

RESIDENCES AT  
**RCMI**  
ON UNIVERSITY

# HISTORY IN THE MAKING

*When history meets elegance,  
a legend is born.*



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## ICONIC ARCHITECTURE

*Welcome to history in the making.*

*Welcome to The Residences at RCMI on University.*



ILLUSTRATION IS AN ARTIST'S CONCEPT E.&O.E.

**Tribute**  
communities [mytribute.ca](http://mytribute.ca)  
A Better Place to Live

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## BREATHTAKING VISTAS

*When luxury meets sophistication,  
the effect is dramatic.*



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Bright radiance floods in through expansive floor to ceiling glass panels, which are oriented to capture dramatic vistas. The tower rises boldly above the neighbourhood, offering spectacular views of the city and the lake. The dynamic skyline of the downtown core rises before your eyes framed by the shimmering waters of the lake beyond. And when it comes to fine amenities, University Avenue is the artery where everything beats to the rhythm of life.

*This is where it all comes together.  
Art, style, fashion, cuisine, culture and you.*

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## DISTINCTIVE ELEGANCE

*Innovative spaces, inspired design and the utmost in luxury  
come together in each suite at The Residences at RCMI on University.*



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Welcome to the fine art of living well. Discover a choice collection of suites and penthouse residences, designed with elegance and detailed to perfection. Revel in bright, spacious and airy open concept interiors, accented with thoughtful touches that elevate living. Pre-finished engineered hardwood floors and soaring ceilings throughout each suite add warmth, space and character. Kitchens are designed to inspire the gourmet within you, and come with fine appointments, modern appliance package and more.

*Come home to a distinctive address in a magnificent setting.  
The Residences at RCMI is where you belong.*

# EXQUISITE FEATURES

## THE BUILDING & AMENITIES

- A dramatic 42-storey building at 426 University Avenue designed by world renowned Zeidler Partnership
- The elegant Lobby will serve both the Condo residences and the club facilities of the Royal Canadian Military Institute ("RCMI")
- A fully equipped Fitness Room with washroom/change-room
- Access opportunities available for spectacular dining facilities located within the RCMI Club
- Access opportunities available for board room facilities located within the RCMI
- A car-share facility contained within the building providing up to 9 vehicles
- Bicycle storage for more than 300 bicycles
- 24 hour Concierge
- On-site Building Superintendent

## EXCEPTIONAL SUITE FEATURES

- Suite layouts designed by award winning boutique firm Kantelberg Design
- Typical suites to have 9' height from concrete floor to ceiling height excluding mechanical bulkheads
- Solid core wood veneer suite entry door
- Frosted glazed sliding closet doors (as per applicable plan)
- Pre-finished engineered wood flooring or laminate flooring (as per Builder's Décor package selection) in living/dining, kitchen, main hallway, bedroom and den (as per applicable plan)
- Painted white wood window sills
- White Décora-style switches and receptacles throughout
- Switched wall receptacle in living/dining, bedroom and den (as per applicable plan)
- Category 5 voice and data wiring and RG6 coaxial cable wiring in living/dining, kitchen, bedroom and den (as per applicable plan)
- Ceiling light fixtures in foyer, hallway, bedroom, kitchen, den and laundry closet (as per applicable plan)
- State of the art stacked front load washer and ventless dryer in laundry closet
- Smooth ceilings

## EXQUISITELY APPOINTED KITCHENS

- Kantelberg designed contemporary kitchen cabinetry, in a variety of materials and colours (from Builder's Décor package selection)
- Integrated panel 24" fridge, 24" electric cooktop with 24" built-in wall oven below, hood fan, microwave and integrated panel dishwasher
- Choice of granite or Corian countertops, with island as per applicable plan (from Builder's Décor package selection)
- Single bowl stainless steel under mounted sink with contemporary design faucet with integrated pull-out vegetable spray
- Valance lighting under upper cabinets

## LUXURIOUSLY APPOINTED BATHROOMS

- Kantelberg designed Corian countertop with surface mounted porcelain sink, complete with cabinetry below vanity (from Builder's Décor package selection)
- Choice of porcelain ceramic for bathroom floors and walls of bathtub (from the Builder's Décor package selection)
- Extended beveled vanity mirror
- Soaker tub (as per applicable plan)
- White plumbing fixtures

## BALCONY FEATURES (where applicable)

- Underside of all balconies to have a smooth parged finish
- Sliding glass door with screen to balcony (as per applicable plan)
- Exterior receptacle(s) on balconies

## SAFETY AND SECURITY

- All residents will receive an electronic, encrypted security device by which they will gain access to the building and elevator service to their individual floor
- Access control from lobby vestibule to communicate with resident from individual suites
- All suites, corridors and amenity spaces fully sprinklered
- Smoke detectors in each suite

## ENERGY EFFICIENT & 'GREEN' FEATURES

- Building mechanical and electrical systems designed to LEED standards for energy efficiency
- Energy efficient compact fluorescent bulbs throughout suite
- Energy efficient 'all-in-one' off switch at entry door
- Individual suite hydro meter allowing suite occupant to control their energy use
- 'Energy Star' rated appliances (where applicable)
- Water efficient dual flush toilet
- Water efficient shower head, kitchen sink faucet and bathroom sink faucet.
- Individually controlled heat pump HVAC system for on demand heating and A/C for all year comfort
- Elimination of HCFC's in cooling equipment
- Low-emitting adhesives, sealants, paints, coatings and carpet
- Exterior glazing with Low-E argon filled to reduce thermal gain
- Car-share facilities and an abundance of bicycle storage to reduce carbon footprint

## TRIBUTE DÉCOR STUDIO PROFESSIONAL

- All colour and finishing selections are to be made by personal appointment at Tribute's Décor Studio and from Builder's Décor package selection. Tribute provides the services of a design consultant to assist purchaser in the completion of their interior colour selections and the selection of options.

