

**Developer:**  
Context and RioCan Living

**Architect:**  
Teeple Architects

**Interior Designer:**  
Mason Studio

**Sales Team:**  
International Home Marketing Group Realty Inc.

**Lawyer:**  
Harris Sheaffer LLP

**Website:**  
[www.qacondos.com](http://www.qacondos.com)

**Building Address:**  
1555 & 1575 Queen Street East

**Storeys:** 17  
**Suites:** 366 Residential Units

**Suite Sizes:**  
**Typical:** 503 Sq.ft. – 800 Sq.ft.  
**Premium Collection:** 982 Sq.ft. – 1,843 Sq.ft.

**Ceiling Heights:**  
**Typical:** 9'  
**Levels 15 - 17:** 10'

**Tentative Occupancy:**  
Fall 2024

#### Amenities:

- **The Bridge Lounge**  
Lobby & Mezzanine lounge spaces.
- **The Coast Club**  
5,000 Sq.ft Fitness Centre featuring strength, cardio and functional training zones, dedicated spin and yoga studios with spa like change rooms featuring steam saunas.
- **The Woodbine Co-working Lounge**
- **The Sky Club**  
Rooftop party room and lounge with sprawling outdoor terrace featuring outdoor lounge, cooking and dining zones.
- **7 Dedicated Guest Suites**
- **Concierge**
- **Parcel Room**
- **Private Outdoor Rooftop Dog Run**
- **The Valley**  
Large courtyard featuring lush lawns, trees, planters and resident garden plots. The Valley is open to the South and situated on the third floor, maximizing sunlight and lake-facing views, creating a calming, private, secure environment.

#### Heating and Cooling System:

##### Geothermal Energy

On-site highly efficient energy source, which utilizes a consistent ground temperature all year long for heating and cooling the building. By implementing this technology, we have an efficient, electric system with lowered consumption, and eliminate the use of fossil fuels to heat and cool the building.

##### Ground-Source Variable Refrigerant Flow (VRF) HVAC system

Low carbon, high efficiency - connected to the geothermal loop to distribute both heating and cooling year-round, maximising the use of energy recovery throughout the building and minimizing the overall energy consumption. The system is highly controllable to more accurately maintain comfort conditions in the space and much quieter in operation which improves the acoustics.

##### In-Suite Energy Recovery Ventilation (ERV)

Fresh air is supplied directly to your suite from the outdoors. Your front door will be sealed from the hallways meaning you'll have better acoustics, and no cooking smells from your neighbours. When you turn on your exhaust fan, the heat from the air is removed and re-used elsewhere as required, providing a further reduction in energy use. By not relying on the common element for fresh air distribution, you only pay for what you use.

