SUBJECT: Application for Approval of a Draft Plan of Condominium Conversion, for Lands Located at 111 Market Street, (Hamilton) (PED08089) (Ward 2)

RECOMMENDATION:

(a) That approval be given to Condominium Conversion Application CDM-CONV-07-05, by Ringare Investments Limited (c/o Realstar Management, Attention: Martin Zegray), Owner, to establish a Draft Plan of Condominium for an existing 14-storey, 116 unit multiple dwelling with 96 parking spaces, located at 111 Market Street (Hamilton), as shown on the attached map marked as Appendix “A” to Report PED08089, subject to the following conditions:

(i) That this approval apply to the plan, prepared by A.T. McLaren Limited and certified by S.D. McLaren, O.L.S., dated November 15, 2007, showing a total of 116 apartment units and 96 parking spaces, attached as Appendix “B” to Report PED08089.

(ii) That the following conditions shall apply to the Draft Plan of Condominium approval:

Development Planning and Engineering:

1. That the Final Plan of Condominium complies with all of the applicable provisions of the applicable Zoning By-law.

2. That the owner satisfies all conditions, financial or otherwise, of the City of Hamilton.
3. 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 of Hamilton, to confirm the structural and mechanical integrity of the building and any Owner initiated measures required to correct any deficiencies prior to the release of the final plan for registration.

Bell Canada:

4. That the Owner covenants and agrees to provide the Manager of Design and Construction with evidence that satisfactory arrangements, financial and otherwise, have been made with a telecommunication service provider approved by the Canadian Radio and Telecommunication Commission (CRTC) to provide adequate telecommunication service to the lands with the approved Draft Plan, including 9-1-1 emergency calling service, that identifies, at a minimum, the callers name and location information.

(b) That the Director of Strategic Services - Special Projects be directed to include the subject lands in the next Housekeeping Amendment in order to re-designate the property from “Medium Density Residential” to “High Density Residential” in the Downtown Hamilton Secondary Plan to reflect its existing use as a multiple dwelling, and its existing zoning of Downtown Multiple Residential (D6) Zone within Zoning By-law No. 05-200.

Tim McCabe
General Manager
Planning and Economic Development Department

**EXECUTIVE SUMMARY:**

The purpose of this application is to establish a Plan of Condominium for 116 existing rental apartment units within a 14-storey multiple dwelling. 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:

Proposal

The subject property contains a 14-storey, 116 unit apartment building comprised of 2 bachelor units, 65 one bedroom units (which includes 2 penthouse units) and 49 two bedroom units. A total of 96 parking spaces are currently provided below grade and accessed by a security card. The property is located on the southeast corner of Market Street and Caroline Street North. This proposal is for a change in tenure from rental apartment units to condominium apartment units with a portion of the ground floor to be used for common area lobby purposes. The existing entrances and stairwells to the basement, parking area and upper floors will also be common element.

Location: 111 Market Street (Hamilton)

Owner/Applicant: Ringare Investments Limited

(c/o Realstar Management - Attention: Martin Zegray)

Property Description:

| Lot Area: | 0.55 hectares |
| Lot Frontage: | 51.6 metres (Market Street) |
| Lot Depth: | 40.2 metres |

Existing Land Use and Zoning

<table>
<thead>
<tr>
<th>Subject Lands</th>
<th>Existing Land Use</th>
<th>Existing Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Multiple Dwelling</td>
<td>Downtown Multiple Residential (D6) Zone</td>
</tr>
</tbody>
</table>

Surrounding Land Uses

| North: | Hotel | Downtown Mixed Use (D3) Zone |
| West:   | Hydro Substation & Residential Dwellings (Duplex and Semi-Detached) | Downtown Residential (D5) Zone |
| South:  | Municipal Alley and Retail | Downtown Prime Retail Streets (D2) Zone |
| East:   | Parking Lot | Downtown Mixed Use (D3) Zone |
ANALYSIS/RATIONALE:

1. The proposal has merit and can be supported for the following reasons:

   (i) It is consistent with the Provincial Policy Statement.

