

AT 847096 CERTIFICATE OF RECEIPT RÉCÉPISSE TORONTO (66) 2005-06-30 11:11	(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 26 pages
	(3) Property Identifier(s) 12551 - 0001 to 12551-0691	Block Property Additional: See Schedule <input type="checkbox"/>
	(4) Nature of Document By-Law No. 6 (Condominium Act, 1998, S.O. 1998, c. 19, subsection 56(9))	
	(5) Consideration Dollars \$	
	(6) Description All units and common elements comprising the property included in Toronto Standard Condominium Plan No. 1551 City of Toronto Land Titles Division of the Land Registry Office of Toronto (No. 66)	
New Property Identifiers Additional: See Schedule <input type="checkbox"/>	(7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>	
Executions Additional: See Schedule <input type="checkbox"/>		

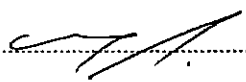
8) This Document provides as follows:

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. 1551		2005 06 23
	by its solicitor, Richard A. Elia	
	I have authority to bind the Corporation	

(11) Address for Service

c/o Elia Associates, Barristers and Solicitors, 15 Coldwater Road, Toronto, Ontario, M3B 1Y8

(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

18 Beverly Street
Toronto, Ontario

(15) Document Prepared by:

Elia Associates
Barristers and Solicitors
15 Coldwater Road
Toronto, Ontario
M3B 1Y8

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee	
Total	

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TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (étage)	PROPERTY ID. (Cote foncière)
1	1	12551-0001
2	1	12551-0002
3	1	12551-0003
4	1	12551-0004
5	1	12551-0005
6	1	12551-0006
7	1	12551-0007
8	1	12551-0008
9	1	12551-0009
10	1	12551-0010
11	1	12551-0011
12	1	12551-0012
13	1	12551-0013
14	1	12551-0014
15	1	12551-0015
16	1	12551-0016
17	1	12551-0017
18	1	12551-0018
19	1	12551-0019
20	1	12551-0020

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TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
 (NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
21	1	12551-0021
22	1	12551-0022
23	1	12551-0023
24	1	12551-0024
25	1	12551-0025
26	1	12551-0026
27	1	12551-0027
28	1	12551-0028
29	1	12551-0029
30	1	12551-0030
31	1	12551-0031
32	1	12551-0032
33	1	12551-0033
34	1	12551-0034
35	1	12551-0035
36	1	12551-0036
37	1	12551-0037
38	1	12551-0038
39	1	12551-0039
40	1	12551-0040
41	1	12551-0041
42	1	12551-0042
43	1	12551-0043
44	1	12551-0044
45	1	12551-0045
46	1	12551-0046
47	1	12551-0047
48	1	12551-0048
49	1	12551-0049
50	1	12551-0050
51	1	12551-0051
52	1	12551-0052
53	1	12551-0053
54	1	12551-0054
55	1	12551-0055
56	1	12551-0056
57	1	12551-0057
58	1	12551-0058
59	1	12551-0059
60	1	12551-0060
61	1	12551-0061
62	1	12551-0062
63	1	12551-0063
64	1	12551-0064
65	1	12551-0065

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

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UNIT (Partie privative)	LEVEL (t age)	PROPERTY ID. (Cote foncière)
66	1	12551-0066
67	1	12551-0067
68	1	12551-0068
69	1	12551-0069
70	1	12551-0070
71	1	12551-0071
72	1	12551-0072
73	1	12551-0073
74	1	12551-0074
75	1	12551-0075
76	1	12551-0076
77	1	12551-0077
78	1	12551-0078
79	1	12551-0079
80	1	12551-0080
81	1	12551-0081
82	1	12551-0082
83	1	12551-0083
84	1	12551-0084
85	1	12551-0085
86	1	12551-0086
87	1	12551-0087
88	1	12551-0088
89	1	12551-0089
90	1	12551-0090
91	1	12551-0091
92	1	12551-0092
93	1	12551-0093
94	1	12551-0094
95	1	12551-0095
96	1	12551-0096
97	1	12551-0097
98	1	12551-0098
99	1	12551-0099
100	1	12551-0100
101	1	12551-0101
102	1	12551-0102
103	1	12551-0103
104	1	12551-0104
105	1	12551-0105
106	1	12551-0106
107	1	12551-0107
108	1	12551-0108
109	1	12551-0109
110	1	12551-0110

