

Definition of A Standard Unit

The standard unit for the class of unit to which all dwelling units (save and except those dwelling units situate on levels 20 and 21) in this Condominium belong, is described below, and has the following specifications:

GENERAL

- White stippled ceilings in all areas, except the kitchen, laundry area and bathroom, which are smooth, painted with white semi-gloss paint.
- Interior walls are painted with fine quality latex paint.
- Kitchen, bathrooms and all woodwork and trim are painted with white semi-gloss paint.
- Panelled doors (paint finish) complete with contemporary hardware.
- Distinctive 4 1/4" colonial baseboards, throughout all areas except bathrooms, laundry and storage.
- Cultured marble window sills on all window ledges.
- Suite entry closet with mirrored sliding doors.
- Thermally insulated energy efficient double-glazed architecturally designed windows.
- The ceiling height of all dwelling units is approximately 8', measured from the upper surface of the concrete floor slab to the undersurface of the concrete ceiling slab. Where ceiling bulkheads are installed, the ceiling height will be less than 8'. Where dropped ceilings are required in these suites (in areas such as foyers, closets, kitchens, bathrooms, laundry rooms and hallways), the ceiling height will be less than 8'.

FLOOR COVERINGS

- No floor coverings whatsoever (whether originally installed by or on behalf of the Declarant, or otherwise) will be included within the standard unit, and accordingly the only flooring that will be insured by the Corporation's master insurance policy will be the concrete floor slab of each unit. **Each unit owner will therefore be responsible for fully insuring his or her own flooring (whether constituting marble, granite, limestone, ceramic tile, hardwood, broadloom, porcelain tile, or any other type of tiling, carpeting, natural or artificial wood, or other floor covering whatsoever, in whole or in part) that has been installed within each owner's suite, all at each owner's sole cost and expense.**

KITCHENS

- Essex Signature cabinetry with counter tops, selected from the Declarant's samples;
- Stainless steel ledge back sink, with Price Pfister integrated chrome, single lever faucet, complete with pull out spray faucet with ceramic disc technology.
- High capacity stove hood fan, vented to exterior.
- White premium quality Whirlpool 18 cubic foot frost free refrigerator, self cleaning stove and dishwasher.
- 4" pot lights located over counter space and decorative light fixture, depending on suite design (dwelling units that have island counters will have a capped ceiling outlet).
- Ceramic tile for backsplash (selected from Declarant's samples).
- Moveable kitchen island cabinetry, with countertop on casters (depending on suite design)

BATHROOMS

- Essex Signature vanity cabinetry with cultured marble countertop (selected from Declarant's samples), complete with integrated basin, and frameless mirror with sconce lighting.
- Depending on suite design, generally suites will have deep soaker bathtub with tub and shower to have walls tiled to the ceiling (with all ceramic tiles selected from Declarant's samples).
- Shower (depending on suite design) is complete with ceramic wall and floor tiles (selected from Declarant's samples).
- Discreet recessed mirrored medicine cabinets (depending on suite design).
- Temperature controlled and pressure balanced shower faucets.
- Exhaust fan vented to exterior
- Price Pfister chrome fixtures throughout.
- White water closets, sinks and tubs.

LAUNDRY

- Heavy duty wiring and receptacle for dryer.
- Ventilation to exterior.
- Full sized white Premium Quality Whirlpool stacked washer/dryer

SAFETY AND SECURITY

- Personally encoded suite intrusion alarm, with suite door contact and key pad connected to the concierge desk.
- Smoke detector(s).
- In-suite heat sensor(s) connected to the condominium building's fire annunciator panel.
- Suite fire alarm and speakers.

COMFORT SYSTEM

- Each dwelling unit is equipped with a vertical fan coil system, which will provide both heating and cooling services thereto, along with a supplementary heating coil for seasonal comfort control.. While the in-suite climate of each dwelling unit can be modified by the thermostat mounted on the wall within each suite, the heating and cooling of each suite is nevertheless dependent upon the Condominium's overall heating/cooling system, and each dwelling unit will accordingly be heated or cooled only if (and to the extent that) the Condominium is supplying hot or cold water to the individual fan coil systems.

ELECTRICAL SERVICES AND FIXTURES

- Individual 100 amp service panel with circuit breakers.
- White Decora receptacles and switches throughout.
- Distinctive ceiling light fixtures in bedrooms, foyer, den, hallway(s), walk-in closet(s) and breakfast area (depending on suite design).
- Capped ceiling light outlet in dining room, den, sitting area, family room and solarium (depending on suite design).
- Convenient switch controlled outlets in living room.

IN-SUITE TELECOMMUNICATION SERVICES AND FIXTURES

- SoftWire™ Network Centre (high-speed wiring connection point).
- Advanced, star design in-suite structured wiring. Each telephone, cable television or multi-port outlet within a suite connects directly to the SoftWire™ Network Centre.
- Pre-wired cable television outlet in living room, bedroom(s) and den, depending on suite design.
- Pre-wired telephone outlet in living room, bedroom(s), den and kitchen, depending on suite design.
- One multi-port outlet (telephone and cable television connections located on the same faceplate), the location of which shall be determined by the Declarant.
- Category 5 telephone wiring to all telephone outlets and multi-port.
- RG-6 coaxial cable to all cable television outlets and multi-port.

