



## 1. What are the key building Stats?

- Phase 2 (Tower F) - 15 Glebe St runs along the west of the property on the Site plan
- 196 units including 116 two-bedroom and 80 one-bedroom
- The average size of a one-bedroom is 698 sq.ft and a two-bedroom is 1,219 sq.ft
- 20 storey building: 5 levels of above-ground parking and 15 levels of residential units of residential units
- The lobby is on level 2, staircase and elevator to level 1 to access surface parking/public square
- Amenities are on level 6
- Shared lobby with Phase 1 (Tower G) - shared amenities between both buildings
- Access to amenities via the lobby and use either Tower G or Tower F

## 2. What are the Key Site Stats?

- The total site area is just over 5 acres
- 85,000 sq.ft +/- of commercial and artist studio space on site:
  - 75,000 sq.ft in 1800's historical buildings
  - 5,000 sq.ft of retail beneath Phase 1 (Tower G) - 3 units
  - 5,000 sq.ft of artist studios in the podiums of Phase 1 (Tower G) - 6 units and Phase 2 (Tower F) - 4 units
- Tenancies to include:
  - Tapestry Hall - event hall - capacity for over 1,000 people or 650 seated → opening November 2019
  - Foundry Brewing - craft brewery - opening November 2019
  - Energy+ head office
  - Foundry Tavern Restaurant - brewpub and restaurant
  - Underwing Whisky Bar
  - The Market - fresh food, urban market and cafe
  - Future Restaurant
  - HIP Developments Office
  - Available second-floor office space

**3. What is the Municipal address of the building?**

- 15 Glebe Street, Cambridge, Ontario.  
Suite #  
Waterloo Standard Condominium Plan \_\_\_\_\_ Level \_\_\_\_\_, Unit \_\_\_\_\_

**4. What is the construction start date?**

- Now under construction.

**5. When is the first tentative occupancy date?**

- December 2022

**6. What is the deposit structure?**

- 5% upon signing the Agreement of Purchase and Sale
- 5% of the purchase price due in 90 days
- 5% of the purchase price due in 365 days
- 5% of the purchase price due on occupancy

**7. What is included in the purchase price?**

- Appliances - stainless-steel fridge, stove, dishwasher, hood range
- Washer and dryer
- 1 parking stall per unit
- Please refer to standard finishes as outlined in Schedule C of the Agreement of Purchase and Sale.

**8. What are the monthly condo fees?**

- \$0.35 per square foot for residential suites per month
- \$15 per parking stall per month

**9. What do the condo fees cover?**

- Heat for the suite
- Building manager, concierge in the lobby
- Building security
- Amenity rooms, lobbies -- utilities and maintenance
- Common areas, parking and property cleaning and maintenance
- Building insurance, reserve fund contribution
- Free WIFI in all indoor amenities / common areas
- High-Speed Unlimited Internet with 1GB download speed (Purchasers must sign an agreement with Rogers to be eligible)

#### **10. How much are property taxes?**

- The property taxes will be assessed by the Municipal Property Assessment Corporation after occupancy and the property taxes are to be determined by the City of Cambridge. For budgeting purposes, the property taxes have been estimated at approximately 1.2% of the base purchase price.

#### **11. HST - Is it included in the purchase price?**

- For owner-occupied suites, HST is included in the purchase with the new housing HST rebate assigned to the builder upon completion. (\*Please note some conditions apply - please obtain independent legal and accounting advice).
- For non-owner occupied suites, the buyer will be required to pay the HST rebate amount to the Builder on completion. The buyer can apply to the Canadian Revenue Agency for an HST rebate. (\*Please note some conditions apply - please obtain independent legal and accounting advice).

#### **12. How many suites can I purchase?**

- Each person is limited to purchase two (2) suites.

#### **13. Is parking included in the Purchase Price?**

- 591 total site parking spaces
  - 419 covered residential, 2 surface residential, 13 surface visitor
  - 197 covered residential parking spaces available for Gaslight Phase 2
  - 222 covered residential parking spaces for Gaslight Phase 1 (199 sold, 23 held)
  - 13 surface visitor parking spaces (shared with Phase 1)
  - Additional stalls are not available for units except for select Penthouse units subject to developer approval
- 153 total commercial parking spaces
  - 40 spaces beneath Tower G, Phase 1
  - 107 spaces beneath Tower F, Phase 2
  - 6 surface parking spaces
- 4 dedicated surface parking spaces for Energy +

#### **14. Are storage lockers available?**

- SOLD OUT
- Locker size is 3ft x 6ft x 8ft high
- There are 196 total lockers for both residential phases
- There are 115 secured long-term bike storage spaces for residents to be shared between both residential buildings (There are an additional 55 short term bike storage spaces onsite)

**15. What are some of the standard design finishes that are included? Refer to Features and Finishes**

- 3 Base colour sections to choose from
- Kitchen - quartz countertops
- Stainless steel appliances
  - 19 cu ft fridge with bottom mount freezer
  - Electric range/oven with range hood fan
  - Dishwasher
  - Full size stacked washer/dryer
  - Quality wood grain plank laminate flooring in entry, living, dining, kitchen, closets and bedrooms
  - Porcelain tile in bath and laundry

**16. How many elevators are in the building?**

- There will be 3 high-speed elevators with convenient rear access for move-ins.

