

A History of Innovation



Land Development

Since its inception in 1988, the DCR/Phoenix Group of Companies has developed more than 5,500 serviced lots in the Ottawa area. In addition to developing land for its own use, the company also sells serviced lots to other Ottawa builders.

DCR/Phoenix is well known for its extensive product range, which includes infill sites, standard subdivisions and estate lots.



Home Building

DCR/Phoenix has built more than 4,000 homes throughout Ottawa since 1997.

The company's distinct style and innovative designs, which can be seen in their popular singles, towns, stacked towns, bungalows, semi-detached and apartment dwellings, have truly revolutionized the face of Canada's Capital.



Commercial and Rental Developments

In 2003, DCR/Phoenix expanded its operations to include commercial developments such as restaurant and retail sites. Many retail plazas and apartment towers are now part of the corporate portfolio.



Granite and Hardwood

In response to the growing demand for natural products, DCR/Phoenix entered the hardwood and granite supply business in 2005.

Exclusive rights to granite mines in India and Brazil, as well as state-of-the-art CNC cutting machines for fabrication ensure the company's granite is of the highest quality, and a large warehouse and production facility house both granite and hardwood supplies.



Land Development

and Community Planning

More than 100 years of combined experience make land development the core strength of the DCR/Phoenix Group of Companies.

From simply obtaining site approvals to full subdividing and servicing to producing estate lots, DCR/Phoenix is the company individuals and builders alike turn to for their land development needs.

DCR/Phoenix is proud to be one of the few developers selling serviced building lots to individuals. In fact, many small builders rely on lots from DCR/Phoenix to continue their operations.

Since its inception in 1988, DCR/Phoenix has developed more than 5,500 serviced lots in the Ottawa area including:

Bradley lands (Orleans)	Life Sciences Condominium and
Broughton (Kanata)	Life Sciences Technology Park (General Hospital)
Centrepointhe (Nepean)	Longfields (Barrhaven)
Coventry Park (Vanier)	Lotus Court (Downtown Ottawa)
Daly Square (Downtown Ottawa)	Mion lands (Barrhaven)
Deer Run (Stittsville)	Montreal and Ogilvie Roads (Orleans)
Fallingbrook (Orleans)	Place Bordeaux (Orleans)
Heritage Hills (Kanata)	Pointe West (Nepean)
Hillside Terrace (Orleans)	Richardson (Kanata)
Hunt Club Gables (Hunt Club)	Sawgrass Towns (Barrhaven)
KRP lands (Kanata)	Wellington Park (Downtown Ottawa)



Land Development

Centrepointe

DCR/Phoenix's first major land development project is located in Ottawa's Centrepointe neighbourhood in the heart of the former city of Nepean.

A commercial plaza at 117 Centrepointe Drive containing attractive restaurant, shopping, banking and office space was built adjacent to Ben Franklin Place, home of the renowned Centrepointe Theatre and Centrepointe branch of the Ottawa Public Library.

In addition to the plaza, DCR/Phoenix also developed 250 lots further north in Centrepointe for a townhome site erected by several local builders.





Land Development

Longfields

When DCR/Phoenix began its Longfields project, Barrhaven was still seen as a sleepy bedroom community surrounded by farmland on the outskirts of Ottawa.

The company's production of more than 1,000 serviced lots dramatically altered this perception and set the pace for Barrhaven's phenomenal growth over the last decade.

As DCR/Phoenix's first large-scale development project, Longfields not only changed the face of the company, it changed the face of Ottawa's suburban landscape.





Land Development

Phoenix Ridge Estates

A picturesque village located on the historic Rideau River, Manotick is the location of Phoenix Ridge Estates, an exclusive development of 75 two-acre estate lots, each with water access.

This proximity to the river, natural landscapes and numerous golf courses, as well as a steady growth of amenities, has made Manotick popular with those looking for country-club living with city conveniences.

Phoenix Ridge Estates met this demand by offering its one-of-a-kind lots to individual buyers planning custom homes.





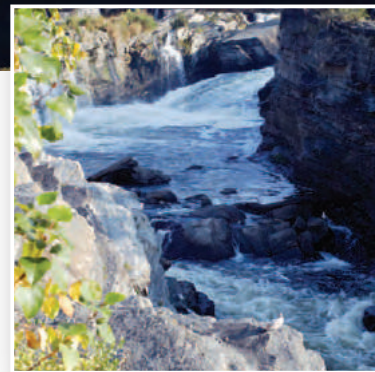
Land Development

Moffat Farm

Located along the scenic Rideau River at Hog's Back, Moffat Farm is a beautiful riverfront neighbourhood offering quick access to downtown, the Ottawa International Airport and Carleton University.

Working for three years with the local community to produce an effective landscape, DCR/Phoenix was instrumental to the future of this important area, managing the master planning and landscaping of Moffat Farm's more than 200 lots, as well as organizing submissions for Ottawa's development approval process.

DCR/Phoenix sold more than 75 lots in this pristine location to both individuals and small builders eager to purchase a portion of this historic and unique property.



de Havilland

DCR/Phoenix's most recent land development project is located on the de Havilland facility surplus airfield lands in Wilson Heights, Toronto.