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (t age)	PROPERTY ID. (Cote foncière)
111	1	12551-0111
112	1	12551-0112
113	1	12551-0113
114	1	12551-0114
115	1	12551-0115
116	1	12551-0116
117	1	12551-0117
118	1	12551-0118
119	1	12551-0119
120	1	12551-0120
121	1	12551-0121
122	1	12551-0122
123	1	12551-0123
124	1	12551-0124
125	1	12551-0125
126	1	12551-0126
127	1	12551-0127
128	1	12551-0128
129	1	12551-0129
130	1	12551-0130
131	1	12551-0131
132	1	12551-0132
133	1	12551-0133
134	1	12551-0134
135	1	12551-0135
136	1	12551-0136
137	1	12551-0137
138	1	12551-0138
139	1	12551-0139
140	1	12551-0140
141	1	12551-0141
142	1	12551-0142
143	1	12551-0143
144	1	12551-0144
145	1	12551-0145
146	1	12551-0146
147	1	12551-0147
148	1	12551-0148
149	1	12551-0149
150	1	12551-0150
151	1	12551-0151
152	1	12551-0152
153	1	12551-0153
154	1	12551-0154
155	1	12551-0155

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
 (NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

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UNIT (Partie privative)	LEVEL (t age)	PROPERTY ID. (Cote foncière)
156	1	12551-0156
157	1	12551-0157
158	1	12551-0158
159	1	12551-0159
160	1	12551-0160
161	1	12551-0161
162	1	12551-0162
163	1	12551-0163
164	1	12551-0164
165	1	12551-0165
166	1	12551-0166
167	1	12551-0167
168	1	12551-0168
169	1	12551-0169
170	1	12551-0170
171	1	12551-0171
172	1	12551-0172
173	1	12551-0173
174	1	12551-0174
175	1	12551-0175
176	1	12551-0176
177	1	12551-0177
1	2	12551-0178
2	2	12551-0179
3	2	12551-0180
4	2	12551-0181
5	2	12551-0182
6	2	12551-0183
7	2	12551-0184
8	2	12551-0185
9	2	12551-0186
10	2	12551-0187
11	2	12551-0188
12	2	12551-0189
13	2	12551-0190
14	2	12551-0191
15	2	12551-0192
16	2	12551-0193
17	2	12551-0194
18	2	12551-0195
19	2	12551-0196
20	2	12551-0197
21	2	12551-0198
22	2	12551-0199
23	2	12551-0200

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
24	2	12551-0201
25	2	12551-0202
26	2	12551-0203
27	2	12551-0204
28	2	12551-0205
29	2	12551-0206
30	2	12551-0207
31	2	12551-0208
32	2	12551-0209
33	2	12551-0210
34	2	12551-0211
35	2	12551-0212
36	2	12551-0213
37	2	12551-0214
38	2	12551-0215
39	2	12551-0216
40	2	12551-0217
41	2	12551-0218
42	2	12551-0219
43	2	12551-0220
44	2	12551-0221
45	2	12551-0222
46	2	12551-0223
1	3	12551-0224
2	3	12551-0225
3	3	12551-0226
4	3	12551-0227
5	3	12551-0228
6	3	12551-0229
7	3	12551-0230
8	3	12551-0231
9	3	12551-0232
10	3	12551-0233
11	3	12551-0234
12	3	12551-0235
13	3	12551-0236
14	3	12551-0237
15	3	12551-0238
16	3	12551-0239
17	3	12551-0240
18	3	12551-0241
19	3	12551-0242
20	3	12551-0243
21	3	12551-0244
22	3	12551-0245

