

FOR OFFICE USE ONLY

AT 3203925

CERTIFICATE OF RECEIPT
RÉCÉPISSÉ
TORONTO (66)

2012-12-21 9:10

[Signature]

LAND REGISTRAR

New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐

(1) Registry ☐

Land Titles ☒

(2) Page 1 of pages

(3) Property
Identifier(s)

Block
12496-0001 to
12496 - 2134 inclusive

Additional:
See
Schedule ☐

(4) Nature of Document

CONDOMINIUM BY-LAW NO. 3
Condominium Act, 1998, s. 56

(5) Consideration

NIL

Dollars \$

(6) Description

All Units and common elements comprising the property included in
Toronto Standard Condominium Plan No. 1496
City of Toronto
Land Registry Division of Toronto

(7) This
Document
Contains:

(a) Redescription
New Easement
Plan/Sketch ☐

(b) Schedule for:

Description ☐ Additional
Parties ☐ Other ☒

(8) This Document provides as follows:

See Schedule for By-law and Certificate.

Continued on Schedule ☒

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1496

Signature(s)

Date of Signature

Y M D

2012 12 17

President - George Dimou

[Signature]
Secretary - Harry Brown

2012 12 17

(11) Address
for Service

Management Office, 3 Rean Drive, North York, Ontario M2K 3C2

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature

Y M D

(13) Address
for Service

(14) Municipal Address of Property

Multiple

(15) Document Prepared by:

J. Robert Gardiner
Gardiner Miller Arnold LLP
390 Bay Street
Suite 1202
Toronto, Ontario
M5H 2Y2

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

Total

CERTIFICATE IN RESPECT OF A BY-LAW
(under subsection 56 (9) of the *Condominium Act, 1998*)

TORONTO STANDARD CONDOMINIUM CORPORATION NO.1496 (known as the
"Corporation") certifies that:

- 1. The copy of the Corporation's new Standard Unit By-law No. 3 attached as Schedule "A", is a true copy of the By-law.
- 2. The By-law was made in accordance with the *Condominium Act, 1998* (the "Act").
- 3. The owners of a majority of the units of the Corporation have voted in favour of confirming the By-law.

DATED this 17th day of December, 2012.

**TORONTO STANDARD
CONDOMINIUM CORPORATION NO. 1496**

Per: Harry Brown c/s
Secretary – Harry Brown



STANDARD UNIT BY-LAW # 3

of

**TORONTO STANDARD CONDOMINIUM
CORPORATION NO. 1496**

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STANDARD UNIT BY-LAW #3

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SCHEDULE "A" - BASIC UNIT

SCHEDULE "B" - REPAIR OBLIGATIONS

SCHEDULE "C" - SUITE STANDARD SPECIFICATIONS

- | | |
|---|----------------------------------|
| X | Walls, Ceilings and Floors |
| X | Doors and Windows |
| X | Finish Carpentry |
| X | Plumbing and Fixtures |
| X | Electrical, Lighting and Heating |
| X | Appliances |
| X | Miscellaneous Systems |

SCHEDULE "D" - TOWNHOUSE STANDARD SPECIFICATIONS

- | | |
|---|----------------------------------|
| X | Walls, Ceilings and Floors |
| X | Doors and Windows |
| X | Finish Carpentry |
| X | Plumbing and Fixtures |
| X | Electrical, Lighting and Heating |
| X | Appliances |
| X | Miscellaneous Systems |

SCHEDULE "E" - PENTHOUSE STANDARD SPECIFICATIONS

- | | |
|---|----------------------------------|
| X | Walls, Ceilings and Floors |
| X | Doors and Windows |
| X | Finish Carpentry |
| X | Plumbing and Fixtures |
| X | Electrical, Lighting and Heating |
| X | Appliances |
| X | Miscellaneous Systems |

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TORONTO STANDARD CONDOMINIUM CORPORATION # 1496
(herein called the "Corporation")

STANDARD UNIT BY-LAW #3

WHEREAS the Corporation wishes to establish the criteria applicable to three classes of Standard Units of the Corporation, being:

- (a) a Suite Standard Unit [*Class 1*] (Article 3);
- (b) a Townhouse Standard Unit [*Class 2*] (Article 4); and
- (c) a Penthouse Standard Unit [*Class 3*] (Article 5);

for the purpose of determining the Corporation's obligations to repair after damage and to insure the Standard Improvements as specified for each such Class of Standard Unit, with the exception of the Exclusions referred to in Article 6 hereof, in accordance with requirements of s. 56(1) (h), 89 and 99 of the *Condominium Act, 1998* (the "Act");

AND WHEREAS the Corporation is responsible to maintain and repair the Parking Units (and similar Units used for parking purposes) and the common elements pursuant to Article 5.3 of the Corporation's declaration, while unit owners must maintain their units and must repair their units after damage, including specified components referred to in Article 5.1 of the Corporation's declaration (including repairs and replacements after reasonable wear and tear). The Corporation's declaration also specifically requires unit owners to maintain the interior surface of doors providing ingress and egress from a unit, the interior surface of all windows in Residential Units and interior and exterior surfaces of windows and window sills which are accessible by exclusive use terraces or balconies, together with exclusive use terraces or balconies, all pipes, wires, cables, conduits, ducts and mechanical or similar apparatus supplying services to their units, all exhaust fans and fan motors in kitchens and bathroom areas, any air conditioning and ventilation equipment, including thermostatic controls contained within and servicing the unit, any Parking Unit, Bicycle/Storage Unit, any gas fireplaces and any improvements or additions made to the foregoing, as more particularly set out in Schedule "B" attached hereto.

AND WHEREAS the purpose of this Standard Unit By-law is to focus only upon the Corporation's obligation to repair after damage and insure both the Basic Unit and Standard Improvements thereto specified with respect to each of the three Classes of Standard Unit, and related issues referred to in this Standard Unit By-law.

BE IT ENACTED as a By-Law of the Corporation as follows:

Classes of Standard Unit

1. The Corporation shall have three (3) Classes of Standard Unit applicable to its residential dwelling units, consisting of a Suite Standard Unit [*Class 1*], a Townhouse Standard Unit [*Class 2*] and a Penthouse Standard Unit [*Class 3*], each to be known as the Standard Unit.

Repair and Insure Standard Unit

2. The Corporation shall repair after damage and shall insure each Standard Unit of the Corporation.

Suite Standard Unit (Class 1)

3. A Suite Standard Unit for the purpose of determining the Corporation's responsibility to repair after damage and insure the Standard Improvements (with the exception of any Exclusions referred to in Article 6 hereof) shall be defined to include the Basic Unit and its Standard Improvements for this Class of Units, as follows:

- a) **Basic Unit** – The Basic Unit shall consist of the building components situated within the horizontal and vertical boundaries of each Suite residential dwelling unit, subject to any specified inclusions or exclusions referred to in Schedule "C" attached to the

Corporation's declaration and description, a written delineation of which is attached hereto as Schedule "A" (the "Basic Unit"); and

