

110

AT 421575

CERTIFICATE OF RECEIPT  
RÉCÉPISSÉ  
TORONTO (66)

2004-03-01 14:42

FOR OFFICE USE ONLY

New Property Identifiers

Additional:  
See  
Schedule ☐

Executions

Additional:  
See  
Schedule ☐

(1) Registry ☐

Land Titles ☒

(2) Page 1 of 22 pages

(3) Property  
Identifier(s)

Block  
12582 - 0001 to 0603

Additional:  
See  
Schedule ☒

(4) Nature of Document

BY-LAW NO. 3 (Condominium Act 1998, Section 56)

(5) Consideration

Dollars \$

(6) Description

All Units and Common Elements comprising the property included  
in Toronto Standard Condominium Plan No. 1582  
City of Toronto  
Land Titles Division of Toronto (No. 66)

(7) This  
Document  
Contains:

(a) Redescription  
New Easement  
Plan/Sketch ☐

(b) Schedule for:

Description ☒ Additional  
Parties ☐ Other ☒

(8) This Document provides as follows:

See Schedule for By-law and Certificate

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)

TORONTO STANDARD CONDOMINIUM  
CORPORATION NO. 1582  
by its solicitors

McMillan Binch LLP

Signature(s)

Per:

David E. Slan

Date of Signature

Y M D  
2004 02 27

(11) Address  
for Service

c/o 2025 Sheppard Avenue East, Suite 1201, Toronto, Ontario, M2J 1V7

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature

Y M D

(13) Address  
for Service

(14) Municipal Address of Property

21 Hillcrest Avenue  
Toronto, Ontario  
M2N 3N4

(15) Document Prepared by:

**McMILLAN BINCH LLP**  
BCE Place, Suite 4400

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

TORONTO STANDARD CONDOMINIUM PLAN NO. 1582  
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

111

UNIT (Partie privative)	LEVEL ( tage)	PROPERTY ID. (Cote foncière)
1	A	12582-0242
2	A	12582-0243
3	A	12582-0244
4	A	12582-0245
5	A	12582-0246
6	A	12582-0247
7	A	12582-0248
8	A	12582-0249
9	A	12582-0250
10	A	12582-0251
11	A	12582-0252
12	A	12582-0253
13	A	12582-0254
14	A	12582-0255
15	A	12582-0256
16	A	12582-0257
17	A	12582-0258
18	A	12582-0259
19	A	12582-0260
20	A	12582-0261
21	A	12582-0262
22	A	12582-0263
23	A	12582-0264
24	A	12582-0265
25	A	12582-0266
26	A	12582-0267
27	A	12582-0268
28	A	12582-0269
29	A	12582-0270
30	A	12582-0271
31	A	12582-0272
32	A	12582-0273
33	A	12582-0274
34	A	12582-0275
35	A	12582-0276
36	A	12582-0277
37	A	12582-0278
38	A	12582-0279
39	A	12582-0280
40	A	12582-0281
41	A	12582-0282
42	A	12582-0283
43	A	12582-0284
44	A	12582-0285
45	A	12582-0286

TORONTO STANDARD CONDOMINIUM PLAN NO. 1582  
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

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UNIT (Partie privative)	LEVEL ( tage)	PROPERTY ID. (Cote foncière)
46	A	12582-0287
47	A	12582-0288
48	A	12582-0289
49	A	12582-0290
50	A	12582-0291
51	A	12582-0292
52	A	12582-0293
53	A	12582-0294
54	A	12582-0295
55	A	12582-0296
56	A	12582-0297
57	A	12582-0298
58	A	12582-0299
59	A	12582-0300
60	A	12582-0301
61	A	12582-0302
62	A	12582-0303
63	A	12582-0304
64	A	12582-0305
65	A	12582-0306
66	A	12582-0307
67	A	12582-0308
68	A	12582-0309
69	A	12582-0310
70	A	12582-0311
71	A	12582-0312
72	A	12582-0313
73	A	12582-0314
74	A	12582-0315
75	A	12582-0316
76	A	12582-0317
77	A	12582-0318
78	A	12582-0319
79	A	12582-0320
80	A	12582-0321
81	A	12582-0322
82	A	12582-0323
1	B	12582-0324
2	B	12582-0325
3	B	12582-0326
4	B	12582-0327
5	B	12582-0328
6	B	12582-0329
7	B	12582-0330
8	B	12582-0331

TORONTO STANDARD CONDOMINIUM PLAN NO. 1582  
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