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TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
 (NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
23	3	12551-0246
24	3	12551-0247
25	3	12551-0248
26	3	12551-0249
27	3	12551-0250
28	3	12551-0251
29	3	12551-0252
30	3	12551-0253
31	3	12551-0254
32	3	12551-0255
33	3	12551-0256
34	3	12551-0257
35	3	12551-0258
1	4	12551-0259
2	4	12551-0260
3	4	12551-0261
4	4	12551-0262
5	4	12551-0263
6	4	12551-0264
7	4	12551-0265
8	4	12551-0266
9	4	12551-0267
10	4	12551-0268
11	4	12551-0269
12	4	12551-0270
13	4	12551-0271
14	4	12551-0272
15	4	12551-0273
16	4	12551-0274
17	4	12551-0275
18	4	12551-0276
19	4	12551-0277
20	4	12551-0278
21	4	12551-0279
22	4	12551-0280
23	4	12551-0281
24	4	12551-0282
25	4	12551-0283
26	4	12551-0284
27	4	12551-0285
28	4	12551-0286
29	4	12551-0287
30	4	12551-0288
31	4	12551-0289
32	4	12551-0290

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

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UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
33	4	12551-0291
34	4	12551-0292
35	4	12551-0293
36	4	12551-0294
37	4	12551-0295
38	4	12551-0296
39	4	12551-0297
40	4	12551-0298
41	4	12551-0299
42	4	12551-0300
43	4	12551-0301
44	4	12551-0302
45	4	12551-0303
46	4	12551-0304
47	4	12551-0305
48	4	12551-0306
49	4	12551-0307
50	4	12551-0308
1	5	12551-0309
2	5	12551-0310
3	5	12551-0311
4	5	12551-0312
5	5	12551-0313
6	5	12551-0314
7	5	12551-0315
8	5	12551-0316
9	5	12551-0317
10	5	12551-0318
11	5	12551-0319
12	5	12551-0320
13	5	12551-0321
14	5	12551-0322
15	5	12551-0323
16	5	12551-0324
17	5	12551-0325
18	5	12551-0326
19	5	12551-0327
20	5	12551-0328
21	5	12551-0329
22	5	12551-0330
23	5	12551-0331
24	5	12551-0332
25	5	12551-0333
26	5	12551-0334
27	5	12551-0335

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TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
 (NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (t age)	PROPERTY ID. (Cote foncière)
28	5	12551-0336
29	5	12551-0337
30	5	12551-0338
1	6	12551-0339
2	6	12551-0340
3	6	12551-0341
4	6	12551-0342
5	6	12551-0343
6	6	12551-0344
7	6	12551-0345
8	6	12551-0346
9	6	12551-0347
10	6	12551-0348
11	6	12551-0349
12	6	12551-0350
13	6	12551-0351
14	6	12551-0352
15	6	12551-0353
16	6	12551-0354
17	6	12551-0355
18	6	12551-0356
19	6	12551-0357
20	6	12551-0358
21	6	12551-0359
22	6	12551-0360
1	7	12551-0361
2	7	12551-0362
3	7	12551-0363
4	7	12551-0364
5	7	12551-0365
6	7	12551-0366
7	7	12551-0367
8	7	12551-0368
9	7	12551-0369
10	7	12551-0370
11	7	12551-0371
12	7	12551-0372
13	7	12551-0373
14	7	12551-0374
15	7	12551-0375
16	7	12551-0376
17	7	12551-0377
18	7	12551-0378
19	7	12551-0379
1	8	12551-0380

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TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
 (NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
2	8	12551-0381
3	8	12551-0382
4	8	12551-0383
5	8	12551-0384
6	8	12551-0385
7	8	12551-0386
8	8	12551-0387
9	8	12551-0388
10	8	12551-0389
11	8	12551-0390
12	8	12551-0391
13	8	12551-0392
14	8	12551-0393
1	9	12551-0394
2	9	12551-0395
3	9	12551-0396

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
 (NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

