollywood Glam to Coastal Chic and everything in between.



HOW A NEW GENERATION
IS TAKING PART IN THE GTA'S

RURAL RENAISSANCE

Disheartened by price surges, bidding wars, lines and over-crowding, an entire crop of Torontonians and GTAers are chasing a slower-paced lifestyle and affordable living options.

It's a reality most GTA dwellers can relate to. A bright eyed youngster sets out for the big city, maybe for school or their first job, or just after a little independence. Taking advantage of every party, networking event and restaurant opening in town, the GTA offers an endless array of opportunities just waiting to be explored. And with their two roommates and maybe a little help from mom and dad; they got this.

Fast forward ten years later, and life has gotten real. Lingering student debt persists, marriage and kids come into play and the realities of the 50-hour work week have them living for the weekend, yet struggling to be able to afford anything. They're trying to save to buy a house for their growing lives.

There has to be an easier way. After all, it seems ridiculous that a dual income household with steady salaries should have to worry about how to pay rent and bills, and maybe go out to dinner here and there. This isn't what they had in mind back when they assumed the suburban life their parents had would never be for them.

Suddenly, even the die hard urbanites are understanding the appeal of moving out of the GTA to a place where the problems of the city won't follow. The small town revival is real, and it is their key to true independence, the type they found in the city ten years ago and which they can barely remember now. A chance for them to stop surviving and start thriving. With the average home price a cool \$100k+ less, these small, under-populated towns give families a chance to invest, to travel, to try new things and most importantly to get out and live, with about half the financial stresses of their big city cohorts.

And it's not quite the death to their social life one might expect either. Cities like Hamilton and regions like Niagara are more populated than ever with young GTA transplants breathing new life into the once sleepy communities, and giving rise to trendy restaurants, artisan coffee shops, recreational opportunities and nightlife. The best part is, these places don't come with a line-up, a cover, or a crowd.

Now, this might be a stark contrast from what the experts tell us - the hordes of magazines, news stories and sound bites we hear proclaiming that millennials are rejecting their parent's lives. They say they hate the suburbs and want walkable neighbourhoods, more density, the most density in fact. Urban sprawl is the enemy. They don't care about children or owning property, they want liberal, shared space policies. That is, until they don't. Until they settle down, have a family and finally realize what they really wanted was freedom to actually live their lives, carve their path and choose their lifestyle.

As you drive through the small towns of Southwestern Ontario, freedom is something that you're barely even conscious of, and yet it's unmistakably there. Country roads that take you through undisturbed green pastures, downtown blocks of historical buildings occupied by one of everything you may need; a grocery store, a hardware shop, a bank

and a medical office. Isn't this the true representation of the growing minimal movement that's starting to take hold? Where neighbours are there for each other, not battling over parking spaces. Where you can still find that artisan cup of coffee or craft beer, and know the person pouring it for you, or believe it or not, the farmer who grew the raw ingredients.

Small towns seem to be the only place left where GTAers stand a chance at starting something that's all their own, maybe even with a little extra money to invest, explore and live a full life.

CANADIAN HOSPITALITY AND GRACE REIGN TRUE IN THESE TOWNS IN A WAY THAT WE'RE SELDOM ACCUSTOMED TO IN TORONTO

And while these small town transplants may think they'll be shunned by the locals, just one more hipster driving up the demand for new housing and overpriced coffee, Canadian hospitality and grace reign true in these towns in a way that we're seldom accustomed to in Toronto. Sure, you may hear the occasional grumble, but it'll pale in comparison to those you heard all day, every day on subway platforms and in traffic jams. Especially when you start to realize the ones grumbling are becoming familiar faces at your local pub and you can now greet them by name.

It's not just families seeing the appeal either. Business, both startups and large organizations, are making the move (think Amazon considering Kitchener-Waterloo over Toronto's downtown) for the same reason the average Joe is. Lower cost of operation, more room to grow.

