

**Introduction**

This PDF form can be filled out electronically and then saved or printed. When filled out electronically, the form is dynamic – for example, text boxes will expand as you enter information, and checking certain boxes may cause items to appear or disappear as necessary. The blank form can also be printed in full, and then filled out in hard copy. If you are filling out the form in hard copy and you need more space, you may enclose additional sheets of paper with the form.

**1. General information about the corporation**

 Name of the condominium corporation  
METROPOLITAN TORONTO CONDOMINIUM CORPORATION #690

The address for service of the corporation

Unit Number	Street Number 211	Street Name QUEEN'S QUAY WEST	PO Box
City/Town TORONTO		Province ONTARIO	Postal Code M5J 2M6

 The condominium manager, management provider, or any other person responsible for management of the property  Not applicable

Name	Address for Service	Email Address (optional)
i. D.J.S. MANAGEMENT INC.	211 QUEEN'S QUAY WEST	mtcc6900@bellnet.ca

Additional ways to deliver requests for records to the corporation

 The corporation has a mailing address for receiving requests for records, in addition to the addresses for service identified above  Not applicable

Unit Number	Street Number	Street Name	PO Box
City/Town		Province	Postal Code

 The corporation has an email address or other method of electronic communication for receiving requests for records, in addition to the addresses identified above:  Not applicable

**Instruction for the person filling out this form:** If a corporation keeps a record in electronic form, the board is required to pass a resolution setting out the method of electronic communication that a requester can agree to (in a request for records) as the record delivery method. If the corporation has passed such a resolution, the method of electronic communication is:

mtcc6900@bellnet.ca

**Number of leased units**

 The corporation has received notice under s. 83 of the *Condominium Act, 1998* that 10 unit(s) was/were leased during the current fiscal year.

**2. Directors and officers of the corporation**

Name	Position/Title	Address for Service	Email Address (optional)
i. Rares pateanu	<input checked="" type="checkbox"/> Director <input type="checkbox"/> Officer a. <input type="checkbox"/> is a party to a legal action to which the corporation is a party b. <input type="checkbox"/> was a party to a legal action that has resulted in a an outstanding judgment against the corporation or the director c. <input type="checkbox"/> has contributions to the common expenses that are in arrears for 60 days or more d. <input type="checkbox"/> has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act  Title President		
ii. Roger Gibb	<input checked="" type="checkbox"/> Director <input type="checkbox"/> Officer a. <input type="checkbox"/> is a party to a legal action to which the corporation is a party b. <input type="checkbox"/> was a party to a legal action that has resulted in a an outstanding judgment against the corporation or the director c. <input type="checkbox"/> has contributions to the common expenses that are in arrears for 60 days or more d. <input type="checkbox"/> has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act  Title		
iii. Ingrid Rinaldi	<input checked="" type="checkbox"/> Director <input type="checkbox"/> Officer a. <input type="checkbox"/> is a party to a legal action to which the corporation is a party b. <input type="checkbox"/> was a party to a legal action that has resulted in a an outstanding judgment against the corporation or the director c. <input type="checkbox"/> has contributions to the common expenses that are in arrears for 60 days or more d. <input type="checkbox"/> has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act  Title		



iv. Douglas Simpson	<input checked="" type="checkbox"/> Director <input type="checkbox"/> Officer a. <input type="checkbox"/> is a party to a legal action to which the corporation is a party b. <input type="checkbox"/> was a party to a legal action that has resulted in a an outstanding judgment against the corporation or the director c. <input type="checkbox"/> has contributions to the common expenses that are in arrears for 60 days or more d. <input type="checkbox"/> has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act  Title		
v. Dorothy McComb	<input checked="" type="checkbox"/> Director <input type="checkbox"/> Officer a. <input type="checkbox"/> is a party to a legal action to which the corporation is a party b. <input type="checkbox"/> was a party to a legal action that has resulted in a an outstanding judgment against the corporation or the director c. <input type="checkbox"/> has contributions to the common expenses that are in arrears for 60 days or more d. <input type="checkbox"/> has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act  Title		
vi. Deborah Shaver	<input type="checkbox"/> Director <input checked="" type="checkbox"/> Officer  Title Secretary		

**3. Insurance information about the corporation**

The corporation has obtained and maintained all of the insurance required by the *Condominium Act, 1998* or that is otherwise legally required, at all times during the current fiscal year.

Yes     No

If an owner causes damage to the condo property, the condo corporation may be required to add the cost of repairing the damage or the deductible limit of the corporation's required insurance policy, whichever is less, to the owner's common expenses, or the corporation may seek to recover the amount from the owner in another manner. This could be affected by a by-law the corporation may have passed under clause 56 (1)(i).

