

Court File No. CV-22-00674747-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

BETWEEN:

MARSHALLZEHR GROUP INC.

Applicant

- and -

AREACOR INC.

Respondent

**SUPPLEMENT TO THE SECOND REPORT OF THE RECEIVER
September 28, 2022**

INTRODUCTION AND PURPOSE OF REPORT

1. This report (the “**Supplemental Report**”) is filed by RSM Canada Limited in its capacity as Court-appointed receiver of all of the assets, undertakings and properties of Areacor Inc. This report is a supplement to the Second Report of the Receiver dated September 8, 2022 (the “**Second Report**”) and should be read together with the Second Report. Capitalized terms used and not otherwise defined herein shall have the meanings ascribed to such terms in the Second Report.
2. The Second Report was filed by the Receiver in support of its motion returnable on October 3, 2022 for an order, among other things, approving the sale of the Real Property.
3. On September 26, 2022, the Debtor served the Affidavit of Roni Gilyana sworn September 26, 2022 (the “**Gilyana Affidavit**”), which requested that the Court not approve the sale transaction and direct the Receiver to re-commence a sale process for the Real Property, without any explanation as to how such process will be funded.
4. The purpose of the Supplemental Report is to provide additional information to the Court with respect to the Sale Process in response to certain of the statements made in the Gilyana Affidavit.

RESTRICTIONS AND TERMS OF REFERENCE

5. In preparing this Supplemental Report, the Receiver has relied upon the Information (as defined in the Second Report). Certain of the information contained in this Supplemental Report may refer to, or is based on, the Information. As the Information has been provided by other parties, or obtained from documents filed with the Court in this matter, the Receiver has relied on the Information and, to the extent possible, reviewed the Information for reasonableness. However, the Receiver has not audited or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would wholly or partially comply with Canadian Auditing Standards pursuant to the Chartered Professional Accountants of Canada Handbook and, accordingly, the Receiver expresses no opinion or other form of assurance in respect of the Information.

6. Unless otherwise stated, all monetary amounts contained in the Supplemental Report are expressed in Canadian Dollars.

SALE PROCESS

7. The Debtor has questioned the manner in which the Receiver carried out the Sale Process. The Second Report details the efforts the Receiver undertook to market the Real Property.
8. Thirty-five (35) qualified prospects executed confidentiality agreements and accessed the data room for the Sale Process, and three offers were received by the Receiver at the bid deadline.
9. As noted in paragraph 77 of the Second Report, prospective purchasers who did not make offers for the Real Property provided feedback to the Receiver regarding the Property. These prospective purchasers, and specifically two well-known developers that spent significant time completing due diligence in anticipation of making an offer for the Real Property. Each of the aforementioned developers advised the Receiver that their primary reason for not submitting an offer was due to the significant structural deficiencies, both known and unknown, with the Project.
10. Furthermore, the Gilyana Affidavit fails to note that the Receiver was in contact with the Debtor's lawyer regarding the Sale Process and the Receiver's marketing efforts. On February 14, 2022, the Debtor's counsel informed that Receiver that Areacor had "been in discussions with a purchaser who may be interested in submitting an offer" but did not provide any further details.
11. On February 23, 2022, the Receiver wrote to counsel to request that she provide further information regarding the prospective purchaser so that the Receiver could provide them with notice of the sale process. No response was received.
12. On March 28, 2022, the Receiver wrote to the Debtor's counsel to follow-up on its request for information. On April 6, 2022, Areacor's counsel responded by saying that the prospective purchaser was represented by an agent, and that the agent would not provide any contact details or further information relating to the prospective purchaser. On that

same day, the Receiver wrote to Areacor's counsel to advise her of the launch of the Sale Process, to provide a copy of the Receiver's marketing brochure, and to suggest that she forward the Receiver's marketing materials to any prospective purchasers that the Debtor was aware of.

OTHER STAKEHOLDERS

13. Following service of the Second Report, the Receiver was contacted by counsel to the Lien Claimants, each of whom confirmed that the Lien Claimants either supported or did not oppose approval of the sale transaction.
14. As noted in the Second Report, Aviva has the second ranking mortgage on the Property. The Receiver is not aware of any opposition from Aviva to approval of the sale transaction.
15. The Receiver has also been contacted by several Unit Purchasers, each of whom has expressed support for the Receiver's motion. An e-mail from one Unit Purchaser is attached hereto and marked as **Appendix "A"**.

COMPARABLE PROJECTS

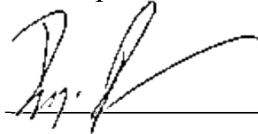
16. In the Gilyana Affidavit, Mr. Gilyana refers to three Hamilton condominium projects that are currently selling units, which are referred to as the "Comparable Projects". Mr. Gilyana states that the per square foot price of those units are comparable to the Project and should be taken into account when considering the value of the Real Property.
17. Mr. Gilyana does not provide any details as to why the "Comparable Projects" are in fact similar to the Real Property, other than the fact that they are in close proximity to the Real Property. The "Comparable Projects" are materially different from the Real Property. They all have projected occupancy dates of 2025 through 2027. The Project was originally to be completed by 2019. The Comparable Projects are all much larger-scale projects (in excess of 100 units), with larger units, and include numerous amenities (i.e., concierge, pool/cabanas, tech center, party room, children's play area, shared workspace, etc.) that were not to be offered as part of the Project. As a reference point, attached hereto and marked as **Appendix "B"** is a copy of the brochure for the Project. Attached hereto and

collectively marked as **Appendix “C”** are copies of public information on such "Comparable Projects" obtained by the Receiver from the industry marketing website www.condonow.com for the “Comparable Projects”.

All of which is respectfully submitted to this Court as of this 28th day of September, 2022.

RSM CANADA LIMITED, solely in its capacity as
Court-appointed Receiver of Areacor Inc.,
and not in its personal or corporate capacity

Per: _____



Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT
President

TAB A

From: darius.knight1@gmail.com
Sent: September 26, 2022 8:36 PM
To: Berger, Jeff
Cc: Graham Phoenix
Subject: RESPONSE TO: MarshallZehr v. Areacor (Court File CV-22-00674747-00CL)
Attachments: 2022.09.26 - Letter to Service List (Responding Motion Record).pdf; 2022.09.26 - Responding Motion Record.pdf

Importance: High

Hello Jeff,

I've reviewed the responding motion record submitted by Roni Gilyana and RAR Litigation Lawyers. I find the claims and comparisons made in the document to be inaccurate and fallacious to say the least. To compare the Jamesville Lofts project to the Television City project by Brad Lamb is not a fair and accurate comparison. There are 618 units planned for Television City on over 44,000 square feet of land that includes extensive amenities and retail. Jamesville Lofts is tiny 40 unit 6 story condo project on a postage stamp lot sandwiched between a parking lot and retail space on James St. The amenities offered were very limited and the unit features were basic. Most importantly given the small-scale project there is no 24 hr security in the foyer at Jamesville which is something condo owners highly value, nor is there outdoor parking as part of the project.

Here's a list of the Television City amenities taken from their website, most of which could never exist at the Jamesville site:

Amenities

- ✔ Children's Play Area
- ✔ Cabanas
- ✔ Pool
- ✔ Parking
- ✔ Fitness Center
- ✔ Sky Lounge
- ✔ Lobby
- ✔ Tech Center
- ✔ 24 Hour Concierge
- ✔ Lockers

The lifestyle offering at Television City is far in a way a different and upscale product that any developer who acquires the Jamesville Lofts property could never provide.

I've followed the Jamesville Lofts project from the first day it was on the market, November 25th, 2017, when we decided to purchase our Picasso Unit 206. On that day, every one of the smaller units were sold, undoubtedly many were bought as investment/rental units because of the lower price which would garner a favourable cap rate. From that day forward the larger units remained unsold even though the developer kept raising the prices over time to the point where you could buy a house for the same price. I felt these units were overpriced and unattractive because of the small-scale building, limited amenities and features offered. This building didn't appeal to individuals capable of spending 600K plus for a 2-bedroom unit with 788 sq. feet of living space. Therefore, the comparisons made in the responding motion just don't make sense. In addition, the large unsold units disappeared from the website for a period of time in 2018 and were later re-released at much higher prices than at launch. These units never sold to the best of my knowledge.

In addition, the documentation we were given at the sales office in Nov. 2017 stated an occupancy date of March 2019, approximately 15 months later. We were very surprised when months and months went by and there was no construction progress made at the site. During 2018 and 2019 I kept inquiring to Areacor as to what was going on and why was the construction progress so slow, and no one would ever respond to my inquiries or provide an update.

At some point either late 2018 or early 2019 we got a call from a woman representing Areacor asking if we wanted to get out of our purchase agreement. The reason was they expected further construction delays and couldn't give us a closing date. Their offer did not provide any inducement in terms additional funds beyond our 60.9K deposit. At the time we decided against the offer because the real estate market was much higher than when we purchased, which turned out to be the wrong decision given the outcome.

Over the past three years or so we were given new occupancy dates that were never met. I had one very short telephone conversation with Mr. Gilyana when he swore at me for calling him, said never to call him again and he hung up the phone. This was the most unprofessional exchange I have ever had with a person and left me with a clear understanding that he had no concern whatsoever for the Jamesville Loft purchasers. I also heard that contractors had left the project and that there were issues on the job site.

By early 2021 I was very worried about the project, there had been limited construction progress and the building site appeared to have been vacated by the trades. I'm providing you with an email to Mr. Gilyana below questioning the building progress as of July 8th, 2021.

From: darius.knight1@gmail.com <darius.knight1@gmail.com>
 Sent: July 8, 2021 10:25 AM
 To: 'Roni Gilyana, Areacor Inc.' <roni@areacor.com>
 Cc: darius.knight1@gmail.com
 Subject: FW: Jamesville Condos 'April 2021'. Re: Update on Construction Progress and the Tarion Tentative Occupancy Date
 Importance: High

Hi Ron,

Progress at the Jamesville site appears to be moving at a very slow rate. A photo of the site taken a couple of weeks back shows no one working during business hours and the top two floors still didn't have the 2017. Are you still supporting the Dec. 7th occupancy date which we have in writing below.

Regards,

Darius Knight

<image001.png>

From: Areacor Developments <info@areacor.com>
 Sent: April 5, 2021 9:39 AM
 To: darius.knight1@gmail.com
 Subject: Jamesville Condos 'April 2021'. Re: Update on Construction Progress and the Tarion Tentative Occupancy Date



The logo for Jamesville LOFTS features a stylized orange grid icon above the word "Jamesville" in a large, bold, black sans-serif font. Below "Jamesville", the word "LOFTS" is written in a smaller, all-caps, black sans-serif font with wide letter spacing.



JAMESVILLE LOFTS Project Update (April 2021)

RE: UPDATE ON CONSTRUCTION PROGRESS & THE TARION TENTATIVE OCC

Dear New Homeowner:

As the project continues to achieve new milestones towards the completion of your new home, we would like to take a moment to update you with the current site progress, and the tentative occupancy date.

The contractor is currently completing the erection of the upper floors of the superstructure (see attached photo above).

The updated tentative occupancy date is scheduled for December 7th, 2021.

The project team will continue to provide necessary updates as we reach new milestones towards the completion of your new home.