\*Variations of uniformity and colour from Builder's samples may occur in the finished materials, kitchen and vanity cabinets and floor and wall finishes due to normal production processes.  
\*Wood flooring may react to normal fluctuating humidity levels producing gapping or cupping, both considered to be within acceptable industry standards.  
\*Ceilings and walls may be modified to accommodate mechanical.  
\*Decorative and upgraded items displayed in the Presentation Centre are for display purposes only and are not included in the purchase price.  
\*Floors and specific finishes will depend on vendor's décor package as selected.

Specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. A wide variety of standard selections and options are available. E. & O.E. November 6th, 2009

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# THE FUTURE IS GREEN. TECHNOLOGY MEETS THE ENVIRONMENT.

Welcome to the future of contemporary urban living – today. Designed to LEED standards, The Residences at RCMI is a soaring testimony to Tribute's commitment to green living. This is where smart building technology and cutting edge environmental features come together to offer you the next level of eco-friendly living.

At The Residences at RCMI, every little detail works towards the goal of healthy indoor living. Building materials have been carefully chosen for their durability and local content, as well as energy efficiency and low emission properties. The result: healthy and comfortable living comes naturally to the residents at RCMI.

All suites come with eco-friendly features such as CFL lighting, all-in-one switch at the entry door, individual hydro meter, Energy Star rated appliances, water saving toilets and more. Car-share facilities and abundant bicycle storage further help reduce your carbon footprint.

*So while you're surrounded by world-class elegance, you can also breathe easier knowing that you're doing your part to save the environment.*

LANDPOWER  
REAL ESTATE LTD. BROKERAGE



**Tribute**  
communities  
A Better Place to Live

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

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# THE WORLD AT YOUR DOORSTEP





## Price List

SUITE NUMBER	DESIGN TYPE	STARTING PRICE (from the 20 <sup>th</sup> floor)	SIZE (sq.ft)
1	one bedroom + den	\$364,990	740
2	one bedroom	\$283,990	538
3	one bedroom + den	\$424,990	763
5	one bedroom	\$289,990	504
6	one bedroom	\$286,990	494
7	one bedroom	\$294,990	504
8	one bedroom + den	\$451,990	763
9	one bedroom	\$313,990	538
10	one bedroom + den	\$391,990	679

### Suite Features and Finishes:

- Ceiling height to be 9'
- Smooth ceilings
- Integrated panel 24" fridge, 24" cooktop with 24" built-in wall oven below, hood fan, microwave and integrated panel dishwasher
- State of the art stacked front load washer and ventless dryer in laundry closet
- Choice of granite or Corian countertops, with island (as per plan)
- Frosted glazed sliding closet doors (as per plan)
- Pre-finished engineered wood flooring or laminate flooring in living/dining, bedroom, kitchen, den and laundry closet (as per plan)
- Low-emitting adhesives, sealants, paints, coatings and carpet
- Car-share facilities and abundant bicycle storage
- Building to be designed to LEED standards

### Deposit Structure:

- 5% due on signing
- 5% due in 60 days
- 5% due in 120 days
- 10% due at occupancy  
(Total of 25% deposit)

### Maintenance Fees

\$0.48 per square foot plus individual suite hydro

### Property Taxes

1.25% of purchase price

### Tentative Occupancy Date:

November 2012

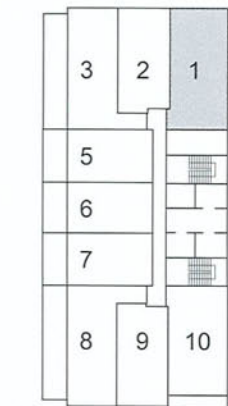
Prices and specifications subject to change without notice. E & O. E.  
November 10, 2009