   (ii) It conforms to the Hamilton-Wentworth Official Plan and the City of Hamilton Official Plan.

   (iii) It is compatible with existing uses in the surrounding area.

2. The City of Hamilton Official Plan housing policies are intended to guide future growth and development, which includes fostering a healthy rental housing market within the City. A “healthy” or “balanced” rental market vacancy rate is generally considered to be between 2% and 3%. In this regard, Section C7.11 of the City of Hamilton’s Official Plan identifies three conditions that must be satisfied in order to recommend approval of condominium conversions. These conditions are as follows:

   (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.

   (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.

In regard to the above conditions, the Housing Division has provided the following analysis:

By using specifically-ordered data from Canada Mortgage and Housing Corporation (CMHC), we are able to provide an analysis of rental market activity in the City of Hamilton and respective CMHC local housing market zone. Table 1 shows the vacancy rate and average market rent for the local housing market zone (i.e. Zone 1) for privately initiated bachelor, one and two-bedroom apartment units.
Table 1: Vacancy Rate and Average Market Rent for Bachelor, One and Two-Bedroom Apartment Units in CMHC Zone 1 – Downtown Core.

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<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Bachelor</td>
<td>7.24%</td>
<td>$503</td>
<td>6.86%</td>
<td>$498</td>
</tr>
<tr>
<td>One-Bedroom</td>
<td>5.72%</td>
<td>$612</td>
<td>4.04%</td>
<td>$602</td>
</tr>
<tr>
<td>Two-Bedroom</td>
<td>6.05%</td>
<td>$770</td>
<td>5.81%</td>
<td>$770</td>
</tr>
</tbody>
</table>

Source: CMHC (2006)

Table 2 shows the vacancy rate and average market rent for the City of Hamilton for privately initiated bachelor, one, and two-bedroom apartment units.

Table 2: Vacancy Rate and Average Market Rents for Bachelor, One and Two-Bedroom Apartment Units in the City of Hamilton.

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Bachelor</td>
<td>6.28%</td>
<td>$492</td>
<td>6.52%</td>
<td>$492</td>
</tr>
<tr>
<td>One-Bedroom</td>
<td>4.98%</td>
<td>$615</td>
<td>4.33%</td>
<td>$610</td>
</tr>
<tr>
<td>Two-Bedroom</td>
<td>4.65%</td>
<td>$746</td>
<td>5.06%</td>
<td>$745</td>
</tr>
</tbody>
</table>

Source: CMHC (2006)

In 2006, the City of Hamilton’s average vacancy rate for bachelor, one and two-bedroom apartments units were 6.52%, 4.33% and 5.06% respectively. In 2005, the vacancy rates for bachelor, one and two-bedroom apartment units were 6.28%, 4.98% and 4.65%, respectively, in the City of Hamilton. The average vacancy rate for bachelor, one and two-bedroom apartment units was 6.86%, 4.04% and 5.81%, respectively, in 2006 in CMHC Zone 1. The vacancy rates in 2005 for bachelor, one and two-bedroom apartment units were 7.24%, 5.72%, and 6.05%, respectively, in CMHC Zone 1.

Given the above tables, Condition (i) of the Official Plan is satisfied as the vacancy rate for the past 24 months has been above 2% for each type of unit in both the City of Hamilton and in the local housing market zone (CMHC Zone 1).

The conversion of the subject rental units to condominiums does not negatively impact the vacancy rates such that rates would fall below 2% for apartment units.
in either CMHC Zone 1 or the City of Hamilton. It has, therefore, been
determined that the proposed conversion meets the intent of the Official Plan
Policy’s Condition 2, as it does not result in a decrease of the vacancy rate below
2%.

According to information attached with the proponent’s application, the average
rents in the building are not significantly below the average market rent for
apartment units in either the local housing market Zone 1 or the City Of Hamilton.

