



ONE VICTORIA
CONDOMINIUMS

The innovation **buzz**.
The downtown **vibe**.
The **future** transit hub.

Welcome to One Victoria. The one address that puts you close to it all.

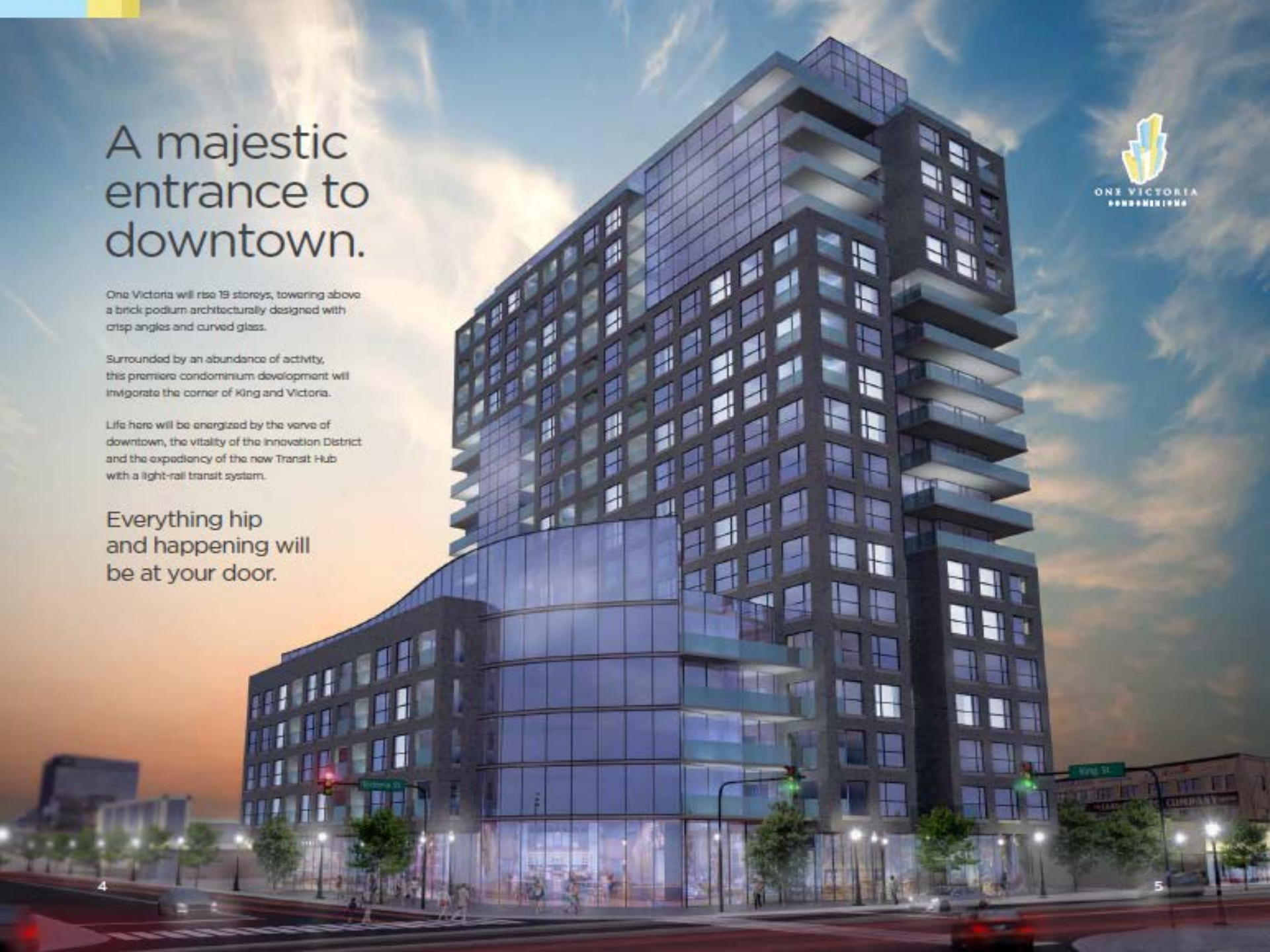
A majestic entrance to downtown.

One Victoria will rise 19 storeys, towering above a brick podium architecturally designed with crisp angles and curved glass.

