TO: Chair and Members Economic Development and Planning Committee

WARD AFFECTED: WARD 2

COMMITTEE DATE: October 5, 2010

SUBJECT/REPORT NO:
Application for Approval of a Draft Plan of Condominium Conversion for Lands Located at 195 Wellington Street South (Hamilton) (PED10227) (Ward 2)

SUBMITTED BY: Tim McCabe
General Manager
Planning and Economic Development Department

PREPARED BY: Timothy Lee
(905) 546-2424, Ext.1249

SIGNATURE:

RECOMMENDATION:

That Condominium Conversion Application CDM-CONV-09-03 by Wellington Apartments Inc., Owner, to establish a Draft Plan of Condominium for 143 existing apartment units, located at 195 Wellington Street South (Hamilton), as shown on the attached map marked as Appendix “A” to Report PED10227, be denied for the following reason:

(a) The proposal does not conform to the Provincial Policy Statement, the Hamilton-Wentworth Official Plan, and the Condominium Conversion policies of the City of Hamilton Official Plan.

EXECUTIVE SUMMARY

The purpose of this application is to create a Plan of Condominium for 143 existing apartment units, located at 195 Wellington Street South (Hamilton) (see Appendix “A”) to allow for the tenure of the units to change from rental to condominium ownership. The existing tenants are protected under the Residential Tenancies Act.
The proposed Condominium Conversion cannot be supported, as the application does not conform to the policies of the Provincial Policy Statement and the Hamilton-Wentworth Official Plan. In addition, it does not meet the criteria for condominium conversion in the City of Hamilton Official Plan as it relates to the existing market rent levels for the units proposed to be converted, which are significantly below the average market rent levels for the City and the respective local housing market zone.

Alternatives for Consideration - See Page 13.

FINANCIAL / STAFFING / LEGAL IMPLICATIONS

Financial: N/A.

Staffing: N/A.

Legal: The Planning Act does not require a notice of Public Meeting for an application for Condominium Conversion. However, formal notice was given to all existing tenants.

HISTORICAL BACKGROUND

Current Condominium Conversion (25CDM-CONV-09-03)

The purpose of this application is to permit the conversion of a 143-unit, 3-storey apartment building from rental tenure to condominium tenure. There are a total of 34 bachelor units, 72 one-bedroom units, and 37 two-bedroom units. The subject property is 0.82 hectares in size, and is located on Wellington Street South at the intersection of Forest Avenue, near the Claremont Access. Uses that surround the subject property are residential to the west, the Claremont Access to the east, the Niagara Escarpment to the south, and Corktown Park to the north. A Canadian Pacific Railway line also runs to the north of the subject property (see Appendix “A”). The lands are zoned “E” (Multiple Dwellings, Lodges, Clubs, etc.) District and the 3-storey apartment building is a permitted use.

Chronology

July 21, 2009: Submission of Condominium Conversion Application 25CDM-CONV-09-03 by McKenzie Lake Lawyers LLP.

September 18, 2009: Received the “Affordable Housing Report/Rental Conversion Assessment” from the applicant.
Vision: To be the best place in Canada to raise a child, promote innovation, engage citizens and provide diverse economic opportunities.

Values: Honest, Accountability, Innovation, Leadership, Respect, Excellence, Teamwork

October 9, 2009: Received copy of the Letter to Tenant on the Condominium Conversion of 195 Wellington Street South, dated May 21, 2009.

March 16, 2010: Tenant Information Meeting was held.

June 7, 2010: Advised the agent that the application cannot be supported due to it not meeting all three criteria of the Hamilton Official Plan.

September 17, 2010: Circulation of Notice of Public Meeting to tenants within the subject building.