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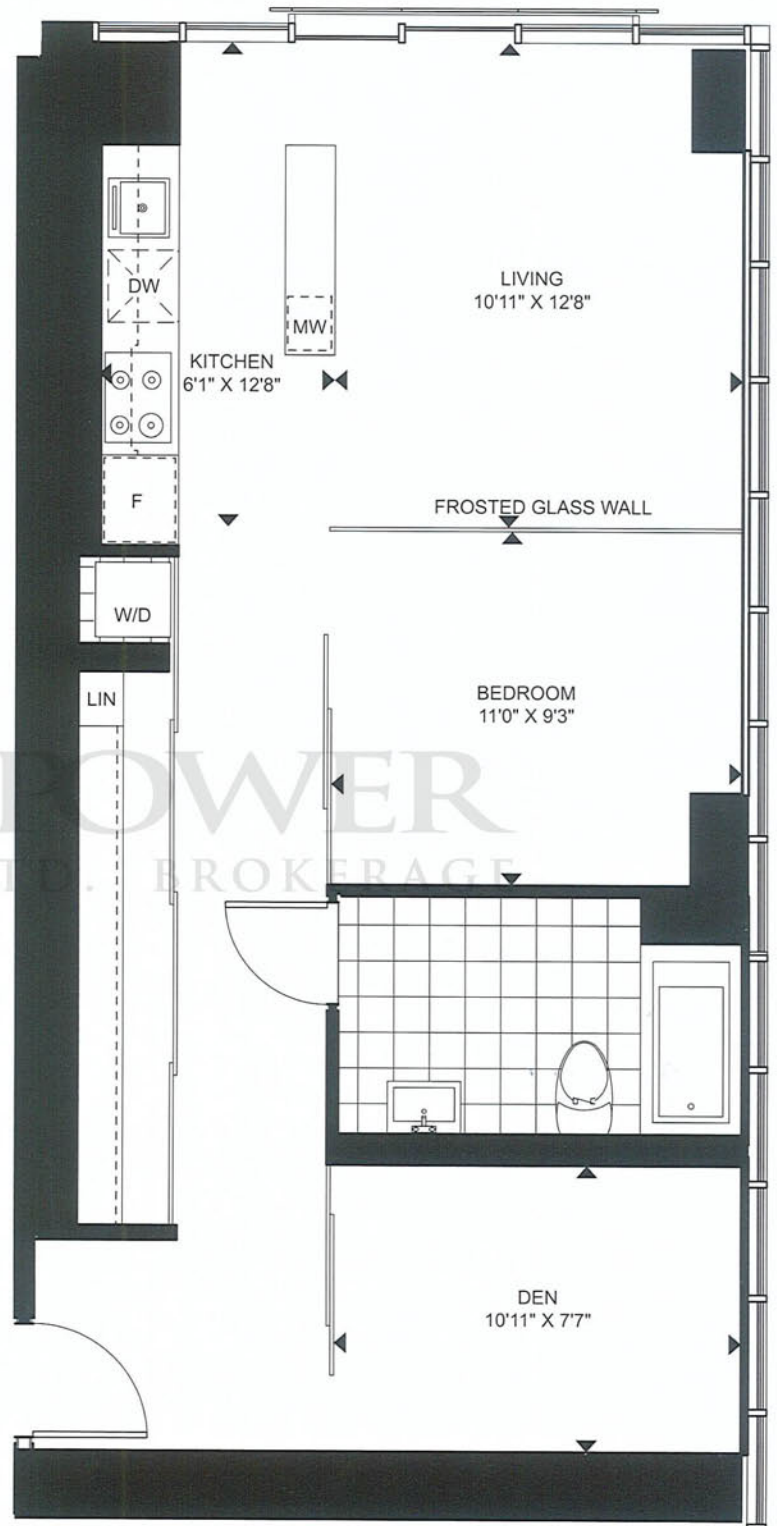


# SUITE 1

740 SQ.FT.  
ONE BEDROOM + DEN



UNIVERSITY AVENUE  
LEVEL 11 - 42



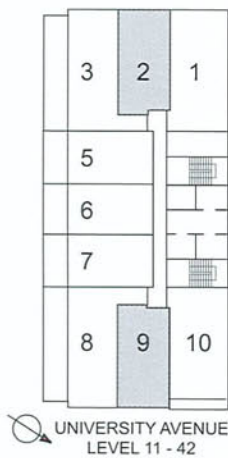
Materials, specifications, and floor plans are subject to change without notice. All renderings are artist's conceptions. All floor plans are approximate dimensions. Floor plans may be reversed. Actual usable floor space may vary from the stated floor area. E. & O.E.