Surrounded by an abundance of activity, this premiere condominium development will invigorate the corner of King and Victoria.

Life here will be energized by the verve of downtown, the vitality of the Innovation District and the expediency of the new Transit Hub with a light-rail transit system.

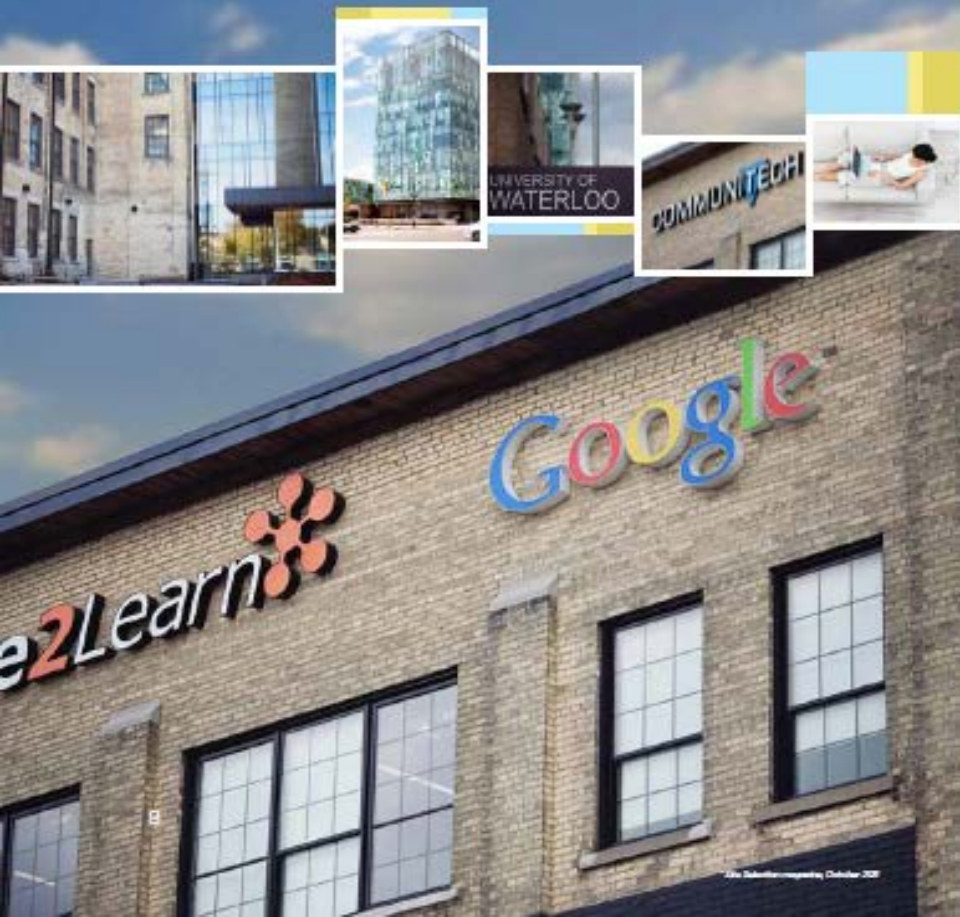
Everything hip and happening will be at your door.



Feel the buzz of innovation.

"This area is innovative and very high-tech. It's a world attractor for those who are top-end computer scientists and engineers. It has all of that in one spot, plus the entrepreneurs. Really, there is nowhere else quite like it that has those attributes. We are here to stay and have made a strong statement with our investment here, and we will reinforce that with even more investment in the next year or two."

— Steve Woods, Director of Engineering for Google Canada



One Victoria is located in the vibrant centre of the Innovation District.

High-tech companies like Google, Communitech and Desire2Learn have settled into The Tannery, practically next door to One Victoria. Plus, a major economic development coming to Bramm Street has everyone talking. Word is out that this location is the place to be.

Gone are the days when industries nearby made dress shirts, rubber footwear and sole leather. The Warehouse District has been transformed into the province's premier centre of innovation.

The new Innovation District nurtures an entrepreneurial culture that has attracted international attention. It's growing rapidly and employment

opportunities abound. Businesses want to invest here. Intellectuals want to work here. It has become a thriving economic cluster in emerging technologies.

