

June 25, 2021

Our File No. 32159

SENT BY EMAIL TO: Bradley.Bartlett@toronto.ca

Bradley Bartlett  
Committee Secretary  
City Clerk's Office  
Toronto City Hall  
13th fl. W., 100 Queen St. W.  
Toronto ON M5H 2N2

Dear Sir:

Re: 233 and 235 Roncesvalles Avenue, Toronto  
Appeals Before the Property Standards Committee,  
Toronto and East York Panel at 9:30 a.m. on June 28, 2021

We are writing further to your email of June 16, 2021.

Attached please find copies of the following documents upon which we intend to rely at the hearing of the appeals in the above-referenced matters:

- (a) Plan of Survey and Topography of Part of Lot 3, Registered Plan 697, City of Toronto;
- (b) Visual overviews;
- (c) Parcel Register for 235 Roncesvalles bearing PIN 21337-0037;
- (d) Parcel Register for 125 Fermanagh Avenue bearing PIN 21337-0049;
- (e) Parcel Register for 233 Roncesvalles bearing PIN 21337-0038;
- (f) Email to Martin Rygiel from Lisa Sarracini May 18, 2021, with attachments;
- (g) A photograph of 125 Fermanagh prior to Mr. Hinds purchasing the Property (referred to as "Bins Fermanagh"); and
- (h) Listing of 125 Fermanagh prior to purchase by Mr. Hinds.

Please kindly confirm receipt of this letter and attachments.

Yours very truly,

TEPLITSKY, COLSON LLP

Per:

Karey Dhirani

KAD/nn

Encl.

cc: Catherine Allen      Karey Anne Dhirani



**TEPLITSKY, COLSON LLP**  
B A R R I S T E R S

Suite 200, 70 Bond Street  
Toronto, Ontario  
M5B 1X3  
Telephone: (416) 365-9320  
Facsimile: (416) 365-0695

**KAREY ANNE DHIRANI LL.B., LL.M.**  
Direct Line: (416) 865-5343  
E-mail: [kahirani@teplitskycolson.com](mailto:kahirani@teplitskycolson.com)

June 25, 2021

**Our File No. 32159**

**SENT BY EMAIL TO:**  
[Bradley.Bartlett@toronto.ca](mailto:Bradley.Bartlett@toronto.ca)

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Toronto and East York Panel at 9:30 a.m. on June 28, 2021**

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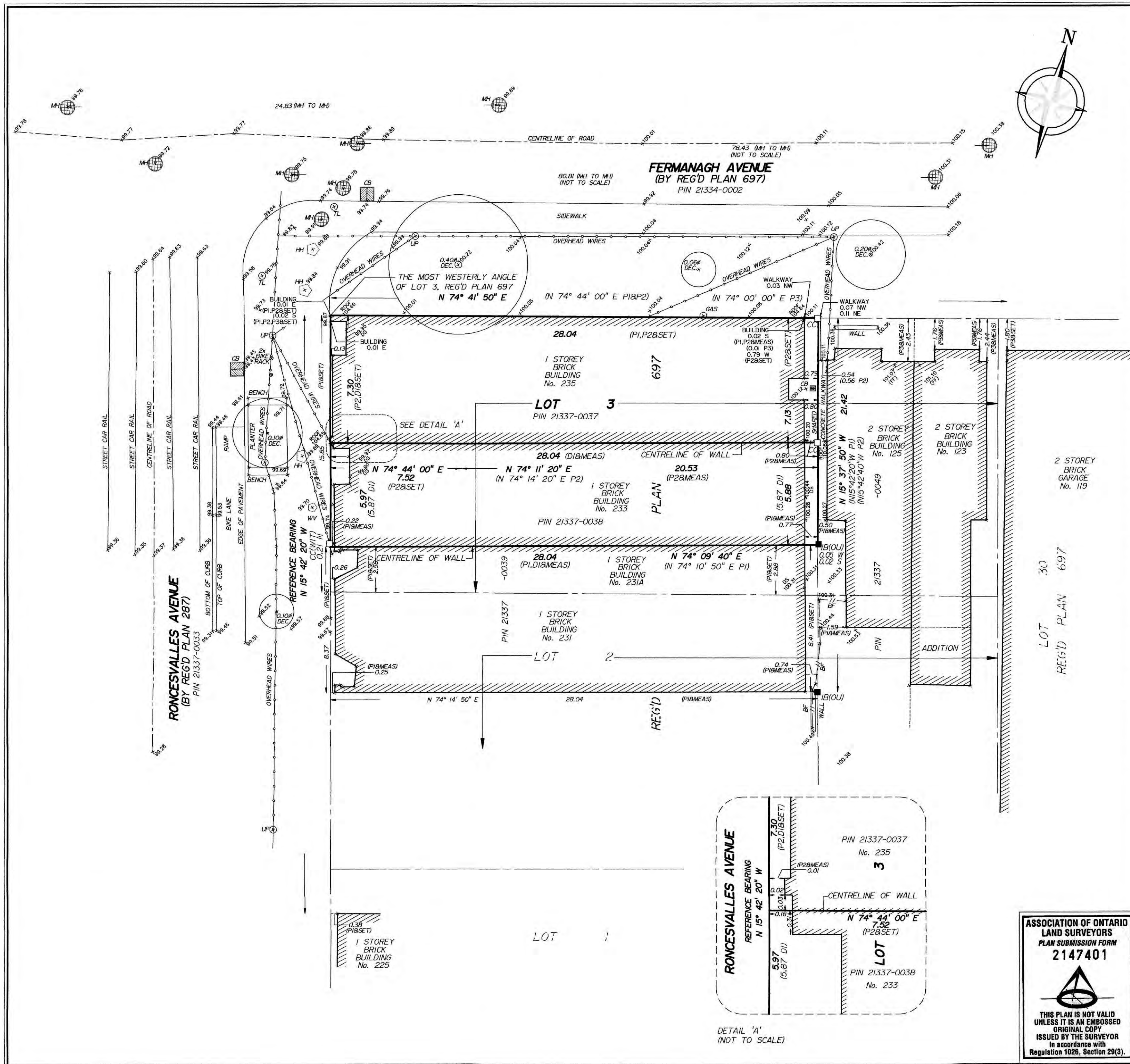
**TEPLITSKY, COLSON LLP**

Per:

*Karey Dhirani*

KAD/nn  
Encl.  
cc: Catherine Allen

Karey Anne Dhirani



**SURVEYOR'S REAL PROPERTY REPORT - PART 1**  
PLAN OF SURVEY AND TOPOGRAPHY OF  
**PART OF LOT 3**  
**REGISTERED PLAN 697**  
**CITY OF TORONTO**

0 5 10 15 M

SCALE 1 : 150

J. H. Gelbloom Surveying Limited  
Ontario Land Surveyor 2021

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**SURVEYOR'S REAL PROPERTY REPORT - PART 2**  
**REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY**  
None

**NOTABLES**  
Note the Location of the shared concrete walkway along the easterly limit of the Subject Properties.  
Note the Location of the catch basin at the rear of No. 235 Roncesvalles Ave.

