

City meets
tranquility

THE
CORNERS
ON MAIN

THE PERFECT INTERSECTION





THE CORNERS ON MAIN

Who is Tonwen Jones and what has she done?

The illustration here expresses our vision for The Corners on Main. Illustrator Tonwen Jones has crafted well-known images of life in Ottawa and placed them into this vibrant, embracing tableau. It will proudly represent our brand for The Corners on Main. The perfect intersection of many things, including a life in Old Ottawa East and the investment potential that will emerge from the transformation of Main Street, now underway. We hope you like this visual and all it represents. Tonwen is from Brighton on the south coast of England.

Boutique and Unique.

There are only 74 suites in our first phase, six and four storey building, certainly meriting the status of a “boutique” building, small in scale and numbers.

Suites to choose from.

Pied à terre suites - 3 different layouts - 291 to 534 square feet.

One bedroom suites - 8 different layouts - 554 to 850 square feet.

Two bedroom suites - 14 different layouts - 930 to 1083 square feet.

Larger two bedroom “one of a kind” suites - 13 different layouts - 1219 to 1431 square feet.

Ground floor “brownstone style” terrace suites - 8 different layouts - 674 to 1229 square feet.

Industry leading features.

Completely smoke-free.

Domicile’s extended, 4 year Warranty.

Enbridge Savings by Design - designed to deliver energy savings at least 25% better than the Ontario Building Code.

Get in on the ground floor before it exists.



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Building Features and Specifications

PROJECT AMENITIES

- We are proud to build The Corners on Main as a NON-SMOKING project - smoking is prohibited in all suites and anywhere else on the property, a benefit shared by all owners.
- Furnished lobby reception lounge.
- High-efficiency windows and exterior doors in aluminum frames with double-glazed sealed panes, low-E hardcoat, and screens on all operable windows.
- Private balconies and terraces.
- Outdoor rooftop terrace for all owners.
- Second floor equipped fitness and yoga centre (Phase 2).
- Two hotel-style Guest Suites (one in Phase 1, one in Phase 2).
- Second floor multi-purpose residents' lounge/meeting room (Phase 2).
- Indoor bicycle storage and air station.
- Elevators serving all floors and parking garage levels.

- One level of indoor underground parking exclusive to residential owners only.
- Conduit and junction box network in the underground parking level to assist the condominium corporation should it wish to provide a means of charging electric (Hybrid) vehicles for residents in the future.
- Pet wash station.
- Car wash supply tap, hose and brush to serve designated parking aisle areas in the underground parking level.
- Phase 2 will have approximately 13,300 sq.ft. of ground floor commercial/retail use fronting on Main Street and the corners of Oblate and Springhurst.
- Common, central waste and recycling facilities dedicated for residents' exclusive use. Separate facilities are also provided, dedicated only for the Phase 2 ground floor commercial/retail uses.

SAFETY AND SECURITY

- Residential entrance vestibule with a visitor access control system.
- Strategically placed security cameras record activity at entry and exit locations.
- Exterior security lighting.
- Remote control transmitters and a manual keypad provide access to the indoor parking facilities.
- Dedicated outlet in each suite to power an individual wireless security system for the suite (location determined by Domicile and system to be supplied by owner).
- Fire sprinklers in each suite and throughout all common areas of the building.

STRUCTURAL DESIGN, INSULATION, SOUND-PROOFING

- Structural concrete buildings with concrete floor slabs, columns and roof slabs as designed by our structural engineer.
- All floor and wall assemblies are designed in coordination with our acoustical engineering consultant to provide superior sound-proofing: the consultant designs, inspects and tests the construction to ensure noise reduction surpasses required standards.
- Party walls consist of two metal stud walls separated by 1” air space, batt insulation between each stud on both walls, and two layers of 5/8” fire-rated gypsum board on each side of the assembly with staggered joints and perimeter acoustic sealant.
- Corridor walls are composed of metal studs, batt insulation, two layers of 1/2” fire-rated gypsum board on both sides, along with perimeter acoustic sealant.
- Partition walls in suites consist of steel studs with 1/2” gypsum board on each side.
- Exterior walls consist of gypsum board, 6 mil. poly vapour barrier, R13 batt insulation within steel studs, glass matt wall sheathing, weather barrier, 2” rigid insulation, air space and a combination of brick and panel cladding.
- Roof membrane system as designed by our building envelope engineering consultant.
- Balconies consist of a concrete floor slab with aluminum railings and frames enclosing glass panels.
- Terraces consist of precast concrete pavers on top of a roof membrane system with aluminum railings and frames enclosing glass panels.



