SUBJECT: Application for Approval of a Draft Plan of Condominium Conversion, "Clairfords", for Lands Located at 17-65 Woodman Drive South (Hamilton) (PED06129) (Ward 5)

RECOMMENDATION:

That approval be given to Condominium Conversion Application 25CDM-CONV-05-02, Clairford Limited (Ward Campbell), owner, to establish a Draft Plan of Condominium for twenty-four existing residential townhouse units, located at 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 43, 45, 49, 51, 53, 55, 57, 59, 61, 63, and 65 Woodman Drive South (Hamilton), as shown on the attached map marked as Appendix “A” to Report PED06129, subject to the following conditions:

(a) That this approval apply to the plan, prepared by A.J. Clarke and Associates Limited, and certified by B.J Clarke, O.L.S., dated August 15, 2005, showing a total of twenty-four residential townhouse units, attached as Appendix “B” to Report PED06129.

(b) That the following standard conditions from Appendix “B” of Report PD01184 – Streamlining and Harmonization of Subdivision, Condominium and Part-Lot Control Approvals and Administration Process shall apply:

(i) Development Planning and Engineering Conditions Nos. 12, 16, and,

1. That the Owner shall submit a report in accordance with Section 9(4) of The Ontario Condominium Act, 1998, prepared and certified by a qualified Registered Professional Engineer or Licensed Architect, to the satisfaction of the Chief Building Official of the City.
EXECUTIVE SUMMARY:

The purpose of this application is to approve the conversion of twenty-four existing townhouse units to twenty-four condominium townhouse units. The existing tenants are protected under the Tenant Protection Act.

The proposed condominium conversion has merit and can be supported as it conforms to the City of Hamilton Official Plan, the “Urban Policies” of the Hamilton-Wentworth Official Plan, and is consistent with the Provincial Policy Statement.

BACKGROUND:

CDM-CONV-00-06

Clairford Limited, owners, applied to convert the existing twenty-four townhouses into twenty-four condominium units in 2000. This application was withdrawn prior to approval as the vacancy rate in the City dropped below 2%. The Official Plan requires a vacancy rate of at least 2% for a minimum of twenty-four consecutive months.

Proposal

In August, a new application was received proposing that the three bedroom townhouse units, stoops, patios and parking areas form the exclusive use areas, while the landscaped areas and drive-aisles form the common elements of a plan of condominium.

The subject lands contain a total of six buildings located on the east side Woodman Avenue South between Heather Road and Secord Drive. Within each building are four townhouse dwelling units with an average floor area of 96 square metres (1033 sq. ft.). A total of forty-eight parking spaces are provided on site (two spaces per unit).
Location: 17 - 65 Woodman Drive South
Owner: Clairford Limited (Ward Campbell)
Applicant: Starward Development Services

Property Description: Total Lot Area: 0.546 ha
Total Lot Frontage: 137m
Lot Depth: 34.4m

Servicing: Full Municipal Services

EXISTING LAND USE AND ZONING

<table>
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<th>Subject Lands</th>
<th>Existing Land Use</th>
<th>Existing Zoning</th>
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</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Residential (24 rental townhouse units)</td>
<td>“DE” (Low Density Multiple Dwellings) District</td>
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</table>

Surrounding Land Uses

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<th>North</th>
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<th>“E-2” (Multiple Dwellings) District</th>
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<tr>
<td>West</td>
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<td>“C” (Urban Protected Residential, etc.) District</td>
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<tr>
<td>South</td>
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<td>“C” (Urban Protected Residential, etc.) District</td>
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<tr>
<td>East</td>
<td>Commercial Plaza</td>
<td>“G-1” (Designed Shopping Centre) District</td>
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ANALYSIS/RATIONALE:

1. The proposal has merit and can be supported for the following reasons:
   
   (i) It is consistent with the Provincial Policy Statement and conforms to the Hamilton-Wentworth Official Plan and the City of Hamilton Official Plan.
   
   (ii) The location of the buildings complies with the City of Hamilton Zoning By-law and the parking and driveway aisle are considered to be legal non-conforming.

   (iii) It is considered to be compatible with the abutting uses.

