

The Landing at Little Lake – Barrie Detailed Project Guide



Spring 2019



**Truly Water Front
Living!**

Project Scope / Vision / Background

The subject site at Little Lake Drive represents an excellent opportunity to develop new condominiums and seniors' residences, located in a waterfront setting close to the highway, commercial amenities, and nearby medical services.

The project consists of two buildings, a Condominium and a Retirement Home.

The condominium has a total of 137 units, 56 one bedroom and 81 two bedrooms, with one level of underground parking, the total parking of 145 spaces including 4 HDCP spaces.

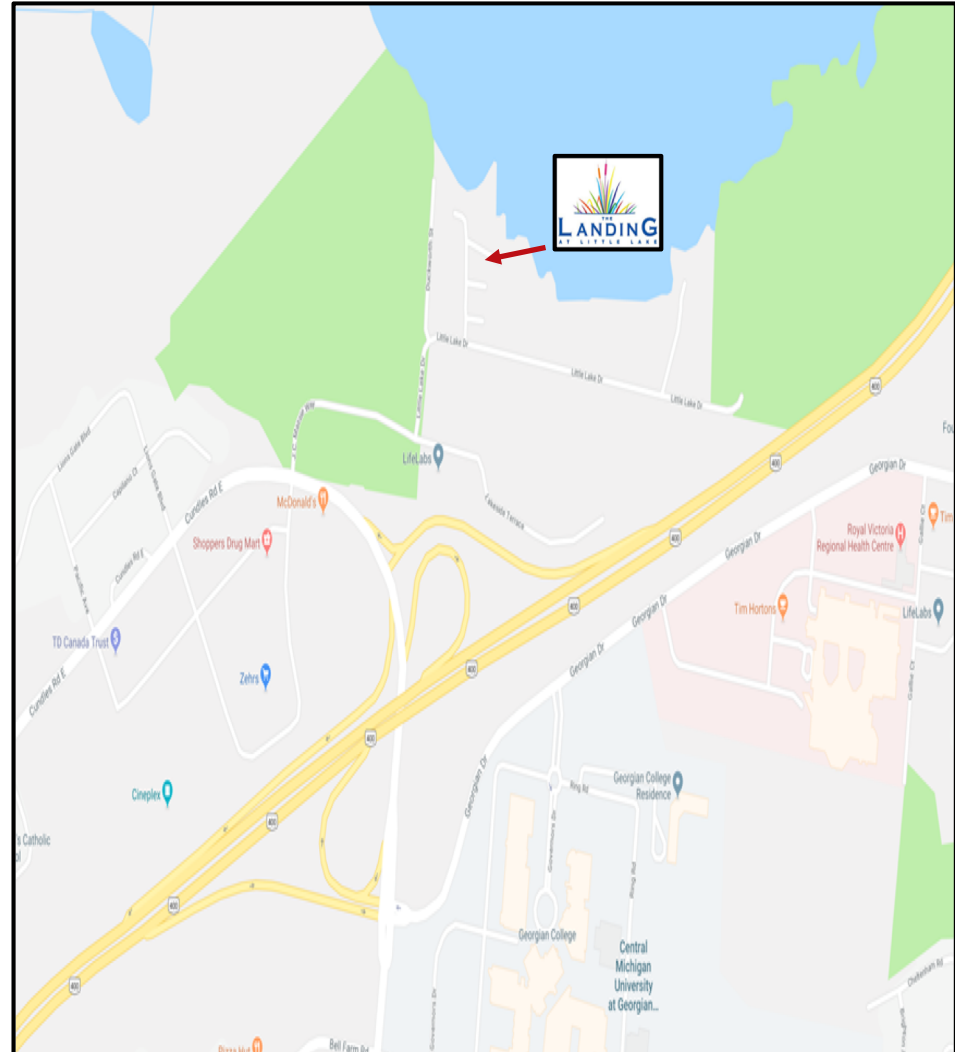
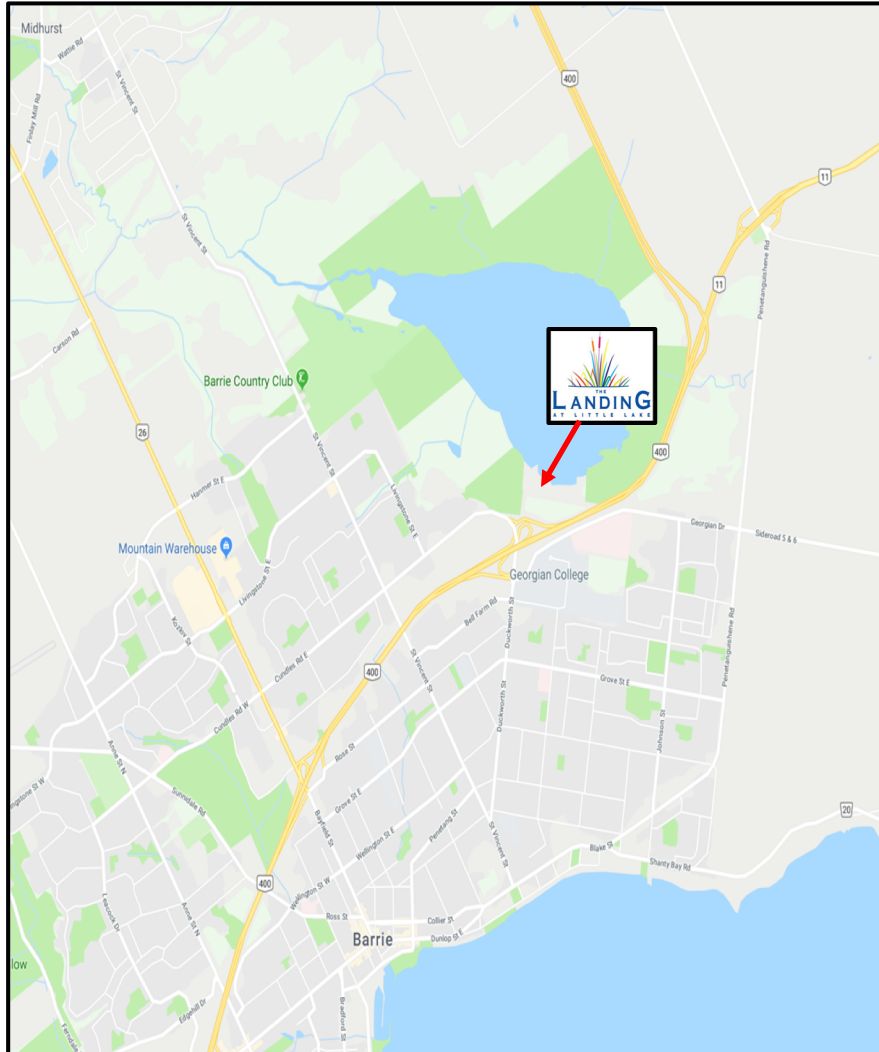
The Subject site was re-zoned and approved by the general committee at the city of Barrie on February 9, 2015.

The environmental and all the site conditions including the Geotechnical investigation (phase one and phase two) environmental site assessments were completed in March 2017.

In April 2017, the record of site condition was submitted to the Ministry of the Environment.

The final submission for site plan approval was submitted in December 2017. Sales will commence in Summer 2018.