*From the JAMESVILLE Project Development Team
 Have a wonderful day,*

I never received a response however in September 2021 I received the following update with a May 2022 closing date:

From: Areacor Developments <info@areacor.com>
Sent: September 2, 2021 1:14 PM
To: darius.knight1@gmail.com
Subject: Jamesville Condos 'September 2021'. Re: Update on Construction and Tentative Occupancy Date



JAMESVILLE LOFTS Project Update (September 2021)

RE: UPDATE ON CONSTRUCTION PROGRESS & THE TENTATIVE OCCUPANCY.

Dear New Homeowner:

We'd like to take a moment to update you with the current site progress and new tentative occupancy date.

The superstructure work currently remaining is the last 2 floors being the 6th and 7th floor.

The new tentative occupancy date is now May 19, 2022.

The project team will continue provide necessary updates as we reach new milestones towards the completion of your new home.

From the JAMESVILLE Project Development Team

Have a wonderful day,

Areacor Customer Care

Jeff, by September 2021 I believe there was no possible way this project was going to be completed and the information we were provided misrepresented the truth about the project and it's evident that there was mismanagement of the project that ensued since the beginning.

After five years of waiting for this nightmare to end, I ask that the court fully reject any motion that would delay the reimbursement of the deposit funds for the purchasers, in order that we can move on with our lives.

Regards,

Darius Knight

From: Kelly Santoiemma <Kelly@rarlitigation.com>

Sent: September 26, 2022 3:56 PM

To: Amanda Adamo <aadamo@loonix.com>; harvey@chaitons.com; samr@chaitons.com;

bryan.tannenbaum@rsmcanada.com; jeff.berger@rsmcanada.com; brendanbowles@glaholt.com; johnpaulventrella@glaholt.com; jrosenstein@rosensteinlaw.ca; jmaclellan@blg.com; kaush.parnameswaran@hamilton.ca; rjk@kennaley.ca; aslavens@torys.com; rmoubarak@sutherlaw.com; jfrustaglio@sutherlaw.com; wkravchuk@mwlcclaw.ca; gharris@harris-sheaffer.com; Diane.Winters@justice.gc.ca; leslie.crawford@ontario.ca; insolvency.unit@ontario.ca; iaversa@airdberlis.com; chris@cahillelectric.ca; ahuibers@clublink.ca; annahm@hotmail.ca; Graham Phoenix <gphoenix@loonix.com>; brian@michaelstjean.com; callummccann@gmail.com; stoneman.carly@gmail.com; cgdawks@hotmail.com; ddorigiola@gmail.com; darius.knight1@gmail.com; fecharala@hotmail.com; paetkauchristian@gmail.com; Sarah White <swhite@loonix.com>; jacqueline@sovereignconsulting.ca; jsoldaat@sympatico.ca; alldridgew@gmail.com; mark@pacific-plumbing.com; marijavskoko@gmail.com; matthew.smit@hotmail.com; mm2b1dandrea@gmail.com; jadiwinata81@gmail.com; ngeorge1@gmail.com; paul@talenthunt.ca; rickjarnold22@gmail.com; rbell2288@gmail.com; mancini.5.jason@gmail.com; robb.moon@me.com; Shanebethlehem@gmail.com; sherrifarrow@yahoo.ca; mcgregorlandscaping@hotmail.com; sianmcgregor@hotmail.com; thart140@gmail.com

Cc: Rocco Ruso <Rocco@rarlitigation.com>; Sara Mosadeq <Sara@rarlitigation.com>

Subject: RE: SERVICE re: MarshallZehr v. Areacor (Court File CV-22-00674747-00CL)

To Service List:

Please find enclosed the Responding Motion Record of Areacor Inc., which is hereby served upon you pursuant to the *Rules of Civil Procedure*.

Thank you,



Kelly Santoiemma

Law Clerk

T: 905 731 8100 x204

D: 647 933 6537

F: 866 751 5134

	Richmond Hill 1 West Pearce St., Suite 505 Richmond Hill, ON L4B 3K3	Oakville 277 Lakeshore Rd. E., Suite 300 Oakville, ON L6J 6J3
		

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From: Amanda Adamo <aadamo@loonix.com>

Sent: September 8, 2022 2:21 PM

To: harvey@chaitons.com; samr@chaitons.com; Rocco Ruso <Rocco@rarlitigation.com>; Sara Mosadeq <Sara@rarlitigation.com>; bryan.tannenbaum@rsmcanada.com; jeff.berger@rsmcanada.com; brendanbowles@glaholt.com; johnpaulventrella@glaholt.com; jrosenstein@rosensteinlaw.ca; jmaclellan@blg.com; kaush.parnameswaran@hamilton.ca; rjk@kennaley.ca; aslavens@torys.com; rmoubarak@sutherlaw.com; jfrustaglio@sutherlaw.com; wkravchuk@mwlcclaw.ca; gharris@harris-sheaffer.com; Diane.Winters@justice.gc.ca; leslie.crawford@ontario.ca; insolvency.unit@ontario.ca; iaversa@airdberlis.com; chris@cahillelectric.ca; ahuibers@clublink.ca; annahm@hotmail.ca; brian@michaelstjean.com; callummccann@gmail.com; stoneman.carly@gmail.com; cgdawks@hotmail.com; ddorigiola@gmail.com; darius.knight1@gmail.com; fecharala@hotmail.com; paetkauchristian@gmail.com; jacqueline@sovereignconsulting.ca; jsoldaat@sympatico.ca; alldridgew@gmail.com; mark@pacific-plumbing.com; marijavskoko@gmail.com; matthew.smit@hotmail.com;

mm2b1dandrea@gmail.com; jadiwinata81@gmail.com; ngeorge1@gmail.com; paul@talenthunt.ca; rickjarnold22@gmail.com; rbell2288@gmail.com; mancini.5.jason@gmail.com; robb.moon@me.com; Shanebethlehem@gmail.com; sherrifarrow@yahoo.ca; mcgregorlandscaping@hotmail.com; sianmcgregor@hotmail.com; thart140@gmail.com

Cc: Graham Phoenix <gphoenix@loonix.com>; Sarah White <swhite@loonix.com>

Subject: SERVICE re: MarshallZehr v. Areacor (Court File CV-22-00674747-00CL)

TO SERVICE LIST:

Attached please find the motion record of the court-appointed Receiver in the above-noted matter, for a motion returnable October 3, 2022 at 10:00 am via judicial videoconference, the link to which will be made available on the Court's Caselines web portal and circulated to the service list prior to the hearing.

Such motion is for, inter alia, (a) an Approval & Vesting Order in respect of the proposed transaction discussed in these materials; (b) a Court-ordered holdback of funds to preserve lien claims rights as against the same (if any); and (c) the Receiver's discharge, subject to the completion of the administration of the receivership estate.

Please note, however, that the scheduling of the Oct 3rd Hearing shall also be discussed at the pending hearing in these proceedings on September 13, 2022 at 11:30am via judicial videoconference, the link to which will be made available on the Court's Caselines web portal and circulated to the service list prior to the hearing. At the Sept 13th Hearing, at least one party intends to make submissions as to whether the Oct 3rd Hearing should proceed on that date.

Should you have any questions, please contact Graham Phoenix (gphoenix@loonix.com).

Best Regards,

 **Amanda Adamo** (she/her)
Legal Assistant | Bankruptcy, Insolvency & Restructuring | Loopstra Nixon LLP
☎ 416.748.4186 | F: 416.746.8319
✉ aadam@loonix.com | www.loopstranixon.com
120 Adelaide St. West, Suite 1901, Toronto, ON Canada M5H 1T1



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TAB B



Contemporary living surrounded by a vibrant lifestyle.


Jamesville
LOFTS

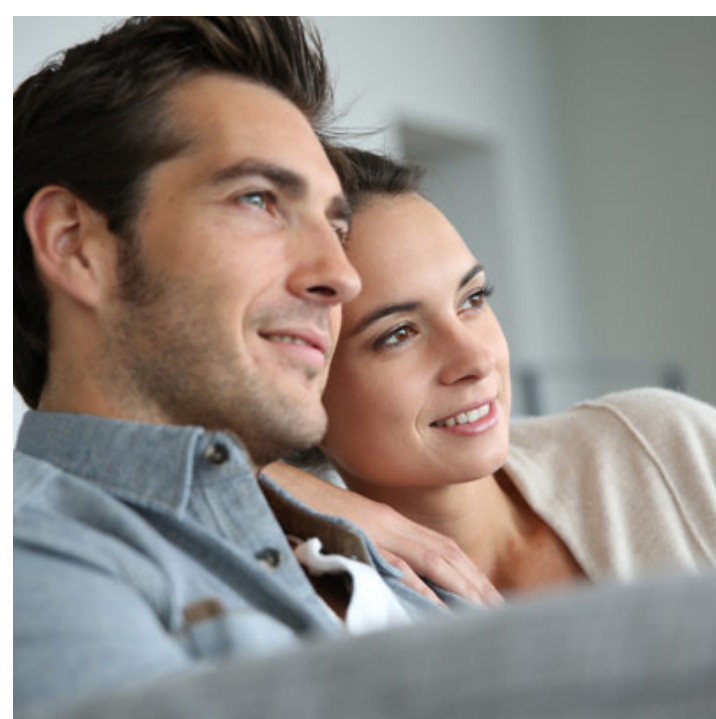
WELCOME TO JAMESVILLE



A limited collection of **40 art inspired lofts** in a neighbourhood inspired by distinctive designs, diverse cultures, and the strength of community welcomes you.

The Jamesville Lofts is an exciting new condominium project located in the heart of Hamilton designed to be an iconic building in the center of, and named after, the highly desired neighbourhood of Jamesville. The Jamesville area is full of amenities that make everyday life easier and exciting. With a Walk Score of 99, everything is close by.

Enjoy a walk to Gore Park, Jackson Square, the Hamilton Farmers' Market, shopping centres, and five major banks. You can explore dozens of amazing local restaurants, bars, and shops and join the countless festivities that happen right outside your door, like the James Street Art and Super Crawl.