When we think back to what experts say about millennials looking for walkable, urban environments, we can't help thinking how that model has proven unsustainable time and time again, in some of the most popular metropolis in the world. As we crawl across the inner city highways, we're seeing communities so dense that neighbours could high five from their balconies (although they mostly just ignore each other) and we can't help but wonder if this is the freedom millennials were really after, or if the neighbourhood they imagined actually looks very different.

Perhaps a place where they can recreate the very best parts of what they've been after, for about half the price and half the hassle. A distilled version; leaving only the stuff they love, like authentic interactions and more face time, a space of their very own and a chance to build something real and lasting. Maybe the small towns of Southwestern Ontario are the place they were really looking for. ♦

welcome to BRESLAU

Located in the township of Woolwich, Breslau is separated from Kitchener by the scenic Grand River. Just a 15-minute drive to Kitchener's downtown, residents enjoy easy access to the growing and bustling metropolitan city for work and play, but get to come home to the quiet township surrounded by scenic country roads and lush farms.



//

LOCALS LOVE

The balance between Kitchener's urban vibe, healthy job market and country-like feel of the surrounding towns. Proximity to some of Ontario's most well know spots like St. Jacob's Market and amazing universities make the area intensely liveable.

LOCALS COMPLAIN //

Kitchener-Waterloo's growing tech-industry reputation has attracted a lot of new residents, businesses and growth, with more to come. With that comes an increase in rush hour traffic and a change in demographics that naturally takes some adjustment.

good vibes

TOWN VIBES BY THE NUMBERS

31%

FOODIE

24%

OUTDOORSY

23%

CONVENIENT

22%

FAMILY-ORIENTED

you should

live here

if...

1

YOU LIKE TO
BE CLOSE TO
CITY LIFE

The city comes with many great benefits, like unique experiences, great food and shopping; often with higher prices and less room. Breslau gets the best of both worlds, with close proximity to Kitchener's downtown but nestled in a peaceful community all its own.



2

YOU FEEL AT
HOME IN THE
GREAT OUTDOORS

With the Grand River right in its backyard and some of Ontario's most beautiful country roads and historical areas, Breslau enjoys a palpable connectedness to nature. Enjoy the many trails for hiking, biking or running and the river's many activities including fishing and canoeing.



3

YOU'RE ALWAYS
ON THE GO

Just 15 minutes from Highway 401, Empire Riverland offers the ease of travel for those working or studying in the neighbouring municipalities of Guelph, Kitchener and Waterloo. Travel to Toronto is made easy thanks to major infrastructure like GO and VIA Rail. Even international travel is available with the Region of Waterloo International Airport.



where the *Locals...*

GRAB A QUICK BITE



PIZZERIA NAPOLI

Stone oven baked to perfection featuring an original family sauce and dough recipe, this local pizza joint offers slices that would rival those found in Italy. The perfect place for a delicious lunch or grab-and-go dinner.

1 MIN FROM EMPIRE RIVERLAND

GET THE BEST COFFEE



DEATH VALLEY'S LITTLE BROTHER

Coffee, whisky and bread make up the DVLB's menu. An artisan coffee house that transforms into a boozy hang-out by night, locals stop by in the morning for their cup and head back in the evening with fellow whisky lovers in tow.

15 MINS FROM EMPIRE RIVERLAND

SPEND WEEKENDS



UPTOWN WATERLOO

A bustling area with an urban identity featuring arts, exhibits, recreation and festivals as well as plenty of shops, restaurants and services to peruse and enjoy. Locals spend their weekends shopping, dining and enjoying the exciting vibe.

15 MINS FROM EMPIRE RIVERLAND

ENTERTAIN THEIR KIDS



BINGEMANS

Bingemans is Waterloo Region's leader in entertainment and hospitality, featuring Big Splash Waterpark, FunworX Indoor Playland, GameworX Arcade, Kingpin Bowlounge, Beach Volleyball, and extensive Summer and PD Day Camp programs.

7 MINS FROM EMPIRE RIVERLAND

GO GROCERY SHOPPING



ST. JACOB'S FARMERS MARKET

The largest year-round farmer's market in Canada, St. Jacob's Farmer's and Flea Market has gained celebrity status across the GTA and Southwestern Ontario for its amazing produce, artisan creations and local grub in every category imaginable.