Sales Office Location – 10 Little Lake Drive , Barrie







Project Details

Development Name	The Landing at Little Lake (Condo Building) www.TheLandingAtLittleLake.com
Developers	The Landing Development Group
Architect	Ryan Company
Address	10 Little Lake, Barrie , Ontario
Construction Status	TBD (Occupancy Estimated – Q1 - 2021)
Unit Sizes (sq. ft.)	1 Bed / 1 Bed plus Den: 661 – 750 2 Bed plus Den: 818 –1155
Total Number of Units	Total : 137 (1 Beds – 56 / 2 Beds – 81)
Starting Prices (\$)	From the mid \$300's
Parking & Lockers	1 Parking Space & 1 Storage Locker included in Unit Price

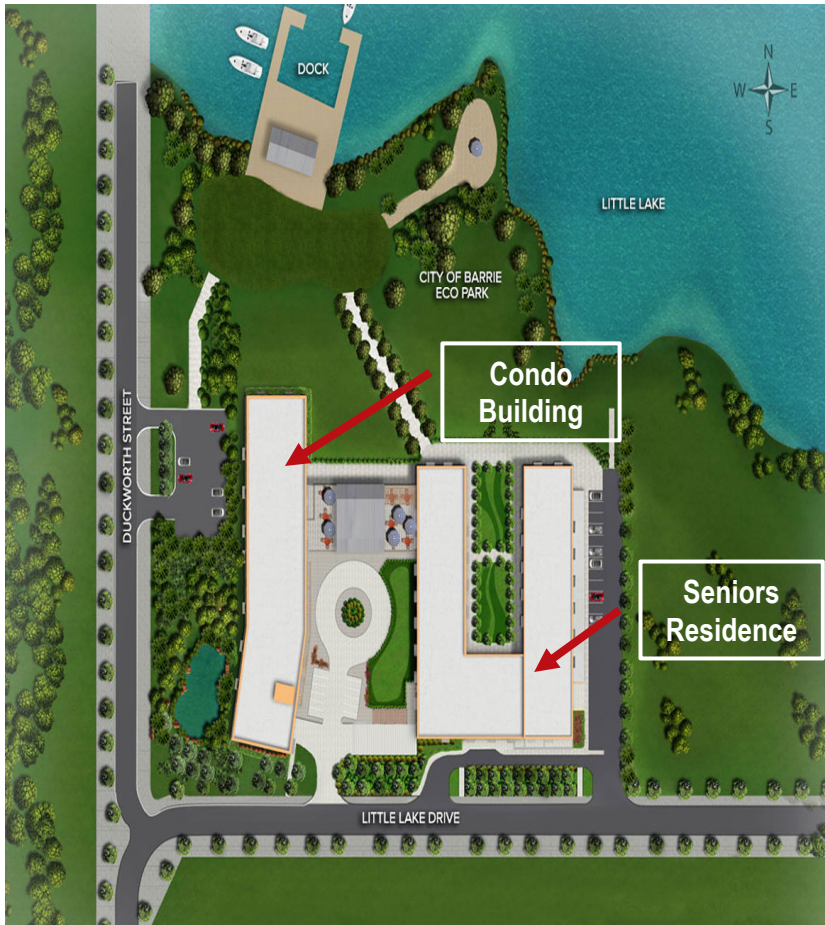
The Landing at Little Lake



The Landing at Little Lake



The Landing at Little Lake – Site Plan



The Landing Project Images



Roof Top Terrace



Views From 8th Floor Roof Top Terrace



Key Project Highlights

- **Great Location** on Little Lake surrounded by nature situated on 2.7 Hectares (6.8 Acres) of land
- Close to Hwy 400, Royal Victoria Hospital, Local Shopping Center, Georgian College
- **Spacious layouts** – with large living and dining areas and functional Dens
- A good selection of One Bedroom & One Bedroom + Den Suites **priced under \$350,000**
- A good selection Two bedroom + Den suites **priced under \$450,000**
- Our typical units (Floors 1- 7) range from **661 sq. ft. to 1,155 sq. ft.**
- **Amenities include a Gym, Pool, and an Incredible 3,000 sq. ft. Rooftop Terrace**
- **Luxurious Finishes and full-appliance package**
- Construction is expected to commence in Q1 - 2019 – Initial **Occupancy is expected in Q-1 2021**

Project / Construction Team



Construction Team - Architect – (Officer of The Landing Development Group)

Ryan Company Architect Inc. is a leading proponent of the design build process, harking back to the tradition of the Architect as “Master Builder” with an eye to sustainability. **Ryan Company** staff have extensive expertise in construction and design and offer full services and outstanding quality. Our combination of design and extensive development experience allows us to create buildings which are not only beautiful but also smart, cost controlled and buildable. We focus on environmentally friendly special projects including custom homes and additions; custom built commercial offices and infill development projects.

Our design team includes **Ryan Company Architect Inc, Atkins Van Groll Structural Engineering, The CBM Group Mechanical and Electrical Design, Pearson Civil Engineering and The Jones Group Planning.** With 1000’s of builds, extensive experience and expertise, our team is well prepared to deliver all requirements for **The Landing at Little Lake.**

Previous projects:

- Claremont Hall Condominiums: Toronto, **Ryan Company Architect**
- Hidden Hitch Industrial Condominiums: Huntsville, **Ryan Company Architect**
- The Derby Lofts : Toronto, **G Duff Ryan** with Dermot Sweeny Architect
- Whitby Place Condominiums and Commercial Plaza: Whitby , **G Duff Ryan** with Kirshenblatt Korman Architects
- Bridle Path Res: Toronto , **Atkins Van Groll**
- Downsview Park Development : Toronto, for Mattamy Homes, **Atkins Van Groll**
- Beech House Condos : YMCA, Toronto, **Atkins Van Groll**
- Humbervale Seniors Residence: Etobicoke, 108 unit apartment building , **CBM Group.**
- Diversicare Seniors Retirement Building : Stouffville , New 5-storey 120 unit residence, **CBM Group .**
- Diversicare Northside Retirement Residence : Mississauga , New 7-storey residence, **CBM Group.**
- Lancer Retirement Building : Niagara-On-The-Lake , New 6-storey residence , **CBM Group.**

Construction Team – Construction Company – (Officer of The Landing Development Group)

Brimanor Construction Services Ltd. is a local Barrie construction firm founded in 1977 and focused on providing services with the highest level of customer satisfaction and high-quality buildings.

Brimanor is hands on, has over 40 years of extensive experience in the design and constructed several seniors' homes, condominiums, apartment buildings, and hotels. Brimanor built the new Little Lake Medical Centre, which is just a few minutes walk from **“The Landing at Little Lake.”**

Brimanor is a critical member of our development team and will ensure that “The Landing at Little Lake” is constructed on time, on budget and to the highest level of construction quality available.

Construction Team – Structural Design

Since 1997, **Atkins + Van Groll's** full-service design firm has a rich history of innovative architectural work with over 12,000 projects completed. They have extensive structural engineering experience in mid-rise building development including the design of more than 30 adult lifestyle residences across Canada and the U.S.

Atkins + Van Groll's expertise in the field of senior home design makes them an invaluable member of our design team. The structural system of hollow core precast slabs supported on steel beams and columns which are the system selected for this project is a tried and tested system and one that **Atkins + Van Groll** expertise. This system, along with **Atkins + Van Groll's** expertise, allows for design flexibility while ensuring structural integrity.

Atkins + Van Groll's extensive construction experience will enable the structure of The Landing at Little Lake development to be on time and budget.

