

u.c.3  
tower 3  
CONDOS IN NORTH OSHAWA



# THE PERFECT CANVAS FOR A MASTERPIECE

Not long ago, Oshawa was a quiet suburban town. An understated community of quaint neighbourhoods linked by trails and surrounded by greenspaces. Home to those who worked and played across southern Ontario. But where some saw a sleepy suburb, others saw a landscape brimming with opportunity.

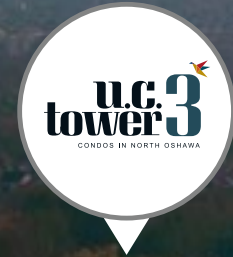
**This was the beginning of the U.C. community.**



# ENVISIONING THE FUTURE OF OSHAWA

In partnership with RioCan Living, Tribute Communities sought to create North Oshawa's first milestone neighbourhood. One that would stand as a testament to the highest facets of connected, contemporary, urban family living – to become what is now considered the heart of Oshawa's most vibrant community. It's this grand vision that has sparked an unprecedented citywide change, and continues to have a profound impact since its inception over a decade ago.

**Today, Oshawa is one of the fastest growing cities in all of Canada.**



FUTURE ELEMETARY SCHOOL

FUTURE COMMERCIAL

FUTURE COMMERCIAL

ARTIST CONCEPT



FUTURE COMMERCIAL

ARTIST CONCEPT



# NORTH OSHAWA'S NEWEST ADDITION

Today, the U.C. community represents North Oshawa's genuine transformation into one of southern Ontario's most vibrant urban hubs. It's building on a foundation of excellence to create a new expression of contemporary and connected living. An offering complete with over 47,781 sq.ft. of world-class amenity spaces, an array of brilliant suite designs, upscale features & finishes, and so much more in an unrivaled North Oshawa location.

# ONTARIO'S NEW BUSTLING URBAN HUB

The fruitful partnership between Tribute Communities and RioCan Living has brought incredible retail, dining, and leisure opportunities to the ever-changing city of Oshawa. Most notably, RioCan Windfields has attracted countless boutique and big-brand storefronts to its 839,000 sq. ft. retail plaza steps from the U.C. Community. Better still, the newly-built COSTCO store offers U.C. residents all the necessities so close to home.