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UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
1	A	12551-0397
2	A	12551-0398
3	A	12551-0399
4	A	12551-0400
5	A	12551-0401
6	A	12551-0402
7	A	12551-0403
8	A	12551-0404
9	A	12551-0405
10	A	12551-0406
11	A	12551-0407
12	A	12551-0408
13	A	12551-0409
14	A	12551-0410
15	A	12551-0411
16	A	12551-0412
17	A	12551-0413
18	A	12551-0414
19	A	12551-0415
20	A	12551-0416
21	A	12551-0417
22	A	12551-0418
23	A	12551-0419
24	A	12551-0420
25	A	12551-0421
26	A	12551-0422
27	A	12551-0423
28	A	12551-0424
29	A	12551-0425
30	A	12551-0426
31	A	12551-0427
32	A	12551-0428
33	A	12551-0429
34	A	12551-0430
35	A	12551-0431
36	A	12551-0432
37	A	12551-0433
38	A	12551-0434
39	A	12551-0435
40	A	12551-0436
41	A	12551-0437
42	A	12551-0438
43	A	12551-0439
44	A	12551-0440
45	A	12551-0441

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
 (NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

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UNIT (Partie privative)	LEVEL (t age)	PROPERTY ID. (Cote foncière)
46	A	12551-0442
47	A	12551-0443
48	A	12551-0444
49	A	12551-0445
50	A	12551-0446
51	A	12551-0447
52	A	12551-0448
53	A	12551-0449
54	A	12551-0450
55	A	12551-0451
56	A	12551-0452
57	A	12551-0453
58	A	12551-0454
59	A	12551-0455
60	A	12551-0456
61	A	12551-0457
62	A	12551-0458
63	A	12551-0459
64	A	12551-0460
65	A	12551-0461
66	A	12551-0462
67	A	12551-0463
68	A	12551-0464
69	A	12551-0465
70	A	12551-0466
71	A	12551-0467
72	A	12551-0468
73	A	12551-0469
74	A	12551-0470
75	A	12551-0471
76	A	12551-0472
77	A	12551-0473
78	A	12551-0474
79	A	12551-0475
80	A	12551-0476
81	A	12551-0477
82	A	12551-0478
83	A	12551-0479
84	A	12551-0480
85	A	12551-0481
86	A	12551-0482
87	A	12551-0483
88	A	12551-0484
89	A	12551-0485
90	A	12551-0486

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
91	A	12551-0487
92	A	12551-0488
93	A	12551-0489
94	A	12551-0490
95	A	12551-0491
96	A	12551-0492
97	A	12551-0493
98	A	12551-0494
99	A	12551-0495
100	A	12551-0496
101	A	12551-0497
102	A	12551-0498
103	A	12551-0499
104	A	12551-0500
105	A	12551-0501
106	A	12551-0502
107	A	12551-0503
108	A	12551-0504
109	A	12551-0505
110	A	12551-0506
111	A	12551-0507
112	A	12551-0508
113	A	12551-0509
114	A	12551-0510
115	A	12551-0511
116	A	12551-0512
117	A	12551-0513
118	A	12551-0514
119	A	12551-0515
120	A	12551-0516
121	A	12551-0517
122	A	12551-0518
123	A	12551-0519
124	A	12551-0520
125	A	12551-0521
126	A	12551-0522
127	A	12551-0523
128	A	12551-0524
129	A	12551-0525
130	A	12551-0526
131	A	12551-0527
132	A	12551-0528
133	A	12551-0529
134	A	12551-0530
135	A	12551-0531

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
 (NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
136	A	12551-0532
137	A	12551-0533
138	A	12551-0534
139	A	12551-0535
140	A	12551-0536
141	A	12551-0537
142	A	12551-0538
143	A	12551-0539
144	A	12551-0540
145	A	12551-0541
146	A	12551-0542
147	A	12551-0543
148	A	12551-0544
149	A	12551-0545
150	A	12551-0546
151	A	12551-0547
152	A	12551-0548
153	A	12551-0549
154	A	12551-0550
155	A	12551-0551
156	A	12551-0552
157	A	12551-0553
158	A	12551-0554
159	A	12551-0555
160	A	12551-0556
161	A	12551-0557
162	A	12551-0558
163	A	12551-0559
164	A	12551-0560
165	A	12551-0561
166	A	12551-0562
167	A	12551-0563
168	A	12551-0564
169	A	12551-0565
170	A	12551-0566
171	A	12551-0567
172	A	12551-0568
173	A	12551-0569
174	A	12551-0570
175	A	12551-0571
176	A	12551-0572
177	A	12551-0573
178	A	12551-0574
179	A	12551-0575
180	A	12551-0576