2. Official Plan policies are intended to guide the future growth and development of a community which includes fostering a healthy rental housing market. A
“healthy” or “balanced” rental market vacancy rate is generally considered to be between 2% to 3%. Section 7.11 of the City of Hamilton’s Official Plan identifies three conditions that must be satisfied in order to recommend condominium conversion. These conditions are as follows:

1. 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.

2. 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.

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 for rental units of a similar dwelling/structure type.

Using statistical information provided by the Canada Mortgage and Housing Corporation, it has been determined that the proposed conversion meets the intent of the Official Plan as the vacancy rates have been above 2.0% for the preceding twenty-four months for the City and the respective local housing market; the proposed conversion will reduce the vacancy rate to 3.7%, which is above the required 2%; and all of the twenty-four units are currently occupied for an average rent of $852.00, which is not significantly below the average market rent for the local market zone and the City of Hamilton.

In summary, the proposed condominium conversion conforms with the policies of the City of Hamilton Official Plan.

3. A letter was circulated to the tenants of the twenty-four units on March 7, 2006. This letter notified the existing tenants of the proposed conversion, provided details of tenant’s rights under the Tenant Protection Act, and requested confirmation on whether or not the tenant was in support of the application. Of the twenty-four letters that were circulated, two of the respondents indicated support for the proposed conversion, five were undecided, and seventeen did not respond.

4. Since the existing townhouses are older building stock (±40 years old), and to ensure the quality and safety of the future purchasers, it is essential that the City receives an engineering report that is signed by a professional engineer or architect which will address the mechanical and structural integrity of the twenty-four dwelling units.
5. Approval of this Draft Plan of Condominium will be subject to Condition 12 and 16 of the City’s standard conditions of approval, which requires the development to comply with all of the applicable provisions of the applicable Zoning By-law, and requires the applicant to satisfy conditions financial and otherwise of the City.

**ALTERNATIVES FOR CONSIDERATION:**

Should the proposed condominium conversion not be approved, the existing townhouse dwelling units will continue as rental tenure.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

Financial: N/A.

Staffing: N/A.

Legal: The Planning Act, R.S.O. 1990 does not require a notice of Public Meeting for an application for Condominium Conversion. However, formal notice was given to all existing tenants.

**POLICIES AFFECTING PROPOSAL:**

**Provincial Policy Statement**

The application has been reviewed with respect to the Provincial Policy Statement (PPS). Staff notes the subject application is consistent with the principles and policies of the PPS.

**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. As well, Policy 3.1 outlines that these areas are intended to accommodate approximately 96% of new residential housing units in the Region to the year 2020.

Therefore, as the nature of the application is for the conversion of the existing buildings (rental) into a plan of condominium, the proposal conforms with the intent of the Hamilton-Wentworth Official Plan policies.

**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.

The proposal conforms to the “Residential” designation of the Official Plan.
The Official Plan also provides guidance in assessing the merits of proposed condominium conversions under Section C.7.11. These Official Plan policies have been addressed in the Analysis/Rationale and the Relevant Consultation Sections of this report. The proposal satisfies the conversion policies of the Plan.

**RELEVANT CONSULTATION:**

The following Departments and Agencies had no comment or objections:

- Public Works Department
- Corporate Services Department
- Ontario Property Assessment Corporation
- Union Gas
- Hamilton-Wentworth District School Board
- Hamilton-Wentworth Separate School Board

Community Services Department, Program Planning & Policy Division

The following information on the proposed condominium conversion has been provided:

1. Average rent for a 3 bedroom townhouse unit in this complex is approximately $852.

2. The proponent would give the current tenants first right of refusal to purchase their units. You should be aware that the Tenant Protection Act already provides for this right.

3. The proponent would register as condominium with the intent to sell. Under the right of first refusal in the Tenant Protection Act, tenants have 72 hours to match an offer on the same terms and conditions, or they can continue to rent their unit.

4. The proponent has made the tenants aware of this proposal.

The Official Plan sets policies to guide the future growth and development of a community which includes fostering a healthy rental housing market. A “healthy” or “balanced” rental market vacancy rate is generally considered to be between 2% to 3%. Section C.7.11 of the former City of Hamilton Official Plan identifies three conditions (see the Policies Affecting Proposal Section of this report) that must be satisfied in order to recommend condominium conversion. The conditions are as follows:

1. 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.
2. 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.

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 for rental units of a similar dwelling/structure type.

