

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

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,

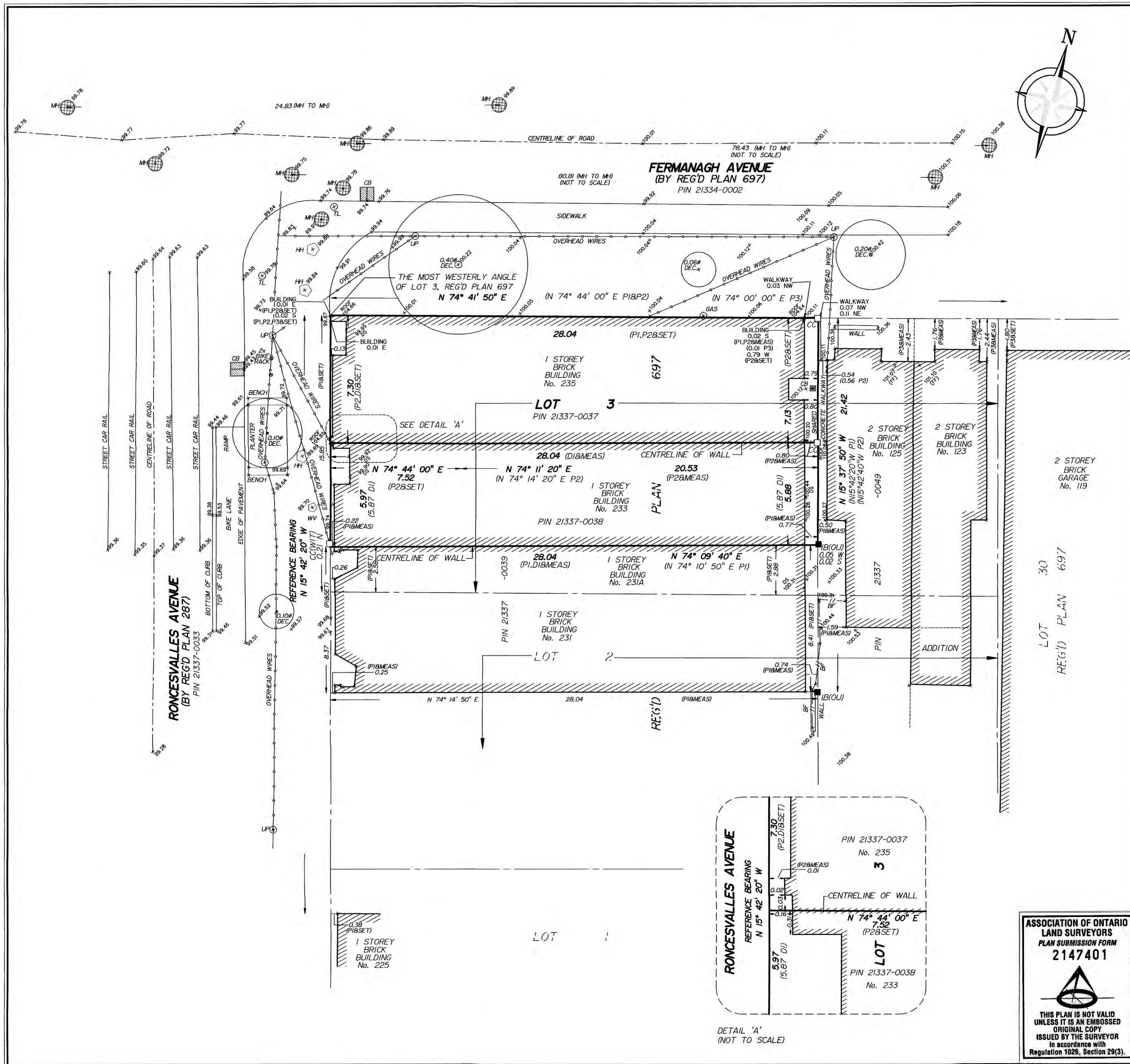
TEPLITSKY, COLSON LLP

Per:

Karey Dhirani

KAD/nn
Encl.
cc: Catherine Allen

Karey Anne Dhirani



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

© COPYRIGHT 2021 J. H. Gelbloom Surveying Limited
The reproduction, alteration, or use of this REPORT in whole or in part, without the written permission of J. H. Gelbloom Surveying Limited is Strictly Prohibited.