MODERN



UNIQUE



CONVENIENT

LOCAL AMENITIES

SHOPPING & DINING

1. The French
2. Wendel Clarks Classic Grill & Bar
3. Mezza Café
4. The Mule
5. Fsh & Chp
6. Hambrgr
7. Chocolat on James
8. Starbucks
9. Saint James Espresso & Eatery
10. Saltlick Smokehouse
11. The Burnt Tongue
12. Jackson Square Mall
13. Merit Brewing Company
14. Mulberry Café
15. Nique
16. Hamilton Farmer's Market
17. Smalls Coffee
18. Mixed Media

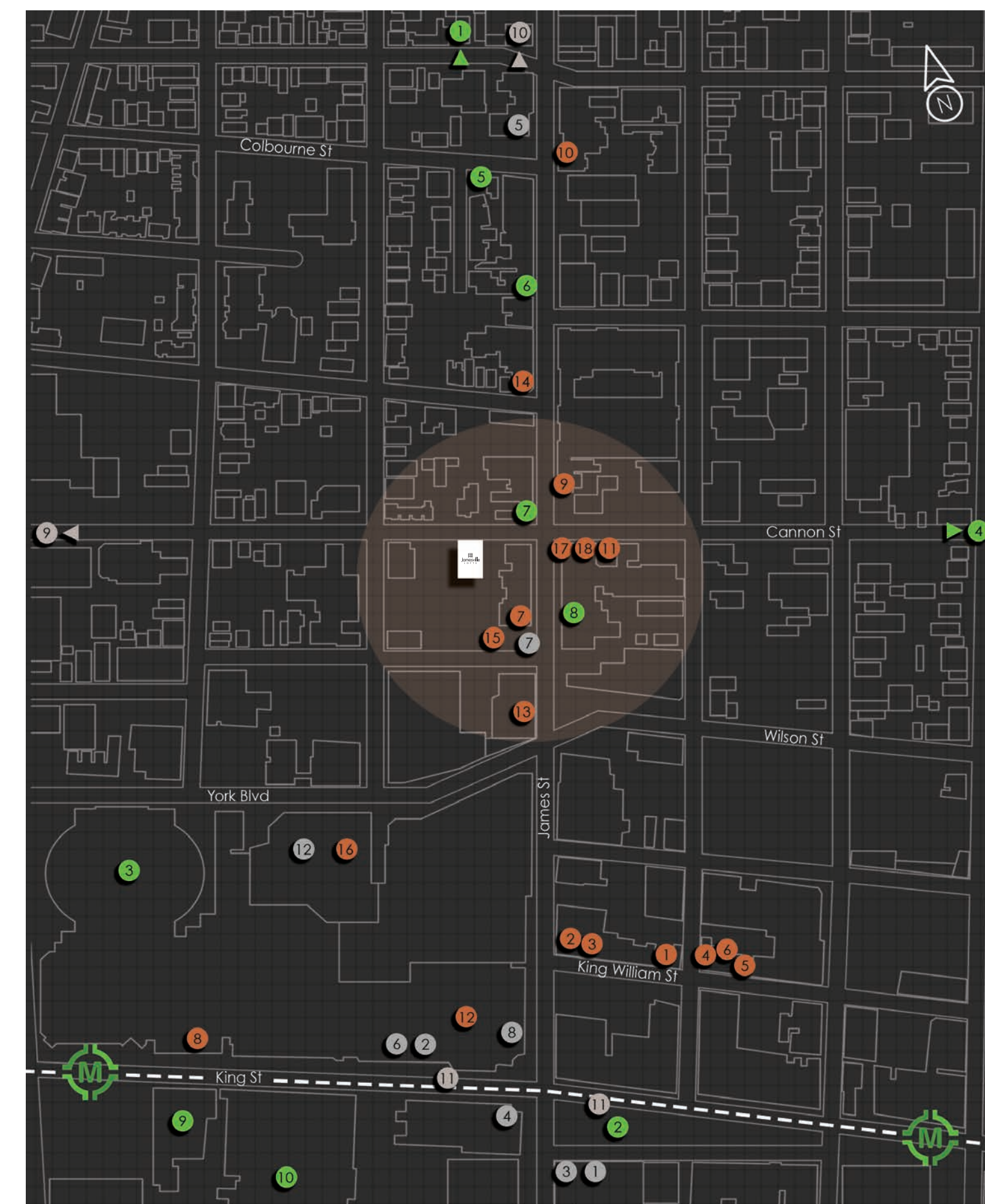


PARKS & RECREATION

1. Bayfront Park
2. Gore Park
3. First Ontario Colosseum
4. Tim Hortons Stadium
5. Artword Artbar
6. Art@231 Studio Gallery
7. Hamilton Artists Inc.
8. Art Forms Youth Art Studio
9. Art Gallery of Hamilton
10. First Ontario Concert Hall

SCHOOLS & SERVICES

1. Scotiabank
2. TD Canada Trust
3. First Ontario Credit Union
4. CIBC
5. BMO
6. RBC
7. National Bank
8. McMaster Jackson Square Campus
9. QEW Access
10. West Harbour Go Station
11. Proposed LRT Route
12. Hamilton Public Library: Central



LOFT INTERIOR FEATURES

Every loft has a modern and sophisticated design that reflects the artistic culture in which the building is located. The suites layouts and finishes are intended to portray a smart, contemporary and stylish feel for residences to enjoy and make their own.



The **perfect location** to make busy days easier...



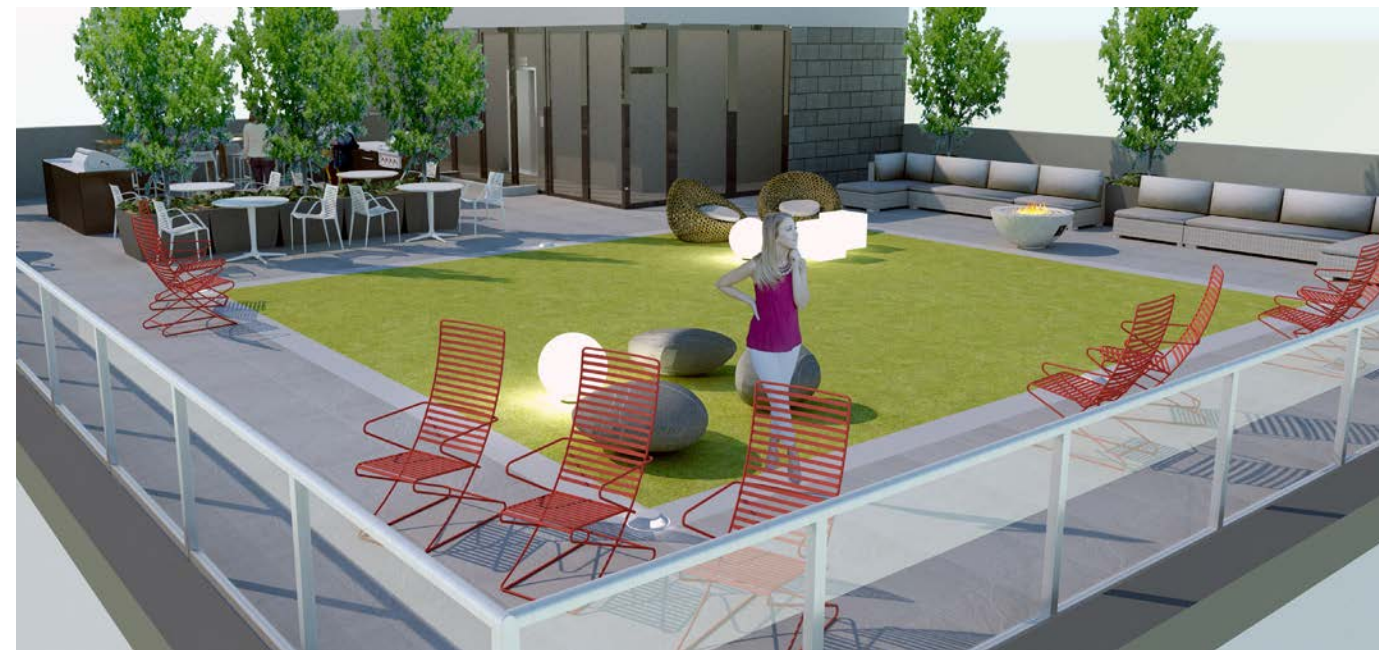
...and **relaxing evenings** your own.



- 10' foot ceilings (approximate).
Exclusive of bulkheads and dropped ceilings for mechanical purposes.
- Floor to ceiling windows, as per plan
- Exposed concrete ceilings, as per plan
- Stainless steel appliances
- Exposed ductwork
- Modern designed kitchen
- Hard surface counter tops
- Juliet balcony
- In-suite washer & dryer

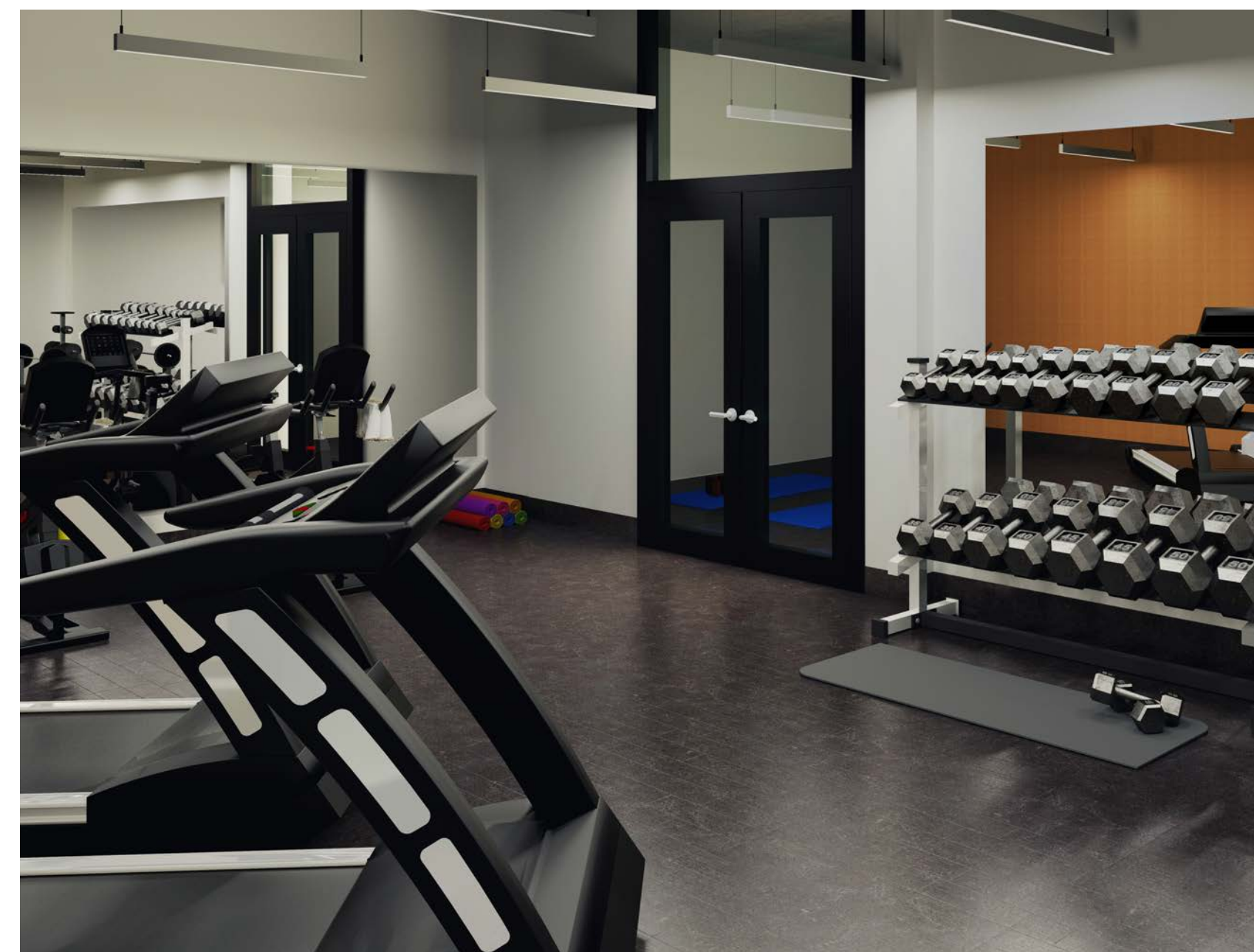
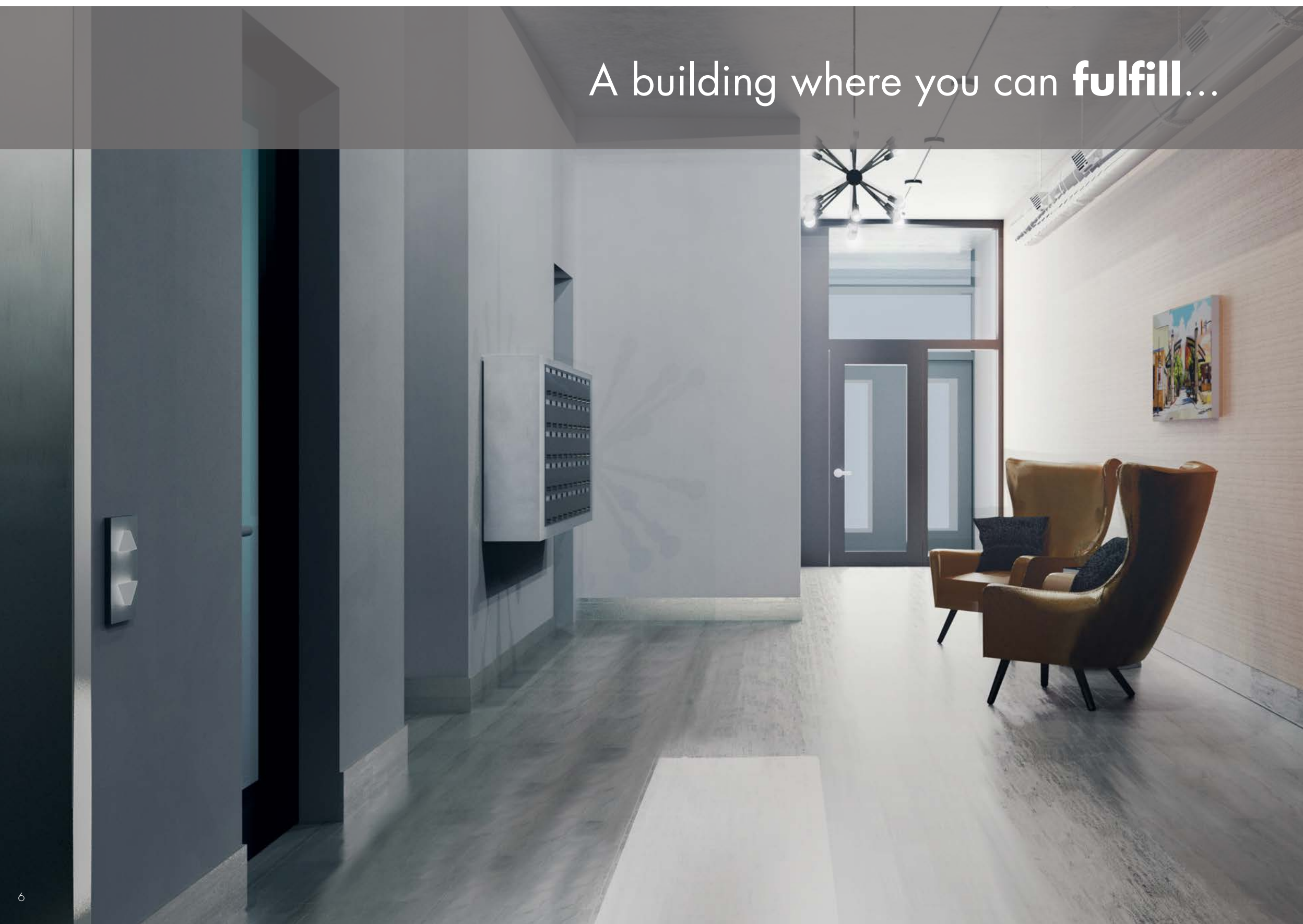
BUILDING FEATURES