In partnership with Bombardier, DCR/Phoenix has developed and sold 50 single family home lots in Phase I of the redevelopment plan for these surplus lands north of the Yorkdale Shopping Centre.

DCR/Phoenix has sold these lots adjacent to Downsview Federal Park to a major home builder in Toronto and will soon release Phase II, an offering of approximately 100 additional single family home lots, in the same manner.

With proximity to metropolitan Toronto, the park and shopping, the highly desired lots in this development project have become a winner for both DCR/Phoenix and Bombardier.



Home Building

Under the name of Phoenix Homes, DCR/Phoenix has built more than 4,000 homes throughout Ottawa since 1997.

Phoenix Homes has earned a reputation for meticulous attention to detail, both in their high-quality housing as well as their carefully planned communities.

Phoenix Homes' distinct style and innovative designs, which can be seen in their popular singles, towns, stacked towns, bungalows, semi-detached and apartment dwellings, have truly revolutionized the face of Canada's Capital.

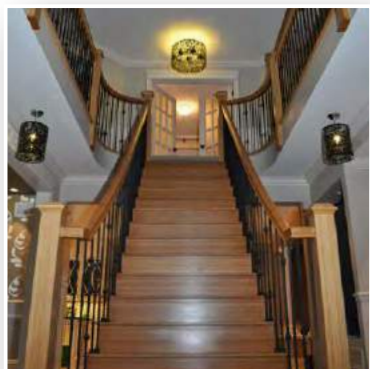
A list of some of the company's home building projects includes:

l'Avantage (Ottawa)	Phoenix Ridge (Manotick)
Bradley Ridge (Orleans)	Place Bordeaux (Orleans)
Brookside (Kanata)	Pointe West (Nepean)
Coventry Park (Ottawa)	Richardson Ridge (Kanata)
Daly Square (Downtown Ottawa)	Sawgrass Towns (Barrhaven)
Deer Run (Stittsville)	Shadow Ridge (Greely)
Fallingbrook (Orleans)	South Keys Landing (Ottawa South)
Fernbank Crossing (West Ottawa)	Stonework Lofts (Downtown Ottawa)
Heritage Hills (Kanata)	Strandherd Meadows (Barrhaven)
Hillside Terrace (Orleans)	Towns of Jack Pine (West Ottawa)
Hillside Vista (Orleans)	Tweedsmuir on the Park (Kanata)
Hunt Club Gables (Ottawa South)	Wellington Park (Downtown Ottawa)
Lotus Court (Downtown Ottawa)	White Tail Ridge (Almonte)
Notting Hill (Orleans)	Woodroffe Estates (Barrhaven)



PHOENIX HOMES



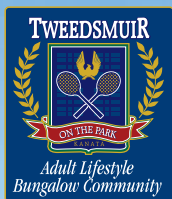


As Phoenix Homes' flagship community, Heritage Hills helped launch the company in 1997.

Located in picturesque Kanata and surrounded by breathtaking protected lands, Heritage Hills enjoys the distinction of being close to schools, shopping and recreational facilities while maintaining its close ties to nature. It's not unusual to glimpse deer quietly wandering past the edges of the site.

More than 500 charming towns, semi-detached, single and bungalow homes were built in this popular family-oriented development **featuring distinctive Victorian styling with extensive use of stone, gingerbread detail and maintenance-free decking.** Phoenix has ample land inventories to continue its presence in Kanata for years to come.





Home Building

Tweedsmuir on the Park

Ottawa's finest adult-lifestyle community, Tweedsmuir on the Park offered elegant country-club living right in the heart of Kanata.

This exclusive Phoenix Homes neighbourhood consisted of 134 attractive semi-detached bungalows designed by renowned Toronto architect Ken Viljoen. The development's private two-storey clubhouse featured a full kitchen, spacious party room, exercise room and library as well as an outdoor swimming pool, tennis court, putting green and barbecue area, making it the perfect spot to entertain friends and family.

Nearby walking paths through natural wooded areas and a prime location close to shops and amenities provides Tweedsmuir on the Park residents with the ideal balance of country charm and city convenience.



Home Building

Deer Run



Located only minutes west of Kanata, the historic town of Stittsville is the site of Deer Run, Phoenix Homes' premier neighbourhood of 178 magnificent single-family homes.

Phoenix Homes' renowned attention to detail is visible throughout the community, particularly in the luxurious homes sold in Phase I, most of which have been heavily modified from their original floorplans.

Deer Run is the location of Phoenix's innovative Insulating Concrete Forms (ICF) home, a spectacular fire-resistant, ecologically-friendly residence of unobstructed floor space, exceptional soundproofing qualities and superior energy efficiency that was used as a show home and sales centre during the first phase of the site.

In addition, the Deer Run Phase II and III sales centre and show home won both the 2005 Ottawa-Carleton Home Builder's Association (OCHBA) Design Award for a Single Family Home, and the 2006 OCHBA Sammy Award for Best Model Home.