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
Standard Iron Bar	E	Denotes East
Iron Bar	W	Denotes West
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.

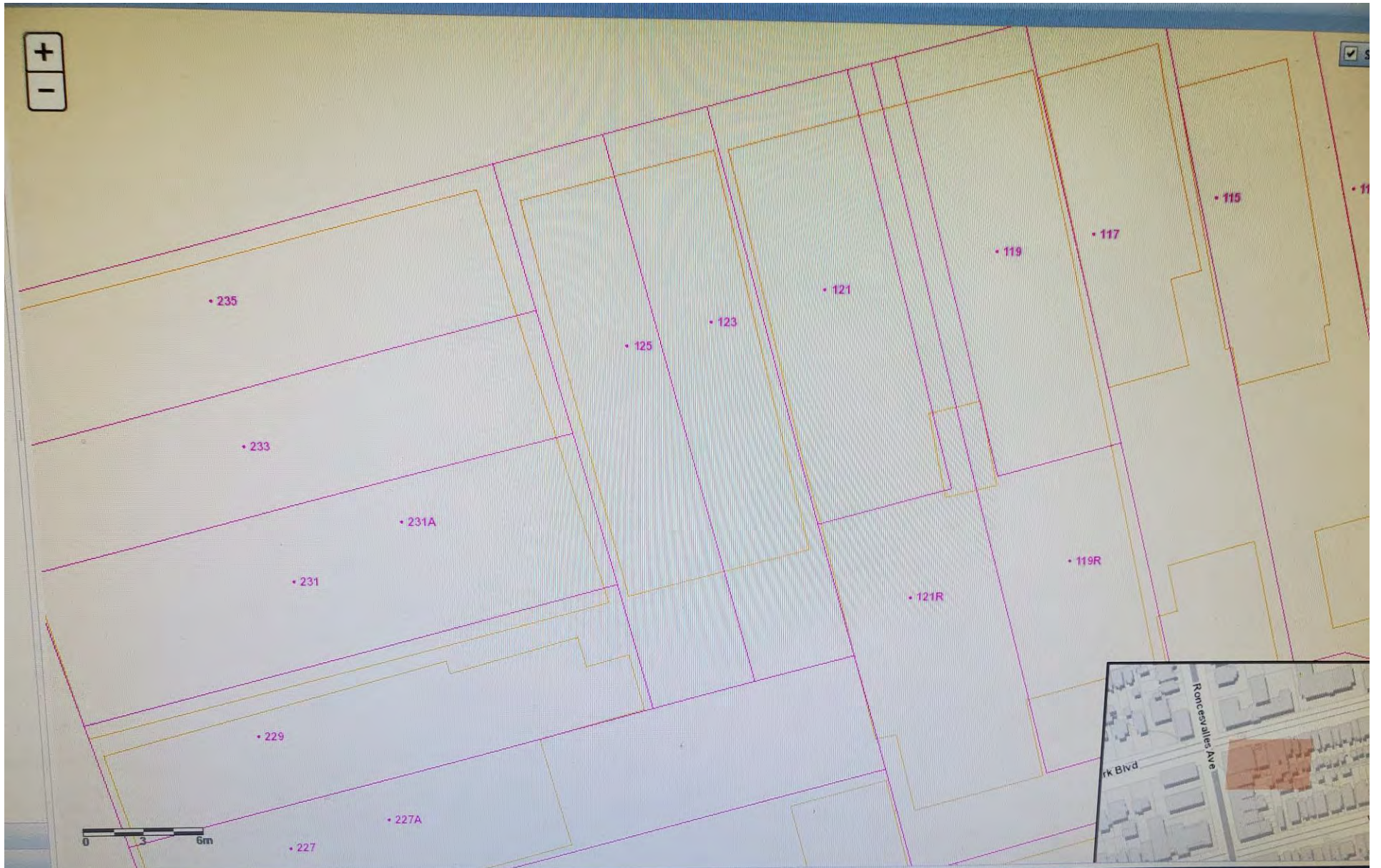
SURVEYOR'S CERTIFICATE
I certify that:
1: This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act, and the Regulations made under them.
2: The survey was completed on the 5th day of March, 2021.