Policy (iii) requires that the rent levels of the building to be converted are not
significantly lower than the average for both the City and the respective CMHC
Zone for similar dwelling types. According to the information provided, for both
the City of Hamilton as a whole and Zone 1 in 2005 and 2006, the following units
had average rents as follows:

<table>
<thead>
<tr>
<th></th>
<th>Average Rent 2005</th>
<th>Average Rent 2006</th>
<th>111 Market Street Rent (Current)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bachelor</td>
<td></td>
<td></td>
<td>$550</td>
</tr>
<tr>
<td>Zone 1</td>
<td>$503</td>
<td>$498</td>
<td></td>
</tr>
<tr>
<td>City of Hamilton</td>
<td>$492</td>
<td>$492</td>
<td></td>
</tr>
<tr>
<td>One Bedroom</td>
<td></td>
<td></td>
<td>$645</td>
</tr>
<tr>
<td>Zone 1</td>
<td>$612</td>
<td>$602</td>
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</tr>
<tr>
<td>City of Hamilton</td>
<td>$615</td>
<td>$610</td>
<td></td>
</tr>
<tr>
<td>Two Bedroom</td>
<td></td>
<td></td>
<td>$786</td>
</tr>
<tr>
<td>Zone 1</td>
<td>$770</td>
<td>$770</td>
<td></td>
</tr>
<tr>
<td>City of Hamilton</td>
<td>$746</td>
<td>$745</td>
<td></td>
</tr>
</tbody>
</table>

The existing market rent levels for the units to be converted are above the
average market rent levels for both the City and the respective CMHC Zone.
Therefore, the proposal also conforms to Policy C7.11 (iii) of the City of Hamilton
Official Plan.

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

3. The applicant has indicated that no units will be offered for sale at this time.
   Therefore, staff is unable to comment on the comparative affordability of the
   proposed condominium units. Real estate activity information on the Hamilton
   condominium market may be found with the Realtor’s Association of Hamilton-
   Burlington.

4. The applicant has been diligent in advising the existing tenants of their intent to
   convert the existing apartments into condominiums. A tenant information
   meeting was held on December 3, 2007. At this meeting, details of the proposal
   and of the tenant’s rights under the Tenant Protection Act were provided.
Twenty-one tenants attended the meeting with questions regarding their rights once the building is converted, but were not opposed to the change in tenure. Appendix “C” includes the minutes of the tenant’s meeting and the sign-in sheet.

5. The previous site-specific zoning on the property was “E-3/S-545” (Multiple Dwellings, Lodges, Clubs, etc.) District, Modified. In 2005, the City of Hamilton incorporated the property into the New Downtown Zoning By-law (By-law No. 05-200) and rezoned the lands to the Downtown Multiple Residential “D6” Zone. The use conforms to the “D6” Zone, but aspects of the current building, landscaping and parking area that do not currently conform to the “D6” Zone regulations are legally-established non-conforming. There are no proposed changes to the existing building and, therefore, there are no zoning issues with the conversion. It should also be noted that the parking spaces are not identified as condominium units for the purpose of individual ownership. Rather, parking spaces and the associated parking area would form part of the common-element component of the condominium. As a standard condition (Recommendation (a)(ii)1.) of draft plan approval, the final plan must conform to the applicable provisions of the Zoning By-law.

6. In order to ensure the quality and safety of future residents, it is essential that the City receives an engineering report, that is signed by a professional engineer or architect, which will address the structural and mechanical integrity of the building (Recommendation (a)(ii)3.). In addition, other conditions have been applied to the Draft Plan of Condominium approval to confirm zoning conformity (Recommendation (a)(ii)1.) to ensure all property taxes are paid (Recommendation (a)(ii)2.), and to ensure the availability of communication / telecommunication infrastructure for emergency services (Recommendation (a)(ii)4.).

**ALTERNATIVES FOR CONSIDERATION:**

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

**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, notice was given to all existing tenants of the Public Meeting.
POLICIES AFFECTING PROPOSAL:

Provincial Policy Statement

The application is consistent with respect to the Provincial Policy Statement, in that the application focuses growth in settlement areas.