**LEGEND**

|      |                                                                                 |   |               |
|------|---------------------------------------------------------------------------------|---|---------------|
| ■    | Survey Monument Found                                                           | N | Denotes North |
| □    | Survey Monument Set                                                             | S | Denotes South |
| SIB  | Standard Iron Bar                                                               | E | Denotes East  |
| IB   | Iron Bar                                                                        | W | Denotes West  |
| CC   | Cut Cross                                                                       |   |               |
| (OU) | Origin Unknown                                                                  |   |               |
| P1   | Plan of Survey by Aksan Piller Corporation Ltd., O.L.S., dated July 31, 2012    |   |               |
| P2   | Plan of Survey by Wm. E. Bennett Surveying Ltd., O.L.S., dated October 27, 1993 |   |               |
| P3   | Plan of Survey by Bennett Young Ltd., O.L.S., dated November 15, 1996           |   |               |
| DI   | Inst. No. CA350272                                                              |   |               |
| FF   | Finished Floor                                                                  |   |               |
| TL   | Traffic Light                                                                   |   |               |
| BF   | Board Fence                                                                     |   |               |
| UP   | Utility Pole                                                                    |   |               |
| DEC. | Deciduous                                                                       |   |               |
| WV   | Water Valve                                                                     |   |               |
| HH   | Hand Hole                                                                       |   |               |
| CLF  | Chain Link Fence                                                                |   |               |
| MH   | Maintenance Hole                                                                |   |               |
| CB   | Catch Basin                                                                     |   |               |
| DS   | Door Sill                                                                       |   |               |

**BENCHMARK**  
Elevations are Referred to the City of Toronto Benchmark No. I2219740379, having an Elevation of 102.976m.

**NOTE**  
This REPORT can be updated by this office, however NO ADDITIONAL PRINTS of this ORIGINAL REPORT will be issued, subsequent to the DATE OF CERTIFICATION.  
All building ties are perpendicular to property lines unless otherwise noted.

This REPORT was prepared for Roncesvalles Dental Centre and the undersigned accepts no responsibility for use by other parties.

**NOTE**  
Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

**BEARING NOTE**  
Bearings are Astronomic, and are Referred to the Easterly limit of Roncesvalles Avenue as shown on City of Toronto Survey Notes No. 4-786-16, having a Bearing of N 15° 42' 20" W.

**SURVEYOR'S CERTIFICATE**  
I certify that:  
1: This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act, and the Regulations made under them.  
2: The survey was completed on the 5th day of March, 2021.

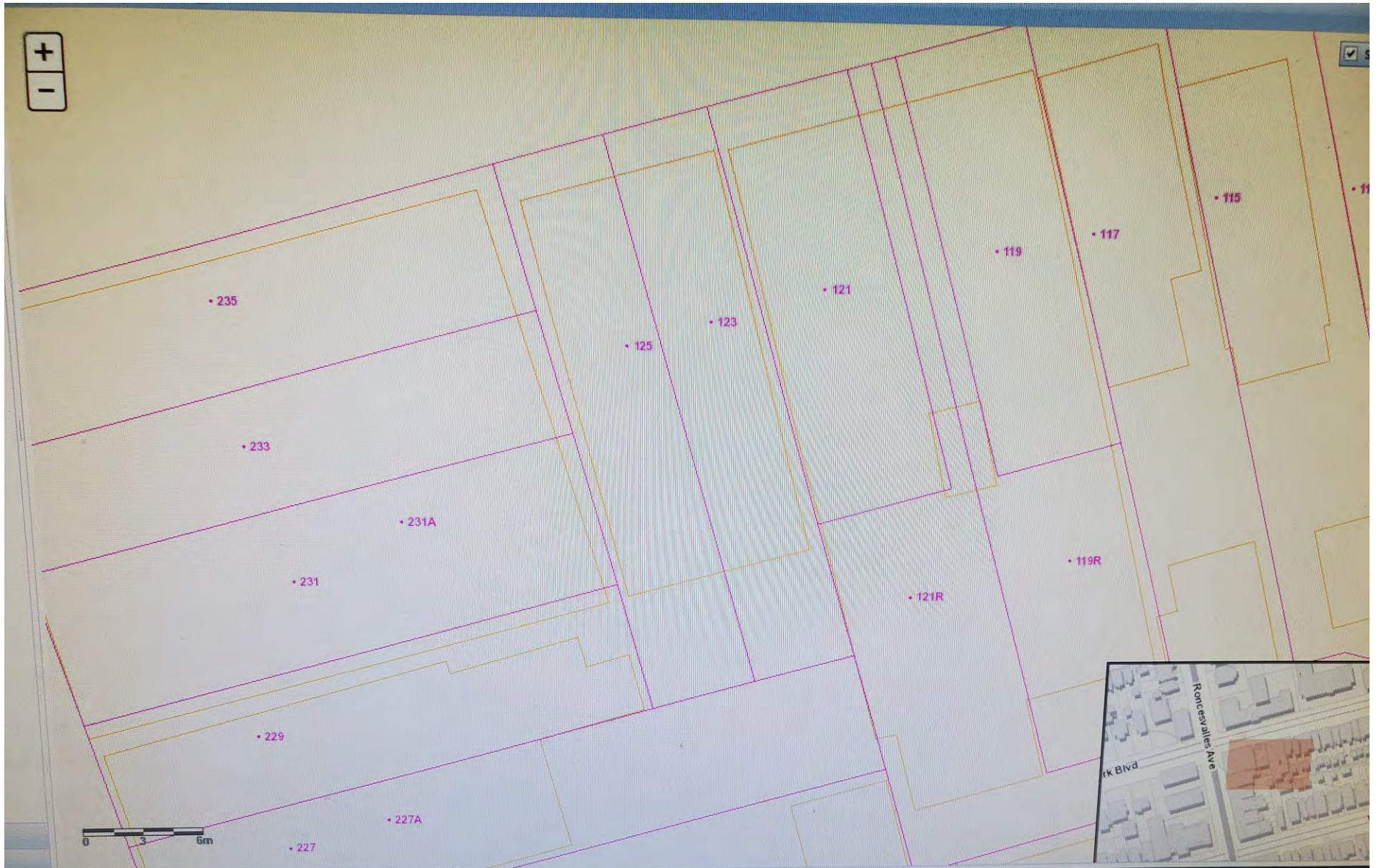
March 23, 2021  
Date

Andrew Musil, O.L.S.  
Party Chief: N.A. Drawn By: M.S./M.A. A.M. Checked By: A.M. Project: 21-007