- b) **Standard Improvements** – Standard Improvements shall consist of the following components originally installed by the Declarant in a Suite residential dwelling unit before registration of the declaration and description (or replaced thereafter to the extent they meet the as-built building standard when originally constructed) or as otherwise specified below, to the extent any such component is located, or deemed to be located, within the unit boundary of a Suite residential dwelling unit:
- (i) all unit-side ceiling construction components and ceiling drywall with a painted, parged or stucco finish as may exist in the unit (including the lower surface finish thereof);
 - (ii) all unit-side wall construction components and wall drywall (including the unit-side painted surface thereof);
 - (iii) all unit-side floor construction components and flooring, including the upper concrete floor surface thereof, but excluding carpeting, underpad, tiles, hardwood flooring, sound-proofing and other flooring and any other improvements or betterments, whether originally installed by the Declarant or an owner;
 - (iv) all interior doors, closets and their doors, frames and appurtenant hardware (including any surface thereof), and the interior surface of any exterior windows, doors and their frames, except all or such portions thereof as may constitute common elements;
 - (v) all finished baseboards, quarter-round and moldings;
 - (vi) all in-wall electrical switches, outlets, connection boxes, in-ceiling lighting fixtures, wiring and electrical items ancillary thereto, together with any telephone and cable wiring and outlets;
 - (vii) bathtub, shower-stall, [*where applicable*] sinks, toilet and in-unit plumbing, pipes, drains, taps, shower heads and fixtures;
 - (viii) all in-unit heating, air conditioning and ventilating equipment, fans, radiators, thermostat, ducts, pipes and related components;
 - (ix) smoke, heat and carbon monoxide detectors, (except batteries), fire alarm, security alarm, sprinklers, intercom, thermostat and exhaust fans;
 - (x) all kitchen and bathroom cabinets and counter tops (with the exception of kitchen counter tops); and
 - (xi) any other Standard Improvements specified in Schedule "C" attached hereto.

Townhouse Standard Unit (Class 2)

4. A Townhouse Standard Unit for the purpose of determining the Corporation's responsibility to repair after damage and insure the Standard Improvements (with the exception of any Exclusions referred to in Article 6 hereof) shall be defined to include the Basic Unit and its Standard Improvements for this Class of Units, as follows:

- a) **Basic Unit** – The Basic Unit shall consist of the building components situated within the horizontal and vertical boundaries of each Townhouse residential dwelling unit, subject to any specified inclusions or exclusions referred to in Schedule "C" attached to the Corporation's declaration and description, a written delineation of which is attached hereto as Schedule "A" (the "Basic Unit"); and
- a) **Standard Improvements** – Standard Improvements shall consist of the following components originally installed by the Declarant in a Townhouse residential dwelling unit before registration of the declaration and description (or replaced thereafter to the extent they meet the as-built building standard when originally constructed) or as otherwise specified below, to the extent any such component is located, or deemed to be located, within the unit boundary of a Townhouse residential dwelling unit:

- (i) all unit-side ceiling construction components and ceiling drywall with a painted, parged or stucco finish as may exist in the unit (including the lower surface finish thereof);
- (ii) all unit-side wall construction components and wall drywall (including the unit-side painted surface thereof);
- (iii) all unit-side floor construction components and flooring, including the upper concrete floor surface thereof, but excluding carpeting, underpad, tiles, hardwood flooring, sound-proofing and other flooring and any other improvements or betterments, whether originally installed by the Declarant or an owner
- (iv) all interior doors, closets and their doors, frames and appurtenant hardware (including any surface thereof), and the interior surface of any exterior windows, doors and their frames, except all or such portions thereof as may constitute common elements;
- (v) all finished baseboards, quarter-round and moldings;
- (vi) all in-wall electrical switches, outlets, connection boxes, in-ceiling lighting fixtures, wiring and electrical items ancillary thereto, together with any telephone and cable wiring and outlets;
- (vii) bathtub, shower-stall, [*where applicable*] sinks, toilet and in-unit plumbing, pipes, drains, taps, shower heads and fixtures;
- (viii) all in-unit heating, air conditioning and ventilating equipment, fans, radiators, thermostat, ducts, pipes and related components;
- (ix) smoke, heat and carbon monoxide detectors, (except batteries), fire alarm, security alarm, sprinklers, intercom, thermostat and exhaust fans;
- (x) all kitchen and bathroom cabinets and counter tops (with the exception of kitchen counter tops); and
- (xi) any other Standard Improvements specified in Schedule "D" attached hereto.

Penthouse Standard Unit (Class 3)

5. A Penthouse Standard Unit for the purpose of determining the Corporation's responsibility to repair after damage and insure the Standard Improvements (with the exception of any Exclusions referred to in Article 6 hereof) shall be defined to include the Basic Unit and its Standard Improvements for this Class of Units, as follows:

- a) **Basic Unit** – The Basic Unit shall consist of the building components situated within the horizontal and vertical boundaries of each Penthouse residential dwelling unit, subject to any specified inclusions or exclusions referred to in Schedule "C" attached to the Corporation's declaration and description, a written delineation of which is attached hereto as Schedule "A" (the "Basic Unit"); and
- b) **Standard Improvements** – Standard Improvements shall consist of the following components originally installed by the Declarant in a Penthouse residential dwelling unit before registration of the declaration and description (or replaced thereafter to the extent they meet the as-built building standard when originally constructed) or as otherwise specified below, to the extent any such component is located, or deemed to be located, within the unit boundary of a Penthouse residential dwelling unit:
 - (i) all unit-side ceiling construction components and ceiling drywall with a painted, parged or stucco finish as may exist in the unit (including the lower surface finish thereof);
 - (ii) all unit-side wall construction components and wall drywall (including the unit-side painted surface thereof);
 - (iii) all unit-side floor construction components and flooring, including the upper concrete floor surface thereof, but excluding carpeting, underpad, tiles, hardwood flooring, sound-proofing and other flooring and any other improvements or betterments, whether originally installed by the Declarant or an owner;

- (iv) all interior doors, closets and their doors, frames and appurtenant hardware (including any surface thereof), and the interior surface of any exterior windows, doors and their frames, except all or such portions thereof as may constitute common elements;
- (v) all finished baseboards, quarter-round and moldings;
- (vi) all in-wall electrical switches, outlets, connection boxes, in-ceiling lighting fixtures, wiring and electrical items ancillary thereto, together with any telephone and cable wiring and outlets;
- (vii) bathtub, shower-stall, [*where applicable*] sinks, toilet and in-unit plumbing, pipes, drains, taps, shower heads and fixtures;
- (viii) all in-unit heating, air conditioning and ventilating equipment, fans, radiators, thermostat, ducts, pipes and related components;
- (ix) smoke, heat and carbon monoxide detectors, (except batteries), fire alarm, security alarm, sprinklers, intercom, thermostat and exhaust fans;
- (x) all kitchen and bathroom cabinets and counter tops (with the exception of kitchen counter tops); and
- (xi) any other Standard Improvements specified in Schedule "E" attached hereto.