In addition, Keys to the Home: A Housing Strategy for Hamilton highlights the importance of maintaining and/or increasing the current rental housing market stock particularly for low income households. Preserving the rental housing stock is essential given that there were only four private rental apartment starts in the (new) City of Hamilton in 2004. In the previous year (2003), there were thirteen private rental apartment starts and ninety-five starts in 2002. The housing market analysis below will assess whether the proposed condominium conversion meets the above conditions of the Official Plan.

Current Housing Market Analysis

Specifically-ordered data from Canada Mortgage and Housing Corporation (CMHC provides an analysis of the rental market activity in the former City of Hamilton. Table 1 shows the vacancy rate and average market rent for the local housing market zone (i.e., Zone 3) for row/townhouse units.

**Table 1: Vacancy Rate and Average Market Rents for Row/Townhouse Units in CMHC Zone 3 (Hamilton).**

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<td>Two-Bed</td>
<td>3.85%</td>
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<td>18.39%</td>
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<td>Three-Bed+</td>
<td>6.18%</td>
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<td>7.57%</td>
<td>$941</td>
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<td>5.12%</td>
<td>$858</td>
<td>9.63%</td>
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Within the local housing market zone (Zone 3), the average vacancy rate for 3+-bedroom units was 6.18% in 2004 and 7.57% in 2003.

**Table 2** shows the vacancy rate and average market rent for the former City of Hamilton for row/townhouse units. Average Vacancy rates in the former City of Hamilton for three-plus bedroom units in privately initiated row/townhouse units were 4.13% in 2004 and 3.93% in 2003.
Table 2: Vacancy Rate and Average Market Rents for Row/Townhouse Units in the former City of Hamilton.

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<tbody>
<tr>
<td>Two-Bed</td>
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<td>$782</td>
<td>12.05%</td>
<td>$763</td>
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<tr>
<td>Three-Bed+</td>
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<td>$897</td>
<td>3.93%</td>
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<tr>
<td>Total</td>
<td>4.67%</td>
<td>$865</td>
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Most of the twenty-four units are currently occupied and rent for an average of $852.00 per month. The average rent for these units is, therefore, not significantly below average market rent for the local market zone or former City of Hamilton.

Conclusion

The City of Hamilton recognizes the importance of maintaining and increasing the number of affordable rental units in Hamilton.

The following Official Plan requirements for both the local housing market zone and (former) City of Hamilton have been met:

1. the loss of stock does not negatively affect vacancy rates.
2. vacancy rates have been above 2% for the past two years.
3. existing market rent levels for the units are not significantly below average market rent.

Public Consultation

On March 7, 2006, the applicants sent notice of a Tenant’s Information Meeting to be held on March 20, 2006. This notice also included notice of the current application, the approval process, and provided details of the tenants’ rights under the Tenant Protection Act (see Appendix “C”). Twelve residents representing seven of the twenty-four units attended. At the meeting Comment Cards were distributed and attendees expressed concern about how a condominium corporation functions, the condition of the units, and the price they will be. A total of seven Comment Cards were completed, five residents were undecided and two were in favour of the application. The proponents described how a condominium corporation functions and informed the tenants that information regarding the condition of the units and the price of the units was not known at the time of meeting.

The Notice of Public Meeting was circulated to all current tenants on April 7, 2006.
CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

Community Well-Being is enhanced. ☑ Yes ☐ No
The public are involved in the definition and development of local solutions.

Environmental Well-Being is enhanced. ☑ Yes ☐ No
Human health and safety are protected.

Economic Well-Being is enhanced. ☐ Yes ☑ No

Does the option you are recommending create value across all three bottom lines? ☐ Yes ☑ No

Do the options you are recommending make Hamilton a City of choice for high performance public servants? ☐ Yes ☑ No

:KW
Attachs. (3)
March 7th, 2006

Mr. Tommy Auclair and Ms. Caryn Cootes
35 Woodman Avenue South
Hamilton, ON
L8K 4E2

Dear Tommy and Caryn:

You are invited to attend a Tenant’s Information Meeting. This meeting will be from 7:00pm to 9:00pm with a presentation at 7:30pm on March 20th in the Redhill Library Wentworth Meeting room.

Starward Development Services has been retained by Clairford Limited to assist with an application to change the current rental ownership of the Woodman Avenue units to condominium.