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UNIT (Partie privative)	LEVEL ( tage)	PROPERTY ID. (Cote foncière)
9	B	12582-0332
10	B	12582-0333
11	B	12582-0334
12	B	12582-0335
13	B	12582-0336
14	B	12582-0337
15	B	12582-0338
16	B	12582-0339
17	B	12582-0340
18	B	12582-0341
19	B	12582-0342
20	B	12582-0343
21	B	12582-0344
22	B	12582-0345
23	B	12582-0346
24	B	12582-0347
25	B	12582-0348
26	B	12582-0349
27	B	12582-0350
28	B	12582-0351
29	B	12582-0352
30	B	12582-0353
31	B	12582-0354
32	B	12582-0355
33	B	12582-0356
34	B	12582-0357
35	B	12582-0358
36	B	12582-0359
37	B	12582-0360
38	B	12582-0361
39	B	12582-0362
40	B	12582-0363
41	B	12582-0364
42	B	12582-0365
43	B	12582-0366
44	B	12582-0367
45	B	12582-0368
46	B	12582-0369
47	B	12582-0370
48	B	12582-0371
49	B	12582-0372
50	B	12582-0373
51	B	12582-0374
52	B	12582-0375
53	B	12582-0376

TORONTO STANDARD CONDOMINIUM PLAN NO. 1582  
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

114

UNIT (Partie privative)	LEVEL ( tage)	PROPERTY ID. (Cote foncière)
54	B	12582-0377
55	B	12582-0378
56	B	12582-0379
57	B	12582-0380
58	B	12582-0381
59	B	12582-0382
60	B	12582-0383
61	B	12582-0384
62	B	12582-0385
63	B	12582-0386
64	B	12582-0387
65	B	12582-0388
66	B	12582-0389
67	B	12582-0390
68	B	12582-0391
69	B	12582-0392
70	B	12582-0393
71	B	12582-0394
72	B	12582-0395
73	B	12582-0396
74	B	12582-0397
75	B	12582-0398
76	B	12582-0399
77	B	12582-0400
78	B	12582-0401
79	B	12582-0402
80	B	12582-0403
81	B	12582-0404
82	B	12582-0405
83	B	12582-0406
84	B	12582-0407
85	B	12582-0408
86	B	12582-0409
87	B	12582-0410
88	B	12582-0411
89	B	12582-0412
90	B	12582-0413
91	B	12582-0414
92	B	12582-0415
93	B	12582-0416
94	B	12582-0417
95	B	12582-0418
96	B	12582-0419
97	B	12582-0420
98	B	12582-0421

TORONTO STANDARD CONDOMINIUM PLAN NO. 1582  
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

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UNIT (Partie privative)	LEVEL ( tage)	PROPERTY ID. (Cote foncière)
99	B	12582-0422
100	B	12582-0423
101	B	12582-0424
102	B	12582-0425
103	B	12582-0426
104	B	12582-0427
105	B	12582-0428
106	B	12582-0429
107	B	12582-0430
108	B	12582-0431
109	B	12582-0432
110	B	12582-0433
111	B	12582-0434
112	B	12582-0435
113	B	12582-0436
114	B	12582-0437
115	B	12582-0438
116	B	12582-0439
117	B	12582-0440
118	B	12582-0441
119	B	12582-0442
120	B	12582-0443
121	B	12582-0444
122	B	12582-0445
123	B	12582-0446
124	B	12582-0447
125	B	12582-0448
126	B	12582-0449
127	B	12582-0450
128	B	12582-0451
129	B	12582-0452
130	B	12582-0453
131	B	12582-0454
132	B	12582-0455
133	B	12582-0456
134	B	12582-0457
135	B	12582-0458
136	B	12582-0459
137	B	12582-0460
138	B	12582-0461
139	B	12582-0462
140	B	12582-0463
141	B	12582-0464
142	B	12582-0465
143	B	12582-0466

TORONTO STANDARD CONDOMINIUM PLAN NO. 1582  
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

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UNIT (Partie privative)	LEVEL ( tage)	PROPERTY ID. (Cote foncière)
144	B	12582-0467
145	B	12582-0468
146	B	12582-0469
147	B	12582-0470
1	C	12582-0471
2	C	12582-0472
3	C	12582-0473
4	C	12582-0474
5	C	12582-0475
6	C	12582-0476
7	C	12582-0477
8	C	12582-0478
9	C	12582-0479
10	C	12582-0480
11	C	12582-0481
12	C	12582-0482
13	C	12582-0483
14	C	12582-0484
15	C	12582-0485
16	C	12582-0486
17	C	12582-0487
18	C	12582-0488
19	C	12582-0489
20	C	12582-0490
21	C	12582-0491
22	C	12582-0492
23	C	12582-0493
24	C	12582-0494
25	C	12582-0495
26	C	12582-0496
27	C	12582-0497
28	C	12582-0498
29	C	12582-0499
30	C	12582-0500
31	C	12582-0501
32	C	12582-0502
33	C	12582-0503
34	C	12582-0504
35	C	12582-0505
36	C	12582-0506
37	C	12582-0507
38	C	12582-0508
39	C	12582-0509
40	C	12582-0510
41	C	12582-0511