Exclusions

6. Notwithstanding the foregoing definitions of Standard Improvements referred to in Articles 3, 4 and 5 hereof, a Class 1, 2 or 3 Standard Unit shall exclude each of the following components and the following criteria shall be excluded from the Standard Improvements accordingly:

- (i) any portion of another unit and any portion of the common elements including any exclusive use common elements;
- (ii) any extras ordered by the original purchaser from the declarant to the extent they are in excess of the as-built building standard Standard Improvements;
- (iii) any improvement to or betterment made by an owner or resident to the unit;
- (iv) any improvement, betterment or substitution for an original Standard Improvement to the extent it is different in nature, greater in scope or extent, or of a quality exceeding the as-built building standard Standard Improvement as originally installed; provided that if an owner provides written notice to the Corporation that the Owner wishes to substitute an improvement, betterment or extra over and above the building standard Standard Improvement before the Corporation has contracted to replace any such Standard Improvement to the building standard, the Corporation may elect to reimburse the Owner to the extent of the standard cost of such a building standard Standard Improvement in lieu of replacement of the building standard Standard Improvement;
- (v) maintenance, cleaning, repairs or replacement arising from wear and tear rather than from a specific event of damage, including, without restriction, any maintenance for which the unit owner is deemed to be responsible as stated in the Corporation's declaration (a copy of which is attached hereto as Schedule "B");
- (vi) an item, event, circumstance, condition or exclusion in the Corporation's insurance policy, to the extent it precludes the Corporation from receiving insurance proceeds to pay the cost of a repair after damage;
- (vii) if the unit owner is responsible therefor, the amount of the insurance deductible, to the extent of the lesser of the cost of repairing the damage and the deductible limit of the Corporation's insurance policy (see Article 11 hereof pertaining to Owner's Deductible);
- (viii) the surface finishes of any wall, floor, ceiling, door, frame, cabinet, fixture or other Standard Improvements, other than the as-built building standard finishes in accordance with the quality of materials and finishes when originally constructed;
- (ix) fixtures, appliances, facilities, or equipment (other than as specifically referred to in the list of Standard Improvements applicable to the particular

- Class of Standard Unit), furniture, ornaments, decorations, window coverings, household and personal effects and contents;
- (x) carpeting, under-padding, tiles, hardwood flooring, sound-proofing and other flooring improvements or betterments, whether originally installed by the Declarant or an owner;
- (xi) kitchen counter tops;
- (xii) damage caused to an Standard Improvement in the Basic Unit where an Event of Damage originated, if caused by arson or a willful or criminal act of the owner of the Basic Unit or a tenant, resident, employee, agent, contractor, visitor or guest thereof;
- (xiii) a Standard Parking Unit and a Standard Locker Unit shall consist of only its bare walls and shall exclude all fixtures, equipment, appliances, any alterations, additions or improvements thereto and any contents or chattels;
- (xiv) damage arising in the Basic Unit where an Event of Damage originated because a Security Device is missing, disconnected or not installed as required in such Basic Unit, including, without restriction, any smoke detector, carbon monoxide detector, heat detector, fire alarm, security alarm, intercom, window latch or any other required safety or security device, or any failure by an owner of such Basic Unit to maintain any such Security Device or to provide and replace batteries, when required, from time to time;
- (xv) other exclusions.

Repair After Damage

7. A repair after damage shall constitute damage or failure caused by a specific event which constitutes any of the "major perils" or other extended perils that the declaration, by-laws or insurance policy of the corporation specify, as referred to in s. 99 (1) of the Act, so long as any such perils are not listed in this By-law as an Exclusion. "Major perils" shall include fire, lightning, smoke, windstorm, hail, flooding, earthquake, explosion, water escape, strikes, riots or civil commotion, impact by aircraft or vehicles, vandalism or malicious acts, etc. The Corporation shall be responsible to undertake a repair after damage only in the event and to the extent the peril is insured by the Corporation's insurance policy, and only to the extent that insurance proceeds are paid to the Corporation. The Corporation shall have a duty to repair or replace after damage the Basic Unit and any applicable Standard Improvements (together with such portions of the common elements and its assets as the Corporation is obligated by its declaration to repair after damage) and the cost thereof shall constitute a common expense; however, the Corporation shall not be obligated to repair after damage, maintain or replace any Standard Improvements in the event any listed Exclusion is applicable. The Standard Improvements shall be deemed to constitute "improvements made to a unit before registration of the declaration and description" as referred to in s. 89 (5) of the Act.

Quality and Specifications

8. All repairs after damage of such Standard Improvements shall be completed in a good and worker-like manner, using good quality, new, unused materials equal to the as-built building standard when originally installed by the Declarant in the unit, subject to the particulars of any manufacturer, model, specifications or quality referred to in this By-law or the Schedules attached hereto, finished in a manner which matches abutting finishes. All applicable materials shall meet the Standard Improvements Specifications set out in the Schedule attached hereto applicable to the particular Class of Standard Unit. All materials shall comply with and be installed in accordance with all applicable government or industry standards. The board of directors reserves its right in its sole discretion at any time to designate substituted materials for a Standard Improvement, including the manufacturer, model, specifications and quality standards applicable thereto as is appropriate in accordance with current construction standards and availability of such materials.

Insurance Obligation

9. It shall be a duty and a common expense of the Corporation to obtain and maintain insurance on its own behalf and on behalf of the owners for damage to or failure of the Basic Units, the Standard Improvements (but not to the extent any Exclusion is applicable), the common elements and assets of the Corporation that is caused by a major peril or any of the other perils that the declaration and by-laws of the Corporation specify. The Standard Improvements referred to in Articles 3, 4 and 5 (b) hereof do not constitute "improvements made to a unit" (i.e. improvements made to a unit either by a person other than the Declarant or after registration of the declaration and description, commonly known as "owner's improvements") with respect to which insurance is precluded by s. 99 (4) of the Act. Instead, the Standard Improvements shall form part of the Standard Unit and the Corporation shall be responsible to insure the Standard Improvements as permitted by s. 56 (1) (h) of the Act.

Unit Owner's Insurance

10. (a) **Owners' Comprehensive Coverages** - Dwelling unit owners are strongly urged to obtain and maintain their own comprehensive all-risk condominium unit owner's insurance policy, providing full replacement cost insurance coverage with respect to applicable Exclusions referred to herein. It is recommended that Owners obtain insurance with respect to:
 - (i) any additions, alterations, improvements or betterments made by the owner to his/her unit and to any of the Standard Improvements or the common elements, including exclusive use common elements;
 - (ii) contents insurance pertaining to furnishings, fixtures, equipment, decorating, art work, clothing, jewelry, furs, silverware, cameras, sporting equipment, computers, personal digital assistants, and other chattels of the owner contained within the unit;
 - (iii) the owner's personal property and chattels stored elsewhere on the property, such as in a locker, parking space or automobile;
 - (iv) additional living expenses arising from loss of use and occupancy of his/her unit in the event of damage and the cost of additional living expenses incurred by an owner if forced to leave his/her dwelling unit as a result of a peril covered by the owner's policy;
 - (v) contingent insurance, in the event the Corporation's insurance does not cover a particular loss that ought to be insured by the Corporation under the *Condominium Act, 1998*;
 - (vi) insurance coverage pertaining to any deductible amount for which the owner may become responsible, as referred to in Article 8 hereof;
 - (vii) special loss assessment coverage pertaining to the costs of a special assessment levied by the Corporation against the unit owners to cover a shortfall between the actual cost of an insurable loss and the amount paid by the Corporation's insurance pursuant to a claim;
 - (viii) public liability insurance to a minimum \$2,000,000.00 limit, providing standard all-risk public liability coverage of the owner or any resident, tenant, invitee or licensee of such owner's unit, subject to usual exclusions and conditions;
 - (ix) blanket glass coverage, sewer back-up coverage and food freezer coverage;
 - (x) other insurance coverages may be obtained as part of a comprehensive condominium owner's insurance package.
- (b) **Tenant's Insurance** - It is recommended that owners require their tenants to purchase their own contents and liability insurance protection when signing a lease of the unit, since damages caused by the tenant's negligence could cause the Corporation, its insurer and other unit owners or visitors to sue the tenant for damages.