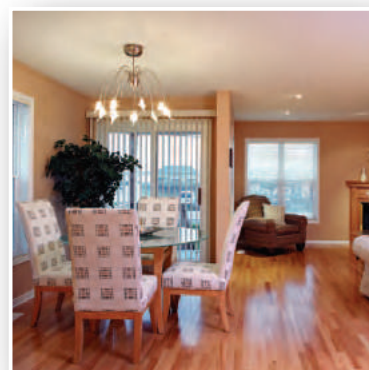
Home Building

Fallingbrook

Phoenix Homes' second flagship site, Fallingbrook was comprised of more than 332 attractively-priced towns, semi-detached and single family homes located in Ottawa's rapidly expanding Orleans area.

This popular development altered the local landscape with its whimsical Victorian styling, including delicate gingerbread detailing, cosy porches, stately brick fronts and peaked roofs, as well as its unique product mix.

Phoenix continues to build its differentiated product in this end of the city, carrying on its well-known tradition of creating comfortable, **well-designed homes that are a bit out of the ordinary.**



Home Building - Infill

South Keys Landing



One of the finest built infill sites in the area, South Keys Landing was a functional site located in desirable Ottawa South, a picturesque community 15 minutes from the city that still maintains its small town flavour.

A beautiful central park complete with children's playground and shady gazebo provided a natural gathering place for residents of the tranquil 144-townhome South Keys Landing neighbourhood.



The handsome full brick and stone fronted townhomes, designed with the needs of young first-time buyers in mind, offered affordability and easy access to mass transit.

This private neighbourhood's strong sense of community has been maintained by a dedicated Homeowners Association.





Home Building

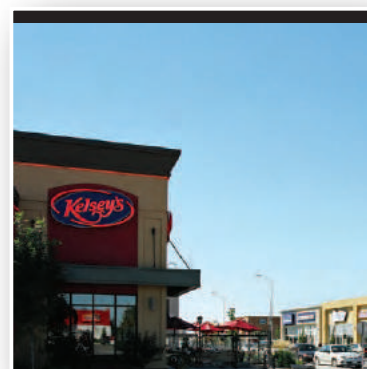
Woodroffe Estates

An important part of a more extensive portfolio, Phoenix Homes built more than 115 finely-crafted single family and semi-detached homes in Woodroffe Estates.

Located in Barrhaven and surrounded by beautiful city parks, Woodroffe Estates offered buyers an attractive combination of products from Phoenix and other builders.

The community's abundance of parkland and convenient access to a wide variety of restaurants, shops, day-care centres, schools and other amenities, as well as its proximity to Strandherd Drive made Woodroffe Estates a sought-after location for buyers of all ages.

This careful balancing of housing choice, city convenience and recreational green space allowed Woodroffe Estates to set the tone for Barrhaven's newfound growth.

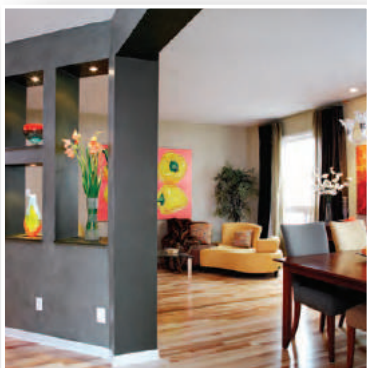




Home Building

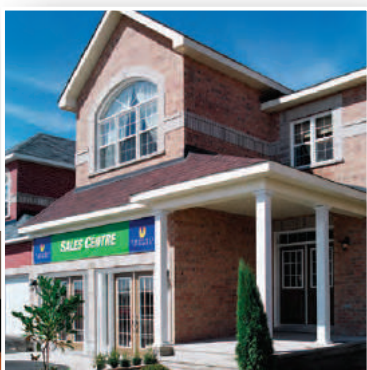
Strandherd Meadows

Phoenix Homes' Strandherd Meadows community in Barrhaven is designed for those seeking a family-oriented neighbourhood full of quiet, curvy streets close to nature.



One of Ottawa's fastest growing communities, Barrhaven is a prime location bordered by the Greenbelt, Rideau River, Jock River and highway 416. Easy access to schools, parks, local transit, and a variety of big-box stores and small shops make it appealing to those purchasing their first home as well as move-up buyers and mature downsizers.

Strandherd Meadows is a spacious site of more than 500 inviting single-family homes and townhomes in a wide range of styles and sizes.





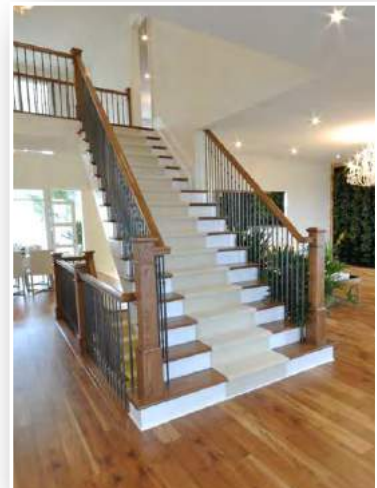
Home Building

Fernbank Crossing

Fernbank Crossing is part of the Golden Triangle bordered by Terry Fox Drive, Hazeldean Road, and Eagleson Road; nestled in amongst an expanse of greenscape and yet conveniently located for shopping and entertainment.