The corporation's deductibles for each required insurance policy are:

Policy	Deductible Amount	Maximum amount that could be added to an owner's common expenses under s. 105 (2) of the <i>Condominium Act, 1998</i> or as a result of a by-law passed under s. 56 (1) (i) of the Act.
i. Property	\$10,000.00	\$10,000.00
ii. Property - Water damage	\$25,000.00	\$25,000.00

The Corporation has obtained and maintained the insurance policy described in section 39 of the *Condominium Act, 1998*

Yes     No

The Corporation has obtained and maintained the insurance policy described in section 99 of the *Condominium Act, 1998*

Yes     No

The Corporation has obtained and maintained the insurance policy described in section 102 of the *Condominium Act, 1998*

Yes  No

The corporation has or had a legal obligation to maintain insurance, aside from the insurance described in section 39, 99, and 102, at any time during the fiscal year

Yes  No

If no, an explanation may be provided here

#### Information about the "standard unit"

The standard unit is described in a by-law made under s. 56 (1) (h) of the *Condominium Act, 1998*

▶ The bylaw number is #10

The standard unit is not described in a bylaw made under s. 56 (1) (h) of the *Condominium Act, 1998*

If the standard unit is not described under s. 56 (1) (h) of the *Condominium Act, 1998* the corporation may have a schedule, referred to in s. 43(5)(h) of the *Condominium Act, 1998* setting out what constitutes a standard unit

A certificate or memorandum of insurance for each of the corporation's current insurance policies is enclosed with this information certificate.

If no certificate or memorandum of insurance for each of the corporation's current insurance policies is enclosed, then an explanation may be provided here

#### 4. Financial information about the corporation

##### Budget

The budget of the corporation for the current fiscal is accurate and may result in:

a surplus of: \_\_\_\_\_

a deficit of: \_\_\_\_\_

neither a surplus nor a deficit

##### Reserve Fund

The balance in the reserve fund \$1,409,939.45	Date (yyyy/mm/dd) (the last day of the quarter to which the information certificate relates) 2020/03/31
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The balance of the reserve fund at the beginning of the current fiscal year was:  
\$1,191,543.00

In accordance with the budget of the Corporation for the current fiscal year, the annual contribution to be made to the reserve fund in the current fiscal year is:  
\$534,934.00

The anticipated expenditures to be made from the reserve fund in the current fiscal year, in accordance with the corporation's budget, amount to:

Description of expenditure	Amount
i. Roof replacement	\$500,000.00
ii. Solarium repairs	\$30,000.00

The current plans, if any, to increase the reserve fund under a plan proposed by the board under subsection 94(8) of the *Condominium Act, 1998* for future funding of the reserve fund are  
none

The corporation has an outstanding claim for payment out of the guarantee fund under the *Ontario New Home Warranties Plan Act*:

Yes  No



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**5. Legal actions relating to the corporation**

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The corporation is currently a party to a legal action:

Yes  No

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**6. Outstanding judgements relating to the corporation**

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The corporation currently has outstanding judgments against it:

Yes  No

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**7. Disclosure information from directors of the corporation**

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Copies of statements and information provided to the board during the current fiscal year under section 11.10 of O. Reg. 48/01 under the *Condominium Act, 1998* are enclosed with this information certificate

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**8. Compliance information about the corporation**

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The corporation has complied with all returns obligations, if any, under Part II.1 of the *Condominium Act, 1998* during the current fiscal year:

Yes  No

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The corporation complied with its assessment fee obligations, if any, under s. 1.30 (6) of the *Condominium Act, 1998* during the current fiscal year:

Yes  No

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A copy of any compliance order made by a Registrar directing the corporation, or a director or officer of the corporation, to comply with subsection 1.30(6), any provision of Part II.1 or subsection 132 (9) of the *Condominium Act, 1998*, is enclosed with this certificate, unless the corporation, director or officer of the corporation, has taken the required steps for a hearing by the License Appeal Tribunal in respect of the compliance order, under section 134.1 of the *Condominium Act, 1998*.

Yes  Not applicable

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**9. Other information about the corporation that is required by a corporation's by-laws**

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Not applicable

A by-law of the corporation requires additional information to be included with this certificate. The additional information required by the by-law is included below, or is enclosed with this certificate as a separate document.

**Note for common elements condominium corporations:** If your corporation is a common elements condominium corporation, all references in this form to "unit(s)" should be read as references to "common interest(s) in the corporation," and all references to "unit owner(s)" should be read as references to "the owner(s) of a common interest in the corporation".