## OSHAWA\*

### GROWTH

**32,000** New Residents by 2031

Canada Highest Population Growth at +2.1%  
GDP +4.7% in 2022

### INDUSTRY

**21,000+** New Jobs Downtown Oshawa

**7,900+** Advanced Manufacturing Jobs

**200+** Persons/Jobs per Hectare by 2031

## U.C. COMMUNITY\*\*

### GROWTH

**4,000+** New Homes

**1,200+** Additional Homes Proposed

### RIO-CAN DEVELOPMENT

**850,000** Sq. Ft. of Retail Space

Expected Completion in 2022

\* STATISTICS GATHERED FROM OSHAWA.CA, MARCH 2022

\*\* STATISTICS GATHERED FROM THE CITY OF OSHAWA PLANNING DEPARTMENT, JANUARY 2019

## NATURE

**130+** Parks

**27** Kilometres of Nature Trails

**410** Hectares of Protected Greenspace

## EDUCATION

**25,000+** Full-Time Post-Secondary Students

### Colleges

Durham College  
Trillium College

### Universities

Ontario Tech University  
Trent University

**33** Public Schools

## RETAIL

**1156+** Shops & Services in Downtown Oshawa

## HEALTHCARE

### Hospital

Lakeridge Health Oshawa

## TRANSPORTATION

### Air

Oshawa Executive Airport

### Transit

Via Rail  
GO Transit  
Durham Region Transit

### Highways

Highway 401  
Highway 407

RioCan Windfields Plaza

Oshawa Centre  
Oshawa Gateway Shopping Centre  
Oshawa Markets





NEW RIOCAN SHOPPING CENTRE



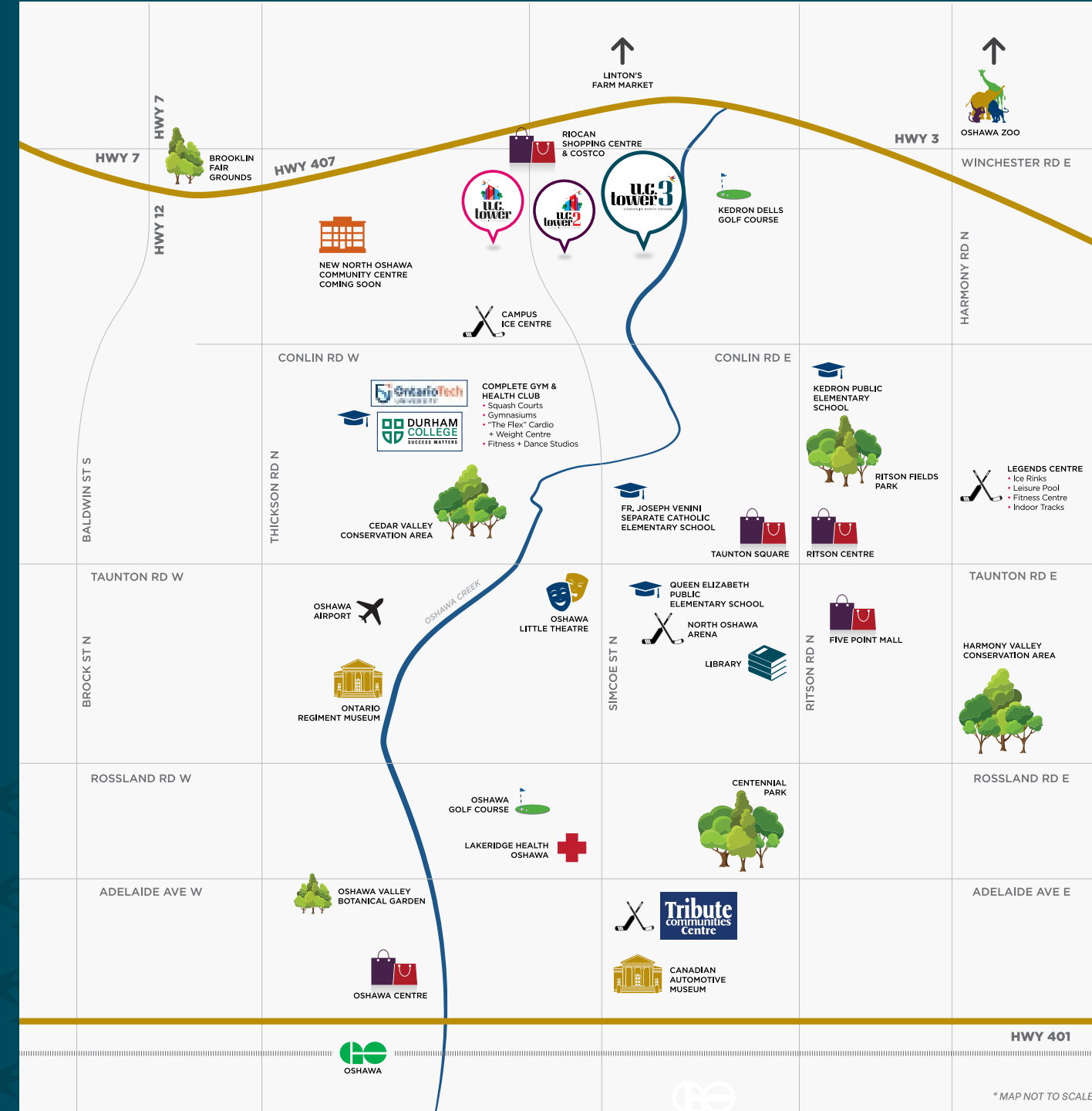
TRIBUTE COMMUNITIES CENTRE



ONTARIO TECH UNIVERSITY

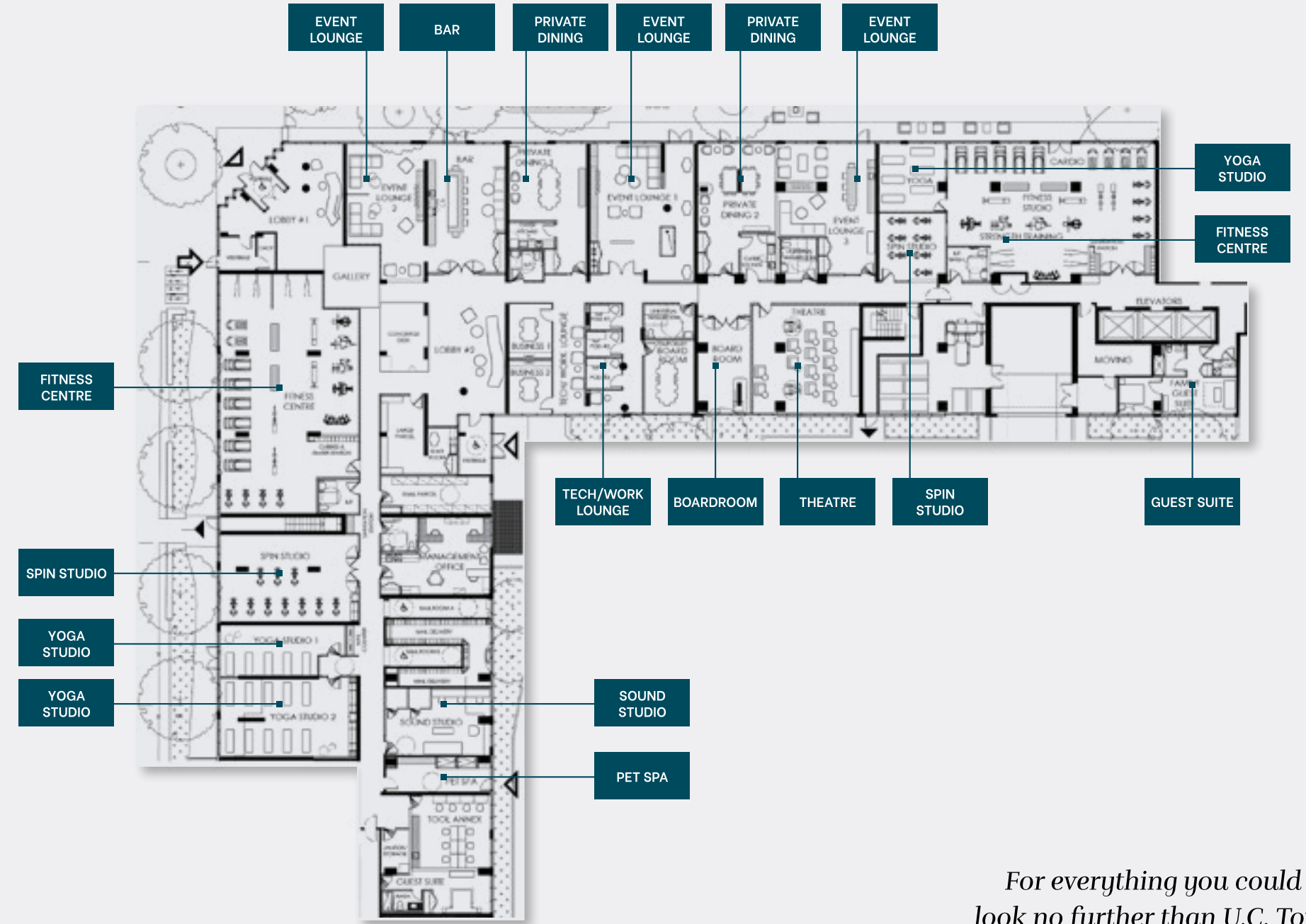
