



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 607 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 (0.085 spaces/unit) and the parking required for the commercial building fronting on Lake Shore Blvd W (1 space/48m²) 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, one-time \$XXK for views, \$20K on 21+ (views, finishes & ceiling heights) and \$50K + \$10K for Maui (21st 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.
- **3rd Floor:** 2 Guest Suites, Theatre, Library, Billiards Room.
- **4th 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.
- **5th Floor:** Party Room, Dining Room & Lounge Area.
- BBQ Area/Sun Tanning, Lounge, Dining Area

Are there any guest suites in the building?

- 2 guest suites on the 2nd 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?

- 9th floor should clear commercial building structure. 10th 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?

- 21st 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 packages will be offered. 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 parking units?

- No.