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**Arthur J. Gallagher**  
INSURANCE & RISK MANAGEMENT

80 Richmond Street West, Suite 700  
Toronto, Ontario M5H 2A4  
Tel. (416) 364 0393 Fax. (416) 368 3894

**CERTIFICATE OF INSURANCE**

This is to Certify to:  
Metropolitan Toronto Condominium Corporation No. 690  
211 Queen's Quay West  
Toronto, Ontario M5J 1A7  
Attn: Property Manager

The Policies of Insurance as herein described have been issued by the Insurer to the Insured named below and are in force as indicated below

Name of Insured	<b>Metropolitan Toronto Condominium Corporation No. 690 and all Unit Owners and Mortgagees Registered from time to time</b>
Address of Insured	c/o Mortham Realty Advisors Limited 2 Carlton Street, Suite 909, Toronto, Ontario, M5B 1J3
<i>Location and or Operation to Which This Certificate of Insurance Applies:</i> Confirmation of Insurance for: 207 Queens Quay, Toronto, On	
Loss Payable: All Mortgagees As Registered on Title of the Property	

Name of Insurer	<b>Affiliated FM- Maximum Liability for any loss, any one occurrence under this policy for the above location will not exceed the defined limit of \$401,000,000</b>			
Type of Coverage	Policy No.	Effective Date	Expiry Date	Limit Canadian Funds
<b>Property/Machinery Breakdown</b>	<b>RX336</b>	<b>June 30/20</b>	<b>June 30/21</b>	<b>\$327,000,000.00</b>

Property Policy includes: All risk, Replacement Cost, Flood, Sewer Back-up, Earthquake- subject to the policy terms, conditions and exclusions, same or adjacent site clause deleted from Replacement Cost Wordings, Full By-laws extensions, Stated Amount Co-Insurance, Standard mortgage clause included in the Property and Machinery Breakdown. Machinery Breakdown - comprehensive form, including coverage for air conditioning equipment, subject to repair/replacement.  
Deductibles: All Losses \$10,000, except for the following: Water Damage \$25,000, Flood \$100,000, Earthquake 2% or minimum \$100,000

The Insurance afforded is subject to the Terms, Conditions, and Exclusions of the Policy(s) above cited. This Certificate is issued as a matter of information only and confers no rights on the holder and imposes no liability on the Insurer. The Insurer will endeavour to mail to the holder of this certificate *Thirty (30) days* written notice of any material change in or cancellation of the Policy(s) above cited but assumes no responsibility for failure to do so.

*Arthur J. Gallagher Canada Limited*

**Paul W. Clancy**  
Authorized Representative of Insurer

June 30, 2020  
Dated at Toronto, Ontario

**For the purposes of the Insurance Companies Act (Canada), this document was issued in the course of Affiliated FM's insurance business in Canada**





**Arthur J. Gallagher**  
INSURANCE & RISK MANAGEMENT

80 Richmond Street West, Suite 700  
Toronto, Ontario M5H 2A4  
Tel. (416) 364 0393 Fax. (416) 368 3894

**CERTIFICATE OF INSURANCE**

This is to Certify to:  
Metropolitan Toronto Condominium Corporation No. 690  
211 Queen's Quay West  
Toronto, Ontario M5J 1A7  
Attn: Property Manager

The Policies of Insurance as herein described have been issued by the Insurer to the Insured named below and are in force as indicated below

Name of Insured	<b>Metropolitan Toronto Condominium Corporation No. 690 and all Unit Owners and Mortgagees Registered from time to time</b>				
Address of Insured	c/o Northam Realty Advisors Limited , 2 Carlton Street, Suite 909, Toronto, Ontario, M5B 1J3				
<i>Location and or Operation to Which This Certificate of Insurance Applies:</i> Confirmation of Insurance for: 207 Queens Quay, Toronto, On					
Name of Insurer	<b>CHUBB Insurance Company of Canada</b>				
Type of Coverage	Policy No.	Effective Date	Expiry Date	Limit Canadian Funds	
<b>Commercial General Liability</b> • Each Occurrence • General Aggregate • Products & Completed Operations Aggregate • Self-Insured Retention - \$25,000	36049351	June 30/20	June 30/21	\$1,000,000	
				\$5,000,000	
				\$1,000,000	
<b>Umbrella Liability</b> • Each Occurrence & Aggregate • Self-Insured Retention - \$10,000	78183360	June 30/20	June 30/21	\$24,000,000	

**Note:**  
CGL Policy includes: Property Damage on an occurrence basis. Broad Form Property Damage. Cross Liability Clause, Non-Owned Automobile, Products and Completed Operations. Tenants Legal Liability, Contractors Protective, Host Liquor Liability, Employers Liability, Contingent Employers Liability.

With respect to Commercial General Liability only, Metropolitan Toronto Condominium Corporation No. 690 is added as additional insureds but only with respect to liability arising out of the operations of the "Named Insured" in which the additional insured has an interest.

The Insurance afforded is subject to the Terms, Conditions, and Exclusions of the Policy(s) above cited. This Certificate is issued as a matter of information only and confers no rights on the holder and imposes no liability on the Insurer. The Insurer will endeavour to mail to the holder of this certificate *Thirty (30) days* written notice of any material change in or cancellation of the Policy(s) above cited but assumes no responsibility for failure to do so.

*Arthur J. Gallagher Canada Limited*

**Paul W. Clancy**  
Authorized Representative of Insurer

June 30, 2020  
Dated at Toronto, Ontario