- (c) **Waiver of Subrogation** - All such insurance policies should provide full replacement coverage with appropriate deductibles and should contain waivers of subrogation pertaining to any claim by an insurer against the Corporation, its directors, officers, manager, agents, employees and servants, and against the other owners and members of their household, except for a vehicle impact, arson and fraud.
- (d) **Insurance Agent's Considerations** - The Corporation's insurance broker (or your own insurance agent) may best be able to provide a comprehensive condominium unit owner's insurance policy which matches up to the Corporation's insurance at a realistic premium cost. For clarity, all unit owners should refer their own insurance advisors to this by-law. Ask your insurance advisor to consider all provisions of this Standard Unit By-law and Schedules, but particularly, the Standard Improvements applicable to the particular Class of Standard Unit, the Exclusions (Article 6), the Unit Owner's Insurance (Article 10) and Owner's Deductible (Article 11). Owners and tenants who leave their unit vacant for any period of time in excess of the permitted vacancy time referred to in their insurance policy should make arrangements with their insurer accordingly, or should arrange for interim inspections of the unit.

Owner's Deductible

11. (a) **Replacement and Deductible** - The Corporation's insurance shall provide full replacement value for each insured component subject to a deductible amount (whereby no insurance coverage applies to the extent of that deductible amount) which in the opinion of the Corporation and its insurance representative is a reasonable deductible amount in the circumstances applicable to the Corporation, as determined from time to time. If damage to the unit is caused by an act or omission of the Corporation or its directors, officers, agents or employees, the deductible amount shall be a common expense.
- (b) **Owner's Liability** - Pursuant to s. 105 (2) and (3) of the Act, if an owner, lessee of the owner's unit, a person residing therein or any successor, assignee, employee, agent, contractor, visitor or guest thereof, whether or not with the permission or knowledge of the owner, causes any damage to any **Damaged Component** which originated from an **Event of Damage** arising within the owner's unit, the owner of the unit shall be strictly liable for reimbursing the Corporation to the extent of the amount of the **Restricted Deductible Loss**, arising with respect to the cost of repairs, replacement or rectification of any such Damaged Component. The terms used herein shall be defined as follows:
- (i) A "**Damaged Component**" shall consist of any of the owner's Basic Unit and each of the Standard Improvements thereto as referred to with respect to that particular Class of Standard Unit contained within the owner's unit boundaries, together with such portion of the Corporation's common elements, exclusive use common elements, assets, structures, facilities, components, alterations or installations thereon, and together with any other Basic Unit and the Standard Improvements applicable to such other Class of Standard Unit, which have suffered damage or failure originating from an Event of Damage arising within the owner's unit.
 - (ii) An "**Event of Damage**" shall mean any event or any cause of damage or loss to, or failure of any of the owner's Basic Unit or Standard Improvements thereto or any other items, components or contents contained within the boundaries of the owner's unit, or any cause of damage or loss to or failure of any Damaged Component originating from within the owner's unit, howsoever caused, or failure by the owner to maintain or repair the owner's Basic Unit, Standard Improvements or any other items, components or contents contained within the boundaries of the owner's unit. The owner shall be strictly liable to reimburse the Corporation for the Restricted Deductible Loss arising from any such Event of Damage, whether or not through any act or omission of the owner or those for whom the owner is responsible, unless damage to or failure of the owner's Unit Components is caused

by an act or omission of the Corporation or its directors, officers, agents or employees.

(iii) The “**Restricted Deductible Loss**” shall be the amount that is the lesser of:

- (a) the cost of repairing any damage or loss to any Damaged Component which originated from an Event of Damage’, and
- (b) the deductible limit of the insurance policy currently maintained by the Corporation.

The Corporation shall add the said Restricted Deductible Loss to the common expenses payable for the owner’s unit. In the event the owner fails to reimburse the Corporation within 30 days after the Corporation has provided to the owner written notice requiring reimbursement of the Restricted Deductible Loss together with any applicable invoices, a default giving rise to a lien shall thereupon arise on the date of non-payment by the owner of the Restricted Deductible Loss. In the event of non-payment within the designated time, the Corporation shall enforce payment of the said Restricted Deductible Loss and all amounts collectible in accordance with all of the provisions set out in s. 84 - 87 of the Act.

Reasonable and Consistent

12. This by-law shall be reasonable and consistent with the provisions set out in the Act and the Corporation’s declaration. In the event that any provision set out herein conflicts with any specific provision set out in any other by-law or rule of the Corporation, the provision set out herein shall supercede and replace any conflicting provision to the extent necessary to carry out the objectives of this by-law. Any provision contained in this Standard Unit By-law which amends the Corporation’s declaration provisions pertaining to a repair after damage or insurance as permitted by s. 56 (1), s. 89 and s. 99 of the Act shall supersede the corresponding provisions contained in the declaration, to that limited extent. In the event any provision set out herein is held to be unenforceable, only the specific unenforceable aspect of a provision shall be severed from the provision and such remaining portion of the provision as may be enforceable shall continue in full force and effect. This By-law shall take effect once it has been duly executed and registered on title at the Land Registry Office. No waiver, delay, acquiescence, estoppel, detrimental reliance or discrimination shall be deemed to occur or arise or provide any defence to enforcement of the Corporation’s declaration, by-laws or rules, as a result of the Corporation’s failure to enforce compliance from time to time with any such declaration, by-law or rule provision.

Dispute Resolution

13. In the event any dispute arises with respect to any aspect pertaining to any of the provisions set out herein, including, without restriction, the interpretation or legal effect of any such provision, the nature, scope, location or extent of any as-built building standard Standard Improvements or any Exclusion, the applicable method of construction or quality of materials or workmanship, the Corporation and any unit owner, insurer or contractor shall determine the appropriate Standard Improvement within the context of any applicable photograph of such a sample Standard Improvement as may be in the possession of the Corporation, or a physical inspection of any such Standard Improvement may be undertaken by the parties, in any three units selected by the board of directors as model units containing sample Standard Improvements, for the purpose of establishing the Standard Improvements and Exclusions referred to herein. After receiving the input of all parties concerned, the written decision of the board of directors on any of the foregoing issues shall be final and binding, unless any party disputing that decision provides a written mediation notice to the board and any other participating party within 30 days after the board has provided written notice of its decision to each party at its address on the Corporation’s record or at any other last known address, in which event the parties shall mediate and if necessary, arbitrate, the issue in dispute in accordance with Section 132 of the Act, subject to any mediation or arbitration provisions as may be set out in a by-law of the Corporation.

Execution and Further Assurances

14. The Corporation's President and Secretary or any two Directors are hereby authorized and directed to execute under the corporate seal this By-law, a Document General and Certificate and such further or other documents or assurances as may be appropriate, generally in accordance with the enclosed or such future terms and conditions as the Board deems appropriate, subject to compliance with all corporate procedures and authorizations.

The foregoing By-law is hereby passed by the board of directors of the Corporation (subject to the required consent of owners) at a meeting of directors duly called and held on the 25th day of January, 2012, pursuant to s. 56 of the *Condominium Act, 1998*.

DATED this 10th day of December, 2012.



George Dimou - President

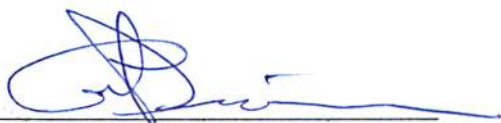


Harry Brown - Secretary

c/s

The foregoing By-law is hereby consented to by owners who own at least a majority of the units of the Corporation at a meeting of the owners duly called and held on the 28th day of November, 2012, pursuant to s. 56 of the *Condominium Act, 1998*.

DATED this 10th day of December, 2012.

