

Social 6

Three Robins Riverside St. Albert

5 St. Anne Street, St. Albert, Alberta
Canada, T8N 3Z9 ([view map ↗](#))



Exterior Rendering



Today's Agenda

November 4, 2024

1:30 to 3:00



- Construction Update (James Report)
- Projected Occupancy Date (August 15th)
- Key dates to remember
- How we Cool down suite -Air Conditioning-
- How do we do Package Concierge

Break for Coffee and Treat.....

- Balcony Use
- Adopt a Neighbors Pet
- Window Coverings
- Leasing Documents
- How to pick your suite
- Why Reserve Suite
-

Construction Update

- James Stadelman

MDM Construction

<https://www.mdmconstruction.ca/>



Projected Occupancy and important dates



- 1: Sign Reservations from November to February 1st
- 2: February 1st Show suite opens on main floor (crafts room)
- 3: Feb 15th (First Day to tour Amenities and 2nd Floor) 8 Tours
- 4: Feb 17 Start Signing Leases
- 5: Feb 22nd (2nd Day to tour Amenities and 2nd Floor) 8 Tours
- 6: March 1st (3rd Day to tour Amenities and 2nd Floor) 8 Tours
- 7: Occupancy Friday August 15th

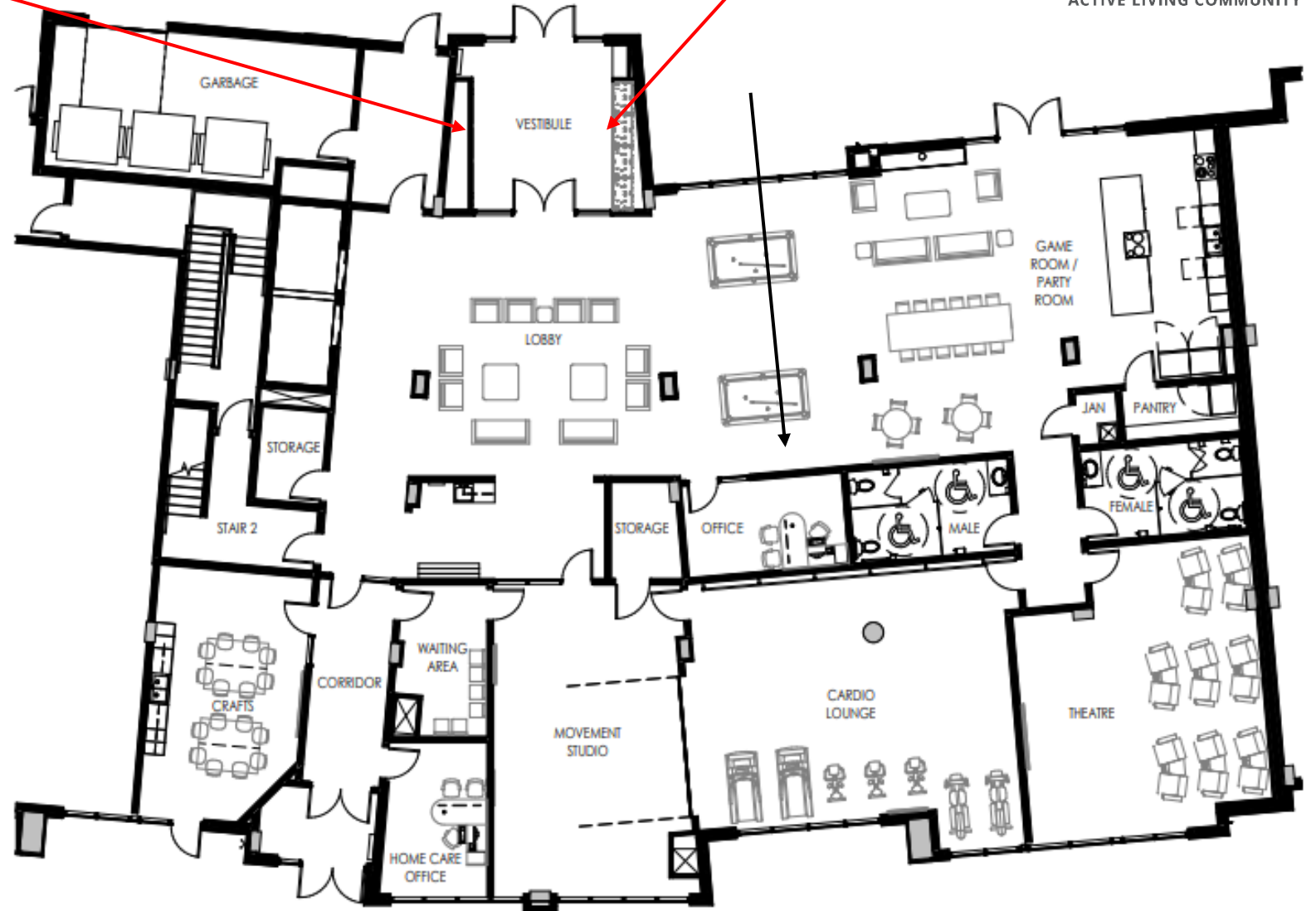
How we cool down the suites

- We increase the hallway pressure (air-conditioning)
- We have custom built air intake
- We use portable Air Conditioners in the Suites
 - We maintain and guarantee working order



Main Area

Package Concierge



Balcony Use

You have exclusive use of your balcony, but please follow these rules:

1. Use of gas or propane bar-b-que is prohibited on all balconies. Electric bar-b-ques are permitted on balconies. A bar-b-que is provided outside the social space on the main floor and on the roof top patio.
2. Refrain from storing bicycles, exercise equipment, indoor furniture, bins, etc. on the balcony
3. Refrain from drying laundry on the balcony
4. Refrain from hanging plants from your balcony railings



Adapt a neighbour's pet....

- If residents choose, they can adopt co-parent when required a neighbour's pet....



Vertican Window Coverings



Roller Shades