Details of Submitted Application:

Location: 195 Wellington Street South
Owner: Wellington Apartments Inc.
Agent: McKenzie Lake Lawyers LLP

Property Description:
- Frontage: 68.0 metres on Wellington Street South
- Flankage: 78.6 metres on Charlton Avenue East
- Lot Depth: 81.7 metres
- Area: 0.822 ha

EXISTING LAND USE AND ZONING:

<table>
<thead>
<tr>
<th>Subject Lands</th>
<th>Existing Land Use</th>
<th>Existing Zoning</th>
</tr>
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<tbody>
<tr>
<td>Apartment Units</td>
<td>&quot;E&quot; (Multiple Dwellings, Lodges, Clubs, etc.) District</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Surrounding Lands</th>
<th>Community Park “P2” Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Corktown Park, Canadian Pacific Railway</td>
</tr>
<tr>
<td>West</td>
<td>Single-Detached and Semi-Detached Dwellings</td>
</tr>
<tr>
<td>South</td>
<td>Niagara Escarpment</td>
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</tbody>
</table>

“D” (Urban Protected Residential - One and Two Family Dwellings, etc.) District
POLICY IMPLICATIONS

Provincial Policy Statement

The application has been reviewed with respect to the Provincial Policy Statement (PPS). Staff notes that the subject application is consistent with the policies that focus growth in Settlement Areas 1.1.3.1. Policy 1.4.1 directs municipalities to provide for the full range of housing in terms of both tenure (rental and ownership) and built form. In addition, Policy 1.4.3(a) outlines establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. These policies are consistent in addressing the Provincial Interest in Section 2(j) of the Planning Act with respect to providing adequate provisions in housing types.

However, the application does not meet the intent of Policy 1.4.3(b)(1), in that the application does not facilitate “all forms of housing required to meet the social, health, and well-being requirements of current and future residents” due to the loss of affordable housing as a result of the proposed Condominium Conversion.

As the existing market rental rates are significantly below the average market rental rates, conversion of the rental units to condominium tenure will reduce the supply of affordable units for low and moderate income households. As a result, the application will not meet Policy 1.4.3(b)(1), and the proposal is not consistent with policies of the Provincial Policy Statement.

Places to Grow

The application has been reviewed with respect to the Places to Grow Plan. The application is consistent with the guiding principles of Policy 1.2.2 with respect to building compact, vibrant, and complete communities, and providing for different approaches to managing growth that recognizes the diversity of communities in the Greater Golden Horseshoe. In addition, Policy 2.2.2.1(h) encourages cities and towns to develop as complete communities with a diverse mix of land uses, and a range of housing types and easy access to local stores and services. These policies are also consistent in addressing the Provincial Interest in Section 2(j) of the Planning Act with respect to providing adequate provisions in housing types. As a result, the proposal conforms to the Places to Grow Plan.

Hamilton-Wentworth Official Plan

The subject property is designated “Urban Area” in the Hamilton-Wentworth Official Plan. Policy 3.1 outlines that a wide range of urban uses, defined through Area Municipal Official Plans and based on full municipal services, will be concentrated in the Urban Areas.
Urban Areas are intended to accommodate approximately 96% of new residential housing units in the Region to the year 2020. In addition, in Part A, Section II, the City has interests in providing for housing which meets the needs of the diversity of households throughout the City.

As the nature of the application is for the conversion of the existing rental apartment units into a plan of condominium where a large portion of the units are significantly below the average market rents, the proposal does not conform to the Hamilton-Wentworth Official Plan.

The City of Hamilton Official Plan

The subject lands are designated “Residential” on Schedule “A”, Land Use Concept of the City of Hamilton Official Plan, which permits the existing residential use. Section C.7.3.v) supports residential development that provides tenure options and a range of prices for new dwellings that will be affordable to Hamilton residents. Also, Section C.7.3.ix) supports the concept of a residential community that provides a diversity of dwelling forms and housing options that are accessible to all Hamilton residents.

