



WELCOME

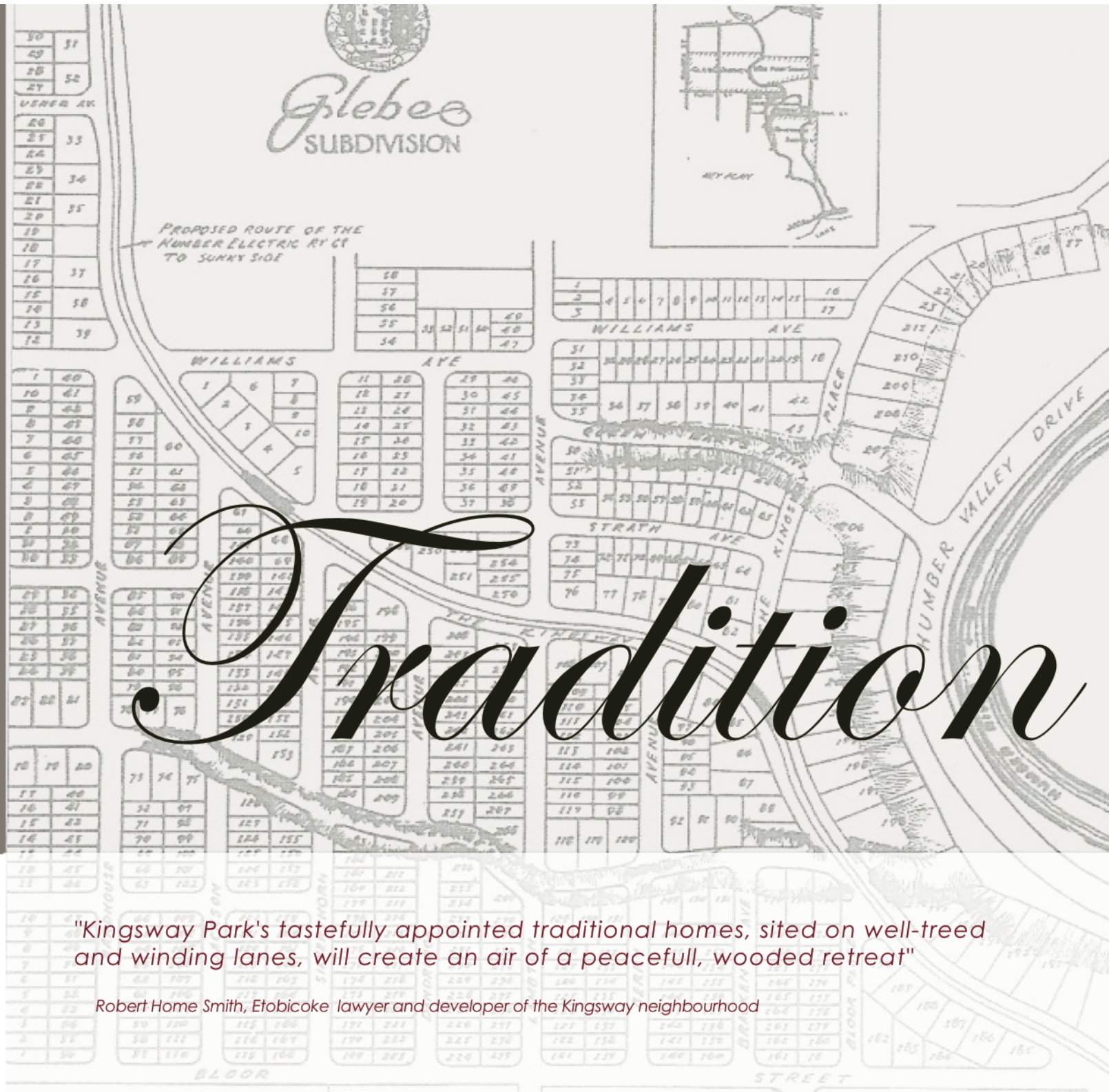
.....to your new home in the Kingsway

The area of Toronto known as the Kingsway came into being in the early 1900's when Etobicoke lawyer and visionary, Robert Home Smith purchased the lands south of Dundas road and north of Bloor Street running west from the Humber river.

Home Smith's vision for the development, which he named Kingsway Park, was that of a community of fine homes reflecting English respectability and affluence in a wooded retreat away from the noise and smells of the city.

The community was enhanced by the creation of the Old Mill Inn and Restaurant by Home Smith's development company.

The project was delayed until the 1920's, in part, due to the lack of an adequate bridge crossing the Humber River.