What is a Condominium?

- Condominium is a legal term for a form of home ownership.
- Condominium means that the homeowner owns the individual residential unit, PLUS a proportionate share of the common areas.
- Condominium projects are managed by a Board of Directors, elected from within the homeowners. Typically, the Board of Directors retains the services of a Management Company that will make the day-to-day operational decisions.
- Clairford Limited will continue to own the units that are occupied by the tenants. The Condominium Board of Directors will be responsible for all units, rental and owner-occupied.
- Condominium ownership is premised on payment of a monthly Maintenance Fee. This Fee will be used to pay for the upkeep, maintenance and repairs of all the common elements including: parking and landscaped areas, snow removal, etc.
- Items included in the Maintenance Fee can differ from one condominium project to another, i.e. certain utilities may be charged to individual units in one building and metered to the condominium corporation in another.
- Clairford Limited will be responsible for payment of the Maintenance Fee for the rental units whereas the owner-occupied units will pay the Maintenance Fee themselves.

What Does This Mean To You As A Tenant?

- Approval of this application for a Draft Plan of Condominium will NOT change your rights as a tenant.
- If you wish, you may remain as a tenant as long as you want, continue to pay rent and enjoy the facilities.
- Clairford Limited will still own your rental unit.
Appendix "C" to Report PED06129 Page 2 of 13

Tenant Notification Information

- A Condominium Board of Directors will be responsible for all of the units, rental and owner-occupied.
- The regulation of the Tenant Protection Act will continue to apply to you. In other words, if you are a tenant at the time of approval, you can either buy your unit or remain a tenant for as long as you like. Your unit cannot be sold unless you move.

What Is The Approval Process?

- A Draft Plan of Condominium application was submitted by Starward Development Services on behalf of Clairford Ltd. for the conversion of these units.
- The City of Hamilton has reviewed the application and will prepare a Staff Report.
- This Report will be presented to the public at the Planning and Economic Development Committee Meeting following this Tenant’s Meeting. The City will be mailing out a notice to all residents of Clairford inviting tenants to attend this meeting.
- If approval of the application/report is granted, the report will be presented to Council the following week for final approval.

Clairford Limited is working on a ‘rent to buy’ package for you, the existing tenants. The timing and prices of the selling of these units has not been determined. You will be notified about finance packages and pricing at a later date.

We look forward to seeing you at the Tenant’s Meeting on March 20th. Please note that any questions or issues regarding the Draft Plan of Condominium Process will be answered at this meeting. If you are unable to attend, do not hesitate to contact Sarah Knoll, Planner, at 905-648-7000 ext. 24 following the Tenants Meeting for further insight regarding the condominium conversion.

Regards,

Starward Development Services Ltd.

[Signature]

Terri Johns, Vice President
Planning and Development
Meeting Summary

RE:  **PUBLIC OPEN HOUSE HELD ON MARCH 20**TH, 2006 TO REVIEW  
**WOODMAN AVE. – CLAIRFORD LTD. CONDOMINIUM CONVERSION**

**Total Attendance:** 12 residents (7 units)  
**Start Time:** 7:00 pm with presentation at 7:30 pm

**Representatives in Attendance:**
- Kristen West, Planner, City of Hamilton
- Terri Johns, Starward Development Services
- Sarah Knoll, Starward Development Services

**Presentation from Terri Johns**
- Introductions
- Background and Context
  - Previous application and Tenants Meeting in 2000
  - Did not meet vacancy rate requirement to be above 2% for 2 years so application was put on hold.
- Rights as a tenant explanation
  - Rights of the tenant will not change
  - Tenant may remain renting the unit for as long as they wish with ownership of the unit by Clairford Ltd.
  - Maintenance fee will be responsible by Clairford for the rental units.
- Condominium Ownership explanation
  - What Condo ownership means
  - Board of Directors
  - Exclusive Use, Amenity area explanation
  - Purpose of maintenance fee
- “Rent to Own” – purchasing units
  - Pricing has not been finalized
  - Tenants will be contact directly
- Process
  - Summary of meeting and comment sheets to be relayed to Kristen West
  - Report to be prepared by Ms. West with a target date for the Planning Economic Development Meeting of May 2nd
  - Every resident will receive a letter from the City indicating the hearing date.
  - Subject to PED approval, Council will vote the following week.
  - Following the appeal period, firm purchasing of units can occur in July.