TORONTO STANDARD CONDOMINIUM PLAN NO. 1582  
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UNIT (Partie privative)	LEVEL ( tage)	PROPERTY ID. (Cote foncière)
42	C	12582-0512
43	C	12582-0513
44	C	12582-0514
45	C	12582-0515
46	C	12582-0516
47	C	12582-0517
48	C	12582-0518
49	C	12582-0519
50	C	12582-0520
51	C	12582-0521
52	C	12582-0522
53	C	12582-0523
54	C	12582-0524
55	C	12582-0525
56	C	12582-0526
57	C	12582-0527
58	C	12582-0528
59	C	12582-0529
60	C	12582-0530
61	C	12582-0531
62	C	12582-0532
63	C	12582-0533
64	C	12582-0534
65	C	12582-0535
66	C	12582-0536
67	C	12582-0537
68	C	12582-0538
69	C	12582-0539
70	C	12582-0540
71	C	12582-0541
72	C	12582-0542
73	C	12582-0543
74	C	12582-0544
75	C	12582-0545
76	C	12582-0546
77	C	12582-0547
78	C	12582-0548
79	C	12582-0549
80	C	12582-0550
81	C	12582-0551
82	C	12582-0552
83	C	12582-0553
84	C	12582-0554
85	C	12582-0555
86	C	12582-0556



TORONTO STANDARD CONDOMINIUM PLAN NO. 1582  
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UNIT (Partie privative)	LEVEL ( tage)	PROPERTY ID. (Cote foncière)
87	C	12582-0557
88	C	12582-0558
89	C	12582-0559
90	C	12582-0560
91	C	12582-0561
92	C	12582-0562
93	C	12582-0563
94	C	12582-0564
95	C	12582-0565
96	C	12582-0566
97	C	12582-0567
98	C	12582-0568
99	C	12582-0569
100	C	12582-0570
101	C	12582-0571
102	C	12582-0572
103	C	12582-0573
104	C	12582-0574
105	C	12582-0575
106	C	12582-0576
107	C	12582-0577
108	C	12582-0578
109	C	12582-0579
110	C	12582-0580
111	C	12582-0581
112	C	12582-0582
113	C	12582-0583
114	C	12582-0584
115	C	12582-0585
116	C	12582-0586
117	C	12582-0587
118	C	12582-0588
119	C	12582-0589
120	C	12582-0590
121	C	12582-0591
122	C	12582-0592
123	C	12582-0593
124	C	12582-0594
125	C	12582-0595
126	C	12582-0596
127	C	12582-0597
128	C	12582-0598
129	C	12582-0599
130	C	12582-0600
131	C	12582-0601

TORONTO STANDARD CONDOMINIUM PLAN NO. 1582  
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

119

UNIT (Partie privative)	LEVEL ( tage)	PROPERTY ID. (Cote foncière)
132	C	12582-0602
133	C	12582-0603
1	2	12582-0001
2	2	12582-0002
3	2	12582-0003
4	2	12582-0004
5	2	12582-0005
6	2	12582-0006
7	2	12582-0007
8	2	12582-0008
9	2	12582-0009
10	2	12582-0010
11	2	12582-0011
12	2	12582-0012
13	2	12582-0013
14	2	12582-0014
1	3	12582-0015
2	3	12582-0016
3	3	12582-0017
4	3	12582-0018
5	3	12582-0019
6	3	12582-0020
7	3	12582-0021
8	3	12582-0022
9	3	12582-0023
10	3	12582-0024
11	3	12582-0025
12	3	12582-0026
13	3	12582-0027
1	4	12582-0028
2	4	12582-0029
3	4	12582-0030
4	4	12582-0031
5	4	12582-0032
6	4	12582-0033
7	4	12582-0034
8	4	12582-0035
9	4	12582-0036
10	4	12582-0037
11	4	12582-0038
12	4	12582-0039
13	4	12582-0040
1	5	12582-0041
2	5	12582-0042
3	5	12582-0043

TORONTO STANDARD CONDOMINIUM PLAN NO. 1582  
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

