

# Features and finishes

## Building Features

- + 13-storey 154-unit building, the fourth and final phase of River City, designed by Montreal-based Saucier + Perrotte Architects and Toronto-based ZAS Architects
- + S+P designed lobby, with two elevators
- + Tucked between Lawren Harris Square in front and Underpass Park behind, with approximately 50% of the ground floor left open in order to connect these two public spaces
- + Approximately 80 resident parking spaces and nine visitor parking spaces
- + Retail/restaurant space facing Lawren Harris Square
- + Energy-efficient year round heating and cooling based on a four-pipe fan coil system<sup>†</sup>
- + Security features including: Enterphones in all lobby vestibules; an electric fob-based access system at all entry points and to the amenity areas; and strategically located security cameras
- + Executive concierge service<sup>×</sup>

## Amenities

### On the rooftop

- + S+P designed lounge and party room, with adjacent outdoor amenity terrace

### On the second floor:

- + Approximately 2,000 square foot fitness facility with state-of-the-art equipment, and yoga/aerobics room
- + Guest suite
- + Kids playroom
- + Product library (a lending library for those useful but bulky things you just don't have room to store yourself)

## Suite Details

- + High-design loft-style suites and penthouses with 9'0" high ceilings on Floors 3, 4, 5, 7, 8, 10 and 11; 9'10" on Floors 6, 9 and 12; and 10' in penthouses<sup>†</sup>
- + Exposed concrete ceilings<sup>†††</sup> and columns\*, and signature S+P black rolling doors\*
- + Large pane windows with oversized "lift and slide" doors to balconies and terraces\*
- + Environmentally sustainable engineered hardwood floors, in a selection of species\*\*, in all living areas and bedrooms
- + Custom designed suite entry doors with security viewers
- + Brushed aluminum contemporary hardware

### Balconies and Terraces

- + Electrical outlets on balconies and terraces<sup>×</sup>
- + Terraces\* and oversized balconies also come with water and gas connections<sup>xx</sup>

### Kitchens

- + Open concept, highly functional S+P designed kitchens, with engineered stone countertops\*\*
- + Industrial-style single under-mount stainless steel sink, with single lever chrome faucet
- + Fully-integrated Energy Star® appliances including a Liebherr 24" fridge, Porter & Charles electric smooth cook-top and separate stainless steel wall oven, Fisher & Paykel single tall-tub dishwasher drawer, and Frigidaire microwave, or equivalent
- + Stone or tile backsplash\*\*

### Laundry

- + All-in-one condensing washer-dryer in A, B, C and D suites.
- + Stacked washer-condensing dryers in E and F suites and Penthouses.

## Bathrooms

- + Custom designed vanities with vessel sinks, stone countertops\*\* and contemporary single-lever faucets
- + Custom designed back-lit medicine cabinet with mirror
- + Contemporary bathroom fixtures throughout
- + Square designed tubs and/or showers\*, with full height tile surrounds\*\*
- + Frameless glass shower enclosures for separate showers\*
- + Porcelain tile flooring and porcelain tile for full height along vanity wall\*\*
- + Temperature control valves in all showers

## Electrical

- + Service panel with breakers
- + One telephone outlet and one high-speed internet outlet, and one cable outlet in each of the living room and den\*\*\*\*
- + Switch controlled receptacles in living areas and bedrooms, light fixture(s) in foyer, track lighting in kitchen and rough-in for overhead fixture in dining room

## Environmental

RC4 will be a LEED Gold building and is being designed to attain Toronto Green Standard (TGS) Tier 2 (the highest level). The key features of RC4's green program are as follows:

- + Overall energy usage will be reduced by 44% over MNECB 1997 by using a well-insulated building envelope, energy efficient lighting, occupancy sensors in all corridors and common areas, high-efficiency boilers and chillers, Energy Star appliances, condensing dryers and energy recovery ventilators (ERVs)
- + All units will be individually metered for electricity, energy and water usage

- + Only dual flush toilets and water efficient faucets and showerheads will be installed, with the aim of reducing water usage by 45%
- + All units will be finished with low "off-gassing" materials such as low-emitting paints and coatings, and water based adhesives and sealants
- + 50% of all wood materials will be FSC Certified and construction materials are targeted to have 20% recycled content overall
- + At least 50% of all roofs will be vegetated green roofs
- + The building will contain a rainwater storage system, allowing rainwater to be collected and used for onsite irrigation, while reducing stormwater runoff into the city's stormwater system
- + Full building life-cycle commissioning will be put in place, ensuring optimal equipment performance

### Notes:

\* As per plan / where applicable

\*\* From builder's samples. Certain wall tile selections may be ceramic rather than porcelain

\*\*\*\* Service to be arranged by owner

† Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams. Where shown on plans, dropped ceiling zones are 4" to 6" lower than otherwise

†† Cooling subject to fail-safe mechanisms at cold temperatures and condominium management of building mechanical systems

††† Penthouses have predominantly smooth ceilings

× See Budget in Condominium Documents for extent of concierge service.

xx Gas connections to come at additional charge

Specifications are subject to change without notice. E.&O.E.