**Question Period**
- Will Clairford offer two separate purchase prices? *Not known, but each unit will be priced according to what exists.*

- Will there be individual unit inspections? Yes

Prepared on March 21st, 2006
Tenant Notification Information

Meeting Summary

- What is the benefit to Clairford to change these units to condominiums? *Clairford is looking to remove themselves from rental property ownership.*

- What is the maintenance fee for? *Each unit will contribute a certain amount (maintenance fee) into a reserve fund. Those units owned by Clairford (re, those units still occupied by a renting tenant) will contribute monies from Clairford. The monies in the reserve fund can be used towards roof repair, window repair, lawn maintenance, snow removal etc.*

SUMMARY

- We thanked all those that attended and advised that their comment sheets will be passed onto the City of Hamilton and that they will receive an invitation from the City to attend the Planning and Economic Development Meeting.

ATTACHMENTS

- Invitation
- Circulation List and Sign in Sheet
- Comment Sheets
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<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
<th>Address</th>
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</thead>
<tbody>
<tr>
<td>Douglas &amp; Mary</td>
<td>Rose</td>
<td>17 Woodman Drive South</td>
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<tr>
<td>Sarah &amp; Cody</td>
<td>Rose</td>
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<td>Frank &amp; Sharon</td>
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<td>Robert</td>
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<td>Carmen</td>
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<td>April &amp; Charles</td>
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<td>Sandra &amp; Dave</td>
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<tr>
<td>Tommy</td>
<td>Auclair</td>
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<td>Caryn</td>
<td>Cootes</td>
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<td>Wilson</td>
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### Tenant Notification Information

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<thead>
<tr>
<th>Name</th>
<th>Phone Number</th>
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<tbody>
<tr>
<td>Tom Auclair</td>
<td>(905) 297-0854</td>
</tr>
<tr>
<td>Julie Whalen</td>
<td>514-1456</td>
</tr>
<tr>
<td>Robert Bellanca</td>
<td>905-560-535</td>
</tr>
<tr>
<td>Michael Smith</td>
<td>905-560-9903</td>
</tr>
<tr>
<td>Donald Woodman</td>
<td>905-560-7777</td>
</tr>
<tr>
<td>35 Woodman Dr. S.</td>
<td>27 Woodman Dr. S.</td>
</tr>
<tr>
<td>Planner (City Hall)</td>
<td>65 Woodman Dr. S.</td>
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<tr>
<td>53 Woodman Dr. S.</td>
<td>43 Woodside Dr. S.</td>
</tr>
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</table>

**Address & Postal Code**

- **Clairford LTD - Woodman Drive**
- **March 20th, 2006**
CLAIRFORD LTD (WOODMAN DR)
CONDOMINIUM CONVERSION

COMMENTS

An application has been submitted to the City of Hamilton to convert the rental townhouses at Woodman Avenue to Condominiums.

We would appreciate your comments and/or questions.

Please make sure to leave this form
or mail to:

Starward Development Services Ltd.
Attention: Sarah Knoll
790 Shaver Road, Unit 1
Ancaster ON L9G 3K9

1. Are you ...in favour of the condominium conversion proposal?  [ ]
   ...opposed to the condominium conversion proposal?  [ ]
   ...undecided?  [ ]

2. Do you ...intend to purchase a unit?  [ ]
   ...prefer to remain as a tenant?  [ ]
   ...undecided?  [ ]

3. Do you have any other comments or concerns on the proposal?

   [Handwritten text: "All repair (and maintenance) should be completed in a reasonable time (without difficulty) and several repairs (and work) completed."]

NAME: Edward & Kathryn Harris
ADDRESS: 55 Woodman DR
CLAIRFORD LTD (WOODMAN DR)
CONDOMINIUM CONVERSION

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Starward Development Services Ltd.
Attention: Sarah Knoll
790 Shaver Road, Unit 1
Ancaster ON L9G 3K9

1. Are you
   ...in favour of the condominium conversion proposal?
   ...opposed to the condominium conversion proposal?
   ...undecided?

