

Schedule "A"

OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION NO. 748

BY-LAW NO. 6

BE IT ENACTED as By-law No. 6 (being a By-law to define standard units) of Ottawa-Carleton Standard Condominium Corporation No.748 (hereinafter referred to as the "Corporation") as follows:

**ARTICLE I  
DEFINITIONS**

All words used herein which are defined in the *Condominium Act, 1998*, or any successor, ("the Act") shall have ascribed to them the meanings set out in the Act as amended from time to time.

**ARTICLE II  
GENERAL**

- (1) The purpose of this By-law is to define the standard units in this condominium.
- (2) Where the materials or specifications set out in this By-law are uncertain or incomplete, the standard unit specifications and materials shall be consistent with "Builder's Standard" construction. In the case of any dispute as to what constitutes "Builder's Standard", a comparison shall be had to the quality of the particular feature being offered by builders of comparable construction at the time of the damage.
- (3) The standard unit does not include features which are part of the common elements. The Corporation's declaration determines which features are part of the common elements and which features are part of the units. To the extent that the attached schedules include features which are part of the common elements, they are included for reference and information purposes. They are not intended to be part of the standard unit.
- (4) Except as otherwise indicated in this By-law, the standard unit(s) shall include all features of the units mentioned in the declaration or shown in the description (including all registered architectural and structural drawings) of the condominium. In the case of any inconsistency between description and the schedules to this By-law, the schedules to this By-law shall prevail.
- (5) All replacement materials and re-construction shall conform to the current Ontario Building Code, Ontario Fire Code, Ontario Electrical Safety Code, current Municipal regulations and by-laws, and all applicable bulletins in force. If any component of the standard unit must be upgraded or changed in order to comply with any applicable governmental regulation or code or other law applicable to the repair of insured damage

or destruction, the said upgrade or change shall be considered part of the standard unit despite not being clearly defined herein as being part of the standard unit.

- (6) Where the schedules to this By-law refer to specific brands of equipment or materials, this shall be deemed to include equivalent brands.
- (7) In this condominium, there are two (2) different classes of standard units. Each class is based upon a different model of unit in this condominium. The standard unit for each class or model is defined and described further in plans and specifications contained in the schedule(s) indicated for the particular class. The classes and schedule(s) are as follows:

<i>Class Number</i>	<i>Class Description</i>	<i>Schedule</i>
1	Residential Units	1
2	Commercial Units	2

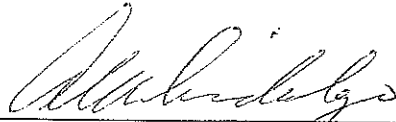
### ARTICLE III MISCELLANEOUS

- (1) Invalidity: The invalidity of any part of this By-law shall not impair or affect in any manner the validity and enforceability or effect of the balance thereof.
- (2) Waiver. No restriction, condition, obligation or provision contained in this By-law shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.
- (3) Headings: The headings in the body of this By-law form no part thereof but shall be deemed to be inserted for convenience of reference only.
- (4) Alterations: This By-law or any parts thereof may be varied, altered or repealed by a By-law passed in accordance with the provisions of the Act, and the Declaration.
- (5) Preparation: This document was prepared in the year 2007 by Nelligan O'Brien Payne LLP in conjunction with the corporation.

The foregoing By-law is hereby passed by the Directors and confirmed by the owners pursuant to the *Condominium Act, 1998* of Ontario.

DATED this 26 day of August, 2010.

**OTTAWA-CARLETON STANDARD CONDOMINIUM  
CORPORATION NO. 748**



Print Name: ANTONIO M. HIDALGO

Print Title: PRESIDENT

I have authority to bind the Corporation.

Schedule "1"  
Ottawa-Carleton Standard Condominium Corporation No. 748  
Residential Unit Specifications

All items are of standard builder's quality, unless otherwise stated.