Phase 1 Suite Features and Specifications

KITCHEN

- Each kitchen includes state-of-art stainless steel appliances- Energy Star® counter-depth fridge, dishwasher, gas cooktop, electric oven, microwave and an integrated hood fan.
- ¾” granite or quartz countertops from our standard selections.
- Contemporary panel wood and laminate kitchen cabinet finishes with tile accent backsplash and hardware from our standard selections.
- Counter lighting, taller upper cabinets and soft close drawer features.
- Undermount rectangular single stainless steel kitchen sink with contemporary water efficient single lever faucet complete with pullout spray in one bedroom suites and a double sink in two bedroom and larger suites.

BATHROOM

- Each bathroom* features an undermount sink on a ¾” granite or quartz countertop** and a flat panel wood or laminate vanity cabinet; floor, shower wall and tub surround tiles from our standard selections; full vanity width framed mirror; toiletries cabinet; and contemporary water efficient taps, faucet and shower head for the sink(s) and tub/shower.

- Each full bathroom includes a contemporary white acrylic tub and tile surround or a tile and glass enclosed shower on an acrylic base or an acrylic bath-shower combination with tiling as shown on the individual suite floor plan.
- Each tub and shower includes an *Invisia*® corner shelf with integrated support bar.
- Right height, water efficient toilet with soft close seat.
- Your choice of tile grout from three standard colours selected by Domicile.

* Powder rooms, and bathroom in some models, have a pedestal sink as indicated on the individual suite floor plan.

** Granite or quartz vanity countertop limited to the same granite or quartz selection made for the kitchen.

DOORS

- The suite entry door is a solid-core, flat-panel, 90” high door with a brush-steel levered handle, dead-bolt lock and a security viewer.
- Interior room doors are stile and rail constructed, panel square smooth 84” high with a brush-steel levered handle.
- Sliding doors, where shown, are also 84” high, in the same style, and some, where indicated, include mirror panels.

FLOORING

- Choice of prefinished engineered hardwood flooring through all living, dining, kitchen, bedroom, den, hall and entry areas in your choice of one finish.
- Choice of floor tiling for all bathrooms from Domicile’s standard selections, includes 12”x 24” tiles.
- Some laundry locations receive ceramic floor tiles selected by Domicile.

PAINT

- Choice of one Zero VOC latex paint colour in a low sheen finish for all walls, doors, baseboards and door frames from our standard light coloured selections. Ceilings are painted in white with Zero VOC latex paint in a flat finish.

CEILINGS & TRIM

- Ceilings for the “ground floor terrace” suites are approximately 10’ 6” high and do not have any dropped portions or bulkheads.
- Ceilings for the suites on the 2nd, 3rd, 4th and 5th floors are approximately 9’ high*, and on the 6th floor are approximately 10’ high*; (*not taking into account dropped ceilings, bulkheads and floor finish thickness).
- Ceilings are painted, smooth finished surfaces consisting of a coat of plaster applied directly to the underside of the slab, except for dropped portions which are gypsum board on steel stud framing.
- 5 ½” wood baseboards; 3” wood door casing in all suites.

CLOSET, STORAGE AND LAUNDRY

- Closets include maintenance-free shelving and closet rod.
- Linen storage where shown on suite layouts.
- Each suite will be assigned one storage locker in a designated locker room.
- Energy Star® front-load, white washer stacked with a front-load white dryer.

LIGHTING AND ELECTRICAL

- Each suite has its own hydro meter and circuit-breaker panel.
- Light fixtures in dropped ceiling areas and bathrooms are recessed LED pot lights; and each suite will receive one switched capped ceiling outlet intended for the dining area where applicable.
- USB combination receptacle in kitchen area.

- Each suite has a combined smoke and carbon-monoxide detector; heat detectors and alarm horns form part of the central alarm and sprinkler systems.
- White Decora switches and plugs.
- Each balcony or terrace has one weatherproof electrical outlet and an exterior light.
- Each shower and tub has a waterproof ceiling light.