17 MINS FROM EMPIRE RIVERLAND

GET GRAMMABLE PHOTOS



WEST MONTROSE COVERED BRIDGE

The perfect scenic drive or leisurely bike ride, the historic West Montrose Covered Bridge and surrounding countryside provide some of the most breathtaking views in the region. Enjoy the return to nature that flanks the winding Grand River.

21 MINS FROM EMPIRE RIVERLAND

GO FOR OUTDOOR TIME



STANLEY PARK CONSERVATION AREA

Located right in the middle of the city, with a Central Park vibe, the park's beautiful walking trails are the perfect place to lose yourself in nature and enjoy the peace and quiet of the wooded area. Perfect for hikers, runners and bikers.

9 MINS FROM EMPIRE RIVERLAND

GO TO WORK OUT



ANYTIME FITNESS

Known for their friendly, professional staff, Anytime Fitness is committed to their member's success. Every member gets a free, personalized Get Started Plan and offer personal and group classes to achieve any fitness goal.

5 MINS FROM EMPIRE RIVERLAND

out & about

RESTAURANTS

The Bauer Kitchen
The Lancaster Smokehouse
Kinkaku Izakaya
Bread Heads
Abe Erb Brewing Company

RECREATION

Beaverdale Golf Club
Grand River Arena
Ontario Conservatory Of Music
Chicopee Tube Park
Kitchener Minor Hockey

SERVICES

Shoppers Drug Mart
Breslau Animal Hospital
Weber Medical Center
Lacknerwood Dentistry
Canadian Tire

FITNESS

Anytime Fitness
Fit4Less
LA Fitness
GoodLife Fitness
Planet Fitness

SHOPPING

River Road Shopping Centre
Stanley Park Mall
CF Fairview Park
Shops At Waterloo Town Square
Laurentian Mall

GROCERIES & DAILY ITEMS

Food Basics
FreshCo
Zehrs
Vincenzo's
Legacy Greens

PLACES OF WORSHIP

Trinity Bible Chapel
Grandview Church
Wanner Mennonite Church
Creskide Church
Bridgeport United Church

PARKS & OUTDOOR SPACE

Homer Watson Park
Stanley Park Conservation Area
Rockway Gardens
McLennan Park Gated Dog Park
Kiwanis Park

IS KITCHENER-WATERLOO THE NEXT 18-HOUR CITY?

A RISE IN PLACEMAKING →

Developing robust and complete communities where people can work, live and play is becoming a top priority, resulting in the new and desirable '18 hour city'



KITCHENER-WATERLOO HAS EARNED A REPUTATION AS ONE OF THE LARGEST TECH ECONOMIES IN ONTARIO, ATTRACTING YOUNG TALENT WHILE OFFERING A LOWER COST OF LIVING THAN TORONTO.

The 18-hour city falls between the larger, 24-hour cities (where you could order Chinese food at 3 in the morning) and smaller cities that operate on the more traditional 9-5 schedule. 18-hour cities essentially combine the best of both worlds, and are emerging all over the GTHA as prices continue to drive young professionals out of the big city in search of greener pastures and affordable prices. The 18-hour city can provide good business and employment opportunities, a comfortable living environment, and attractive recreational and cultural amenities. We've seen these communities emerge to the north, west and east of Toronto over the last decade. A big one on the radar? Kitchener-Waterloo (KW).

Why? Kitchener-Waterloo has a growing downtown, excellent schools, plenty of job opportunities and amenity options that have families migrating west. There are other perks attracting the younger generation to KW as well. Ontario's fourth largest city, KW is nestled conveniently between Toronto, London and Hamilton. With a number of excellent schools at its core, it has earned a reputation as one of the largest tech economies in Ontario, attracting young talent while offering a lower cost of living than Toronto.