The Jamesville Lofts is a place where residents are encouraged to lead a healthy, social and exciting lifestyle while being a part of a supportive and engaging community. The building features many amenities that allow owners to mix and mingle with friends and fellow residents.



A building where you can **fulfill...**

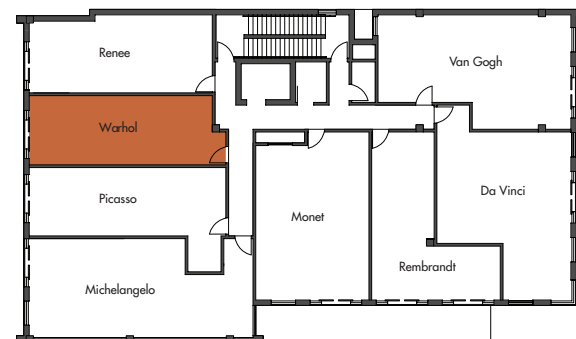
...an **exciting** urban lifestyle.



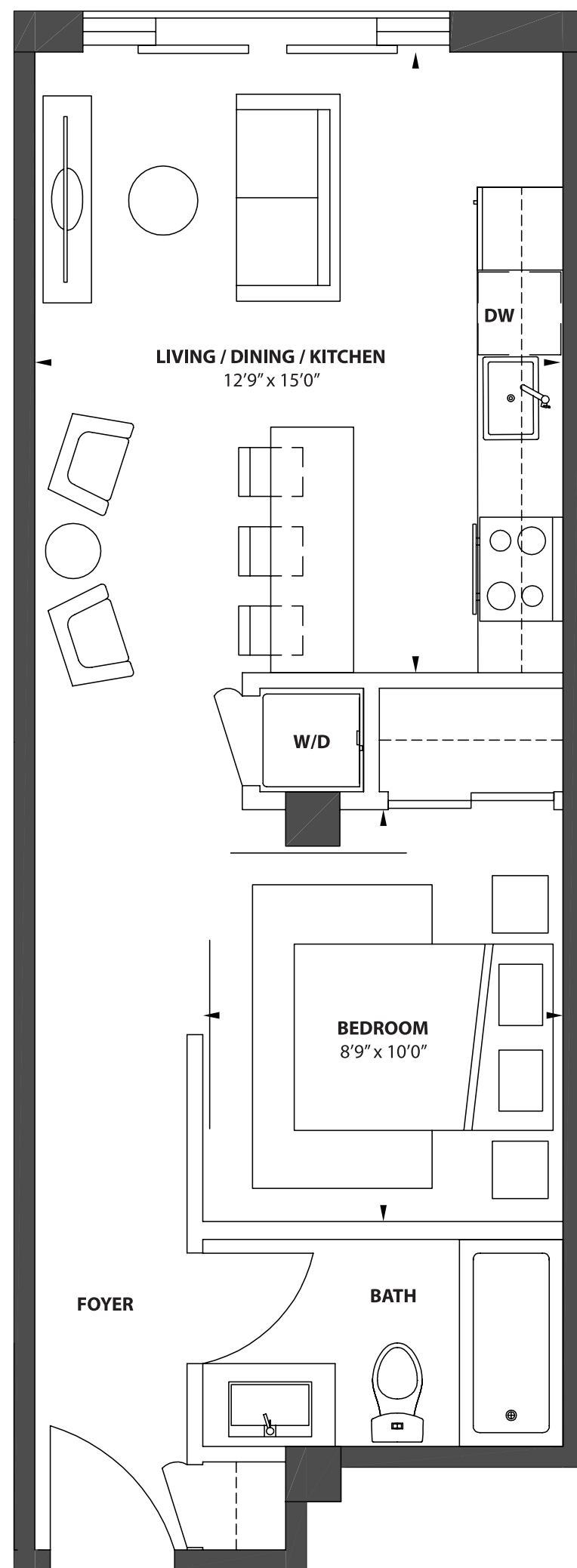
- Rooftop patio with:
 - Gas powered BBQ stations
 - Rooftop eating area
 - Rooftop lounging furniture
- In-house yoga studio
- Gymnasium
- Entertainment room with a kitchenette, living and dining area

WARHOL

1 BED + 1 BATH
484 SQ. FT.

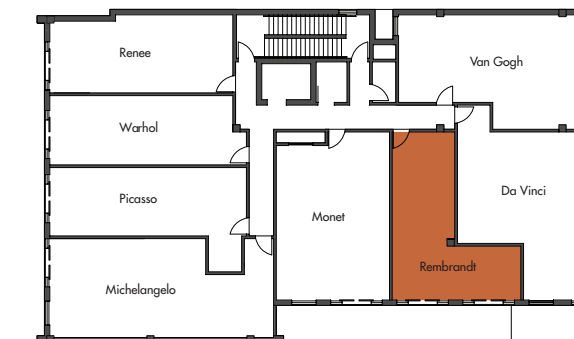


FLOORS 2-6 (PH)

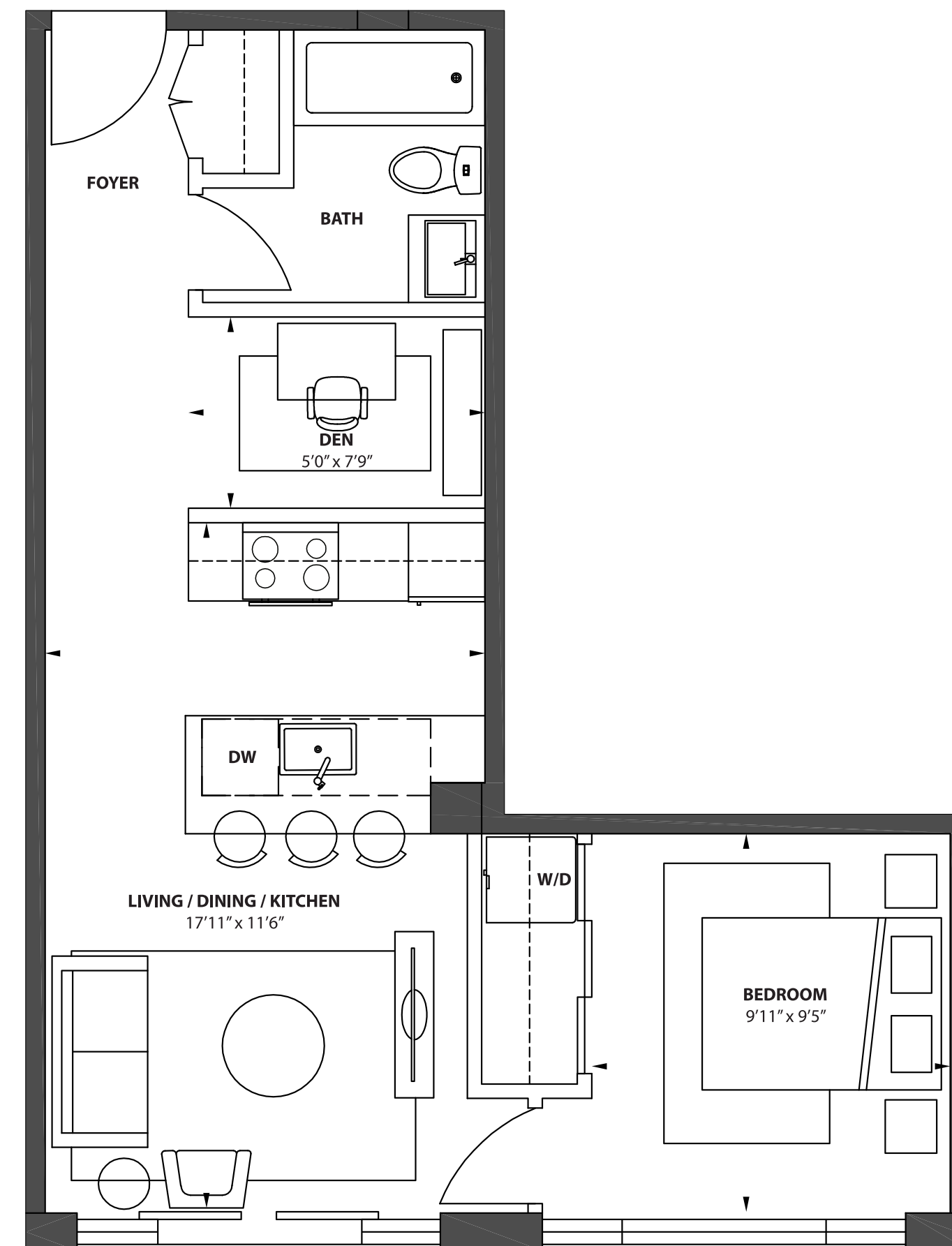


REMBRANDT

1 BED + DEN + 1 BATH
526 SQ. FT.



FLOORS 2-6 (PH)

