



## Frequently Asked Questions – Water's Edge

### About the Project:

- The project is located on The Marginal Boulevard, fronting on side road Annie Craig Drive, proposed residential tower condominium project comprising **56** floors inclusive of a **4** level podium. NOTE: Lake Shore Blvd is west of the project.
- Approximately **602** residential condominium units. (Plus 2 guest suites and 1 super suite)
- Approximately **602** parking stalls – limited quantity available for sale – select units will be able to purchase.
- Guest parking – There will be a pay for use commercial parking lot which will include the required visitor parking for Water's Edge and the parking required for the commercial building fronting on Lake Shore Blvd W which shall share the building vehicular access from Annie Craig Drive.
- Approximately **412** bicycle storage spaces for residents and **43** for visitors.
- **602** locker storages available located in Underground Levels P1, P2, P3, P4, P5 & P6.
- **5** elevators.
- Ceiling heights of suites – 9' ceilings (see Schedule 'C' of the APS for details).
- Architect: **Richmond Architects**
- Interior Designer: **Hudson Kruse**
- Developer Builder: **The Conservatory Group**
- Floor premium – \$500 per typical floor.

### **What is the proposed Municipal addresses?**

- 38 Annie Craig Drive, Toronto, ON

### Critical Dates:

#### **What is the Construction Start Date?**

- Summer 2018.

#### **What is the First Tentative Occupancy Date?**

- November 26, 2021.

#### **What is the Outside Occupancy Date?**

- November 26, 2027.

### About the Building & Amenities:

#### **Available amenities?**

- **Ground Floor:** Grand Lobby, Pet Spa, Management Office/Washroom.
- **3<sup>rd</sup> Floor:** 2 Guest Suites, Theatre, Library, Billiards Room.
- **4<sup>th</sup> Floor:** Virtual Games Room, Office, Spin Room, Massage Room, Yoga Room, Exercise/Fitness Centre, Whirlpool, Cool Plunge, Pool, Men's & Women's Sauna, Men's & Women's Change Rooms/Washrooms.
- **5<sup>th</sup> Floor Indoor:** Party Room, Dining Room & Lounge Area.
- **5<sup>th</sup> Floor Outdoor:** BBQ Area/Sun Tanning, Lounge, Dining Area

#### **Are there any guest suites in the building?**

- 2 guest suites on the 2<sup>nd</sup> floor.

#### **Who is the property management company?**

- Qualib Management.

#### **Will there be an onsite live-in superintendent?**

- Yes.

#### **Is the concierge 24/7?**

- Yes.



**Will the amenities be finished and usable when I move in?**

- Amenities are expected to be completed within 3-6 months after occupancy starts. Outdoor amenities will likely take longer to complete as it is weather permitting and/or dependent on seasonal factors.

**What is the distance from Water's Edge tower to our commercial building?**

- Approximately 11.5m, 37.72 feet

**Distance from Water's Edge Podium to Cove Podium? (Building to building on Annie Craig)**

- Approximately 20m, 65.61 feet

**Distance from Water's Edge Podium to the north side of The Marginal Blvd curb?**

- Approximately 11m, 36.08 feet

**Distance from Waters Edge Tower to our south property line? (WE tower to Lago property line)**

- Approximately 12m, 39.37 feet

**How many storeys is the commercial building to the West of Water's Edge?**

- Propose to be 5.

**What floor do you need to be on in Water's Edge to have clear views above the commercial building?**

- 9<sup>th</sup> floor should clear commercial building structure. 10<sup>th</sup> floor should clear the commercial structure mechanical room.

**What floor do you need to be on in Water's Edge to have clear views of the Cove building?**

- 21<sup>st</sup> floor.

**Deposit Structure:**

**What is the Deposit Structure for a Canadian Resident?**

- Total of 20% of the Purchase Price:
  - o \$5,000 on signing
  - o 5% of Purchase Price, less initial deposit, due 30 days after Offer Date
  - o 5% of Purchase Price, due 120 days after Offer Date
  - o 5% of Purchase Price, due 270 days after Offer Date
  - o 5% of Purchase Price, due 540 days after Offer Date

**What is the Deposit Structure for a Foreigner?**

- Total of 35% of the Purchase Price:
  - o \$10,000 on signing
  - o 10% of Purchase Price, less initial deposit, due 30 days after Offer Date
  - o 10% of Purchase Price, due 120 days after Offer Date
  - o 10% of Purchase Price, due 270 days after Offer Date
  - o 5% of Purchase Price, due 540 days after Offer Date

**Procedures:**

**Can the fully executed APS be electronically sent instead of picking it up?**

- No, the purchaser must sign the Acknowledgements of receipt of APS and condo documents; therefore, a fully executed APS has to be picked up in person.

**When will the Vendor allow assignment?**

- Terms and conditions will be in Vendor's standard Assignment Agreement and permitted at Vendor's discretion.

**About décor features and finishes:**



**When do purchaser choose colours and finishes?**

- Décor appointments, which generally start approximately 1 year before occupancy closing.

**How many décor packages will be offered for selection? Can I mix or substitute from different packages? Will upgrades/extras be offered?**

- 3 standard décor sample packages will be featured at the sales office.
- Mixing or substituting between 3 packages will be permitted.
- Upgrades/extras will be available at décor selection.

**General Information:**

**Are the glass windows tinted?**

- No. Coating may be applied with respect to energy conservation.

**What is the exterior cladding of the building?**

- Mostly glass and aluminum windows with some accents.

**What is the heating and cooling system?**

- HVAC – 4 pipe fan coil.
- Heat pump vs fan coil units: Heat pumps are noisier. Fan coil is less maintenance and runs more efficiently.

**Can heating and cooling be controlled in the suite?**

- Yes, Individually controlled in-suite heating and cooling – which will have the ability to control heating and cooling all year round.

**What utilities will be individually metered?**

- Ensuite hydro will be metered separately.

**Is the unit wired for high speed internet?**

- Yes, high speed internet done by local service providers.

**Will the terraces have a gas line for BBQ?**

- No.

**Will there be a recycling chute within the garbage chute?**

- Yes, dual-sorter.

**Will there be any electrical charges for parking stall?**

- No.

**Can I purchase an electrical charger for my parking stall?**

- TBD.