Co-operative Corporations Act/Loi sur les sociétés coopératives

Articles of Incorporation of a Co-operative Without Share Capital
Statuts constitutifs d'une coopérative sans capital social

1. The name of the co-operative is: La dénomination sociale de la coopérative est:
UNIVERSITY OF TORONTO FACULTY HOUSING CO-OPERATIVE INC.

2. The head office is at the: Le siège social est situé dans la:
City
(Status of Municipality)/(Statut de la municipalité) de
Toronto
(Name of Municipality)/(Nom de la municipalité) dans le
in the
Municipality
(County, etc. or District)/(Comté, etc. ou district) de
Metropolitan Toronto
(Name of County, etc. or District)/(Nom du comté, etc. ou du district)

3. The address of the head office is: L'adresse du siège social est:
Room 109, Simcoe Hall, 27 King's College Circle
(Street & Number or R.R. Number & if Multi-Office Building give Room No.)
(Rue et numéro ou numéro de la r.r. et s'il s'agit d'un immeuble à bureaux, indiquer le numéro du bureau)
Toronto, Ontario
(Name of Municipality or Post Office) (Postal Code)
(Nom de la municipalité ou du bureau de poste) (Code postal)
4. The number (or minimum and maximum number) of directors is:

A minimum of three (3) and a maximum of seven (7).

5. The number (or minimum and maximum number) of directors each stakeholder group in a multi-stakeholder cooperative may elect is:

- Resident Member Stakeholder Group: one (1).
- Non-Resident Member Stakeholder Group: a minimum of two (2) and a maximum of six (6).

6. **The first directors are:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Residential Address</th>
<th>Resident Canadian State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bernd Angelow</td>
<td>514 Arbor Road, Mississauga, Ontario L5G 2J4</td>
<td>Yes</td>
</tr>
<tr>
<td>Donald Angus Beaton</td>
<td>95 Humberview Road, Toronto, Ontario M6S 1W9</td>
<td>No</td>
</tr>
<tr>
<td>John Gerard Dimond</td>
<td>103 Wells Hill Avenue, Toronto, Ontario M5R 3A9</td>
<td>Yes</td>
</tr>
<tr>
<td>Michael George Finlayson</td>
<td>440 Markham Street, Toronto, Ontario M6G 2L2</td>
<td>Yes</td>
</tr>
<tr>
<td>Ivan Tamas Gotlieb</td>
<td>74 Hartleywood Drive, Agincourt, Ontario M1S 3N2</td>
<td>Yes</td>
</tr>
</tbody>
</table>
7. Restrictions, if any, on the business the co-operative may carry on or on powers the co-operative may exercise:

None.
8. The amount of the minimum member loan, if any:

Not applicable

9. The restrictions on transfer of member loans are:

Not applicable.
10. The amount of membership fee is: Le montant des frais d'adhésion est:

One dollar ($1.00) lifetime membership fee.

11. The classes of membership, if any, are: Les catégories de membres, le cas échéant, sont:

Not applicable.
12. The terms and conditions attaching to each class of membership are:

Not applicable.

Les conditions applicable à chaque catégorie de membres sont:

Not applicable.
13. The stakeholder groups, if any, are: Les groupements de partenaires, le cas échéant, sont:

Resident Member Stakeholder Group.

Non-Resident Member Stakeholder Group.

14. The terms and conditions for membership in each stakeholder group are: Les conditions d'adhésion à chaque groupement de partenaires sont:

(A) **Resident Member Stakeholder Group** - Those persons who have been granted full-time academic appointments at the University of Toronto, who have been employed by the University of Toronto for three years or less and who are admitted for membership as Resident Members by a resolution passed by a majority of the Directors and who shall, subject to the by-laws, be entitled to occupy residential housing owned, leased or otherwise made available by the co-operative.