# THE BEST OF OSHAWA IS YOURS

With a prime location at Simcoe St. N. and Winchester Rd. E., U.C. Tower 3 surrounds you with all the best Oshawa has to offer. From RioCan Windfields to Costco, Durham College to Ontario Tech University, Highway 407 and superb regional transit, everything you need is at your doorstep at U.C. Tower 3.



# EVERYTHING YOU NEED, AT YOUR FINGERTIPS

Enjoy over 21,653 sq. ft. of unmatched indoor amenity spaces within U.C. Tower 3, as well as 26,128 sq. ft. of elevated outdoor spaces. Featuring sizeable contemporary athletic facilities, yoga studios, a tech/work lounge, event lounges, private dining rooms, premium pet spa, and so much more. Better still, embrace the beautiful greenspaces and trails dotted around the whole of U.C. at your leisure.



*For everything you could want, look no further than U.C. Tower 3.*





# COME HOME TO PERFECTION



U.C. Tower 3 combines superior style with supreme functionality to create remarkably distinctive living spaces. Ideal for young professionals and small families, these studio, 1, 2 & 3 bedroom suites reflect a contemporary design aesthetic to accommodate the diverse lifestyles of those living here. From versatile floor plan layouts to convenient flex spaces, premium finishes, unrivalled features, and astonishing views, come home to North Oshawa's finest condominium experience with U.C. Tower 3.



# A SMARTER WAY TO LIVE

In keeping with Tribute Communities' devotion to innovation and commitment to excellence, U.C. Tower 3 will boast an incredible array of Smart Condo features accessible to all residents. All designed to ease your mind and provide the utmost control over your home.