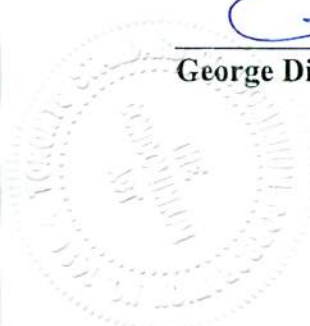


George Dimou - President



Harry Brown - Secretary

c/s



SCHEDULE "A" TO BY-LAW # 3 BASIC UNIT

The Suite Basic Unit, the Townhouse Basic Unit and the Penthouse Basic Unit, being the Class 1, 2 and 3 Standard Units referred to in the Corporation's Standard Unit By-Law are defined in accordance with the following extract from Schedule "C" attached to the Corporation's declaration:

UNIT BOUNDARIES

Each Residential Unit, Superintendent Unit, Guest Suite Unit, Club Unit, Putting Green Unit, Communication Control Unit, Bicycle/Storage Unit, Combined Parking/Locker Unit, Combined Tandem Parking/Locker Unit, Compact Tandem Parking Unit, Parking Unit, Tandem Parking Unit and Waldorf Visitor Parking shall comprise the area within the heavy lines shown on Part 1, Sheets 1, 2, 3, 4 and 5 of the Description with respect to the unit numbers indicated thereon. The monuments controlling the extent of the Residential Units, Superintendent Units, Guest Suite Units, Club Unit, Putting Green Unit, Communication Control Units, Bicycle/Storage Units, Combined Parking/Locker Units, Combined Tandem Parking/Locker Units, Compact Tandem Parking Units, Parking Units, Tandem Parking Units and Waldorf Visitor Parking Units are the physical surfaces and planes referred below, are illustrated on Part 1, Sheets 1, 2, 3, 4 and 5 of the Description and all dimensions shall have reference to them.

Without limiting the generalities of the foregoing, the boundaries of each Unit are as follows:

1. **BOUNDARIES OF THE RESIDENTIAL UNITS**
(Being Units 1 to 34 inclusive on Level 1, Units 1 to 26 inclusive on Level 3, Units 1 to 28 inclusive on Levels 4 to 16 inclusive, Units 1 to 24 inclusive on Levels 17 to 25 inclusive, Units 1 to 12 inclusive on Levels 26 and 27 and Units 1 to 8 inclusive on Level 28.)
 2. **BOUNDARIES OF THE SUPERINTENDENT UNITS**
(Being Units 291 and 292 on Level 2.)
 3. **BOUNDARIES OF THE GUEST SUITE UNITS**
(Being Units 290 and 293 on Level 2.)
- a) Each Residential Unit, Superintendent Unit and Guest Suite Unit shall be bounded vertically by one or a combination of:
 - i) The upper surface and plane of the concrete floor slab and/or the production thereof.
 - ii) The lower surface and plane of the concrete ceiling slab and/or the production thereof.
 - iii) The back side surface and plane of the drywall sheathing and/or the production thereof.
 - iv) The upper face and plane of the plywood sub-floor.
 - b) Each Residential Unit, Superintendent Unit and Guest Suite Unit shall be bounded horizontally by one or a combination of:
 - i) The backside surface and plane of the drywall sheathing on all exterior walls or walls separating a unit from the common elements.
 - ii) The unfinished unit side surface and plane of all exterior doors, door and window frames, the said doors and windows being in a closed position and the unit side surface of the glass or acrylic panels contained therein.
 - iii) In the vicinity of suspended ceilings, bulkheads, ducts, pipe spaces and concrete columns, the unit boundaries are the backside surfaces of the drywall sheathing enclosing said suspended ceilings, bulkheads, ducts, pipe spaces and masonry structural columns and walls.
 - iv) The vertical face and plane of the concrete slab end.

SCHEDULE "B" TO BY-LAW # 3

REPAIR OBLIGATIONS

The maintenance and repair obligations of the Corporation and of the owner of a unit are stated in the following extract of Article 5 found in the Corporation's declaration:

5.1 Repairs and Maintenance By Owner

- (a) Each Owner shall maintain his or her Unit, and subject to the provisions of this Declaration, each Owner shall repair his or her Unit after damage, all at his or her own expense. Without limiting the generality of the foregoing, each Owner shall maintain:
 - (i) the interior surface of doors which provide the means of ingress and egress from his or her Unit and repair damage to those doors caused by the negligence of the Owner, residents, family members, guests, visitors, tenants, licensees or invitees to his or her Unit;
 - (ii) the interior surface of all windows in Residential Units and interior and exterior surfaces of all windows and window sills contiguous to his or her Unit and which are accessible by the terrace or balcony, together with the terrace or balcony itself which has been designated as an exclusive use area in respect of such Unit; and shall be responsible for the costs incurred by the Corporation to repair damage to those windows caused by the negligence of the Owner, residents, family members, guests, visitors, tenants, licensees or invitees to the Unit;
 - (iii) all pipes, wires, cables, conduits, ducts and mechanical or similar apparatus, that supplies any service to his or her Unit only;
 - (iv) all exhaust fans and fan motors located in the kitchen and bathroom areas of the Unit or adjacent Common Elements that services the Unit;
 - (v) any air conditioning and ventilation equipment, including thermostatic controls contained within and servicing his Unit only (to and including the shut-off valve) such maintenance to include regularly scheduled inspections of all such equipment. Such periodic maintenance shall include the cleaning and replacement of air filters. The Corporation may make provision in its annual budget for the maintenance and repair of the heating system, servicing each Unit, including the replacement of air filters, whereupon such costs shall be allocated as part of the common expenses. Each Owner shall be liable for any damage due to the malfunction of such equipment caused by the act or omission of an Owner, his servants, agents, tenants, family or guests. No Owner shall make any change, alteration or addition in or to such equipment without the prior written consent of the Board;
 - (vi) his/her Parking Unit (including any variation thereof) and/or Bicycle/Storage Unit in a clean and sightly condition, notwithstanding that the Corporation may make provision in its annual budget for the cleaning of the same;
 - (vii) the terrace, patio and/or balcony to which the Unit has direct access (if such Owner's Unit has been allocated an exclusive use terrace, patio or balcony) in a clean and sightly condition; and
 - (viii) and repair gas fireplaces if any, within the Unit, provided that only persons certified to repair gas appliances shall be allowed to perform such services.
- (b) The Corporation shall make any repairs that an Owner is obliged to make pursuant to paragraph 5.1 and that the Owner does not make within a reasonable time and in such an event, an Owner shall be deemed to have consented to having said repairs done by the Corporation, and an Owner shall reimburse the Corporation in full for the cost of such repairs, including any legal or collection costs incurred by the Corporation to collect the costs of such repairs, and all such sums of

money shall bear interest at the rate of eighteen (18%) per cent per annum. The Corporation may collect all such sums of money in such instalments as the Board may decide upon. The instalments shall form part of the monthly contributions towards the common expenses of such Owner, after the Corporation has given written notice thereof. All such payments are deemed to be additional contributions towards the common expenses and recoverable as such.

5.2 Responsibility of Owner for Damage

Each owner shall be responsible for all damage to any and all other Units and to the Common Elements, which is caused by the failure of the Owner his or her residents, family members, guests, visitors, tenants, licensees or invitees to his or her Unit, to so maintain and repair his or her Unit and such parts of the Common Elements for which he/she is responsible, or caused by the negligence or wilful misconduct of the Owner, his or her residents, tenants, licensees, or invitees, save and except for any such damage for which the cost of repairing same may be recovered under any policy of insurance held by the Corporation.

5.3 Repair and Maintenance by Corporation

The Corporation shall maintain and repair the Parking Units (and similar Units used for parking purposes) and the Common Elements at its own expense and shall be responsible for the maintenance and repair of exclusive use Common Elements, however, the Corporation shall not be responsible for those parts of the Common Elements which are required to be maintained and repaired by the Owners pursuant to paragraph 5.1.

