

May 1<sup>st</sup>, 2016

**VIA HAND DELIVERED**

Dear Neighbour:

**515 QUEEN VICTORIA DRIVE, HAMILTON  
CONDOMINIUM CONVERSION**

We act on behalf of the owner's of the subject building. We would like to invite you to an brief information Meeting to be held on **May 12<sup>th</sup>, 2016 at 7:00 p.m.** to discuss the proposed conversion of the townhouse units to condominium. The meeting will be held at the **Salvation Army** located at **835 Stone Church Road East, Hamilton**. For your convenience, we have attached a location map.

**WHY DO WE WANT TO CONVERT 515 QUEEN VICTORIA DR TO CONDOMINIUMS?**

- The main goal of this condominium conversion is to provide an opportunity for affordable home ownership for the tenants.
- Without the condominium conversion, all units have to be sold together as a package of 68 units
- If the condominium conversion is permitted, each unit can be sold individually to tenants (It is your choice).

**WHAT HAPPENS TO YOU IF THE CONDOMINIUM CONVERSION IS PERMITTED?**

As existing tenants, we would like to ensure that you are aware of your rights:

- If the units are sold individually, you will have a 'right of first refusal' to purchase your unit – you have the first option to buy your unit. Our current intent is to continue to own and rent each unit.
- You cannot be forced to buy your unit or move out. As long as you remain a tenant in good standing (pay your rent on time), you have lifelong tenancy. This is known as 'security of tenure'; No owner (existing or future) can force you to move out
- There are no 'condo fees' that you will be responsible for paying. There will be no change in the way your rental agreement is handled.
- If you choose not to buy your unit, and someone else buys your unit, you still cannot be forced to move. The new owner would be your landlord. Your rents cannot be increased beyond what is permitted by law.

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We will be available at the meeting to answer any questions regarding the conversion you may have. As mentioned, the rights of existing tenants as of the date of the conversion to condominium, including 'security of tenure', are protected pursuant to the provisions of the *Residential Tenancies Act*, which are attached. We have also invited the ward Councillor and City staff to attend the meeting to address any enquiries you may have for them.

We look forward to seeing you there. As part of the process, if you could please complete the attached questionnaire and submit it after the meeting or submit to your Superintendent if you do not plan on attending.

Regards,

FIRST ROCK PROPERTIES LTD.

Attach.

cc:

May 1<sup>st</sup>, 2016

**CONDOMINIUM CONVERSION APPLICATION RESPONSE  
515 Queen Victoria Drive**

Dear Neighbour:

As part of the application process with the City of Hamilton, we are required to obtain confirmation from each tenant acknowledging that they have been informed of our application and have a clear understanding of how the Ontario *Residential Tenancies Act* specifically provides tenants 'security of tenure'. Attached is a copy of our Notice of Meeting that was circulated.

**WHY ARE WE ASKING FOR SUPPORT?**

Currently, we can only get approval for the conversion to condominiums if 75% of the tenants are in support and want this to happen. We are asking for your support because:

- The main goal of this condominium conversion is to provide an opportunity for *affordable home ownership for the tenants*.
- Without the condominium conversion, all units have to be sold together as a package of 68 units. If the condominium conversion is permitted, each unit can be sold individually.

**WHAT DOES IT MEAN IF YOU SUPPORT THE APPLICATION?**

If you support the application, that means that you are agreeing to letting us apply for the conversion of this property from one large property to 68 individual condominiums.

- If the units are sold individually, you will have a 'right of first refusal' to purchase your unit – you have the first option to buy your unit. Our current intent is to continue to own and rent each unit.
- You cannot be forced to buy your unit or move out. As long as you remain a tenant in good standing (pay your rent on time), you have lifelong tenancy. This is known as 'security of tenure'; No owner (existing or future) can force you to move out
- There are no 'condo fees' that you will be responsible for paying. There will be no change in the way your rental agreement is handled.
- If you choose not to buy your unit, and someone else buys your unit, you still cannot be forced to move. The new owner would be your landlord.
- Your rents cannot be increased beyond what is permitted by law or as approved by the Landlord and Tenant Board

**WHAT IS OUR INTENT IF WE GET APPROVAL FOR THE CONVERSION?**

If we receive approval for the conversion from the city, we **intend** to do the following:

- Proceed and convert the property to a condominium. This will involve upgrading and renovating the property (both exterior and interiors).
- Currently we intend to continue owning the units and renting them to you. If we decide in the future to sell the units, they will be made available for sale to you the tenant first.

Approval means that you will have the opportunity to purchase your unit. There are no additional charges or negative consequences for you as an existing tenant.

Please answer the following questions and kindly submit this sheet. Please retain a copy for your records:

**515 Queen Victoria Drive Condominium Conversion Support**

- We were notified of the condominium conversion application (Notice Issued on May 1, 2016)  
Yes \_\_\_\_\_ No \_\_\_\_\_
- We are aware of 'security of tenure' rights under the *Residential Tenancies Act*  
Yes \_\_\_\_\_ No \_\_\_\_\_
- We support the condominium conversion application  
Yes \_\_\_\_\_ No \_\_\_\_\_

(I/We have answered the above questions voluntarily and under our own free will)

Unit No. \_\_\_\_\_

Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Phone No.: \_\_\_\_\_  
(Optional)

Phone No. not provided \_\_\_\_\_  
Do not wish to be contacted

Please refer to page 3 (next page) for the options on how to submit your response

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You can submit this form in any one of the following ways:

1. Mail your response directly to:  
**Gerry Tchisler**  
**City of Hamilton**  
**71 Main Street West, 5th Floor**  
**Hamilton, ON L8P 4Y5**
2. Submit your response to the City representative at the meeting
3. Submit your response to the property superintendent at unit 301

Thank you for your co-operation in providing this information.

