Province of Ontario

Document General

Form 4 — Land Registration Reform Act

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TSCC 2322 bylaw 12

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AT 4894903
CERTIFICATE OF RECEIPT
RÉCÉPISSÉ
TORONTO (66)

JUN 26 2018 14:33

LAND REGISTRAR

Katherine Cece

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) Registry ☐ Land Titles ☒ (2) Page 1 of 6 pages

(3) Property Identifier(s) Block Property: 76322-0001 - 76322-3364 inclusive — Additional: See Schedule ☐

(4) Nature of Document
By-law No. 12 (Condominium Act, 1998)

(5) Consideration
Dollars $

(6) Description
All units and common elements comprising the property included in Toronto Standard Condominium Plan No. 2322, City of Toronto, Land Titles Division of Toronto (No. 66), together with its appurtenant common interests

(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)	Signature(s)	Date of Signature Y	M	D
TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2322 by its solicitor, Denise Lash	Denise Lash	2018	06	22

(11) Address for Service
c/o Management Office, 75 East Liberty Street, Toronto, ON M6K 1L4

(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:
Lash Condo Law
225 Richmond Street West
Suite 200
TORONTO, Ontario
M5V 1W2

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Fees and Tax	
Registration Fee	
Total	

Document prepared using *The Conveyancer*

CERTIFICATE IN RESPECT OF A BY-LAW

(Under subsection 56(9) of the *Condominium Act, 1998*)

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2322 (the **"Corporation"**) certifies that:

1. The copy of By-law No. 12, attached, 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 this 23rd day of June, 2018.

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2322

Per: _____
Print Name: E. Levinson
Print Title: Treasurer

Per: _____
Print Name: Scott Moore
Print Title: President

I/We have the authority to bind the Corporation

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2322

BY-LAW NO. 12

BE IT ENACTED as a By-law of Toronto Standard Condominium Corporation No. 2322 (hereinafter referred to as the "Corporation") as follows:

A By-law that identifies the standard unit in order to determine what constitutes an improvement for the purposes of Sections 89 and 99 of the Condominium Act, 1998 S.O.

By-Law No. 10 of the Corporation is hereby repealed.

WHEREAS the board of directors may by By-law determine what constitutes a standard unit for each class of unit within the Corporation, for the purpose of determining the responsibility for repairing improvements after damage and insuring same;

Be it enacted as by law of Toronto Standard Condominium Corporation No. 2322 (hereby referred to as "Corporation") as follows:

1. Purpose: The purpose of this By-law is only for the determination of what constitutes an improvement to a unit, with respect to Subsections 89(2)(3) and 99(2)(3) of the Condominium Act, 1998 S.O. (the "Act"). This By-law in no way purports to amend or affect the definition of a "Residential Unit", "Parking Unit", "Parking/Locker Unit" and "Locker Unit", as prescribed by Schedule C of the Corporation's declaration registered as Instrument Number AT3355226, or any obligations/responsibilities prescribed by the Corporation's declaration.

2. Residential Unit Class: For the purposes of this By-law the standard unit for all "Residential Units", as identified by Schedule C of the Corporation's declaration registered as Instrument No. AT3355226, shall consist of those items as listed in Schedule "A" attached hereto (the "Residential Unit Class- Standard Unit) subject to the following provisions:

   (i) any of the materials listed in Schedule "A", may be replaced with a material that is of similar or better quality and finish, should the original materials not be available for any reason. Should a dispute arise with respect to same, the final and unfettered determination shall be that of the board of directors;

   (ii) should a dispute/disagreement arrive over the quality and/or finish of any item listed in Schedule "A", for the purposes of this By-law, the final and unfettered determination of same shall be reserved to the board of directors;

   (iii) the Residential Unit Class – Standard Unit shall not include the Whalen heat pump(s) serving the Unit and/or any light fixtures of any sort (unless otherwise provided for in Schedule "A"); and

   (iv) anything not included as part of the Residential Unit Class- Standard Unit shall be deemed to be an improvement made to a unit, as that term is defined by Sections 89 and 99 of the Act.

