



FREQUENTLY ASKED QUESTIONS

Who is the Developer and Builder?

The Developer is Brotto Development Corporation and the Builder is Suburban Construction & Management Ltd.

Recognized as an industry leader, Brotto Development Corporation is a fully integrated real estate developer with a focus on the acquisition, development and re-development of commercial and residential projects in Southwestern Ontario. Handling everything in house from land acquisition, planning and rezoning, marketing and sales, construction and after customer care, maintains control over the process ensuring the highest quality product and complete customer satisfaction.

All construction for Brotto Development is completed through Suburban Construction, a division of Brotto Development. As a registrant with the Home Construction Regulatory Authority, Suburban Construction is a full service contractor with a focus on the residential and commercial construction sectors. Bold designs, stunning interior finishes as well as the use of only quality suppliers and the best subcontractors in the businesses is what sets Suburban apart. A hands on approach by the principals of Suburban as well as streamlined communication with suppliers, subcontractors and consultants ensures our projects have unsurpassed attention to detail.

Brotto Development and Suburban Construction were founded on principals dating back to 1957 through the formation of Suburban Builders by Tarcisio Brotto. The Brotto and Suburban names are synonymous with quality construction and attention to detail.

What is being built now?

Building 1 which fronts onto Sprucewood Avenue is being built now. This building offers 4 commercial units and 32 residential suites. Building 2 will be completed after building 1 with a construction commencement date to be determined.

When will building 1 be completed?

We are expecting an Occupancy Date of November/December 2023

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What is building made of?

The building is primarily constructed with cold form steel and concrete floor planks ensuring comfort and enjoyment to the residents.

What are the ceiling heights?

9 feet smooth finish with bulkheads on floors 2, 3, 4 and 10 feet smooth finish with bulkheads on floor 5.

What is the heating and cooling system?

Individually controlled heating and cooling with Magic Pack units to ensure the residents comfort.

How does parking work?

Parking, or lack of parking is one of the largest issues with condominiums. However, rest assured at LA Suites, parking will not be a concern. Each resident will be assigned an open air parking spot. They will also have the option to upgrade their spot to an enclosed garage. Building 1 will also has 8 dedicated visitor parking spots as well as access to the over 100+ parking spots in the adjacent LaSalle Town Centre (Rexal Plaza). Residents, guests and commercial tenants can use this due to an Access Agreement that is in place.

How much are the Condo Fees?

Commercial units will be paying \$205 per month, with residential units paying on average around \$294. A full breakdown can be found at www.lasuites.ca

What utilities am I responsible for?

You would be responsible for hydro, gas and internet/tv. Water is included in your Condo Fees.

Does the building have any amenities?

At LA Suites, you will find 5 Star Hotel inspired amenities that have been artfully curated to create social interactions and a sense of community. These life enhancing, unparalleled indoor and outdoor amenities will create a lifestyle that has it all.

Fitness Centre – Achieve peak wellness and fitness performance with state of the art equipment.

Bike Room – Enjoy the incredible trails LaSalle has to offer with the convenience of ground floor bike storage.

Dog Park – Enjoy some quality time with your best friend in the 500+ square foot outdoor dog park.

The Club Room – Meet up with some friends for a drink, or host a formal dinner.

Third & Forth Floor Lounges – Enjoy a glass of your favourite wine, or quiet contemplation.

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Penthouse Lounge – Lounge with other 5th floor residents, host a wine night, or play a game of cards.

Outdoor Courtyards – Spend an evening under the stars with your friends beside the warm fire or dine al fresco.

What type of uses/businesses will the commercial units on the ground floor be?

The commercial units shall be used only offices, medical, retail and other personal services. Restaurants, bars, cafes are not permitted to ensure seamless interaction with the residential suites.

Is the building secured and locked?

Only residents and their guests will have access to the interior of the building and its amenities. An electronic entry system will be installed with viewing camera and card access. This system is linked to the resident's phone.

What happens if I have an Amazon other package delivered?

An electronic parcel storage locker system in the front lobby ensuring your deliveries are seamless and safe until you are able to retrieve them.

A full locked mailbox system will also be installed for regular mail from Canada Post.

What interior selections can I make for my suite?

Depending on the state of construction, you will be able to make all interior selections including flooring, cabinetry and counter tops, appliances, doors/trim/hardware, plumbing fixtures, lighting fixtures, paint and more.

Also, we do not have pre-set selection boards that limit your ability to customize your own suite. An abundance of options for all items are available to ensure you can fulfill your vision for your new home.

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