

features & finishes.

CEILINGS/FLOORS/PAINT

- Approximately 9 ft. ceiling heights in principal rooms, defined as Living/Dining Room. Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 9 ft. All measurements are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above.
- Approximately 8 ft. ceiling heights in principal rooms, defined as the Living Room and Dining Room for Suites 315 and 316. Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 8 ft. All measurements are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above.
- Smooth ceilings throughout.
- Porcelain tile floor and baseboard in Bathroom(s).
- Ceramic tile floor and baseboard in Laundry Closet.
- + Laminate flooring in all other areas.
- Semi-gloss, off-white latex paint in Bathroom(s), Laundry Closet, and on all trim.
- Flat, off-white latex paint on all other walls and ceilings.

DOORS/HARDWARE/CARPENTRY

- + Entry door to be solid core, with door viewer.
- Interior swing doors to be hollow-core, flat panel.
- Closet sliding door(s) to be framed and mirrored (as per Schedule A, if applicable).
- Internal Bedroom to have clear glass partition and/or clear glass sliding door (as per Schedule A, if applicable).
- Satin nickel lever hardware on entry door.
- Satin nickel lever hardware on interior swing doors.
- Privacy lock on all Bathroom doors.
- + 4" baseboards in all areas where laminate flooring is located.
- 2" casings throughout.

KITCHEN

- Custom-designed cabinetry with soft-close hardware.
- Quartz countertop.
- Island/peninsula with dining accommodations (as per Schedule A, if applicable).
- Single bowl, stainless steel, undermount sink.
- Single lever, low flow, chrome faucet.
- Ceramic tile backsplash.

APPLIANCES

- SA, SA(BF), SB, 1C, 1F, and 1X suites to receive:
- 24" stainless steel refrigerator with bottom mount freezer.
- 24" stainless steel oven with separate two-burner cooktop.
- 24" over-the-range microwave.
- 24" panelized dishwasher drawer.
- 24" stacked, front-load washer and dryer.
- All other suites to receive:
- 24" stainless steel refrigerator with bottom mount freezer.
- 24" stainless steel oven with separate cooktop.
- 24" over-the-range microwave.
- 24" panelized dishwasher.
- 24" stacked, front-load washer and dryer.

BATHROOMS

- Custom-designed vanity cabinetry with soft-close hardware.
- Medicine cabinet included in first/ensuite Bathroom.
- Surface-mounted, frameless mirror above vanity.
- Quartz countertop with single edge profile.
- · Single bowl, white porcelain, undermount sink.
- Single lever, low flow, chrome faucet.
- Low consumption toilet.
- + Chrome accessories (towel bar or ring, toilet paper holder, robe hook).
- Shower to receive:
- Full-height tile surround.
- Fixed-mount, low flow, chrome shower head and single lever control handle.
- + Clear tempered framed glass shower stall, with pre-formed base.
- Acrylic deep soaker tub to receive:
- Full-height tile surround.
- Fixed-mount, low flow, chrome shower head, single lever control handle, and spout.
- + Shower rod.

ELECTRICAL/LIGHTING/COMMUNICATIONS/SECURITY

- Dedicated electrical panel individually metered.
- White decora-style switches and receptacles throughout.
- + All balconies/terraces to receive a receptacle.
- In-suite light fixtures to be energy-efficient LED.
- Track light in Kitchen.
- Integrated lighting below Kitchen upper cabinets.
- Light fixture in the Foyer, Hallway(s), Bedroom(s), Living/Dining Room, Den, and Walk-In Closets (as per Schedule A, if applicable).
- Wall mounted sconce above sink(s) in Bathroom(s).
- Pot light in the tub/shower area in Bathroom(s).
- Terrace Suites 202 to 207; 301, 302, 322, 323; 1016, 1017; 1315, 1316 and 1516 to receive exterior light fixture.
- Pre-wired outlet(s) for television, telephone, and/or internet, located by Vendor.
- Rough-in for security keypad and door contact at suite entry door.

MECHANICAL

- Water consumption individually metered.
- In-suite digital thermostat.
- HVAC System: In-suite dedicated heat pump(s) with integrated energy recovery ventilation (ERV) to supply year-round, on-demand heating and cooling with fresh air supplied via ERV.
- Primary Bathroom exhausted through ERV to exterior. Second Bathroom exhausted through a dedicated exhaust fan to exterior (as per Schedule A, if applicable).

PLEASE NOTE: Specifications are subject to change without notice. Purchasers are advised to carefully review the Schedule A affiliated with their purchase to verify the aforementioned features that apply to the Unit. Units of differing model types may not contain all the aforementioned features. Window configuration may vary with final construction drawings. All areas and stated room dimensions are approximate. Floor area measured in accordance with HCRA Directive titled "Floor Area Calculations – Condominium Homes," dated February 1, 2021. Actual living area will any from floor area stated. The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality. The determination of whether a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Decorative and upgraded items displayed in any furnished model suite(s) and/or sales office are for display purposes only and are not included in the purchase price. E. & O. E. – May 2023





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- Smooth ceilings throughout.
- Porcelain tile floor and baseboard in Bathroom(s).
- Ceramic tile floor and baseboard in Laundry Closet.
- Laminate flooring in all other areas.
- Semi-gloss, off-white latex paint in Bathroom(s), Laundry Closet, and on all trim.
- Flat, off-white latex paint on all other walls and ceilings.