Construction Team – Civil Engineer

Pearson Engineering Inc. is a civil consulting engineering firm providing cost effective and innovative design and project management services for land development and municipal civil projects. Started in 2006, Pearson has experienced consistent growth in size and reputation and are committed to continuing this trend. This growth is founded on service commitment to clients with clear communication of importance to corporate values.

While Pearson has worked on many sites, a significant number of completed projects are located in Barrie including: Treelawn Industrial Subdivision, Linear Transfer Automation, Innishore South Public School, Cundles Heights Public School, St. Catherine of Sienna School, Eastview Secondary School, Holy Spirit Church, Barrie Operations Centre, Barrie Fire Station No. 3 and Barrie Community Sports Complex.

Starting Prices / Floor Plans





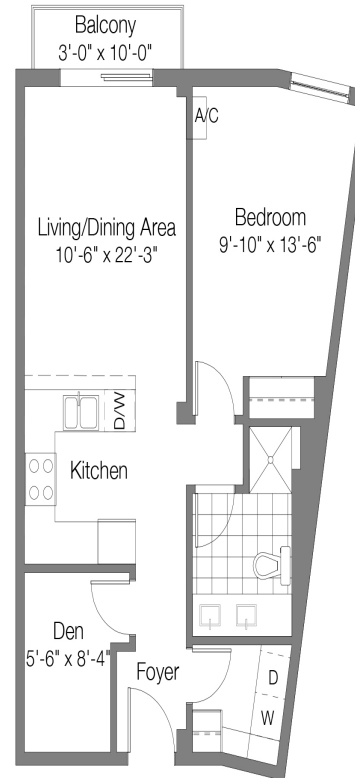
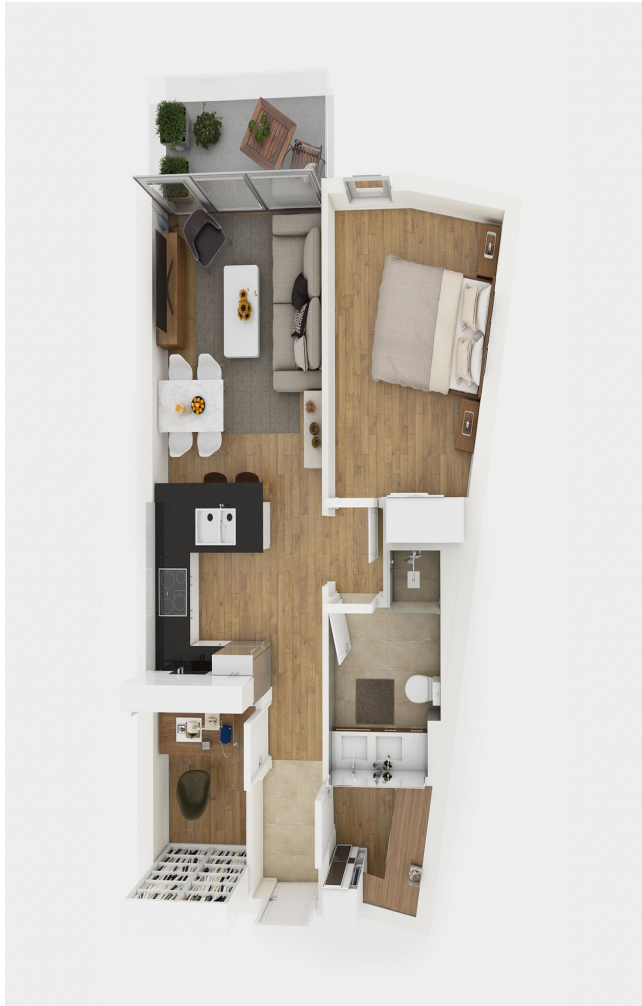
The Landing Pricing Guide – Typical Floors (1 Bed / 1 Bed + Den)

Name	Type	Suite	Starting Floor	Interior Size (sq.ft)	Balcony / (sq.ft)	Total Size (sq.ft)	Exposure	Starting Price (\$)
Bass	1 Bed + Den	217	2nd	661	30	691	East – Court Yard	Mid \$ 340s
Muskie	1 Bed + Den	201	2nd	710	30	740	East – Court Yard	Low \$ 350's
Walleye	1 Bed	209	2nd	751	30	781	West – Forest View	Low \$ 400's

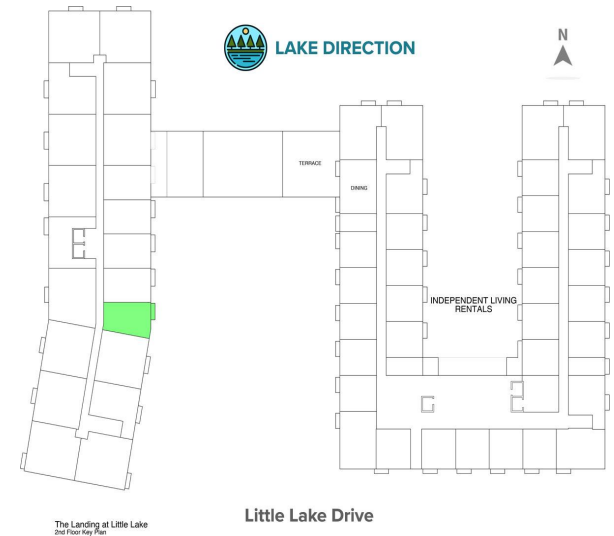
Contact the **Landing** Sales Office for availability and new unit releases

Note: The prices above include 1 Parking , 1 Locker & HST (Premiums apply to floors and views.
Prices subject to change. E.&O.E.)

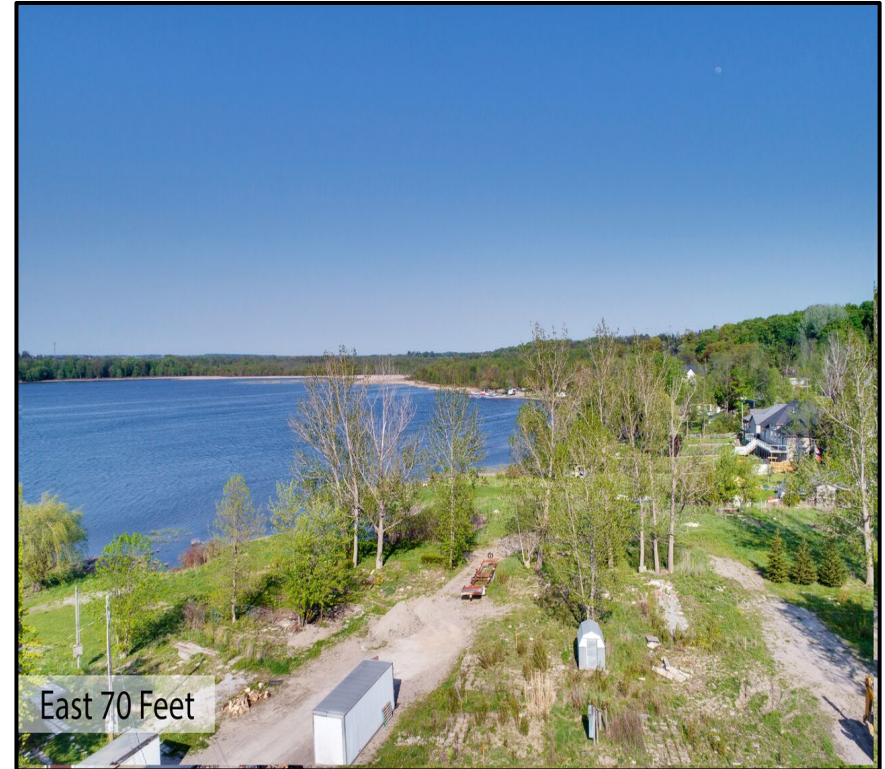
1 Bed & Den – Bass (661 sq. ft)