ARTIST CONCEPT

## SECURITY & TECHNOLOGY

1. Tribute Communities Smart Living App, Completely Customized for U.C. Tower 3
2. In-App Communication with Property Management
3. App-Controlled Smart Lock Capabilities for Access to Lobby and Parking Garage
4. App-Integrated Fob Capabilities for Access to Lobby and Parking Garage
5. In-App Video Access and Control to Intercom in Lobby
6. App-Controlled Smart Thermostat
7. Automated Parcel Locker System with Personalized Notifications
8. Security Camera Monitoring in Underground, Parking Structure, Lobby and Amenity Areas
9. 24-Hour Concierge Services
10. Unlimited usage Rogers High-Speed Internet service including use of Rogers Wi-Fi Modem, bulk billed monthly as a part of common expenses.

ALL RENDERINGS ARE ARTIST CONCEPT.  
TERMS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. E. & O.E.

# HOME, FROM TWO INDUSTRY LEADERS



Founded over 35 years ago, Tribute Communities is a Builder/Developer who has built more than 35,000 new homes and condominiums with a mission to create distinctive, visionary communities across Southern Ontario. The company's reputation has been earned through their architecturally distinct and exquisitely designed homes and condominiums, ideally situated amongst the very finest streetscapes and communities. Beautifully appointed homes with many unique features and classic finishes that result in eminently liveable environments – that is the Tribute ideal. Our condominiums are expressions of a vibrant urban ethos, with iconic architecture, sophisticated designs, and inspired lifestyle amenities.

Whether living in an exquisite Tribute single family home or an elegant Tribute condominium, our customers can be sure of one thing: their home has been built by passionate people who truly care about bringing dreams to life. Some of our recent successes include: Linx Condominiums at Danforth & Main, Y&S Condominiums at Yonge and Soudan, Stanley Condominiums at Church and Carlton and Max Condominiums near Dundas and Jarvis.



Since 1993, RioCan has helped shape the places Canadians want to work and shop. Now, RioCan Living is shaping the places they want to live. We know that building a community takes more than bricks and mortar. It takes people. When we select a project location and building team, we're thinking about the people who will one day call it home. Our goal is to enhance the culture of each neighbourhood we work in through listening, discovery and innovation. Every one of our developments is backed by our proven performance and commitment to providing impeccable management, convenient access to major commuter routes, world-class architecture, best-in-class amenities, and expertly curated retail experiences. This is how we're helping to shape the future. This is RioCan Living.



# ARCHITECTURE & DESIGN

## Turner Fleischer

Turner Fleischer brings over 47 years of experience in Canadian interior design and architecture to our projects. In addition to our portfolio in the residential sector, our studio is specialized in mixed-use, site planning, commercial, workplace, industrial, hospitality, and wayfinding projects. Based in Toronto, we place a strong emphasis on the fusion of assigning the right people, processes, and technology to a given project, creating a comprehensive understanding of a given job's unique needs. We are proud of the strength and continuity of our client relationships. Our studio is comprised of open, honest and continuous learners. We believe in our staff, evolve and give back to our community together. Our projects enhance communities and stand as a testament to our commitment to advancement, design quality, creativity and progress. The Turner Fleischer team consists of over 200 dedicated and creative professionals. We design for you, with our experience guiding our decisions to bring your visions to reality.

## Patton Design

The PATTON DESIGN STUDIO is a team of interior designers, technologists, and support staff that have worked with developers and private residential clients for over 30 years. Bryon Patton and Associates Ltd has now evolved into its new incarnation as Patton Design Studio Inc. We continue to progress and grow, building on the strength and tradition of excellence which is our shared history. Our projects include prestigious high rise and low rise developments as well as private city and country residences.

**TURNER  
FLEISCHER**

P | D | S  
THE PATTON DESIGN  
STUDIO

guidelines  
advertising inc.

# MARKETING

## Guidelines Advertising

At Guidelines we deliver compelling, innovative, creative brand solutions and marketing campaigns that stand out for some of the GTA's most preeminent developers and city makers. With over 40 years working with regional and national realty brands, we are about effective, creative story-telling that produces tangible results. Our continued strength is in a team that is committed to integrity and passion, that leads with technology and human insights, and is driven by the promises we make to our clients, shaping the future community by community.

*"..We've been building towards this for some time."*

— DAN CARTER, MAYOR OF OSHAWA

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[uctower3.ca](http://uctower3.ca)

**Tribute**  
communities **35**  
OVER YEARS

**RIO**  **CAN**  
LIVING

# Why PreCon



*Calltoddsmith.ca*  
I'll Be Your  
RE-Location Advocate

Todd Smith, REALTOR  
Civil Engineering Technologist  
ABR | SRS | CNE | SRES | SRS | RENE



Uniquely licensed salesperson with all three independently owned & operated brokerages above. For more information email: [todde@calltoddsmith.ca](mailto:todde@calltoddsmith.ca)

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