INTERIOR FEATURES OF UNITS

- Birch prefinished hardwood floors, natural stain, throughout the living areas except for the bathrooms, laundry and mechanical and/or storage room floors;
- Ceramic tiles on all bathrooms, laundry and mechanical and/or storage room floors;
- Hardwood floor fastened to a 5/8" wood sheathing underlay. Wood sheathing laid on a 1/4 inch thick foam impact isolation barrier;
- Ceiling heights in units located on the second and third floors 12'4" except where ceilings are dropped in bathrooms, some kitchens and foyers.
- Ceiling heights in units located on the fourth through eighth floors are 9'4" except where ceilings are dropped in bathrooms, kitchens, and foyers.
- Ceiling heights in units located at the Penthouse level are 12'4" except where ceilings are dropped in bathrooms, kitchens, and foyers;
- Interior suite doors for units located on the second and third floors and Penthouse floor level are 100" high flush flat panel, painted with a semi-gloss finish with brushed chrome lever handles. Some units have flush flat panel sliding doors painted with semi-gloss finish;
- Interior suite doors for units located on fourth through eighth floors 92" high flush flat panel painted with a semi-gloss finish and brushed chrome lever handles. Some units have flush flat panel sliding doors painted with a semi-gloss finish;
- Unit entrance doors for units on fourth through eighth floors 92" high flush panel solid core wood with a semi-gloss paint finish and chrome lever handle and deadbolt;
- Unit entrance doors for units on the second and third floors and Penthouse floor level 100" high flush panel solid core wood with a semi-gloss paint finish and chrome lever handle and deadbolt;
- Some dens, as shown on the plans, have a clear glass fixed panel beside the door to the den;
- Units at the second and third floors which have raised loft bedrooms have stairs with hardwood treads and painted stringers and risers up to loft areas, with black metal railings. The units which have loft bedrooms have an unfinished storage space below the raised areas with a low access door;
- Architecturally designed 6-3/4 inch high baseboards and 2-3/8 inch wide wood door casing to be painted with semi-gloss finish;
- Vanities in bathrooms;
- Kitchen cabinetry designed for over the range microwave with built-in fan (microwave not included);
- Recessed or surface mounted medicine cabinet with matching vanity doors in bathrooms;
- Bathroom doors with privacy set hardware;
- 32" x 32" square or 36" diameter round minors over vanity sinks;
- Chrome toilet paper holder and towel bar;
- Soap dish in bathtub surface mounted white ceramic;

- No overhead light fixtures in bedrooms;
- Ceiling light over each shower or standard soaker tub;
- Copper electrical wiring.

### HEATING, COOLING AND VENTILATION:

- Heat pump system in each unit.
- Penthouse level units only with two heat pump systems;
- Units on the second and third floors only with exposed spiral style ductwork.
- Separately switched exhaust fans in bathrooms vented to the outside;
- Separate switch in living area labeled "Ventilation Fan";
- Separate exhaust for dryer vented to outside;
- White two-speed kitchen range hood fan with light vented to the outside;

### Standard Features

Unless otherwise indicated herein, the following items shall simply be of standard quality and installation and in accordance with all relevant or applicable codes and regulations:

light switch and cover plates  
electrical outlets and cover plates  
plumbing  
drains  
insulation  
ducting, venting and associated fans  
door hardware  
smoke detectors  
vapour barrier  
electrical wiring  
paint  
trim  
cabinet hardware (bathroom(s) and kitchen)

Schedule "2"  
Ottawa-Carleton Standard Condominium Corporation #748  
Unit Specifications for Commercial Units

- Exterior walls forming part of the commercial units comprising:
  - Masonry and aluminum panel exterior façade
  - Steel studs
  - Batt insulation
  - Gypsum board on interior of walls
- Structurally reinforced concrete slab on grade with machine trowel finish
- Two hour rated demising walls on steel studs with 2 layers of 13 mm type X gypsum board on each side and batt insulation in wall cavity;
- Standard, aluminum frame, double-glazed storefront windows with double entrance doors
- Ceiling will be finished in gypsum board
- High efficiency gas fired furnace (input 120 MBH / output 112 MBH) c/w one 5-ton cooling coil and remote condensing unit, capable of providing 74 degree Fahrenheit temperature inside for 90 degree Fahrenheit temperature outside
- Exhaust provisions provided for one bathroom ceiling fan
- Standard sprinkler system, including distribution and heads
- 1" diameter cold water line located at the rear of the unit, with a rough in for a single handicapped washroom also to be located at the rear of the unit
- 120/208 volt, 3 phase, 4 wire electrical service to inside each unit and terminated in a disconnect switch at the rear of unit
- Exit lighting, emergency lighting and fire alarm systems, as required by code
- Separate ¾" conduits, one for telephone and one for cable, into each unit adjacent to the electrical disconnect switch at the rear of the unit