



VIVA

The brightest addition to downtown Kitchener.

vivatowns.ca





VIVA

Located on Mill Street
near downtown
Kitchener, life at Viva
offers residents the
perfect blend of nature,
neighbourhood
& nightlife.



nature



Your connection to nature.

Step outside your doors at Viva and hit the Iron Horse Trail. Walk, run, bike and stroll through connections to parks and open spaces, on and off road cycling routes, the iON LRT systems, downtown Kitchener and several neighbourhoods.

Victoria Park is also just steps away, with scenic surroundings, play and exercise equipment, a splash pad and winter skating.



neighbourhood

the neighbourhood

Bold. Thoughtful. Intelligent.

These are the words that come to mind when experiencing life at Viva.

Relish in the best of both worlds with a bright and vibrant lifestyle in downtown Kitchener, while enjoying the quiet and calm of a mature neighbourhood.

parks, trails & transit

You'll be close to Victoria Park, the Iron Horse Trail, surrounding green spaces and transit.

Nature, adventure, and all your day-to-day needs are in reach.



fresh market fare

Pick up your weekly groceries or weekend coffee and meals at the Kitchener Market. Enjoy the many family events, cooking classes and live music year-round.

inspired dining

From fine dining to patios and pubs, there's a restaurant for everyone's cravings in downtown Kitchener. DTK is home to some of the most authentic, local and cultural food in the Region.





Victoria Park is just steps away.

Kitchener's oldest park is the site of numerous community events and festivals. It's a place to relax and enjoy the scenery, take your furry friend for a walk, bike, picnic or play.

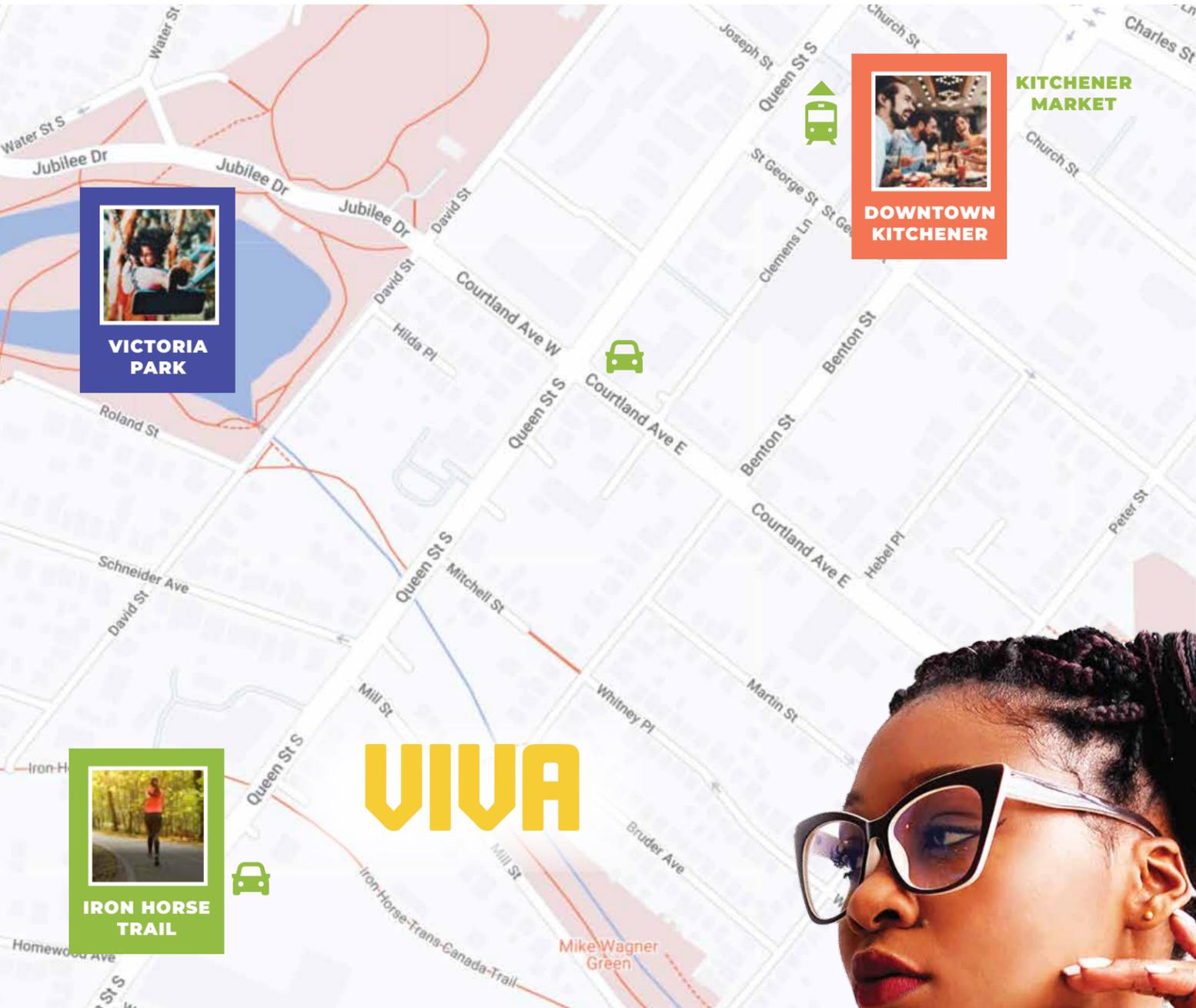
nightlife



Nightlife is next door.