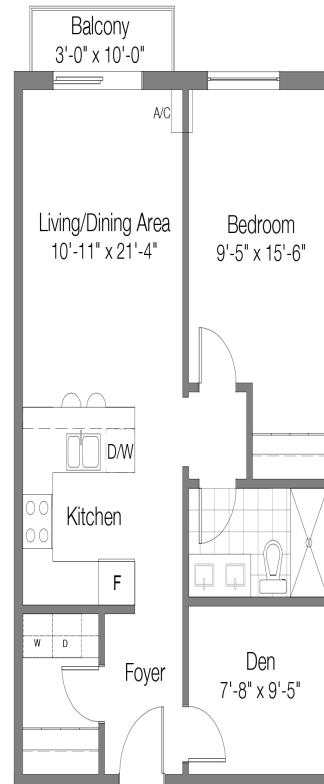
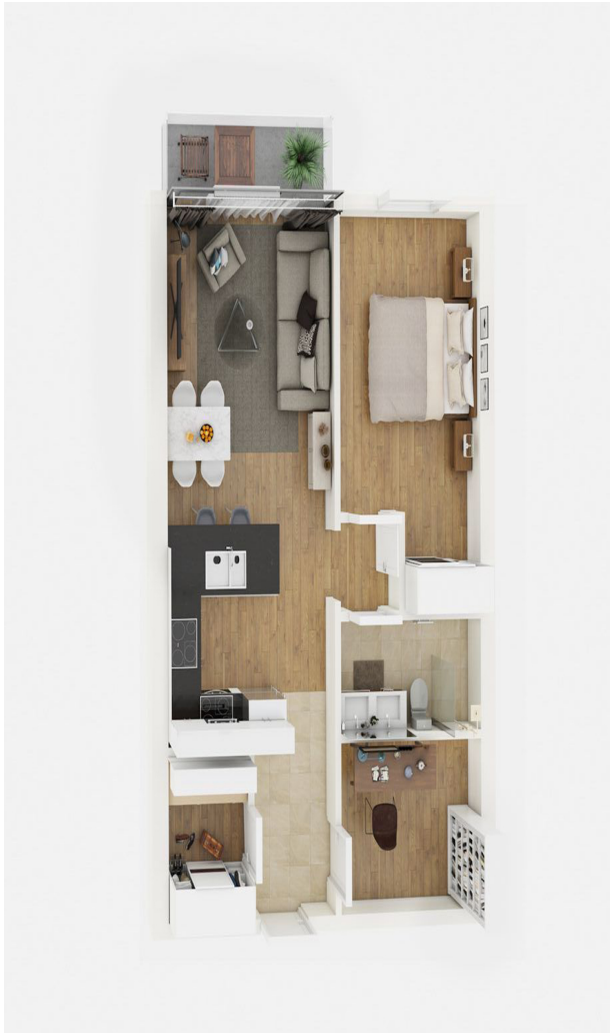
- Large Bedroom
- Spacious Den
- Morning Sun
- Great Value for Investors



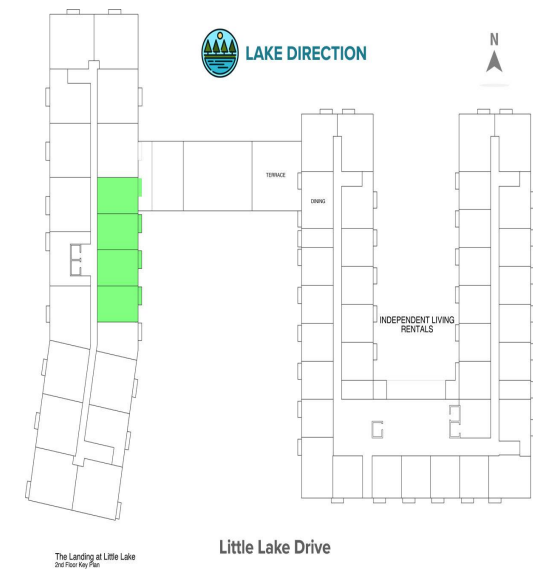
Potential Viewing Ranges – Bass



1 Bed & Den – Muskie (710 - 732 sq. ft.)



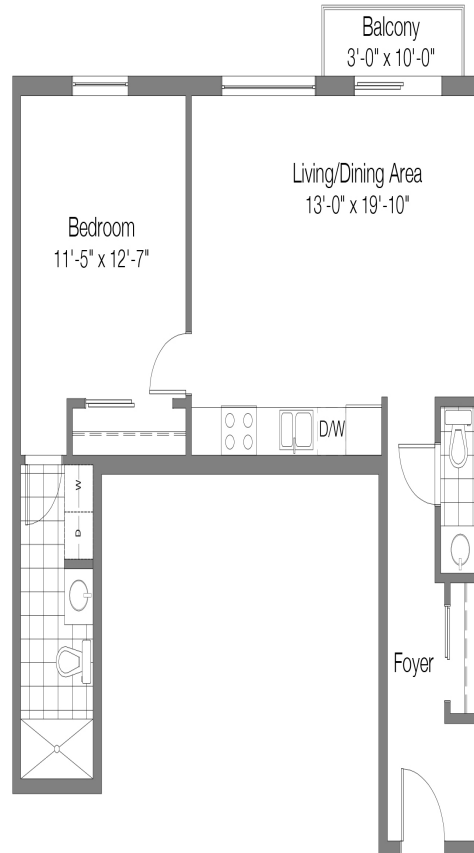
- Efficient Layout
- Large Den
- Morning Sun



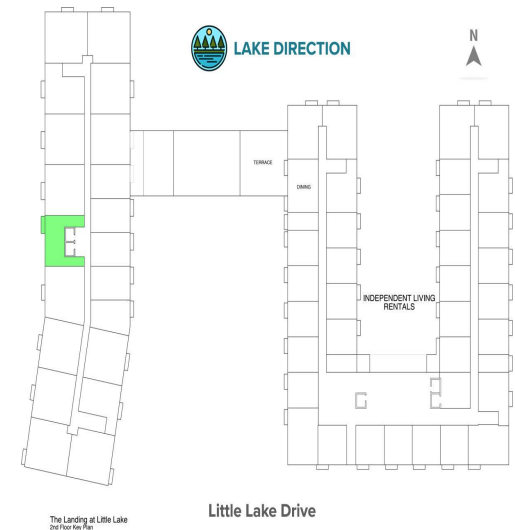
Potential Viewing Ranges - Muskie



1 Bed & Den – Walleye (751 sq. ft.)



- Large Ensuite
- Large Living & Dining Room
- Powder Room (rare)
- Afternoon Sun