120

UNIT (Partie privative)	LEVEL ( tage)	PROPERTY ID. (Cote foncière)
4	5	12582-0044
5	5	12582-0045
6	5	12582-0046
7	5	12582-0047
8	5	12582-0048
1	6	12582-0049
2	6	12582-0050
3	6	12582-0051
4	6	12582-0052
5	6	12582-0053
6	6	12582-0054
7	6	12582-0055
8	6	12582-0056
1	7	12582-0057
2	7	12582-0058
3	7	12582-0059
4	7	12582-0060
5	7	12582-0061
6	7	12582-0062
7	7	12582-0063
8	7	12582-0064
1	8	12582-0065
2	8	12582-0066
3	8	12582-0067
4	8	12582-0068
5	8	12582-0069
6	8	12582-0070
7	8	12582-0071
8	8	12582-0072
1	9	12582-0073
2	9	12582-0074
3	9	12582-0075
4	9	12582-0076
5	9	12582-0077
6	9	12582-0078
7	9	12582-0079
8	9	12582-0080
1	10	12582-0081
2	10	12582-0082
3	10	12582-0083
4	10	12582-0084
5	10	12582-0085
6	10	12582-0086
7	10	12582-0087
8	10	12582-0088

TORONTO STANDARD CONDOMINIUM PLAN NO. 1582  
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

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UNIT (Partie privative)	LEVEL ( tage)	PROPERTY ID. (Cote foncière)
1	11	12582-0089
2	11	12582-0090
3	11	12582-0091
4	11	12582-0092
5	11	12582-0093
6	11	12582-0094
7	11	12582-0095
8	11	12582-0096
1	12	12582-0097
2	12	12582-0098
3	12	12582-0099
4	12	12582-0100
5	12	12582-0101
6	12	12582-0102
7	12	12582-0103
8	12	12582-0104
1	13	12582-0105
2	13	12582-0106
3	13	12582-0107
4	13	12582-0108
5	13	12582-0109
6	13	12582-0110
7	13	12582-0111
8	13	12582-0112
1	14	12582-0113
2	14	12582-0114
3	14	12582-0115
4	14	12582-0116
5	14	12582-0117
6	14	12582-0118
7	14	12582-0119
8	14	12582-0120
1	15	12582-0121
2	15	12582-0122
3	15	12582-0123
4	15	12582-0124
5	15	12582-0125
6	15	12582-0126
7	15	12582-0127
8	15	12582-0128
1	16	12582-0129
2	16	12582-0130
3	16	12582-0131
4	16	12582-0132
5	16	12582-0133

TORONTO STANDARD CONDOMINIUM PLAN NO. 1582  
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

122

UNIT (Partie privative)	LEVEL ( tage)	PROPERTY ID. (Cote foncière)
6	16	12582-0134
7	16	12582-0135
8	16	12582-0136
1	17	12582-0137
2	17	12582-0138
3	17	12582-0139
4	17	12582-0140
5	17	12582-0141
6	17	12582-0142
7	17	12582-0143
8	17	12582-0144
1	18	12582-0145
2	18	12582-0146
3	18	12582-0147
4	18	12582-0148
5	18	12582-0149
6	18	12582-0150
7	18	12582-0151
8	18	12582-0152
1	19	12582-0153
2	19	12582-0154
3	19	12582-0155
4	19	12582-0156
5	19	12582-0157
6	19	12582-0158
7	19	12582-0159
8	19	12582-0160
1	20	12582-0161
2	20	12582-0162
3	20	12582-0163
4	20	12582-0164
5	20	12582-0165
6	20	12582-0166
7	20	12582-0167
8	20	12582-0168
1	21	12582-0169
2	21	12582-0170
3	21	12582-0171
4	21	12582-0172
5	21	12582-0173
6	21	12582-0174
7	21	12582-0175
1	22	12582-0176
2	22	12582-0177
3	22	12582-0178

TORONTO STANDARD CONDOMINIUM PLAN NO. 1582  
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

123

UNIT (Partie privative)	LEVEL ( tage)	PROPERTY ID. (Cote foncière)
4	22	12582-0179
5	22	12582-0180
6	22	12582-0181
7	22	12582-0182
1	23	12582-0183
2	23	12582-0184
3	23	12582-0185
4	23	12582-0186
5	23	12582-0187
6	23	12582-0188
7	23	12582-0189
1	24	12582-0190
2	24	12582-0191
3	24	12582-0192
4	24	12582-0193
5	24	12582-0194
6	24	12582-0195
7	24	12582-0196
1	25	12582-0197
2	25	12582-0198
3	25	12582-0199
4	25	12582-0200
5	25	12582-0201
6	25	12582-0202
7	25	12582-0203
1	26	12582-0204
2	26	12582-0205
3	26	12582-0206
4	26	12582-0207
5	26	12582-0208
6	26	12582-0209
7	26	12582-0210
1	27	12582-0211
2	27	12582-0212
3	27	12582-0213
4	27	12582-0214
5	27	12582-0215
6	27	12582-0216
7	27	12582-0217
1	28	12582-0218
2	28	12582-0219
3	28	12582-0220
4	28	12582-0221
5	28	12582-0222
6	28	12582-0223