This bustling location has also become a centre for education and research. The new health sciences building across the street from One Victoria is home to the University of Waterloo's school of pharmacy and includes a satellite campus for McMaster University's school of medicine.

Everything is happening here. It's the place to be.



From here, go there and everywhere.

"This is an important step forward in bringing expanded public transit options to the Kitchener-Waterloo-Cambridge region. The new LRT and rapid bus lines will help residents get where they need to go, reduce congestion by taking cars off the road, and help protect the environment." – Bob Chiarelli, Minister of Infrastructure and Transportation



Connects to Toronto and other major cities from the future Waterloo Region Transit Hub.



Waterloo Region's future Transit Hub and Light-Rail Transit Station will be located across the street from One Victoria.

It's a strategic location in the Region of Waterloo.



The new light-rail transit will move swiftly between Waterloo, Kitchener and Cambridge. [Photo: www.onevictoria.com](http://www.onevictoria.com)

One Victoria is just a few steps from the new Transit Hub.

The new Transit Hub, to be built on the north east corner of King and Victoria, will connect the GO Train, VIA Rail and a new light-rail transit system under one roof to make getting across town – and out of town – a breeze.

This modern multi-modal facility will keep everyone moving quickly and efficiently, including local traffic (pedestrians, cyclists, drivers, taxis, buses and light rail trains) and traffic coming in and out of the city by VIA Rail and the GO train.

The new light-rail transit (LRT) will connect the tri-cities: Waterloo, Kitchener and Cambridge. It will whisk passengers between

Conestoga Mall, University of Waterloo, Uptown Waterloo, Downtown Kitchener and Fairview Park Mall with future expansion to Cambridge. It's designed to move at higher speeds, using its own lane outside of traffic, to make it a highly efficient way to get across town.

Living at One Victoria will give you quick access to the new Transit Hub. Walk across the street and hop on the LRT whenever you want to go from Downtown to Uptown in a few minutes. You can also hop on the GO or VIA Rail when you want to catch a ballgame or see a concert in Toronto.

Everything will be close by. It will be easy to get around.



ONE VICTORIA
COMMUNITY



ONE VICTORIA
CONDOMINIUMS

Steps to cultural culinary experiences.
In a community known for its food, you'll find many fabulous places to eat in the area. It's brimming with restaurants offering international cuisine – from Asian to African, Mediterranean to Mexican and more.



Minutes to museums, galleries galore.
If you love art, you'll love visiting the many galleries in and near downtown showcasing local and international artists. If you're a history buff, The Museum will keep you enthused with five floors of interactive and diverse exhibits.



Step out for a night on the town.
Living here, the rhythm of the night surrounds you. You're close to cultural venues offering unlimited opportunities to enjoy the best in live theatre and world-class musical performances. You're also steps away from vibrant pubs and the local bar scene.



Your view looking southwest

The Lang Tanning building was redeveloped to create cool office and retail space. The Tannery District, as it's now called, is home to high-tech companies, restaurants, cafes and retailers.

Live steps from everything.™



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Enjoy the privileges of urban living.



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One Victoria offers residents exceptional building amenities.

You're steps away from a bustling downtown to give you and your guests lots to see and do, but you'll find the various amenities at One Victoria will keep you more than occupied too.

Entertain your friends and family in style in the private party room with catering kitchen. In warmer months, you can step outside to lounge or grill supper for

your friends on the beautifully landscaped terrace.

To enhance your physical well being, One Victoria also offers residents a private, state-of-the-art fitness facility. And for peace of mind, you'll appreciate the secure parking garage and bicycle storage lockers.



