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Item 1

## Condominium Presentation to the Task Force On Residential Condominiums

November 8, 2012



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## Disclaimer

- *The content of the course materials and representations made by the presenters during the presentation & Q&A and within the materials are not to be interpreted as legal, condominium management or other advice and are provided only in the context of a presentation to the city of Vaughan's Task Force On Residential Condominiums.*
- *For official advice on such matters, attendees are encouraged to consult with the appropriately authorized and legal or other qualified professional.*

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## Agenda

- **Introductions**
- **Review Mandate**
- **Presentation Objectives**
- **Condominium Governance**
- **What is a Condominium?**
- **Condominium Living**
- **Municipal Spheres of Influence**
- **Where Do We Go From Here?**
- **Q&A**

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## Robert Buckler – Bio

- Owner of *Beredan Management & Consulting Inc.*, which specializes in condominium consulting for management firms, developers, condominium corporations, boards of directors, owners
- Attained the *Registered Condominium Manager (R.C.M.)* designation in 2006 and has taught Condominium Law for *Association of Condominium Managers of Ontario* (“ACMO”) since 2006
- *Court-Appointed Administrator* for two Condominium Corporations in Toronto
- Realtor® with *Century21 Heritage Group Ltd.*
- Condominium management educator, course developer
- Volunteer for *Canadian Condominium Institute-Toronto*, ACMO, City of Vaughan, *Toronto Real Estate Board* (TREB)

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## Patricia Elia – Bio

- Called to the *Ontario Bar* in 1996
- Has practiced law with *Minden Gross* and *Blake Cassels and Graydon*
- Is a Condominium law and Corporate lawyer with *Elia Associates Professional Corporation*
- Is a member of the *Canadian Condominium Institute* (“CCI”): Golden Horseshoe, Huronia and Toronto Chapters
- Is the Vice President of the *Huronia Chapter of CCI*
- Is an owner of condominiums in Ontario
- Is a director of a condominium corporation in Ontario

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## Mandate of the Task Force On Residential Condominiums

*The Task Force on Residential Condominiums shall consider the variety of issues important to residents living in condominiums (including, but not limited to service levels, taxation, safety, environmental sustainability, etc.).*

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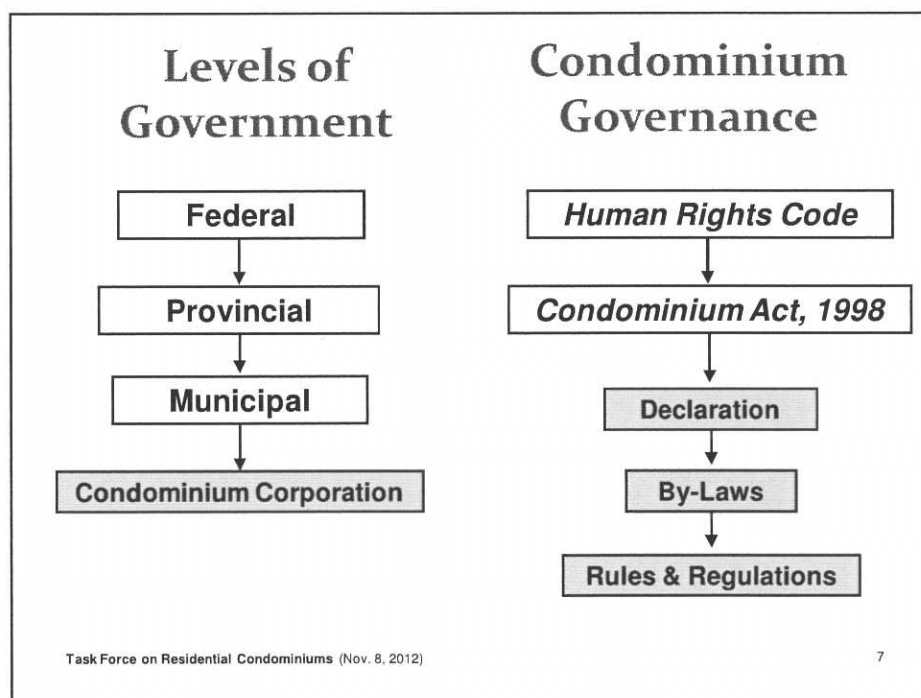
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## Presentation Objectives

- To provide a brief overview of the *Condominium Act, 1998*
- To differentiate the confines of municipal & provincial jurisdictions
- To cover Municipal issues/responsibilities
- To discuss Condominium Living as it relates to the auspices of the municipality
- To discuss 'areas of intersect' between condominiums and the municipality
- To start developing a list of suggestions to improve condominium living in the city of Vaughan

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## What is a Condominium?

- ‘Tenants in Common’ – shared ownership of common elements
- Types of Condominiums
- Units vs. Common Elements
- Declaration Schedules – Owners pay their share of the budget (‘common element/maintenance fees’)
- Declaration, By-Laws, Rules
- Condominium Corporation subject to many statutes including the *Accessibility for Ontarians with Disabilities Act*, *Green Energy Act*, *Contract & Agency Law*, *Occupational Health & Safety Act*, etc.

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## “Fourth Level of Government”

- Elected Board of Directors
- Managing the affairs of the condominium corporation
- Working in the best interest of the corporation and on behalf of the community while complying with laws
- Typically, the Board hires a property management company to handle accounting, operations, staff, contractors, etc.

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## Condominium Living

- What does this mean?
- What are the issues?
  - Demographics
  - Density
  - Planning (e.g., lack of parking, common elements vs. standard corporation)
  - Costs of Operation
  - Enforcement Mechanisms
- What is the municipality's role?

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## Municipal Spheres of Influence

- By-Laws
- Fire Safety
- Occupancy
- Parking
- Permits (renovations, large projects)
- Noise
- Pets
- Planning
- Signage
- Waste Management & Recycling

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## Where Do We Go From Here?

- What are areas of overlap with the municipality?
- What are the opportunities to service these communities?

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## Question & Answers



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# Thank You

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