

AT 5881563

Number/Numero  
CERTIFICATE OF REGISTRATION  
CERTIFICAT D'ENREGISTREMENT

OCT 12 2021

#80  
Office/Bureau:

*[Signature]*  
Land Registrar  
Registraire

12<sup>th</sup> 48

FOR OFFICE USE ONLY

(1) Registry  Land Titles  (2) Page 1 of 4 pages *m*

(3) Property Identifier(s) 76510-0001 to 76510-3026 both inclusive Block Property Additional: See Schedule

(4) Nature of Document  
Condominium By-law 3 (under Section 56(9) of the Condominium Act, 1998)

(5) Consideration  
NIL Dollars \$

(6) Description  
All Units and Common Elements comprising the property included in Toronto Standard Condominium Plan No. 2510 together with their appurtenant common interests City of Toronto Land Titles Division of the Toronto Registry Office ( No. 66)

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

(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 3 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  
Toronto Standard Condominium Corporation No. 2510 (Applicant) Per: *[Signature]* 2021 10 08  
by its authorized solicitors, Horlick Levitt Di Lella LLP Brian Horlick

(11) Address for Service  
Managment Office, 12 & 14 York Street, Toronto, Ontario M5J 0B1

(12) Party(ies) (Set out Status or Interest)  
Name(s) Signature(s) Date of Signature

(13) Address for Service

(14) Municipal Address of Property  
12 & 14 York Street  
Toronto, Ontario  
M5J 0B1

(15) Document Prepared by:  
HORLICK LEVITT DI LELLA LLP  
100 Sheppard Avenue East  
Suite 870  
Toronto, Ontario  
M2N 6N5

Fees and Tax	
Registration Fee	76.15
Total	76.15

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**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)


*Condominium Act, 1998*

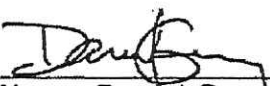
Toronto Standard Condominium Corporation No. 2510 (known as the "**Corporation**") certifies that:

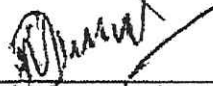
1. The copy of by-law number 3, attached as Schedule A, is a true copy of the by-law.
2. The by-law was made in accordance with the *Condominium Act, 1998*.
3. *(Please check the statement that applies)*
  - ~~The owners of a majority of the units in the Corporation have voted in favour of confirming 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).~~
  - The majority of the owners present or represented by proxy at a meeting of owners have voted in favour of confirming the by-law with or without amendment (if clause 56 (10) (a) of the *Condominium Act, 1998* and subsection 14 (2) of Ontario Regulation 48/01 apply).
4. *(Please check the following statement, if the by-law is a joint by-law under section 59 of the *Condominium Act, 1998*)*
  - ~~The by-law is a joint by-law made under section 59 of the *Condominium Act, 1998* and is not effective until the corporations that made it, being *(insert corporation names)*, have each registered a copy of the joint by-law in accordance with subsection 56 (9) of the *Condominium Act, 1998*.~~

DATED this 27 day of September, 2021.

**TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2510**

  
 Name: Nicholas Pearson  
 Title: President

  
 Name: Daniel Gary  
 Title: Vice-President

  
 Name: Mahmood Bhullar  
 Title: Treasurer

*We have authority to bind the Corporation.*

**SCHEDULE A**

**TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2510  
BY-LAW NO. 3**

**MEETINGS OF OWNERS AND VOTING VIA TELEPHONIC OR ELECTRONIC MEANS**

Pursuant to subsection 52(1)(b)(iii) of the *Condominium Act, 1998* and subsection 14(0.1)(p) of Ontario Regulation 48/01 made under the *Condominium Act, 1998*

**WHEREAS:**

- A. The board of directors may, by by-law, authorize Toronto Standard Condominium Corporation No. 2510 (the "**Corporation**") to allow votes at meetings of owners to be cast by a recorded vote that is indicated by way of telephonic or electronic means in accordance with subsection 52(1)(b)(iii) of the *Condominium Act, 1998* (the "**Act**"); and,
- B. The board of directors may, by by-law, govern the manner in which an owner or a mortgagee may be present at a meeting of owners or represented by proxy in accordance with subsection 14(0.1)(p) of Ontario Regulation 48/01 made under the *Act*;

