



**JAMES
HOUSE**



James House

THE EVOLUTION OF URBAN LIVING IN OTTAWA

James House is the new next thing from Urban Capital and the Taggart Group, partners in trend-setting, high-design condominiums since their first collaboration, the East Market, back in 2001. With only 127 “new-loft” style units, this boutique-sized development takes urban condominium living in Ottawa to the next level, with suites that newly push the envelope in terms of interior design and feel, beautiful yet functional amenities, and a very handsome street presence. Located one block north of UC and Taggart’s three-phase Central development, amongst Ottawa’s most popular condominium addresses, and designed by Toronto’s architectural powerhouse, RAW Design, James House will set a new standard for urban living in Ottawa.

Architecture

A PERFECT FIT

Flanked by a traditional Main Street dotted with a variety of commercial buildings and small and mid-sized shops, and surrounded by parks and tree-lined residential streets, James House reflects Urban Capital and the Taggart Group's philosophy of entering an area as a good neighbour. With scale in mind, and keeping the building in context, James House offers the streetscape a handsome building of modern yet timeless character. Its warm-hearted brick façade with a screen-like brick detail has fit, while its mid-rise height increases density without disruption.





Lobby

ARRIVE IN STYLE

Tucked quietly down James Street, James House's lobby nevertheless makes a bold statement. A choreography of light, volume, residents and visitors, and formed of blonde woods, cool tiles and large expanses of glass, it is a distinguished entrance, making an elegant and contemporary statement that showcases the design-forward thinking that informs the rest of the building.

Because first impressions matter.



Lounge and garden

A PLACE TO MEET UP, AND ONE TO CHILL OUT

In an acknowledgement of what matters most to today's urban dweller, James House offers amenity spaces that combine function with purpose, and aesthetics with utility.

James House's amenity package starts with its shared lounge. Meant to be an extension of your living room, it is centred around a fireplace clad in hot rolled steel, with plush seating and a communal table, for getting some work done amid other residents, hosting a party for friends or family, or just hanging out. All, of course, when the time comes that we can do that again.

Beyond the lounge is a linear zen-like garden, with a long brick screen to the lane behind, creating a play of light and plantings, perfect for a contemplative moment. Meant as a place of serenity, it could be your place of escape in a busy world.

Gym and yoga room

BODY AND SOUL

For the active side of your life, James House provides a fully-equipped fitness facility and yoga/pilates studio, both opening up to the tranquil landscaped garden behind. Work out to your limit, then grab some fresh air and a little quiet time.



Rooftop pool

POOLSIDE, PERCHED HIGH

We stretched ourselves so you could too. So if lounging by a rooftop pool perched high above Centretown is your idea of a good time, then James House is for you. The building's heated salt-water pool, in striking mosaic tiles, is perfect for a refreshing morning swim or weekday evening lounge. Or why not plan a "staycation" around it. Regardless, this is the place to stretch out, relax and rejuvenate.







Suites

COOLY CONTEMPORARY, WARMLY WELCOMING

Our living spaces offer the modernity, utility and comforts that provide the perfect canvas for everyday life. Using our signature loft-style as a template and adding a novel brick screen detail unique to this building*, our James House suites are streamlined, spatially airy, with that crisp modern edge and high performance that we take pride in. Steeped in natural light, each space offers a pleasing contrast between the cooler look and texture of exposed concrete walls and industrial-style exposed ducts, and the warmer mood and palette of wood floors and kitchens.

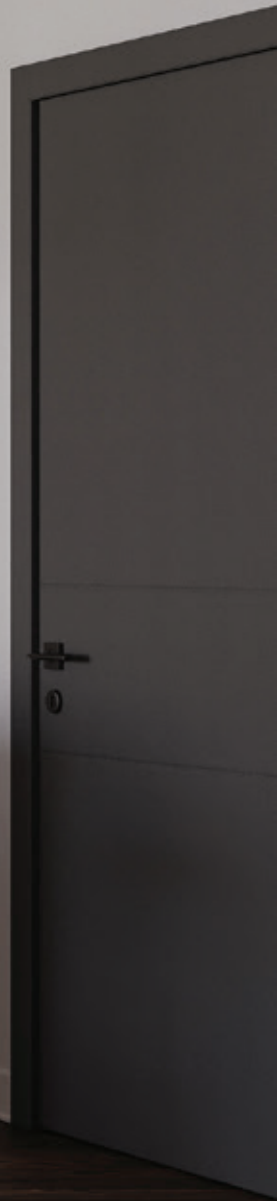
Altogether, a place of space, light, comfort and convenience for all those who consider home their sanctuary.