Potential Viewing Ranges - Walleye



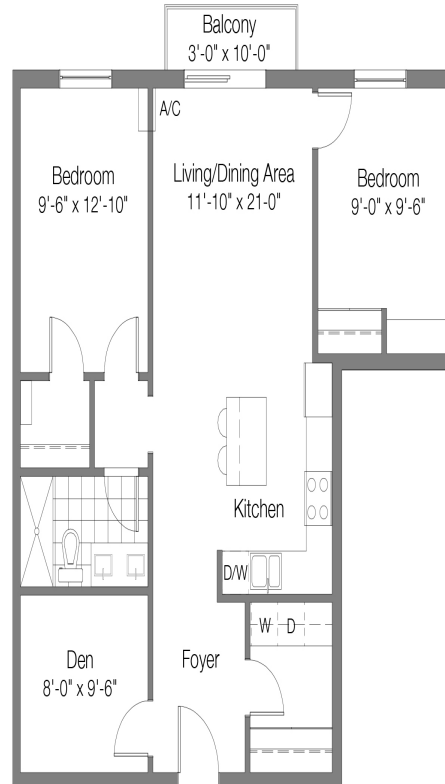


The Landing Pricing Guide – Typical Floors (2 Bed + Den

Name	Type	Suite #	Starting Floor	Interior Size (sq.ft)	Balcony / (sq.ft)	Total Size (sq.ft)	Exposure	Starting Price (\$)
Cattail	2 Bed + Den	15	2	818	30	848	East – Court Yard	Low - \$ 400's
Maple	2 Bed + Den	2	2	1,066	30	1,096	East – Court Yard	Low - \$ 500's
Cedar	2 Bed + Den	12	2	1,123	30	1,153	East – Court Yard	Low - \$ 500's
Willow	2 Bed + Den	10	2	1,155	30	1,185	West – Forest View	High - \$ 500's
Cedar (Front)	2 Bed + Den	4	2	1,141	30	1,171	North East -Direct Lake	Low - \$ 600's

Note: The prices above include 1 Parking ,1 Locker & HST (Premiums apply to floors and views. Prices subject to change. E.&O.E.)

2 Bed & Den – Cattail (818 – 904 sq. ft.)



- Large Living & Dining Room
- Kitchen Island
- Large Den
- Walk-in-closets
- Morning or Afternoon Sun
- Great for investors

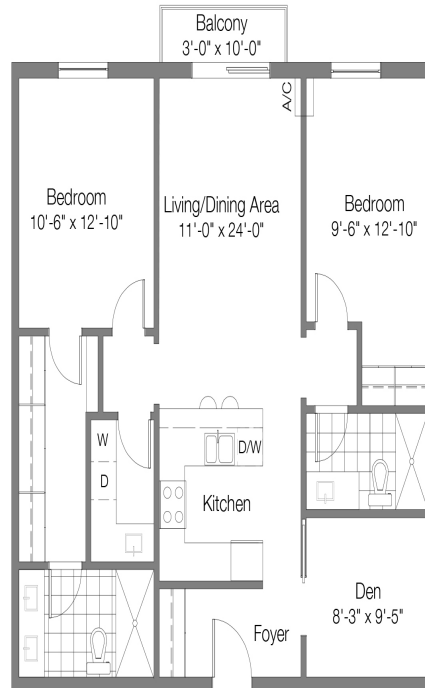


The Landing at Little Lake
2nd Floor Key Plan

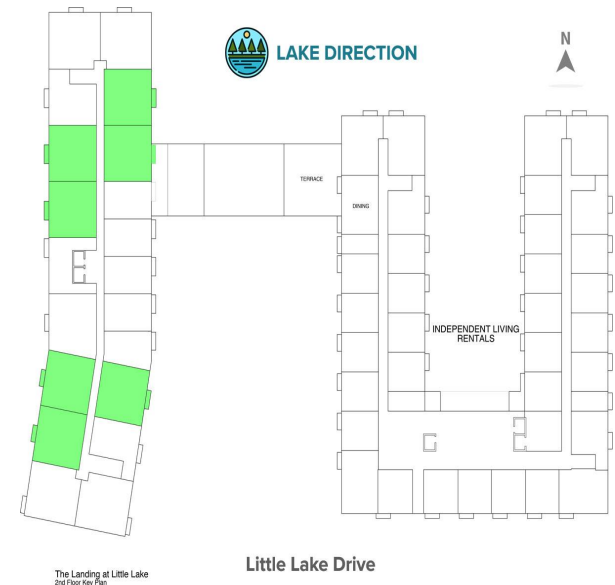
Potential Viewing Ranges - Cattail



2 Bed & Den – Maple (1,066 sq. ft.)



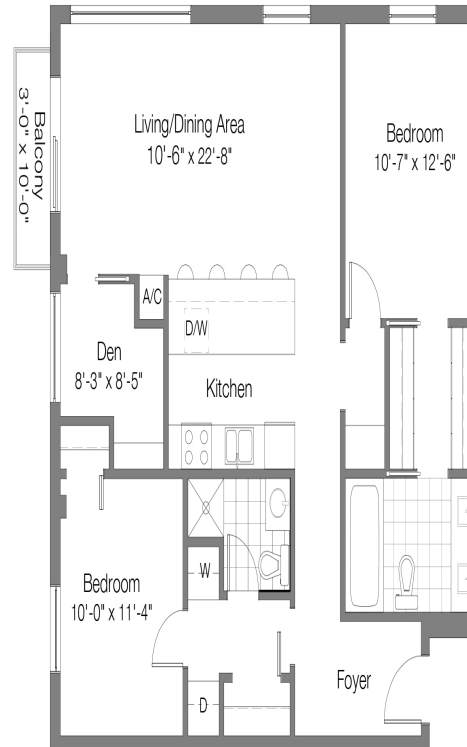
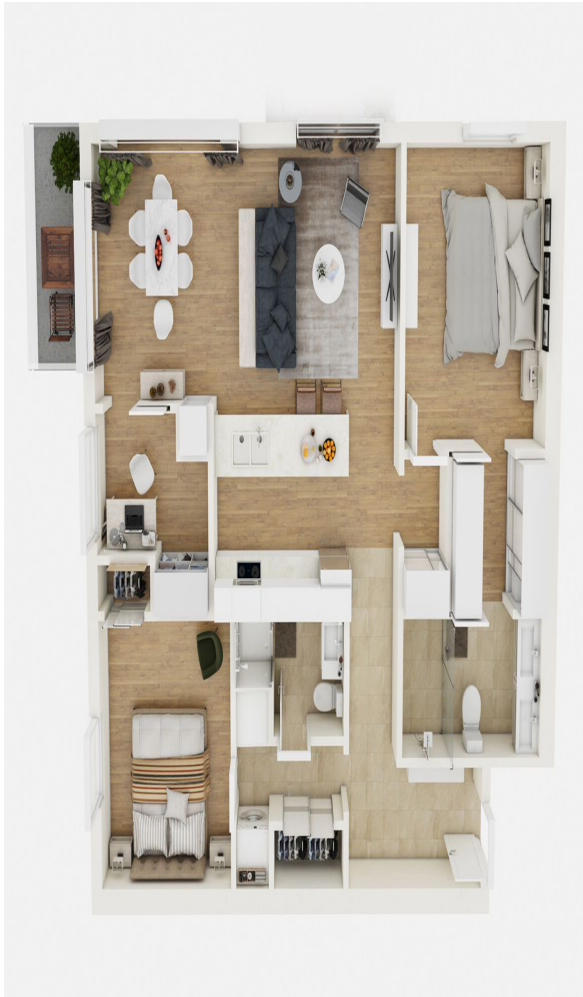
- Large Living & Dining Room
- Large Den
- Large Master Bedroom with Walk-in-closet
- Morning or Afternoon Sun