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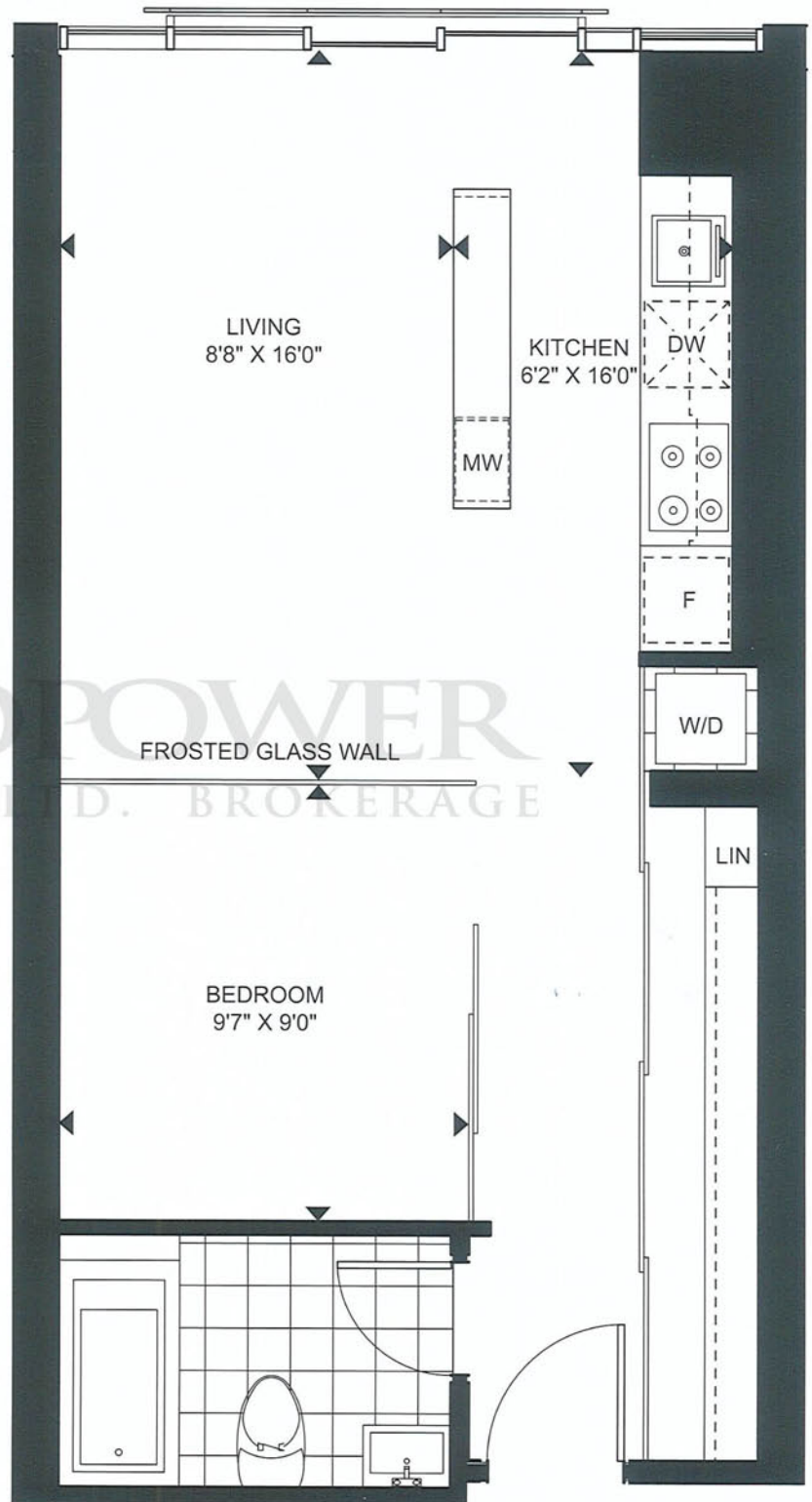


# SUITE 2/9

538 SQ.FT.  
ONE BEDROOM



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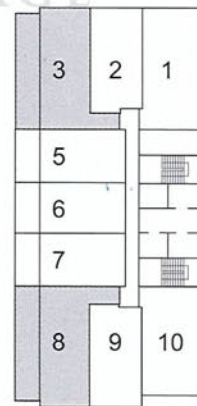
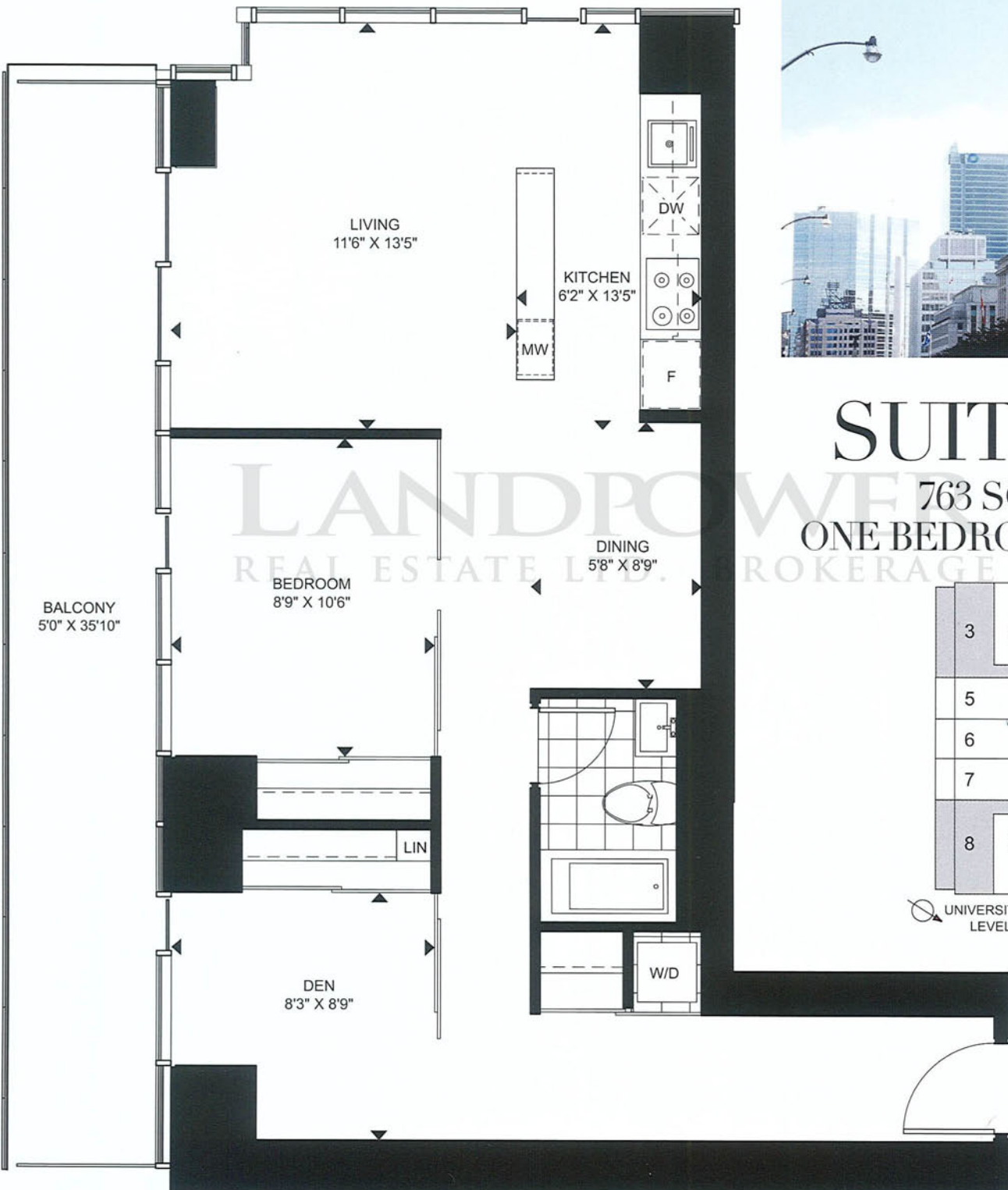