*Not all units come with the brick screen detail; see individual unit plan for applicability.

Urban Capital's signature style combines the cool look of concrete and steel with the warmth of woods and your own fabrics and textiles, to create a sophisticated living space that stands out from the ordinary.



16 NOTE: This rendering represents an amalgam of "new loft" features in a James House suite, rather than any one particular unit plan. Light over kitchen island non-standard.



Bank Street

OTTAWA'S ECLECTIC STRIP

An iconic street and (at 70 km) the city's longest, Bank Street and Ottawa are synonymous. A street that changes its vibe as it transitions from the city's buzzing downtown through its various residential and mixed used neighbourhoods, it's where the early 20th Century city meets today's world in an eclectic assortment of uses, styles, and flavours. And for exactly these reasons, Bank Street, and its surrounding area, has beckoned Urban Capital as its kind of place. A street loaded with all kinds of possibilities, and a place – and neighbourhood – where you can live and build a life.



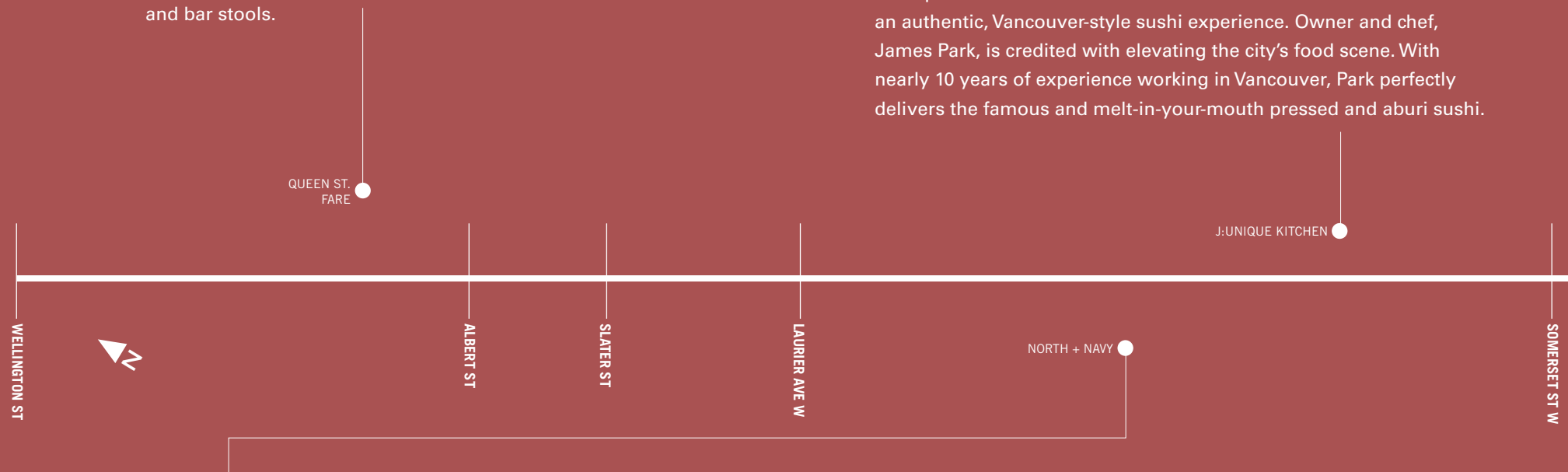
BANK STREET HOT SPOTS

Queen St. Fare

Queen St. Fare is Ottawa's first and only food hall with a burgeoning live music scene. Visitors can choose from various vendors that offer ethnically-diverse food, craft beer, and hand-crafted cocktails. Its most notable vendor is Mercadito, which offers Mexican street food with a local flare and is prepared by Top Chef Canada winner, René Rodriguez. Queen St. Fare also provides comfortable, indoor and outdoor seating that includes communal tables, booths, half booths, and bar stools.

J:unique Kitchen

J:unique Kitchen is one of the few restaurants in Ottawa that offers an authentic, Vancouver-style sushi experience. Owner and chef, James Park, is credited with elevating the city's food scene. With nearly 10 years of experience working in Vancouver, Park perfectly delivers the famous and melt-in-your-mouth pressed and aburi sushi.