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/ 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 CATZMAN, MARVIN A. WAHL, JOHN K. 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.

LAND
REGISTRY
OFFICE #66

21337-0037 (LT)

PAGE 2 OF 3
PREPARED FOR Crystal
ON 2020/12/11 AT 16:49:19

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

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.



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/ 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.						

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.



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/ 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 *** THE BANK OF NOVA SCOTIA		
REMARKS: RE: CA139768						
AT5165176	2019/06/20	TRANSMISSION-LAND		*** COMPLETELY DELETED *** 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 *** HINDS, SAMUEL LOLKE	MORAIS, JENNIFER EDITH	

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.



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/ CHKD
AT5182270	2019/07/10	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 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 *** MORAIS, JENNIFER EDITH		
REMARKS: AT5182269.						

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.

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/ 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 **						
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 *** PYLYPIV, ANNA	BUHEL, HALYNA PYLYPIV, PETER PYLYPIV, ANNA - ESTATE	
AT370325	2003/12/22	TRANS PERSONAL REP		*** 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.

* 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/ CHKD
AT370385	2003/12/22	CHARGE		BUHEL, HALYNA (ESTATE TRUSTEE WITH A WILL) PYLYPIV, PETER (ESTATE TRUSTEE WITH A WILL) *** COMPLETELY DELETED *** 2035765 ONTARIO LIMITED	2035765 ONTARIO LIMITED THE EQUITABLE TRUST COMPANY	
AT370386	2003/12/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 2035765 ONTARIO LIMITED	THE EQUITABLE TRUST CORPORATION	
REMARKS: AT370385						
AT370529	2003/12/22	CHARGE		*** COMPLETELY DELETED *** 2035765 ONTARIO LIMITED	SUCCURRO, JOSEPHINE	
AT662151	2004/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** RESURRECTION CREDIT UNION LIIMTED		
REMARKS: RE: CA159467						
AT662152	2004/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** RESURRECTION CREDIT UNION LIMITED		
REMARKS: RE: CA159468						
AT669995	2004/11/30	CHARGE		*** COMPLETELY DELETED *** 2035765 ONTARIO LIMITED	RUFFOLO, MARIO	
AT676318	2004/12/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** SUCCURRO, JOSEPHINE		
REMARKS: RE: AT370529						
AT1790122	2008/05/28	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** RUFFOLO, MARIO	1558260 ONTARIO INC.	
REMARKS: AT669995						
AT1880829	2008/08/29	CHARGE		*** COMPLETELY DELETED *** 2035765 ONTARIO LIMITED	HUSSAIN, SYED MOIN	
AT1884917	2008/09/03	NOTICE		*** COMPLETELY DELETED *** 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 *** 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/ CHKD
AT2364247	2010/04/28	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1558260 ONTARIO INC.		
REMARKS: AT669995.						
AT2364276	2010/04/28	TRANSFER		*** COMPLETELY DELETED *** 2035765 ONTARIO LIMITED	2239931 ONTARIO INC.	
REMARKS: PLANNING ACT STATEMENTS						
AT2364277	2010/04/28	CHARGE		*** COMPLETELY DELETED *** 2239931 ONTARIO INC.	HOME TRUST COMPANY	
AT2525247	2010/10/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE EQUITABLE TRUST COMPANY		
REMARKS: AT370385.						
AT3571592	2014/05/01	TRANSFER		*** COMPLETELY DELETED *** 2239931 ONTARIO INC.	1911432 ONTARIO INC.	
AT3571593	2014/05/01	CHARGE		*** COMPLETELY DELETED *** 1911432 ONTARIO INC.	EQUITABLE BANK	
AT3571636	2014/05/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 1911432 ONTARIO INC.	EQUITABLE BANK	
REMARKS: AT3571593.						
AT3572283	2014/05/01	CHARGE		*** COMPLETELY DELETED *** 1911432 ONTARIO INC.	CARUSO, CIGALIT	
AT3604963	2014/06/12	DISCH OF CHARGE		*** COMPLETELY DELETED *** 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 *** CARUSO, CIGALIT		
REMARKS: AT3572283.						
AT4955095	2018/09/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** EQUITABLE BANK		
REMARKS: AT3571593.						
AT5533804	2020/09/30	TRANSFER	\$1,685,000	1911432 ONTARIO INC.	AAP HOLDINGS INC.	C

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/ 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						

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.