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# SUITE 3/8

763 SQ.FT.  
ONE BEDROOM + DEN



UNIVERSITY AVENUE  
LEVEL 11 - 42

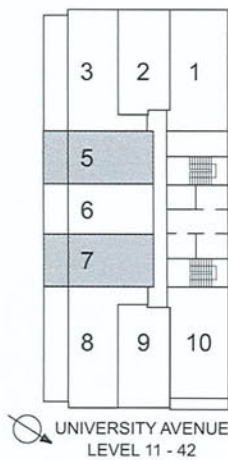
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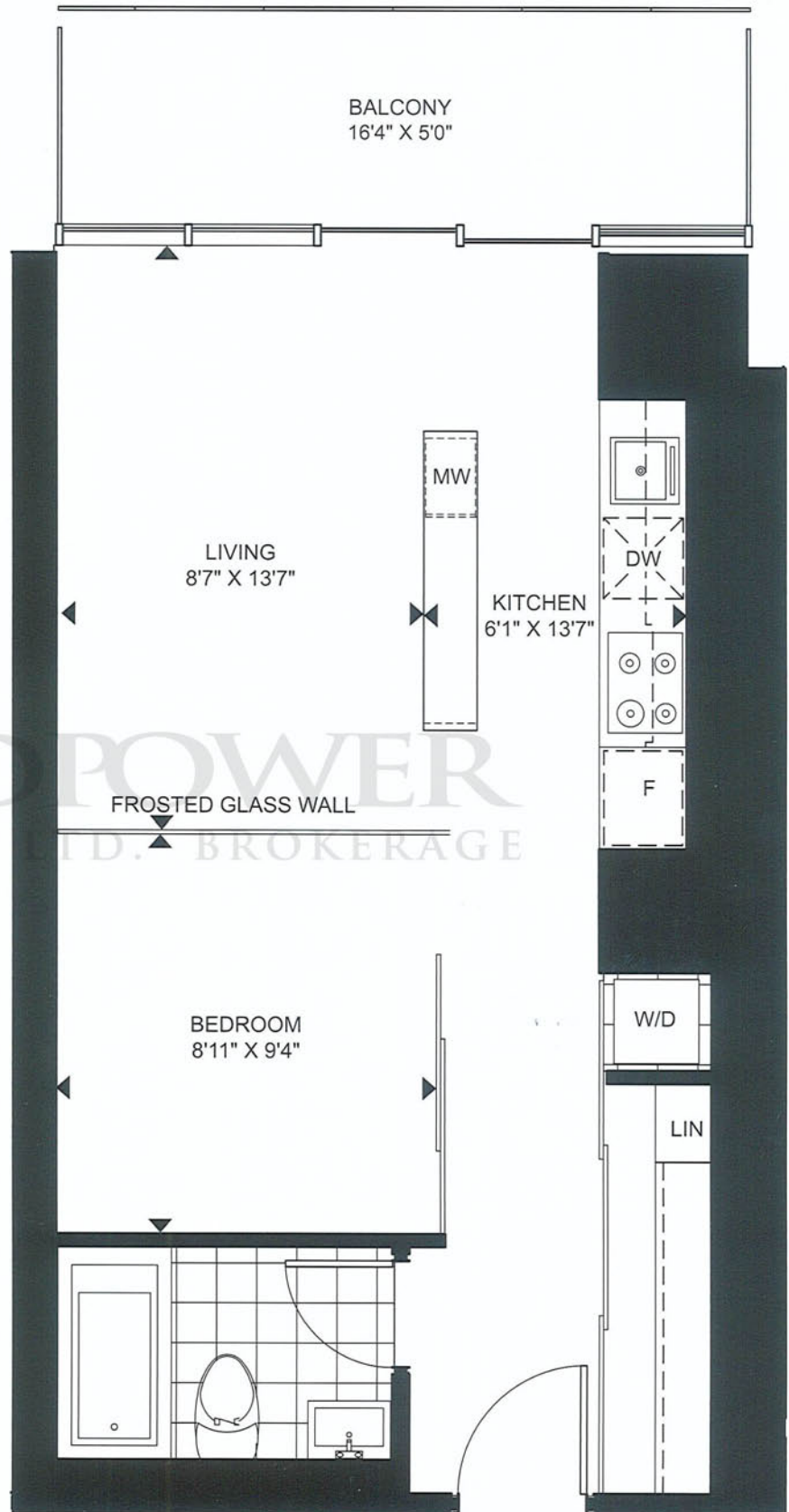