Hamilton-Wentworth Official Plan

The subject property is designated “Urban Area” in the Hamilton-Wentworth Official Plan and the proposal conforms to the Hamilton-Wentworth Official Plan.

Hamilton Official Plan

The subject lands are designated “Downtown Hamilton” on Schedule “A”, Land Use Concept of the City of Hamilton Official Plan, and “Medium Density Residential” on Schedule L-8 “Overall Land Use Strategy” of the Downtown Hamilton Secondary Plan. The existing multiple dwelling is non-conforming to the “Medium Density Residential” designation of the Downtown Hamilton Secondary Plan. In order to properly reflect both the existing use of the property as a high density multiple dwelling and the existing Downtown Multiple Residential “D6” Zone, which applies within Zoning By-law No. 05-200, staff recommends that the property be included in a future housekeeping amendment in order to change the designation from “Medium Density Residential” to “High Density Residential” in the Downtown Hamilton Secondary Plan. It should be noted that the existing use does conform to the Zoning By-law and the proposed conversion also conforms to the policies for condominium conversions, as set out under Section C.7.11 of the City of Hamilton Official Plan (see Comment 2 - Page 4).

RELEVANT CONSULTATION:

The following Departments and Agencies had no comment or objections:

- Public Works Department (Traffic Engineering and Operations Section).
- Corporate Services Department (Budgets Section).
- Recreation Division
- Horizon Utilities

Hamilton Street Railway has advised that various bus routes operate within this area, and that multiple residential uses in the downtown are transit supportive. There are no planned changes in service to this area.

Bell Canada has requested a standard condition pertaining to the availability of communication/telecommunication infrastructure (Recommendation (a)(ii)4.).
Community Services Department (Housing Policy and Programs Section) has provided an analysis of data from CMHC pertaining to vacancy rates and average rents, and has no concerns with the proposal. This is discussed in the Analysis/Rationale section of the report.

Public Consultation

A tenant information meeting was held on December 3, 2007. At this meeting, details of the proposal and of the tenant’s rights under the Tenant Protection Act were provided. Twenty-one tenants attended the meeting with questions regarding their rights after the building is converted, but were not opposed to the change in tenure. Appendix “C” includes the minutes of the tenants meeting and the sign-in sheet.

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
Infrastructure and compact, mixed use development minimize land consumption and servicing costs.

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

:LB
Attachs. (3)
MINUTES OF
TENANT INFORMATION MEETING

111 Market Street
Condominium Conversion

DATE: December 3rd, 2007 (6:30 p.m.)

LOCATION: Staybridge Suites, Hamilton, ON

IN ATTENDANCE: Mr. G. Zajac (PEIL); Agent on behalf of the Owner
Mr. F. Puga (PEIL); Agent on behalf of the Owner
Mr. M. Zegray (Realstar); Representative on behalf of the Owner
Mr. A. Buist (DICenzo and Associate); Solicitor on behalf of the Owner

City of Hamilton Staff:
Mr. Greg Macdonald (Planner)
Ms. Laurielle Brooks (Planner)

Residents:
M. Bourgeois (Unit #1009)
J. Crowder (Unit #506)
B. Pehar (Unit #601)
D. Khoury (Unit #602)
J. Krakowski (Unit #1207)
P. Thomas-Kelly (Unit #1204)
W. Mykyt (Unit #901)
A. Teymouri (Unit #303)
P. Adamson (Unit #1206)
A. Morgan (Unit #102)
D. Hunter (Unit #103)
C. Madden (Unit #305)
M. Francis (Unit #806)
F. Warner (Unit #1409)
N. Westall (Unit #202)
C. Croveiro (Unit #202)
S. Johnston (Unit #605)
L. Mitges (Unit #1008)
R. Tuininga (Unit #902)
S. Williams (Building Manager)
B. Crowder (Building Manager)
6:35 pm; Meeting is called to commence by Mr. G. Zajac;

- Administrative Issues are addressed;
  All are asked to sign the sign-in sheet.
  Notice sheets are asked to be submitted.
- Introductions are made in respect to;
  Mr. G. Zajac
  Mr. F. Puga
  Mr. M. Zegray
  Mr. A. Buist
  Mr. G. MacDonald
  Ms. L. Brooks

Introduction from Mr. G. Zajac to the Residents began at approximately 6:40 p.m.

