

Schedule "A"

**OTTAWA-CARLETON STANDARD CONDOMINIUM
CORPORATION NO. 700**

BY-LAW NO. 3

BE IT ENACTED as By-law No. 3 (being a By-law to define standard units) of Ottawa-Carleton Standard Condominium Corporation No. 700 (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 schedule includes 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 features and finishes indicated on registered architectural and structural drawings) of the condominium. In the case of any inconsistency between description and the schedule to this By-law, the schedule 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 schedule to this By-law refers to specific brands of equipment or materials, this shall be deemed to include equivalent brands.
- (7) See Schedule "1" for standard unit specifications. Unit boundaries are shown in declaration and description.

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 2008 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 22 day of June, 2010.

OTTAWA-CARLETON STANDARD
CONDOMINIUM CORPORATION NO. 700

Michel Gallant

Print Name:

Print Title:

President

Michel Gallant

I have authority to bind the Corporation.

Schedule "1"
Ottawa-Carleton Standard Condominium Corporation No. 700
Specifications

134 York Street
 June 9, 2003

STANDARD UNIT SCHEDULE PURSUANT TO

Section 43(5)(h) of the Condominium Act

Standard Unit Schedule for the Residential Units (being Units 1 to 8 inclusive on Levels 1, 4, 9 and 10; Units 1 to 9 inclusive on Levels 2, 3, 5, 6, 7, 8, 11, 12 and 13, and Units 1 to 6 inclusive on Level 14)	
Suite Finishes and Features	<ul style="list-style-type: none"> • individual seasonal climate control heating and air conditioning; • oak hardwood flooring with acoustic membrane in living room, dining room, bedrooms, hallway and den as per plan; • stippled plaster finish on all ceilings except kitchen and bathroom; • colonial style baseboards, door casings and interior doors; • central hot water; • ceramic tile or hardwood at front entry • top quality interior door hardware including brass latch sets, privacy sets for bathrooms and master bedroom
Kitchen Features	<ul style="list-style-type: none"> • ceramic floor; • quality kitchen cabinets Ultra I; • counter level outlets for small appliances; • double stainless steel sink; • selection of laminate counter tops; • kitchen range hood fan vented to exterior; • smooth ceilings; • washerless single lever faucet
Bathroom Features	<ul style="list-style-type: none"> • 5' 6" soaker tubs in all master bedroom ensuite bathrooms • full vanity cabinets in bathrooms and medicine cabinets; • ceramic flooring; • all white bathroom fixtures with chrome faucets and hardware; • separately switched exhaust fans vented to exterior; • smooth ceilings; • ceramic towel bars, tissue holders and soap dishes; • pressure balancing valves in all showers; • washerless single lever faucet;
Electrical Features	<ul style="list-style-type: none"> • pre-wired telephone and cable outlets in living room and master bedroom; • ceiling light fixtures in foyer and all bedrooms; • smoke, heat and Co detectors;
Laundry Area	<ul style="list-style-type: none"> • storage as per plan; • cushion flooring;
Security Features	<ul style="list-style-type: none"> • each residential unit wired for future security system; • central fire alarm;
Standard Unit Schedule for the Storage Units (being Units 12 to 32 inclusive on Level A and Units 34 to 122 inclusive on Level B)	
<p>The standard unit for the Storage Units, shall not include anything that falls within the boundaries of the Storage Units as described in paragraph 2 of Schedule "C" of the Corporation's declaration (the "Storage Unit Class - Standard Unit"). Anything not included as part of the Storage Unit Class - Standard Unit (excluding any and all common elements as defined by the declaration) shall be deemed to be an improvement made to a unit, as that term is defined by sections 89 and 99 of the Act.</p>	
Standard Unit Schedule for the Parking Units (being Units 1 to 1 inclusive on Level A, Units 1 to 33 inclusive on Level B and Units 1 to 16 inclusive on Level C)	
<p>The standard unit for the Parking Units, shall not include anything that falls within the boundaries of the Parking Units as described in paragraph 3 of Schedule "C" of the Corporation's declaration (the "Parking Unit Class - Standard Unit"). Anything not included as part of the Parking Unit Class - Standard Unit (excluding any and all common elements as defined by the declaration) shall be deemed to be an improvement made to a unit, as that term is defined by sections 89 and 99 of the Act.</p>	