**17. What are the ceiling heights?**

- 9' for floors 6-19
- 9' + for floor 20

**18. Utilities -- how are they managed/paid?**

Condo suite owners pay hydro and water -- these are separately metered

- Efficient forced-air heating and cooling system
- Condo owners to rent HVAC unit for \$54.99 + HST per month from Cricket Energy

**19. What are the building amenities and are they shared between the residential buildings?**

The lobby and amenity rooms in both Phase 1 [Tower G] and Phase 2 [Tower F] are shared between both buildings and are exclusive to the residents.

8,100 sq.ft grand lobby on level 2 - shared between both residential buildings

Building F (Phase 2) over 3,500 sq.ft of interior space + 12,000 sq.ft outdoor terrace:

- Party room with bar/lounge, large TVs and ping pong table - 750 sq.ft
- Residents Lounge with wet bar, pool table and TV's - 1054 sq.ft
- Catering Kitchen and Group Dining - 821 sq.ft
- Flexible Amenity Room - 947 sq.ft
- Large, landscaped outdoor terrace featuring mature trees, plants, flowers, raised walking trail, trellis, seating, grass berm, fire pit, TV's, dining and lounge areas

Building G (Phase 1) over 3,500 sq.ft of interior space + 3,000 sq.ft outdoor terrace:

- State-of-the-art Fitness Room - 1,063 sq.ft
  - Plus an outdoor zen meditation garden
- Yoga Room - 880 sq.ft
  - Plus an outdoor stretching terrace area
- Private Dining Room with full kitchen for bookings - 859 sq.ft
- Residents Lounge with fireplace and TV - 841 sq.ft
- Outdoor Terraces off of Fitness and Dining Rooms

**20. Are pets allowed?**

- Yes, but restricted on breed and size.

**21. Can heating and cooling be controlled in the Suite?**

- Each suite will include an individual thermostat to control heating and cooling.

**22. What is the soundproofing in the building?**

- Walls between units and hallways will be designed to 50-55 STC rating.

**23. How will garbage be recycled?**

- Each building will have a tri-sorted system located on each floor of the building to separately stream organics, waste and recyclables as per Cambridge by-laws.

**24. Who is the property management company?**

- Lee Management Solutions.

**25. Are short term rentals permitted (e.g. Airbnb)**

- Yes, on designated units only.

**26. Will the builder allow assignments of the Agreement of Purchase and Sale?**

- Authorization and timing of any assignments are solely at the Builder's discretion and are not guaranteed. An Assignment Fee of \$4,000 will apply on all approved assignments payable to the builder at the time of approval by the builder.

**27. What should I bring to the sales office if I am buying?**

- Photo identification is required (i.e. Driver's License or Passport)
- Deposit cheque in the amount of 5% of the purchase price payable to Miller Thomson LLP, in Trust

## 28. Additional Key Points

- Best real estate in Cambridge
- Be a part of a district unlike anything else in the region
- A true mixed-use community where you can live, work, play
- Walk to the market, cafe, restaurants, sit on one of the many patios surrounding the 1-acre European-inspired square
- Pricing is \$150 per sq.ft less than Kitchener - tremendous upside
- Pricing already up to \$75-100 per sq.ft since 2017
- Modern finishes, high-quality suites
- Incredible amenities unmatched in the region
- Phase 2 features a 12,000 sq.ft outdoor landscaped terrace with mature trees, a variety of plants and flowers, raised walking paths, a grass berm where you can lay and watch the activity in the square below
- Below market condo fees at \$0.35 per sq.ft for suites compared to \$0.50 in KW
- Internet included in condo fees (through Rogers)
- Storage lockers available for purchase, covered parking and bike storage
- Downtown Galt continues to grow -- Gaslight District, the new Pedestrian Bridge, Conestoga College and UW with growth plans, new restaurants and retail on the east side of the river, LRT alignment announced, the main station to be less than 1 km from Gaslight (5 min walk)

**\*\*Please verify all information with your Sales Representative \*\***