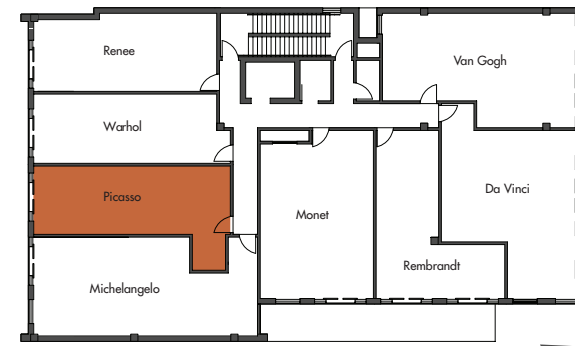


All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. Furniture and accessories not included. The unit shown may be the reverse of the unit purchased.

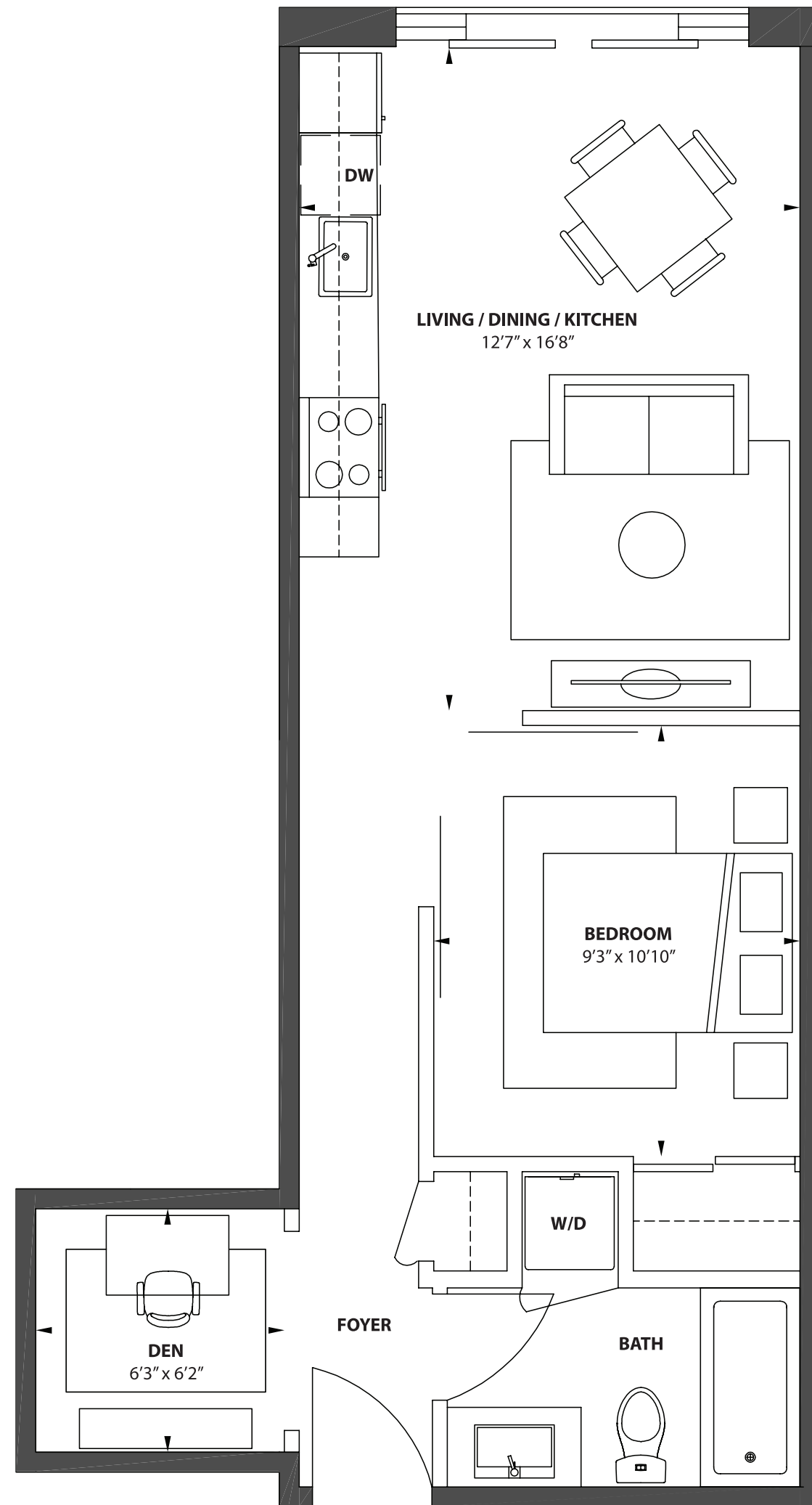
All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and stated dimensions are approximate. Actual usable floor space, living area and square footage may vary from stated floor area. Furniture and accessories not included. The unit shown may be the reverse of the unit purchased.

PICASSO

1 BED + DEN + 1 BATH
537 SQ FT.

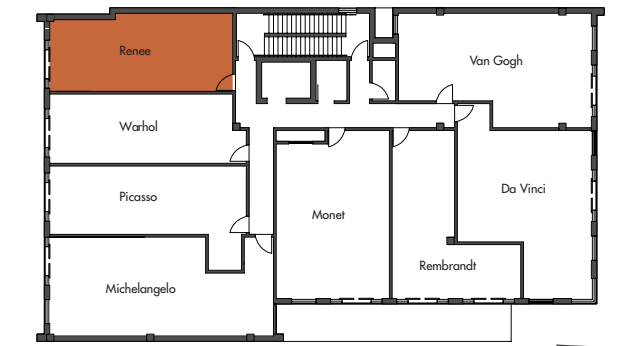


FLOORS 2-6 (PH)

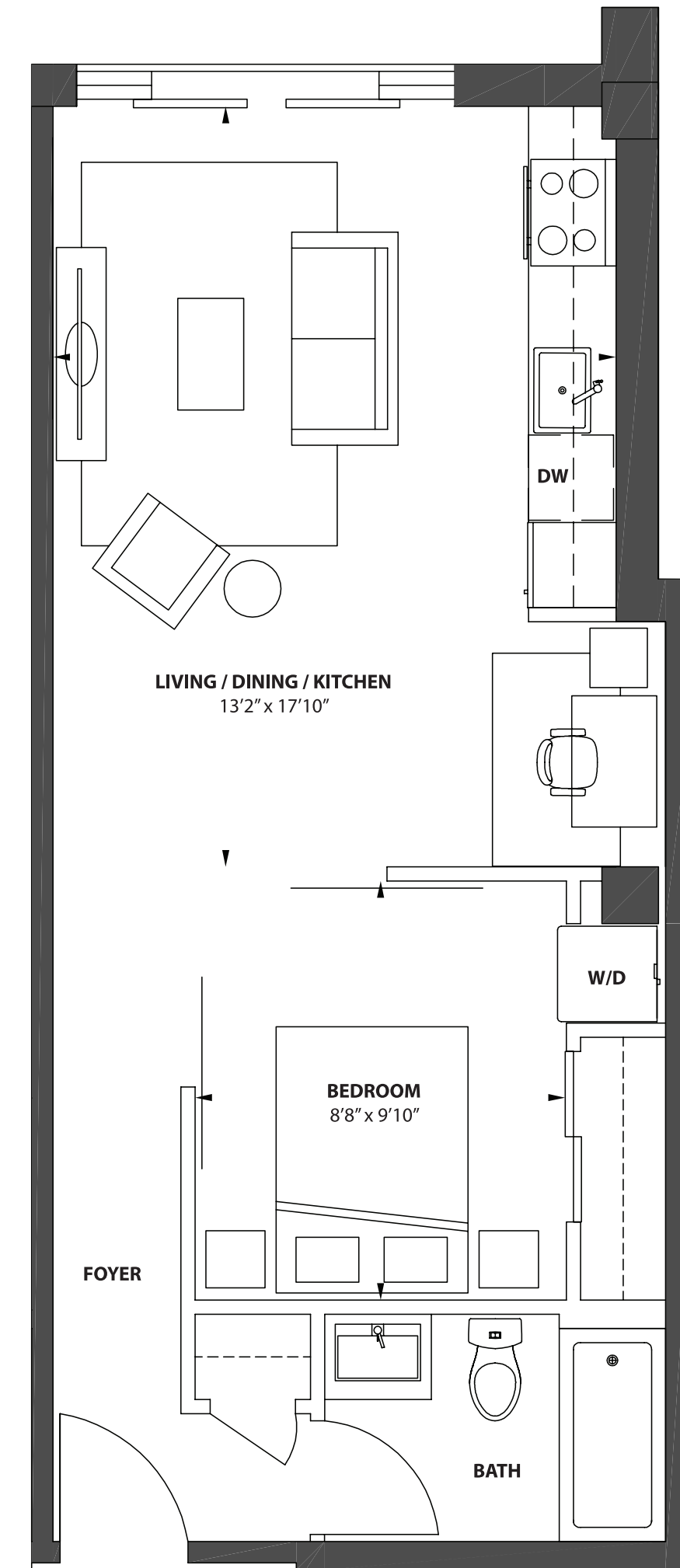


RENEE

1 BED + NOOK + 1 BATH
538 SQ FT.



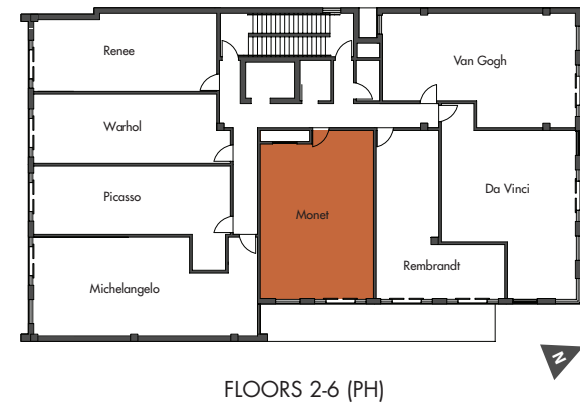
FLOORS 2-6 (PH)