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
181	A	12551-0577
182	A	12551-0578
183	A	12551-0579
184	A	12551-0580
185	A	12551-0581
186	A	12551-0582
187	A	12551-0583
188	A	12551-0584
189	A	12551-0585
190	A	12551-0586
191	A	12551-0587
192	A	12551-0588
193	A	12551-0589
194	A	12551-0590

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

17

UNIT (Partie privative)	LEVEL (t age)	PROPERTY ID. (Cote foncière)
226	A	12551-0622
227	A	12551-0623
228	A	12551-0624
229	A	12551-0625
230	A	12551-0626
231	A	12551-0627
232	A	12551-0628
233	A	12551-0629
234	A	12551-0630
235	A	12551-0631
236	A	12551-0632
237	A	12551-0633
238	A	12551-0634
239	A	12551-0635
240	A	12551-0636
241	A	12551-0637
242	A	12551-0638
243	A	12551-0639
244	A	12551-0640
245	A	12551-0641
246	A	12551-0642
247	A	12551-0643
248	A	12551-0644
249	A	12551-0645
250	A	12551-0646
251	A	12551-0647
252	A	12551-0648
253	A	12551-0649
254	A	12551-0650
255	A	12551-0651
256	A	12551-0652
257	A	12551-0653
258	A	12551-0654
259	A	12551-0655
260	A	12551-0656
261	A	12551-0657
262	A	12551-0658
263	A	12551-0659
264	A	12551-0660
265	A	12551-0661
266	A	12551-0662
267	A	12551-0663
268	A	12551-0664
269	A	12551-0665
270	A	12551-0666

TORONTO STANDARD CONDOMINIUM PLAN NO. 1551
(NUM RO DE L'ASSOCIATION CONDOMINIALE DE TORONTO)

UNIT (Partie privative)	LEVEL (tage)	PROPERTY ID. (Cote foncière)
271	A	12551-0667
272	A	12551-0668
273	A	12551-0669
274	A	12551-0670
275	A	12551-0671
276	A	12551-0672
277	A	12551-0673
278	A	12551-0674
279	A	12551-0675
280	A	12551-0676
281	A	12551-0677
282	A	12551-0678
283	A	12551-0679
284	A	12551-0680
285	A	12551-0681
286	A	12551-0682
287	A	12551-0683
288	A	12551-0684
289	A	12551-0685
290	A	12551-0686
291	A	12551-0687
292	A	12551-0688
293	A	12551-0689
294	A	12551-0690
295	A	12551-0691


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


TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1551 (known as the "Corporation") certifies that:

1. The Copy of By-law Number 6, 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.

IN WITNESS WHEREOF, the Corporation has affixed its corporate seal attested by the hand of its duly authorized officers this 15 day of June, 2005.

**TORONTO STANDARD CONDOMINIUM
CORPORATION NO. 1551**

Per: 
Name:
Title: President

Per: 
Name: Stacey Petersen
Title: Secretary

I/we have authority to bind the Corporation

BY-LAW No 6
TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1551
(the "Corporation")

A By-law Establishing A Standard Unit.