SIGNS OF AN 18-HOUR CITY

1. They already enjoy proximity to amenities

New suburban communities usually rise around major infrastructure or amenities that are already existing;

it's the natural place for development to take shape. Kitchener-Waterloo is already a city most people in Ontario know because of its well-known universities and colleges, including the University of Waterloo, Wilfrid Laurier University and Conestoga College. Much like Ryerson University or the University of Toronto, the presence of students from all over the province has a strong impact on the surrounding communities. This means more pedestrian traffic and bustling streets, more things to do and see, including theatre and entertainment, and of course nightlife. It also has an impact on the job market, which is heavily influenced by tech. In fact, Kitchener-Waterloo was recently being considered over Toronto for the new Amazon North American head office because of its relatively low cost of doing business and growing pool of young professionals.

Transit and highway access also make KW a desirable option for further growth. Bike routes, walking trails and urban transit make travelling within the region feasible, even without a heavy reliance on a car. Travelling to the GTA is not the nightmare one might imagine because of major infrastructure like the short distance to Hwy 401, GO Train and VIA Rail service. Even international travel is available with some ease because of the Region of Waterloo International Airport.

2. Their downtown is changing

At the core of the 18-hour city is downtown revitalization. In 2017, the city held neighbourhood



consultations to gather ideas for improvement for their Share DTK 2020 strategic plan, asking questions about resident's daily habits, what they wish was available to them, and our personal favourite, what they would show friends visiting KW. Some of the main findings are not revolutionary, but show the priorities of the residents in this emerging 18-hour city, including a larger marketplace, more heartfelt experiences and better community connections. This self-awareness of the city to engage its residents and make meaningful changes for the future is one of the main reasons we have KW on our radar.

3. Young people and families are settling down

Young families are the perfect residents for the 18-hour city. New parents and growing families can take advantage of the emerging conveniences and active social lives these up and coming cities provide. As tech and other non-traditional professionals begin to outgrow their downtown condos, KW's diverse economy with tech at its heart offer plenty of opportunities for employment, with one extra perk. Total cost of living is lower than national and Ontario averages, while salaries and wages remain comparable to Ottawa and Toronto. With housing costs substantially lower in KW and homeownership reasonably attainable, millennials are beginning to wonder why they didn't move there sooner. The final kicker? Over 80 per cent of employees in Waterloo Region live within 30 minutes of their workplace. ♦



ADV

ENT

URE

awaits

ON THE GO

Pack the car, grab the kids and go.
Take advantage of local convenience and explore all
the region has to offer.



