



Condominium Management Group

November 5, 2025

Carleton Condominium Corporation No. 145

RE: **ANNUAL GENERAL MEETING**

Dear Owners:

Please find attached herewith the following documents for your attention:

- a) Notice of the Annual General Meeting;
- b) Copy of the Agenda;
- c) Copy of the Minutes from the previous Annual General Meeting;
- d) Copy of the 2024-2025 Audited Financial Statement
- e) Copy of the Treasurer's Report
- f) Copy of the Board Report
- g) Copy of the Proxy Form
- h) Copy of the Discussion Paper Submitted by the Park Square Gardening Committee

If you are unable to attend this Annual General Meeting, we ask that you please appoint a person to act as your Proxy and return the completed form to the manager at jfleblanc@condogroup.ca prior to the meeting date.

Please take the time to familiarize yourself with these documents as they will be discussed at the upcoming Annual General Meeting.

We look forward to your attendance or participation by Proxy.

CONDOMINIUM MANAGEMENT GROUP

Agents for and on behalf of:

CARLETON CONDOMINIUM CORPORATION NO. 145

Jean-Francois Leblanc
Condominium Manager
Encl.

CARLETON CONDOMINIUM CORPORATION NO. 145

NOTICE OF ANNUAL GENERAL MEETING

TAKE NOTE THAT the Annual General Meeting of the Owners of Carleton Condominium Corporation No. 145 will be held as follows:

Date: Thursday, November 20, 2025

Time: 6:15pm Registration Start
6:30 pm Meeting Start

Location: CMG Offices – S Level board room – 434 Queen St.

For the purpose of attending to the required business of Carleton Condominium Corporation No. 145 as outlined in the attached agenda.

To ensure that we have a quorum of not less than twenty-five percent (25%) please plan to attend and if you are not able to be present at this meeting, please complete the attached Proxy and return it to Condominium Management Group.

Note: Pursuant to Section 49(1) of the Corporations Act, An owner is not entitled to vote at a meeting if any contributions payable in respect to the owner's unit have been in arrears for thirty (30) days or more at the time of the meeting.

We look forward to your attendance or participation by Proxy.

AGENDA
Annual General Meeting
Carleton Condominium Corporation No. 145
November 20, 2025

- I. Call to Order;
2. Reading of Land Acknowledgement;
3. Reading of Park Square Code of Conduct
4. Certification of Quorum and Proxies;
5. Proof of Notice of Meeting;
6. Approval of Minutes for the 2024 Annual General Meeting;
7. Review of Financial Statement for Year Ending June 30th, 2025;
8. Appointment of Financial Auditors;
9. Treasurer's Report;
10. Board of Director's Report;
11. Elections of Board of Directors;
12. General Discussion;
 - Lack of draft by Jose Antonio García
 - Planning Park Square Gardens by Park Square Gardening Committee
13. Termination of Meeting.

Carleton Condominium Corporation No. 145

There is one (1) board position available for election during the Annual General Meeting on November 20, 2025.

The Corporation has received the nominations for the election of director from the following owner:

Evelyn Weynerowski

Owners are welcomed to announce their nomination for a board position during the meeting on November 20, 2025, from the floor.

Qualifications

29(1) of the Condominium Act, 1998

No person shall be a director if,

- (a) the person is not an individual;
- (b) the person is under 18 years of age;
- (c) the person has the status of bankrupt;
- (d) the person has been found, under the Substitute Decisions Act, 1992 or the Mental Health Act, to be incapable of managing property;
- (e) subject to the regulations, the person has been found to be incapable by any court in Canada or elsewhere; or
- (f) the person has not complied with the prescribed disclosure obligations within the prescribed time. 2015, c. 28, Sched.

Notice of Meeting of OwnersInformation about an upcoming
meeting of owners**Instruction**

This PDF form can be filled out electronically and then saved or printed. When filled out electronically, the form is dynamic – for example, text boxes will expand as you enter information, and checking certain boxes may cause items to appear or disappear as necessary. The blank form can also be printed in full, and then filled out in hard copy. If you are filling out the form in hard copy and you need more space, you may enclose additional sheets of paper with the form.