**J. H. Gelbloom Surveying Limited**  
Ontario Land Surveyor  
476 Morden Road, Unit 102, Oakville, Ont, L6K 3W4  
office@jhgsurveying.ca  
Phone: (905) 338-8210 Fax: (905) 338-9446

**ASSOCIATION OF ONTARIO LAND SURVEYORS**  
PLAN SUBMISSION FORM  
2147401

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).





ServiceOntario

LAND  
REGISTRY  
OFFICE #66

21337-0037 (LT)

ONLAND

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PT LT 3 PL 697 TORONTO AS IN CA475157; CITY OF TORONTO

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
2003/01/27

OWNERS' NAMES  
1822942 ONTARIO INC.

CAPACITY SHARE

| REG. NUM.                                                                                                     | DATE              | INSTRUMENT TYPE | AMOUNT | PARTIES FROM               | PARTIES TO                                                                          | CERT/<br>CHKD |
|---------------------------------------------------------------------------------------------------------------|-------------------|-----------------|--------|----------------------------|-------------------------------------------------------------------------------------|---------------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/01/24 **                           |                   |                 |        |                            |                                                                                     |               |
| **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:                                               |                   |                 |        |                            |                                                                                     |               |
| ** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * |                   |                 |        |                            |                                                                                     |               |
| ** AND ESCHEATS OR FORFEITURE TO THE CROWN.                                                                   |                   |                 |        |                            |                                                                                     |               |
| ** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF    |                   |                 |        |                            |                                                                                     |               |
| ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY             |                   |                 |        |                            |                                                                                     |               |
| ** CONVENTION.                                                                                                |                   |                 |        |                            |                                                                                     |               |
| ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.                                       |                   |                 |        |                            |                                                                                     |               |
| **DATE OF CONVERSION TO LAND TITLES: 2003/01/27 **                                                            |                   |                 |        |                            |                                                                                     |               |
| WG141945                                                                                                      | 1967/07/01        | LEASE           |        | *** COMPLETELY DELETED *** | THE ROYAL BANK OF CANADA                                                            |               |
| REMARKS: SKETCH ATTACHED.                                                                                     |                   |                 |        |                            |                                                                                     |               |
| WG143718                                                                                                      | 1968/02/05        | TRANSFER        |        | *** COMPLETELY DELETED *** | CATZMAN, FREDERICK MURRAY<br>CATZMAN, MARVIN A.<br>WAHL, JOHN K.<br>WAHL, SYDNEY D. |               |
| CT892570                                                                                                      | 1987/08/12        | NOTICE OF LEASE |        | *** COMPLETELY DELETED *** | THE ROYAL BANK OF CANADA                                                            |               |
| <u>CA475157</u>                                                                                               | <u>1997/06/02</u> | <u>TRANSFER</u> |        | *** COMPLETELY DELETED *** | <u>CATZMAN, MARVIN A.</u>                                                           |               |
| CA535652                                                                                                      | 1998/04/29        | NOTICE          |        | *** COMPLETELY DELETED *** |                                                                                     |               |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

| REG. NUM.                                             | DATE       | INSTRUMENT TYPE    | AMOUNT | PARTIES FROM                                                                                              | PARTIES TO                                                                             | CERT/<br>CHKD |
|-------------------------------------------------------|------------|--------------------|--------|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|---------------|
| AT329325                                              | 2003/11/07 | APL OF SURV-LAND   |        | *** COMPLETELY DELETED ***<br>WAHL, JOHN K.                                                               | WAHL, SYDNEY D.                                                                        |               |
| AT712561                                              | 2005/01/21 | NOTICE OF LEASE    |        | *** COMPLETELY DELETED ***<br>CATZMAN, MARVIN A<br>WAHL, SYDNEY D                                         | ROYAL BANK OF CANADA                                                                   |               |
| REMARKS: RE: INSTRUMENT NUMBERS CT892570 AND CA535652 |            |                    |        |                                                                                                           |                                                                                        |               |
| AT2286161                                             | 2010/01/22 | TRANSMISSION-LAND  |        | *** COMPLETELY DELETED ***<br>CATZMAN, MARVIN A.                                                          | CATZMAN, DAVID<br>SHERMAN, PENNY<br>CATZMAN ARBUS, JULIE<br>CATZMAN, MARVIN A.- ESTATE |               |
| AT2286162                                             | 2010/01/22 | APL (GENERAL)      |        | *** COMPLETELY DELETED ***<br>WAHL, SYDNEY D.<br>CATZMAN, DAVID<br>SHERMAN, PENNY<br>CATZMAN ARBUS, JULIE |                                                                                        |               |
| REMARKS: DELETE WG141945 & CT892570                   |            |                    |        |                                                                                                           |                                                                                        |               |
| AT2286163                                             | 2010/01/22 | APL (GENERAL)      |        | *** COMPLETELY DELETED ***<br>WAHL, SYDNEY D.<br>CATZMAN, DAVID<br>SHERMAN, PENNY<br>CATZMAN ARBUS, JULIE |                                                                                        |               |
| REMARKS: DELETE CA535652                              |            |                    |        |                                                                                                           |                                                                                        |               |
| AT2286164                                             | 2010/01/22 | APL (GENERAL)      |        | *** COMPLETELY DELETED ***<br>WAHL, SYDNEY D.<br>CATZMAN, DAVID<br>SHERMAN, PENNY<br>CATZMAN ARBUS, JULIE |                                                                                        |               |
| REMARKS: DELETE AT712561                              |            |                    |        |                                                                                                           |                                                                                        |               |
| AT2286693                                             | 2010/01/22 | TRANS PERSONAL REP |        | *** COMPLETELY DELETED ***<br>WAHL, SYDNEY D.<br>CATZMAN, DAVID<br>SHERMAN, PENNY<br>CATZMAN ARBUS, JULIE | ATHANASELOS, ARISTIDES<br>SARRACINI, LISA                                              |               |
| AT2357139                                             | 2010/04/21 | TRANSFER           | \$2    | ATHANASELOS, ARISTIDES<br>SARRACINI, LISA                                                                 | 1822942 ONTARIO INC.                                                                   | C             |