2. Do you
   ...intend to purchase a unit?
   ...prefer to remain as a tenant?
   ...undecided?

3. Do you have any other comments or concerns on the proposal?

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

NAME: Tom Auclair
ADDRESS: 55 Woodman Dr., South.
CLAIRFORD LTD (WOODMAN DR)
CONDOMINIUM CONVERSION

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Attention: Sarah Knoll
790 Shaver Road, Unit 1
Ancaster ON L9G 3K9

1. Are you
   ...in favour of the condominium conversion proposal?
   ...opposed to the condominium conversion proposal?
   ...undecided?

2. Do you
   ...intend to purchase a unit?
   ...prefer to remain as a tenant?
   ...undecided?

3. Do you have any other comments or concerns on the proposal?
   WHAT HAPPENS ABOUT REPAIRS THAT SHOULD HAVE BEEN
   DONE TWO-THREE FOUR YEARS AGO - WHEN WE WERE TOLD IT
   WAS NOT IN THE “BUDGET”

________________________________________

________________________________________

________________________________________

NAME: THOS* J o a n H A R K W I E S S
ADDRESS: 39 WOODMAN DR., S
           HAMILTON, ONT 28X 4E2
CLAIRFORD LTD (WOODMAN DR)
CONDOMINIUM CONVERSION

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or mail to:

Starward Development Services Ltd.
Attention: Sarah Knoll
790 Shaver Road, Unit 1
Ancaster ON L9G 3K9

1. Are you  ...in favour of the condominium conversion proposal?
   ...opposed to the condominium conversion proposal?
   ...undecided?  

2. Do you  ...intend to purchase a unit?
   ...prefer to remain as a tenant?
   ...undecided?

3. Do you have any other comments or concerns on the proposal?

   Will all units be upgraded at Clairfords expense?
   What is the expected maintenance fees?
   Will an inspection be done on each unit? (To ensure each
   unit meets building code).

NAME:  
ADDRESS:  
276 Woodman Dr 5

Dated: 
CLAIRFORD LTD (WOODMAN DR)  
CONDOMINIUM CONVERSION

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Starward Development Services Ltd.
Attention: Sarah Knoll
790 Shaver Road, Unit 1
Ancaster ON L9G 3K9

1. Are you
   ...in favour of the condominium conversion proposal?  □
   ...opposed to the condominium conversion proposal?  □
   ...undecided?  □

2. Do you
   ...intend to purchase a unit?  □
   ...prefer to remain as a tenant?  □
   ...undecided?  □

3. Do you have any other comments or concerns on the proposal?
   [Handwritten comment: doesn't seem fair if we have to pay a mortgage while tenants could be problem]

NAME:  [Signature]
ADDRESS:  45 Woodman Dr.
CLAIRFORD LTD (WOODMAN DR)
CONDOMINIUM CONVERSION

COMMENTS

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Attention: Sarah Knoll
790 Shaver Road, Unit 1
Ancaster ON L9G 3K9

1. Are you ...in favour of the condominium conversion proposal?
   ...opposed to the condominium conversion proposal?
   ...undecided?

2. Do you ...intend to purchase a unit?
   ...prefer to remain as a tenant?
   ...undecided?

3. Do you have any other comments or concerns on the proposal?

Price

TAXES WATER

NAME: Ron Jeffrey
ADDRESS: 63 Woodman M.S.
           Bram, ON L8K 4L2
CLAIRFORD LTD (WOODMAN DR)  
CONDOMINIUM CONVERSION  

COMMENTS  

An application has been submitted to the City of Hamilton to convert the rental townhouset at Woodman Avenue to Condominiums. 

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or mail to:  

Starward Development Services Ltd.  
Attention: Sarah Knoll  
790 Shaver Road, Unit 1  
Ancaster ON  L9G 3K9  

1. Are you ...in favour of the condominium conversion proposal?  
...opposed to the condominium conversion proposal?  
...undecided?  

2. Do you ...intend to purchase a unit?  
...prefer to remain as a tenant?  
...undecided?  

3. Do you have any other comments or concerns on the proposal?  

Are the units being sold as is?  
Will there be condo fees?  
Will there be package deals for anyone interested in purchasing the unit?  

NAME: Mary & Douglas Rose  
ADDRESS: 19 Woodman Dr South, L8K 4E2  
Ham, Ont  

RECEIVED  
APR 8 4 2008