General Meeting Information

Condominium corporation's name

Carleton Condominium Corporation No. 145

Section 1. Date and Time of the Meeting

Thursday November 20, 2025 at 6:30PM

Section 2. Place of the meeting

CMG Offices – S Level board room – 434 Queen St.

Section 3. The nature of the business to be presented at the meeting is (a meeting agenda may be included with this form)

Annual General Meeting 2025

Section 4. Please describe below the quorum needed for any part of this meeting:

In order to conduct a meeting, owners of at least twenty-five percent (25%) of the units (33 units) must be represented in person or by proxy.

The reference to “units” here does not include units that are intended for parking, storage purposes, or for the purpose of providing space for services or facilities or mechanical installations, unless all of the units in the corporation are those kinds of units. Only owners that are entitled to vote at the meeting and are either present at the meeting or represented by proxy can count towards quorum. If this is a pre-turnover meeting under s. 42(6) of the *Condominium Act, 1998*, please see s. 42(10) of the Act to determine who counts towards the quorum.

Section 5. A by-law of the corporation authorizes methods of being present at the meeting, in addition to attending in person or by proxy (e.g., by phone or online):☒ Yes ☐ No

The methods of being present are ▼

In person as per by-law #6.

Section 6. A by-law of the corporation authorizes voting methods, in addition to voting by a show of hands, by ballot, by proxy (e.g., by phone or online):☒ Yes ☐ No

The methods of voting are ▼

Ballot, proxy or by show of hands.

Section 7. If you wish to be present at the meeting by proxy (for purposes of quorum) or to vote on any matters by proxy, you must use the mandatory proxy form. The form is available on the Government of Ontario website. It may also be available from your corporation.

Section 8. Please check any of the following that apply to the upcoming meeting:

Section 8.A

☒ This is an annual general meeting.

A copy of the corporation's financial statements and the auditor's report (if any) are included with this notice.

Section 8.B

☒ This is a meeting to elect one or more directors (including a meeting requisitioned under s. 46 of the *Condominium Act, 1998* that may include the election of one or more directors).

The number of positions on the board that are or could be the subject of an election at the meeting, and the term or remaining term of each position, are ▼
One (1) position is up for an election.

Instruction for person filling out this form: If this is a meeting to elect one or more directors under s. 46 of the *Condominium Act, 1998* (either to fill a vacancy on the board, or following the removal of any directors), please enter the maximum number of positions on the board that could be the subject of an election at the meeting.

The number of positions that are or could be the subject of an election at the meeting and that are reserved for voting by owners of owner-occupied units is ▼
1

Total number of positions on the board is ▼
5

Candidates

These are the names and addresses of each individual who has notified the board in writing of their intention to be a candidate by the specified deadline:

Name of Candidate	Address of Candidate	Position (select one or both if applicable)
Evelyn Weynerowski	151 Bay Street	<input type="checkbox"/> Candidate for position for which all owners may vote <input checked="" type="checkbox"/> Candidate for position reserved for voting by owners of owner-occupied units

A copy of any disclosure statements and information provided by the candidates is included with this notice.

Note: For information about disclosure obligations and qualifications, see s. 29(1) of the *Condominium Act, 1998* and s. 11.6 of Ontario Regulation 48/01 under the *Condominium Act, 1998*, copies of which are included with this notice.

Section 8.C

☒ This is a meeting to remove or appoint an auditor.

The name of the auditor proposed to be removed and the reasons for removal:

Name of Auditor(s)	Reasons for removal

A copy of any written representations made by the auditor who is proposed to be removed are included with this notice.

The candidates for auditor whose information was provided before the specified deadline are:

Name of Auditor(s)	Address (Street Address, Postal Code, Telephone Number)

Section 8.D

☐ This meeting was requisitioned by owners under s. 46 of the *Condominium Act, 1998*.

Section 8.E

☐ This is a meeting for the purpose of considering an addition, alteration, improvement to the common elements, a change in the assets of the corporation, or a change in the service of the corporation, or for the purpose of considering the installation of an electric vehicle charging system to be carried out in accordance with s. 24.3 (5) of Ontario Regulation 48/01 made under the *Condominium Act, 1998*.

Section 8.F

☐ This is a meeting to discuss proposed changes to the declaration, description, by-laws, rules or any agreements.