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LAND  
REGISTRY  
OFFICE #66

21337-0037 (LT)

PAGE 3 OF 3  
PREPARED FOR Crystal  
ON 2020/12/11 AT 16:49:19

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

| REG. NUM.           | DATE       | INSTRUMENT TYPE   | AMOUNT    | PARTIES FROM         | PARTIES TO       | CERT/<br>CHKD |
|---------------------|------------|-------------------|-----------|----------------------|------------------|---------------|
| AT4962513           | 2018/09/19 | CHARGE            | \$700,000 | 1822942 ONTARIO INC. | BANK OF MONTREAL | C             |
| AT4962514           | 2018/09/19 | NO ASSGN RENT GEN |           | 1822942 ONTARIO INC. | BANK OF MONTREAL | C             |
| REMARKS: AT4962513. |            |                   |           |                      |                  |               |

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PROPERTY DESCRIPTION: PT LT 2-3 PL 697 TORONTO AS IN WG141030; S/T EXECUTION 76-004700, IF ENFORCEABLE; CITY OF TORONTO

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
2003/01/27

OWNERS' NAMES  
HINDS, SAMUEL LOLKE

CAPACITY SHARE  
ROWN

| REG. NUM.                                                                                                     | DATE       | INSTRUMENT TYPE    | AMOUNT    | PARTIES FROM                                          | PARTIES TO               | CERT/<br>CHKD |
|---------------------------------------------------------------------------------------------------------------|------------|--------------------|-----------|-------------------------------------------------------|--------------------------|---------------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/01/24 **                           |            |                    |           |                                                       |                          |               |
| **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:                                               |            |                    |           |                                                       |                          |               |
| ** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * |            |                    |           |                                                       |                          |               |
| ** AND ESCHEATS OR FORFEITURE TO THE CROWN.                                                                   |            |                    |           |                                                       |                          |               |
| ** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF    |            |                    |           |                                                       |                          |               |
| ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY             |            |                    |           |                                                       |                          |               |
| ** CONVENTION.                                                                                                |            |                    |           |                                                       |                          |               |
| ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.                                       |            |                    |           |                                                       |                          |               |
| **DATE OF CONVERSION TO LAND TITLES: 2003/01/27 **                                                            |            |                    |           |                                                       |                          |               |
| WG141030                                                                                                      | 1967/05/15 | TRANSFER           |           | *** COMPLETELY DELETED ***                            | BUGDEN, ALBERT DANIEL    |               |
| CA139768                                                                                                      | 1991/05/24 | CHARGE             |           | *** COMPLETELY DELETED ***                            | THE BANK OF NOVA SCOTIA  |               |
| AT355187                                                                                                      | 2003/12/05 | DISCH OF CHARGE    |           | *** COMPLETELY DELETED ***<br>THE BANK OF NOVA SCOTIA |                          |               |
| REMARKS: RE: CA139768                                                                                         |            |                    |           |                                                       |                          |               |
| AT5165176                                                                                                     | 2019/06/20 | TRANSMISSION-LAND  |           | *** COMPLETELY DELETED ***<br>BUGDEN, ALBERT DANIEL   | BUGDEN, THERESA FLORENCE |               |
| AT5182268                                                                                                     | 2019/07/10 | TRANS PERSONAL REP | \$849,000 | BUGDEN, THERESA FLORENCE                              | HINDS, SAMUEL LOLKE      | C             |
| REMARKS: PLANNING ACT STATEMENTS.                                                                             |            |                    |           |                                                       |                          |               |
| AT5182269                                                                                                     | 2019/07/10 | CHARGE             |           | *** COMPLETELY DELETED ***<br>HINDS, SAMUEL LOLKE     | MORAIS, JENNIFER EDITH   |               |

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Ontario

ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND  
REGISTRY  
OFFICE #66

21337-0049 (LT)

PAGE 2 OF 2  
PREPARED FOR Crystal  
ON 2020/12/14 AT 16:34:37

ONLAND

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

| REG. NUM.           | DATE       | INSTRUMENT TYPE   | AMOUNT    | PARTIES FROM                                         | PARTIES TO              | CERT/<br>CHKD |
|---------------------|------------|-------------------|-----------|------------------------------------------------------|-------------------------|---------------|
| AT5182270           | 2019/07/10 | NO ASSGN RENT GEN |           | *** COMPLETELY DELETED ***<br>HINDS, SAMUEL LOLKE    | MORAIS, JENNIFER EDITH  |               |
| REMARKS: AT5182269  |            |                   |           |                                                      |                         |               |
| AT5578824           | 2020/11/23 | CHARGE            | \$800,000 | HINDS, SAMUEL LOLKE                                  | THE BANK OF NOVA SCOTIA | C             |
| AT5579209           | 2020/11/24 | DISCH OF CHARGE   |           | *** COMPLETELY DELETED ***<br>MORAIS, JENNIFER EDITH |                         |               |
| REMARKS: AT5182269. |            |                   |           |                                                      |                         |               |

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LAND  
REGISTRY  
OFFICE #66

21337-0038 (LT)

PAGE 1 OF 4  
PREPARED FOR Crystal  
ON 2020/12/09 AT 15:46:25

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PT LT 3 PL 697 TORONTO AS IN CA350272; EXCEPT EASEMENT THEREIN; CITY OF TORONTO

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2003/01/27

OWNERS' NAMES

AAP HOLDINGS INC.