Building Amenities

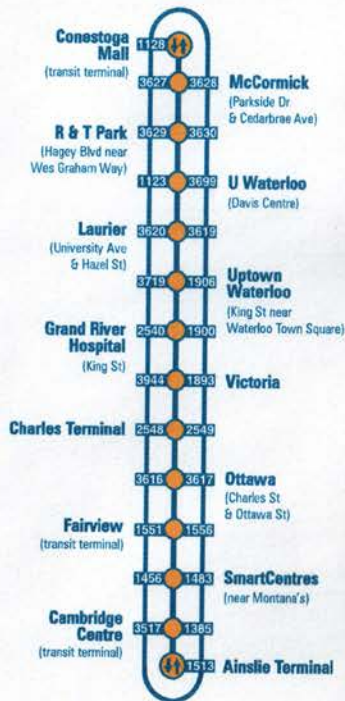
- Entertainment room complete with catering kitchen
- Theatre room
- Landscaped BBQ terrace
- State-of-the-art fitness facility
- Secure parking
- Storage locker
- On-site Car Share to reduce parking load and CO₂ emissions
- Secure bicycle parking on-site
- Garbage, recycling, and organic chute
- Energy and material efficient central heating and cooling systems
- Energy efficient windows and doors
- Energy efficient lighting
- Reclamation of unused recyclable building site material
- Entrance phone security system for residents

CONESTOGA MALL/
AINSLIE TERMINAL



200 *ixpress*

Year-Round Schedule
Effective: September 3, 2012



GRT



easyGO

519-585-7555

www.grt.ca

TTY: 519-585-7796

Text: 57555 Key in your stop number

200 Ixpress bus

4 bus stops

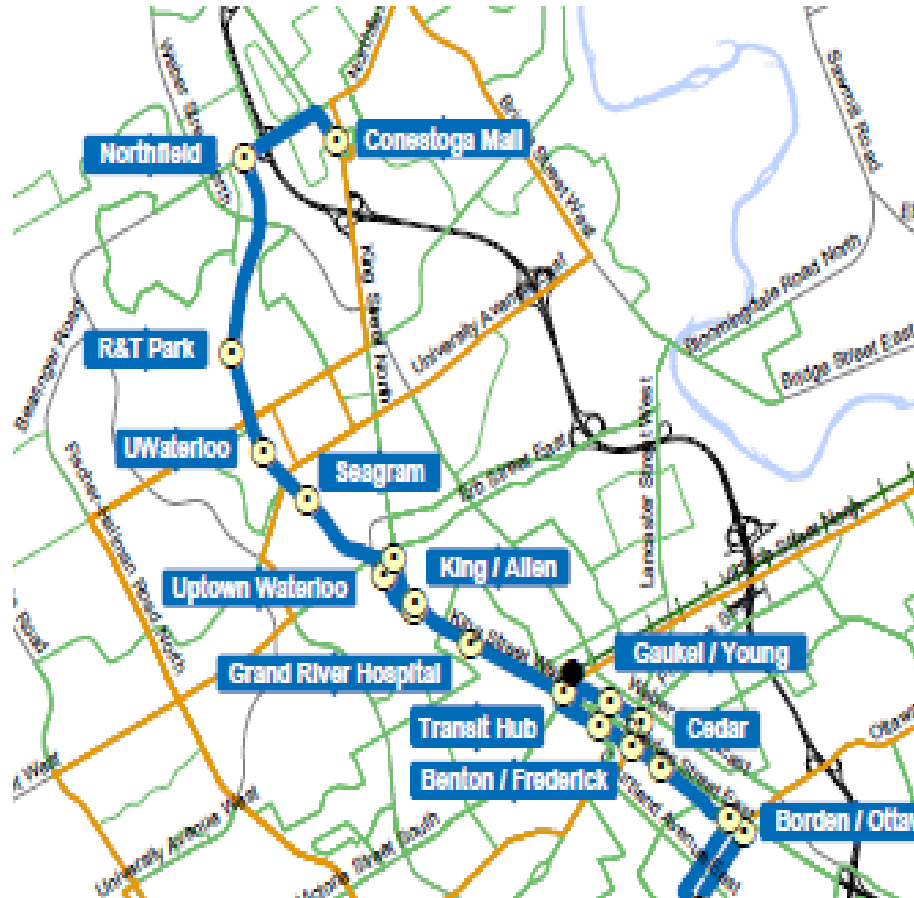
From one Victoria to

U of Waterloo

Around 12 mins.



Region of Waterloo



FUTURE RAPID TRANSIT



Occupancy: Late 2015

Maintenance Fee: \$0.34 /sq ft, include heat, central air, common area maintenance and water

Deposit Structure: 2% paid upon signing
2% due in 30 days
2% due in 90 days
2% due in 120 days
2% due in 180 days



FOR LIMIED TIME ONLY

100% Lease Guarantee: 6% of the price

One year free property management