Within a 5 km radius homeowners can frequent Kanata Centrum with over 75 retailers and restaurants, the Hazeldean strip with new stores like Homesense, Michaels and Lowes, all accessible by foot, bike, car, or bus. In addition, you have top notch schools, libraries, golf courses, and parks along with quick access to the Queensway.

Phoenix Homes has built two spectacular decorated show-homes in Fernbank Crossing and offer new "Craftsman" style exterior treatments to the already popular line up of single family homes.



Home Building

Hillside Vista



One of the hottest locations east of Ottawa is located at Phoenix Homes Hillside Vista. This site is near Place D'Orléans and beautiful Petrie Island Beach and offers stunning views of the beautiful Gatineau Hills

Exciting new townhomes, and the upcoming release of condominiums and condo flats offer the savvy shopper three choices for home ownership conveniently located between Place D'Orléans shopping centre with access to hundreds of shops and restaurants as well as trails and gorgeous sunsets on the beach. Nearby amenities are plentiful; the YMCA, Shenkman Art Centre, Medical/Dental offices and Major OC Transpo stations are all within walking distance.



Shaping the Capital of Canada

World famous for its beauty, history, and charm, Ottawa is known for its cultural centres, vast greenspaces, numerous waterways, first-rate academic institutions, and booming tourist industry.

A population of 1.2 million people makes Ottawa the fourth largest urban area in the country. The city is home to many key high-technology companies and life sciences organizations, as well as the Government of Canada, the Parliament, Senate, and the Supreme Court of Canada.

Ranked 18 in a survey of 215 cities worldwide for quality of life, Ottawa boasts a strong economy, safe and clean surroundings, unsurpassed recreational activities and a stunning natural environment.

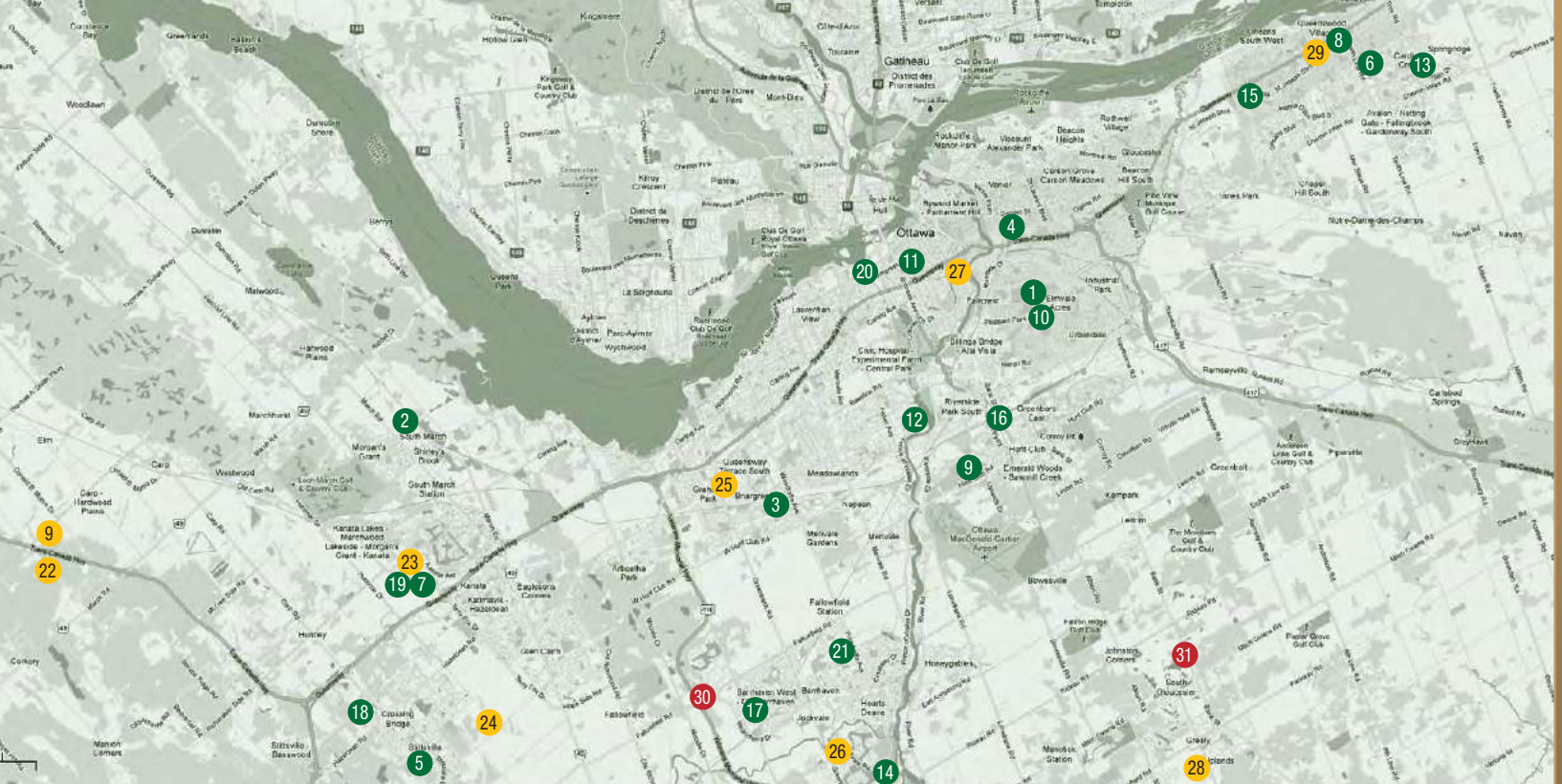
The DCR/Phoenix Group of Companies is proud of the major role it has played in shaping the face of Canada's Capital through its numerous innovative housing, commercial and land development projects, and plans to continue this tradition of quality well into the future.