- The theory of a "One Box" into "Many Boxes" is introduced:
  - Simply creating several new condos from one large apartment
- The condo conversion will simply allow for an individual to purchase a unit instead of the whole building, which would be required as of this date.
- The stairwells/laundry rooms/etc. would remain as common element so that residents may access them.
- Involved within the conversion to condominium application will be a Justification Report.
- Within the Justification Report:
  - It must state that the Vacancy rate for the City of Hamilton and the zone within which the property is located is not below the 2% minimum.
  - That the conversion will not cause the Vacancy rate to drop below that 2% minimum.
  - That the current rents for the subject building are not significantly below the average rental rates for the City of Hamilton and the zone within which the property is located.
- Mr. Zajac informed the residents that this is an informal meeting and noted that the official Public Meeting will happen at a further date.
- The residents are informed that an Engineering Report will need to be conducted to determine the condition and state of the building prior to the registration of the Draft Plan of Condominium.
- The Engineering report will address the structural integrity of such things as balconies, railings, parking structure, etc.

Q1. What is meant by Large/Smaller Boxes? (Unit # 901)

Mr. Zegray: Land titles now has 1 owner registered for all 116 units.
This application will allow for the potential of there to be 116 independent units with 116 independent owners.

Q2. Can this be done while the units are rented? (Unit # 901)

Mr. Buist: Yes this can be done with the units which are currently rented.
Mr. Buist referred to the notice package given to all the residents and points to the statute which protects all current residents.
The notification explains the "Security of Tenure" and the "Right of first refusal"
Mr. Buist stated that this conversion will have little/no impact on the residents.
No rent increase will occur because of this application.
If a unit is purchased, "Security of Tenure" applies and protects the residents from eviction.
Explained that this application will simply allow, in the future, the current owner to sell individual units instead of the entire building.
There is no intent at this time for the current owner to sell any of the units.
Q3. Is there a time limit for these securities/rights?

Mr. Buist: The rights and securities that are enjoyed by the residents under the current owner will apply to any future owners.

Q4. Residents can not be forced out?

Mr. Buist: Reiterated his answer from the previous question.

Q5. Is there the intent to continue on with the year-to-year lease policy currently used?

Mr. Zegray: Stated that at this time there is no intent to sell.
Gave examples of other properties owned by the applicant which have been converted to condominium ownership and that no units have been sold to date.
This application will simply give greater flexibility to the Owner.
The owner may want to sell in the future and this conversion will permit this.
Stated that it is the Owners intent to retain all the current residents.

Q6. The “Right of First Refusal” does not apply to owners/purchasers who intends to buy more than one apartment?

Mr. Buist: This is correct.
The Right of First Refusal only extends to the purchase of one unit.
The purchaser may want to buy the entire floor therefore this right is waived.
Mr. Buist noted that the Right of First Refusal would only apply to the residents of the building prior to the date of the approval of the application.

Q7. Will this permit the upgrade of a resident from a 1 bedroom to a 2 bedroom?

Mr. Buist: As long as the change is made prior to the approval of the application the same protections will extend to the resident.

Mr. Zajac: The process is expected to take 1.5 to 2 years.

Q8. Are Leases to continue with any potential new owner?

Mr. Buist: Noted that negotiation for 1 year leases can continue

Mr. Zegray: Reiterated the point that as long as a resident wants to stay they can stay

Q9. If approved will the whole building be converted at once? (Unit #901)

Mr. Buist: Acknowledged that it will.

Q10. How does this affect the reality tax?

Mr. Buist: All taxes will continue to be paid by the Owner(s) of the units.

Q11. What will be the Condo/Parking fees?