DOORS/HARDWARE/CARPENTRY

- + Entry door to be solid core, with door viewer.
- + Entry door leaf size to be a minimum of 965mm with low threshold.
- Minimum 1500mm turning radius at entry door.
- Interior swing doors to be hollow-core, flat panel.
- Closet sliding door(s) to be framed and mirrored (as per Schedule A, if applicable).
- Internal Bedroom to have clear glass partition and/or clear glass sliding door (as per Schedule A, if applicable).
- Balcony swing door leaf size to be a minimum of 965mm and low threshold (as per Schedule A, if applicable).
- Minimum door leaf size of 965mm on all Accessible Bedroom door(s) and Accessible Bathroom door(s).
- Satin nickel lever hardware on entry door.
- Satin nickel lever hardware on interior swing doors.
- Pocket doors to receive pull hardware.
- + Privacy lock on all Bathroom doors.
- 4" baseboards in all areas where laminate flooring is located.
- 2" casings throughout.

KITCHEN

- + Custom-designed cabinetry with soft-close hardware.
- Quartz countertop.
- Island/peninsula with dining accommodations (as per Schedule A, if applicable).
- Single bowl, stainless steel, undermount sink.
- Single lever, low flow, chrome faucet.
- Ceramic tile backsplash.

APPLIANCES

- All suites to receive:
- 24" stainless steel refrigerator with bottom mount freezer.
- + 24" stainless steel oven with separate cooktop.
- + 24" over-the-range microwave.
- 24" panelized dishwasher.
- 24" side-by-side washer and dryer.

ACCESSIBLE BATHROOM

- Accessible height vanity with roll-under clearance.
- + Custom-designed, recessed storage niche with open shelving and frameless mirror.
- Quartz countertop with single edge profile at accessible height (860mm).
- Single bowl, white porcelain, undermount sink with roll-under clearance.
- Single lever, low flow, chrome faucet.

ADP model types: 1PC, 2PD, 3D

- + Low consumption toilet with grab bar beside and behind toilet, and transfer space at toilet.
- Chrome accessories (towel bar or ring, toilet paper holder, robe hook).
- 1500mm turning radius within the Accessible Bathroom, with transfer space at shower.
- Secondary drain in Accessible Bathroom area.
- Shower to receive:
- Roll-in, full-height, tiled shower.
- Ceiling-mounted, low flow, chrome shower head and adjustable hand-held on slide bar.
- Shower seat, grab bars, and shower rod.
- Recessed storage niche within shower.

NON-ACCESSIBLE BATHROOM

- + Custom-designed vanity cabinetry with soft-close hardware.
- Medicine cabinet included in first/ensuite Bathroom.
- + Surface-mounted, frameless mirror above vanity.
- Quartz countertop with single edge profile.
- Single bowl, white porcelain, undermount sink.
- Single lever, low flow, chrome faucet.
- Low consumption toilet.
- + Chrome accessories (towel bar or ring, toilet paper holder, robe hook).
- Shower to receive:
- Full-height tile surround.
- + Fixed-mount, low flow, chrome shower head and single lever control handle.
- Clear tempered framed glass shower stall, with pre-formed base.
- Acrylic deep soaker tub to receive:
- Full-height tile surround
- + Fixed-mount, low flow, chrome shower head, single lever control handle, and spout.
- Shower rod.

ELECTRICAL/LIGHTING/COMMUNICATIONS/SECURITY

- Dedicated electrical panel individually metered.
- White decora-style switches and receptacles throughout.
- All balconies/terraces to receive a receptacle.
- In-suite light fixtures to be energy-efficient LED.
- Track light in Kitchen.
- Integrated lighting below Kitchen upper cabinets.
- Light fixture in the Foyer, Hallway(s), Bedroom(s), Living/Dining Room, Den, and Walk-In Closets (as per Schedule A, if applicable).
- Wall mounted sconce above sink(s) in Bathroom(s).
- Pot light in the tub/shower area in Bathroom(s).
- + Larger terrace suites to receive exterior light fixture.
- Pre-wired outlet(s) for television, telephone, and/or internet, located by Vendor.
- Rough-in for security keypad and door contact at suite entry door.
- Rough-in for power door operator at suite entry door (as per Schedule A, if applicable).

MECHANICAL

- Water consumption individually metered.
- In-suite digital thermostat.
- HVAC System: In-suite dedicated heat pump(s) with integrated energy recovery ventilation (ERV) to supply year-round, on-demand heating and cooling with fresh air supplied via ERV.
- Primary Bathroom exhausted through ERV to exterior. Second Bathroom exhausted through a dedicated exhaust fan to exterior (as per Schedule A, if applicable).

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