



Toronto Standard Condominium Corporation NO. 1831
Broadview Lofts

Nadlan-Harris Property Management Inc.
500 Champagne Drive Toronto, Ontario M3J 2T9
Telephone (416)-915-9115
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August 20, 2018

Dear Owner,

RE: Toronto Standard Condominium Corporation No. 1831 (the "Corporation")
Rules to Prohibit Cannabis Smoking and Related Activities

We are writing to provide you with some additional explanation concerning the enclosed Notice regarding Cannabis.

Cannabis is scheduled to become legal in Canada on October 17, 2018. Therefore, the Corporation's intent is to have a rule concerning Cannabis come into effect before that time. As a result, there is no need to grandfather any residents, since the activity is illegal at the present time.

It is our understanding the growing of cannabis creates nuisance (odour) concerns, as well as concerns related to consumption of utilities and humidity in the units. For these reasons, the Corporation has decided to pass a rule regarding Cannabis smoking and related activities.

The rule does not refer to medical exemptions. Requests for medical exemptions based on the Human Rights Code can be made to the Corporation for consideration at any time. Such requests will be addressed on a case by case basis.

In summary, the Corporation considers this rule to be of benefit to the residents. The bottom line is that activities in the units which have the potential to cause nuisance or health issues for other residents can be regulated by the Corporation.

Should you have any questions or concerns, we encourage you to contact property management at broadviewlofts@nadlan-harris.com.

Yours truly,

Nadlan-Harris Property Management Inc. agents on behalf of
Toronto Standard Condominium Corporation No. 1831

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1831
(the "Corporation")

RULE CONCERNING CANNABIS

WHEREAS Section 58 of the *Condominium Act, 1998* (the "Act") provides that the Board may make, amend or repeal Rules respecting the use of common elements and/or units to promote the safety, security or welfare of the owners and of the property and assets of the Corporation; or, to prevent unreasonable interference with the use and enjoyment of the common elements, the units or the assets of the Corporation;

NOW THEREFORE the Board hereby enacts the following *Rule Concerning Cannabis*, which shall be numbered as Rule 16 within the existing Rules:

16) CANNABIS AND RELATED MATTERS

- (a) The smoking of cannabis is prohibited everywhere on the Corporation property (comprising all units and common elements), including without limitation all residential units, townhouse units, the common elements including but not limited to common areas, hallways, stairways, and elevators, and the exclusive use common elements, including but not limited to balconies and terraces.
- (b) Smoking shall include the inhaling, vaping, breathing, carrying, or possession of any lighted or activated cigarette, electronic or e-cigarette, cigar, pipe, vaporizer or inhalant-type device and/or other product containing any amount of cannabis, or any other similar heated or lit product.
- (c) Growing or cultivation of any cannabis plants is prohibited anywhere on the Corporation property (comprising all units and common elements), including without limitation, within any unit, on the common elements, or on the exclusive use common elements.
- (d) Any unit owner who enters into a lease with a tenant of a unit after the effective date of this rule must include a provision in the lease requiring any tenant and/or other authorized occupants of the unit to comply with this rule. Further, the unit owner shall be responsible for taking any steps necessary to ensure that his or her tenant complies with this rule, at the unit owner's expense.

The foregoing *Rule Concerning Cannabis* is hereby passed by the Directors of the Corporation, subject to compliance with Section 58 of the *Act*, at a meeting of Directors duly called and held.

DATED this 18th day of August, 2018.

President



Secretary



c/s

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1831

(the "Corporation")

NOTICE OF RULE ENACTMENT - CANNABIS

WHEREAS section 58 of the *Condominium Act, 1998* (the "Act") provides that the Corporation's Board of Directors may make, amend or repeal Rules respecting the use of common elements and/or units to promote the safety, security or welfare of the owners and of the property and assets of the Corporation; or, to prevent unreasonable interference with the use and enjoyment of the common elements, the units or the assets of the Corporation;

The Board of Directors of the Corporation hereby enacts the attached Rule Number 16 regarding Cannabis.

The Board of Directors proposes that the said Rule 16 regarding Cannabis will become effective on the 31st day following the date of this Notice.

The owners have a right to requisition a meeting under Section 46 of the Act and this Rule becomes effective at the time determined by subsections 58(7) and (8) of the Act, which provide as follows:

(7) Subject to subsection (8), a rule is not effective until the following time:

1. *If the board receives a requisition for a meeting of owners under section 46 within 30 days after the board has given notice of the rule to the owners, the earlier of:*
 - i. *the time at which a quorum is not present at the first attempt to hold the meeting, and*
 - ii. *the time at which a quorum is present at the first attempt to hold the meeting and the owners do not vote against the rule at the meeting.*
2. *If the board does not receive a requisition for a meeting of owners under section 46 within the 30 days after the board has given notice of the rule to the owners, the day after that 30th day.*

(8) *A rule or an amendment to a rule that has substantially the same purpose or effect as a rule that the owners have previously amended or repealed within the preceding two years is not effective until the owners approve it, with or without amendment, at a meeting duly called for that purpose*

(Copies of sections 46 and 58 of the Act are enclosed)

Dated this 8th day of August, 2018.

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1831

Per:  _____
President

Per:  _____
Secretary