

## FREQUENTLY ASKED QUESTIONS

### **ABOUT THE PROJECT**

#### BUILDING ADDRESS

2 Forest Hill Road (At the corner of St. Clair Avenue West and Forest Hill Road)

#### DEVELOPER

Altree Developments

#### ARCHITECT

Graziani & Corraza

#### INTERIOR DESIGNER

U31

#### KITCHEN MANUFACTURER

Cameo Kitchens

#### PROPERTY MANAGEMENT

The Forest Hill Group

#### CONSTRUCTION TEAM

Accel Construction

#### LANDSCAPE DESIGN

Nak Design Strategies

Jeanne Kim | Kathleen Chapman  
385 Madison Avenue, Toronto, Ontario, M4V 2W7 | T: (416)-929-3468 | E: [info@foresthillresidences.com](mailto:info@foresthillresidences.com)

E & O.E August 2020. All information and specifications are subject to change without notice. All information is as per plan. Please consult a Sales Representative for further details.

## FREQUENTLY ASKED QUESTIONS

### **ABOUT THE BUILDING**

#### NUMBER OF STORIES

Nine

#### NUMBER OF SUITES

Ninety-Four

#### BUILDING ENTRANCE

Off of Forest Hill Road

#### TOTAL RESIDENT PARKING

Approximately one hundred and fifty plus (150+)

#### VALET PARKING

Yes, offered 24 / 7

#### VISITOR PARKING

Yes, with Valet option

#### STORAGE UNITS

Approximately one hundred and twenty plus (120+)

#### BICYCLE PARKING

Available for residents and visitors

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### **ABOUT THE BUILDING**

#### PET PERMITTED

Yes

#### INDOOR AMENITY SPACE

Approximately 5,000 square feet

#### OUTDOOR AMENITY SPACE

Approximately 1,600 square feet

#### NUMBER OF ELEVATORS

Three

#### CEILING HEIGHTS

10' smooth finish ceilings with coffered areas (as per plan)

#### WINDOWS

Floor to ceiling windows (as per plan)

#### HEATING + COOLING

Individually controlled seasonal heating and air conditioning

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### **BUILDING VIEWS**

#### NORTH

Desirable residential views overlooking the Forest Hill neighbourhood

#### WEST

Residential and urban views

#### EAST

Urban view

#### SOUTH

Views of the lake and the city skyline down Poplar Plains Road



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### **EXPENSES**

#### PROPERTY TAX

Estimated to be approximately 1% of the Purchase Price

#### DEVELOPMENT CHARGES & PARKLAND LEVIES

\$20,000 for One Bedroom Suites

\$25,000 for Two Bedroom Suites

\$30,000 for Three Bedroom Suites

#### PARKING COST

One stall included in the Purchase Price (Please consult a Sales Representative for further details)

#### ADDITIONAL VALET ONLY PARKING STALL

\$95,000

#### ADDITIONAL PARKING STALL

\$105,000

#### ADDITIONAL ELECTRIC VEHICLE COMPATIBLE PARKING STALL

\$115,000

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### STORAGE COST

\$10,000 (Please see a Sales Representative for further details)

### MONTHLY SUITE MAINTENANCE

Approximately \$1.05/PER SQ FT (EXCLUDES GAS, HYDRO, AND WATER)

### MONTHLY PARKING MAINTENANCE

Approximately \$125 PER STALL

### MONTHLY STORAGE MAINTENANCE

Approximately \$35 PER UNIT

### DEPOSIT STRUCTURE

- \$15,000 Bank Draft on Signing
- Balance to 5% in **30 days**
- 5% in ~~60 days~~ **90 days**
- 5% in ~~180 days~~ **365 days**
- 5% in ~~365 days~~ **540 days**
- ~~5%~~ 1% on Occupancy

Cheques should be made out to MINDEN GROSS LLP IN TRUST

Deposit Structure differs for International Residents. Please see a Sales Representative for further detail

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### **NEIGHBOURHOOD**

#### PUBLIC SCHOOLS



Brown Junior Public School - Elementary  
Deer Park Junior and Senior Public School - JK- 8  
Forest Hill Junior and Senior Public School - JK- 8  
Northern Secondary School - 9-12

#### PRIVATE SCHOOLS



Rosedale Day School - Grades JK to 8  
Upper Canada College - Grades SK to 12 (boys only)  
The Bishop Strachan School - Grades JK to 12 (girls only)  
Royal St George's College - Grades 3 to 12 (boys only)  
St. Clements - Grades 1 to 12 (girls only)  
Blyth Academy - Grades 9 to 12  
St. Michaels College School - Grades 7 to 12 (all boys)  
The York School - Grades JK to 12  
Da La Salle College Oaklands - *Grades 5 to 12*  
Waldorf Academy - Grades Pre K to 8  
Forest Hill Collegiate Institute - Grades 9 to 12  
The York School - Grades JK to 12

#### POST SECONDARY SCHOOLS



University of Toronto  
Ryerson University  
Ontario College of Art and Design  
George Brown College

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### **TRANSIT**

12-minute walk (1 km) to St. Clair subway station

12-minute walk (1.1 km) to St. Clair West subway station

2-minute walk (200 m) to closest TTC street car stop

### **FEATURES AND FINISHES**

#### WHEN DO YOU CHOOSE YOUR FINISHES

Approximately 1 year prior to occupancy

#### CAN YOU MAKE CHANGES TO YOUR FLOORPLAN

Yes, restrictions apply. Please see a Sales Representative for more details.

### **CRITICAL DATES**

#### TENTATIVE OCCUPANCY DATE

Fall 2023

#### ANTICIPATED CONSTRUCTION START DATE

Approximately Spring 2021

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### **AMENITIES**

5-Star hotel like amenities thoughtfully located on the ground floor for ease of access for you and your visitors

-  Grand Lobby Entrance
-  Secondary Porter Lobby
-  Exclusive Grande Porte-Cochere with 24/7 Valet
-  Residents Lounge with Private 20-Seater Dining table and Dual Fireplace
-  Fully Equipped Catering Kitchen
-  Gym with Personal Training Rooms and Towel and Water Service
-  Serene Outdoor Zen Garden Oasis with Lounge and Dining areas and Relaxing Fireplace
-  Tranquil Pool with Wet and Dry saunas and Towel Service
-  Private Wine Collection with Resident Storage



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