North & Navy

North & Navy is a Northern Italian restaurant, inspired by the bacari of Venice. Its menu incorporates Eastern Ontario and Northeast Italy climates and offers classic dishes made with seasonal seafood and vegetables. The restaurant has been nominated for a "Best New Restaurant" award and is widely known as a favourite among locals, dignitaries, and even celebrities.

Gongfu Bao

Gongfu Bao started as a small food cart that has taken over a prime corner spot in the Centretown neighborhood. They specialize in hand-crafted, mouthwatering, and fluffy baos that are described as being the best executed, the most balanced, and the most thoughtful in Ottawa. While critics and locals particularly enjoy their fried chicken bao, they also equally crave their vegan options and side dishes.

Petra Ottawa

Petra is one of Ottawa's best-kept secrets. It's an inclusive, creative and shared workspace that offers affordable studios and rooms — on a part-time or full-time basis. Its carefully curated interior and abundance of greenery make it the most perfect and inspiring space for artists, entrepreneurs, and professionals, to collaborate and thrive.

Fauna

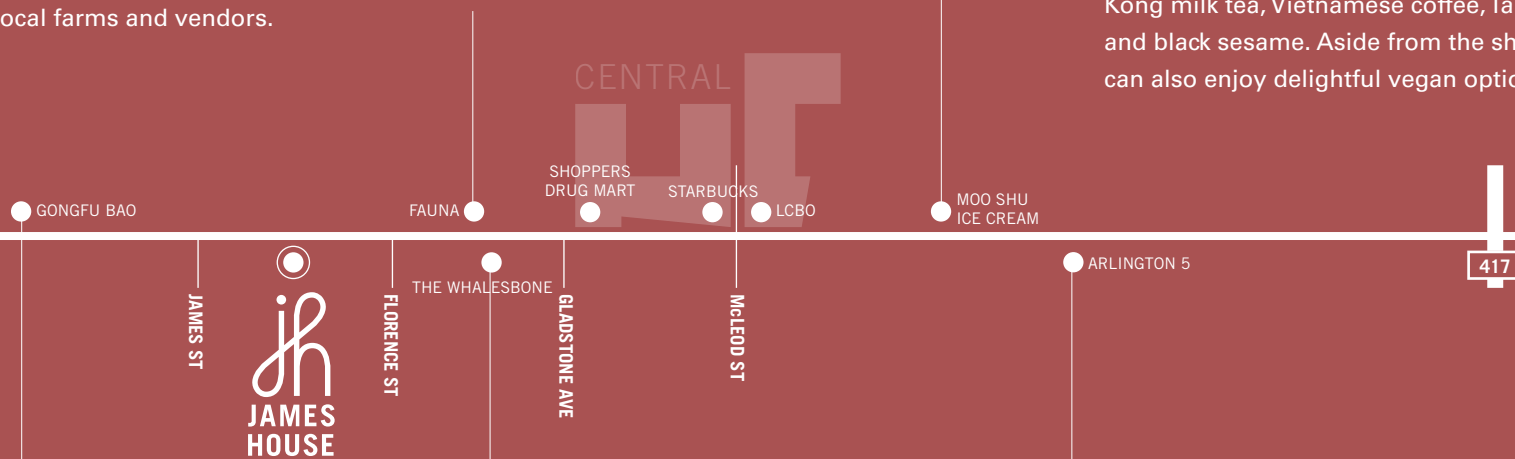
Ranked as one of Canada's top 100 restaurants, Fauna is a rustic farm-to-table restaurant. Its menu focuses on serving New Canadian cuisine that represents Canada's multiculturalism. Guests can enjoy small and full-sized plates carefully crafted with ingredients sourced from local farms and vendors.

Canadian Museum of Nature

The Canadian Museum of Nature is home to the best collection of natural history items in the country. It's famously known for its public exhibitions and galleries that feature original collections and iconic mammals — offering the perfect balance between learning and fun for all. It also maintains an outdoor space that welcomes all to enjoy their benches and parks among different species of trees and plants.

Moo Shu Ice Cream

Moo Shu makes use of predominantly Asian flavours to offer a unique selection of ice cream — many of which are not found anywhere else in Ottawa. These rare and iconic flavours include Hong Kong milk tea, Vietnamese coffee, Tangzhong milk bread, shiso chip, and black sesame. Aside from the shop's creative flavours, customers can also enjoy delightful vegan options and scratch-made cones.



The Whalesbone

The Whalesbone is widely recognized as one of the best seafood restaurants in Ottawa. Its menu offers 100% sustainable seafood and freshly shucked oysters. A few of its most popular dishes include the lobster roll, fish and chips, and hanger steak. Its rustic and wooden interior design adds to its welcoming and cozy atmosphere — making it the perfect place to unwind with family or friends.