3. Parking Unit Class: For the purposes of this By-law, the standard unit for the "Parking Units", as identified by Schedule C of the Corporation's declaration registered as Instrument No. AT3355226 shall not include anything that falls within the boundaries of those units as described therein (the "Parking Unit Class – Standard Unit). Anything not included as part of the Parking Unit Class – Standard Unit shall be deemed to be an improvement made to a unit, as that term is defined by Sections 89 and 99 of the Act.

4. Parking/Locker Unit Class: For the purposes of this By-law, the standard unit for the "Parking/Locker Units", as identified by Schedule C of the Corporation's

declaration registered as Instrument No. AT3355226 shall not include anything that falls within the boundaries of those units as described therein (the "Parking/Locker Unit Class – Standard Unit"). Anything not included as part of the Parking/Locker Unit Class – Standard Unit shall be deemed to be an improvement made to a unit, as that term is defined by Sections 89 and 99 of the Act.

5. Locker Unit Class: For the purposes of this By-law, the standard unit for the "Locker Units", as identified by Schedule C of the Corporation's declaration registered as Instrument No. AT3355226 shall not include anything that falls within the boundaries of the Locker Units as described therein (the "Locker Unit Class- Standard Unit"). Anything not included as part of the Locker Unit Class – Standard Unit shall be deemed to be an improvement made to a unit, as that term is defined by Sections 89 and 99 of the Act.

6. Unit Owner(s) shall be responsible to maintain and repair all improvement(s) and shall insure all improvement(s) with the customary coverage provided to condominium unit owners. Although the Corporation need not be provided with a copy of a Unit Owner's policy of insurance with respect to the improvement(s), the Corporation may request in writing from a Unit Owner, and the Unit Owner shall provide, sufficient evidence that said improvement(s) are insured. The Unit Owner shall provide the requisite information to the Corporation within 3 days of receipt of such a request. Any repairs, maintenance, and/or servicing to be conducted by a Unit Owner to his/her respective Unit, shall only be performed by an accredited professional.

7. If any component of the standard unit must be upgraded or changed in order to comply with any governmental or authority regulation, code or work order, while being repaired or replaced on account of insurable damage or destruction, such upgrade or change shall be considered part of the standard unit, despite not being referred to in Schedule A.

8. Severability: Each of the provisions of this By-law shall be deemed to be independent and severable, and the invalidity or unenforceability in whole or in part of any one or more of such provisions shall not be deemed to impair or affect in any manner the validity or enforceability of the reminder of this By-law.

9. Waiver: No restriction, condition, obligation or provision contained in this By-law shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.

10. Headings: The headings in the body of this By-law form no part hereof but shall be deemed to be inserted for convenience of reference only.

11. Statutory References: Any references to a Section or Sections of the Act in this by-law (or in any By-laws or rules hereafter enacted by the Corporation) shall be read and construed as a reference to the identical or similarly appropriate Section or Sections (as the case may be) of any successor legislation to the Act.

WITNESS the corporate seal of the Corporation on the 23rd day of June, 2018.

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2322

Per: _____
Print Name: E. Levinson
Title: Treasurer

Per: _____
Print Name Scott Mark
Title: President

We have the authority to bind the Corporation

SCHEDULE "A" TO BY-LAW NO. 12

Residential Unit Class- Standard Unit

For the purpose of Section 99 (5) of the Condominium Act, 1998 S.O., the Residential Unit Class - Standard Unit is defined as follows:

The boundaries of the Residential Units are defined in Schedule C of the Declaration.