Section C.7.11 provides the criteria for evaluating Condominium Conversion proposals. A detailed analysis of the proposal vis-à-vis this Policy is found in the Analysis/Rationale for Recommendation section of this Report. Based on this analysis of the application, staff notes that the application conforms to Sections C.7.11.i) and C.7.11.ii). However, the application does not conform to Section C.7.11.iii) with respect to the existing market rent levels as a substantive number the units proposed to be converted are significantly below the average market rent levels for the City and the respective local housing market zone.

Based on the foregoing, the proposal does not conform to Section C.7.11. iii) of the Official Plan, as this criteria is not met. Therefore, the application cannot be supported.

New Urban Hamilton Official Plan (Council Adopted)

The New Urban Hamilton Official Plan was adopted by Council on July 9, 2009. The Plan has been forwarded to the Province for approval, but is not yet in effect. The subject property is designated “Neighbourhoods” on Schedule E-1, which permits the existing use. Section 3.2.5.1 of the Plan includes Condominium Conversion policies for Rental Housing Units. Section 3.2.5.1 (a) states that 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, should be permitted if any one of the three general criteria are met, as outlined in a), b), and c) below:

“3.2.5.1a) All of the following criteria are met:
(i) The rental vacancy rate by dwelling unit and structure type for the City and the respective local housing market zone, as identified on Schedule G - Local Housing Market Zones and based on CMHC data, has been at or above 2.0% for the preceding twenty-four months;

(ii) The proposed conversion shall not reduce the rental vacancy rate by dwelling unit and structure type to below 2.0% for the City and the respective local housing market zone; and,

(iii) The existing market rent levels for the units proposed to be converted are not significantly (approximately 10%) below the average market rent levels for the City and the respective local housing market zone for rental units of a similar dwelling unit, and structure type and size.

3.2.5.1b) At least 75% of the current tenants support the conversion to condominium, as demonstrated to the satisfaction of the City; and,

3.2.5.1c) The subject building or group of buildings is a protected heritage property on the date of application."

As the vacancy rate for bachelor, one-bedroom, and two-bedroom units have been above 2.0% for the City of Hamilton in 2008 and 2009, the proposal conforms to Criteria i). With respect to Criteria ii), the proposed conversion would not reduce the vacancy rate below 2%, and is, therefore, compliant. However, the application does not meet Criteria iii), as the existing market rent levels for a substantial number of the units proposed to be converted are significantly below the average market rent levels for the City and the respective local housing market zone. Based on the foregoing, the proposal would not conform to the Urban Hamilton Official Plan.

**RELEVANT CONSULTATION**

The following Departments and Agencies had no comments or objections to the proposed conversion:

- Urban Forestry, Public Works Department;
- Taxation Division, Corporate Services Department;
- Horizon Utilities; and,
- Bell Canada.
Housing Division - Community Services Department

The City’s Housing Division has advised that the following Official Plan requirement for both the local housing market zone and City of Hamilton has been met:

1. Vacancy rates have been above 2% for the past two years; and,

2. The loss of stock does not negatively affect vacancy rates.

However, the City’s Housing Division has advised that the following Official Plan requirement for both the local housing market zone and City of Hamilton have not been met:

3. The existing market rent levels for the units proposed to be converted are not significantly below the average market rent levels for the City and the respective local housing market zone.

The 2008 and 2009 CMHC Rental Market Reports were used by the Housing Division as part of their comments for this application. Local housing markets, Zone 1 (Downtown) and Zone 4 (Central Hamilton), were used in their analysis. Data showed that the vacancy rate for bachelor units increased from 5.7% in 2008 to 6.2% in 2009 for the local market zone (see Comment 2, Page 8), and from 5.0% in 2008 to 7.0% in 2009. For one-bedroom units, the vacancy rate increased from 3.6% in 2008 to 3.9% in 2009 for the local market zone, and from 3.5% in 2008 to 3.8% in 2009 for the City of Hamilton. Finally, the vacancy rate increased for two-bedroom units from 3.2% in 2008 to 4.9% in 2009 in the local market zone; and from 3.4% in 2008 to 4.7% in 2009 in the City of Hamilton.