Arlington Five

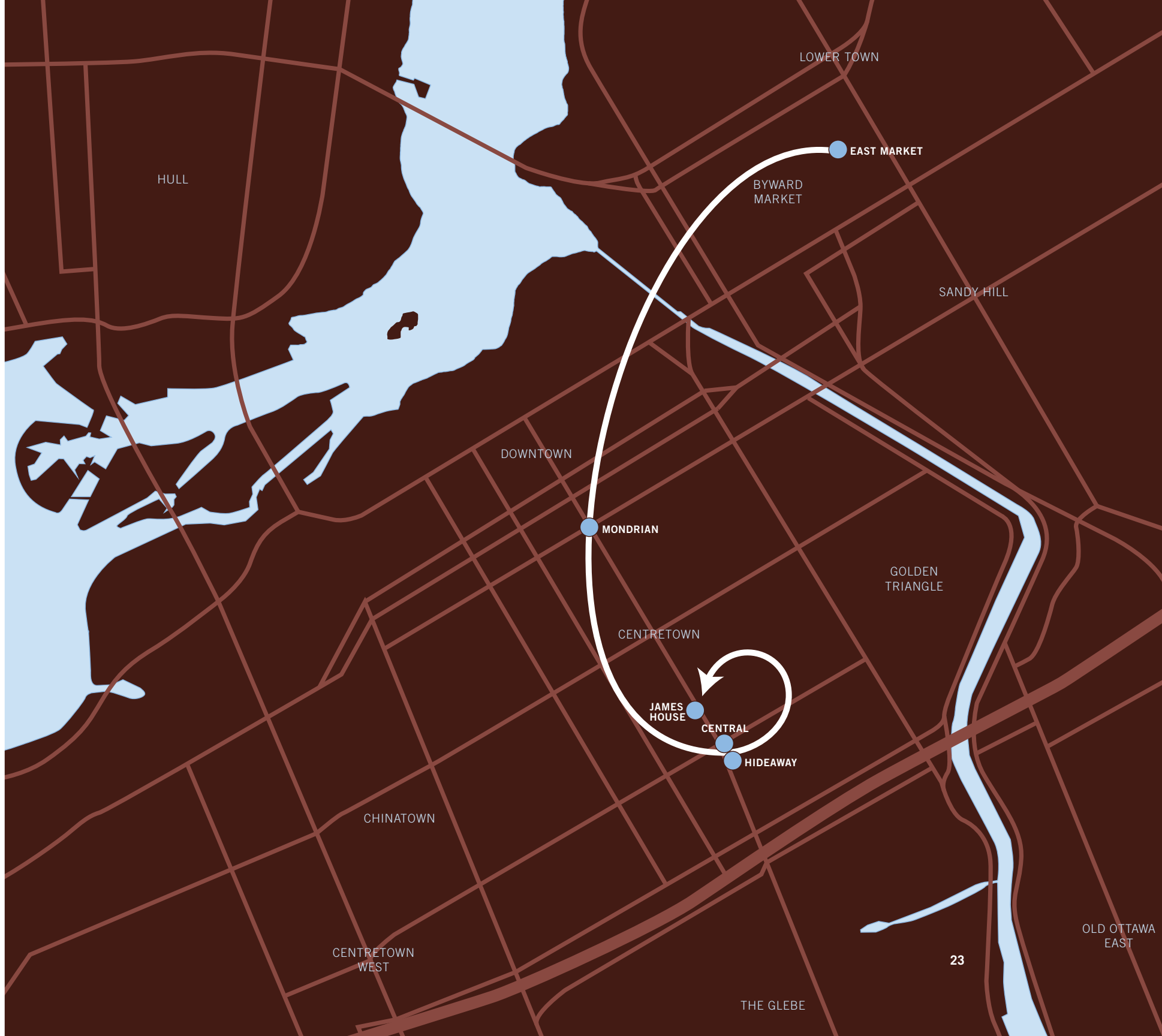
Arlington Five is a dual coffee shop and event space. It's widely known for serving some of the best coffee in Ottawa and is filled with members of the city's creative community. Inside, portraits, pop art prints, and paintings crowd the walls. Outside, guests can enjoy Arlington's outdoor patio surrounded by murals designed by the city's best artists.