TORONTO STANDARD CONDOMINIUM PLAN NO. 1582  
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

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UNIT (Partie privative)	LEVEL ( tage)	PROPERTY ID. (Cote foncière)
7	28	12582-0224
1	29	12582-0225
2	29	12582-0226
3	29	12582-0227
4	29	12582-0228
5	29	12582-0229
6	29	12582-0230
7	29	12582-0231
1	30	12582-0232
2	30	12582-0233
3	30	12582-0234
4	30	12582-0235
5	30	12582-0236
6	30	12582-0237
7	30	12582-0238
1	31	12582-0239
2	31	12582-0240
3	31	12582-0241

**CERTIFICATE IN RESPECT OF A BY-LAW**  
(under subsection 56 (9) of the *Condominium Act, 1998*)

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TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1582

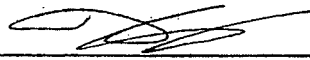
(known as the "Corporation") certifies that:

1. The copy of By-Law Number 3, attached as Schedule A, is a true copy of the By-Law.
2. The By-Law was made in accordance with the *Condominium Act, 1998*.
3. The owners of a majority of the units of the Corporation have voted in favour of confirming the By-Law.

DATED at Toronto this 6th day of February, 2004.

TORONTO STANDARD CONDOMINIUM  
CORPORATION NO. 1582

Per:   
Name: John Sargausky  
Title: Vice-President

Per:   
Name: David A. George  
Title: Secretary

We have authority to bind the Corporation.



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TWENTY-ONE HILLCREST

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1582

BY-LAW NO. 3

WHEREAS TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1582 (hereinafter referred to as the "Corporation") has agreed to retain Fengate Condominium Management Ltd. ("Fengate") to act as the property manager for the Corporation for a period of 1 year.


AND WHEREAS the Corporation and Fengate desire to enter into an agreement for the purpose of setting forth the terms upon which Fengate has been retained.

Be it enacted as a By-Law of the Corporation as follows:

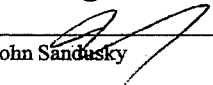
1. That the Corporation enter into a management agreement (the "Management Agreement") with Fengate substantially in the form of the agreement annexed hereto as Schedule "A".
2. That all the terms, provisions and conditions set out in the Management Agreement, including, without limitation, all covenants and agreements made by the Corporation, are hereby authorized ratified and confirmed.
3. That any two officers of the Corporation be and are hereby authorized to execute, on behalf of the Corporation the Management Agreement. The affixation of the corporate seal of the Corporation to the Management Agreement is hereby authorized, ratified, sanctioned and confirmed.

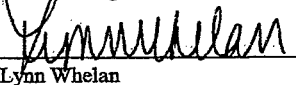
The foregoing By-Law No. 3 is hereby passed by the Directors of the Corporation pursuant to the *Condominium Act, 1998* of Ontario as evidenced by the respective signatures thereto of all the Directors.

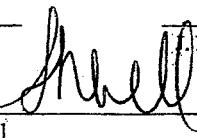
DATED at the City of Toronto as of the 6<sup>th</sup> day of February, 2004.

  
\_\_\_\_\_  
Brian K. Johnston

  
\_\_\_\_\_  
David A. George

  
\_\_\_\_\_  
John Sandusky

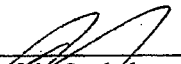
  
\_\_\_\_\_  
Lynn Whelan

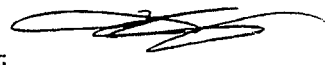
  
\_\_\_\_\_  
Linda Mitchell

The undersigned, which owns 100% of the units, hereby confirms, pursuant to the terms of the *Condominium Act, 1998* of Ontario, the foregoing By-Law of the Corporation, signed by all of the Directors of the Corporation as By-Law No. 3 thereof as of the 6<sup>th</sup> day of February, 2004.

DATED at the City of Toronto as of the 6<sup>th</sup> day of February, 2004.

MONARCH CONSTRUCTION LIMITED

Per:   
\_\_\_\_\_  
Name: John Sandusky  
Title: Senior Vice-President

Per:   
\_\_\_\_\_  
Name: David A. George  
Title: Senior Vice-President

We have authority to bind the Corporation