Based on the data presented, Criteria 1 and 2 of the Official Plan requirements have been met as the vacancy rate has been above the minimum 2% for the two past years, and the loss of stock from the proposed Condominium Conversion will not negatively affect vacancy rates.

The CMHC Rental Market Reports showed that the average rents for all units remained relatively stable from 2008 to 2009. For Bachelor units, the average rent was $506 in 2008, and $507 in 2009 for the local housing market; and $508 in 2008, and $509 in 2009 for the City of Hamilton. For one-bedroom units, the average rent was $633 in 2008, and $635 in 2009 for the local housing market; and $637 in 2008, and $644 in 2009 in the City of Hamilton. Finally, the average rent for two-bedroom units was $780 in 2008, and $790 in 2009 for the local housing market; and $775 in 2008, and $767 in 2009 for the City of Hamilton.

Based on the rent rolls that were provided by the applicant, the analysis showed that 94 of the 143 units have rents that are significantly below either the average market rent for
Local Market Zones 1 (Downtown) and 4 (Central Hamilton), or the average market rent for the City of Hamilton. Based on the data provided, the application does not conform to Criteria 3 of the Official Plan requirements and, as a result, staff does not support the Condominium Conversion application.

**ANALYSIS / RATIONALE FOR RECOMMENDATION**

1. The proposal cannot be supported for the following reasons:
   (i) It is not consistent with the Provincial Policy Statement, and does not conform with the Hamilton-Wentworth Official Plan;
   (ii) It does not conform with the Residential Condominium Conversion policies of the City of Hamilton Official Plan and the Council-adopted Urban Official Plan; and,
   (iii) The conversion of the units will reduce the number of overall affordable rental units for that type within the City of Hamilton.

2. The housing policies found in the City of Hamilton Official Plan are intended to guide future growth and development, which includes the protection of a full range of housing, including rental housing, throughout the City. In this regard, Section C.7.11 of the City of Hamilton’s Official Plan identifies the following three conditions that must be satisfied in order to recommend the conversion of rental stock to condominium ownership:
   (i) The rental vacancy rate by dwelling/structure type for the City and the respective local housing market zone has been at or above 2.0% for the preceding twenty-four months;
   (ii) The proposed conversion will not reduce the rental vacancy rate by dwelling/structure type to below 2.0% for the City and the respective local housing market zone; and,
   (iii) The existing market rent levels for the units proposed to be converted are not significantly below the average market rent levels for the City and the respective local housing market zone for rental units of a similar dwelling/structure type.

The Canada Mortgage and Housing Corporation (CMHC) provides annual statistical information on the national, provincial, and local housing markets. In order to evaluate the proposal against the above noted Official Plan policies, the City uses local housing market data that is specifically-ordered from CMHC (see Tables 1 and 2).
Test 1a: Has the City Rental Vacancy Rate by Dwelling/Structure Type Been at or Above 2% for the Proceeding 24 Months?

Table 1: Vacancy Rate and Average Market Rents for Bachelor, One-Bedroom, and Two-Bedroom Units in the City of Hamilton

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<tbody>
<tr>
<td>Bachelor</td>
<td>7.0%</td>
<td>$509</td>
<td>5.0%</td>
<td>$508</td>
</tr>
<tr>
<td>One-Bedroom</td>
<td>3.8%</td>
<td>$644</td>
<td>3.5%</td>
<td>$637</td>
</tr>
<tr>
<td>Two-Bedroom</td>
<td>4.7%</td>
<td>$767</td>
<td>3.4%</td>
<td>$775</td>
</tr>
</tbody>
</table>

Source: CMHC (2008/2009)

The subject property is located in the Downtown (Zone 1) and Central Hamilton (Zone 4) local market zone. The vacancy rates for the City of Hamilton for all dwelling types increased between 2008 and 2009, with the vacancy rates for bachelor units at 7.0%. Overall, the data shows that the vacancy for all dwelling types has been consistently above 2% for the preceding 24 months. Based on the foregoing, the proposed application meets Criteria 1 of the Official Plan with respect to the City of Hamilton rental Vacancy Rate by Dwelling/Structure type that has been at or above 2% for the preceding 24 months.