Development Team

UC+TAGGART GROUP +OTTAWA

First there was the East Market, a trail-blazing development that set a new standard for urban living in the nation's capital back in 2001. Then there was Mondrian, "art-in-sky", in the city's downtown core. And finally there was Central and Hideaway, a two city block mixed-use development that merged high-design residential living spaces with extraordinary amenities to create one of the most popular condominium communities in Ottawa.

And now Urban Capital and Taggart are back again, this time with James House. Following on the footsteps of Central/Hideaway and Mondrian, James House is primed to add its own chapter to Bank Street and take urban living to the next level in Ottawa.





Urban Capital

A LONG HISTORY OF TRAILBLAZING DEVELOPMENTS

With over 10,500 condominiums developed or under development since 1996, valued at over \$4.4 billion, and often named as one of Toronto's top five real estate developers, Urban Capital pushes the envelope in terms of architectural and interior design, environmental sustainability, and commitment to cities. Widely recognized as a trailblazing developer of beautiful urban buildings and communities, Urban Capital's work has extended from Toronto to Montreal, Ottawa, Mississauga, Halifax, Winnipeg and Saskatoon, often creating flourishing new neighbourhoods along the way, and always challenging the way we think about urban living.

urbancapital.ca



RIVER CITY, TORONTO



TABLEAU, TORONTO



RC3, TORONTO



RIVER CITY 1 & 2, TORONTO



McGILL OUEST, MONTREAL



NICHOLAS, TORONTO



HIDEAWAY, OTTAWA



RIVER CITY, TORONTO



CENTRAL, OTTAWA



SOUTHPORT, HALIFAX



TABLEAU, TORONTO

Team

TAGGART GROUP

DEVELOPMENT PARTNER

Since the founding of Taggart Construction Limited in 1948, Ottawa-based Taggart Group has been instrumental in the construction and land development industries in Eastern Ontario.

It is now comprised of four operating companies: Tamarack Homes, Taggart Construction Limited, Doran Contractors Limited and Taggart Realty Management. The group currently employs over 600 full and part time staff in the Ottawa and Kingston markets. From assembling land to providing friendly service to loyal owners and tenants, the Taggart Group of Companies delivers expertise and leadership in real estate development, planning, finance, construction, and property management.

This will be the 8th project that Urban Capital and Taggart Group have partnered on in Ottawa, and is positioned to be the best one yet.

taggartgroup.ca

DORAN

CONSTRUCTION MANAGER

Doran's mission is to be a leader in the construction industry through intelligent, ethical, and sustainable practices. Doran strives to create, and foster, lasting relationships with all contributing industry parties in order to facilitate a streamlined, trouble-free course of action at every opportunity.

With 115+ years of history behind it, Doran boasts hundreds of satisfied clients and a record of highly skilled service - down to the last detail. Whether the undertaking is heritage or high tech, industry professionals and clients continually rank Doran as a superior construction company. They praise the Doran team highly for its dependable work, resourceful solutions, and workplace safety.

Doran Contractors strive to align themselves with opportunities to showcase their vast capabilities in the construction industry. When time, money, and quality count, people choose Doran for peace of mind. Landmark projects across the Ottawa region and beyond, showcase Doran's strength in general contracting, construction management, and design/build.

doran.ca

Urban Capital and Taggart Group have extensive working relationships with some of the top design firms and sales consultants in the country. For James House they have chosen RAW Design and Unison Group as the design leads, bringing these firms' creative energy and design panache to the Bank Street site, and Milborne Group to make sure we hit the market at exactly the right spot.

RAW

ARCHITECT

RAW Design is one of Toronto's most vibrant and respected architectural and design studios. Launched in 2007, the award winning, full-serviced architectural and interior design firm has extensive experience in multi-use residential developments of various scales. The firm possesses an international design perspective and wisdom combined with a wealth of experience. RAW takes an open-minded approach to design, encouraging a fluid and collaborative design process and their dedicated staff bring playful, colourful and contextual designs to life. Their strong, impactful and thoughtful design ethos is on display in the attention to scale and detail of James House, reinterpreting the use of traditional masonry to create a sculpturally playful addition to Bank Street.

rawdesign.ca

UNISON GROUP

INTERIOR DESIGN

Unison Group is a Toronto based interior design group that has deeply rooted sensibilities; and as a result their collective efforts in hi-rise residential, hospitality and retail interiors can be found worldwide. The firm has specific interest in the relationship of spaces, design details and materials and sees the design of a project through from start to finish. They develop spaces from the inside out and are sensitive to how interior architecture lends itself to the human experience. This design sensibility is apparent throughout the interiors of James House and is most visible in the project's warm and inviting common spaces.

unisongroup.ca

MILBORNE

SALES

Milborne Group is the industry leader in the promotion and sale of new development projects. Their experience ranges from small boutique buildings up to large point towers, resort and recreational properties, hotel condominiums, freehold and stacked townhomes as well as large master planned communities. They have succeeded in all market conditions in Ottawa, Toronto and beyond.