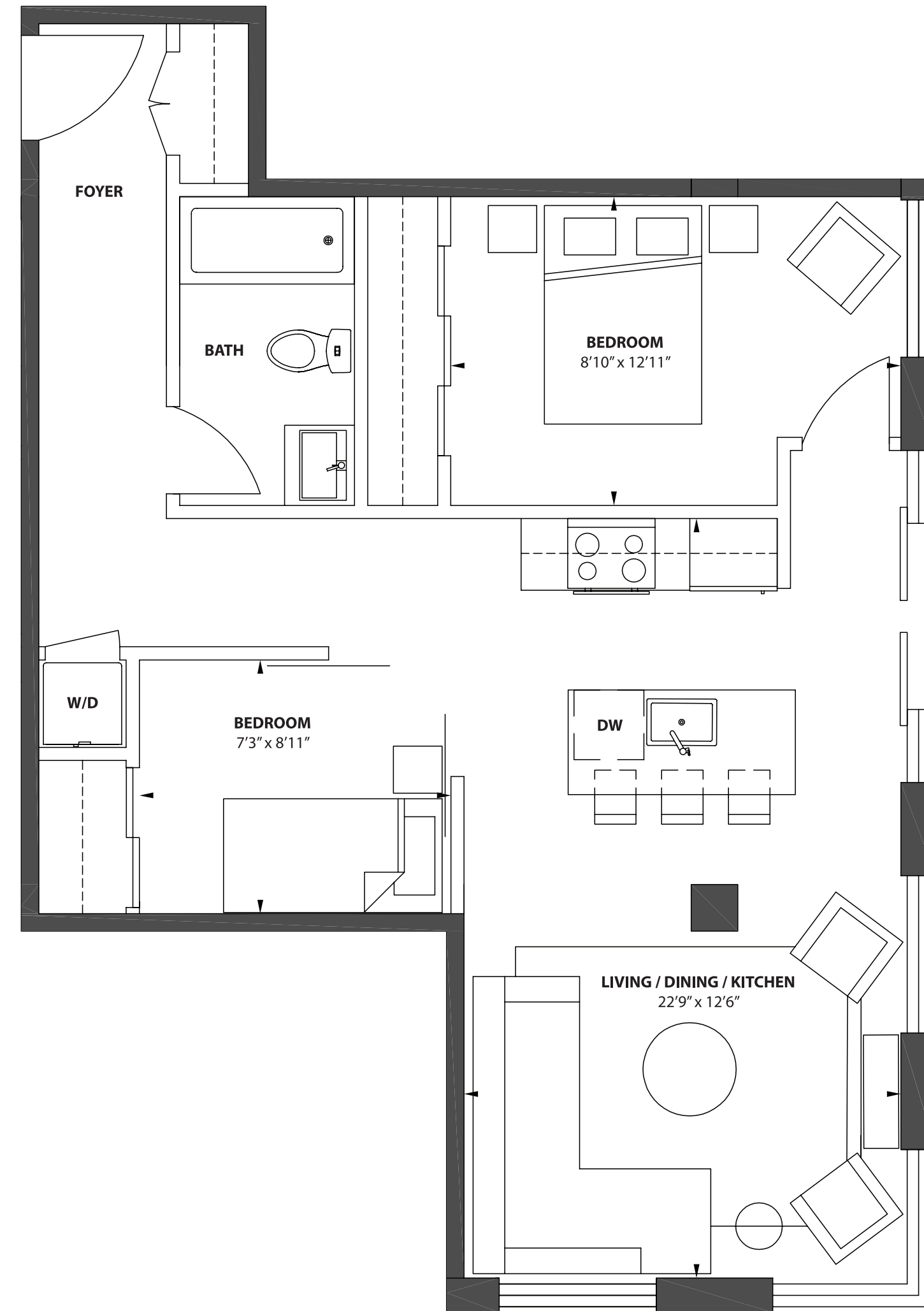
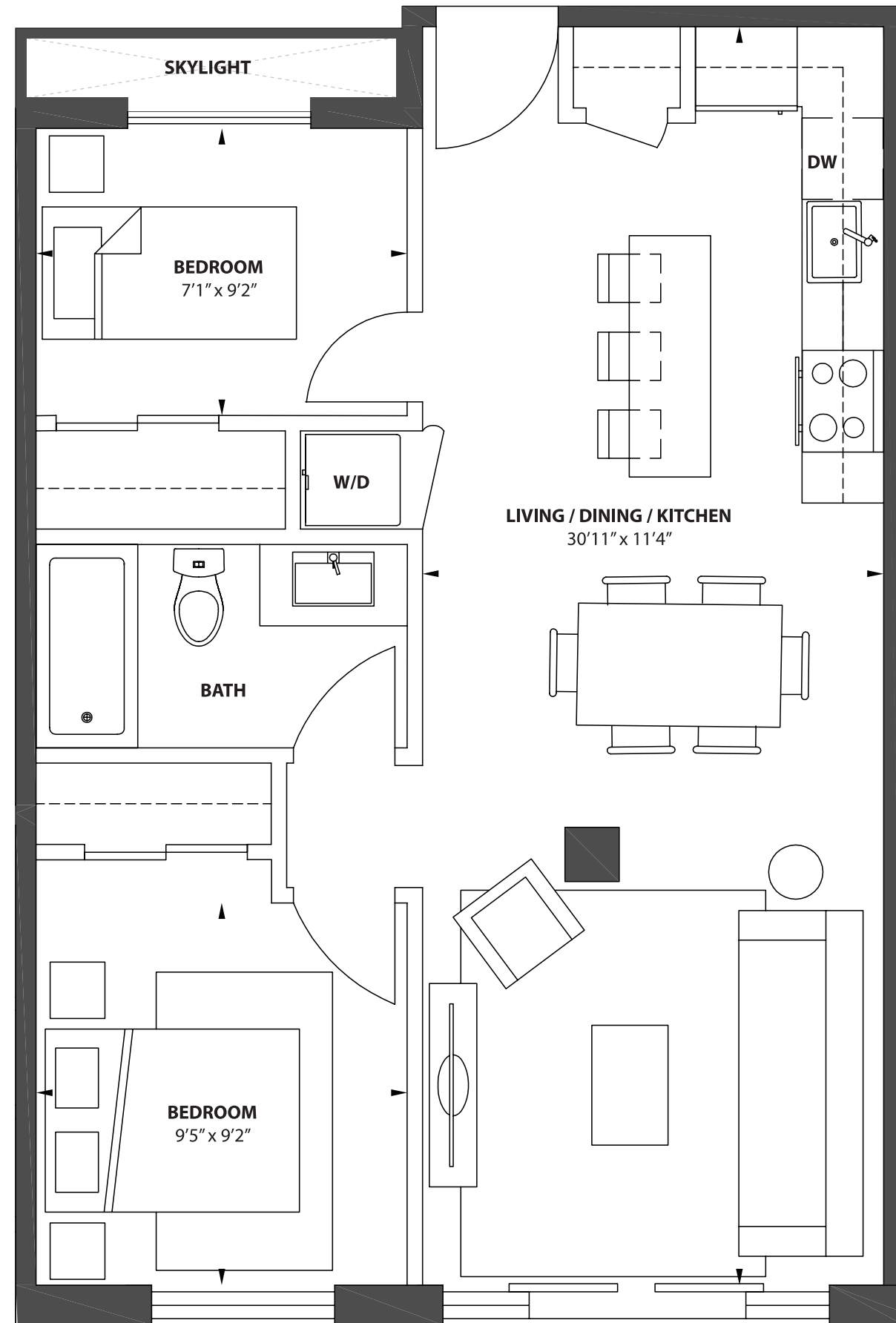
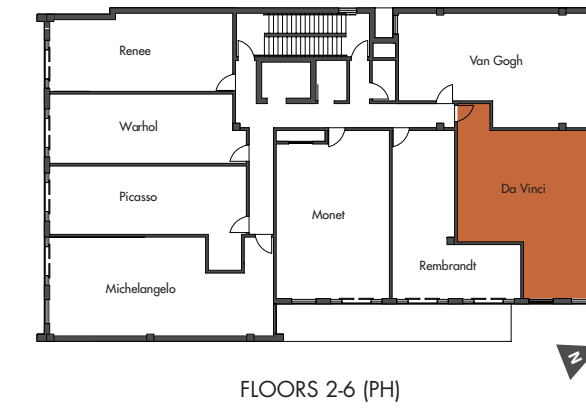
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MONET
 2 BED + 1 BATH
 673 SQ FT.



DA VINCI
 2 BED + 1 BATH
 732 SQ FT.

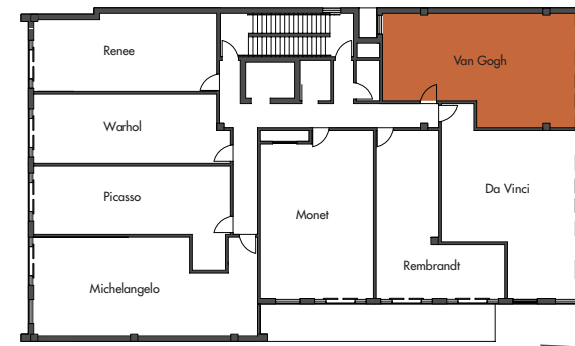


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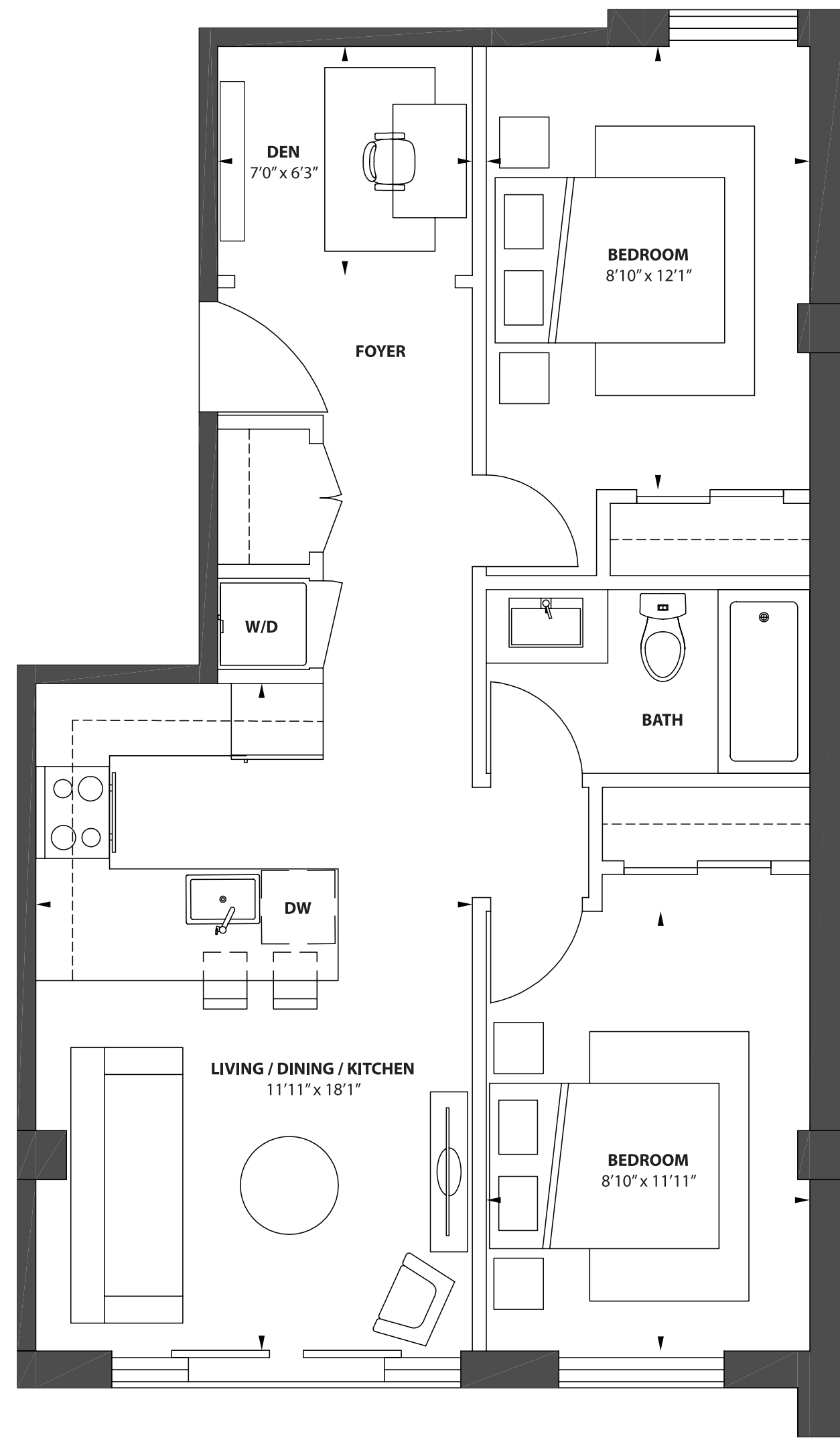
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VAN GOGH