Ottawa.com, About Ottawa
Mercer Human Resources Consulting, Worldwide Quality of Living Survey 2006



DCR / PHOENIX
GROUP OF COMPANIES





City of Ottawa

Completed Sites

- 1 **I'Avantage** - Ottawa - Rental Apartments
- 2 **Brookside** - Kanata - Single Family Homes
- 3 **Centrepoin** - Nepean - Single Family Homes
- 4 **Coventry Park** - Ottawa - Townhomes
- 5 **Deer Run** - Stittsville - Single Family Homes
- 6 **Fallingbrook** - Orleans - Singles and Townhomes
- 7 **Heritage Hills** - Kanata - Single Family Homes (Phase 1)
- 8 **Hillside Terrace** - Orleans - Condominium Apartments
- 9 **Hunt Club Gables** - South Ottawa - Singles and Townhomes
- 10 **Life Sciences Park** - Ottawa - Commercial Development
- 11 **Lotus Court** - Downtown Ottawa - Condominium Suites
- 12 **Moffat Farm** - Ottawa - Luxury Building Lots
- 13 **Notting Hill** - Orleans - Single Family Homes
- 14 **Phoenix Ridge** - Manotick - Estate Building Lots
- 15 **Place Bordeaux** - Orleans - Condominium Apartments
- 16 **South Keys Landing** - South Ottawa - Townhomes
- 17 **Strandherd Meadows** - Barrhaven - Singles and Towns
- 18 **Timbermere** - Stittsville - Single Family Homes
- 19 **Tweedsmuir on the Park** - Kanata - Adult Lifestyle Towns
- 20 **Wellington Park** - Downtown Ottawa - Townhomes
- 21 **Woodroffe Estates** - Barrhaven - Single Family Homes

Current Sites

- 22 **White Tail Ridge** - Almonte - Single Family Homes
- 23 **Heritage Hills** - Kanata - Singles and Townhomes
- 24 **Fernbank Crossing** - West Ottawa - Single Family Homes
- 25 **Pointe West** - Nepean - Condominium Suites
- 26 **Sawgrass Towns** - Barrhaven - Freehold Townhomes
- 27 **Daly Square** - Downtown Ottawa - Condominium
- 28 **Shadow Ridge** - Greely - Singles and Semi-detached
- 29 **Hillside Vista** - Orleans - Towns, Condo Flats & Condominium

Upcoming Sites

- 30 **Felton Court** - Barrhaven - Freehold Townhomes
- 31 **Bank Street Lands** - Ottawa South - Singles and Townhomes



DCR / PHOENIX
GROUP OF COMPANIES





Home Building-Infill

Wellington Park

Ottawa's historic Mechanicsville neighbourhood was the site of one of Phoenix Homes' first townhome projects, Wellington Park.

This one-of-a-kind development of 58 three-storey units gentrified the area located just minutes from downtown in an eclectic community known for its cosy pubs, interesting antique shops and old stone churches.

Ottawa's famous Parkdale Market is within walking distance of Wellington Park, and the scenic Ottawa River Parkway with its beautiful natural landscape and kilometres of walking and bike trails is only a short distance away.



Home Building - Condominium

Lotus Court



Phoenix Homes' legendary commitment to quality, use of innovative design and thoughtful streetscape planning reached new heights in their Lotus Court development.

Located in Ottawa's bustling Chinatown district, Lotus Court combines well-appointed residences and personal service-oriented commercial space attractively wrapped around a beautifully landscaped multi-level courtyard.

Homeowners enjoy the convenience of ample underground parking and a prime location on Ottawa's famous Somerset Street, close to numerous quaint shops and popular eateries.

In addition, Lotus Court is just minutes from centre town, making it the ideal address for urban-loving professionals looking for a luxurious lifestyle close to the heart of the city.





Home Building - Infill

Coventry Park

Phoenix Homes built 58 three-storey townhomes, elegantly clad in brick and stone, in its upscale Coventry Park neighbourhood in Ottawa's east end.