WHEREAS section 99 of the *Condominium Act*, S.O. 1998, c.19, together with any regulations made thereunder and any amended or successor legislation (the "Act"), provides that condominium corporations are obligated to obtain and maintain insurance on its own behalf and on behalf of its Owners for damage to the units and common elements that is caused by major perils or other perils that the Declaration and By-laws specify, save and except for damage to improvements made to a unit;

AND WHEREAS Section 8 of the Corporation's Declaration provides that improvements and betterments made or acquired by unit owners are not covered under the Corporation's insurance policies;

AND WHEREAS the Act provides that an improvement to a unit shall be determined by reference to a standard unit for the class of unit to which the unit belongs;

AND WHEREAS anything that is not included as part of the standard unit shall constitute an improvement and shall be the responsibility of the unit owner to insure;

AND WHEREAS it is in the best interest of the Corporation to minimize uncertainty over the extent of its insurance coverage by defining what constitutes a standard unit for the purpose of determining the responsibility for repairing improvements after damage;

NOW THEREFORE BE IT ENACTED as a by-law of the Corporation by resolution of the Board of Directors, as follows:

1. The terms used herein, which are defined in the Act, shall have ascribed to them the same meanings set out in the Act.
2. The standard unit definition contained in this by-law in no way purports to amend or affect the definition of a "Unit" as contained in Schedule "C" of the Corporation's Declaration, or any responsibilities for the maintenance and repair of same as described therein.
3. A standard unit, insofar as same applies to the "Residential" Class of unit shall, beyond the unit boundary definition contained in the Corporation's Declaration, include those fixtures and finishes outlined in Appendix "A" attached hereto, which shall, for greater certainty, be of economy grade unless otherwise specified.

4. Except as more specifically included in Appendix "A", a standard unit for any class of unit shall not include the following
 - a. any floor coverings over the floor slab;
 - b. any countertops in the kitchen and bathrooms other than melamine grade;
 - c. any wall coverings or coatings, or ceiling coverings or coatings beyond the primed and painted, with flat white latex paint, surface of the drywall;
 - d. all electric appliances and electric fixtures within the unit, regardless of the degree of affixation to the unit, other than (i) economy grade light fixtures (ii) exhaust fans located behind drywall in the kitchen, bathrooms or laundry room;
 - e. the individually controlled heat pump heating and cooling system with wall mounted thermostat – Whalen Vertical Water Source Heat Pumps, Model V1-A-401 or V1-A-601, one per unit for all units except 2/3 bedroom units which have 2 heat pump units and S601 has 3 heat pump units
 - f. upgraded Jacuzzi style bathtub – Acriform Pro Select, Model BT6032 L/R , 6 jets or Mirolin Whirlpool, Model R634 L/R, jet air basic with 6 jets or Acriform Pro Select Model BT7236S with 6 jets;
 - g. any improvements or betterments installed by the Declarant or any Owner prior to or subsequent to the registration of the Corporation's Declaration and Description; and
 - h. any alterations carried out to the original floor plan for the unit as shown in the Description and in the Architectural Plans pertaining to the property registered in the Land Registry Office.
5. For "Parking" and "Parking/Bicycle/Locker" classes of units, the standard unit shall be determined by reference to the unit boundaries as established of Schedule "C" of the Corporation's Declaration.
6. The Corporation may, in its sole and unfettered discretion, substitute fixtures and finishes comparable to or better than those described in Appendix "A" without the consent of the Owner. The Corporation shall not be responsible for any defects in workmanship or materials carried out as a result of any insurable damage to a unit.
7. Pursuant to subsections 105(2) and (3), where damage occurs in or to a unit in the Corporation, (excluding damage to the Owner's improvements and personal belongings), and the damage is not caused by an act or omission of the Corporation, the Owner of the unit where the cause of the damage originates, shall be responsible for the lesser of the amount of the deductible contained in the Corporation's insurance policy or the cost to repair the damage. The amount for which the unit Owner is responsible shall form part of the contributions to the common expenses payable for the particular unit
8. Every provision of this by-law is independent and severable. The invalidity or unenforceability in whole or in part of a provision of this by-law shall not affect or impair the validity or enforceability of this by-law or any other provision of this by-law in any manner.

9. Whenever required by context, the use of the singular in this by-law shall be construed to include the plural and the use of the plural shall be construed to include the singular. The use of any gender shall include all genders.
10. 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) or any successor legislation to the Act.