"Kingsway Park's tastefully appointed traditional homes, sited on well-treed and winding lanes, will create an air of a peacefull, wooded retreat"

Robert Home Smith, Etobicoke lawyer and developer of the Kingsway neighbourhood



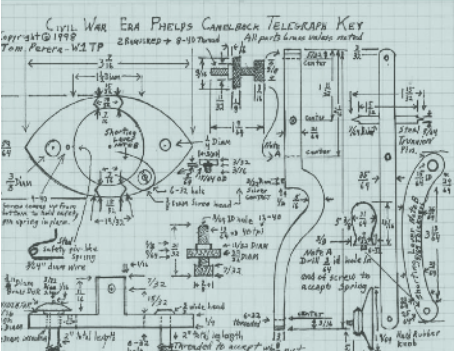
[the] KINGSWAY
condominiums



Information

Our website -- www.thekingswaycondo.com -- provides a wealth of information on the building, including information relating to Condominium Rules/Bylaws/Forms etc. It also has our quarterly Kingsway Chronicle, which can be downloaded.

Most documents on the website are downloadable and all forms are "fillable". This is a good way to book the Guest Suite or Multi-purpose Room.





Access

Two fobs are provided per suite which use one 2032 type battery (replace approximately every 2 years). Your fobs allow access to the building through the Front Door, Resident and Visitor Parking. They also give access to the Fitness Room and Swimming Pool.

Two suite keys, two mail box keys and one Building Entrance/Locker Area/Rear Lobby Door* Key are provided. The mail boxes are located just off the main lobby to the right of the front doors. (*this allows access into the lobby from the patio/garden area located at the back of the building)



A photograph of a black metal gazebo with a domed roof, situated in a snowy landscape. The gazebo is surrounded by snow-covered evergreen trees and a low, snow-covered hedge in the foreground. The ground is covered in a layer of snow. The overall scene is a serene winter setting.

Property Manager

assist

Concierge

Our concierge desk is located inside the lobby to the left of the front doors and is manned 24 hours a day to provide security and assistance. Please advise the Concierge of any major deliveries, contractors and/or guests that you are expecting. Telephone 416-239-2020

Our property manager's office is located on the Ground Floor across from the west elevators. Should you need to speak to the manager office hours are Monday to Friday 9:00 am to 5:00 pm. Telephone 416-239-6336

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Visitor Parking Entrance is off Bloor Street (right/west side of building). Guests must use intercom to contact Concierge to gain access to garage. Once parked guests should follow signs to lobby entrance (ramp) and use enter-phone to gain access to the lobby area. There is no parking in the circular front driveway as it is a fire route. Standing is permitted.

Resident Parking Entrance is off side street at east side of building. Resident parking can also be accessed through Visitor Parking. There are 3 levels of Resident Parking P1, P2 & P3.

In-suite security system

Elevators

Two sets of elevators are located at the east & west wings of the building allowing access to suite floors 2 thru 8 and resident parking P1 & P2. For major deliveries, please contact concierge for booking.

Each suite has an alarm system with a unique access code to activate or deactivate the system. Please contact the Concierge regarding the access code



We recycle We care



Garbage

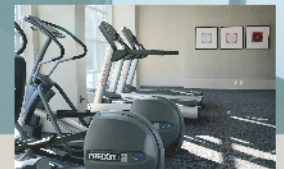


The Garbage Chute is located on Ground Floor and Floors 2 thru 8 towards the east end of the building. Select regular, blue box, or green bin refuse. Chutes may only be used between 8 am and 9 pm.

The Garbage Room is located on level P1 at the east end of the building. Use for larger items that will not fit down the "Garbage Chute". All moving boxes should be broken down & taken to the "Garbage Room". If you wish, you may place alcoholic beverage bottles in the special bins provided. We support a local charity with the proceeds.

Yours to enjoy

amenities



The Fitness Room/Swimming Pool entrance is located to the left of the Concierge Desk. Our Multi-purpose Room is located off the central main lobby on the right hand side and the Media Room is located to the right of the lobby on the left hand side just past the mail area.

The Guest Suite is located to the right of the lobby, just past the mail area. The Rear Patio is through the rear main lobby doors. Our Board Room is located through the doors left of the Concierge desk and is available for personal meetings.



Helpful hints



We recommend regular cleaning of the in-suite dryer vent, which is usually located in the ceiling of the laundry area. Learn the location of the water shut-off valve(s) for your suite and check taps and toilets for leaks regularly. Many residents turn their water off when away for more than a few days.

Please sign up for email delivery of official condominium information. The form is available on the website or from the Concierge. This saves us time and money (your money).

If you are having work done in your unit, please advise your neighbours using our "Good Neighbour" form, available on the website or from the Concierge.