Section 8.G

☐ This is a meeting relating to amalgamation under s. 120 of the *Condominium Act, 1998*.

Section 9.

☐ Additional material (including any record of the corporation) in a submission from owners, made by the deadline specified in the preliminary notice, is being included with this notice.

Section 10.

☐ A by-law of the corporation requires that additional material be included with this notice.

Note for common elements condominium corporations: If your corporation is a common elements condominium corporation, all references in this form to “unit(s)” should be read as references to “common interest(s) in the corporation,” and all references to “unit owner(s)” should be read as references to “the owner(s) of a common interest in the corporation”.

Section 11.

Optional: Additional material that is not required by a by-law of the corporation is included with this notice.

Dated this 4 day of November, 2025.
day of month month year

Instruction

This form can be filled out electronically and then saved or printed. The blank form can also be printed in full and then filled out in hard copy. Please note that to print the form, the form must be saved, opened, and printed from your local device. The form is formatted so that when it is printed, identifying information about the proxy giver (name, address, and signatures) can be torn off and separated from the voting information in the rest of the form. To do this, the form must be printed in one-sided format.

Proxy Identification Number (optional):
(Indicate Unit Number here)

Proxy Identification Number
(optional):

To (condominium corporation's name):
Carleton Condominium Corporation 145

I am (we are)

- ☐ the registered owner(s)
- ☐ authorized to act on behalf of the registered owner(s)
- ☐ the mortgagee(s)
- ☐ authorized to act on behalf of the mortgagee(s)

Name of proxy giver (the person
entitled to vote at the meeting,
for example, the registered
owner or mortgagee):

Instruction for person filling out the form: In the case of a corporation, affix the corporate seal or attach a statement that the persons signing have the authority to bind the corporation. If you are authorized to act on behalf of the registered owner(s) or mortgagee(s), attach a copy of the document that gives you this authorization.

Proxy giver's unit number and
municipal address or other
description of the unit:

151 Bay Street, Ottawa, ON

Note: if your corporation is a
common elements condominium
corporation, please identify the
relevant parcel of tied land in the
above space.

Dated this _____ day of _____, _____, at _____
day of month month year time of day ☐ am ☐ pm

Signature

Proxy Identification Number (optional): (Indicate Unit Number here)	Proxy Identification Number (optional):
I (we) appoint the proxy named in row A below, or, failing him or her, the proxy named in row B below, to attend and vote on my (our) behalf at the meeting of owners to be held on <u>2025/11/20</u> and at any adjournment of the meeting: <div style="text-align: center; margin-top: 5px;">Date (yyyy/mm/dd)</div>	
Name of Proxy	Signature or initials
A.	
B.	
I (we) revoke all proxies previously given.	
Please check only one of the three boxes below:	
<input type="checkbox"/> The proxy is not authorized to vote on my (our) behalf with respect to any matter at the meeting, including matters of routine procedure. Instruction for person filling out this form: Check this box if you are appointing the proxy only to count towards quorum. If this box is checked, then the rest of the form should <u>not</u> be filled out.	Signature or initials
<input type="checkbox"/> The proxy may vote on my (our) behalf only with respect to matters of routine procedure at the meeting, and no other matters, as I (we) could do if personally present at the meeting. Instruction for person filling out this form: If this box is checked, then the rest of the form should <u>not</u> be filled out.	Signature or initials
<input type="checkbox"/> The proxy may nominate candidates or may vote on my (our) behalf with respect to all matters that may come before the meeting, subject to any instructions set out below, as I (we) could do if personally present at the meeting. Instruction for person filling out this form: If this box is checked and you do not provide instructions with respect to any part of the rest of this form, you are giving your proxy the authority to nominate any candidates or vote in any manner with respect to that part of the form, as you could do if you were personally present at the meeting.	Signature or initials
<input checked="" type="checkbox"/> Section 1. Voting to elect candidates to vacant positions on the board that all owners may vote for: I/we instruct the proxy to nominate, if necessary, and to vote for the candidates named below and in the order set out below.	
Order of vote (enter 1, 2, 3, etc.)	Candidates for the Position(s) on the Board
	Evelyn Weynerowski
Instruction to person filling out the form: If you set out any names above, your proxy may only vote for the named individuals and only if, at the time of the vote, they are candidates. If you list more names than positions available on the board of directors, your proxy will vote in the order set out above up to the number of positions that are available. The numbers in the left hand column indicate the order in which you want the proxy to vote. These numbers indicate your priority.	