IN WITNESS WHEREOF, the Corporation has affixed its corporate seal attested by the hand of its duly authorized officers this 15 day of June, 2005.

**TORONTO STANDARD CONDOMINIUM
CORPORATION NO. 1551**

Per: _____

Name: Wayne Tuck

Title: President

Per: _____

Name: Stacey Petersen

Title: Secretary

I/we have authority to bind the Corporation

Appendix "A" - Residential Class Standard Unit

The following sets out what constitutes a standard unit definition for the Residential Class of residential unit within the Corporation for the purpose of determining the responsibility for repairing the unit after damage and insuring it, i.e., for insurance purposes only as between the Corporation and the unit owner, as required pursuant to Section 43(5)(h) of the *Condominium Act, 1998*

Type A – All Residential Class Units except Unit 19, Level 7:

(Beverley, Floors 1 to 9; Soho, Floors 1 to 5; Phoebe townhouses, Floors 1 to 3)

(I) Construction and General Finishes

- Approximately 8-foot ceiling height in all main living areas in Beverley, floors 1 to 4, and Soho, floors 2 to 5 and approximately 9-foot ceiling height in all main living areas in Beverley, floors 5 to 9, Soho ground floor units and in Phoebe townhouses, the main floor and second floor of all units.
- Phoebe townhouse units are 2-3 storey, except P201 which is on one floor, as per plan, with wood staircases with oak banister and metal paint finish stringers
- Wood paint finish interior doors, painted, with nickel hardware
- Swing closet doors in walk-in closets and mirrored sliders for all other closets, being either double or triple mirrored sliders as per plan
- Wall construction between units, poured concrete or double wall acoustically insulated double stud gypsum board
- Interior drywall walls, primed one coat, painted one coat of flat off-white in living areas and semi-gloss in kitchens and bathrooms (choice of two colours per unit)
- Painted MDF baseboard, 4 inches high and painted MDF window and door trim, 2.5 inches high
- All other ceilings are stipple/stucco, painted white
- Bathtub walls and shower enclosures, ceramic tile
- Interior ceiling mounted glass sliding doors on dens, powder room and washrooms as per plan – doors are Tri-P Italian manufacture, 5 mm frosted clear or coloured tempered glass with aluminum edges; Soho units have frameless glass shower doors
- Kitchen, bathroom and powder room ceilings, smooth finish painted the same as the drywall

(II) Electrical – Beverley, Phoebe and Soho Units

- Federal Pioneer, Stablock 100 amp service panel with circuit breakers, copper wiring throughout – Exception is S601 with 200 amp service
- Hydro meter for measuring electrical consumption of each unit
- Decora white switches and receptacles throughout as per plan
- Two pre-wired cable television outlets for all units except 3 bedroom units are provided with three pre-wired outlets
- One pre-wired telephone outlet in living room, den and each bedroom as per unit design with a minimum of two jacks for a unit
- Halogen light fixture in each bathroom and powder room
- Ceiling mounted halogen track lighting in kitchen
- Ensuite heat detector(s) connected to the central fire panel
- Ensuite smoke detector(s) connected to the condoplex alarm system
- Condoplex ensuite entrance alarm system connected to the central suite alarm panel at the front desk of Beverley and Soho and monitored by 24 hour concierge
- Ensuite entry system for telephone communication connected to a central entry panel for the Beverley and Soho buildings; this system does not exist for the Phoebe Townhouses

(III) Mechanical

- One speed ceiling fan in each bathroom and powder room, vented to exterior
- All duct work, necessary for exhaust fans located in the kitchen, laundry and bathroom areas, that provides service to the unit only

(IV) Kitchen

- Reginox, Model RDL 2031, one hole, double stainless steel sink with single Aqua-Brass faucet, nickel finish
- Kitchen backsplash is ceramic tile or faux finish stainless, 4X4 for the full length of the countertop – the stainless steel backsplash is an upgrade and is not included in the standard unit by-law
- Kitchen cabinets will be replaced based on melamine finish grade

