

Memorandum

From:

David Horwood

To: Residents of Kensington Apartments

Date: May 2nd, 2013

Re: Upcoming Meeting

To all residents of Kensington Apartments,

I am pleased to invite you to a meeting scheduled for May 15th.

The purpose of the meeting is to present to all residents our application to the city to change the legal status of the building from "apartment" to "condominium."

Many buildings similar to Kensington Apartments are already condos, even though they are run as rental buildings and are filled with renters, just like the subject building.

There are no "condo fees" that you will be responsible for paying, and no one can force you to leave your unit. As a renter, you are protected by the provincial tenancy law even after we become a condo.

In the future, if we decide to start selling the suites as condo suites, you are welcome to buy your suite or stay as a renter. Again, there will be no change in the way your rental agreement is handled, and you do not need to be on a long term lease. Month to month tenancies are treated the same.

So, although we are starting the application, I wanted to reassure you that if approved, we expect it to be "business as usual" at Kensington Apartments.

Your happiness means the world to us. As our customers, we are eager to provide you with well-managed suites now, and in the future.

Sincerely,

David Horwood A.V.P. & Officer

SIGN-IN SHEET

115 Main Street East, Hamilton Wednesday, May 15th, 2013

> ENOUP CHOUP

NAME(S)	ADDRESS	PHONE
John Dudhast	115 MHIN E. APT # 1703 HAM.	
CARD JAMIGSON	11 Apt 1604 11	289 396 3450
Chris Grover	11 Cap Pot 11	905523-8567
Lorena Frathura 1.	" 1602 "	405-523-6794
KONNY CIWARDS Nauden	18M1 17043 3h	
Chadle tres	115 main = apt 1604	289 396 3450
Phiona Overholstor	1051 + 00 1, " "	389 389 3661
SuzANNE TARBUTT	8071 tap 31 18 MAIN 211	8 905-393-4643
BILL MELLON	t E	1958 522367
David Hormory	Effer thus	228-838
Boxes 7-aim	181 () Killian	905.596-1010
dillian Chuka	115/14 57. B. APT. [141	85527-5772
Rongen 2 hou	115 Main St E Ant 1403	289-778-4403
0.0		



i**81 Group** 200 East Wing-880 James Street North Hamilton ON LSL 1H5 Canada

tel 905 546 1010 lex 905 546 1011

May 2nd, 2013

Notice to Residents - 115 Main Street East

Dear Neighbour:

RE: Conversion to Condominium Status - Application Process

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 with "Security of Tenure". Attached is a copy of our Notice of Meeting that was circulated.

Please answer the following questions and kindly submit this sheet at the information meeting or to your Superintendant if you do not plan on attending. Please retain a copy for your records:

We were notified of the co	ndominium conversion application	n Yes_No
We are aware of "Security	of Tenure" rights under the Resid	Sentles Tenancies Act YesNo
We support the condomini	um conversion application	YeeNoNA
We have attached addition	al comments with respect to this	A. Nellin I. J., Harriston and State of AREA.
Unit No. 806	Name MELL	
Date MAY 15/13	Signature Wm	Mellon
Phone No. <u>522-2367</u>	Phone No. not prov Do not wish to be c	ided ontacted by the City

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

Yours very truly, IBI Group

George T. Zalac, MCIP, RPP



IIIO Group 200 East Wing-880 James Street North Hamilton ON L&L 1HB Canada

tel 905 546 1010 fax 905 546 1011

May 2nd, 2013

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We were notified of the condo	minium conversion application	Yee X No
We are aware of "Security of "	Tenury' rights under the Residential To	nnancies Act Yes_NoX
We support the condominium	convention application Yes.	<u>X</u> no
We have attached additional control of the second control of	comments with respect to this applicati	on YeeNo_X
Unit No. 1602	Name Lorena F	rattura
Date May 15/13	Signature Latra	HUXO
Phone No. <u>523-6794</u>	Phone No. not provided	ed by the Chr

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

Yours very truly, IBI Group

George T. Zalac, MCIP, RPP



STATEST STATES

IBN Group 200 East Wing-380 James Street North Hamilton ON LSL 1HS Canada

tel 905 546 1010 fax 905 546 1011

May 2nd, 2013

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•	We were notified of the condominis	um conversion confinction	Yes / No
• '	We are aware of "Security of Tenu		
-	_	Taik 4	MEL PERMITTERS ACT TOOK NO.
•	We support the condominium conv		Yes_V_NoN/A
•	We have attached additional comm	•	
Unit N	o. <u>502</u>	Name _ Savah T	uck
	May 3, 2013	Signature	
Phone	No. <u>905-870-87</u> 98	Phone No. not provid Do not wish to be cor	ed