APPENDIX "A-2" TO BY-LAW #1

Definition of A Standard Unit

The standard unit for the class of unit to which all dwelling units situate on level 20 and 21 in this Condominium belong, is described below, and has the following specifications:

GENERAL

- White stippled ceilings in all areas, except the kitchen, laundry area and bathroom, which are smooth, painted with white semi-gloss paint.
- Interior walls are painted with fine quality latex paint.
- Kitchen, bathrooms and all woodwork and trim are painted with white semi-gloss paint.
- Panelled doors (paint finish) complete with contemporary hardware.
- Elegant glass sliding french door or traditional french doors to den (depending on suite design).
- Distinctive 7" colonial baseboards, throughout all areas except bathrooms, laundry and storage.
- Cultured marble window sills on all window ledges.
- Thermally insulated energy efficient double-glazed architecturally designed windows.
- Expansive 9" ceilings (depending on suite design) in living room, dining room, den and bedrooms (excludes kitchen, bathrooms, laundry room and any drop ceiling areas due to mechanical and/or duct work).
- The ceiling height of all dwelling units is measured from the upper surface of the concrete floor slab to the undersurface of the concrete ceiling slab. Where ceiling bulkheads are installed, the ceiling height will be less than 9'. Where dropped ceilings are required in these suites (in areas such as foyers, closets, kitchens, bathrooms, laundry rooms and hallways), the ceiling height will be less than 9'.

FLOOR COVERINGS

- No floor coverings whatsoever (whether originally installed by or on behalf of the Declarant, or otherwise) will be included within the standard unit, and accordingly the only flooring that will be insured by the Corporation's master insurance policy will be the concrete floor slab of each unit. **Each unit owner will therefore be responsible for fully insuring his or her own flooring (whether constituting marble, granite, limestone, ceramic tile, hardwood, broadloom, porcelain tile, or any other type of tiling, carpeting, natural or artificial wood, or other floor covering whatsoever, in whole or in part) that has been installed within each owner's suite, all at each owner's sole cost and expense.**

KITCHENS

- Essex Signature cabinetry with 42" upper cabinetry and granite counter tops, selected from the Declarant's samples;
- Stainless steel ledge back sink, with Price Pfister integrated chrome, single lever faucet, complete with pull out spray faucet with ceramic disc technology.
- Whirlpool Gold, brushed aluminum appliances including 22 cubic foot side-by-side refrigerator complete with ice and water dispenser, 7 cycle dishwasher, self cleaning range with ceramic glass cooktop and built-in microwave with integrated hood fan vented to the exterior.
- 4" pot lights located over counter space and decorative light fixtures, depending on suite design (dwelling units that have island counters will have a capped ceiling outlet).
- Ceramic tile for backsplash (selected from Declarant's samples).
- Moveable kitchen island cabinetry, with countertop on casters (depending on suite design)

BATHROOMS

- Essex Signature vanity cabinetry with cultured marble countertop (selected from Declarant's samples), complete with integrated basin, and frameless mirror with sconce lighting.
- Depending on suite design, generally suites will have deep soaker bathtub with tub and shower in guest bathroom to have walls tiled to the ceiling (with all ceramic tiles selected from Declarant's samples).
- Shower in guest bathroom (depending on suite design) is complete with ceramic wall and floor tiles (selected from Declarant's samples).
- Ensuite step-up corner oval bathtub with 12" marble surround (selected from Declarant's samples).
- Ensuite shower is complete with ceramic wall and floor tiles (selected from Declarant's samples).
- Discreet recessed mirrored medicine cabinets (depending on suite design).
- Temperature controlled and pressure balanced shower faucets.
- Exhaust fan vented to exterior
- Price Pfister chrome fixtures throughout.
- White water closets, sinks and tubs.

LAUNDRY

- Heavy duty wiring and receptacle for dryer.
- Ventilation to exterior.
- Full sized white Premium Quality Whirlpool stacked washer/dryer

SAFETY AND SECURITY

- Personally encoded suite intrusion alarm, with suite door contact and key pad connected to the concierge desk.
- Smoke detector(s).
- In-suite heat sensor(s) connected to the condominium building's fire annunciator panel.
- Suite fire alarm and speakers.

COMFORT SYSTEM

- Each dwelling unit is equipped with a vertical fan coil system, which will provide both heating and cooling services thereto, along with a supplementary heating coil for seasonal comfort control.. While the in-suite climate of each dwelling unit can be modified by the thermostat mounted on the wall within each suite, the heating and cooling of each suite is nevertheless dependent upon the Condominium's overall heating/cooling system, and each dwelling unit will accordingly be heated or cooled only if (and to the extent that) the Condominium is supplying hot or cold water to the individual fan coil systems.

ELECTRICAL SERVICES AND FIXTURES

- Individual 100 amp service panel with circuit breakers.
- White Decora receptacles and switches throughout.
- Distinctive ceiling light fixtures in bedrooms, foyer, den, hallway(s), walk-in closet(s) and breakfast area (depending on suite design).
- Capped ceiling light outlet in dining room, den, sitting area, family room and solarium (depending on suite design).
- Convenient switch controlled outlets in living room.

IN-SUITE TELECOMMUNICATION SERVICES AND FIXTURES

- SoftWire ™ Network Centre (high-speed wiring connection point).
- Advanced, star design in-suite structured wiring. Each telephone, cable television or multi-port outlet within a suite connects directly to the SoftWire ™ Network Centre.
- Pre-wired cable television outlet in living room, bedroom(s) and den, depending on suite design.
- Pre-wired telephone outlet in living room, bedroom(s), den and kitchen, depending on suite design.
- One multi-port outlet (telephone and cable television connections located on the same faceplate), the location of which shall be determined by the Declarant.
- Category 5 telephone wiring to all telephone outlets and multi-port.
- RG-6 coaxial cable to all cable television outlets and multi-port.