From: Lisa Sarracini <lisa.sarracini@gmail.com>
Sent: Tuesday, May 18, 2021 5:12 AM
To: Martin.Rygiel@toronto.ca <Martin.Rygiel@toronto.ca>
Cc: alexander lock <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 .79cm 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 bin 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>

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

Subject: RE: 235 Roncesvalles (Ward 4)

To: Bailey's Hardware <baileyshh@gmail.com>, Lisa Sarracini <lisa.sarracini@gmail.com>

Cc: Anabela Santos-Manraj <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

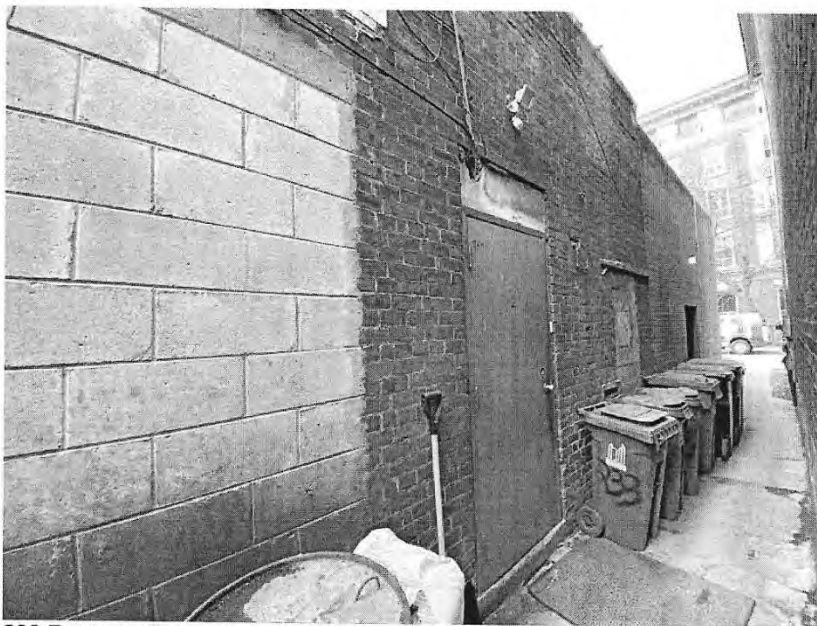
West Command

416-338-9491

Anabela.Santos-Manraj@toronto.ca



233 Roncesvalles Avenue – Front (West) Elevation



233 Roncesvalles Avenue – Rear (East) Elevation



SCHAUFLE
REALTY ADVISORS LTD.