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SCHEDULE "C" TO BY-LAW # 3

SUITE STANDARD UNIT SPECIFICATIONS

The following Standard Improvements applicable to a Suite Standard Unit referred to in Article 3 of the Corporation's Standard Unit By-Law shall meet the following specifications:

Suite Standard Unit *[Class 1]*

GENERAL

Ceiling	<ul style="list-style-type: none"> Stippled finish in all finished areas except the kitchen and bathrooms, painted with standard quality materials
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum wallboard) interior walls and partitions, painted with standard quality materials Painted standard MDF baseboard mouldings, with ¼-round where applicable Painted standard MDF casings around all door openings
Floors	<ul style="list-style-type: none"> Unfinished concrete
Closets	<ul style="list-style-type: none"> Linen, coat and clothing closets with vinyl coated wire shelving
Doors	<ul style="list-style-type: none"> Builders grade painted hollow-core 2 panel doors with metal knobs and hardware
Electrical	<ul style="list-style-type: none"> Service panel with circuit breakers and copper wiring Standard light switches & electrical outlets

FOYER

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) with stippled finish
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm)
Floors	<ul style="list-style-type: none"> Unfinished concrete
Closet	<ul style="list-style-type: none"> Builders grade painted hollow-core 2 panel bi-fold door or sliding doors where applicable Vinyl coated wire shelving
Electrical	<ul style="list-style-type: none"> Ceiling light fixture Standard light switches & electrical outlets

MAIN BATHROOM

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm) Painted standard MDF casings around door opening Tiles in shower floor to ceiling Recessed medicine cabinet Mirror above vanity and sink
Floors	<ul style="list-style-type: none"> Unfinished concrete
Cabinetry	<ul style="list-style-type: none"> Vanity cabinet (thermofoil) with raised doors and solid white cultured marble countertop with integrated basin and single lever chrome faucet
Fixtures	<ul style="list-style-type: none"> Eljer vitreous china toilet Glass and aluminum shower doors with chrome lever handle, shower head and pressure balancing valve Towel bar and toilet paper holder
Electrical	<ul style="list-style-type: none"> 4-bulb wall mount marquee light fixture above mirror Standard light switches & electrical outlets
Ventilation	<ul style="list-style-type: none"> Exhaust fan in ceiling
Door	<ul style="list-style-type: none"> Builders grade painted hollow-core 2 panel door with metal knobs and hardware

LAUNDRY

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm) Painted standard MDF casings around door opening
Floors	<ul style="list-style-type: none"> Unfinished concrete
Ventilation	<ul style="list-style-type: none"> Ceiling mounted fan vented to exterior
Doors	<ul style="list-style-type: none"> Builders grade painted hollow-core 2 panel door or bi-fold door where applicable with metal knobs and hardware

MASTER BEDROOM

Ceiling	▪ Standard drywall (gypsum board) with stippled finish
Walls	▪ Standard drywall (gypsum board) painted with standard quality materials ▪ Painted standard MDF baseboard mouldings (125 mm) ▪ Painted standard MDF casings around door openings
Floors	▪ Unfinished concrete
Windows and Doors	▪ Painted wood stools
Closet	▪ Closet complete with vinyl coated wire shelving
Electrical	▪ Ceiling light fixtures ▪ Standard light switches & electrical outlets
Doors	▪ Builders grade painted hollow-core 2 panel doors with metal knobs and hardware

MASTER BEDROOM ENSUITE

Ceiling	▪ Standard drywall (gypsum board) painted with standard quality materials
Walls	▪ Standard drywall (gypsum board) painted with standard quality materials ▪ Painted standard MDF baseboard mouldings (125 mm) ▪ Painted standard MDF casings around door opening ▪ Large beveled mirror above vanity and sink ▪ Recessed medicine cabinet ▪ Tiles in bathtub floor to ceiling
Floors	▪ Unfinished concrete
Cabinetry	▪ Vanity cabinet (thermofoil) with raised doors and solid white cultured marble countertop with integrated basin and single lever chrome faucet
Fixtures	▪ Eljer vitreous china toilet ▪ Soaker bathtub complete with chrome lever handle and pressure balancing valve ▪ Towel bar and toilet paper holder
Electrical	▪ 8-bulb wall mount marquee light fixture above countertop ▪ Standard light switches & electrical outlets
Ventilation	▪ Exhaust fan in ceiling
Door	▪ Builders grade painted hollow-core 2 panel door with metal knobs and hardware

DEN (where applicable)

Ceiling	▪ Standard drywall (gypsum board) with stippled finish
Walls	▪ Standard drywall (gypsum board) painted with standard quality materials ▪ Painted standard MDF baseboard mouldings (125 mm)
Floors	▪ Unfinished concrete
Doors	▪ French doors with 15 regular glass panes
Electrical	▪ Ceiling light fixture ▪ Standard light switches & electrical outlets

SMALL BEDROOMS (where applicable)

Ceiling	▪ Standard drywall (gypsum board) with stippled finish
Walls	▪ Standard drywall (gypsum board) painted with standard quality materials ▪ Painted standard MDF baseboard mouldings (100 mm) ▪ Painted standard MDF casings around door openings
Floors	▪ Unfinished concrete
Windows	▪ Painted wood stools
Closet	▪ Closet complete with vinyl coated wire shelving ▪ Sliding doors where applicable
Electrical	▪ Ceiling light fixture ▪ Standard light switches & electrical outlets
Doors	▪ Builders grade painted hollow-core 2 panel doors with metal knobs and hardware

LIVING / DINING ROOM

Ceiling	▪ Standard drywall (gypsum board) with stippled finish
Walls	▪ Standard drywall (gypsum board) painted with standard quality materials ▪ Painted standard MDF baseboard mouldings (100 mm)
Floors	▪ Unfinished concrete
Windows and Doors	▪ Painted wood stools ▪ Sliding door and/or glass swing door to balcony

Electrical	<ul style="list-style-type: none"> ▪ Ceiling light fixture ▪ Standard light switches & electrical outlets
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KITCHEN

Ceiling	<ul style="list-style-type: none"> ▪ Standard drywall (gypsum board) painted with standard quality materials
Walls	<ul style="list-style-type: none"> ▪ Standard drywall (gypsum board) painted with standard quality materials ▪ Painted standard MDF baseboard mouldings (125 mm) ▪ Ceramic tile backsplash
Floors	<ul style="list-style-type: none"> ▪ Unfinished concrete
Cabinetry	<ul style="list-style-type: none"> ▪ Kitchen cabinet (thermofoil) with raised doors, double stainless steel sink with single lever chrome faucet
Electrical	<ul style="list-style-type: none"> ▪ Ceiling light fixture ▪ Under cabinet valance lighting ▪ Standard light switches & electrical outlets
Ventilation	<ul style="list-style-type: none"> ▪ Exhaust hood fan vented to exterior

SCHEDULE "D" TO BY-LAW #3

TOWNHOUSE STANDARD UNIT SPECIFICATIONS

The following Standard Improvements applicable to a Townhouse Standard Unit referred to in Article 4 of the Corporation's Standard Unit By-Law shall meet the following specifications:

Townhouse Standard Unit [Class 2]