CAPACITY SHARE

ROWN

| REG. NUM.                                                                                                     | DATE       | INSTRUMENT TYPE    | AMOUNT | PARTIES FROM                                | PARTIES TO                                                | CERT/<br>CHKD |
|---------------------------------------------------------------------------------------------------------------|------------|--------------------|--------|---------------------------------------------|-----------------------------------------------------------|---------------|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2003/01/24 **                           |            |                    |        |                                             |                                                           |               |
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| ** AND ESCHEATS OR FORFEITURE TO THE CROWN.                                                                   |            |                    |        |                                             |                                                           |               |
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| ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY             |            |                    |        |                                             |                                                           |               |
| ** CONVENTION.                                                                                                |            |                    |        |                                             |                                                           |               |
| ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.                                       |            |                    |        |                                             |                                                           |               |
| **DATE OF CONVERSION TO LAND TITLES: 2003/01/27 **                                                            |            |                    |        |                                             |                                                           |               |
| CA159467                                                                                                      | 1991/09/27 | CHARGE             |        | *** COMPLETELY DELETED ***                  | RESURRECTION PARISH (TORONTO) CREDIT UNION LTD.           |               |
| CA159468                                                                                                      | 1991/09/27 | CHARGE             |        | *** COMPLETELY DELETED ***                  | RESURRECTION PARISH (TORONTO) CREDIT UNION LTD.           |               |
| CA163605                                                                                                      | 1991/10/29 | AGREEMENT          |        | *** COMPLETELY DELETED ***                  |                                                           |               |
| REMARKS: CA159468                                                                                             |            |                    |        |                                             |                                                           |               |
| CA350272                                                                                                      | 1995/06/13 | TRANSFER           |        | *** COMPLETELY DELETED ***                  | PYLYPIV, ANNA                                             |               |
| AT367535                                                                                                      | 2003/12/18 | TRANSMISSION-LAND  |        | *** COMPLETELY DELETED ***<br>PYLYPIV, ANNA | BUHEL, HALYNA<br>PYLYPIV, PETER<br>PYLYPIV, ANNA - ESTATE |               |
| AT370325                                                                                                      | 2003/12/22 | TRANS PERSONAL REP |        | *** COMPLETELY DELETED ***                  |                                                           |               |

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| REG. NUM.                                                                | DATE       | INSTRUMENT TYPE    | AMOUNT | PARTIES FROM                                                                                                                                           | PARTIES TO                                                 | CERT/<br>CHKD |
|--------------------------------------------------------------------------|------------|--------------------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|---------------|
| AT370385                                                                 | 2003/12/22 | CHARGE             |        | BUHEL, HALYNA (ESTATE TRUSTEE WITH A WILL)<br>PYLYPIV, PETER (ESTATE TRUSTEE WITH A WILL)<br><br>*** COMPLETELY DELETED ***<br>2035765 ONTARIO LIMITED | 2035765 ONTARIO LIMITED<br><br>THE EQUITABLE TRUST COMPANY |               |
| AT370386                                                                 | 2003/12/22 | NO ASSGN RENT GEN  |        | *** COMPLETELY DELETED ***<br>2035765 ONTARIO LIMITED                                                                                                  | THE EQUITABLE TRUST CORPORATION                            |               |
| REMARKS: AT370385                                                        |            |                    |        |                                                                                                                                                        |                                                            |               |
| AT370529                                                                 | 2003/12/22 | CHARGE             |        | *** COMPLETELY DELETED ***<br>2035765 ONTARIO LIMITED                                                                                                  | SUCCURRO, JOSEPHINE                                        |               |
| AT662151                                                                 | 2004/11/22 | DISCH OF CHARGE    |        | *** COMPLETELY DELETED ***<br>RESURRECTION CREDIT UNION LIIMTED                                                                                        |                                                            |               |
| REMARKS: RE: CA159467                                                    |            |                    |        |                                                                                                                                                        |                                                            |               |
| AT662152                                                                 | 2004/11/22 | DISCH OF CHARGE    |        | *** COMPLETELY DELETED ***<br>RESURRECTION CREDIT UNION LIMITED                                                                                        |                                                            |               |
| REMARKS: RE: CA159468                                                    |            |                    |        |                                                                                                                                                        |                                                            |               |
| AT669995                                                                 | 2004/11/30 | CHARGE             |        | *** COMPLETELY DELETED ***<br>2035765 ONTARIO LIMITED                                                                                                  | RUFFOLO, MARIO                                             |               |
| AT676318                                                                 | 2004/12/03 | DISCH OF CHARGE    |        | *** COMPLETELY DELETED ***<br>SUCCURRO, JOSEPHINE                                                                                                      |                                                            |               |
| REMARKS: RE: AT370529                                                    |            |                    |        |                                                                                                                                                        |                                                            |               |
| AT1790122                                                                | 2008/05/28 | TRANSFER OF CHARGE |        | *** COMPLETELY DELETED ***<br>RUFFOLO, MARIO                                                                                                           | 1558260 ONTARIO INC.                                       |               |
| REMARKS: AT669995                                                        |            |                    |        |                                                                                                                                                        |                                                            |               |
| AT1880829                                                                | 2008/08/29 | CHARGE             |        | *** COMPLETELY DELETED ***<br>2035765 ONTARIO LIMITED                                                                                                  | HUSSAIN, SYED MOIN                                         |               |
| AT1884917                                                                | 2008/09/03 | NOTICE             |        | *** COMPLETELY DELETED ***<br>HUSSAIN, SYED MOIN                                                                                                       | 2035765 ONTARIO LIMITED                                    |               |
| REMARKS: AT1884917 DELETED BY EXPIRED INTEREST BULLETIN 89004 2014/02/21 |            |                    |        |                                                                                                                                                        |                                                            |               |
| AT2363679                                                                | 2010/04/28 | DISCH OF CHARGE    |        | *** COMPLETELY DELETED ***<br>HUSSAIN, SYED MOIN                                                                                                       |                                                            |               |
| REMARKS: AT1880829.                                                      |            |                    |        |                                                                                                                                                        |                                                            |               |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