Mr. Buist: Condo fees/parking will only be paid the owners of the units not the renting individual(s).

Q12. What will be the Purchase Price for the units?

Mr. Buist: There is no intention to sell the units at the present time.
The “Market” will determine the potential purchase price at that given time
Mr. Zegray: There is no intention to sell the units at this time.

Q13. Will there be an inspection during the approval process? (Unit #1207)

Mr. Zajac: This will not happen until the approval of the application.

Mr. Buist: The Engineer's inspection will not occur until the application is approved.
Engineers/Surveyors may need to enter some units in order to conduct their final report.

Mr. Zegray: There is no significant planned in-suite construction at this time.

Q14. Will the condominium owners have the “Right to Show?” (Unit #1009)

Mr. Buist: The same right to show that current Owner is entitled to, will also be extended to any future owners.

Q15. What is the advantage to the Owner with the condominium conversion?

Mr. Buist: With the current vacancy rates above the minimum level, it is an opportune time to take advantage of the situation.
The Owner may want to sell/convert at a later date when the vacancy rate would not permit this.
It may offer a better tax situation from a corporation's standpoint.

Mr. Zegray: The window of opportunity is now.
The conversion to condominium will allow for a more flexible means of sale or finance for any prospective owners.

Q16. What has happened with the other conversion to condominium mentioned previously?

Mr. Zegray: In all other cases there has been no sales of any of the converted units

Q17. Will this cause a reassessment of the property?

Mr. Zegray: This will be determined at a later date, once the approval has occurred

Mr. Buist: Assessments will need to be conducted

Q18. Does the Security of Tenure apply if the new owner wishes to move into his own unit?

Mr. Buist: The new owner will still have to abide to the Security of Tenure rules.

Q19. Will the new reality assessment become available to the public?

Mr. Buist: MPAC will process the information and release it within a couple of months

Mr. Macdonald: Anybody has the ability to access the assessments because they are public record.

Q20. Will the Engineering Report include the electrical/plumbing systems?

Mr. Buist: The report must prove the structural integrity of the building.

Mr. Zegray: It will only look at the major systems, i.e. the parking garage.

Mr. Macdonald: Notes that the Engineering report will also become part of the public record.
No further questions were asked.

Meeting was called to a close at approximately 7:25 p.m.

These Minutes were prepared by
PLANNING & ENGINEERING
INITIATIVES LTD.

Fernando Puga

cc:  Mr. M. Zegray – Realstar, via e-mail
     Mr. A. Buist – DiCenzo and Associate, via e-mail
     Mr. G. Macdonald and Ms. L. Brooks – City of Hamilton; Planning and Economic Development
     Department, via e-mail
     Mr. G. Zajac, PEIL
November 21, 2007

Notice to Residents – 111 Market Street

Dear Residents:

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, plus the excerpts from the Residential Tenancies Act, outlining your specific rights under the Act.

Please answer the following questions and retain one (1) copy for your records:

- We were notified of the condominium conversion application
  - 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 / N/A

- We have attached additional comments with respect to this application
  - Yes / No

Unit No. 1009  
Date DEC 3/07  
Name Mike Bourgeois

Phone No.  
Phone No. not provided

Signature

Do not wish to be contacted by the City

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

Yours very truly,

PLANNING & ENGINEERING INITIATIVES LTD.

George T. Zajac, BA (Hons.)
Planner

KITCHENER - HAMILTON - MISSISSAUGA - BRANTFORD - WALKERTON
PLANNING & ENGINEERING INITIATIVES LTD.
November 21, 2007

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Please answer the following questions and retain one (1) copy for your records:

- We were notified of the condominium conversion application ____________ 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 ____________ N/A ____________
- We have attached additional comments with respect to this application ____________ Yes ____________ No ____________

Unit No. 504  
Name J. CROWDER

Date 02/12/07  
Signature W. CROWDER

Phone No. 392-5826  
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,

PLANNING & ENGINEERING INITIATIVES LTD.