Test 1b: Has the Local Housing Market Zone Rental Vacancy Rate by Dwelling/Structure Type Been at or Above 2% for the Proceeding 24 Months?

As shown in the table below, the vacancy rates for Zones 1 and 4 for all unit types increased. Most notable are two-bedroom units, where the vacancy rates increased from 3.2% in 2008 to 4.9% in 2009. The vacancy rate for bachelor units increased from 5.7% to 6.2%.

Table 2: Vacancy Rate and Average Market Rent for Bachelor, One-Bedroom, and Two-Bedroom Units in CMHC Zone 1 - Downtown and Zone 4 - Central Hamilton

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<tbody>
<tr>
<td>Bachelor</td>
<td>6.2%</td>
<td>$507</td>
<td>5.7%</td>
<td>$506</td>
</tr>
<tr>
<td>One-Bedroom</td>
<td>3.9%</td>
<td>$635</td>
<td>3.6%</td>
<td>$633</td>
</tr>
<tr>
<td>Two-Bedroom</td>
<td>4.9%</td>
<td>$790</td>
<td>3.2%</td>
<td>$780</td>
</tr>
</tbody>
</table>

Source: CMHC (2008)
As a result of the data, the proposed application meets this test of the Condominium Conversion policies of the City of Hamilton Official Plan with respect to the Local Housing Market Zone Rental Vacancy Rate by Dwelling/Structure type that is at or above 2% for the preceding 24 months.

**Test 2a: Will the Proposed Conversion Reduce the City Rental Vacancy Rate by Dwelling/Structure Type to Below 2%?**

Table 1 shows that due to the high vacancy rates, the proposed conversion is not anticipated to reduce the rental vacancy rate for the City of Hamilton to below 2%. There is a total of 143 apartment units in the apartment complex, and due to the large number of units in the City and the high vacancy rates, it is anticipated that the rental vacancy rate will not decrease. As a result, the proposed application meets Criteria 2(a) of the Condominium Conversion policies for the City of Hamilton.

**Test 2b: Will the Proposed Conversion Reduce the Local Market Housing Zone Rental Vacancy Rate by Dwelling/Structure Type to Below 2%?**

Table 2 also shows that due to the high vacancy rates and the large number of units by structure type within the Local Market Housing Zone, it is not anticipated that the vacancy rate will drop to below 2% with the proposed conversion of the subject property. As a result, the proposed application meets Criteria 2(b) of the Condominium Conversion policies of the City of Hamilton Official Plan for the Local Market Housing Zone.

**Test 3a: Are the Existing Market Rent Levels for the Units Proposed to be Converted Significantly Below the Average Market Rent Levels for the City for Rental Units of a Similar Dwelling/Structure Type?**

Table 1 shows that the average market rental rates for the City of Hamilton remained relatively stable from 2008 to 2009. For example, the average rent for bachelor units increased from $508 in 2008 to $509 in 2009. A small increase was also noted for one-bedroom units, but a slight decrease in average rent was noted for two-bedroom units.

The applicant provided staff with the June, 2010 rent rolls. The data showed that the rent for bachelor units ranges from $396.35 to $522.82 per month. The rent for one-bedroom units ranges from $541.13 to $636.12 per month. Finally, the rent for two-bedroom units ranges from $668.52 to $761.84 per month. The average rent for a bachelor unit is $473.21; for a one-bedroom unit, the average rent is $578.19; and for a two-bedroom unit, the average rent is $699.13.
For the City of Hamilton, rents that are charged below $458 for bachelor, $580 for one-bedroom, and $690 for two-bedroom units are considered significantly below the average market rents. The units were determined to be significantly below the average market rents if the rent of the unit is 10% below the average rent. The rent roll showed that a total of 54 units are significantly below the average Market Rent Levels based on the average market rents for the City of Hamilton, which represents 37.8% of all the units in the apartment complex. Of the 54 units, 1 bachelor, 41 one-bedroom, and 12 two-bedroom units had rents that were significantly below the average market rents.