Located near Lynx Stadium, home of the Ottawa Lynx baseball team, and the St. Laurent Shopping Centre, Coventry Park is also a short distance from bike and walking paths, the historic Rideau Canal, and exclusive community of Rockcliffe Park.

It was truly the perfect location for those looking for quick access to centre town without the congestion typically present in an urban setting.



Home Building - Infill

Hunt Club Gables



Phoenix Homes' ability to lovingly balance access to nature with city conveniences in its communities is legendary. Hunt Club Gables, a stylish enclave of 61 two- and three-storey town-homes with full brick façades, continued this tradition.



Located in Ottawa South at the corner of Hunt Club Road and Lorry Greenberg Drive, Hunt Club Gables is conveniently situated close to numerous big-box stores, small shops and casual restaurants at the South Keys Shopping Centre.

Families and sports enthusiasts alike also enjoy the nearby park with its baseball diamonds, soccer pitch and playground.





Home Building- Condominium

Hillside Terrace

Ottawa's Orleans community is best known for its numerous recreational and retail facilities.

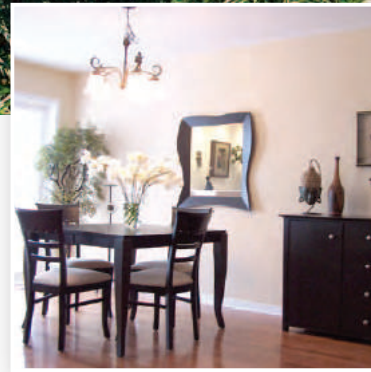
Surrounded by the Greenbelt, Orleans boasts two conservation areas, a number of pathways, cross-country skiing and hiking trails, and several public pools and ice arenas. For those who prefer to remain indoors, three large shopping malls and plenty of smaller shopping areas dot the landscape.

Phoenix Homes' Hillside Terrace development was designed to make maximum use of all Orleans has to offer. Located just off the highway, and a five-minute

walk from the Place d'Orleans shopping centre, Hillside Terrace appealed to both empty-nesters looking to be close to family, and young singles and couples just starting out.

Two stylish brick buildings of 24 and 28 units respectively flank an inviting, landscaped courtyard, above a convenient underground parking garage.

As an added bonus, residents of Hillside Terrace's north building enjoy a fabulous and unobstructed view of Quebec's famous Gatineau Hills.



Home Building- Condominium

Place Bordeaux



Phoenix Homes continued to shape the landscape of Orleans with its Place Bordeaux site.

Located minutes from the Orleans Recreation Complex, Place Bordeaux is a 32-unit lowrise condominium designed to appeal to both empty-nesters and first-time buyers.

Handicapped accessible, Place Bordeaux has two roomy elevators and also features convenient above-ground parking, beautiful landscaping and plenty of open space for residents to enjoy on its oversized lot.

This attractively-priced infill development is another fine example of Phoenix Homes' commitment to quality and customer satisfaction.



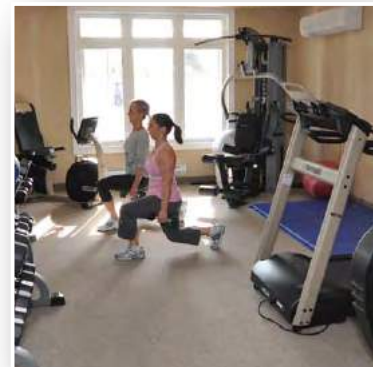


Home Building-Infill

Stonework Lofts

Built in 2009, Stonework Lofts at 323 Winona Avenue redefines sophistication and elegance in Ottawa's trendy and vibrant enclave of Westboro. A short pleasant walk to Richmond Road you will find fabulous restaurants, designer clothing boutiques, antique stores and modern home décor shops, nestled in amongst your local bakery, grocery market and coffee emporiums. Jump on your bike or tie up the running shoes and head for the trails along the Ottawa River, the Westboro area has everything you need at your front door.

The Stonework Lofts suites feature stunning high end finishes including Exotic Brazilian Sucupira hardwood, granite counter tops in the kitchen and bathrooms, balconies, stainless steel appliances as well as individual lockers and underground parking. A roof top terrace available to all residents is complete with stainless steel barbeques and private dining areas. An elegant lobby with a sitting area, private fitness area and party room completes the exclusive amenities offered to the residents of Stonework Lofts.



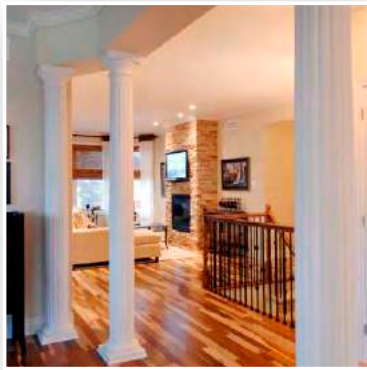


Shadow Ridge

Shadow Ridge is a new community of single family and semi-detached homes nestled in picturesque Greely in south Ottawa. Surrounded by charming country landscape and offering country club living with quick access to booming Ottawa South, well known for its numerous golf courses, stylish homes, and proximity to many modern amenities.

