

Application for a Condominium Conversion for lands known as 115 Main Street East, Hamilton (PED18080)

Owner/Applicant: Old Colony Properties Ltd. c/o David Horwood

UrbanSolutions Planning & Land Development Consultants Inc., Matt Johnston

Chronology

Date	Action
May 15, 2013	Tenant Information Meeting held
July 28, 2014	Application for Condominium Conversion submitted
March 4, 2015	Concerns raised with respect to existing vacancy rates being less than 2% for two bedroom units
July 7, 2017	Updated information provided to the City demonstrating vacancy rates are greater than 2% for all unit types in the preceding two years
September 20, 2017	City Staff provided additional comments noting 28 units in the building met the criteria for affordability
February 14, 2018	City Staff advised that the application will be brought forward to the April 17, 2018 Planning Committee with a negative Staff Report.
February 14, 2018	UrbanSolutions requested that the application be deferred until such time as 75% of tenants could be reached, per UHOP Policy B.3.2.5.1.b
May 30, 2018	UrbanSolutions provided City Staff tenant questionnaires, resulting in +75% approval for conversion of the existing building to condominium
June 5, 2018	City Staff brought forward a negative Staff Report to Planning Committee, PED18080

Tenant Questionnaire Response

Response	Units	% of Units
Support	96	75
Against	11	8.5
No Response	21	16.4
Total Building Count	128	100

Condominium Conversion of Rental Housing Units

B.3.2.5.1 – To protect the adequate provision of a full range of housing, conversion to condominium of rental apartment or townhouse buildings or groups of buildings comprised of six or more units shall be permitted if any one of the three general criteria are met:

b) At least 75% of the current tenants support the conversion to condominium, as demonstrated to the satisfaction of the City