HEATING, AIR CONDITIONING AND VENTILATION

- A forced air system heats and cools on demand by way of an individual heat pump unit and blower located in your suite, controlled by your own thermostat, giving you full control over the temperature.
- Central gas hydronic boilers supply heated water on demand to the heat pump when heating operation is required; the cost of operating these very efficient and economical boilers are shared by condo owners as part of their common maintenance fees.
- Suites receive air conditioning on demand from a compressor in the heat pump unit which runs on electricity connected to each suite's hydro meter.
- Hot water for personal use is supplied to your suite from a high-efficiency, central gas-fired hot water boiler.
- The amount of cold and hot water consumed in your suite for personal use will be separately metered and billed to you directly.
- Gas cooktop hood fan, dryer vent and bathroom fans all exhaust directly outdoors through separate independent horizontal ducts concealed in dropped ceiling bulkheads (except for the "ground floor terrace" suites where no bulkheads are required to conceal exhaust vent ducts).
- Each suite has its own integrated ERV ventilation system exhausting stale air from the suite (while saving heat loss in the process) and providing fresh outdoor air in exchange.

TELEPHONE, CABLE AND INTERNET

- Each two-bedroom suite receives 3 telephone and 3 cable outlets; each one bedroom suite receives 2 telephone and 2 cable outlets.
- Each suite is pre-wired two ways with Rogers Cable and with Bell's Fibre fibre optic cable.

GAS OPTIONS

- A gas line to your balcony or terrace for a BBQ is available as an option.

[Note: a gas line for the gas cooktop is included as a standard feature with each suite.]



More Information

INDEPENDENT UTILITIES AND EXPENSES

- Electricity consumed in your suite will be billed to you based on consumption recorded by your individual hydro meter: typically for your lights, appliances, heat pump operation and exhaust fans.
- Hot and cold water consumed in your suite will be billed to you based on consumption recorded by your individual hot and cold water meters.
- Gas used in your suite by your gas range, or BBQ will be billed to you based on consumption recorded by your individual gas meter.
- Insurance on your contents, appliances and up-grades.
- Property taxes.
- Cable, phone and internet costs.

THE MONTHLY CONDOMINIUM MAINTENANCE FEE COVERS:

- Heating and cooling of building common areas.
- Any utilities associated with the common areas and the operation of the common systems and equipment in the building.
- Insurance for your suite and for all building and property common elements.

- Maintenance and repair of the building and property common elements including landscaping and snow removal.
- A reserve fund contribution that builds a fund for future major repairs and replacement items associated with the building and the common property.

HOW CONDOMINIUM MAINTAINANCE FEES ARE DETERMINED

We know you need us to be as accurate as possible in estimating condo maintenance fees, so we rely on several strategies when doing so, including:

- Tapping into our 40 years of experience in developing condominium projects.
- Regularly consulting our owners and their property managers in completed buildings.
- Analyzing the actual experience in these buildings over time.
- Keeping a very close eye on trends or changes so we can plan and adjust effectively.

We express the estimated condo fees for each building as an amount per square foot *per month* for your suite, plus a monthly amount for your parking space. For example, if you buy a 700-square-foot suite and one parking space, your monthly fee would be:

- 42 cents (our estimate) X 700, which equals \$294 a month, plus
- \$33 (our estimate) a month for your parking space, which equals
- a total of \$327 a month.

FLOOR AREA CALCULATIONS

- Our floor area calculations for each suite are done in compliance with **Tarion Bulletin 22 (high-rise units)**.
- The floor area of the suite is the total area of each floor measured as the area bounded by the centre lines of demising or party walls separating one suite from another suite, the exterior surface of all exterior walls, and

the exterior surface of the corridor wall enclosing and abutting the suite. Mechanical shafts or chases directly servicing the suite will be included in the total area of the suite.

- A tolerance of 2% on the total area measurement is acceptable.
- The area of any open balconies or terraces are not included in the calculation. We detail these areas separately on the Suite floor plan.
- What is the scale of the floor plan? Some suite floor plans are presented in a different scale from other floor plans. However, for each floor plan you will see a “light” 1’ x 1’ grid to help you understand the space.

COMMON EXPENSE, COMMON INTEREST PERCENTAGES

What do each of these percentages represent?

The “**Common Expense**” percentage assigned to your suite and your parking space(s) determine your fair share of the operating expenses that relate to your suite and parking space(s). We calculate these percentages based on the floor area calculation (square footage) of each suite and parking space relative to all others. The percentage is then applied to the relevant common operating expenses to determine your monthly condominium maintenance fee.

The “**Common Interest**” percentage assigned to your suite and parking space(s) represents your percentage ownership share of all the common elements of the building (everything other than the condo units themselves). This percentage is calculated based on the relative selling prices of all suites in the condominium project at the outset of a project. It is applicable to the insurance (replacement cost) value of your suite relative to all others. This insurance coverage is provided by the condominium corporation and the premium cost is included in your condominium maintenance fee.