Potential Viewing Ranges - Maple



2 Bed & Den – Cedar (1,123 – 1,141 sq. ft.)



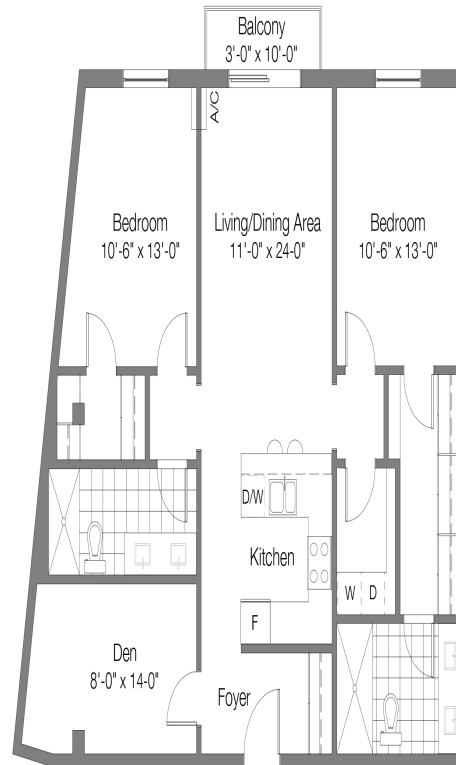
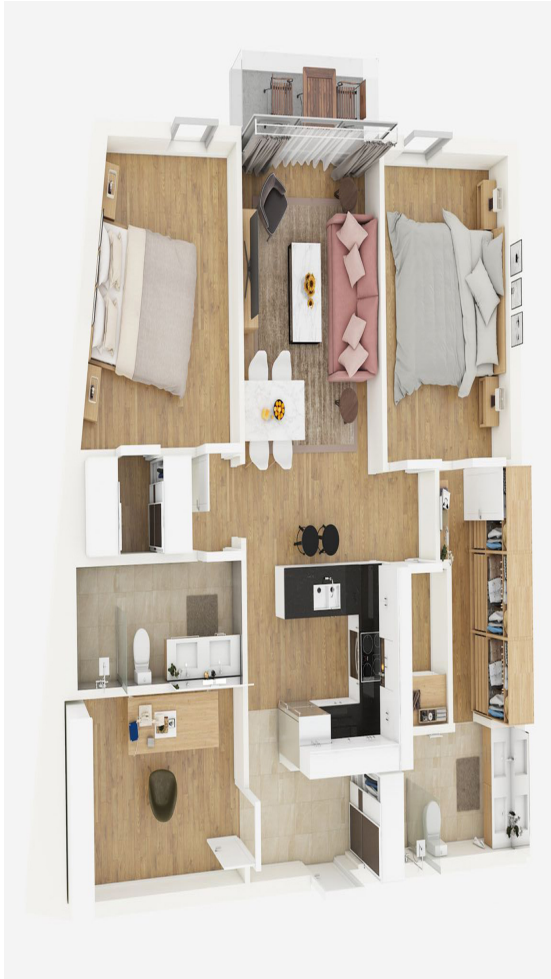
- Direct Lake Views on some units
- Large Living Dining Area
- Den with window (rare)
- Large Master Bedroom
- His and Her Walk-in-closet



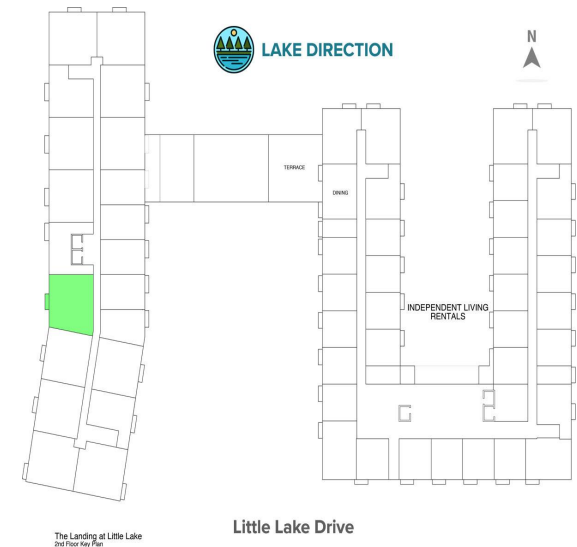
Potential Viewing Ranges - Cedar



2 Bed & Den – Willow (1,155 sq. ft.)



- Large Master Bedroom with walk in closet
- Large Living Dining Area
- Large Den
- Afternoon Sun



Potential Viewing Ranges - Willow



**Deposit Terms /
Maintenance Fees /
Parking & Locker**



Deposit Structure

DEPOSIT STRUCTURE

20% Total Deposit

- \$5,000 on signing
- Balance to 5% in 30 days
 - 5% in 180 days
 - 5% in 360 days
- 5% on Occupancy

Note: The items above are subject to change. E.&O.E.

Maintenance Fees / Taxes

Maintenance Fees

Approximately **\$0.44** per square foot (interior size)

Parking & Locker Maintenance \$ 48 per mth.

(Hydro is separately metered)

Taxes

Estimated at approximately 1.0% of Purchase price – all Prices include H.S.T.

Note: The prices above include estimates and are subject to change. E.&O.E.

Parking & Lockers

**Parking (1)
&
Lockers (1)**

Included in Purchase Price

Note: The items above are subject to change. E.&O.E.

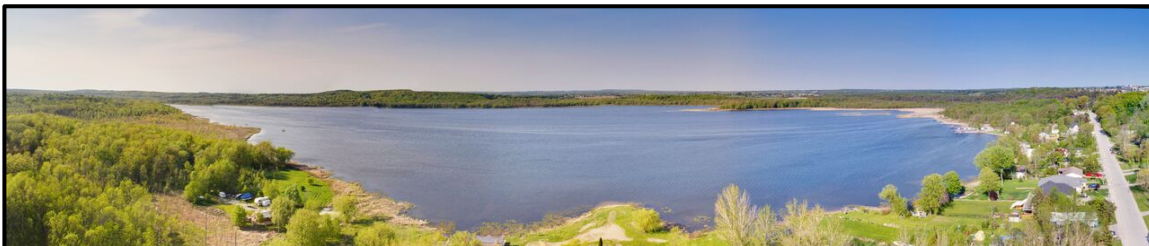
Amenities



Resort Style Amenities

The Landing at Little Lake condominiums is connected to the Landing Seniors Residences. The following roster of amenities is available to residents of both buildings.

- Indoor swimming pool, hot tub , fitness center with change rooms
- Fine dining and Lounge with Lake views
- Roof Top Terrace with outdoor sitting area
- Spa and Hair / Nail Salon
- Direct Access to new Barrie lake-front Eco Park – “The Landing Eco Park”
- Front Court Yard with landscaped sitting area
- Nursing services and Doctor’s office
- Beautifully appointed Lobby and front entrance with 24 hour security
- Mail Room with 24-hour access



Frequently Asked Questions



Frequently Asked Questions

Q: When will construction commence on The Landing Condominiums, and when will the project be ready for occupancy?

A: Construction is proposed to commence in Q-1 2019 with initial possessions currently expected for Q-1 2021.