© 2020 All Rights Reserved

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

**233 Roncesvalles Avenue
City of Toronto**

**As at
March 13, 2020**



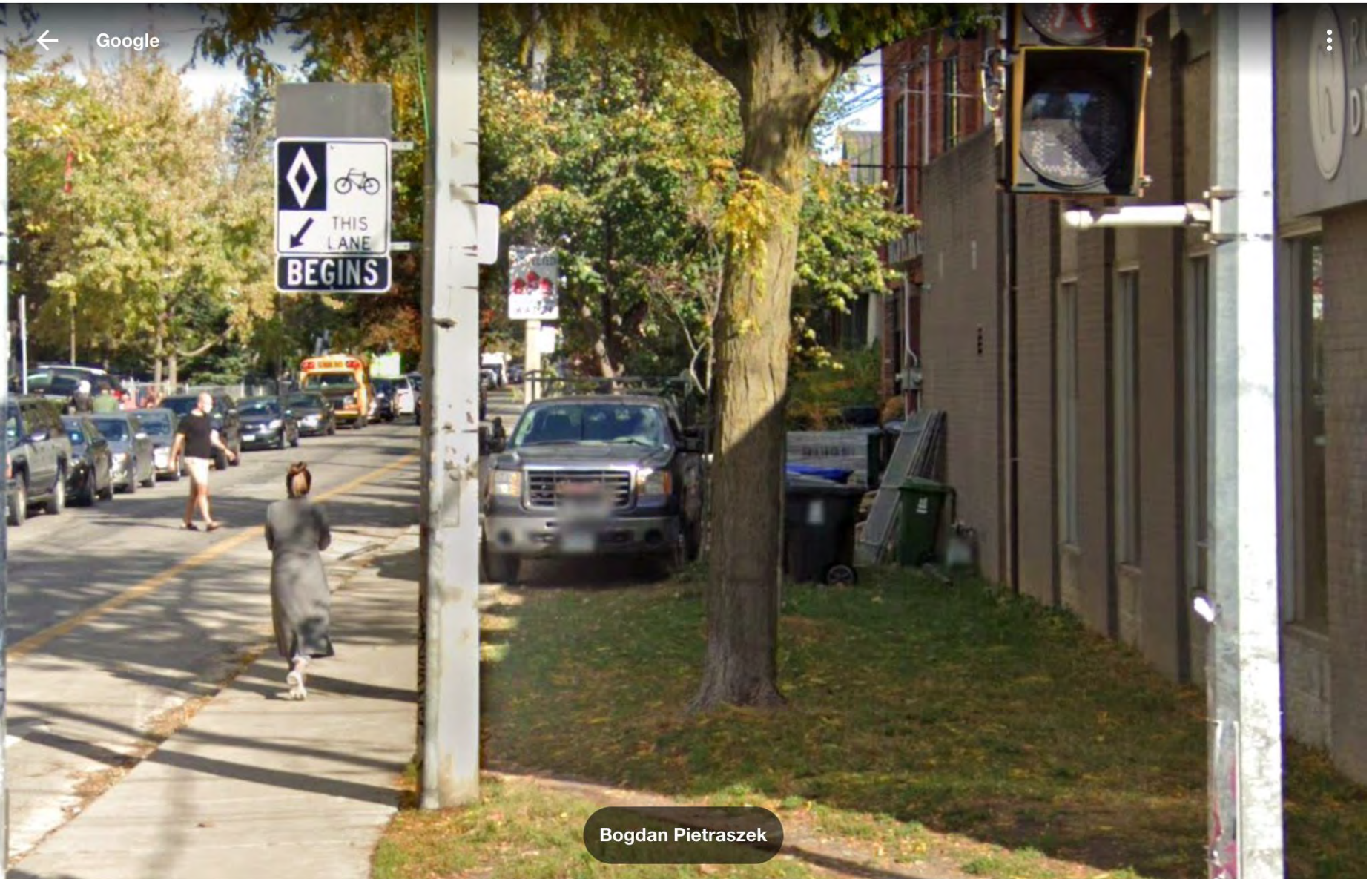
SCHAUFLE
REALTY ADVISORS LTD.

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

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

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

Toronto Regional Real Estate Board (TRREB) assumes no responsibility for the accuracy of any information shown. Copyright TRREB 2021.

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

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

Links:

Actions: Print

	125 Fermanagh Ave Toronto Ontario M6R1M1 Toronto W01 Roncesvalles Toronto 119-14-R Taxes: \$4,245.17 / 2018 Contract Date: 5/21/2019 SPIS: N Last Status: Sld			Sold: \$849,000 List: \$849,000 For: Sale Sold Date: 6/07/2019 DOM: 17 % Dif: 100		
	Semi-Detached 2-Storey		Fronting On: 5 Acreage: 17 x 92.12 Feet Irreg: Lot Size 1x4 From Mpac		Rms: 6 Bedrooms: 3 Washrooms: 1	
	Dir/Cross St: Roncesvalles/High Park Blvd					
	MLS#: W4457202			PIN#:		
Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: None Apx Age: 100+ Apx Sqft: POTL Assessment: POTL POTL Mo Fee: POTL Laundry lev: POTL		Exterior: Alum Siding / Brick Drive: None Gar/Gar Spcs: None / 0.0 Drive Park Spcs: 0 Tot Prk Spcs: 0.0 UFFI: None Pool: None Prop Feat:		Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: 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						