



LAKESIDE

RESIDENCES

Frequently Asked Questions

Why should I buy from Greenland?

Greenland Group is one of few real estate developers in the world that are a part of the Global Fortune 500. A world industry leader with 23+ **ULTRA**-high rise buildings completed or under construction, some of these among the top ten highest buildings in the world, Greenland Group constantly refreshes city skylines across North America, Europe, Australia and Asia.

Greenland's tenet is to create better life. With a commitment to develop livable communities featuring first-class design, energy saving, emission reducing, sound amenities and beautiful environments, thus creating the perfect urban living space, Lakeside Residences will be the perfect emulation of the best of urban waterfront living.

What is the height of the building?

- Upper Sky Suites are located in a 49 storey tower

What is the total number of suites in the building?

- Approx. 591 suites in total

What section of the building is Upper Sky?

- Floors 40 - 49

What are the maintenance fees and what do they include?

- \$0.59/ sqft per month
- Maintenance Does Not include: Water and Hydro, this is individually meter to each suite
- Parking Maintenance- \$69.83/month
- Locker Maintenance- \$13.54/month

What will the deposit structure be?

A total of 20% deposit is required.

- 1st Deposit - \$5,000 on signing
- 2nd Deposit - Balance to 5% in 30 Days
- 3rd Deposit - 5% in 180 Days
- 4th Deposit - 5% in 365 days
- 5th Deposit - 5% in 720 days

Will there be parking available in the Upper Sky Building?

Yes, there is a total of 163 parking spots in our 49 storey tower. A Car share program will also be available in the building. Parking is subject to availability.

- Parking Cost: \$65,000

What transit options are in proximity to Lakeside?

- Approx. 10-12 minute walk to Union Station
- Approx. 10 minute walk to newly approved future Sherbourne/Queen Subway stop
- Multiple bus routes running along Sherbourne and Lakeshore Boulevard within a 1 minute walk
- Approx. 3-5 minute walk to future Path extension

- Immediate access to Lakeshore Boulevard
- Easy access to Gardiner Expressway and Don Valley Parkway
- Approx. 5 minutes to future Unilever Transit Hub

When will construction start?

- Demolition has already begun! Construction is expected to start in 2020!

Who is the Architect?

Hariri Pontarini, founded in 1994, is a multi-award winning full service Canadian architectural firm dedicated to producing work of lasting value. HPA's mission is to craft architectural and urban solutions that exceed expectations, without excess. Their focus is to build better cities through quality urban developments that channel the best aspects of their site and program them into finely executed architectural and public realm designs.

Is there a new home building warranty?

Yes, Lakeside will be covered by Tarion. For over 40 years, Tarion has provided new home warranty protection to more than two million Ontario homes. Tarion serves new home buyers and new home owners by ensuring that one of their life's biggest investments is protected.

What are the Amenities at Lakeside?

Resort worthy amenities include:

- Indoor amenities: fitness facility with yoga and pilates studio, an entertainment lounge with kitchen and dining facilities and piano lounge, media/games lounge, flexible meeting room, kids lounge and indoor his and her saunas/ steam rooms.
- Outdoor amenities: outdoor oasis with BBQs, dining and lounge areas with fire pits, cabanas and a crescent shaped pool offering views of Lake Ontario.

What are the neighborhood amenities?

The East Bayfront offers a rare opportunity that nowhere else in Toronto will ever be able to offer for the foreseeable future, if ever! Own today in a neighborhood on the cusp of massive and innovative growth. The East Bayfront will soon be a vibrant waterfront community and is one of not only Toronto's but the world's hottest neighborhoods to watch develop.

- Waterfront walking, bike paths and a vast number of parks
- Almost 100,000 + job opportunities
- Approx. 15 million square feet of Commercial Space
- An array of retail and restaurants at your front door
- Walker's and Rider's Paradise -- 90 Walk Score and 100 Transit Score in 2019!

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*Some conditions apply. Details and specifications approximate. Incentives, deposits and pricing are subject to change without notice. Please refer to the Agreement of Purchase and Sale and Condominium Documents for full details. E.&O.E. October 24th, 2019.