# SUITE 5/7

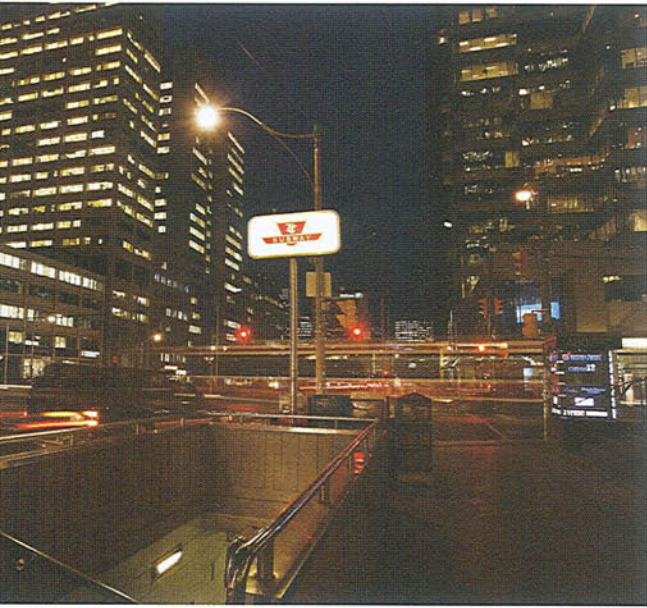
504 SQ.FT.  
ONE BEDROOM



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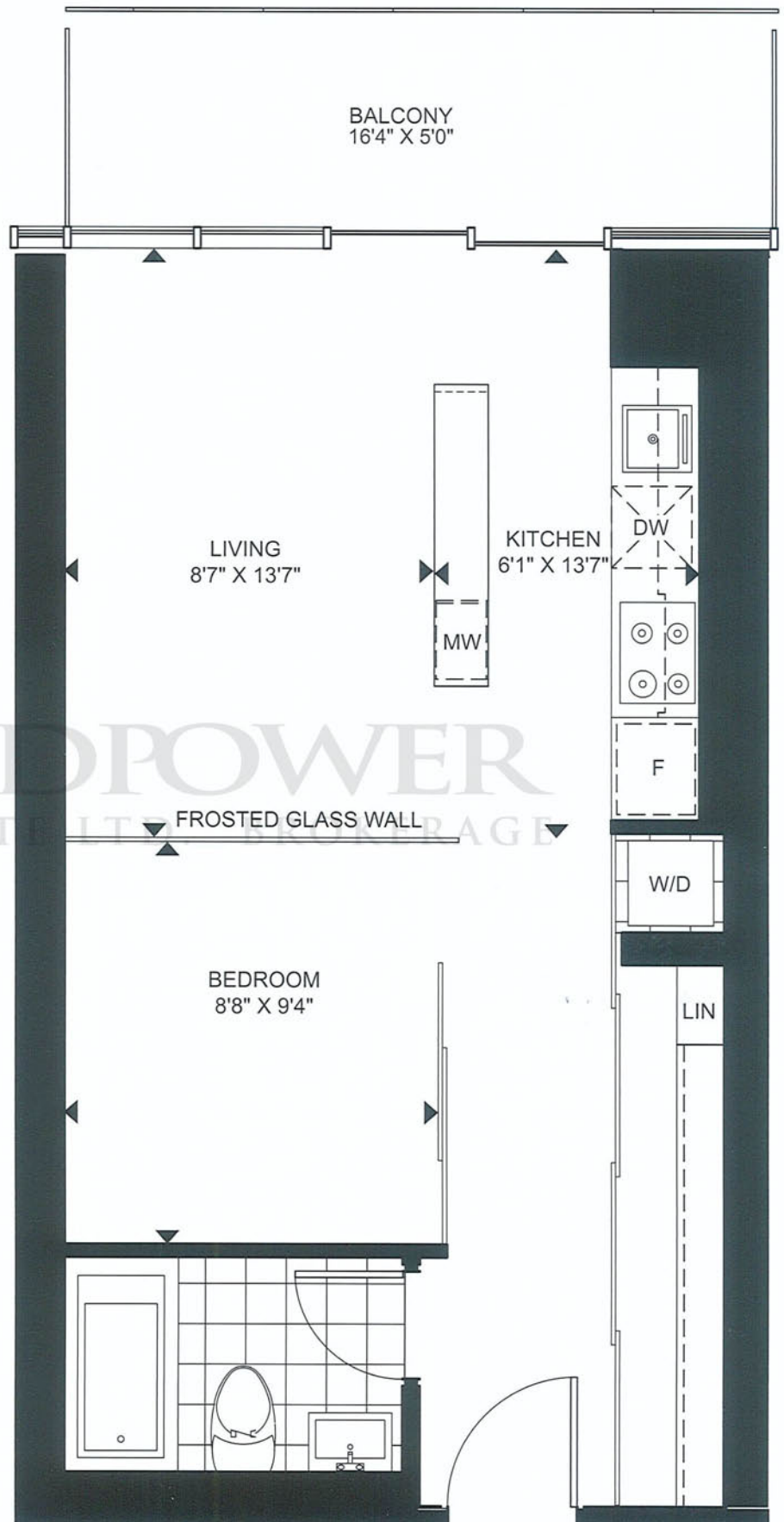
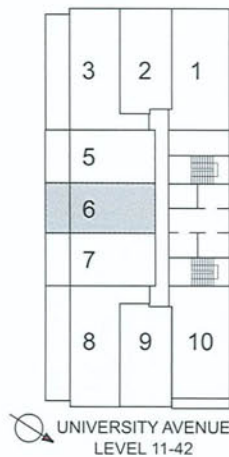


