



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

October 30, 2020

County of Bruce
Planning & Economic Development Department
1243 MacKenzie Road
Port Elgin, ON
N0H 2C6

Attention: Dan Kingsbury, Senior Planner

Dear Dan :

**Re: Application for Draft Approval Exemption / Final Approval of Plan of
Condominium
560A, 560B, 560C and 560D Iving's Drive
Geographic Town of Port Elgin, Town of Saugeen Shores
Owner: 1691085 Ontario Inc. and 2260682 Ontario Inc. c/o Michael Slattery**

To follow up our conference call on October 29, 2020, I wish to provide the following written comments that summarize the discussion:

The condominium conversion proposed for the 47 apartments will not result in the displacement of 47 tenants. First of all, only 41 apartments are currently rented. More importantly, all of the current tenants will be given the opportunity to reside within their respective units and continue to pay rent for as long as they wish, even if they decide to stay for several years. The owner of the apartment buildings will sign an agreement to this effect. I wish to point out that the owner has this same arrangement with their condominium townhouse project at 935 Goderich Street in Port Elgin. Several of the units are still owned by my client but are occupied by renters, and those units will not be sold until the tenants decide to move out.

Also, the owner will continue to honour the existing contract with the County for the 12 subsidized units, which has another six years (approximately) remaining. Whereas there would be a significant financial benefit to the owners to (legally) break the contract now, this will not occur should the condominium be approved.

Furthermore, the existing tenants will be given an opportunity to purchase their units. Most of the apartments will be sold at a price that falls within the "affordable housing" category. For approximately the same amount of money that the tenants are paying in

rent, they can make a monthly mortgage payment and pay the condominium fees and taxes, with a 5% down payment. As such, many of the tenants – of which approximately 60% work at Bruce Power – may find purchasing their units affordable, desirable and a wise investment.

The units that are not purchased by the existing tenants will be sold on the real estate market once the tenants decide to move out, which will give other people in the community an opportunity to purchase an affordable housing unit.

I trust this information will be of assistance to the County and Town.

On a different note, I'd like to address your comment about having to submit a Draft Plan of Condominium application as opposed to continuing with the current Draft Plan Exemption / Final Approval application. If the purpose of requiring a Draft Plan of Condominium application to be filed is to allow the condominium conversion proposal to be presented at a public meeting and to allow an opportunity for appeal, then please consider the following: First of all, the owner is willing to agree to a public meeting under the current application that has been filed. Secondly, only certain prescribed authorities/agencies (and the applicant) have the opportunity to appeal a Draft Plan of Condominium, and presumably the only authorities/agencies that would have an interest in this matter would be the Town and the County; and, if either the Town or County were opposed to the condominium conversion, then it's safe to assume that the Draft Plan of Condominium Exemption / Final Approval application would be denied and therefore there wouldn't be a need for an appeal. Based on the foregoing, it might not be necessary to require a new application to be filed.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, flowing script.

Ron Davidson, RPP, MCIP

c.c. Jay Pausner (Town of Saugeen Shores)
Greg Carpenter / Craig Robson (Robson Carpenter LLP)
Michael Slattery / Rich Viera (Skylark Mortgages)