RESERVE FUND

The provisions of the *Condominium Act* require the starting reserve fund to be at least 10% of the budgeted amount for common expenses. However, you will note we have a much higher amount in our first year budget (approximately 30%). We base our amount on our considerable experience in these matters

The reserve fund must be an amount that is *“reasonably expected to provide sufficient funds for the major repair and replacement of the common elements and assets of the corporation, calculated on the basis of the expected repair and replacement costs and the life expectancy of the common elements and assets of the corporation”*.

A “reserve fund study”, done once the building is up and running and within one year of condo registration, will be done by a professional engineering firm and will guide your Board of Directors in deciding what amounts need to be paid to the reserve fund year to year moving forward to have enough on hand for when expenses are likely to arise.

BIKE STORAGE

Our normal practice is to configure the bicycle storage areas/rooms to maximize the amount of bike storage we can provide for owners in the condo. One way we supplement the bike storage is Domicile’s willingness, at our expense, to supply and install for some owners special bike racks to end concrete walls of their parking spaces as long as the Board of Directors of the new condo want us to do this. Typically, these parking spots allow for this installation while still leaving room for car parking. However, since these walls are common elements, Board approval is required.

Basically, it is the first Board’s responsibility to administer all the available bike storage facilities for the benefit of all owners in a fair manner. We find that allowing for these racks at the end of some parking spots, where the owner of that parking spot may prefer to store a bike or two, combined with all the other bike storage facilities we are able to construct, provides sufficient bike storage to meet the normal needs of the occupants of the building.

PROPERTY TAXES

Property taxes should be based on your purchase price net of applicable Harmonized Sales Tax (HST) in the first instance. Your Transfer/Deed will record the price paid less the HST net of any new housing rebates. In other words, it will not show or include the HST. The Municipal Property Assessment Corporation for Ontario (MPAC) will first look at this price in your Deed for the fair market value and likely assess value for tax purposes at this amount. To be clear, the first assessed value will not include the HST amount – you won’t be taxed on tax.

However, please note, it is open to MPAC to assess the "market value" differently after considering comparable properties. For example, if there are any recent resales of comparable properties at that time nearby, the assessor may look to those to come up with a higher market value, if these other values support one.

We currently use 1.033% as a rough guide to apply to your total purchase price inclusive of HST in order to arrive somewhere close to an accurate estimate of your first full year tax bill. This forecast is based on current mill rates, with some allowance for likely Ottawa property tax increases over the next year. However, this is a best guess on our part, an estimated number only.

DEPOSITS

If you're buying early on during our pre-sales period and before we've started construction, we typically require a **15% deposit paid in stages**: 5% within 30 to 60 days of signing your agreement, 5% more 60-90 days after that and then the last 5% once construction starts.

If you buy around the time we start construction or a bit after, your 15% is still paid in three stages of 5% each, but over a shorter period, say 60 to 120 days, depending on how far along we are in construction.

If you're a first-time buyer saving for your down payment, don't worry: we understand your unique circumstances and can adjust our deposit requirements for you. In addition, the mortgage specialists with our financing partner, BMO Bank of Montreal, can help.

THE DEPOSITS ARE PROTECTED

Your deposits are fully protected. *Tarion Warranty Corporation* insures the first \$20,000 of your deposit, and the rest is protected by Ontario's *Condominium Act*, which requires us to have excess deposit insurance from an approved insurer on all deposits we receive for a project. You pay your deposits into a trust account with either our lawyer or with the lawyer (s) for the company providing the excess deposit insurance. In turn, the lawyer issues a certificate confirming that the deposits you've paid are protected under the Tarion Warranty Program and in accordance with the *Condominium Act*.

PARKING

It is difficult to provide abundant parking in typical urban sites. At the same time, urban sites and their proximity to shops and services make it somewhat easier to reduce our dependency on the automobile. In this context, we plan for as much parking as possible. We allocate parking spaces inside the building at our discretion. In some projects, we can provide at least one parking space for every suite. In others, we simply can't. Each project is a little different.

These heated, underground parking spaces are sold separately from your suite, so you don't have to pay for one if you don't want it. Remember that, on top of your parking-space purchase price (roughly \$33,500 as of 2015), you have a related condo fee, currently estimated at \$33 a month. Parking space prices include tax (HST).

Although our inside (underground) spaces meet or exceed City of Ottawa bylaw standards, these standards do favour agile drivers and smaller, mid-sized cars better adapted to urban living and gas economy, rather than larger cars, SUVs and trucks.