For bachelor units, one unit is considered significantly below the average market rent at -12.2%. Only one unit of the 34 units is above the average market rent, and 32 of the units are below the average market rent but not considered significantly below the average rent.

For one-bedroom units, 41 units are considered significantly below the average market rent. A total of 32 units are less than -11% ($573 or lower) below the average market rent. In addition, 7 one-bedroom units are at least -14% below the average market rent. The lowest rent for a one-bedroom unit is $541.13, which is -15.9% of the average market rent. Of the 72 units, no units are at or above the average market rent, and 31 units are below the average market rent but are not considered significantly below average.

Finally for two-bedroom units, 12 units are considered to be significantly below the average market rent. The lowest rent charged is $668.52, or -12.8% of the average market rent for the City of Hamilton. A total of 9 units have rents that are lower than -12% of the average market rent. Of the 37 two-bedroom units, none of the units are above the average market rent and 25 units are below the average market rent but are not considered significantly below average.

Based on the data presented, the application does not conform to Criteria 3(a) of the Condominium Conversion policies with respect to the existing Market Rent levels for the units proposed to be converted, as a large percentage of the units, in particular one-bedroom units, are significantly below the average market rents.

Test 3b: Are the Existing Market Rent Levels for the Units Proposed to be Converted Significantly Below the Average Market Rent Levels for the Local Market Housing Zone for Rental Units of a Similar Dwelling/Structure Type?

For the local housing market zone, 2009 rents that are charged below $456 for bachelor, $571 for one-bedroom, and $711 for two-bedroom units are considered significantly below the average market rents. For the local market zone, the
average rents resulted in small increases from 2008 to 2009. For example, the average rents increased slightly for bachelor units from $506 in 2008 to $507 in 2009. The data shows that of the 143 units within the building, 58 units have rents that are significantly below the local housing market, or the City of Hamilton. This represents 40.6% of all the units that currently exist in the building.

For bachelor units, one unit is considered significantly below the average market rent where it is -11.8% of the average market rent. For the remaining bachelor units, two of the 34 units are above the average market rent, and 31 of the units are below the average market rent but not considered significantly below the average rent.

For one-bedroom units, 27 units are considered significantly below the average market rent level, where 22 units are below $565.15, or -11% below the average market rent. The lowest rent charged for a one-bedroom unit in the apartment is $541.13, which represents -14.8% of the average market rent. Of the 72 one-bedroom units, one unit is above the average market rent, and 44 units are below the average market rent for the local housing market but are not considered significantly below the average market rent.

For two-bedroom units, 30 units are considered significantly below the average market rent levels. Of the 30 units, 29 units are below -11% (rent less than $703.10) of the average market rent, where one unit is -15.3% below the average market rent for two-bedroom units.

In addition, 44 of the units were significantly below the average market rents for both the City of Hamilton and the respective local housing markets, which represent 31% of the total units in the apartment building.

Due to the large number of affordable housing units in this building, the loss of the units through the approval of the Condominium Conversion will reduce the number of affordable housing units in the City of Hamilton and, in particular, the Downtown/Central Hamilton housing markets where such housing is needed due to the number of low income households.

As a large portion of the units are significantly below the average Market Rent Levels for the City and the Local Market Housing Zone, it does not meet Criteria 3(b) of the Condominium Conversion policies.