Q: Who is the developer and designer of The Landing Condominiums?

A: The Landing Development Group is the driving force behind this master-planned community. They have appointed experienced construction and development groups with over 40 years of local and regional experience to assist with the completion of the project.

Q: How can I reserve a new Landing Condominium and when will I have to make payments with respect to my purchase?

A: You can place a temporary, short-term reservation on the condominium of your choice (subject to availability), by meeting with our sales representatives and completing a Agreement of Purchase and Sale together with a refundable deposit of \$5000. This deposit may then be directly applied to the Offer to Purchase, along with the remainder of the required deposits which will total 20%. The balance of your 20% deposit will be due just prior to occupancy.

Q: What happens to my deposit if the project fails?

A: All deposits are paid into the trust account of the lawyer representing the developer. The deposit funds in the trust account can ONLY be used for the purpose of developing the project. If for any reasons the project fails, the buyers deposits are protected and will be returned in full to the buyer.

Frequently Asked Questions

Q: What are the advantages of selecting my The Landing Condominium early, and are The Landing purchase prices going to increase after construction is complete?

A: There are many advantages to selecting your condominium home early. For example you may want to obtain a particular exposure and location within the development itself. Perhaps most importantly you will be purchasing your Landing Condominium at the lowest possible price.

Q: Is the HST included in the purchase price?

A: Yes. The HST is included in the stated Purchase Price for Principal Residents. To be eligible for the HST Rebate, the Purchaser, or a member of the Purchaser's immediate family, will on closing occupy the suite as his/her primary place of residence.

Q: What are my estimated closing costs at The Landing Condominiums?

A: We usually advise purchasers to anticipate approximately 3% in total closing costs. Our sales team have additional information on these items.

Frequently Asked Questions

Q: Where is your Sales Office and what can we expect to see when we visit your sales office?

A: Our Sales Office is located at 10 Little Lake Drive , Barrie. We have a detailed kitchen vignette and samples of flooring, cabinets, and fixtures that will come with your unit. And you can see the magnificent setting including Little Lake right outside your door! For more information please call our sales office or contact us at info@thelandingatlittlelake.com

Q: What are the advantages of a Condominium and how does condominium ownership work?

A: A condominium is a legal form of shared ownership, where the owner holds title to the individual condominium and a shared interest in the building and grounds common elements. A condominium allows for the financial benefits of ownership while leaving the chores of property upkeep and maintenance to our professional property managers. Residents will purchase their condominium homes outright, and pay a monthly "condo fee" to fund all shared common area expenses.

Frequently Asked Questions

Q: What are the Common Element Fees at The Landing and what is included in the common element charge?

A: The common element "condo fee" will be based on your pro rata share of the common elements of the overall project. Current common element fees are expected to be approximately between \$340-560 per month (depending on size of unit) including parking and locker . Common element costs include all "common elements" or shared costs including (but not limited to) maintenance, grounds keeping and landscaping; service contracts; professional management; building insurance (owners require separate insurance for condominium contents and betterments); snow removal; common area lights, power, and heating / cooling; in suite and common area water and sewer including maintenance and replacement. Residents pay separately for telephone, internet cable TV, in suite hydro, contents insurance and realty taxes.

Q: As a suite owner will I have any part to play in the on-going operation / management of The Landing Condominiums?

A: The project will be professionally managed by a property manager engaged by the Developers and later by the Condominium Corporation Board of Directors. As a suite owner in the building you have voting rights in your condominium corporation. An annual general meeting of all suite holders will be conducted to review the business of the corporation. You may participate in the management of the corporation to a greater extent if you wish to stand for election to the Condominium Corporation's Board of Directors.

Frequently Asked Questions

Q: Can I purchase a condominium at The Landing and rent it until I am ready to occupy myself?

A: You may rent your condominium provided all rules and regulations of the Corporation contained in the condominium documents are complied with.

Q: How many floors and suites will the building have?

A: The building will have 7 floors plus an underground parking level and will be constructed in 1 phase. There will be 137 suites in total which include 1 and 2 Bed options many with Dens.

Q: What type of insurance will I require for my new condominium home at The Landing?

A: The condominium corporation will provide insurance for the overall building. Owners will require separate condominium suite owners insurance on their contents and on any options or upgrades. The Condominium Declaration provides further information.

Frequently Asked Questions

Q: Is parking available? How many parking stalls are included with my purchase at The Landing Condominiums and are extra stalls available?

A: Secure parking is standard at The Landing Condominiums. The suite price includes exclusive use of one parking stall. This parking stall is underground and located on 1 level of basement parking for easy access. There currently are no provisions to provide additional parking for owners / residents. Purchasers who do not require parking can be eligible for a Builders Incentive package – see sales team for details.

Q: Is there designated visitor parking at The Landing Condominiums?

A: The Landing Condominiums offers designated parking spaces for visitors, accessible parking stalls, and a loading zone within the development.

Q: What rules and regulations should I know about with respect to The Landing?

A: The rules and regulations will be described in detail in the condominium declaration and by-laws. These documents, typical to all condominium projects, describe in detail the rules regulating the use of the suites, common elements, improvements etc.

Frequently Asked Questions

Q: What are the common areas?

A: Residents will enjoy unprecedented access to common green space outside the building to the Lake, including the Roof Top Terrace and other areas in the amenities and shared facilities of the adjacent seniors residence.

Q: Is there storage lockers?

A: There is storage lockers that come with each suite. Please speak to your sales representative regarding these lockers.

Q: Where is mail collected?

A: There will be mailboxes in the main entry lobby area.

Q: Are pets allowed at The Landing?

A: Yes. The project by-laws and declaration will describe the rules in more detail. All pets must be registered with the board.

Q: Can I choose the type of kitchen cabinets for my suite?

A: We will be offering choice of 3 colours for customers. Please speak to our sales team for more information on these options .

Q: What appliances are included with my purchase price at The Landing?

A: A kitchen appliance package, which includes a full size fridge, a self-cleaning Ceramic Top Electric range, a built-in dishwasher, and an 'over the range' (OTR) microwave will be included in the price of your condominium. A washer and dryer will be included as well in all units.

Frequently Asked Questions

Q: What type of construction is used for the The Landing Condominiums?

A: The Landing will be a seven-storey apartment style condominium with a basement parkade. The foundation is poured concrete with waterproofing. A concrete floor separates the parking level from the main floor. The seven-storey building is concrete and steel framed from the main floor to the roof.

Q: What is the heating system used for The Landing Condominiums?

A: The units are heated and cooled via a central boiler system located on the roof in a central mechanical system. Heating and cooling is fed via fan coil units providing individual heating and cooling control for each unit.

Q: What security measures will be incorporated at The Landing Condominiums?

A: Access to the building will be via secure interphone located at the building entries. Closed circuit TV will monitor all building entry points including the lower level parkade. Deadbolts and peep holes will be installed in all suite entrance doors. Programmable key fobs will be used to access the building entries and parkade.

Frequently Asked Questions

Q: What level of soundproofing can be expected at The Landing Condominiums?

A: All floor and wall soundproofing requirements are built to exceed the building code requirements.

Q: What materials and features will the exterior of the building have?

A: The Landing Condominiums will be finished with exterior stone base at the ground floor, prefinished highlight panels at the building corners , prefinished engineered siding and premium longboard metal siding finishes at the main entry canopy and other prominent areas of the building. Balconies will feature glass railings and waterproof / slip proof deck.