CONSTRUCTION START

Both for us and for our buyers, we start building only once a certain number of suites have been sold in advance (pre-sales), typically about 60 to 65% of the suites, enough to show we've chosen another successful urban location. And we prepare ourselves to dig as soon as we reach that threshold. This **pre-sale condition** is outlined in your purchase agreement.

SMOKE-FREE BUILDINGS...WHY?

It's simply the right thing to do and, from what our buyers have said about our last five projects, they unanimously embrace this feature.

In fact, as part of 2012 National Non-Smoking Week, Ottawa Public Health gave us a Recognition Award for building Ottawa's first entirely smoke-free developments.

ENFORCEMENT OF NON-SMOKING RULES

The condominium's Board of Directors not only has the right but also the responsibility to make sure that non-smoking rules are obeyed, just as it's

required to enforce all other rules and regulations of the condominium. In fact, the Board has broad enforcement powers under Ontario's *Condominium Act*. In the end, when it comes to our smoke-free settings, we know our buyers have chosen accordingly and will surely comply.

PET FRIENDLY

Yes, we've been "pet-friendly" since day one, and you can keep ordinary pets in your suite as long as they don't become a nuisance. On that note, according to our condo governing documents, if the Board of Directors of your building determines that your pet has become a nuisance to the corporation or to other owners, and the situation is not resolved to the satisfaction of the Board, you'll have to remove the pet from the property within two weeks of the Board instructing you to do so.

Finally, you have to keep your pet on a leash when on common property, and you're subject to all municipal bylaws and regulations on the care and control of pets.

NOTES ON OUR DESIGN

Any exterior and interior architectural or digital renderings of The Corners on Main project or any portion of it and any scale or digital model of the building and its surroundings are artistic impressions only, designed to convey the general look and feel of the final product. They do not necessarily represent the final design or finishing details. Furnished models in our Sales Centres may display some upgrades – ask our Sales Representatives to identify any upgrades on display.

We take pride in our projects and complete each one in accordance with its design intent and listed features and specifications. Still, in the course of construction, when on-site complications, availability of building materials, unforeseen situations or our own reconsideration of the original design require us to make changes, we reserve the right to do so - to change the plans, design, features and specifications, to relocate equipment and access panels and to substitute materials, suite fixtures, equipment and appliances, where the changes are considered by us to be necessary, provided changes in materials, suite fixtures, equipment or appliances are of equal or better quality.



REDEFINING HOME WARRANTIES

At Domicile, we stand behind our work, our team and, most importantly, our customers, which is why we are extending our warranty coverage to four years.

The Domicile Extended Warranty Plan covers our buyers and their condominium corporations for four full years on all items covered by the standard Tarion one- and two-year warranties.

Tarion still provides the one- and two-year coverages - the only coverage other builders provide - but now you can count on our extended warranty to protect you for a full four years from your closing date.

As you consider one of our projects, consider the benefits of our extended warranty coverage, which is included in the price of your new home. It's just one of the many reasons to choose a Domicile home.

Tarion's Warranty coverage and Domicile's extended warranty coverage are summarized on the next page.



WARRANTY COVERAGE AT A GLANCE

INDUSTRY STANDARD COVERAGE (TARION COVERAGE) ¹	YEARS OF COVERAGE							DOMICILE EXTENDED WARRANTY COVERAGE ²
	1	2	3	4	5	6	7	
Defects in work & materials	√	√	√	√				Defects in work & materials
Ontario Building Code Violations	√	√	√	√				Ontario Building Code Violations
Ontario Building Code health & safety violations	√	√	√	√				Ontario Building Code health & safety violations
Water penetration through the basement or foundation walls	√	√	√	√				Water penetration through the basement or foundation walls
Water penetration into the building envelope	√	√	√	√				Water penetration into the building envelope
Defects in the electrical, plumbing or heating delivery systems	√	√	√	√				Defects in the electrical, plumbing or heating delivery systems
Defects in the exterior cladding	√	√	√	√				Defects in the exterior cladding
Major defects in the building structure	√	√	√	√	√	√	√	Major defects in the building structure

¹ These industry warranties are imposed by statute - *the Ontario New Home Warranties Plan Act* and they apply to every new home and builder in Ontario. Tarion backstops this warranty coverage if your home builder fails to perform. For complete details on the terms and conditions of the statutory warranty coverage and any exclusions that may apply, consult the *Ontario New Home Warranties Plan Act* and visit at www.tarion.com.

² Details of Domicile's extended warranty coverage can be found in your *Agreement of Purchase & Sale*.

domicile

Find potential and build on it.