Proxy Identification Number (optional):
(Indicate Unit Number here)

Proxy Identification Number
(optional):

☐ **Section 2.** Voting to elect candidates to any vacant position on the board that only owners of owner-occupied units may vote for:

☐ **Section 3.** Voting for specific matters:

☐ **Section 4.** Voting for removal of directors and election of substitutes:

**CARLETON CONDOMINIUM CORPORATION NO. 145
MINUTES OF THE ANNUAL GENERAL MEETING
HELD ON WEDNESDAY, DECEMBER 18TH, 2024
GREAT HALL OF CHRISTCHURCH CATHEDRAL
414 SPARKS STREET, OTTAWA**

PRESENT

BOARD MEMBERS

Larry Lithwick	President
Peter Fisher	Treasurer
Evelyn Weyneroqwski	Secretary
Stefania Parnanzone	Director-at-large

GUESTS:	Rod Escayola	Chair & Legal Counsel, Gowling WLG
	Andrew Jeffkins	Auditor, McCay Duff
	Eileen Boles	Property Manager, Condominium Management Group
	Melanie Cox	Recording Secretary, Condominium Management Group

1. CALL TO ORDER

R. Escayola calls the meeting to order at 6:40 p.m.

2. LAND ACKNOWLEDGEMENT

Larry Lithwick read a land acknowledgement recognizing that we are located on the ancestral unceded territory of the Algonquin Anishinaabe nation.

3. CODE OF CONDUCT

The meeting was reminded of the code of conduct adopted by CCC 145.

4. PROOF OF NOTICE OF MEETING

The Notices of Meeting were sent to all owners in advance of the meeting in accordance with the requirements set forth in the *Condominium Act, 1998*.

5. CONFIRMATION OF QUORUM

Quorum was established with forty-one (41) present in person and thirteen (13) by proxy for a total of fifty-four (54).

6. REVIEW OF THE AUDITED FINANCIAL STATEMENTS

Copies of the audited financial statements for the year ended June 30, 2024, were distributed to owners with the Notice of Meeting.

Andrew Jeffkins presented the audited financial statements. The independent auditors' report states the audit was carried out in accordance with Canadian accounting standards for not-for-profit organizations and the financial statements present fairly, in all material respects, the financial position of the Corporation at its fiscal year end. The financial statements prepared by McCay Duff for the fiscal year ending June 30, 2024 included:

- Statement of Financial Position

- Statement of Fund Operations
- Statement of Cash Flow
- Auditor's Notes

K. Somerville (601) stated that the reserve fund recommends additional funds for the next three fiscal years and asked whether would that be until 2032? Andrew answered that three special assessments would be required for the years 2025, 2026 AND 2027.

K. Somerville (601) asked if it was possible to see a per unit breakdown of what the amounts for the special assessment would be for budgeting purposes. The Board stated that the special assessment of \$1,250,000 that was originally planned for March 2025 would be reduced to \$1,100,000 and will only be collected in June 2025 as they believe a lower amount would be needed due to the delay in the implementation of the drainpipe project. The amount per unit would then be the same as the previous special assessment levied in March 2024.

S. Sayani (209) asked what should be paid from the operating fund and what should be paid from the reserve fund. R. Escayola confirmed that major repairs and replacements would be covered from the reserve fund and minor repairs would come from the operating fund.

With no further questions from the floor, the auditor was excused.

7. **APPOINTMENT OF THE AUDITOR**

K Porter asked if the Board was satisfied with the work produced by McCay Duff. The Board confirmed that they were.

Motion: To reappoint McCay Duff as the auditor for the next fiscal year.

Moved: D. Banke (311)

Seconded: R. Silverberg (307)

Majority in Favour. Motion Carried.

8. **APPROVAL OF THE 2023 AGM MINUTES**

Motion: To dispense with the reading of the minutes and approve them as presented.