In summary, the application does not conform to one of the three criteria of the Residential Condominium Conversion policies of the City of Hamilton Official Plan, and staff cannot support the Condominium Conversion application.
3. An Information Meeting was held by the applicant on March 16, 2010, who invited all tenants and the local Ward Councillor. One tenant was in attendance from the apartment building on the subject property (see Appendix “C”). At the meeting, the applicant advised the tenant(s) that the owner intended to make an application to the City for the conversion of the subject property to ownership tenure. The applicant explained to the tenant(s) the Condominium Conversion process, tenant’s rights under the Residential Tenancies Act, and provided an opportunity for the tenant(s) to ask questions. A further information sheet was circulated to all tenant(s) outlining the application process and the existing tenant(s’) rights under the Residential Tenancies Act, including confirmation that existing residents not committing to purchase their units will be allowed to continue to rent.

4. It should be noted that there is a deficiency in the amount of parking spaces provided for the 143 dwelling units as only 110 spaces are currently provided. The zoning provisions require one parking space per unit, and 142 parking spaces are required. A minor variance would be required to address the deficiency should the Condominium Conversion application be approved.

5. The subject lands are located adjacent to the Canadian Pacific Railway Corridor and the Claremont Access. Due to the close proximity to these transportation corridors, the following condition should be included as a condition of Draft Plan of Condominium Conversion approval, if the application is approved:

   “Purchasers/tenants are advised that sound levels due to increasing rail and road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels may exceed the Municipality’s and the Ministry of the Environment’s noise criteria.”

6. There are existing services adjacent to the subject lands that service this site directly. The City of Hamilton has acquired sufficient road widenings to the subject lands on Wellington Street South and Charlton Avenue East. No further road widenings are required.

**ALTERNATIVES FOR CONSIDERATION:**

Should the proposed Condominium Conversion be approved, conditions to the Draft Plan of Condominium will need to be prepared and brought forward to Council for approval, and the existing units will remain as rental tenure until they are made available for sale by the applicant. Also, a variance to the By-law, as outlined in the Analysis/Rationale for Recommendation section of this Report (No. 4), would be required. This alternative is not supported by staff.
The applicant could also wait until the 2010 Rental Market Report is released in late-2010 when staff can review CMHC housing data, at which time the applicant could resubmit a Condominium Conversion application if the criteria for conversion is satisfied.

**CORPORATE STRATEGIC PLAN**


**Financial Sustainability**

- Generate assessment growth/non-tax revenues.

**Social Development**

- Everyone has a home they can afford that is well maintained and safe.

**Healthy Community**

- Plan and manage the built environment.
- Adequate access to food, water, shelter and income, safety, work, recreation and support for all (Human Services).

**APPENDICES / SCHEDULES**

- Appendix “A”: Location Map
- Appendix “B”: Draft Plan of Condominium
- Appendix “C”: Tenant Information Meeting Package held on March 16, 2010

:TL
Attaches. (3)
March 4th, 2010

Dear Residents:

As previously communicated, CAPREIT has submitted an application to the City of Hamilton to convert 195 Wellington Street to a building with condominium status. You may have received a notice from the city in this regard.

It is important for you to understand that CAPREIT has no intent to sell individual units and will continue to rent the units to existing and future tenants and run the building as we are currently managing. The conversion to condominiums is simply a change in legal status and will have no negative impact on your tenancy.

We will hold a resident meeting on March 16th at 6:30pm in Suite 206 to address any questions that you may have in this regard. Please join us at that time should you wish to discuss the condo conversion process.

CAPREIT
CAPREIT
195 Wellington Street, Hamilton

SIGN IN SHEET

The undersigned is a current tenant of 195 Wellington Street, Hamilton, Ontario and attended the tenant meeting regarding the condominium conversion of the property which was held on Tuesday, March 16, 2010:

<table>
<thead>
<tr>
<th>UNIT NUMBER</th>
<th>PRINT NAME</th>
<th>SIGNATURE</th>
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<tbody>
<tr>
<td>108</td>
<td>D A V I D  K E N N E D Y</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>David Kennedy</td>
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