Q: I am concerned about the chance of a fire at the building. How has this been addressed?

A: The unlikely event of a fire has been extensively considered at The Landing. The building is equipped with a comprehensive fire alarm system that includes a full fire-suppressing sprinkler system, fire alarm horns and strobe lights, hard-wired in-suite early detection smoke and heat detectors, and emergency exit lighting and signage. The suites are separated from each other with a 1-hour fire resistance rating on wall and floors are separated from the underground parkade by a 2-hour fire-resistance rating.

Frequently Asked Questions

Q: What quality of windows will be installed?

A: The windows at The Landing are selected from high quality manufacturers with maximum energy-efficiency and sound-proofing.

Q: Can I customize my new Condominium at The Landing ? If so what options are available?

A: The Developer and Architect team at The Landing have spent considerable time with kitchen, bathroom and flooring suppliers to select a high quality of finishes and features to go into every unit. This includes a incredible appliance package. As a result we can only offer a selection of 3 colour patterns for customers to choose from – more details on these options can be provided by contacting our sales team.

Q: Can I choose the paint colours for my suite?

A: The standard paint colour for the interior of the suites at The Landing is off-white.

Q: Can I select the type of flooring I want?

A: The standard flooring within the suites is vinyl plank samples and colour options are available in the Sales Office.

Typical Contractual Questions

What is the “Declaration?”

The Declaration essentially serves as “the constitution” of a condominium that describes in detail the function, powers and rights of the corporation, along with the obligations of the owners. The Declaration, which should be provided to potential buyers along with other documentation, outlines the division of ownership within the condominium corporation. It defines the units and common elements and specifies the interest each owner has in the common elements. The Declaration also establishes a legal relationship between owners and the corporation to manage the collective affair, and to allow the condominium corporation to levy fees.

How is the “Declaration” related to the “description?”

The description includes diagrammatic representations, including land surveys and improvements; administrative by-laws, such as condo corporation governance, and control; and rules related to the safety, security and welfare of the owners and property, as well as pertaining to the use and enjoyment of common elements and units. When both the description and Declaration are registered with the province, the condominium has been legally created under the law.

Typical Contractual Questions

What is meant by "common elements?"

Common elements refers to all property within a condominium that has not been defined and set up by the declaration and description as part of the units. Along with owning the condo unit, the title holder also becomes a tenant-in-common with the other unit owners of the common elements. Unit owners may make reasonable use of the common elements subject to the condominium's declaration, by-laws and rules.

How about "exclusive use common elements?"

Exclusive use common elements usually involve parking spaces and/or storage facilities that are designated for use by specific units within a project, but do not give unit owners title to the spaces. The granting of exclusive use common elements varies by condominium, and exclusive use common elements must be specified by the declaration.

Typical Contractual Questions

What is a "reserve fund?"

The reserve fund is levied by the corporation according to its by-laws to be used or expended for major repair or replacement of common element assets such as roofs, elevators, building exteriors, parking facilities, corridors, hallways, sidewalks and landscaped areas. Reserve funds are collected as part of the common element fees paid by the unit owners. Reserve fund expenditures are restricted and cannot be used for other expenses such as routine maintenance.

Provincial regulations require condominiums with 10 or more units to conduct a comprehensive reserve fund study every 10 years, with updates to the studies conducted at five-year intervals or when significant changes occur to the condo corporation's assets. While smaller complexes are not required to conduct the studies, many do so voluntarily as part of their planning processes, and regulations require that smaller corporations set aside 10 percent or more of their annual budget each year to be deposited into their reserve fund.

What does a "reserve fund study" entail?

The reserve fund study includes both a physical analysis of the condominium's components and systems, as well as a financial analysis of the corporation's current reserve fund balance, its income and expenses, and expected rate of inflation and rates of return on invested funds within the reserve fund. The study recommends a schedule for repair, maintenance and replacement of components and systems, and recommends what annual contributions will be needed during subsequent years of the study period.

Typical Contractual Questions

What are "occupancy fees?"

Occupancy fees are sometimes charged by developers to cover costs between the time period of taking occupancy of a newly built condo unit and the time of taking ownership (once the unit is officially registered). Occupancy fees are also known as "phantom rent."

Can I rent my condo unit?

Yes. When a condominium is rented, the owner is still responsible for the payment of common expenses and for tenant compliance with the by-laws and rules. The owner must notify the corporation that the unit is leased and provide it with the lessee's name. A tenant of a condominium is subject to the same duties and obligations as the owner.

What is Registration?

Once a building has passed all the city's inspections it can be officially registered. At this time (your closing day) condo ownership is transferred to the homeowners, who can now secure mortgages. The property management company also takes over at this time, maintaining the shared spaces and providing the appropriate services. Keep in mind that you'll be closing at this time, so your closing costs will come into effect .

Typical Contractual Questions

How is a purchaser of The Landing Condominiums protected in regard to the completion dates and quality of their new condo?

Almost every new home in the province is covered by a new home warranty. This warranty protection is provided by Ontario's builders and lasts up to seven years. It is backstopped by **Tarion** (www.tarion.com). More than 365,000 homes are currently enrolled in the warranty program.

Tarion serves Ontario's public interest by enhancing fairness and building confidence in the new home buying experience.

Tasked with administering the Ontario New Home Warranties Plan Act (ONHWP Act), Tarion has a mandate to:

- First and foremost, protect consumers when builders fail to fulfill their warranty obligations;
- Educate new home buyers and new home owners about their warranty rights and responsibilities;
- Fairly and impartially resolve disputes between homeowners and builders over warranty coverage;
- Be an effective steward of the Guarantee Fund and build confidence in the sustainability of the warranty program;
- Ensure new home builders and vendors abide by the ONHWP Act;
- License new home builders and vendors;
- Investigate and prosecute illegal building practices; and
- Set standards and raise accountability in education, construction performance and customer service.

Typical Contractual Questions

What do the Critical Dates in the Tarion Warranty mean?

Details about the delayed occupancy warranty are provided in the Tarion Addendum, which your builder is required to attach to your purchase agreement. The first page of the Addendum to your purchase agreement is a Statement of Critical Dates which must be signed by both you and your builder. It clearly indicates when your builder expects to finish the home and the latest possible dates for permitted extensions. It provides the following key dates:

The First Tentative Occupancy Date – The anticipated date that your condominium unit will be completed and ready for you to move in, as agreed upon by you and your builder. Your builder can set one or more Tentative Occupancy Dates.

Final Tentative Occupancy Date – If the current Tentative Occupancy Date cannot be met, a Final Tentative Occupancy Date must be set within 30 days of roof completion. If the Final Tentative Occupancy Date cannot be met, with 90 days written notice, the builder can extend the Occupancy Date one more time for up to 120 days by setting a Firm Occupancy Date.

Firm Occupancy Date – A date set by the builder with 90 days prior notice if an existing Tentative Occupancy Date cannot be met. This date may be set within 30 days of roof completion as an alternative to setting a Final Tentative Occupancy Date. The Firm Occupancy Date cannot occur after the outside Occupancy Date. Once a Firm Occupancy Date has been set, if your builder extends occupancy by setting a Delayed Occupancy Date, delayed occupancy compensation is payable to you

The Outside Occupancy Date – This is the latest date that your builder agreed to provide you with occupancy of your condominium unit. You and your builder agree upon this date at the time of signing the purchase agreement.



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