Moved: C. Anderson (1207)

Seconded: S. Sayani (209)

Majority in Favour. Motion Carried.

9. **TREASURER REPORT**

The report was provided to owners for their review in the AGM Package. Due to a \$50,000 transfer from the operating fund to the reserve fund and an unexpected extra interest payment of \$33,000 deposited into the reserve fund by the Royal Bank, the Board decided to reduce the total amount needed for the special assessment due in 2025. Notice will be sent out shortly to owners explaining this and the delay of collection to June 2025.

J. Davis (1409) asked how the gas cost was reduced by 28%. The Board replied that there was a pricing issue that was resolved in favour of the corporation.

10. **BOARD REPORT**

The report was provided to owners in advance of the meeting and questions will be answered during general discussion.

11. **ELECTION**

There are two Board positions for a term of three years each open for election. Sameh Awad (908) submitted his name for consideration. L. Lithwick and P. Fisher both accepted nominations for re-election to the Board.

Motion: To close the floor to nominations

Moved: M. Guerin (802)

Seconded: R. Cardinal (1405)

Majority in Favour. Motion Carried.

In light of the current Board members decision to continue serving the Board, Sameh Awad withdrew his nomination.

Motion: To acclaim Larry Lithwick's and Peter Fisher's election to the Board of Directors.

Moved: M. Thebaud-Borchers (1006)

Seconded: S. Awad (908)

Majority in Favour. Motion Carried.

12. INSURANCE REPAIRS AFTER DAMAGE PRESENTATION

R. Escayola provided a brief presentation on how insurance works for condominium corporations after damage has been caused.

D. Banke (311) stated that owners need to be aware that their condo insurance needs to be able to cover the \$25,000 corporation deductible and if not added, the owner would be personally liable for this amount.

C. Anderson (1207) asked if a tenant caused the damage, can the owner/landlord sue the tenant. R. Gowlings confirmed it is possible. However that is something that should be resolved between the owner and the tenant. In some instances, it could also involve the condominium corporation.

13. GENERAL DISCUSSION

S. Lafleur (1007) stated there is an issue with security in the building and it isn't fair to ask residents to be the one to police the building entrance. Sometimes people listen and other times, they get aggressive. The Board needs to come up with a security solution that is more realistic.

R. Coulombe (1205) stated that the automatic door when the fob is used takes 10-15 seconds to close and cannot be pulled to close faster. He suggests that the closing time should be reduced. The Board replied that the closing time takes into consideration residents who use mobility aids such as wheelchairs, walkers or canes; as well as those carrying shopping carts and trolleys.

M. Currie (603) asked if a middle ground on the security issue would be to press a button for those who require the door to be left open longer, when required.

A. Dimitrov (211) asked if the default for the fobs can be to close automatically and those who require more time can have theirs adjusted to keep the door opened longer. Also, a more prominent sign could be posted to try and prevent those from entering the building without fobs.

S. Sayani (209) asked if the Board would consider hosting workshops for residents on how to handle confrontations of those trying to enter the building.

Another suggestion involves the installation of a separate fob on the glass door leading to the vestibule as well as to the side door located on Bay Street that can be timed to operate past 10:00 p.m.

R. Escayola confirmed lots of suggestions were noted for the Board to review, some would be at no cost, others would be costly. The Board will review all suggestions.

A. Malek (1004) asked if there was someone to walk around the building at night. Owners confirmed there used to be a security guard at night, but it was too costly and most of the time, he was asleep at night, so the contract was cancelled. The building manager does security checks around the building during the day.

K. Somerville (601) stated that for the pipe project, it seems they are well behind schedule as phase one should be done by December 2nd. There is also a lack of people working on the project. Will the next phase slated to start January 6th be on track to start? The Board confirmed that there were some delays with the first phase as the Property Manager, the engineer and the contractors had to deal with pre-construction issues such as storage space, parking and washroom facilities. Other issues were only discovered once the walls were opened. It was assumed that all work on the washrooms in the 07 riser could be done from outside the unit, but in fact toilets had to be removed from the inside (except for toilets that are wall-mounted). It was also discovered that cold and hot water pipes were not insulated. Bathtub overflow drains, washroom sink drainpipes and p-traps were replaced in several units and non-compliant ABS piping in some drains were also replaced. Additional access hatches were installed for future maintenance of isolation valves and cleanouts. These all added to the timeline. This will now be taken into account moving forward and the Board believes they are still on track to start the next phase on January 6th.