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# SUITE 6

494 SQ.FT.  
ONE BEDROOM



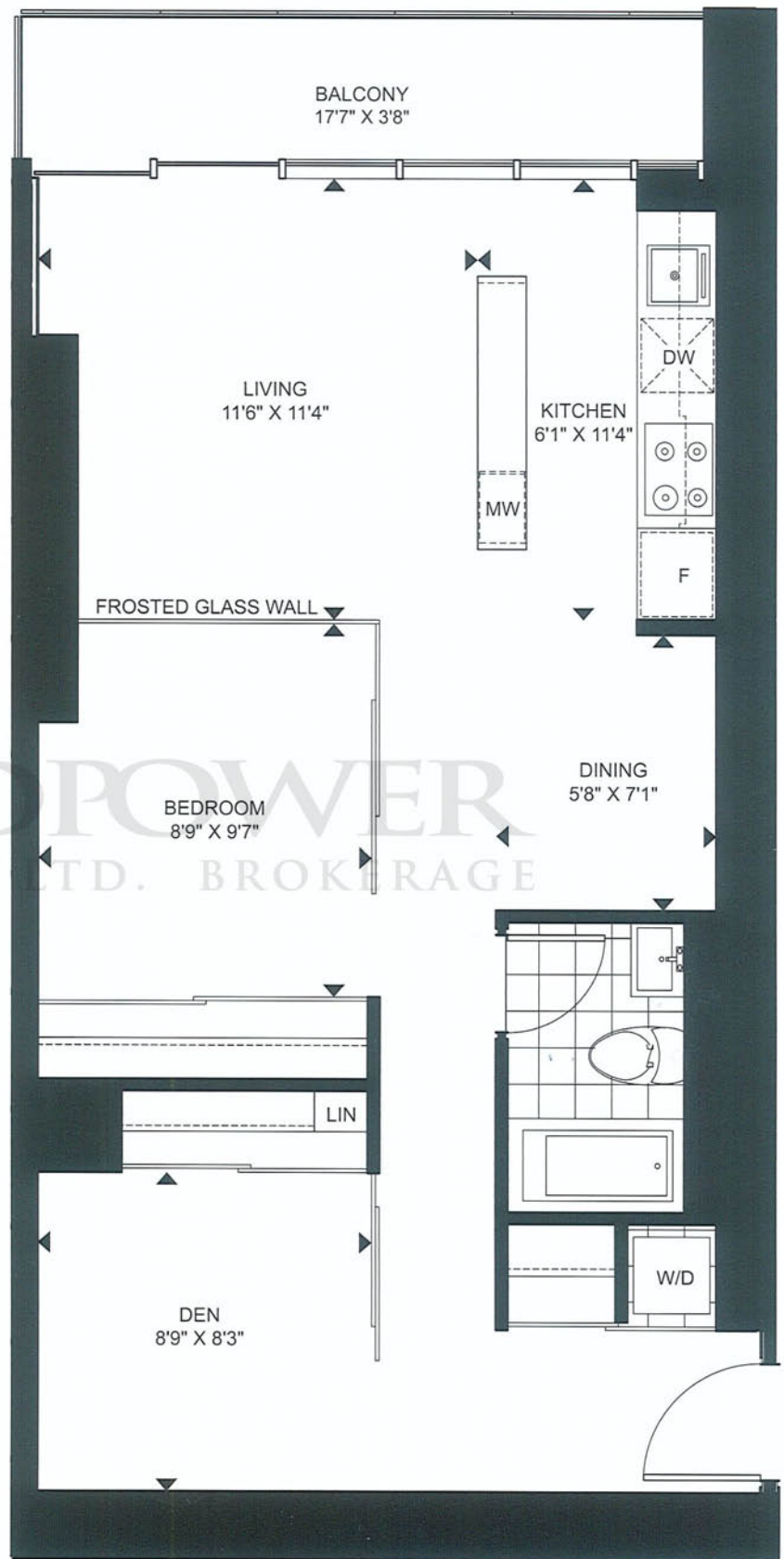
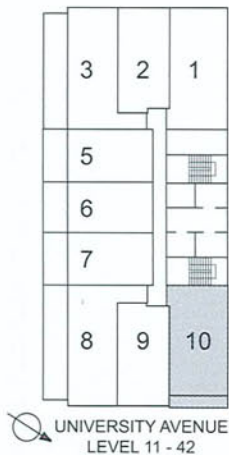
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# SUITE 10

