Province of Ontario

Document General

Form 4 - Land Registration Reform Act

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AT 5566268

CERTIFICATE OF RECEIPT
RÉCÉPISSÉ
TORONTO (66)

11:50

NOV 06 2020

LAND REGISTRAR

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) Registry ☐ Land Titles ☒

(2) Page 1 of 5 pages

(3) Property Identifier(s) Block 12737 Property 0001 to 12737 0897 inclusive — Additional: See Schedule ☒

(4) Nature of Document
By-Law No. 9
(Pursuant to Section 56 of the Condominium Act, 1998)

(5) Consideration
Dollars $

(6) Description
All units and common elements comprising the property included in Toronto Standard Condominium Plan No. 1737 and its appurtenant common interest
City of Toronto
Land Titles Division of Toronto Registry Office (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 NO. 9 AND CERTIFICATE.

Continued on Schedule ☐

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

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

Name(s)	Signature(s)	Date of Signature Y M D
TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1737 by its solicitors DEACON SPEARS FEDSON & MONTIZAMBERT	Per: Michael A. Spears	2020 11 05

(11) Address for Service c/o Deacon Spears Fedson & Montizambert, 2900 - 2300 Yonge Street, Toronto, ON M4P 1E4

(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
multiple

(15) Document Prepared by:
Michael A. Spears
Deacon, Spears, Fedson & Montizambert
2900 - 2300 Yonge Street
P.O. Box 2384
Toronto, ON
M4P 1E4

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Fees and Tax	
Registration Fee	165
Total	

CERTIFICATE IN RESPECT OF A BY-LAW

(UNDER SUBSECTION 14 (1) OF ONTARIO REGULATION 48/01 AND SUBSECTION 56 (9) OF THE *CONDOMINIUM ACT, 1998*), AND REFERRED TO IN SUBSECTION 38(1) OF ONTARIO REGULATION 49/01)

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1737 (known as the "Corporation") certifies that:

1. The copies of By-law Number No. 9, attached as Schedule(s) A, respectively, 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 with or without amendment (if clause 56(10)(a) of the *Condominium Act, 1998* applies but subsection 14(2) of Ontario Regulation 48/01 does not apply).

DATED this 2nd **day of** November**, 2020.**

Toronto Standard Condominium Corporation No. 1737

Name: Dudley Campbell
Title: President

Name: Lorraine Coughlan
Title: Secretary

"We have the authority to bind the Corporation"

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1737
(the "Corporation")

BY-LAW NO. 9

A BY-LAW RESPECTING TELEPHONIC and ELECTRONIC ATTENDANCE AT OWNERS MEETINGS and ELECTRONIC VOTING BY UNIT OWNERS

WHEREAS Toronto Standard Condominium Corporation No. 1737 ("TSCC 1737" or the "Corporation") seeks to implement telephonic or electronic means for owners to attend meetings under the Act;

AND WHEREAS the Board of Directors of TSCC 1737 (the "Board") has determined that it is desirable and/or in the interests of health and safety to permit owners to attend owners meetings by telephonic and electronic means;

AND WHEREAS section 56(1)(q) of the *Condominium Act, 1998*, as amended, (the "Act"), provides that the Board may make a by-law for purposes prescribed by regulation;

AND WHEREAS section 14(p) of General Regulation 48/01 under the Act provides that such prescribed purpose includes governance of the manner in which an owner or a mortgagee may be present at a meeting of owners or represented by proxy;

AND WHEREAS Section 52(1.1) of the Act defines "telephonic or electronic means" as any means that uses the telephone or any other electronic or other technological means to transmit information or data, including telephone calls, fax, e-mail, automated touch-tone telephone system, computer or computer networks;

AND WHEREAS Section 52(1)(b)(iii) of the Act provides for votes being cast by a recorded vote that is indicated by telephonic or electronic means, if the by-laws so permit;

AND WHEREAS Section 56(1)(c.1) of the Act provides that the Board of Directors (the "Board"), by resolution, may make a by-law to govern the methods permitted for holding a recorded vote as permitted under clause 52(1)(b) of the Act;

AND WHEREAS the board of directors has determined it is desirable to permit owners to vote by electronic means;

BE IT ENACTED as a By-law of the Corporation as follows:

I. **Electronic Attendance at Owners Meetings**

1. Owners meetings may be held by telephonic, electronic or any other technological means that transmits information or data, including telephone calls, electronic mail, automated touch-tone telephone system, computer or computer networks that the Board may, by resolution, decide the Corporation may use for the purposes of the Act provided same allow the owners to participate concurrently.

2. Attendance at owners meetings by one of the means described in Article I, section 1 of this By-Law shall count towards the quorum requirements for the meeting as if present in person

II. **Electronic Voting**

3. Voting methods, for holding either a vote or a recorded vote, permitted at meetings of owners for all questions under consideration may be cast by either:

- a show of hands,
- in person,
- by proxy, or
- by telephonic or electronic means ("Electronic Voting") approved by the board of directors

4. Electronic Voting is defined as any means that uses the telephone or any other electronic or other technological means to transmit information or data, including telephone calls, fax, e-mail, automated touch-tone telephone system, computer or computer networks (hereafter "E-voting" or the "E-voting system").

5. E-voting will include questions that will require voting by owners at an owners' meeting. This includes questions to vote in favour of candidate(s) for election to the board of directors, as well as voting in favour or against questions under consideration at the owners' meeting.

6. Each vote cast by E-voting will be considered a ballot for purposes of a Corporation's records and a recorded vote for any vote conducted at a meeting of owners.

7. As set out in Section 51 of the Act, only an owner of a unit as defined in Section 51(1) of the Act may cast a vote by E-voting and only one vote per unit is permitted, regardless if there are multiple owners of a unit. An owner is not to authorize any other person to cast electronic votes on their behalf.

8. Each electronic vote ceases to be valid after the completion of the owners' meeting and the Corporation will retain all electronic voting records for the period prescribed under paragraphs 16 and 17 of Section 13.1(2) of Ontario Regulation 48/01.

9. An electronic vote will be counted towards quorum at any owners' meeting, regardless if one, all or none of the questions under consideration at the meeting were voted on by the owner.

10. The E-voting system shall validate the owner's identity and each electronic vote cast to ensure the vote is secured and not tampered with while being transmitted. Owners who vote by means of the E-voting system are to be provided with an electronic or written receipt confirming the vote(s) cast.

11. The E-voting system is to be independently managed and voting results tabulated by the system and delivered to the Corporation are not to identify each owner's electronic vote, but will provide the aggregate results for all owners who have voted via the E-voting system.

12. An electronic report automatically generated by the e-voting system which tabulates votes may be relied upon and counted by the scrutineers and/or chairperson at a meeting of owners for the purpose of tabulating votes for all questions proposed for consideration of the owners at the meeting of owners (the "Electronic Voting Record").

13. The Electronic Voting Record shall be deemed to be a ballot for the purpose of the Corporation's obligation to maintain records in accordance with the Act.

14. The invalidity of any part of this by-law shall not impair or affect in any manner the validity and enforceability or effect of the balance thereof.

The foregoing by-law is hereby passed by the Directors on July 22, 2020 and confirmed by a majority of the owners on August 19, 2020 pursuant to the Act.

DATED at the City of Toronto, this 2nd day of November, 2020

TORONTO STANDARD CONDOMINIUM

CORPORATION NO. 1737

Per:

(President)

Print Name: Dudley Campbell

(Secretary)

Print Name:
Lorraine Conghlan

"We have authority to bind the Corporation"