HIGHWAYS

12 MINS TO HWY 401
8 MINS TO
CONESTOGA PKWY



AIRPORTS

5 MINS TO REGION
OF WATERLOO
INTL. AIRPORT
59 MINS TO PEARSON
INTL. AIRPORT



MALLS

12 MINS TO
CONESTOGA MALL
12 MINS TO CF
FAIRVIEW PARK



PUBLIC TRANSIT

12 MINS TO THE
KITCHENER
TRAIN STATION
3 MINS TO GRAND
RIVER TRANSIT
ROUTE 34 INTO KW



NEIGHBOURING TOWNS

15 MINS TO
KITCHENER
23 MINS TO
GUELPH

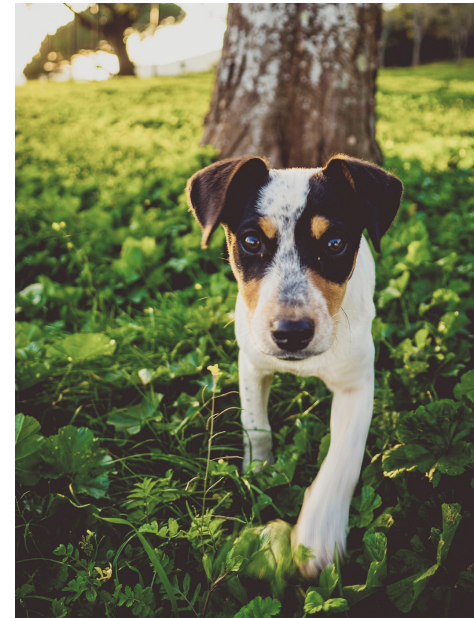


SCENIC DRIVES

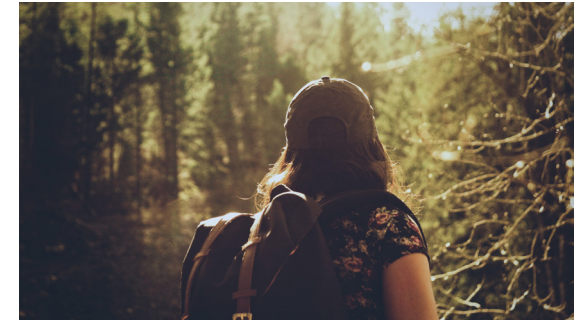
30 MINS TO ELORA
55 MINS TO STRATFORD

THE MAGIC OF THE GRAND RIVER

Right in Breslau's backyard separating the little town and Kitchener, the beautiful Grand River connects to several conservation areas and serves as the prominent location for outdoor activities, family picnics on the weekends or daily runs and cycling for local residents.



Experience life outside of your four walls. Open space, more exploring and always plenty of clean, fresh air to enjoy.



Experience the Grand River's beautiful waterfront, trails and forests first hand. Join locals in fishing, hiking, cycling, canoeing or just enjoying the exquisite beauty of Breslau's local river.



YOUR OWN TWO FEET

The Walter Bean Grand River Trail creates a continuous pathway through Kitchener, Waterloo, and Woolwich, spanning a staggering 78 kilometres. Designed to ensure environmental and recreational heritage for generations to come, the path offers endless opportunities for solo or family outdoor time no matter what your chosen activity is.



BRESLAU MEMORIAL PARK

Located a short walk from Empire Riverland, this local park offers two baseball diamonds, a soccer field, outdoor rink in the winter, playground, picnic tables, tennis court and even a beach volleyball area make it the perfect place for after-school fun, community games and weekend play.

Rediscover the Great Outdoors

school REPORT



Schools play a major role in the growth of your family and are often one of the most important considerations when buying a new home. To help Riverland homeowners navigate their way through their new school options, we've put together this guide on all things education.

Empire Riverland falls under the Waterloo Region District School Board.

ELEMENTARY SCHOOL

BRESLAU PUBLIC SCHOOL

ADDRESS:
58 Joseph St, Breslau, ON N0B 1M0

GRADES:
JK-Grade 8

EXTRACURRICULARS INCLUDE:
Reading Club, Green Club, Leadership/Athletic Council

SPORTS TEAMS:
Field Hockey, Volleyball, Basketball, Track and Field

2 MINS FROM EMPIRE RIVERLAND

CATHOLIC SCHOOLS

The Catholic School system is also an option. Riverland is part of the Waterloo Catholic District School Board and has the following available options for Catholic School education.

LOCAL SCHOOLS INCLUDE:
St. Mary's High School

SECONDARY SCHOOL

GRAND RIVER COLLEGIATE INSTITUTE

ADDRESS:
175 Indian Rd, Kitchener, ON N2B 2S7

GRADES:
Grade 9-12

EXTRACURRICULARS INCLUDE:
Alpha Kai, Anime Club, Book Club, DECA, Game Developers, Games Club, Improv Club, Me to We, Photography Club

SPORTS TEAMS:
Basketball, Cross Country, Field Hockey, Football, Tennis, Volleyball, Skiing, Curling, Hockey, Swimming, Wrestling, Badminton, Rugby, Soccer, Tennis, Track and Field

14 MINS FROM EMPIRE RIVERLAND

OUT OF SCHOOL BOUNDARY EDUCATION

There are also several school options outside of Riverland's School Boundary. In order to enroll students in a school outside of your boundary you must gain approval from the Principal of their desired school. Please note that if students are approved for attendance, there is often no transportation provided.

Higher Learning

With some of the best Universities and Colleges in the country, Southwestern Ontario is a hotbed of post-secondary education options that make the region ripe for academic excellence.