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

Yours very truly, (Bi Group

George T. Zajac, MCIP, RPP



184 Group 200 East Wing-980 James Street North Hamilton ON L&L 1HB Canada

tel 906 548 1010 tex 905 548 1011

May 2rd, 2013

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•	We were notified of the condomini	um conversion applica	B on	Yes	
•	We are aware of "Security of Tenu	re" rights under the Re	seidential Tena	ncies Aci	Y601_No
•	We support the condominium com	ression application	Yes	_No	N/A
•	We have attached additional comme	nents with respect to ti	his application		
	<u>904</u>	Name Roy &	CHRIS	GRS	VEK
Date	May 15/13.	Signature 4	WES		
Phone	No. 965-525-8567	Phone No. not po Do not wish to be	rovided	by the (Tity

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

Yours very truly, IBI Group

George T. Zajac, MCIP, RPP



i**iii Greup** 200 East Wing-860 James Street North Hamilton ON L&L 1HS Canada

tel 905 546 1010 fex 905 546 1011

May 2nd, 2013

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•	We are aware of "Security of Tenu	re" rights under the Residential Tenancies Act YesNo
•	We support the condominium conv	rension application YesNoN/A
•	We have attached additional comm	nents with respect to this application YesNo
Unit No	1102	Name Paul à Emity Paguntation
Date	May 10, 2013	Signature transle
Phone	No. 905-521-9369	Phone No. not provided

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

Yours very truly, IBI Group

George T. Zajac, MCIP, RPP



18) Group 200 East Wing-860 James Street North Hamilton ON L&L 1HS Canada

tel 905 548 1010 fax 905 546 1011

May 2nd, 2013

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•	We are aware of "Security of Tenu	re" rights under	the Resident	tal Tenancies /	Act Yes LNo
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9	We have attached additional comm				
Unit No	of (g)	Name	CH15.	HOLM	SH ANE
Date	They 6/2013	Signature _	<i></i>	Sho	ne
Phone	No	Phone No. Do not wish	not provide to be cont	nd V acted by the	Olty 🗠

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

Yours very truly, IBI Group

George T. Zelac, MCIP, RPP



IBI Group 200 East Wing-380 James Street North Hamilton ON LBL 1HS Canada

ted 906 548 1010 feez 905 546 1011

May 2nd, 2013

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•	We are aware of Security of Tenu	re" rights under the Residential Tenancies Act YesNo_	
•	We support the condominium com	version application YesNoN/A	
•	We have attached additional comm	nents with respect to this application YesNo	
Unit N	0.1501_	Name Rhiom Overholster	
Date	May 15/13	Signature Phiana Drecholster.	
Phone	100 <u>6- P88-P98</u> .0N	Phone No. not provided <u>nin</u> Do not wish to be contacted by the City	

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

Yours very truly, IBI Group

George T. Zejac, MCIP, RPP



ille Group 200 East Wing-350 James Street North Hamilton ON 1.81. 116 Canada

tel 905 546 1010 fax 905 546 1011

May 2rd, 2013

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• We were notified of the cond	ominium conversion application Yes_X_No
We are aware of "Security of	Tenure" rights under the Residential Tenancies Act Yes.XNo
We support the condominium	conversion application YesNoN/A_X_
We have attached additional	comments with respect to this application. Yes
Jnit No. <u>1403</u>	Name Rongyu Zhou
Date May 15, 2013	Signature Rongyu Zhou
Phone No. <u>289-778-5403</u> .	Phone No. not provided Do not wish to be contacted by the City

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

Yours very truly, (BI Group

George T. Zajac, MCIP, RPP



ten Group 200 East Wing-860 James Street North Hamilton ON L&L 1H5 Canada

tel 905 546 1010 fax 905 546 1011

May 2rd, 2013

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We were notified of the condor	minium conversion application Yes No
We are aware of "Security of 1	enure" rights under the Residential Tenancies Act Yes No
We support the condominium (conversion application YeeNo_N/A_
We have attached additional or	omments with respect to this application. YesNo
Unit No. 1705	Name Lingua Thang
Date Noy 02 2013	Signature Signature
Phone No. <u>245 S81 73.50</u> or 905 5>3 9866	Phone No. not provided Do not wish to be contacted by the City
Thank you for your co-operation	in providing this information.