Regards,

FIRST ROCK PROPERTIES LTD.

Attach.

cc: Councillor Tom Jackson, with attachments, via e-mail  
Yvette Rybensky, City of Hamilton, via e-mail

515 QUEEN VICTORIA DRIVE, HAMILTON

SIGN-IN SHEET

DATE: Thursday May 12th, 2016

NAME(S)	ADDRESS (UNIT No.)	PHONE (OPTIONAL)
Marlene McKenzie	303	
Linneth Maride	411	
Andrew Mackay	508	
Istvan Cowan	409	
Mohammed Hasan	515 - 4213	
Kelley Haase	307	
Dave Allen / Amanda Daly	503	
Ann Atkins	308	
Jolava Paul	#214	
Jessica Davenport	601	
Cheryl Delisser	501	

First Rock Properties Ltd.

P.O. Box 1396  
Waterdown, ON L0R 2H0  
Tel: 905-635-7159

Minutes

To/Attention: Date of Meeting: May 12<sup>th</sup>, 2016

From: First Rock Properties Ltd Project No

Subject: Condominium Conversion  
Tenant Information Meeting  
7:00 – 7:30pm

Location: Salvation Army (Mountain Citadel)  
835 Stone Church Road East, City of Hamilton

Present:

First Rock Properties Ltd:

Bruce MacDonald (Owner)  
Vipul Archarya (Owner)  
Melody Delaney (Office Manager)  
Marica Volanovic (Superintendent for subject property)

City of Hamilton Staff:

Kirstin Maxwell (Policy & Program Specialist)

Residents:

Marlene MacKenzie – 515 Queen Victoria Drive # 303  
Linneth Maride – 515 Queen Victoria Drive # 411  
Andrew MacKay – 515 Queen Victoria Drive # 508  
Istvan Csonka – 515 Queen Victoria Drive # 409  
Mohammeed Hasan – 515 Queen Victoria Drive # 213  
Kelly Haase – 515 Queen Victoria Drive # 307  
Dave Allen / Amanda Daly – 515 Queen Victoria Drive # 503  
Ann Ahrens – 515 Queen Victoria Drive # 308  
Diana Pass – 515 Queen Victoria Drive # 214  
Jessica Davenport – 515 Queen Victoria Drive # 601  
Cherly Delisser – 515 Queen Victoria Drive # 501

Meeting is called to commence by Mr. Bruce MacDonald @ 7:00pm

**Speaker Mr. B. MacDonald**

***Administrative Issues are addressed:***

All Attendees are asked to sign the sign in sheet,  
Information Packages are offered to attendees

**Introductions are made in respect to:**

Mr. B. MacDonald

Mr. V. Archarya

Ms. Kirstin Maxwell

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Introduction from Mr. B. MacDonald to Residents begins at approximately 7:10pm

**Speaker Mr. B. MacDonald**

- Mr. MacDonald addresses why the meeting has been called and explains that it is the intent of the Owner to submit to the City of Hamilton and application for Condominium Conversion.
- An explanation that this is a change of tenure/ownership.
- Mr. MacDonald asked the residents if they need clarification on what a Condominium is. The residents acknowledge the need for clarification.
- An explanation of condominium is given:
  - It is a form of ownership
  - The current units could be sold on an individual basis
- Mr. MacDonald informs tenants that they would have first right of refusal if they were to sell units individually
- Mr. MacDonald informs tenants that the condo conversion process is going to take approximately 1.5 to 2 years to complete fully

**Question 1. Resident Mr. Csonka asks for more clarification on the process of changing over to condominium process, are you removing the current townhouses and building a condominium?**

- Mr. MacDonald explains that it is a legal name / legal entity change currently there is 68 townhomes but is considered as one building and that once the condo conversion takes place the property would be listed as 68 separate units, so each unit would have its own physical address
- He also clarifies that they would not be changing the building, demolishing it or adding on to it.



**Question 2. Resident Mr. Csonka asks will our rent be increased or changed once it is changed to a condominium?**

- Mr. MacDonald assured the residents that under this conversion that there rent would remain under the protection of the RTA.
- Under the RTA, increases in rent are set by the Province.

**Question 3. Resident Mr. Csonka asks if he will be asked to move out once it's changed over to condo's for renovations?**

- Mr. MacDonald advised that no they will not be asked to move out for renovations that the major renovations are taking place as tenants move out.

**Question 4. Resident Ms. Haase asks will there will be condo fee?**

- Mr. MacDonald advised that there will be no condo fees, nothing will change you will pay your rent and utilities as you are currently.

**Question 5. Resident Ms. Haase asks how it is taxed now?**

- Mr. MacDonald indicates that currently it is one tax bill for the entire premises and once it is converted a tax bill will be issued for each unit.

**Question 6. Resident Ms. Davenport asks if there is a timeline as to when we would be selling the townhouses once the condo conversion is in place?**

- Mr. MacDonald addressed the residents that there is no timeline and that there is no intent at this time in selling the units.

**Conclusion of meeting; 7:43pm**

- Mr. MacDonald concluded the meeting and extends his appreciation to the residents, and City staff Kirstin Maxwell.