



# Document General

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AT 692932  
CERTIFICATE OF RECEIPT  
RÉCEPISSE  
TORONTO (66)  
2004-12-22 11:34

New Property Identifiers

Additional:  
See  
Schedule

Executions

Additional:  
See  
Schedule

(8) This Document provides as follows:

See Schedule for Condominium By-law

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

Continued on Schedule

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

Name(s)

METROPOLITAN TORONTO CONDOMINIUM  
CORPORATION NO. 734

(Applicant)

By its solicitors Miller Thomson LLP

Signature(s)

Per:

Denise Lash

Date of Signature  
Y M D

2004 12 21

(11) Address  
for Service

c/o Miller Thomson LLP, Barristers and Solicitors, 2500 - 20 Queen Street West, Toronto,  
Ontario M5H 3S1

(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

1055 Bay Street  
Toronto, Ontario  
M5S 2A9

(15) Document Prepared by:

Denise Lash  
Miller Thomson LLP  
20 Queen St. W.  
Toronto, ON  
M5H 3S1

(1) Registry

Land Titles

(2) Property

Block  
Property Identifier(s) 11734-0001 to 11734-0993 (inclusive)

Additional:  
See  
Schedule

(4) Nature of Document

Condominium By-Law No. 9 (under Section 56(9) of the Condominium Act, 1998)

(5) Consideration

Dollars \$

(6) Description

All units and common elements  
comprising the property included in  
Metropolitan Toronto Condominium Plan No. 734  
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

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

Total

CERTIFICATE IN RESPECT OF A BY-LAW

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

METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 734 (known as the "Corporation") certifies that:

- 1. The Copy of By-law No. 9, 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 this 16 day of DECEMBER, 2004.

Metropolitan Toronto Condominium Corporation No. 734

Per:

[Signature]  
Name: STEVEN WALPER  
Title: PRESIDENT

Per:

[Signature]  
Name: kindal sheldale  
Title: Director  
I/We have the authority to bind the corporation

BY-LAW NO. 9

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METROPOLITAN TORONTO CONDOMINIUM CORPORATION NO. 734

BE IT ENACTED as a By-Law of Metropolitan Toronto Condominium Corporation No. 734 (the "Corporation") as follows:

The schedule appended hereto shall constitute the standard unit(s) for residential unit(s) in accordance with *the Condominium Act, 1998*.

WITNESS the corporate seal of the Corporation this 16 day of DECEMBER, 2004.

METROPOLITAN TORONTO  
CONDOMINIUM CORPORATION  
NO. 734

Per:



Name: STEVEN WALPER

Title: PRESIDENT

Per:



Name: Linda Whelppade

Title: Director

I/We have the authority to bind the corporation

SCHEDULE "A"

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RESIDENTIAL UNIT CLASS - STANDARD UNIT

GENERAL

Ceilings and Bulkheads & Baseboards	<ul style="list-style-type: none"> <li>Pure white stippled ceilings throughout except for kitchen, laundry and bathrooms</li> <li>Bulkheads only where required for services (ducts, pipes, wiring); 3" wood baseboards throughout with paint finish.</li> </ul>
Interior Walls	<ul style="list-style-type: none"> <li>Drywall painted with latex paint throughout. Kitchen and bathrooms and door trim painted with semi-gloss paint.</li> </ul>
Interior Doors	<ul style="list-style-type: none"> <li>Hollow wooden laminate with builder's grade chrome knob hardware. Doors to sun dens are sliding glass. All closet doors are builder's grade sliding mirror doors.</li> </ul>
Suite Entry Doors	<ul style="list-style-type: none"> <li>Oak veneer, 5-ply particle core 28-32 PCF density with 1/38" veneer thickness. Door frame is a 16-gauge, 3 piece steel frame with 3 neoprene bumpers. 3 full mortise standard weight hinges in polished chrome. Suite number plate 7x6 inches, 0.062 gauge rectangular plate with 0.02" deep engraved suite number in polished chrome. Canarope model B180 viewer. Door light fixture (expect on 9" floor) model WFF3500, 2x13 hpf laser cut metal, sand blasted white acrylic lens with laser cut metal end cap with 3/8" chrome balls. Light manufactured by Architectural Lighting.</li> </ul>
Paint grade on doors and walls	<ul style="list-style-type: none"> <li>Quality flat finish latex wall paint throughout, except semi-gloss finish in kitchen, laundry, bathrooms. Two coats - 1 primer and 1 finish. White or off white throughout. Trim paint white semi-gloss throughout</li> </ul>
Flooring	<ul style="list-style-type: none"> <li>Standard floor finish is upper surface of concrete floor.</li> </ul>
Threshold	<ul style="list-style-type: none"> <li>Red oak #147 Brenlo for suite entry door. Wood threshold where ceramic abuts other floor finishes</li> </ul>
Exhaust Fan(s)	<ul style="list-style-type: none"> <li>Servicing kitchen, bathroom and laundry room.</li> </ul>
Windows	<ul style="list-style-type: none"> <li>Double glazed, sealed fixed window units with full size sliders in living room, dining room, bedroom(s) and sun den with screens. Wooden window sills finished with oil-passed semi-gloss paint.</li> </ul>
Other	<ul style="list-style-type: none"> <li>Suite 311, 312, 411 &amp; 412 have exterior patios finished in concrete with solid concrete safety wall.</li> <li>Lockers located on P1, P2 and P3 levels come with builder's grade door with key lock; interior drywall finish and painted cement floor.</li> <li>Emergency water shut-off valves for kitchen, bathroom(s) and laundry room.</li> <li>L-type copper plumbing throughout.</li> </ul>