Yours very truly, (B) Group

George T. Zajac, MCIP, RPP



IIM Group 200 East Wing-850 James Street North Hamilton ON, LBL 1H6 Canada

tel 905 548 1010 fex 905 546 1011

May 2nd, 2013

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We were notified of the o	condominium conversion application	Yes/No
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eto Maya/13	- 16. 9	70 1.
hone No (905) 527	Signature) VAXVV. 1. Signature) VAXVV. 1. Phone No. not provided Do not wish to be contacted	
	Do not wish to be contacted	by the City 💹

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

Yours very truly,
IBI Group

George T. Zajac, MCIP, RPP



IBI Group 200 East Wing-860 James Street North Hamilton ON L&L 1H5 Canada

100 905 546 1010 100 905 546 1011

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•	We were notified of the condon	ninkum conversion application	YesNo
•	We are aware of "Security of To	onuis" rights under the Reelds	entiel Tenancies Act Yes_No_
•	We support the condominium o	onvention application	Yee_No_NA_/
•	We have attached additional co	omments with respect to this a	pplication Yea_No_
Unit No	<u>, 908</u>	Name Cana	Fei Cheona
Date	May 2 2013	Signature	ang be's Cheone
Phone	No	Phone No. not provi Do not wish to be co	cled

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

Yours very truly, IBI Group

George T. Zajac, MCIP, RPP



181 Group 200 East Wing-860 James Street North Hamilton ON LBL 1145 Canada

tel 905 546 1010 fex 905 646 1011

May 2nd, 2013

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We were notified of the cond	ominium conversion application YesNo
	Tenure" rights under the Residential Tenancies Act. Yes. No
We support the condominium We have attrached additional	comments with respect to this application. YesNoV
Unit No. <u>1405</u>	Name Guo Jing Jing
Date 2013. 5.3	Signature Book.
Phone No	Phone No. not provided
	Do not wish to be contacted by the City L

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

Yours very truly, IBI Group

George T. Zajac, MCIP, RPP



titi Group 200 East Wing-580 James Street North Hamilton ON LSL 1H5 Canada

106 905 546 1010 fex 905 546 1011

May 2nd, 2013

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We were notified of the cor	dominium conversion application YesNo
We are aware of "Security of the security	of Tenure" rights under the Residential Tenancies Act Yes 1/2 No.
We support the condominit	im conversion application YesNoN/A
We have attached additions	al comments with respect to this application. YesNo/
Unit No1209	Name Uchelluonz
Date May 12/13	Signature <u>MaNU / U</u>
Phone No.	Phone No. not provided

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

Yours very truly, IBI Group

George T. Zalac, MCIP, RPP



IBI Group 200 East Wing-880 James Street Horth Hamilton ON L&L 1HS Ganada

tad 905 846 1010 tanx 906 548 1011

May 2nd, 2013

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					_	
9	We were notified of the condomina	um conversi	an application	•	Yes_ <u>/</u> No_	
•	We are aware of "Security of Tenu	ne" rights un	der the Residen	tiel Tenen	cies Act Yes	No_
9	We support the condominium conv	rension applic	ation	Yes	NoNA_	
•	We have attached additional comm	nents with re	spect to this ap	plication '	YeeNo_	V
Unit No	1703	Name _	JOHN I PATAJCIA John	REDA	ART	
Date	MAY 14, 2019	Signature	John	Dride	last.	
Phone	No		o. not provide ish to be con		y the City_	<u>v</u>

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

Yours very truly, (Bl Group)

George T. Zajac, MCIP, RPP



181 Group 200 East Wing-980 James Street North Hamilton ON LSL 1HS Canada

tel 906 546 1010 fex 906 546 1011

May 2nd, 2013

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We were notified of the condo	[호텔: 1811년 - 1812년 - 1 - 1812년 - 1812	Yee / No
We are aware of "Security of T We support the condominium of	enure" rights under the Residential 1 conversion application Yes	
	omments with respect to this applica	
Unit No. <u>/76 \$</u>	Name Suzerun	
Date March 15/13 Phone No. 905-393-4643	Signature Anguar	Jas but
-none No. <u>//3-3/3-78-7</u>	Phone No. not provided _ Do not wish to be contact	ed by the City

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

Yours very truly, (B) Group

George T. Zajac, MCIP, RPP



190 Group 200 East Wing-360 James Street North Hamilton ON LGL 1HS Canada tel 905 545 1010 fax: 905 545 1011

May 2nd, 2013

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	the condominium convers		Yes / No
	eourlly of Tenure" rights ur idominium conversion appl		No_NA_
• We have attached a Unit No. 1604	idditional comments with re Name	espect to this application Chad Part	
Date May 15, 20		· Chod Pit	
Phone No. <u>289 394</u>		o. not provided ish to be contacted t	by the City

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

Yours very truly, IBI Group

George T. Zajac, MCIP, RPP

115 Main Street East Condominium Conversion

Tenant Information Meeting

Wednesday, May 15, 2013 Crowne Plaza Hotel 6:00 pm - 7:00 pm

WELCOME

Please sign in

Project team members are available to discuss the proposal with you. Please feel free to ask questions.