GENERAL

Ceiling	<ul style="list-style-type: none"> Stippled finish in all finished areas except the kitchen and bathrooms, painted with standard quality materials Painted standard Cornices, where applicable
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum wallboard) interior walls and partitions, painted with standard quality materials Painted standard MDF baseboard mouldings, with 1/4-round where applicable Painted standard MDF casings around all door openings
Floors	<ul style="list-style-type: none"> Unfinished concrete
Closets	<ul style="list-style-type: none"> Linen, coat and clothing closets with vinyl coated wire shelving
Doors	<ul style="list-style-type: none"> Builders grade painted hollow-core 2 panel doors with metal knobs and hardware
Electrical	<ul style="list-style-type: none"> Service panel with circuit breakers and copper wiring Standard light switches & electrical outlets

FOYER (to building where applicable)

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm)
Floors	<ul style="list-style-type: none"> Unfinished concrete
Closet	<ul style="list-style-type: none"> Builders grade painted hollow-core 2 panel doors Vinyl coated wire shelving
Electrical	<ul style="list-style-type: none"> Ceiling light fixture Standard light switches & electrical outlets

DEN

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) with stippled finish, and 125 mm painted cornice moulding
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm)
Floors	<ul style="list-style-type: none"> Unfinished concrete
Doors	<ul style="list-style-type: none"> French doors with 10 regular glass panes
Electrical	<ul style="list-style-type: none"> Ceiling light fixture Standard light switches & electrical outlets

FOYER (to exterior)

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) with stippled finish, and 125 mm painted cornice moulding
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm)
Floors	<ul style="list-style-type: none"> Unfinished concrete
Closet	<ul style="list-style-type: none"> Sliding doors Vinyl coated wire shelving
Electrical	<ul style="list-style-type: none"> Ceiling light fixture Standard light switches & electrical outlets

POWDER ROOM

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm) Painted standard MDF casings around door opening Mirror above vanity
Floors	<ul style="list-style-type: none"> Unfinished concrete

Cabinetry	<ul style="list-style-type: none"> Vanity cabinet (thermofoil) with raised doors and solid white cultured marble countertop with integrated basin and single lever chrome faucet
Fixtures	<ul style="list-style-type: none"> Eljer vitreous china toilet Towel bar and toilet paper holder
Electrical	<ul style="list-style-type: none"> 4-bulb wall mount marquee light fixture above mirror Standard light switches & electrical outlets
Ventilation	<ul style="list-style-type: none"> Exhaust fan in ceiling
Door	<ul style="list-style-type: none"> Builders grade painted hollow-core 2 panel door with metal knobs and hardware

LIVING / DINING ROOM

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) with stippled finish, and 125 mm painted cornice moulding
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm)
Floors	<ul style="list-style-type: none"> Unfinished concrete
Windows and Doors	<ul style="list-style-type: none"> Painted wood stools French doors or sliding doors where applicable to patio
Electrical	<ul style="list-style-type: none"> Ceiling light fixtures Standard light switches & electrical outlets

KITCHEN

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm) Ceramic tile backsplash
Floors	<ul style="list-style-type: none"> Unfinished concrete
Windows	<ul style="list-style-type: none"> Painted wood stools
Cabinetry	<ul style="list-style-type: none"> Custom designed kitchen cabinet (wood) with raised doors, double stainless steel sink with single lever chrome faucet
Electrical	<ul style="list-style-type: none"> Ceiling light fixtures Under cabinet valance lighting Standard light switches & electrical outlets
Ventilation	<ul style="list-style-type: none"> Exhaust hood fan vented to exterior

STAIRS

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) with stippled finish
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm) and stringers Wall-mounted oak handrail, banister and nosings
Floors	<ul style="list-style-type: none"> Unfinished concrete
Electrical	<ul style="list-style-type: none"> Ceiling light fixture

HALL

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) with stippled finish
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm)
Floors	<ul style="list-style-type: none"> Unfinished concrete
Electrical	<ul style="list-style-type: none"> Ceiling light fixtures

LAUNDRY

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm) Painted standard MDF casings around door opening
Floors	<ul style="list-style-type: none"> Unfinished concrete
Ventilation	<ul style="list-style-type: none"> Ceiling mounted fan vented to exterior
Doors	<ul style="list-style-type: none"> Builders grade painted hollow-core 2 panel door with metal knobs and hardware

MAIN BATHROOM

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials
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Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm) Painted standard MDF casings around door opening Large beveled mirror above vanity and sink Recessed medicine cabinet Tiles in shower floor to ceiling
Floors	<ul style="list-style-type: none"> Unfinished concrete
Cabinetry	<ul style="list-style-type: none"> Vanity cabinet (thermofoil) with raised doors and solid white cultured marble countertop with integrated basin and single lever chrome faucet
Fixtures	<ul style="list-style-type: none"> Eljer vitreous china toilet Glass and aluminum shower with chrome lever handle, shower head and pressure balancing valve Towel bar and toilet paper holder
Electrical	<ul style="list-style-type: none"> 4-bulb wall mount marquee light fixture above mirror Standard light switches & electrical outlets
Ventilation	<ul style="list-style-type: none"> Exhaust fan in ceiling vented to exterior
Door	<ul style="list-style-type: none"> Builders grade painted hollow-core 2 panel door with metal knobs and hardware

MASTER BEDROOM

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) with stippled finish
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm) Painted standard MDF casings around door openings
Floors	<ul style="list-style-type: none"> Unfinished concrete
Windows	<ul style="list-style-type: none"> Painted wood stools
Closet	<ul style="list-style-type: none"> Walk-in closet complete with vinyl coated wire shelving
Electrical	<ul style="list-style-type: none"> Ceiling light fixture Standard light switches & electrical outlets
Doors	<ul style="list-style-type: none"> Builders grade painted hollow-core 2 panel doors with metal knobs and hardware

MASTER BEDROOM ENSUITE

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm) Painted standard MDF casings around door opening Large beveled mirror above vanity and sink Recessed medicine cabinet Tiles in bathtub floor to ceiling
Floors	<ul style="list-style-type: none"> Unfinished concrete
Cabinetry	<ul style="list-style-type: none"> Vanity cabinet (thermofoil) with raised doors and solid white cultured marble countertop with integrated basin and single lever chrome faucet
Fixtures	<ul style="list-style-type: none"> Eljer vitreous china toilet Soaker bathtub complete with chrome lever handle and pressure balancing valve Towel bar and toilet paper holder
Electrical	<ul style="list-style-type: none"> 8-bulb wall mount marquee light fixture above countertop Ceiling pot lights Standard light switches & electrical outlets
Ventilation	<ul style="list-style-type: none"> Exhaust fan in ceiling vented to exterior
Door	<ul style="list-style-type: none"> Builders grade painted hollow-core 2 panel door with metal knobs and hardware

SMALL BEDROOMS

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) with stippled finish
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm) Painted standard MDF casings around door openings
Floors	<ul style="list-style-type: none"> Unfinished concrete
Windows	<ul style="list-style-type: none"> Painted wood stools
Closet	<ul style="list-style-type: none"> Sliding doors complete with vinyl coated wire shelving
Electrical	<ul style="list-style-type: none"> Ceiling light fixture Standard light switches & electrical outlets
Doors	<ul style="list-style-type: none"> Builders grade painted hollow-core 2 panel doors with metal knobs and hardware

SCHEDULE "E" TO BY-LAW #3

PENTHOUSE (UPPER AND LOWER) STANDARD UNIT SPECIFICATIONS

The following Standard Improvements applicable to a Penthouse (Upper and Lower) Standard Unit referred to in Article 5 of the Corporation's Standard Unit By-Law shall meet the following specifications:

Penthouse (Upper and Lower) Standard Unit [Class 3]