| REG. NUM. | DATE                             | INSTRUMENT TYPE   | AMOUNT      | PARTIES FROM                                              | PARTIES TO           | CERT/<br>CHKD |
|-----------|----------------------------------|-------------------|-------------|-----------------------------------------------------------|----------------------|---------------|
| AT2364247 | 2010/04/28                       | DISCH OF CHARGE   |             | *** COMPLETELY DELETED ***<br>1558260 ONTARIO INC.        |                      |               |
|           | REMARKS: AT669995.               |                   |             |                                                           |                      |               |
| AT2364276 | 2010/04/28                       | TRANSFER          |             | *** COMPLETELY DELETED ***<br>2035765 ONTARIO LIMITED     | 2239931 ONTARIO INC. |               |
|           | REMARKS: PLANNING ACT STATEMENTS |                   |             |                                                           |                      |               |
| AT2364277 | 2010/04/28                       | CHARGE            |             | *** COMPLETELY DELETED ***<br>2239931 ONTARIO INC.        | HOME TRUST COMPANY   |               |
| AT2525247 | 2010/10/13                       | DISCH OF CHARGE   |             | *** COMPLETELY DELETED ***<br>THE EQUITABLE TRUST COMPANY |                      |               |
|           | REMARKS: AT370385.               |                   |             |                                                           |                      |               |
| AT3571592 | 2014/05/01                       | TRANSFER          |             | *** COMPLETELY DELETED ***<br>2239931 ONTARIO INC.        | 1911432 ONTARIO INC. |               |
| AT3571593 | 2014/05/01                       | CHARGE            |             | *** COMPLETELY DELETED ***<br>1911432 ONTARIO INC.        | EQUITABLE BANK       |               |
| AT3571636 | 2014/05/01                       | NO ASSGN RENT GEN |             | *** COMPLETELY DELETED ***<br>1911432 ONTARIO INC.        | EQUITABLE BANK       |               |
|           | REMARKS: AT3571593.              |                   |             |                                                           |                      |               |
| AT3572283 | 2014/05/01                       | CHARGE            |             | *** COMPLETELY DELETED ***<br>1911432 ONTARIO INC.        | CARUSO, CIGALIT      |               |
| AT3604963 | 2014/06/12                       | DISCH OF CHARGE   |             | *** COMPLETELY DELETED ***<br>HOME TRUST COMPANY          |                      |               |
|           | REMARKS: AT2364277.              |                   |             |                                                           |                      |               |
| AT4896533 | 2018/06/28                       | CHARGE            | \$800,000   | 1911432 ONTARIO INC.                                      | HOME TRUST COMPANY   | C             |
| AT4897397 | 2018/06/28                       | DISCH OF CHARGE   |             | *** COMPLETELY DELETED ***<br>CARUSO, CIGALIT             |                      |               |
|           | REMARKS: AT3572283.              |                   |             |                                                           |                      |               |
| AT4955095 | 2018/09/11                       | DISCH OF CHARGE   |             | *** COMPLETELY DELETED ***<br>EQUITABLE BANK              |                      |               |
|           | REMARKS: AT3571593.              |                   |             |                                                           |                      |               |
| AT5533804 | 2020/09/30                       | TRANSFER          | \$1,685,000 | 1911432 ONTARIO INC.                                      | AAP HOLDINGS INC.    | C             |

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| REG. NUM.                         | DATE       | INSTRUMENT TYPE   | AMOUNT      | PARTIES FROM      | PARTIES TO           | CERT/<br>CHKD |
|-----------------------------------|------------|-------------------|-------------|-------------------|----------------------|---------------|
| REMARKS: PLANNING ACT STATEMENTS. |            |                   |             |                   |                      |               |
| AT5533805                         | 2020/09/30 | CHARGE            | \$1,675,000 | AAP HOLDINGS INC. | ROYAL BANK OF CANADA | C             |
| AT5533870                         | 2020/09/30 | NO ASSGN RENT GEN |             | AAP HOLDINGS INC. | ROYAL BANK OF CANADA | C             |
| REMARKS: AT5533805                |            |                   |             |                   |                      |               |

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

**From:** Lisa Sarracini <[lisa.sarracini@gmail.com](mailto:lisa.sarracini@gmail.com)>  
**Sent:** Tuesday, May 18, 2021 5:12 AM  
**To:** [Martin.Rygiel@toronto.ca](mailto:Martin.Rygiel@toronto.ca) <[Martin.Rygiel@toronto.ca](mailto:Martin.Rygiel@toronto.ca)>  
**Cc:** alexander lock <[lockalexander@hotmail.com](mailto:lockalexander@hotmail.com)>  
**Subject:** Fwd: 235 roncesvalles shared walkway

Hi Martin, further to our conversation yesterday, here is a detailed email showing evidence that the garbage bins at the rear of our building are;

- 1 - on our side of the property
- 2 - are not a fire issue
- 3 - have historically been there
- 4 - reasons why they cannot be moved to the north side of our building

1. As per the new survey provided, our property line is clearly shown at .79m or 31", the bins which are large size are only 71.4 cm deep. (the bins are always in the direction so as to fall within the property lines)
2. In an email dated aug/ 2019, the property was inspected by Toronto fire services also states that the bins were not in any violation of the fire code as the neighbor had alleged.
3. As is shown in an old real estate listing the bins have historically been here, not just placed there since new ownership of the building as the neighbor alleges.

We can also obtain a statement from the old tenant stating that they always placed their bins in the back.

4. Here is a statement from our tenant, who is a dentist, he expresses several issues as to why the bins cannot be moved to the north side of the building.

Regarding the building of a garbage container on the North side of 235 Roncesvalles.

We are opposed to this on a number of fronts including:

1. Who will maintain it?
2. Who will use it? All businesses of the alleyway? The size would be enormous.
3. Community dumping and our responsibility to dispose of it i.e. mattress, furniture, garbage.
4. Will the community support the smell, esthetic and mess of bins facing the street.
5. Our air intakes to for the HRV unit to support circulation of clean air and meet Air changes per hour standards are on that side and cannot be rerouted. When he has moved our bins to that area the whole office smells.

6. In addition regarding the land to adjacent to the north of 235 Roncesvalles....Per the City: *Upon review of this property it has been determined that property is part of the public right of way. Although the section of property is not physically part of the roadway it is still considered part of the right of way according to the by-law.*

It is interesting he has this video of their struggles to move their garbage. He has moved our bins at will regularly without our knowledge or consent. We have video to prove it.

And lastly....As survey will show, and per city measurements of garbage and recycling containers, our bins are clearly on our side of the property line

Hopefully we can bring this issue to a close as it is becoming increasingly frustrating dealing with this neighbours inconsistent and ever changing stories, not to mention the stress and grief it is causing my tenant.

I would appreciate an update as to your findings.