**NOW THEREFORE** By-law No. 1 of the Corporation shall be amended by this By-law No. 3 of the Corporation, as follows:

1. **By deleting section 5.8, Conduct of meetings and Method of Voting, and replacing it with the following:**

**5.8 Method of attendance and method of voting**

**(a) Method of Attendance**

**(1) Electronic Meetings of Owners**

The board of directors may, by resolution of the board, determine that any annual general or special meeting of owners be attended by owners, mortgagees and any other persons entitled to attend the meeting, by telephonic or electronic means, referred to as an "Electronic Meeting of Owners" and may specify the telephonic or electronic means of attending the meeting.

**(2) Combined Electronic/In-person Meetings of Owners**

The board of directors may, by resolution of the board, determine that any annual general or special meeting of owners be attended by owners, mortgagees and any other persons entitled to attend the meeting, either in person or by telephonic or electronic means, referred to as a "Combined Electronic/In-person Meeting of Owners" and may specify the telephonic or electronic means of attending the meeting.

**(3) In-person Meetings of Owners**

The board of directors may, by resolution of the board, determine that any annual general or special meeting of owners be attended by owners, mortgagees and any other persons entitled to attend the meeting in person only.

**(4) Representation by Proxy**

Notwithstanding anything above in this by-law, owners and mortgagees shall be entitled to be represented at any meeting of owners by proxy.

**(5) Electronic Attendance**

An owner or a mortgagee who, personally or by proxy, votes at the meeting by telephonic or electronic means or establishes a communications link to the meeting shall be deemed to be present at the meeting or represented by proxy, as the case may be.

**(b) Method of Voting**

(1) At any annual general or special meeting of owners, any question shall be decided by a show of hands or on a recorded vote, which may be requested by a person entitled to attend such meeting as aforesaid either before or promptly after the vote. Unless a recorded vote is so requested, a declaration by the Chairperson that such question has by the show of hands been carried is prima facie proof of the fact, without proof of the number of votes recorded in favour of, or against, any such question. A demand for a recorded vote once given may be withdrawn. Notwithstanding the above, the voting for the election of directors shall be by recorded vote only.

A recorded vote may be:

- (i) marked on a ballot cast personally or by proxy;
- (ii) marked on an instrument appointing a proxy; or,
- (iii) indicated by telephonic or electronic means.

"telephonic or electronic means" means 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.

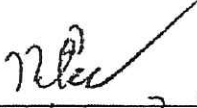
(2) The board of directors may, by resolution of the board, specify the telephonic or electronic means of indicating a recorded vote at any annual general or special meeting of owners.

2. **Other Electronic Meeting Procedures:** During any Electronic Meeting of Owners or Combined Electronic/In-Person Meeting of Owners, the Chairperson shall have the discretion to establish such meeting procedures as may be necessary to facilitate electronic registration, attendance, and voting, notwithstanding anything else in By-law No. 1 to the contrary.
3. **Definitions:** All terms used in this by-law shall have the meaning ascribed to them in the Act, as amended, or any successor legislation.
4. **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.
5. **Statutory References:** Any references to a section or sections of the Act in this by-law 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.

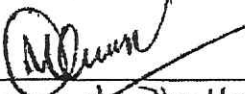
The forgoing by-law is hereby enacted as By-law No. 3 of Toronto Standard Condominium Corporation No. 2510, said by-law having been passed by the board of directors on the 28 day of July, 2021, and duly approved by the majority of owners present or represented by proxy at a meeting of owners voting in favour of confirming it on the 27 day of September, 2021, without variation, pursuant to the provisions of the Act.

DATED this 27 day of September, 2021.

**TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2510**

  
 Name: Nicholas Pearson  
 Title: President

  
 Name: Daniel Gary  
 Title: Vice-President

  
 Name: Mahmood Bhullar  
 Title: Treasurer

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