1. DESIGN AND DECOR FEATURES

- Standard drywall throughout with builder grade eggshell paint except where noted
- Solid core recessed suite entry door, contemporary hardware, deadbolt lock, keyed entry, through-door viewer
- Horizontal mini-blinds on all exterior windows
- Embossed raised panel interior doors with lever door hardware in satin nickel finish throughout
- Painted baseboard trim with matching door casings and jambs throughout
- Rocker style white light switches and matching white receptacles
- Small format halogen pot ceiling lighting or light fixture(s) in hallway(s) as per Declarant's plan
- Ceiling light in walk-in closet(s) as per Declarant's plan
- Capped ceiling outlet in dining area, bedroom(s) and den as per Declarant's plan

2. COMFORT AND CONVENIENCE FEATURES

- Pre-wiring and outlets for telephone/cable television/internet access in kitchen, living room, bedroom(s) and den as per Declarant's plan
- Thermally isolated Low-Energy efficient double-glazed windows throughout with operable sections as per Declarant's plan
- Built-in heat/smoke detector as per Building Code
- Stacked full-sized white front-loading washer and dryer vented to the outdoors
- Sliding glass door or single swing door with full glazing for access to Balcony, Terrace or
- Patio as per Declarant's plan
- Balconies have outdoor wall light switched from inside suite and waterproof electrical outlet as per Declarant's plan
- Terraces and Patios have outdoor wall light switched from inside suite, waterproof electrical outlet and frost-proof hose bib as per Declarant's plan

3. KITCHEN FEATURES

- Kitchen cabinets with satin nickel finish "D" pulls and with a full bank of drawers, refrigerator depth full-width upper cabinet above refrigerator
- Light valances under upper kitchen cabinets
- Small format halogen track lighting fixture, small format halogen pot lighting in dropped kitchen ceiling over selected counter area(s) (where applicable) as per Declarant's plan
- Ceramic tile or mirrored backsplash, all as per Declarant's plan
- Stainless steel undermounted kitchen sink as per Declarant's plan
- Single-lever kitchen faucet with integral pull-out vegetable spray
- Slide-in glass cooktop and self-cleaning oven; built-in multicycle dishwasher; frost-free side-by-side refrigerator with bottom mount freezer; built-in combination microwave oven/range hood vented directly to the outdoors (stainless steel facing for each appliance)

4. WASHROOM FEATURES

- Wall-hung "floating" vanity cabinet with recessed kick plate as per Declarant's plan (except in powder room)
- Small format halogen pot lighting in dropped washroom ceiling over vanity cabinet (or over
- pedestal sink in powder room)
- Full-height, full-width fitted mirror above vanity countertop as per Declarant's plan
- (decorative mirror in powder room)
- Wall-mounted square format temperature balance controls and rainshower shower head
- Lever door handle privacy lock in satin nickel finish on washroom door
- Washroom ventilation fan vented directly to the outdoors

5. SPECIAL FEATURES FOR CERTAIN WASHROOM TYPES

A. WASHROOM WITH SEPARATE TUB AND SEPARATE SHOWER

- Deep square format acrylic soaking tub with ceramic tile detailing at tub deck
- Square format faucet at tub deck
- Tempered safety glass shower screen in o versized shower stall or glass door m conventional shower stall
- Full height ceramic tile shower stall walls

B. FOUR-PIECE WASHROOM WITH COMBINATION TUB AND SHOWER

- Deep square format acrylic soaking tub with full height ceramic tile surround on walls around tub
- Square format faucet at tub deck

C. THREE-PIECE WASHROOM WITH SEPARATE SHOWER

- Tempered safety glass shower screen in oversized shower stall or glass door m conventional shower stall
- Full height ceramic tile shower stall walls

D. POWDER ROOM

- Pedestal sink with spread two handle faucets
- Decorative mirror

NOTE:

Any of the aforementioned materials may be replaced with a material that is of similar or better quality and finish, should the original materials not be available for any reason. Should a dispute arise with respect to same, the final determination shall be that of the Board of Directors.

Should a dispute/disagreement arise over the quality and/or finish of any item listed above, the final and unfettered determination of same shall be reserved for the Board of Directors.