With over 45 years of knowledge and experience, it is with no surprise that Milborne Group has managed to work with over 250 clients in the sales and marketing of over 750 new development projects. The group brings to James House an unrivaled understanding of market needs and unit design, ensuring that James House creates lasting value for its purchasers.

milborne.com

THE DETAILS

Building Features

- + 9 storey brick and glass midrise building designed by Toronto-based RAW Design and located in the heart of Centretown
- + Building includes approximately 127 new loft-style suites on Floors 2 to 9, with a spectacular rooftop pool
- + 6,900 square feet of Grade A retail space on Bank Street
- + Residential entrance off of James Street to a Unison-designed residential lobby, with a concierge desk, mail and parcel rooms, property management office, moving area and two elevators dedicated to the residential floors
- + Approximately 51 underground resident parking spaces and approximately 13 visitor parking spaces on Levels P1 and P2, with access off of the lane on the west side of the building
- + Approximately 72 bicycle parking spaces in the underground garage and 42 storage lockers

- + Security features including enterphones in the lobby and parking vestibules; an electric fob-based access system at all entry points and to the amenity areas; and strategically located security cameras throughout the common areas
- + Executive concierge service^x

Ground Floor Residential Amenities

- + Fitness facility with free weights, weight machines, state-of-the-art cardio equipment and yoga/aerobics area
- + Unison Group-designed lounge and party room, with gas fireplace and seating area, communal dining table and kitchen
- + Exterior zen garden accessible through the lounge and fitness facility
- + Dog wash station directly accessible from the back laneway through a secure and separate entry door
- + Product Library for the items you may occasionally need to borrow but not want to store yourself (such as a ladder, mixer, tool kit and steamer)

Penthouse Level Pool

- + Spectacular west-facing heated salt-water rooftop pool

Suite Details

- + High-design “new-loft” style suites with 9'0" high ceilings⁺
- + Exposed concrete ceilings^{***} and walls^{*} and columns^{*}, and floor-to-ceiling rolling doors^{*}
- + Wide plank vinyl flooring^{**} throughout
- + Suite entry doors with security viewers
- + Brushed aluminum contemporary hardware
- + Individually controlled heating and air conditioning based on a heat pump system, with energy recovery ventilators (ERVs) for added energy efficiency
- + Terraces and balconies, with brick screen detail^{*}

Kitchens

- + Open concept kitchens with built-in pantries (Type B kitchens only), many with stand-alone islands* for additional storage and counter space
- + Engineered stone countertops and tile back-splash**
- + Under-mount stainless steel sink, with single lever black or chrome faucet
- + Integrated 24" refrigerator, integrated 24" dishwasher, 30" stainless steel stove and hood-fan

Laundry

- + Stacked white washer-dryer**

Bathrooms

- + Custom designed vanities with vessel sinks, stone countertops** and contemporary single-lever black or chrome faucets
- + Custom design medicine cabinet with mirror
- + Contemporary bathroom fixtures throughout, including dual flush toilets and water efficient faucets and showerheads in black or chrome
- + Square designed tubs and/or showers*, with full height tile surrounds**
- + Frameless glass shower enclosures for separate showers*
- + Porcelain tile flooring and wall tile for full height along vanity wall**
- + Temperature control valves in all showers

Electrical + Communication

- + High speed internet service included in the monthly condominium fees and available for use within all suites and amenity areas**
- + Service panel with breakers at suite entry
- + Switch controlled receptacles in living areas and bedrooms, light fixture(s) in foyer, track lighting in kitchen and rough-in for overhead fixture in dining room
- + Individual electrical metering

Notes:

- * As per plan / where applicable.
- ** From builder's samples
- *** Smooth ceilings are available as an option at extra cost.
- + Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams.
- ++ See individual plan for whether 24 inch or 27 inch
- x See Budget in Condominium Documents for extent of concierge service.
- ++ Bulk internet has been committed to for the building. See budget for details.

Specifications are subject to change without notice. Renderings are artist concept only. E.&O.E. 2021.02.15.

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 URBAN CAPITAL

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