115 Main Street East Condominium Conversion

Purpose of the tenant information meeting

- Discuss the condominium conversion application process.
- Discuss the rights of the existing tenants.
- Answer any questions or concerns you may have regarding the proposal.

Rights of the Existing Tenant

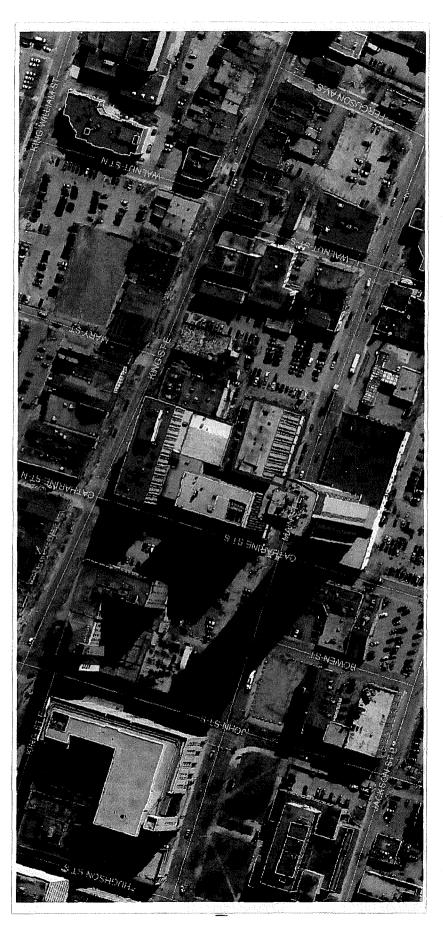
- proposed condominium conversion. This is known as "security of tenure". You cannot be forced to buy your unit or move out only by reason of the
- You will have a "right of first refusal" to purchase your unit in the event that the owner wishes to sell your unit after condominium conversion, your rights to remain in the unit as tenant will not be affected.



IBI

115 Main Street East Condominium Conversion

Subject Property - 115 Main Street East, Hamilton, Ontario

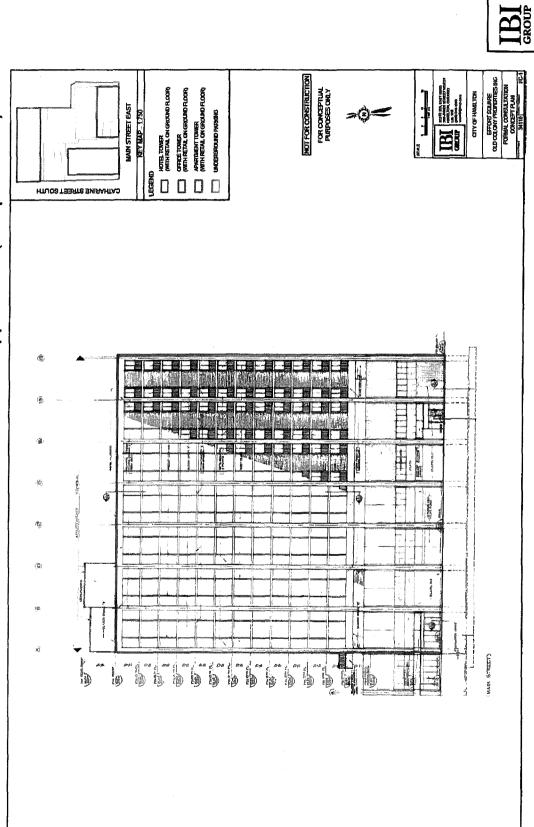


115 Main Street East Condominium Conversion

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Next Step

Proceed with the formal Draft Plan of Condominium application (sample below)



IBI GROUP SUMMARY REPORT

Old Colony Properties Inc.
TENANT INFORMATION MEETING
SUMMARY REPORT
115 MAIN STREET EAST CONDOMINIUM CONVERSION

3. TENANT INFORMATION MEETING

The Tenant Information Meeting was held as a question and answer session where project representatives were available to answer questions and address concerns. The session was held as follows:

Date:

Wednesday, May 15, 2013

Time:

6:00 PM - 7:00 PM

Location:

Crowne Plaza Hotel

150 King Street East, Hamilton

Twelve (12) individuals signed the attendance register (*Appendix B*) and were present at the meeting. The following project representatives were present at the meeting:

Mr. David Horwood, Effort Trust Company

Mr. George T. Zajac, CPT, MCIP, RPP, IBI Group

Mr. Daniel Boric, BURPI, IBI Group

4. INFORMATION PRESENTED

The exhibits listed in **Table 4-1** were on display at the meeting and can be viewed in full under **Appendix D.**

Table 4-1: Display Boards

- i. Welcome Board
- ii. Purpose of the Meeting and Rights of the Existing Tenant
- iii. Aerial View of the Subject Property
- iv. Draft Plan of Condominium (sample)

5. COMMENTS AND QUESTIONS

The meeting began at 6:00 p.m. George Zajac from the IBI Group and David Horwood opened the meeting with an explanation of condominium ownership. The building will be divided into separate units, however, stairwells, hallways and the laundry room will remain as common areas. This meeting, informing the tenants, is the first stage of the application process and the process will take approximately two to three years.

IBI GROUP SUMMARY REPORT

Old Colony Properties Inc.
TENANT INFORMATION MEETING
SUMMARY REPORT
115 MAIN STREET EAST CONDOMINIUM CONVERSION

	Discussion		etails
			iswer
•	What is the reason for this condominium conversion?	1)	
•	Is the only reason for money?	2)	To change legal classification from Apartment to Condominium.
		3)	Now is a good opportunity, not sure when laws may change.
l		4)	More flexibility in the future.
		5)	Possibility of property tax savings (Good Investment).
		6)	Can sell unit by unit, instead of the whole building at once
•	If the application is approved, who does the renter report unit issues to?	1)	If unit is sold, you would report to the unit owner.
		2)	For the foreseeable future, the ownership group will own all units and continue to be the Property Manager.
		3)	Must own 60% of units to become property manager.
		4)	Most units are sold when they are vacant
		5)	You will be given the option to buy your unit. You have 72 Hours to decide (Right of First Refusal).
		6)	If you choose not to buy it, you can remain renter as long as you want to (Lifetime Tenancy).
L			
		Ans	swer
•	Can the new Unit Owner raise the rent?	1)	No, rent increases are set by the province and are regulated.

IBI GROUP SUMMARY REPORT

Old Colony Properties Inc.
TENANT INFORMATION MEETING
SUMMARY REPORT
115 MAIN STREET EAST CONDOMINIUM CONVERSION

		Answer
•	What if we end up with a bad landlord and he tries to push us out?	You have rights as a tenant the owner must follow.
		No Tenancy can be terminated without a hearing.
		It is in the owners best interest to be respectful to the tenant.
		4) As long as you are a good tenant without violations you have the right to rent your apartment as long as you want. (Lifetime Tenancy Act).
		Answer
•	If you wish to renovate, can you force us out of our units if it is turned into a condominium?	As of right, we have the right to repair buildings right now.
		We would give appropriate notice before we relocate you, and then we have to give you opportunity to move back into your original unit.
		Answer
•	Any Renovations planned?	Not at this time, however we are committed to the maintenance of the building.
		Answer
•	Are there going to be floor changes, combination of units?	That is an option, however it would be complicated and unlikely.
		We must honour your tenancy pursuant to the Lifetime Tenancy Act though.
		Answer
	Who pays the condo fees?	The unit owners.
-	Time paye the conde loos:	A current tenant would not be obligated to pay condo fees, or be subjected to rent increases to cover the cost of the condo fees.

IBL GROUP SUMMARY REPORT

Old Colony Properties Inc.
TENANT INFORMATION MEETING
SUMMARY REPORT
115 MAIN STREET EAST CONDOMINIUM CONVERSION

		Answer
•	Do we have to be present to show the unit?	We can't show the unit unless notice has been given, and unless staff is present.
		2) The same rules now would apply.
		Answer
•	What happens if unit owners are being disruptive, do they have more rights than renters?	No. Everyone enjoys the same rights to enjoy their units without disruption.
		Answer
•	Would tenants have a vote on the conversion decision?	No, but the tenants opinion's do matter and the City will review all comments and questions tenants have.

These Minutes were prepared by Daniel Boric, IBI Group.

IBI Group

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