George T. Zajac, BA (Hons.)  
Planner

GZI
November 21, 2007

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- We were notified of the condominium conversion application
  Yes [ ] No [X]

- We are aware of “Security of Tenure” rights under the Residential Tenancies Act
  Yes [ ] No [X]

- We support the condominium conversion application
  Yes [ ] No [X]

- We have attached additional comments with respect to this application
  Yes [ ] No [X]

Unit No. 601
Name BLAGO PEHAR
Date 12/03
Signature [Signature]
Phone No. 519-463-33 Phone No. not provided 519-463-33
Do not wish to be contacted by the City [ ]

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

Yours very truly,

PLANNING & ENGINEERING INITIATIVES LTD.

George T. Zajac, BA (Hons.)
Planner

GZI
November 21, 2007

Notice to Residents – 111 Market Street

Dear Residents:

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, plus the excerpts from the Residential Tenancies Act, outlining your specific rights under the Act.

Please answer the following questions and retain one (1) copy for your records:

- We were notified of the condominium conversion application  
  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  
  N/A

- We have attached additional comments with respect to this application  
  Yes  
  No

Unit No. 602  
Date  Dec 3/07
Name  Dianne Khouri  
Signature  
Phone No.  519-543-1 Phone No. not provided
Do not wish to be contacted by the City

Thank you for your cooperation in providing this information.

Yours very truly,

PLANNING & ENGINEERING INITIATIVES LTD.

George T. Zajac, BA (Hons.)  
Planner

GZ/
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Please answer the following questions and retain one (1) copy for your records:

- We were notified of the condominium conversion application  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/NA
- We have attached additional comments with respect to this application Yes ☑ No

Unit No. 1207 Name Jeremy Krakowski
Date Dec 31/07 Signature [Signature]
Phone No. 905-525-6531 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,

PLANNING & ENGINEERING INITIATIVES LTD.

George T. Zajac, BA (Hons.)
Planner

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Please answer the following questions and retain one (1) copy for your records:

- We were notified of the condominium conversion application: 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 □ N/A □
- We have attached additional comments with respect to this application: Yes □ No □

Unit No.: 1204
Name: Pauline Thomas Kelly
Date: 00-00-07
Signature: Pauline Thomas Kelly
Phone No.: 905-528-4413
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,

PLANNING & ENGINEERING INITIATIVES LTD.

George T. Zajac, BA (Hons.)
Planner

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Please answer the following questions and retain one (1) copy for your records:

- We were notified of the condominium conversion application 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\N/A
- We have attached additional comments with respect to this application Yes\No

Unit No. 303
Name Abbas Teymour
Date Dec. 7, 2001
Signature
Phone No. 905-512-4904 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,

PLANNING & ENGINEERING INITIATIVES LTD.

George T. Zajac, BA (Hons.)
Planner

KITCHENER - HAMILTON - MISSISSAUGA - BRANTFORD - WALKERTON
PLANNING & ENGINEERING INITIATIVES LTD.
November 21, 2007

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Please answer the following questions and retain one (1) copy for your records:

- We were notified of the condominium conversion application 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 ___ N/A ___
- We have attached additional comments with respect to this application Yes ☑ No ___

Unit No. 1206  Name Pamela Adamson
Date Dec 1/07  Signature Adamson
Phone No. 905-523-6565  Phone No. not provided
905-928-7177  Do not wish to be contacted by the City ___

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

Yours very truly,

PLANNING & ENGINEERING INITIATIVES LTD.

George T. Zajac, BA (Hons.)
Planner

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Please answer the following questions and retain one (1) copy for your records:

- We were notified of the condominium conversion application  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  N/A
- We have attached additional comments with respect to this application  Yes  No

Unit No. 102  Name Angela Morgan
Date Dec 3, 07  Signature
Phone No. 905-528-2146  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,
PLANNING & ENGINEERING INITIATIVES LTD.