S. Sayani (209) asked if the Board could provide more communications on the status of the project so owners are not left wondering.

M. Thebaud-Borchers (1006) thanks the Board and the building staff for their hard work. She is concerned about the interior work that needs to be done in the units and the coordination of such work. The owners will need contact for whomever is completing the coordination to provide information to their contractors to ensure everyone is working on the same page. The Board confirmed there is little coordination needed at present as there are only three sets of contractors working: the contractor for the removal and reinstallation of drywalls, Horizon Plumbing for the removal and replacement of the toilets, and Modern Niagara for the pipe work. When the phase involving in-unit work starts, the board will need to discuss who should be the contact for the coordination of the various contractors. R. Escayola recommends that the engineer be involved in those discussions with the Board in the next few months.

S. Sayani (209) asked if the current plan from phase one for the removal of toilets will be the standard for phase two. The Board confirmed they would coordinate with Horizon Plumbing for the removals/replacement work and charge back each unit who are interested in using their services as it seems to work very well so far.

K. Somerville (601) stated that the study lists installation of windows in 1975 with a life span of 40 years which would be 2015, however they are not slated to be replaced until 2032. The Board confirmed they have two separate reports from engineers with one saying replacement in 5 years and another saying a full window replacement in 10-12 years. The Board replied that the latter refers to windows protected by balconies and are not exposed to the elements as much and therefore are in good condition.

K. Somerville (601) stated that the lobby is looking tired and real estate agents have commented about the aged look of the building and how it is bringing down property values. The amount for the remodeling of the lobby was pushed back and keeps getting pushed back. The Board should consider doing this sooner rather than later as it will continue to bring property values down. The Board confirmed that the lobby upgrade is scheduled to be done next year and funds for this project have been allocated in the reserve fund.

D. McCabe (307) stated there is a lot more U-Haul trucks over the weekends and seem to be a lot of renters moving into the building. This needs to be monitored as the elevators aren't protected and not being reserved. The Board confirmed that they find out after the move has occurred, so it is difficult for them to try and gain compliance prior to it occurring.

A. Dimitrov (211) asked if there was a way to impose fines on those who do not follow the rules. R. Escayola confirmed that imposing fines is not allowed under the Condominiums Act in Ontario, only chargebacks for damages caused.

K. Porter (906) stated that the engineer should have been invited to the meeting as the pipe project was a major discussion topic. E. Boles confirmed the engineer was invited and is not sure why he did not show up.

S. Anderton (1207) stated that on weekends it is difficult to get in the garbage room as many residents leave many empty boxes without breaking them down and folding them. The board agrees it is frustrating and there are so many signs everywhere already reminding residents to do this.

The Board thanks all owners for their attendance and participation, the volunteers to various committees, Rod Escayola for chairing the meeting and Eileen for her work as the property manager.

14. ADJOURNMENT

Motion: To close the meeting at 8:34 p.m.

Moved: R. Silverberg (307)

Seconded: R. Cardinal (1405)

All in Favour. Motion Carried.

CARLETON CONDOMINIUM CORPORATION NO. 145
FINANCIAL STATEMENTS
YEAR ENDED JUNE 30, 2025



INDEPENDENT AUDITOR'S REPORT

To the Owners of Carleton Condominium Corporation No. 145

Opinion

We have audited the financial statements of Carleton Condominium Corporation No. 145 (the Corporation), which comprise the statement of financial position as at June 30, 2025, and the statement of operations and net assets, statement of reserve fund and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at June 30, 2025, and the results of its operations and cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO).

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Corporation in accordance with ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with ASNPO, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Corporation or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Corporation's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

(continues)



Independent Auditor's Report to the Owners of Carleton Condominium Corporation No. 145 (*continued*)

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

McCay Duff LLP

McCay Duff LLP,
Licensed Public Accountants.