Sincerely  
Lisa Sarracini



----- Forwarded message -----

From: **Anabela Santos-Manraj** <[Anabela.Santos-Manraj@toronto.ca](mailto:Anabela.Santos-Manraj@toronto.ca)>

Date: Fri, Aug 2, 2019 at 5:04 PM

Subject: RE: 235 Roncesvalles (Ward 4)

To: Bailey's Hardware <[baileyshh@gmail.com](mailto:baileyshh@gmail.com)>, Lisa Sarracini <[lisa.sarracini@gmail.com](mailto:lisa.sarracini@gmail.com)>

Cc: Anabela Santos-Manraj <[Anabela.Santos-Manraj@toronto.ca](mailto:Anabela.Santos-Manraj@toronto.ca)>

Hi John –

Attended site and viewed the access issue between the back of your property and access to the backyard of [125 Fermanagh Ave](#). This is not in violation of the fire code – as possible fire access will be from the front of the properties. It is a question of property lines and access as per zoning. I advise you to contact 311 for Municipal Licensing. I am assuming that this has become an issue because of the renovations @ 125 Fermanagh and perhaps would subside once the crew has completed the work.

You may contact me if you need additional information. Good luck.

Anabela Santos Manraj

Toronto Fire Services

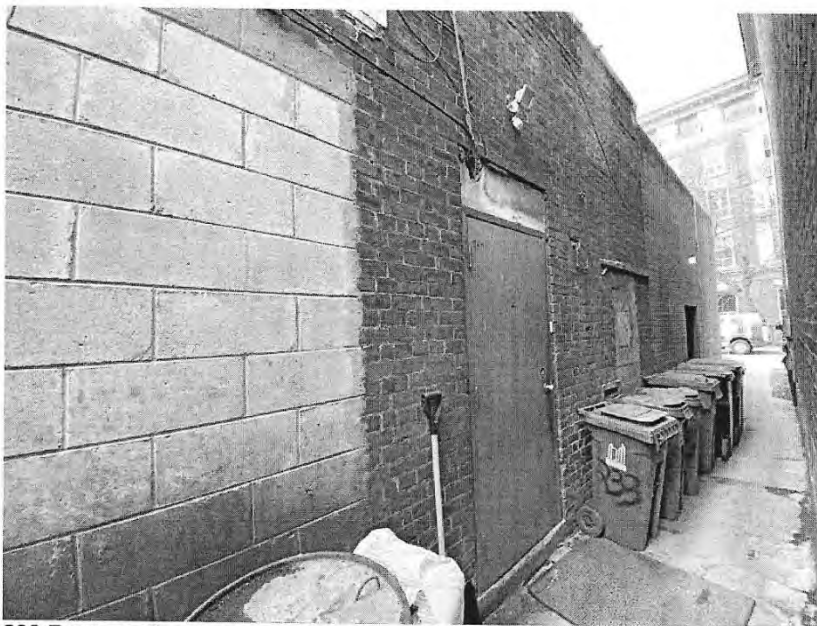
West Command

416-338-9491

[Anabela.Santos-Manraj@toronto.ca](mailto:Anabela.Santos-Manraj@toronto.ca)



233 Roncesvalles Avenue – Front (West) Elevation



233 Roncesvalles Avenue – Rear (East) Elevation



**SCHAUFLE**  
REALTY ADVISORS LTD.

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**Short Narrative Appraisal of a  
Commercial Building  
Located at:**

**233 Roncesvalles Avenue  
City of Toronto**

**As at  
March 13, 2020**



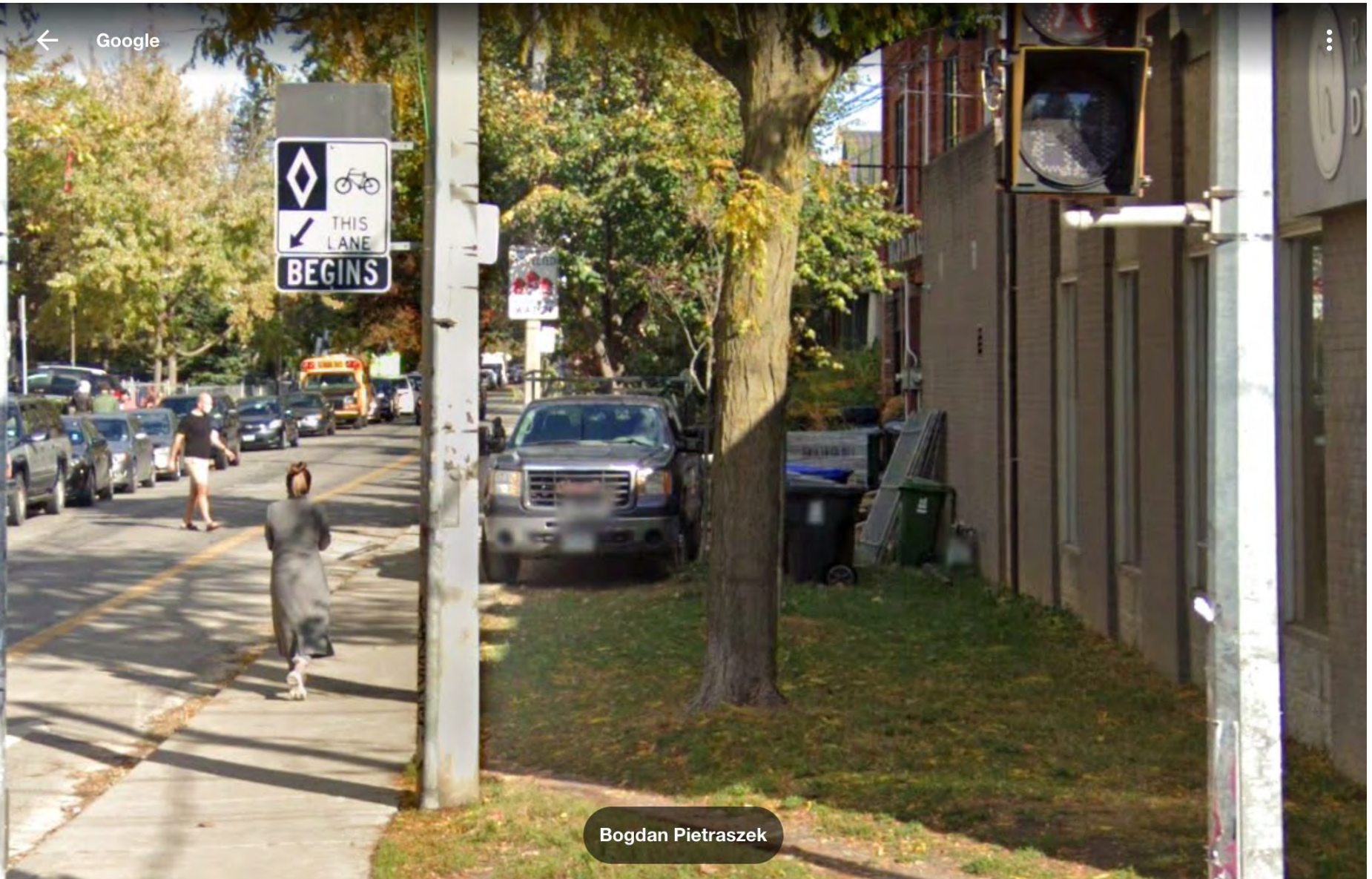
**SCHAUFLE**  
REALTY ADVISORS LTD.