George T. Zajac, BA (Hons.)
Planner

GZ/
November 21, 2007

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Please answer the following questions and retain one (1) copy for your records:

- We were notified of the condominium conversion application
  - 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 □ N/A □

- We have attached additional comments with respect to this application
  - Yes □ No □

Unit No. 103

Name

Date [Apr-30-07]

Signature

Phone No. ______________

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,

PLANNING & ENGINEERING INITIATIVES LTD.

George T. Zajac, BA (Hons.)
Planner

GZ
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Please answer the following questions and retain one (1) copy for your records:

- We were notified of the condominium conversion application 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 ❌ N/A ✔
- We have attached additional comments with respect to this application Yes ❌ No ✔

Unit No. 103
Name: Christine Madden
Date: 12/03/2007
Signature: [signature]
Phone No. 905-549-4391
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,

PLANNING & ENGINEERING INITIATIVES LTD.

George T. Zajac, BA (Hons.)
Planner

[Signature]

Hamilton
360 James St. N., Suite 200, East Wing
Hamilton, Ontario
L8L 1H5
Bus.: 905-546-1010
Fax.: 905-546-1011
E-mail: info@peil.net
Toll Free: 1-877-822-3798
www.peil.net

KITCHENER - HAMILTON - MISSISSAUGA - BRANTFORD - WALKERTON
PLANNING & ENGINEERING INITIATIVES LTD.
November 21, 2007

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Please answer the following questions and retain one (1) copy for your records:

- We were notified of the condominium conversion application
  - 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

- We have attached additional comments with respect to this application
  - Yes
  - No

Unit No. 901

Name: William Mykytay

Date: 05/31/07

Signature: William Mykytay

Phone No. 905 872 7349

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,

PLANNING & ENGINEERING INITIATIVES LTD.

George T. Zajac, BA (Hons.)

Planner

GZI
<table>
<thead>
<tr>
<th>Name</th>
<th>Address/Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>George Egan</td>
<td>PEIL</td>
</tr>
<tr>
<td>Fernando Figueroa</td>
<td>PEIL</td>
</tr>
<tr>
<td>Martin J.</td>
<td>REALSTAX</td>
</tr>
<tr>
<td>Beauty Brown</td>
<td>#103</td>
</tr>
<tr>
<td>Dan Hunter</td>
<td></td>
</tr>
<tr>
<td>Max Francis</td>
<td>111 Market, Unit 806</td>
</tr>
<tr>
<td>Mike Bourgeois</td>
<td>PH 1209</td>
</tr>
<tr>
<td>Louise Brooks</td>
<td>City of Hamilton</td>
</tr>
<tr>
<td>Shane Williams</td>
<td>111 Market, Assistant</td>
</tr>
<tr>
<td>Brenda Cormier</td>
<td>PEIL</td>
</tr>
<tr>
<td>Jack Kinney</td>
<td>#902</td>
</tr>
<tr>
<td>S. Warren</td>
<td>#1109</td>
</tr>
<tr>
<td>Bill Melnyak</td>
<td>#901</td>
</tr>
<tr>
<td>Dave Krekow</td>
<td>#1201</td>
</tr>
<tr>
<td>Christine Madden</td>
<td>#305</td>
</tr>
<tr>
<td>Angela Meyer</td>
<td>#102</td>
</tr>
<tr>
<td>Greg Macdonald</td>
<td>2-40 Mountain Ave., Hamilton</td>
</tr>
<tr>
<td>Nick Westoll</td>
<td>#202</td>
</tr>
<tr>
<td>Name</td>
<td>Address/Unit</td>
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</tr>
<tr>
<td>Chris Connors</td>
<td>#302</td>
</tr>
<tr>
<td>J. Crowder</td>
<td>#506</td>
</tr>
<tr>
<td>B. Johnston</td>
<td>#605</td>
</tr>
<tr>
<td>L. McGee</td>
<td>#1008</td>
</tr>
<tr>
<td>D. Khouri</td>
<td>#602</td>
</tr>
<tr>
<td>P. B. Thomas Kelly</td>
<td>1204</td>
</tr>
</tbody>
</table>