2 BED + DEN + 1 BATH
747 SQ FT.

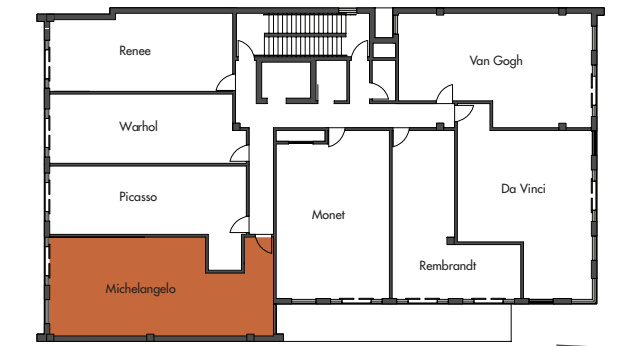


FLOORS 2-6 (PH)

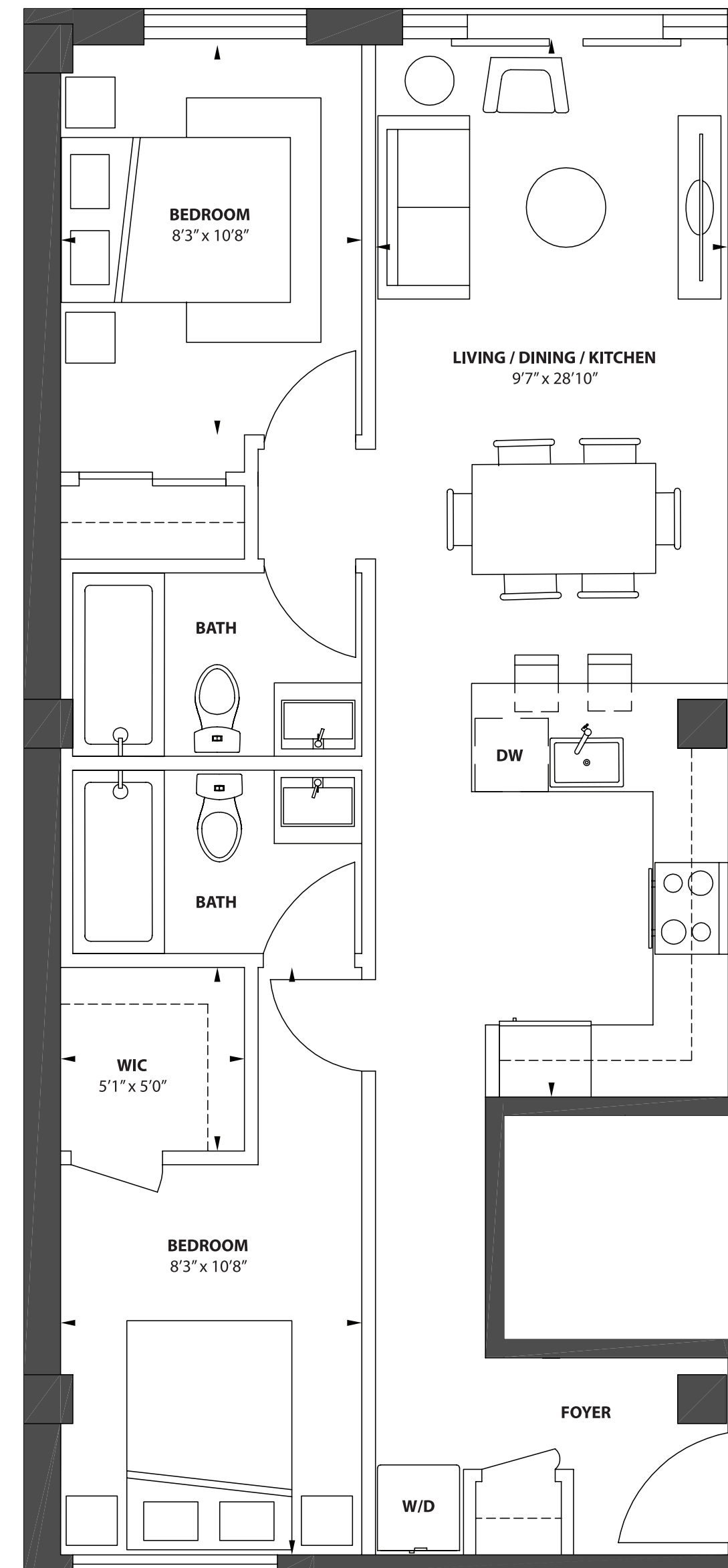


MICHELANGELO

2 BED + 2 BATH
788 SQ FT.



FLOORS 2-6 (PH)



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Television City Condos 2 is a New Condo development by Lamb Development Corp. located at Queen St S & Hunter St W, Hamilton.

Television City Condos Tower 1 SOLD OUT Quickly!

Downtown Hamilton is hot, hot, hot. The area is quickly growing and developing and with close proximity to Toronto without the cost of Toronto, Television City Condos 2 is an amazing opportunity for buyers and investors alike in an amazing location. Tower 1 SOLD OUT Quickly. These stunning and modern towers will bring hundreds of new residences to the city's bustling downtown core. Modern features, spacious suites, and premium building **amenities** await you at Television City Condos 2. Residents will enjoy having easy access to plenty of lifestyle **amenities**, transit options, major thoroughfares, educational institutions, green space, the waterfront, and so much more.

The area surrounding Television City Condos 2 boasts an extremely high Walk Score. This new condo community is situated in the heart of Hamilton's bustling downtown core. Residents will be located within walking distance of some of the city's best lifestyle and arts and cultural **amenities**. A wide range of local and brand name dining, shopping, and entertainment options call this area home. Hamilton's popular Hess Village, which is a pedestrian-friendly destination, is home to local shops, pubs, bars, and eateries which line cobble stone streets. Major attractions like Tim Hortons Field, the Art Gallery of Hamilton, the Royal Yacht Club, the Royal Botanical Gardens, and Glendale golf Club are also located close to home.

Television City Condos 2 allows for easy connectivity to all of the GTA while boasting a very high Transit Score. Living in downtown Hamilton will give residents convenient access to several forms of public transportation including Hamilton Street Railway services stopping right outside the front door. With the approval of a downtown LRT line, residents will now be able to travel even faster throughout the city. Hamilton GO Centre Station is located a few minutes away from home, which will give commuters access to GO bus routes and the nearby West Harbour GO Station offers train service along the Lakeshore West Line. These services are available hourly and will transport riders into Union Station in just over an hour.

Residents of Television City Condos 2 will be situated just minutes away from Highway 403, which will allow easy connectivity to other major thoroughfares and regional highways within the GTA including Highways 407, 401, and the QEW. Driving into downtown Toronto will take motorists less than an hour.

Television City Condos 2 is situated less than a 20-minute bus ride away from McMaster University, which is home to over 30,000 post-secondary students. College Boreal is a 7-minute walk away and Mohawk College is just a 9-minute drive away from home. With limited on-campus housing accommodations available, this is the perfect location for students.

The city of Hamilton is well known as the Waterfall Capital of the world, but is also home to plenty of natural green space that residents of Television City Condos 2 can enjoy and explore. Lake Ontario and waterfront parks are located just minutes away. Many Conservation Areas, nature trails, and magnificent waterfalls encompass the city's outer limits.

Lamb Development Corp. (LDC) was founded in 2001 by Toronto's top condominium broker Brad J. Lamb to directly participate in the development of stylish, urban condominium projects. Mr. Lamb wanted to bring something different to the development world. Since then, he has done just that, developing over nine completed projects, along with four projects under construction. An additional 1700 units or 6 projects are in development. Lamb Development Corp. has become one of the country's busiest development companies, with each project pioneering up-and-coming locations and delivering a stylish, urban solution to each property.

Television City Condos 2 Specs

Number of Storeys	32
Suites Starting Floor	2
Floor Plans	6
Suite Size Range	758 - 2010 sq ft
Ceiling Height	9'-10'
Price / sq ft from	\$1,075
Parking Price	\$79,900
Locker Price	\$9,000
Architects	RAW Development
Interior Designer	Design Agency

Maintenance Fees

Est. Maint	\$0.63 / sq ft / month
Locker Maint	Request Locker Maint

Important Dates

Est. Occupancy	Jan 2027
VIP Launch	Mar 12, 2022

Deposit Structure

Total Min. Deposit	5%
Deposit Notes	\$10,000 at Signing 5% in 30 Days

Development Levies

[Request Development Levies](#)

Assignment Policy

Free Assignment

Parking Maint	Request Parking Maint
Est. Property tax	0.65% of the price / year



You may also be interested in these projects near Television City Condos 2 Condos:



Bronte Lakeside Condos
Alliance United Corporati...
\$689,900 - \$4,099,900 |



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Minto Group Inc
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Other Phases



Television City Condos
Lamb Development Corp.
Caroline St & Main St, H...

Public Sales

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Television City Condos 2 is a new Hamilton Condo in the Durand neighbourhood by Lamb Development Corp. PARPO. Responsive SEO websites developed by Aareas Interactive.V2022.9.26b-2

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Coletara Development

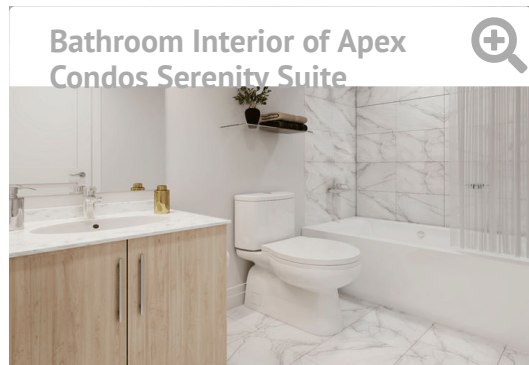
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Apex Condos is a New Condo development by Coletara Development located at Main St W & Queen St S, Hamilton.