CONESTOGA COLLEGE

16 MINS FROM EMPIRE RIVERLAND

As the only provider of polytechnic education in the region, Conestoga holds a unique position in the education of Canadian graduates and plays a crucial role in local employment and the economic growth of Ontario, with a large percentage of their graduates living and working locally. Consistently ranked Ontario's #1 college and one of the fastest growing colleges in Ontario, Conestoga offers more than 200 career-focused programs, including accredited engineering degrees.

go here

IF YOU'VE GOT THE
PUBLIC SECTOR IN
YOUR SIGHTS



go here

IF YOU
LOVE TO
GET INVOLVED



Laurier's innovative approach to education integrates the academic experience with a variety of experiential learning opportunities. Maintaining a commitment to community involvement and innovative learning, Laurier students enjoy a high-ranking level of success, with over 97% of graduates going on to employment or postgraduate studies. Laurier has over 200 student-led clubs, award-winning faculty, international education and scholarship opportunities. Among Laurier's many programs which grow yearly, they are perhaps most known for their business school which features a strong accounting department and co-op program.

WILFRID LAURIER UNIVERSITY

18 MINS FROM EMPIRE RIVERLAND

UNIVERSITY OF WATERLOO

39 MINS FROM EMPIRE RIVERLAND

The University of Waterloo has been named Canada's most innovative university for 23 years running. Unwavering commitment to research, learning, and experiential education makes it a celebrated source of talent and new ventures. Students benefit from ties to prestigious research institutes such as the Balsillie School for International Affairs and the Perimeter Institute for Theoretical Physics, and it offers Canada's only undergraduate degree in nanotechnology engineering. But all work and no play isn't Waterloo's style either. The city stages the largest Oktoberfest outside of Germany.

go here

IF YOU HAVE A
MILLION DOLLAR
IDEA



go here

IF YOU READ
SCIENCE RESEARCH
FOR FUN



UNIVERSITY OF GUELPH

26 MINS FROM EMPIRE RIVERLAND

The University of Guelph is known for its engaged student community, relaxed atmosphere and beautiful campus, and is consistently ranked as one of Canada's top comprehensive mid-sized universities. The University of Guelph was established when the Ontario Veterinary College and the Ontario Agricultural College were amalgamated in 1964, and it continues to offer some of the country's top programs in those fields. The biomedical science program allows students to simultaneously study foundations of animal and human health. It's also known for getting students actively involved in local and international politics.



DISCOVER BRESLAU'S

Heartbeat

Find your home, your team and your people in Breslau's robust community engagement initiatives.

GET INVOLVED

Empire was proud to donate our former Presentation Centre to improve the on-site Breslau Community Centre, which is now a thriving gathering spot bringing together Riverland neighbours. Enjoy the year-round programming and group events or rent one of the many facilities including the gymnasium, serving kitchen, meeting rooms and kitchenette. Our personal favourite is the Empire Room, perfect for workshops, corporate events and parties.



Just down the street from one of SW Ontario's most vibrant downtowns, Riverland residents have access to the best of arts, culture and of course, food.



CHEER THEM ON

The Woolwich Girls Minor Hockey Association, affectionately known as the Woolwich Wild offers three levels of play for little and big female athletes in the Woolwich region. Located just 25 minutes from Empire Riverland, it's the perfect local team to support, get involved with or go out to cheer on cold winter nights.



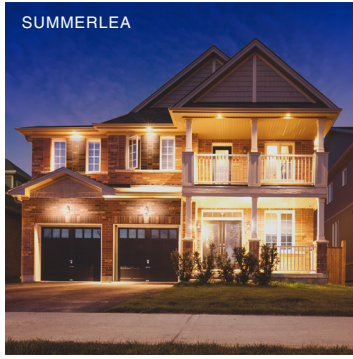
ARTS, CULTURE & FOOD

Boasting a lively collection of events, exhibitions and foodie offering, downtown Kitchener, just 15 minutes from Empire Riverland, has something for everyone to enjoy. Catch an indie film, take a class, explore a local art exhibit, hear some live music or indulge in some of the province's best chefs with food grown and raised right in the area.





**OPEN ROADS,
REIMAGINED.**



EMPIRE

CELEBRATING
25 YEARS
BUILDING BEAUTIFUL
PLACES TO LIVE