Viva la Vida and experience the energy of downtown Kitchener. Home to many prominent festivals, events & experiences in the Region, there are endless opportunities to immerse yourself in food, the arts and culture.





Map is artist's concept only. Map may not be to scale. E. O. & E.



The LRT, Communauto Car Share & the Iron Horse Trail will keep you conveniently connected.

-  Queen Station | 10 min walk
Victoria Park Station | 12 min walk
-  Station 062 | 4 min walk
Station 010 | 6 min walk

good eats

- The Grand Surf Lounge
- The Grand Trunk Saloon
- Goldie's Convenience
- Ellison's Bistro
- Mark's Caribbean Kitchen
- Café Pyrus
- Kinkaku Izakaya
- AOK Craft Beer + Arcade
- 271 West
- TWH Social
- Crafty Ramen
- Showtell Coffee
- Balzac's Coffee
- Smile Tiger Coffee Roasters
- Nova Era Bakery
- Darlise Cafe
- The Yeti

outdoor living

- Victoria Park
- Iron Horse Trail
- Spurline Trail
- Mike Wagner Green
- Henry Sturm Greenway
- Highland Courts Park
- Woodside Park
- Queen's Greens Community Garden

local shops & sights

- Kitchener Market
- Marche Leo's
- Legacy Greens
- Full Circle Grocery and Bulk
- New City Supermarket
- Schneider Haus Historic Site
- Centre in the Square
- The Aud



amenities

your community retreat.

Unwind outside.

Viva lets you unwind in a private outdoor amenity area where you can connect with your community, BBQ, entertain friends and family, or have a moment to take in the city.

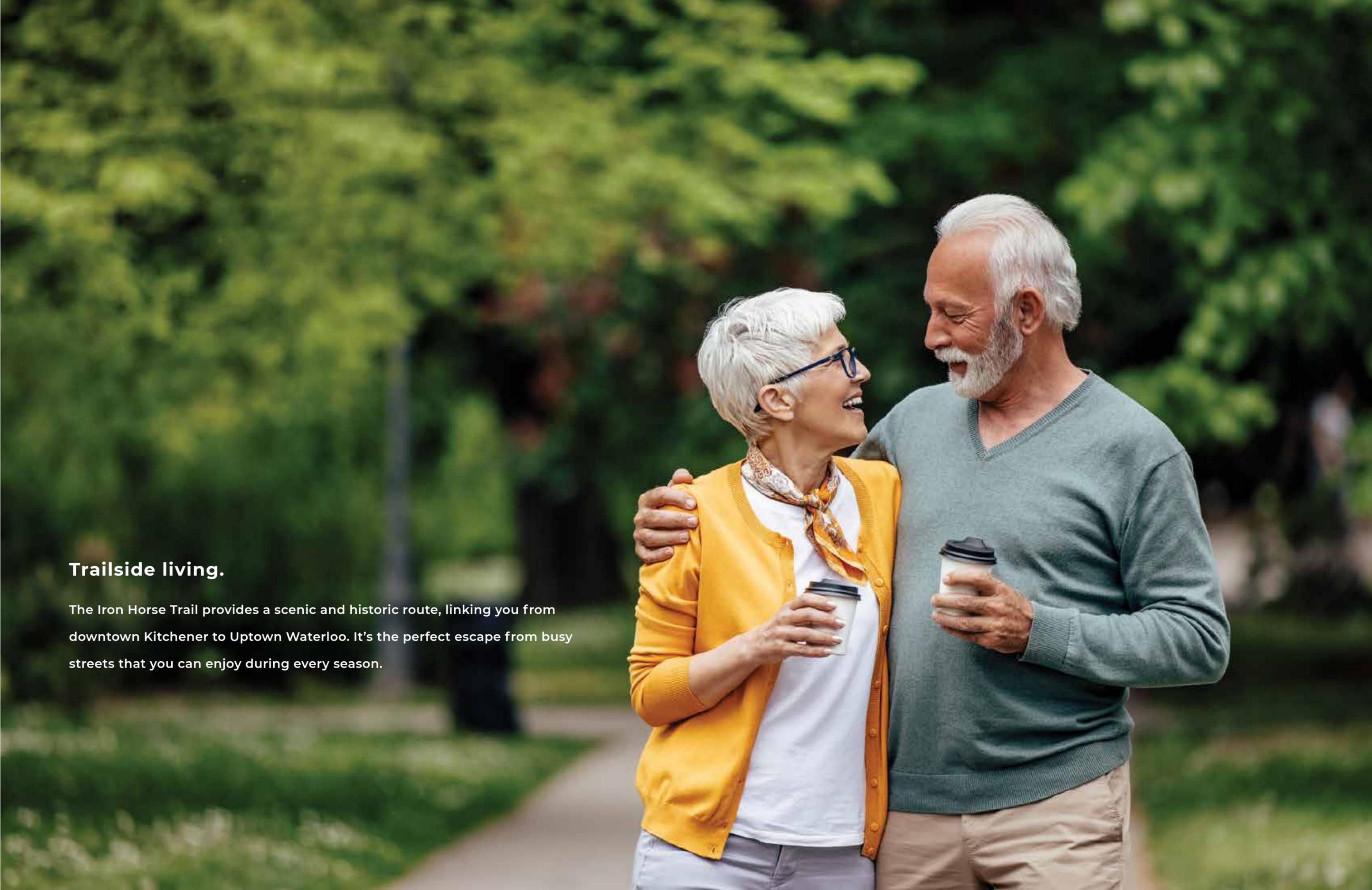
With direct access to the Iron Horse Trail and separate bike storage, you can easily grab your favourite latte Uptown, catch up on errands, or head to your yoga class in the park.