GENERAL

Ceilings	<ul style="list-style-type: none"> Standard drywall stippled finish in all finished areas except the kitchen and bathrooms, painted with standard quality materials Painted Cornices, where applicable
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum wallboard) interior walls and partitions, painted with standard quality materials Painted standard MDF baseboard mouldings, with 1/4-round where applicable Painted standard MDF casings around all door openings
Floors	<ul style="list-style-type: none"> Unfinished concrete
Closets	<ul style="list-style-type: none"> Linen, coat and clothing closets with vinyl coated wire shelving
Doors	<ul style="list-style-type: none"> Builders grade painted hollow-core 2 panel doors with metal knobs and hardware
Electrical	<ul style="list-style-type: none"> Service panel with circuit breakers and copper wiring Standard light fixtures with standard light switches

FOYER

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) with stippled finish, with 150 mm painted cornice moulding
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm)
Floors	<ul style="list-style-type: none"> Unfinished concrete
Closet	<ul style="list-style-type: none"> Sliding doors Vinyl coated wire shelving
Electrical	<ul style="list-style-type: none"> Standard ceiling light fixtures including pot lights Standard light fixtures with standard light switches

POWDER ROOM (where applicable)

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials with standard quality materials
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm) Painted standard MDF casings around door opening Mirror above pedestal sink
Floors	<ul style="list-style-type: none"> Unfinished concrete
Fixtures	<ul style="list-style-type: none"> Pedestal sink with single level chrome faucet Eljer vitreous china toilet Towel bar and toilet paper holder
Electrical	<ul style="list-style-type: none"> 4-bulb wall mount marquee light fixture above mirror Standard light fixtures with standard light switches
Ventilation	<ul style="list-style-type: none"> Exhaust fan in ceiling
Door	<ul style="list-style-type: none"> Builders grade painted hollow-core 2-panel door with metal knobs and hardware

LAUNDRY

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm) Painted standard MDF casings around door opening
Floors	<ul style="list-style-type: none"> Unfinished concrete
Ventilation	<ul style="list-style-type: none"> Ceiling mounted fan vented to exterior
Doors	<ul style="list-style-type: none"> Builders grade painted hollow-core 2 panel doors with metal knobs and hardware

MASTER BEDROOM

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) with stippled finish
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Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm) Painted standard MDF casings around door openings
Floors	<ul style="list-style-type: none"> Unfinished concrete
Windows and Doors	<ul style="list-style-type: none"> Painted wood stools and steps up to door where applicable
Closet	<ul style="list-style-type: none"> Walk-in closet complete with vinyl coated wire shelving
Electrical	<ul style="list-style-type: none"> Ceiling light fixtures Standard light switches & electrical outlets
Doors	<ul style="list-style-type: none"> Builders grade painted hollow-core 2 panel doors with metal knobs and hardware

MASTER BEDROOM ENSUITE

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm) Painted standard MDF casings around door opening Large beveled mirror above vanity and sinks Recessed medicine cabinet 12x12 tiles in shower floor to ceiling and at bathtub surround
Floors	<ul style="list-style-type: none"> Unfinished concrete
Cabinetry	<ul style="list-style-type: none"> Custom designed vanity cabinet (wood) with raised doors and granite countertop and single lever chrome faucets
Fixtures	<ul style="list-style-type: none"> Eljer vitreous china toilet Eljer vitreous china bidet Large size bathtub complete with chrome faucet Glass and aluminum shower with chrome lever handle, shower head and pressure balancing valve Towel bar and toilet paper holder
Electrical	<ul style="list-style-type: none"> 8-bulb wall mount marquee light fixture above countertop Ceiling pot lights Standard light switches & electrical outlets
Ventilation	<ul style="list-style-type: none"> Exhaust fan in ceiling vented to exterior
Door	<ul style="list-style-type: none"> Builders grade painted hollow-core 2-panel door with metal knobs and hardware

DEN

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) with stippled finish, and 150 mm painted cornice moulding where applicable
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm)
Floors	<ul style="list-style-type: none"> Unfinished concrete
Doors	<ul style="list-style-type: none"> French doors with 10 regular glass panes
Electrical	<ul style="list-style-type: none"> Ceiling light fixture Standard light switches & electrical outlets

SMALL BEDROOM (where applicable)

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) with stippled finish
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm) Painted standard MDF casings around door openings
Floors	<ul style="list-style-type: none"> Unfinished concrete
Windows	<ul style="list-style-type: none"> Painted wood stools
Closet	<ul style="list-style-type: none"> Walk-in closet complete with vinyl coated wire shelving
Electrical	<ul style="list-style-type: none"> Ceiling light fixture Standard light switches & electrical outlets
Doors	<ul style="list-style-type: none"> Builders grade painted hollow-core 2 panel doors with metal knobs and hardware

SMALL BEDROOM ENSUITE (where applicable)

Ceiling	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials
Walls	<ul style="list-style-type: none"> Standard drywall (gypsum board) painted with standard quality materials Painted standard MDF baseboard mouldings (125 mm) Painted standard MDF casings around door opening Large beveled mirror above vanity and sink

	<ul style="list-style-type: none"> ▪ Recessed medicine cabinet ▪ 12x12 tiles in shower floor to ceiling
Floors	<ul style="list-style-type: none"> ▪ Unfinished concrete
Cabinetry	<ul style="list-style-type: none"> ▪ Custom designed vanity cabinet (thermofoil) with raised doors and solid white cultured marble countertop with integrated basin and single lever chrome faucet
Fixtures	<ul style="list-style-type: none"> ▪ Eljer vitreous china toilet ▪ Soaker bathtub complete with chrome lever handle and pressure balancing valve ▪ Towel bar and toilet paper holder
Electrical	<ul style="list-style-type: none"> ▪ 8-bulb wall mount marquee light fixture above countertop ▪ Ceiling pot lights ▪ Standard light switches & electrical outlets
Ventilation	<ul style="list-style-type: none"> ▪ Exhaust fan in ceiling vented to exterior
Door	<ul style="list-style-type: none"> ▪ Builders grade painted hollow-core 2 panel door with metal knobs and hardware

LIVING / DINING ROOM

Ceiling	<ul style="list-style-type: none"> ▪ Standard drywall (gypsum board) with stippled finish, and 150 mm painted cornice moulding
Walls	<ul style="list-style-type: none"> ▪ Standard drywall (gypsum board) painted with standard quality materials ▪ Painted standard MDF baseboard mouldings (125 mm)
Floors	<ul style="list-style-type: none"> ▪ Unfinished concrete
Windows and Doors	<ul style="list-style-type: none"> ▪ Painted wood stools and steps where applicable ▪ 2 glass swing doors or sliding doors to terrace/balcony
Electrical	<ul style="list-style-type: none"> ▪ Ceiling light fixture ▪ Standard light switches & electrical outlets

KITCHEN

Ceiling	<ul style="list-style-type: none"> ▪ Standard drywall (gypsum board) painted with standard quality materials
Walls	<ul style="list-style-type: none"> ▪ Standard drywall (gypsum board) painted with standard quality materials ▪ Painted standard MDF baseboard mouldings (125 mm) ▪ Ceramic tile backsplash
Floors	<ul style="list-style-type: none"> ▪ Unfinished concrete
Windows and Doors	<ul style="list-style-type: none"> ▪ Painted wood stools
Cabinetry	<ul style="list-style-type: none"> ▪ Custom designed quality kitchen cabinets as per builders sample with raised doors, double stainless steel sink with single lever chrome faucet
Electrical	<ul style="list-style-type: none"> ▪ Ceiling light fixtures ▪ Under cabinet valance lighting ▪ Standard light switches & electrical outlets
Ventilation	<ul style="list-style-type: none"> ▪ Exhaust hood fan vented to exterior