

Welcome to the fourth edition of *What's up at Cité Midtown*, the newsletter of Urban Capital's progress in delivering Cité Midtown.



## IT'S ALL COME TOGETHER AT CITÉ MIDTOWN

The last four months have been a busy time at Cité Midtown, with everything coming together for first occupancies that have now taken place:

**Phase 1 Condos (Block 1.1).** Units on the first four floors have been completed and Pre-Delivery Inspections (PDIs) have taken place. Kudos to our construction team for the excellent shape in which they delivered the units, with fewer than a handful of deficiencies in most cases. People have started to move into their units on these first floors, on an interim occupancy basis. As well, everything is on track for the condo declaration to be registered on November 20th, allowing official closings to start a few days after. Already almost half the building has scheduled their closing dates.

**Townhouses (Blocks 2.1–2.6).** After some pandemic-related issues with wood deliveries earlier this year, the townhouses are now on the move. The townhouses in the first block (Block 2.1) are ready (or close to ready) for PDIs and the first move-ins have taken place. We continue to expect Block 2.2 to be delivered in March/April 2022, Block 2.3 in June/July 2022, Block 2.4 in September/October 2022, Block 2.5 in January/February 2023 and Block 2.6 in April/May 2023.

**Civil Work.** Consisting of underground work such as sewers, buried electrical conduits, utility connections and storm water retention basins, to name just a few, and “at-grade” work such as roads, sidewalks and landscaping, civil work is messy and complicated. It took several years to get all city departments to sign off on our design plans, which only happened this summer, so getting all this work done in time was close to a miracle. Other than some plantings to come in the spring, the Phase 1 public work is now pretty well complete and ready to allow people to move in and enjoy the community.

**Phase 1 Amenities.** One of the key features of Cité Midtown is the extensive amenities. And probably the most popular, the gym, is being given the final touches before being opened in the next two weeks. Following that will be the Salle Blanche, in the new year, and the Aisle 24 grocery store, which is anticipated to open in February or March, once the Phase 1 condos are fully occupied.

At the same time as all the above, tremendous progress has been made on the Phase 2 condo building (Block 1.2). The structure has been completed and the exterior envelope is moving along well. By spring the building exterior will be fully finished and we should be

working on the interiors in order to welcome the first residents in late summer.

### ... WITH MORE STILL TO COME

While the huge push of the last few months has brought together a lot of Cité Midtown's elements, there's still a lot coming. Here are two things to look out for this spring:

**Pedestrian Corridor.** The heart of Cité Midtown, the pedestrian corridor between the first two buildings, will be built out this spring, after the north face of Phase 2 is completed. Containing extensive landscaping, the community's central plaza, a splash pad, and the first installation of Cité Midtown's outdoor workout circuit, this will be the place to connect with your community.

**Phase 3 Launch.** With Phases 1 and 2 well on their way to completion, it's time to turn our attention to Phase 3. This condo building will run from the Central Plaza all the way to the end of Jane Jacob Street, fronting the new public park to the south, or the outdoor salt-water pool to the north. Keep an eye out early in the new year for more info on our launch date.

## CITÉ MIDTOWN HOMEOWNERS' GUIDE NOW AVAILABLE ON-LINE

From where visitors park and how to let them in to what paint colour we use on your walls to the legal intricacies of what you own when you buy a "condominium," the Cité Midtown Homeowners' Guide is your one-stop source of answers to any and all questions you might have about your new home.

Find it (in on-line format or a downloadable pdf) [here](#).

## WILKAR TO BE CITÉ MIDTOWN'S PROPERTY MANAGER

Urban Capital has hired Gestion immobilière Wilkar as the Property Manager at Cité Midtown. Wilkar's team for CM will be led by Julia Saldanha, Director of Property Management. On site will be Aina Raoeline, Property Manager, and Alfonso Mayorga, the Assistant Property Manager. Contact information is available in the Homeowners' Guide. Finishing touches are being made to the Property Management office, located in Block 1.1 between the gym and Aisle 24.



## THREE YEARS AGO THIS MONTH

Finally, take a look back to our launch on November 8, 2018, almost three years ago to the day. For those of you who were there you will remember the craziness. We're excited about what those days have resulted in today!



## THREE NEW MODEL SUITES

Although the existing model suite at the Cité Midtown sales office had to come down to allow the installation of new underground services, three new ones have popped up in Block 1.1 itself. If you haven't yet, come visit them and see our take on furnishing your new home.

## MEET CITÉ MIDTOWN'S FIRST RESIDENTS

On October 23rd we reached a major milestone by having our first residents move in. We caught up with them to get their first impressions:

*First off, tell us a little about yourselves.*

My name is Steven and I am currently working at Insight Canada as a IT sales representative. Apart from work, I enjoy playing hockey, watching sports and spending time with family/ friends. Recently married my best friend, Lara and looking forward to starting off our journey together at Cite Midtown.

*What attracted you to Cite Midtown?*

Location is key. Lara and I work at Insight Canada- located a few minutes from Cite Midtown. In addition, our families live in Laval, which is also a few minutes from our new home. The importance of family and work life balance creates a need for great location. Cite midtown satisfies that need by its central location as the building is minutes away from Laval, downtown Montreal, West Island and/or east end.

*Tell us the things you like most about your unit.*

The industrial style (i.e concrete ceiling), surrounding balcony and green landscape surrounding our unit.

*What amenities are you most excited about?*

The gym looks impressive so far. Looking forward to it!

*What was it like being the only residents in the building on your first night?*

Our first night in the building was our first night as husband and wife. Felt at home from day 1.