The Shadow Ridge neighbourhood is fast becoming Greely's most sought-after address. Exclusive new home designs and extra-deep, extra-wide, fully serviced rural lots will appeal to larger families and empty-nesters.

With Phase 1 completed, Phoenix has just released Phase 2 of this development which includes 68 lots ranging from 124 to 131 feet deep. Shadow Ridge's sizeable 66 foot fully serviced lots feature roomy two-storey single family homes as well as cosy bungalows.





Home Building

Décor Centre

Adding the Personal Touch to your new home

Phoenix Homes is proud to offer its purchasers the services of it's professional Décor Centre conveniently located in the heart of Ottawa, where you can choose from an extensive array of interior and exterior selections in our showroom.

Our Décor Centre staff will help you add the personal touch to your new home by offering a wide selection of the latest quality finishes and products by recognized and respected name brand manufacturers of carpeting, ceramic tile and vinyl, hardwood flooring, kitchen cabinets and countertops, plumbing fixtures and fireplace mantels.



PHOENIX HOMES



Granite and Hardwood

Consumer demand for natural products has grown enormously in recent years. **In response to this increased demand, DCR/Phoenix entered the hardwood and granite supply business in 2005.**



The company's close relationship with wood and granite wholesalers, as well as its exclusive rights to granite mines in India and Brazil, ensures a plentiful supply of these materials.

DCR/Phoenix's offerings include exotic woods such as Brazilian cherry and Chinese bamboo. In addition, its state-of-the-art CNC cutting machines for fabrication guarantees the company's granite is of the highest quality.



A new 8,000 square-foot warehouse and production facility housing the company's extensive hardwood and granite operation has just been completed.



Commercial and Rental Properties

With their abundant land development and home building experience, commercial development was a natural step for DCR/Phoenix.

Since 2003 the company has embarked on several successful commercial projects in the Ottawa area ranging from a compact 4,000-square-foot plaza on Montreal Road to a 100,000 square-foot bio-medical campus in Alta Vista.

Future plans for rental buildings include a low-rise building off of Navan Road, a mixed-use 9-storey building on Somerset Street, towers at Vanier Parkway & Montreal Road as well as the large towers planned for 256 Rideau Street. These rental units will be added to the existing portfolio of rental properties throughout the Ottawa area. New Commercial projects include a mixed-use development at Fallowfield Road and Highway 416, a 100,000 square-foot plaza in Kanata within the Fernbank Crossing development, as well as the mixed-use project at 801 Albert Street, containing commercial, office and residential components.





Commercial Properties

Ottawa Life Sciences Technology Park

The Ottawa Life Sciences Technology Park is a 12-acre state-of-the-art medical campus purchased by the University of Ottawa to expand their off-site research capabilities. The Park's prime location near the Ottawa Health Sciences Centre and the Children's Hospital of Eastern Ontario make it particularly attractive to Ottawa's world-famous medical research university.



DCR / PHOENIX
GROUP OF COMPANIES

DCR/Phoenix built several buildings in the Ottawa Life Sciences Park, totaling more than 100,000 square-feet in space. Gamma-Dynacare Medical Laboratories occupies one of the buildings, while the University of Ottawa's biotech research arm occupies the other buildings.





Home Building
Rental/Condominium

l'Avantage

The final area of development in the Ottawa Life Sciences Technology Park, a 12-acre state-of-the-art medical campus, is the l'Avantage Rental Suites building at 100 Roger Guindon Avenue, just off Smyth Road.

This newly constructed 12-storey rental building completed in 2012 is conveniently located within walking distance to the General Campus of Ottawa Hospital and the Children's Hospital of Eastern Ontario (CHEO) on Smyth Road. The perfect location for hospital employees.

Each floor plan is adorned with four contrasting but thoughtfully designed and distinctive suite models that feature architectural flair for your maximum comfort and usability. Included with each suite is a storage locker and underground parking. The building has an on-site exercise room and is professionally managed with 24/7 on site staff.

L'AVANTAGE
Rental Suites

Commercial Properties

Scott Street Towers



Destined to become one of Ottawa's most important landmarks, Scott Street Towers will be one of DCR/Phoenix's most striking contributions to the city's rapidly changing landscape.

Located minutes from downtown at the corner of Scott Street and Champagne Avenue, Scott Street Towers will pair twin office towers with twin condominium towers in a stylish development straddling a major Light Rapid Transit station called Bayview Station planned to be the biggest LRT station in Ottawa.

This revolutionary project from the city's premier land development company is set to totally redefine the boundaries and appearance of Ottawa's downtown core. This site will become the new western 'bookend' for Downtown Ottawa and will be a catalyst for the gentrification of the entire area.