EXCLUDED from the standard unit by-law are the following:

- **Kitchen appliances, being stove, microwave, oven, refrigerator, dishwasher and including the kitchen exhaust stove hood and fan and laundry appliances are not included in the standard unit by-law**

(V) Plumbing Fixtures – White only

- Main bathroom, ensuite and powder room toilet – 2 piece china toilet, low consumption, 1.6 Gal/flush, c/w toilet seat, cover and chrome supply with valve, lined tank escutcheon; Kohler K-3423 U round front bowl with Insuliner tank, left hand trip lever with Kohler, K-4754 round closed front seat with ergonomically contoured cover
- Lavatory basin, 2nd bathroom and main bathroom - Either cultured marble c/w integral bowl or 1 piece moulded Corian, custom bowl and counter
- Lavatory basin, powder room – Vitreous china pedestal basin, single hole 24" x 19" ; Kohler K-2138.1.00 chablis pedestal slab one hole and Kohler K-2142.00 chablis pedestal leg
- Bathtubs - acrylic with integral skirt, with double tiling flange and slip resistant bottom, 60", 66" or 72" x 19" as per plan; Acriform alcove series or equal being Mirolin R634 L/R – choice is builder chosen and is based on space availability
 - 5'0" alcove tub c/w tiling flange and integral skirt, Acriform BT6032 L/R
 - 5' 0" alcove tub c/w tiling flange and no skirt, Acriform BT 32 L/R
 - 5'6" alcove tub c/w tiling flange, no skirt, Mirolin R634 L/R
 - 5'6" drop-in tub, no skirt, no tiling flange, Mirolin R634
 - 6'0" drop-in tub, no skirt, Acriform BT7236S
 - 6'0" drop-in tub, c/w integral skirt Acriform BT7236 L/R
- Aqua-brass separate chrome hot and cold water faucets on all sinks and Aqua-brass pressure balanced chrome shower control unit for all bathtubs
- Separate shower enclosure with shower base being ceramic marble with 4 x 4 inch ceramic wall tiles, walls floor to ceiling, with painted drywall ceiling, with clear glass door with Aqua-brass pressure balanced shower control unit as per plan
- One mirror, non-beveled, approximately 40 inches by 24 inches above each bathroom, ensuite and powder room sink
- One toilet paper holder, chrome finish, wall mounted – one per toilet area
- One towel rack, chrome finish, wall mounted – one per sink area

Type "B" – Residential Class Unit 19, Level 7 (only)

This is a custom unit. The standard unit shall therefore be determined by reference to the unit boundaries as established of Schedule "C" of the Corporation's Declaration.

SPECIAL NOTES AND EXCLUSIONS:

1. All floor coverings, including the interior stair coverings have been intentionally excluded from the definition of a standard unit, notwithstanding that most flooring will have been installed within each residential unit prior to the passage and registration of this by-law. Accordingly, all unit owners are advised to obtain separate insurance from their own insurer with respect of insuring flooring within the unit after damage.

2. All kitchen and laundry appliances including the kitchen stove hood and fan exhaust have been intentionally excluded from the definition of a standard unit, notwithstanding that all units were provided with appliances on purchase from the builder, prior to the passage and registration of this by-law. Accordingly, all unit owners are advised to obtain separate insurance from their own insurer with respect of insuring kitchen and laundry appliances within the unit after damage.
3. All cabinetry and countertops, kitchen and bathroom, have been listed as melamine grade finish. Accordingly, all unit owners are advised to obtain separate insurance from their own insurer with respect of insuring cabinetry and countertops as a betterment for replacement after damage.
4. Upgraded Jacuzzi style bathtub – Acriform Pro Select, Model BT6032 L/R , 6 jets or Mirolin Whirlpool, Model R634 L/R, jet air basic with 6 jets or Acriform Pro Select Model BT7236S with 6 jets
5. The brand names or other specifications in the above schedule are included to establish the level of quality in order to provide for direct replacement, or if not feasible, the substitution of materials or products of equivalent quality.