Live in the height of luxury in Downtown Hamilton! Take advantage of superior transit, dining, shopping, and entertainment in this iconic 23-storey tower.

Located at the corner of Main and Queen Streets, APEX is steps away from dynamic restaurants, shops, and nightlife. With direct access to the future Queen Street LRT station, APEX is a short trip to McMaster University, Eastgate Square, and any other location in the heart of Hamilton and beyond.

Experience quality features and finishes, superb amenities, and stunning views of Lake Ontario, the Niagara Escarpment, and the Downtown Hamilton skyline.

Top Reasons to Live at **APEX Condos**:

1. Modern Design – APEX Condos has a variety of amenity spaces designed to fit your modern lifestyle. Take advantage of a quiet spot to be productive in the shared workspace, unwind in the party room and outdoor terrace, and focus on your wellbeing in the state-of-the-art fitness centre. Each designer suite features functional layouts and is carefully crafted with high-quality finishes guaranteed to exceed your expectations.

2. Prime Location - Located in Hess Village, APEX residents will be immersed in an area with lively restaurants, shops, and entertainment. Green spaces are close by, with Bayfront, Victoria, and Gore Parks a short bike ride away. For those working outside of the City, Highway 403 and the QEW are minutes away. Riders can arrive at Union Station in just 75 minutes using the Hamilton GO Centre and West Harbour GO, both easily accessible from APEX.

3. Great Investment – With a central location close to transit, McMaster University and Mohawk College are minutes away from APEX, making this an excellent option for off-campus student housing. With record-high occupancy rates in Downtown Hamilton, investors can expect a strong rental income opportunity.

4. Premier Homebuilder – With more than 30 years of experience developing homes throughout Southern Ontario, Coletara has exemplified the meaning of quality and value. Coletara guides the development process from start to finish to ensure that every home built meets our high standards and exceeds the needs of our purchasers. With our strong Tarion track record, you can rest assured we are working hard to ensure your ownership dreams become a reality.

Apex Condos Specs

Number of Storeys 23

Total Number of Suites 281

Suites Starting Floor 1

Floor Plans 12

Suite Size Range 664 - 971 sq ft

Ceiling Height 9'

Price / sq ft from \$865

Parking Price \$64,900

Locker Price Included

Amenities

Fitness Centre, Shared Workspace, Moving Room, Party Room, Storage, Terrace

Maintenance Fees

Est. Maint \$0.40 / sq ft / month

Locker Maint \$20 / month

Parking Maint \$45 / month

Est. Property tax 1.21% of the price / year

Notes: (In-suite water, hydro & gas separately metered)

Important Dates

Est. Occupancy Apr 2025

VIP Launch May 25, 2022

Public Launch Jun , 2022

Deposit Structure

Total Min. Deposit 20%

Deposit Notes \$5,000 on Signing
Balance to 5% in 30 Days
5% in 120 Days
5% in 180 Days
5% in 240 Days

Development Levies

Jr. 1 Bedroom, 1 Bedroom, 1 Bedroom plus Den: Capped at \$12,700 2 Bedroom, 2 Bedroom plus Den, 3 Bedroom: Capped at \$18,000

Assignment Policy

\$2,500 Assignment Fee



You may also be interested in these projects near Apex Condos Condos:



Bronte Lakeside Condos
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North Oak Condos 3
Minto Group Inc
\$659,900 - \$1,089,900 |



Harbourwalk Condos
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You may also be interested in these projects near Apex Condos Condos:



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From The High \$400's



Bristol Place Condos

Solmar Development Corp
\$552,900 - \$813,900 |

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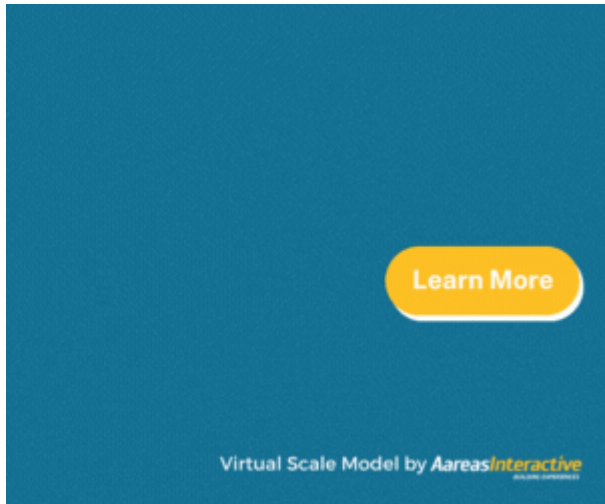
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Canlight Realty

Pre-construction Condo at 206 King St W, Hamilton

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Radio Arts Condos is a New Condo development by Canlight Realty located at King St & Caroline St N, Hamilton.

Be part of what's next for downtown Hamilton at Radio Arts Condos. A beautiful nod to the area's historic architecture, 206 King Street West is set for its second act, a 14 storey luxury residence. Named one of the top 25 neighbourhoods in Hamilton to purchase real estate by MacLean's, this is a bustling, growing, and highly connected area of the city. Extremely high Walk and Transit Scores mean you will be just mere minutes away from everything and anything the city and downtown core can offer. And with easy highway access, the whole GTA is at your fingertips.

Boasting a near perfect Walk Score, this vibrant and bustling downtown Hamilton neighbourhood offers residents of Radio Arts Condos easy access to a wide assortment of exciting lifestyle amenities. Local and brand name dining, shopping, and entertainment options are all located within walking distance of home. You will never have to venture far to access everything you would need or want.

Radio Arts Condos is conveniently situated in a very highly connected area of the downtown core. Boasting an amazing Transit Score, residents are surrounded by commuting options. Hamilton Street Railway routes run right past the front door. Both Hamilton Centre GO and West Harbour GO stations are located within walking distance of home. Here residents can easily access bus routes and the Lakeshore West GO Train line which will transport riders into Union Station in downtown Toronto in approximately 80 minutes.

Highway 403 is easily accessible from Radio Arts Condos, making for an extremely efficient commute throughout the GTA. Motorists will be able to quickly travel throughout the city within the comfort of their own vehicle, connecting to Highway 407, the QEW, and the Gardiner Expressway into downtown Toronto in just 50 minutes.

Even though Radio Arts Condos is centrally located in the heart of Hamilton's bustling downtown core, there is no shortage of natural green spaces for residents to enjoy and explore. The city of Hamilton is a beautiful city surrounded by lush parklands, forests, conservation areas, nature trails, and over 125 wondrous and breathtaking waterfalls. Lake Ontario, waterfront beaches, parks, and trails are just mere minutes away from home.

With McMaster University and Mohawk College both located just minutes away, Radio Arts Condos is the perfect solution for post-secondary students in need of off-campus living accommodations. Families with children of all ages will also appreciate and love this area because of its proximity to educational institutions,

medical facilities, and recreational opportunities.

Canlight Realty, the boutique development division is selective about the projects they take on. Pushing out thousands of homes per year is not what they do. They carefully consider the value a development will bring, and how it might improve a community. Founded in 1991, they are an integrated real estate services company with extensive experience in acquiring, developing, constructing, and managing both residential and commercial properties.

Radio Arts Condos Specs

Number of Storeys 14

Total Number of Suites 122

Suites Starting Floor 2

Floor Plans 18

Suite Size Range 432 - 1020 sq ft

Ceiling Height From 9'

Price / sq ft from \$903

Parking Price \$39,990

Locker Price \$3,150

Architects KNYMH Architects

Interior Designer Baudit Interior Design

Amenities

Bar, BBQ and Dining seating , 24 Hour Digital Concierge , Fitness Studio , Lobby lounge, Wi-Fi Lounge, Social lounge with Prep Kitchen , Private Mail and Parcel Room , Party Room, Bicycle Storage Rooms , Outdoor Terrace

Maintenance Fees

Est. Maint	\$0.64 / sq ft / month
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Locker Maint	\$12 / month
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Parking Maint	\$45 / month
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Est. Property tax	1% of the price / year
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Notes: (Excluding Hydro, Water & Gas)

Important Dates

Est. Occupancy	Jul 2025
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VIP Launch	May 24, 2022
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Public Launch	Jun , 2022
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Deposit Structure

Total Min. Deposit	20%
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Deposit Notes	\$5,500 on Signing
	\$2,500 in 30 days
	\$2,500 in 60 days
	\$2,500 in 90 days
	\$2,500 in 120 days
	\$2,500 in 150 days
	\$2,500 in 180 days
	\$2,500 in 210 days
	\$2,500 in 240 days
	\$10,000 in 270 days

Bal to 10% in 300 days
\$2500 in 390 Days
\$2500 in 420 Days
\$2500 in 450 Days
\$2500 in 480 Days
\$2500 in 510 Days
Bal to 15% in 540 Days
5% on Occupancy

Development Levies

1 Bed Den & Smaller: \$8,000 2 Bed and Larger: \$12,000

Assignment Policy

Free Assignment



You may also be interested in these projects near Radio Arts Condos Condos:

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\$689,900 - \$4,099,900 |



North Oak Condos 3

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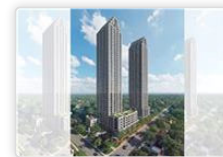
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From The High \$400's



Bristol Place Condos

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\$552,900 - \$813,900 |

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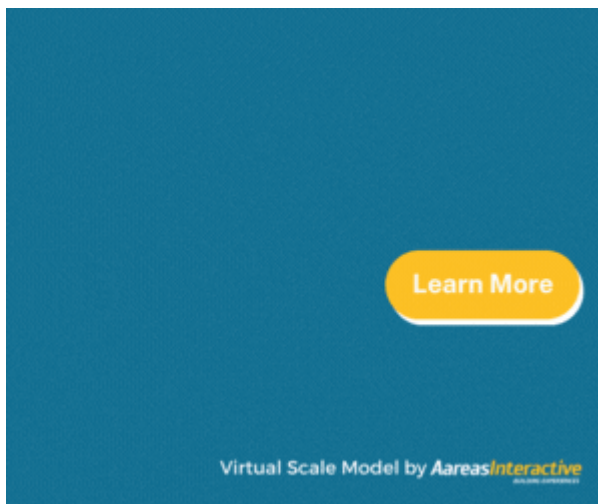
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reviewed May 26, 2022

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Ishtiaq Ahmed

reviewed Mar 21, 2022

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MARSHALLZEHR GROUP INC.
Applicant

and

AREACOR INC.
Respondent

Court File No. CV-22-00674747-00CL

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Proceeding commenced at **Toronto**

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LOOPSTRA NIXON LLP
135 Queens Plate Drive, Suite 600
Toronto, ON M9W 6V7

Graham Phoenix (LSO #52650N)
Tel: (416) 478-4766
E-mail: gphoenix@loonix.com

*Lawyers for RSM Canada Limited, Court-
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