Commercial Properties

Rideau Street Towers

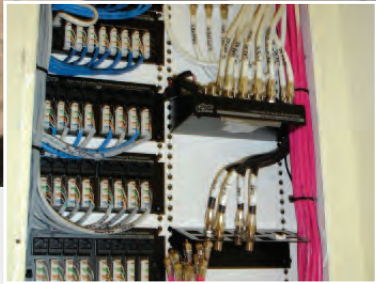
Canada's capital has a prestigious new luxury address with the planned 2015 opening of Rideau Street Towers. Located in the heart of thriving downtown Ottawa, on historic Rideau Street, this luxuriously appointed apartment building is about to be unveiled to the public. The building will feature luxury rental apartments on the upper floors and commercial space at street level. Rideau Street Towers will be a welcomed addition to Ottawa's exciting cityscape.

Located a short walk from Parliament Hill and the Rideau Canal, Rideau Street Towers will provide a new urban home for those who enjoy a metropolitan lifestyle.

This major infill project from the city's premier land development company, DCR/Phoenix is set a new mark for modern elegance in Ottawa's downtown core.



Through the use of innovative designs, communities and building practices, The DCR/Phoenix Group of Companies strives to be among the best real-estate developers in the industry. We take great pride in ensuring that our performance goes beyond our customers', business partners', and employees' expectations.



Mission Statement

DCR/Phoenix achieves their goals through the unparalleled use of cutting-edge technology:

Structured wiring

An integrated approach to all home communications, this convenient system allows a homeowner to reallocate various media feeds to all of the wall plates mounted throughout the home.

In 1998, DCR/Phoenix was the first Ottawa builder to introduce structured wiring to the city. Since that time, virtually all other local builders have implemented this system, confirming DCR/Phoenix's position as a leading innovator.

The Millennium Home

In 2000, DCR/Phoenix built the Millennium Home, a showcase home highlighting all the technological innovations offered by the company. The Millennium Home was outfitted with the most advanced equipment, including a heating/cooling system able to vary temperatures throughout the house, radiant floor heating in the basement, and an Energy Recovery Ventilator (ERV) system. In addition, wirelessly controlled window blinds, state-of-the-art computer network, phone, cable and video wiring, and a sophisticated home theatre system.

For security, the home was outfitted with low temperature, flood, and carbon monoxide sensors, integrated lighting controls, a closed circuit camera and intercom system and a magnetic release door latch.

Finally, DCR/Phoenix raised \$25,000 for the Children's Hospital of Eastern Ontario through public donations from those who toured the home.

Concrete Homes

Confirming its commitment to using state-of-the-art designs, DCR/Phoenix built its first Insulating Concrete Forms (ICF) home in 2001. Fire-resistant, ecologically-

friendly and extremely energy efficient, these residences offer exceptional soundproofing qualities as well as a Hambro floor system, which results in unobstructed floor space thanks to the lack of support columns.

Wireless solutions

In the field, DCR/Phoenix has launched what is possibly Canada's first completely integrated wireless system for field staff. The SIM card enabled tablets are used to communicate in real-time with the servers at head office, and allow them to access updated documents for each unit under construction. They can wirelessly print large format hard copies for contractors in their field offices and can provide head office with real-time construction schedules. This system has made it easier for field staff to review the progress of more units in a day compared to the traditional methods using paper files. All other departments at DCR have been making use of the Enterprise system for quite some time.

Green Technology

In the spring of 2011, Phoenix Homes launched the most advanced Green Tech home the City of Ottawa has ever seen. It made use of every available Green Technology and even made use of some prototype equipment. This was used as the sales centre for the Heritage Hills subdivision and has seen hundreds of visitors while it was open. DCR/Phoenix continues to work on Green Tech for homes as well as sustainability in housing design with a new partnership being developed with students at Carleton University.



President of DCR/Phoenix

Cuckoo Kochar

Years of land development knowledge and experience combined with an exceptional entrepreneurial spirit has allowed Cuckoo Kochar to make the DCR/Phoenix Group of Companies Ottawa's premier land development and home building business.

Cuckoo, who holds an Honours Bachelor of Engineering degree from the Birla Institute of Technology and Science in Pilani, India, arrived in Canada in 1972. After earning a Master of Engineering degree from Montreal's Concordia University, he began his career as a project designer and site engineer, working on various municipal infrastructure projects in Quebec, including hydraulics at the Mirabel Airport and the Matagami access road for the James Bay project.

After moving to Ottawa in 1977, Cuckoo began working for the Canada Mortgage and Housing Corporation (CMHC). As manager of the CMHC's Land Management Group, Cuckoo was responsible for a portfolio that consisted of several thousand acres of land in nine provinces, worth several hundred million dollars.

Recognizing the potential for development in Ottawa and seeing a niche for a developer catering to small builders, Cuckoo formed DCR/Phoenix in 1988.

Cuckoo's vast contribution to the development industry was acknowledged in 1995 when then Canadian Prime Minister Jean Chrétien appointed the DCR/Phoenix president to the CMHC's board of directors, a position he held for seven years.

Proud of his Indo-Canadian heritage and grateful for the opportunities afforded him in Ottawa, Cuckoo is a major supporter of numerous local charities, as well as the South Asian community.

Most of all, he is honoured to be president of a respected company making a positive contribution to the changing landscape of Canada's Capital.