(B) **Non-Resident Member Stakeholder Group** - Such representatives of the University of Toronto as a Vice-President of the University of Toronto may designate from time to time as Non-Resident Members, who are admitted for membership as Non-Resident Members by a resolution passed by a majority of the Directors and who shall not be entitled to occupy residential housing owned, leased or otherwise made available by the co-operative.

*The co-operative shall be a multi-stakeholder co-operative for the purposes of the Co-operative Corporations Act.*
15. Special provisions, if any, are:

(a) the activities of the co-operative shall be carried on without the purpose of gain for its members, and any profits or other accretions to the co-operative shall be used in promoting its objects;

(b) on the dissolution of the co-operative and after payment of its debts and liabilities, the remaining property of the co-operative shall be transferred or distributed to The Governing Council of the University of Toronto provided The Governing Council of the University of Toronto has charitable status at the time of such dissolution, and if not, to one or more other charitable organizations carrying on activities solely in Canada;

(c) the directors, and those directors who also serve as officers, shall serve as directors and officers without remuneration and no director shall directly or indirectly receive any profit or remuneration from his or her position as director, or in any other capacity, provided that a director, including those who are also officers, may be paid reasonable expenses incurred by him or her in the performance of his or her duties;

(d) the co-operative is a non-profit housing co-operative for the purposes of the Co-operative Corporations Act.
16. The names and residential addresses of the incorporators are:

<table>
<thead>
<tr>
<th>Full names, including all given names</th>
<th>Full residential address, giving street and number or R.R. number and municipality or post office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Noms de famille y compris tous les prénoms</td>
<td>Adresse personnelle complète, y compris la rue et le numéro ou le numéro de la r.r. et la municipalité ou le bureau de poste</td>
</tr>
<tr>
<td>Bernd Angelow</td>
<td>514 Arbor Road Mississauga, Ontario L5G 2J4</td>
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</tbody>
</table>

These articles are signed in duplicate.

Les présents statuts sont signés en double exemplaire.

Signatures of Incorporators
Signatures des fondateurs

[Signatures]
Providence of Ontario / Province de l'Ontario

Municipality of Metropolitan Toronto

(City or District) (Nom du comté ou du district)

To wit / à savoir:

1. Je soussigné, Bernd Angelow

(Full Name of Deponent)

(Nom et prénoms du déposant)

of, Mississauga
de,

(Name of Municipality)
(Nom de la municipalité)

of, Halton
de,

(Name of County or District)
(Nom du comté ou du district)

of, de (du)

(Name of Province or State)
(Nom de la province ou de l'État)

make oath and say that:
déclare sous serment ce qui suit:

1. I am one of the incorporators

of

University of Toronto Faculty Housing Co-operative Inc.

and have personal knowledge of the matters
desin deposees.

et j'ai une connaissance directe des faits

ici- après attestés.

2. Each of the incorporators who is a natural
des signataires qui est une personne

person signing the accompanying Articles
des statuts constitutifs

of incorporation in duplicate and each of

des textes est authentique.

the first directors named herein is of
des premiers administrateurs qui y sont désignés

eighteen or more years of age.
est âgé de dix-huit ans ou plus.

3. The signatures of the incorporators affixed
to the Articles are their true signatures.

La signature de chacun des fondateurs apposée

aux statuts est authentique.

4. Each incorporator signing the accompanying

Articles of incorporation in duplicate is to be a member of the Co-operative.

Chacun des fondateurs qui a signé les statuts

constitutifs chœnnes dans double exemplaire

doit être membre de la coopérative.

Sworn before me at the/
Fait sous serment dans la

City

of

des

de

Municipality

this

day of

August

19 96

W. A. Bean

(Signature of Commissioner, Notary Public, etc.)
(Signature du commissaire, du notaire, etc.)

WILLIAM DOUGLAS McLEAN, A. Notary Public
Municipality of Metropolitan Toronto, limited to the
attestation of instruments and the taking of affidavits
for the University of Toronto.