

WHERE ARE WE NOW?

December Newsletter

As you can see from the photo, the changes at Quay West are even more evident as the building continues to evolve and exterior finishes are applied as it nears the roof. In our last newsletter, we indicated that occupancies on the lower podium floors would begin in late August or early September next year and, at our present production rate, this continues to hold true.

From a construction standpoint, we expect to be completing the main tower in mid to late February, provided the weather continues to be favorable, and toward the end of March, we hope to be in a position where the building crane can be permanently removed. With the completion of the roof comes an important obligation. Within 30 days of the building's roof being completed, Monarch is required to notify each purchaser of their Confirmed Occupancy Date. This is the date their unit will be completed and ready for occupancy. At the current rate of progress, you can anticipate receiving your notice by the end of April.

On other external elements, windows are being installed on the 7th floor and, at the present production rate, should be up to the 19th floor by the end of March. The pre-cast which has started on the tower and is also about 90% complete on the podium should also be fully completed by the end of March.

Looking at the interior of the building and the progress made there, wall studs are being installed in the corridor and outside walls on the 5th floor, and have started in the units. In-suite work is ongoing with drywall and tile work and delivery of kitchens will commence toward the end of March.

Design Studio appointments are now finished as purchasers have now completed their colour selections and finishes. Sales presently sit at 97% with only 9 units remaining.

Remember, if you have any questions or concerns at any time, please do not hesitate to contact Lorraine McEwen, your Personal Care Consultant, at (416) 495-3525 or lorrynem@monarchgroup.net. Stay tuned for your next update!

All of us at Monarch wish all of you and your families a safe and happy Holiday Season and the very best for the New Year.

Ian Johnson
Director of Customer Care,