KITCHEN

Cabinetry	<ul style="list-style-type: none"> <li>Standard builder's grade white laminate cabinets with plastic pull handles.</li> </ul>
Counter top	<ul style="list-style-type: none"> <li>Builder's grade Formica counter top.</li> </ul>
Back splash	<ul style="list-style-type: none"> <li>Painted drywall.</li> </ul>
Faucets	<ul style="list-style-type: none"> <li>Builder's grade single lever faucet.</li> </ul>
Exhaust fan	<ul style="list-style-type: none"> <li>Ceiling mounted exhaust fan. Wall mounted exhaust grill.</li> </ul>
Sink	<ul style="list-style-type: none"> <li>Builder's grade single basin stainless steel sink.</li> </ul>
Other	<ul style="list-style-type: none"> <li>Rough-in for plumbing and electrical for automatic dishwasher.</li> </ul>

BATHROOMS and LAUNDRY ROOM

Eleven floor plans, 03, 04, 07, 08, 09, 10, 12, 13, 14, 15 & 16 contain one four piece bath with a bathtub with shower head. Two floor plans, 02 and 05, contain one 4 piece bath with a bathtub with a shower head and one three piece bath with a shower stall. Three floor plans, 01, 06 & 11 contain one four piece bath with a tub and a separate shower stall.

**Main Bathroom**

Sinks	<ul style="list-style-type: none"> <li>Builder's grade white pedestal sink with single lever faucet.</li> </ul>
Tub and Toilets	<ul style="list-style-type: none"> <li>Builder's grade 5 foot tub with jets. White 6x6 ceramic tile surround up to the ceiling in thirteen floor plans noted; and white 6x6 ceramic tile surround, two tile rows high, in the three floor plans noted above.</li> <li>Builder's grade low volume flush toilet.</li> </ul>
Shower Stall	<ul style="list-style-type: none"> <li>Tempered glass shower door.</li> <li>Walls and ceiling are 6"x6" plain white ceramic tiles with waterproof incandescent ceiling flush mounted pot light.</li> <li>Floor is 2"x 2" plain white ceramic</li> </ul>
Walls	<ul style="list-style-type: none"> <li>Painted with semi-gloss white paint.</li> </ul>
Faucets	<ul style="list-style-type: none"> <li>Main bath -- sink and tub have single lever builder's quality chrome faucets.</li> <li>Shower stall has single lever chrome faucet with pressure control valve.</li> </ul>
Bathroom Accessories	<ul style="list-style-type: none"> <li>Builder's grade chrome towel bars, soap caddy, toilet paper holders.</li> </ul>
Exhaust fans	<ul style="list-style-type: none"> <li>In all bathrooms</li> </ul>
Medicine cabinet	<ul style="list-style-type: none"> <li>Builder's grade double door mirrored chrome medicine cabinet.</li> </ul>

**Laundry Room**

Faucet	<ul style="list-style-type: none"> <li>Hot and cold water hook-up with steel mesh reinforced rubber hoses for washing machine.</li> </ul>
Venting for washer and dryer	<ul style="list-style-type: none"> <li>To exterior.</li> </ul>
Lint screen	<ul style="list-style-type: none"> <li>Ceiling mounted removable lint screen.</li> </ul>

**ELECTRICAL and LIGHTING**

Electric Panel	<ul style="list-style-type: none"> <li>Builder's grade electrical panel with 8-15 amp breakers; 2-40 amp split breakers and 3-15 amp split breakers.</li> <li>220V wiring and receptacles in kitchen and laundry room.</li> </ul>
Light switch covers	<ul style="list-style-type: none"> <li>White receptacles and covers throughout with ground fault safety feature in the bathroom(s).</li> </ul>
Cable for stove & dryer	<ul style="list-style-type: none"> <li>Heavy duty.</li> </ul>
TV outlets	<ul style="list-style-type: none"> <li>Co-axial cable outlets in living room and bedroom.</li> </ul>
Telephone outlets	<ul style="list-style-type: none"> <li>In living room, bedroom and kitchen.</li> </ul>
Fixtures	<ul style="list-style-type: none"> <li>Receptacle in foyer ceiling with one single builder's grade fixture.</li> <li>Receptacle in kitchen with one single builder's grade fixture.</li> <li>One builder's grade dining room fixture.</li> </ul>
Wiring	<ul style="list-style-type: none"> <li>200 amp service with circuit breaker panel</li> </ul>
Smoke detectors and CO detectors	<ul style="list-style-type: none"> <li>1 120V ceiling mounted smoke detector; 1 ceiling mount heat detector connected to fire annunciation panel; and 1 ceiling mounted speaker.</li> </ul>

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### HEATING

Heating/Air Conditioning	<ul style="list-style-type: none"><li>• Each suite contains at least one, but not exceeding two, fan coil unit(s) which provides heating/cooling via heated/chilled water from central boiler/chiller system with builder grade thermostat. Refer to original floor plans to determine if more than one fan coil unit.</li></ul>
Electric Heaters	<ul style="list-style-type: none"><li>• Two electric heaters with one thermostat located in the enclosed balcony of the "11" unit layout.</li></ul>
Insulation	<ul style="list-style-type: none"><li>• Conforms to Ontario Building Code.</li></ul>

#### Notes:

1. 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.
2. 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 to the board of directors.
3. Notwithstanding anything noted above, the Residential Unit Class – Standard Unit shall not include any appliance and any flooring material of any sort (i.e. without limiting the generality of the foregoing, carpet, wood floor and/or tiles, and any underlay and adhesive of any sort) unless same is specifically provided for above. Standard floor finish is upper surface of the concrete slab.