679 SQ.FT.  
ONE BEDROOM + DEN



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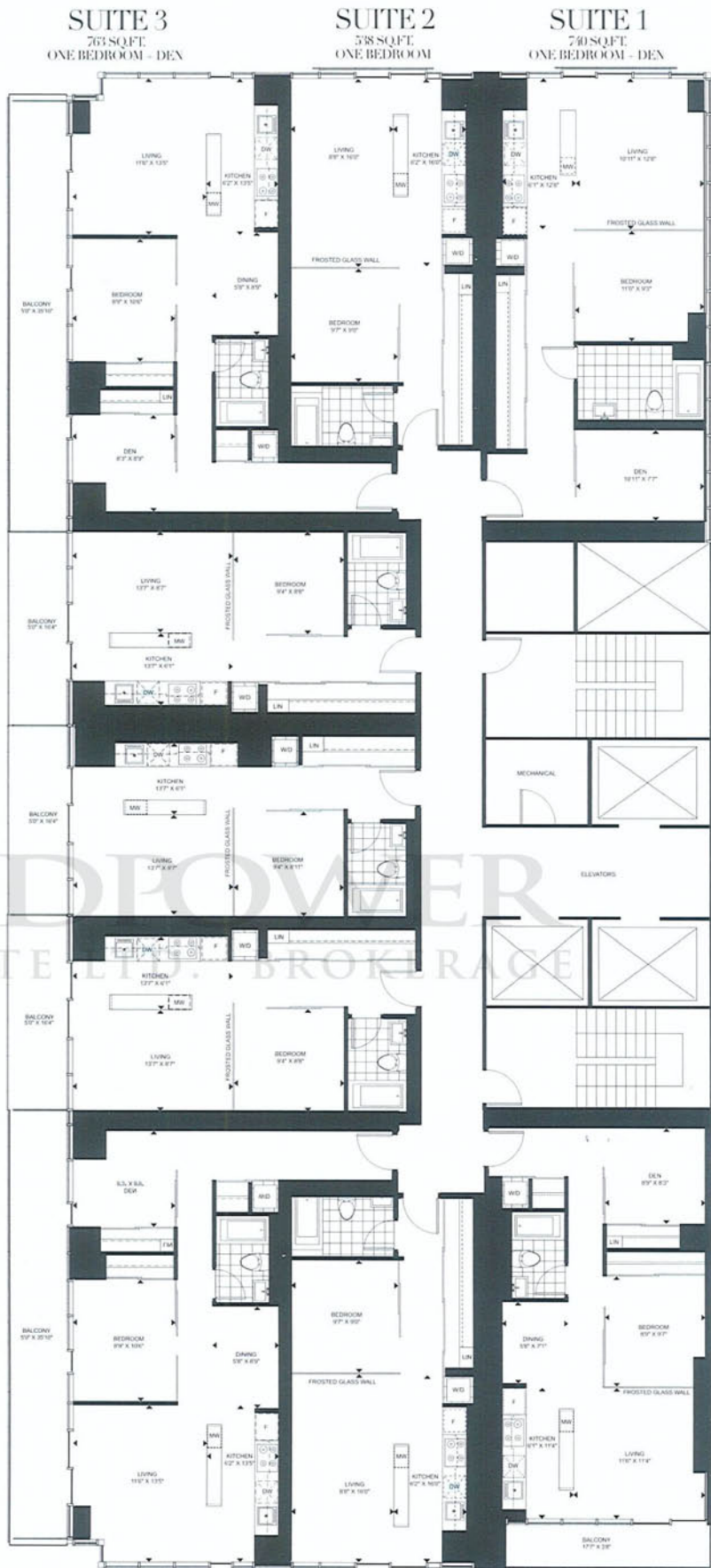


SUITE 5  
504 SQ.FT.  
ONE BEDROOM

SUITE 6  
894 SQ.FT.  
ONE BEDROOM

SUITE 7  
504 SQ.FT.  
ONE BEDROOM

# SUITE AVAILABILITY LEVEL 11 - 42



SUITE 8  
763 SQ.FT.  
ONE BEDROOM + DEN

SUITE 9  
578 SQ.FT.  
ONE BEDROOM

SUITE 10  
679 SQ.FT.  
ONE BEDROOM + DEN

UNIVERSITY AVENUE

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