

**OTTAWA-CARLETON STANDARD CONDOMINIUM CORPORATION
NO. 668
BY-LAW NO. 2**

BE IT ENACTED as By-law No. 2 (being a By-law to define standard units) of Ottawa-Carleton Standard Condominium Corporation No. 668 (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 that are part of the common elements. The Corporation's declaration determines which features are part of the common elements and which features form part of the units. To the extent that the attached schedules include features which are part of the common elements, they are included for reference and information purposes. They are not intended to be part of the standard unit.
- (4) Except as otherwise indicated in this By-law, the standard unit shall include all features of the units mentioned in the declaration or shown in the description (including all registered architectural and structural drawings) of the condominium. In the case of any inconsistency between description and the schedule to this By-law, the schedules to this By-law shall prevail.
- (5) All replacement materials and re-construction shall conform to the current Ontario Building Code, Ontario Fire Code, Ontario Electrical Safety Code, current Municipal regulations and by-laws, and all applicable bulletins in force. If any component of the standard unit must be upgraded or changed in order to comply with any applicable governmental regulation or code or other law applicable to the repair of insured damage or destruction, the said upgrade or change shall be considered part of the standard unit despite not being clearly defined herein as being part of the standard unit.
- (6) Where the schedule to this By-law refer to specific brands of equipment or materials, this shall be deemed to include equivalent brands.
- (7) In this condominium, there are two classes of units, residential and commercial, which are defined and described further in the specifications contained in the schedules attached to this By-law.

**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) Copyright: This document was prepared by Nelligan O'Brien Payne LLP exclusively for the Corporation. © All rights reserved (on behalf of Nelligan O'Brien Payne LLP).

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 ____ day of _____, 2006.

**OTTAWA-CARLETON STANDARD CONDOMINIUM
CORPORATION NO. 668**

Print Name:
Print Title:

I have authority to bind the Corporation.

Schedule "1"
Ottawa-Carleton Standard Condominium Corporation No. 668
Residential Unit Specifications

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

Construction

- Approximately 9'2" foot exposed concrete ceilings in all main living areas
- Double glazed thermal windows with aluminum frames and awning-style openings
- Sliding patio doors opening onto private balconies or terraces, depending on unit
- Wall construction between units is poured concrete or double wall acoustically insulated double stud gypsum board

Electrical

- Service panel with circuit breakers and copper wiring throughout
- Pre-wired for cable television and telephone, minimum one location per suite
- Switch controlled receptacles in living areas and bedrooms
- Light fixtures in foyers, track lighting in kitchen and rough-in for overhead fixture in dining room
- Smoke and heat detectors as per code

Mechanical

- Individually controlled seasonal heating and air conditioning in each unit

General Finishes

- Solid core wood veneer entrance doors
- Painted hollow core interior doors with brushed aluminum hardware
- Floor-to-ceiling sliding hollow-core doors on aluminum tracks
- Painted MDF baseboards

Flooring

- Sisal-style carpeting in all living areas
- Ceramic tile in kitchens and bathrooms

Kitchen and Laundry

- Open-concept kitchen with wood veneer upper and lower cabinets, one set of metal and glass door upper cabinets, and islands or peninsulas, depending on unit
- Laminate countertops
- Single or double stainless steel sink, depending on unit, with single lever faucet
- White kitchen appliances, electric range and self-cleaning oven (hood over stove), frost free refrigerator, 24-inch dishwasher
- Exhaust hood vented to exterior
- Stacked apartment size washer and dryer vented to exterior

Bathroom

- Glass and metal door vanity with laminate countertop
- Circular stainless steel sink with single lever chrome faucet
- Full height ceramic tile around all-white acrylic tub
- Pressure balanced mixing valve to tub/shower
- Overhead rain head shower in tub
- Low volume all-white flush toilet
- Mirror and light above vanity

Security

- Remote controlled access to underground parking garage
- Controlled access system

Schedule "2"
Ottawa-Carleton Standard Condominium Corporation No. 668
Commercial Unit Specifications

All items are of standard commercial grade quality, unless otherwise stated.

Construction

- Concrete walls, ceilings and floors
- Double glazed thermal windows with aluminum frames
- Double-glazed unit doors with aluminum frames

Electrical

- Service panel with circuit breakers and copper wiring throughout
- Smoke and heat detectors as per code