**Prepared For:**



**RBC  
Royal Bank**







Prepared by: JOHN PERIORIS, Salesperson  
SAFELAND REALTY INC., BROKERAGE  
2760 Victoria Park Ave #208, Toronto, ON M2J4A8 416-331-8988

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Units: Metres Actions: Print



| # | Address           | Apt/Unit | Municipality | Price        | Beds | Wr | LSC | MLS#     |
|---|-------------------|----------|--------------|--------------|------|----|-----|----------|
| 1 | 125 Fermanagh Ave |          | Toronto      | \$849,000.00 | 3    | 1  | Sld | W4457202 |

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Printed on 05/19/2021 11:22:08 AM

Links:

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|                                                                                                                                                                                                                                                                                                                                                                  |                                                                                          |       |                                                                                                                                                               |                                             |                                       |                                                                                                                                                     |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
|                                                                                                                                                                                                                                                                               | 125 Fermanagh Ave<br>Toronto Ontario M6R1M1<br>Toronto W01 Roncesvalles Toronto 119-14-R |       |                                                                                                                                                               | Sold: \$849,000<br>List: \$849,000          |                                       |                                                                                                                                                     |  |  |
|                                                                                                                                                                                                                                                                                                                                                                  | Taxes: \$4,245.17 / 2018<br>Contract Date: 5/21/2019<br>SPIS: N Last Status: Sld         |       |                                                                                                                                                               | For Sale<br>Sold Date: 6/07/2019<br>DOM: 17 |                                       |                                                                                                                                                     |  |  |
|                                                                                                                                                                                                                                                                                                                                                                  | Semi-Detached<br>2-Storey                                                                |       | Fronting On: 5<br>Acreage: 17 x 92.12 Feet<br>Irreg: Lot Size 1x4<br>From Mpac<br>Dir/Cross St: Roncesvalles/High Park Blvd                                   |                                             | Rms: 6<br>Bedrooms: 3<br>Washrooms: 1 |                                                                                                                                                     |  |  |
|                                                                                                                                                                                                                                                                                                                                                                  | MLS#: W4457202                                                                           |       |                                                                                                                                                               |                                             |                                       |                                                                                                                                                     |  |  |
| Kitchens: 1<br>Fam Rm: N<br>Basement: Full / Unfinished<br>Fireplace/Stv: N<br>Heat: Forced Air / Gas<br>A/C: None<br>Central Vac: None<br>Apx Age: 100+<br>Apx Sqft: POTL<br>Assessment: POTL<br>POTL Mo Fee: POTL<br>Laundry lev: POTL                                                                                                                         |                                                                                          |       | Exterior: Alum Siding / Brick<br>Drive: None<br>Gar/Gar Spcs: None / 0.0<br>Drive Park Spcs: 0<br>Tot Prk Spcs: 0.0<br>UFFI: None<br>Pool: None<br>Prop Feat: |                                             |                                       | Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Deslg: Unknown |  |  |
| #                                                                                                                                                                                                                                                                                                                                                                | Room                                                                                     | Level |                                                                                                                                                               | Description                                 |                                       |                                                                                                                                                     |  |  |
| 1                                                                                                                                                                                                                                                                                                                                                                | Living                                                                                   | Main  | 4.39                                                                                                                                                          | x 2.97                                      | Fireplace                             | Hardwood Floor                                                                                                                                      |  |  |
| 2                                                                                                                                                                                                                                                                                                                                                                | Dining                                                                                   | Main  | 4.09                                                                                                                                                          | x 3.10                                      | Hardwood Floor                        | South View                                                                                                                                          |  |  |
| 3                                                                                                                                                                                                                                                                                                                                                                | Kitchen                                                                                  | Main  | 4.17                                                                                                                                                          | x 3.12                                      | Eat-In Kitchen                        | W/O To Patio                                                                                                                                        |  |  |
| 4                                                                                                                                                                                                                                                                                                                                                                | Br                                                                                       | 2nd   | 4.34                                                                                                                                                          | x 4.27                                      | Irregular Rm                          | Closet                                                                                                                                              |  |  |
| 5                                                                                                                                                                                                                                                                                                                                                                | Br                                                                                       | 2nd   | 3.99                                                                                                                                                          | x 3.12                                      | Wood Floor                            | Closet                                                                                                                                              |  |  |
| 6                                                                                                                                                                                                                                                                                                                                                                | Br                                                                                       | 2nd   | 3.20                                                                                                                                                          | x 2.59                                      | O/Looks Garden                        |                                                                                                                                                     |  |  |
| Client Remks: ** Victorian Diamond In The Rough With Good Room Sizes - Blank Canvas For Your Reno In The Heart Of Roncesvalles Village, Steps To Shopping & Transit ** Same Owner For 50+ Years ** Note That Adjoining Semi Had Siding Removed To Reveal Brick Facade ** With Clean-Up It Will Be A Wonderful Home In A Prime Neighbourhood On A Great Street ** |                                                                                          |       |                                                                                                                                                               |                                             |                                       |                                                                                                                                                     |  |  |
| Extras: Gb&E; Hwt (R). Property To Be Sold In 'As Is Where Is' Condition With No Warranties From The Seller Or His Representative.                                                                                                                                                                                                                               |                                                                                          |       |                                                                                                                                                               |                                             |                                       |                                                                                                                                                     |  |  |
| Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY, BROKERAGE 416-205-0355                                                                                                                                                                                                                                                                                   |                                                                                          |       |                                                                                                                                                               |                                             |                                       |                                                                                                                                                     |  |  |

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