- Sleek Minimalist Design:** Roller shades complement any décor style effortlessly.
- Room-Darkening Fabric:** In all bedrooms, ensuring a restful sleep environment.
- Screen Shade Fabrics:** In main living areas, these shades let you enjoy your view while effectively managing sunlight and glare
- Decorative Cassette Valances:** Add a stylish finishing touch.
- Battery-Powered Wand Control:** Enjoy quick and easy operation—raise or lower the shades with just a touch of a button.

Leasing Documents

You will be signing after you remove conditions from your lease

- 1: Application
- 2: Non-Conditional Lease
- 3: Parking and Storage Lease (Temporary Storage Form)
- 4: Receipt of Handbook
- 5: Emergency Contacts EMS Form
- 6: Suite Inspection Form
- 7: Orientation Form
- 8: Proof of Insurance Form
- 9: Consent for Release Information PIPA



Why Reserve a Suite



-
- Guarantees your rental rate
- Allows you to pick your move in date
- Allows you to trade suites for a better choice if it come available

Three Robins Riverside LP hereby grants the right of the above prospective resident to reserve a specific suite for a period not to exceed _____ Days. When the show-suite opens a prospective resident will have 30 days to review the lease and convert their reservation to a one-year signed lease. Prospective tenant may cancel this reservation at any time upon giving notice to the leasing office.

Three Robins Riverside LP

Representative

Prospective Resident(s)



Three Robins Riverside LP Reservation Agreement

Date: _____ Suite#: _____ Plan# _____

Base Rent: \$ _____ Damage Deposit: \$ _____

Monthly Parking: \$ _____ U/G _____ Surface(E) _____ Surface(NE) _____

Storage(limited): \$ Price TBD Yes _____ No _____ Undecided _____

Monthly Pet Fee: \$ _____

Other Charges: \$ _____ Describe _____

Gross Rent (before Discounts): \$ _____

less

Volunteer Discount: \$ _____ Minimum 10 Hours Per Month = \$200

Other Discount \$ _____ Describe _____

Net Rent (After Discounts) \$ _____

Prospective Resident (s): _____

Cell Phone # _____ Email: _____