Amenity photos are artist's concept only. Amenities subject to change. E. O. & E.

VIVA AMENITIES

Outdoor amenity space with shaded seating and a barbecue area
Direct access onto the Iron Horse Trail | Separate secured bicycle storage



An elderly couple is walking along a paved path in a lush, green park. The woman, on the left, has short white hair and is wearing glasses, a yellow cardigan over a white t-shirt, and a patterned scarf. She is holding a white coffee cup with a black lid. The man, on the right, has white hair and a beard, and is wearing a teal sweater and khaki pants. He is also holding a white coffee cup with a black lid. They are both smiling and looking at each other. The background is filled with vibrant green trees and foliage, creating a serene and pleasant atmosphere.

Trailside living.

The Iron Horse Trail provides a scenic and historic route, linking you from downtown Kitchener to Uptown Waterloo. It's the perfect escape from busy streets that you can enjoy during every season.

interior selections

Modern interiors.

Elevate your living experience with curated contemporary selections. At Viva, it's easy to achieve your inspired look.

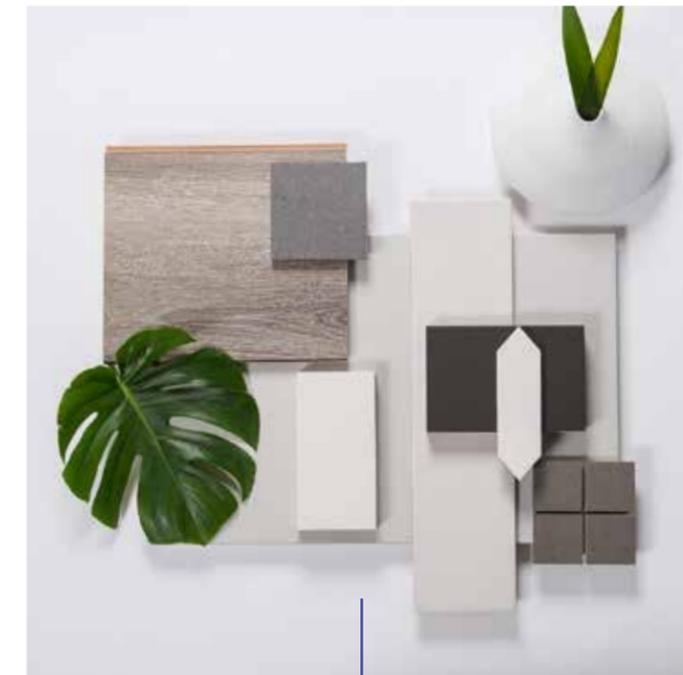
*Viva Light, Viva Medium and Viva Dark are standard selection packages available at Viva. Viva upgrade is available as an optional package.



01

VIVA LIGHT

A classic package with clean, inviting finishes
Natural light wood tones | Whites + soft greys
Black door hardware | Contemporary lighting



02

VIVA MEDIUM

A modern package with trending, cool finishes
Warm wood tones | Cool greys + whites
Black door hardware | Contemporary lighting



03

VIVA DARK

A dramatic package with dark, moody finishes
Medium wood tones | Black + charcoal greys
Black door hardware | Contemporary lighting



04

VIVA UPGRADE

An elevated package with chic finishes
Medium wood tones | Upgraded gold faucets and cabinet hardware | Blue, white + marbled greys
Black door hardware | Contemporary lighting

POLOCORP

Pushing the
boundaries of
innovative urban
design.

We have been building communities in Southwestern Ontario for over 40 years.

We see each project as an opportunity to apply architectural skill, creativity and innovation. We believe in building lasting communities that inspire excellence around us.





CREATING IN KITCHENER WITH STEPHANIE SCOTT

Stephanie Scott is a local Illustrator & Designer in Kitchener-Waterloo, specializing in murals and environmental branding.

Stephanie approaches her work just as we approach each new development: with a fresh perspective and an opportunity to provide creativity and innovation.

Stephanie's pieces for Viva reflect the lifestyle themes of the community: *nature, neighbourhood and nightlife.*

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