Ottawa, Ontario,
October 31, 2025

CARLETON CONDOMINIUM CORPORATION NO. 145

STATEMENT OF FINANCIAL POSITION

JUNE 30, 2025

	Operating Fund 2025	Reserve Fund 2025	Total 2025	Total 2024
ASSETS				
CURRENT				
Cash	\$ 1,295,276	\$ 2,077,068	\$ 3,372,344	\$ 1,792,070
Accounts receivable	121,627	-	121,627	31,070
Due from TKS Holdings Inc.	7,007	-	7,007	10,582
Prepaid expenses	2,828	-	2,828	1,278
Interfund receivable (payable)	(1,101,401)	1,101,401	-	-
	325,337	3,178,469	3,503,806	1,835,000
PROPERTY (Notes 2, b)	93,000	-	93,000	93,000
	\$ 418,337	\$ 3,178,469	\$ 3,596,806	\$ 1,928,000
LIABILITIES AND NET ASSETS				
CURRENT				
Accounts payable and accrued liabilities	\$ 68,361	\$ 131,078	\$ 199,439	\$ 67,203
Prepaid condominium fees	17,560	-	17,560	20,299
	85,921	131,078	216,999	87,502
NET ASSETS				
Fund balance	239,416	3,047,391	3,286,807	1,747,498
Investment in property (Notes 2, b)	93,000	-	93,000	93,000
	332,416	3,047,391	3,379,807	1,840,498
	\$ 418,337	\$ 3,178,469	\$ 3,596,806	\$ 1,928,000

FUTURE SPECIAL ASSESSMENTS (Note 6)

COMMITMENTS (Note 7)

Approved on behalf of the Board:

_____ Director

_____ Director

CARLETON CONDOMINIUM CORPORATION NO. 145
STATEMENT OF OPERATIONS AND NET ASSETS
YEAR ENDED JUNE 30, 2025

	Budget 2025	2025	2024
REVENUE			
Condominium fees	\$ 1,905,500	\$ 1,905,502	\$ 1,846,557
Special assessment	-	1,100,000	1,100,000
Laundry and miscellaneous	28,300	30,197	25,826
Interest	-	844	475
	<u>1,933,800</u>	<u>3,036,543</u>	<u>2,972,858</u>
EXPENSES			
Utilities			
Hydro	170,000	170,071	167,006
Gas	138,000	128,150	127,405
Water	104,700	111,630	103,280
Maintenance and repairs			
Salaries and wages	154,212	148,638	141,934
Mechanical	146,086	123,129	110,090
Building and garage	103,560	81,892	91,075
Plumbing and electrical	52,500	38,202	60,550
Landscaping and snow removal	27,518	33,164	21,963
Elevator	20,700	25,607	19,646
Security & Safety	14,550	8,878	6,135
Administration			
Insurance	86,000	79,794	77,969
Management fees	77,867	77,867	74,872
Professional fees	26,000	31,660	21,444
Communications	9,000	9,750	9,737
Office	6,954	2,811	2,989
	<u>1,137,647</u>	<u>1,071,243</u>	<u>1,036,095</u>
REVENUE BEFORE APPROPRIATION	<u>796,153</u>	<u>1,965,300</u>	<u>1,936,763</u>
Appropriation to the Reserve Fund			
Reserve fund appropriation	821,153	821,153	743,125
Special assessment	-	1,100,000	1,100,000
Additional appropriation	-	50,000	-
	<u>821,153</u>	<u>1,971,153</u>	<u>1,843,125</u>
NET REVENUE (EXPENSES) FOR THE YEAR	<u>(25,000)</u>	<u>(5,853)</u>	<u>93,638</u>
NET ASSETS - BEGINNING OF YEAR	<u>-</u>	<u>245,269</u>	<u>151,631</u>
NET ASSETS - END OF YEAR	<u>\$ (25,000)</u>	<u>\$ 239,416</u>	<u>\$ 245,269</u>

CARLETON CONDOMINIUM CORPORATION NO. 145
STATEMENT OF RESERVE FUND
YEAR ENDED JUNE 30, 2025

	2025	2024
REVENUE		
Reserve Fund Appropriation	\$ 821,153	\$ 743,125
Special Assessment	1,100,000	1,100,000
Additional Appropriation	50,000	-
Interest Income	86,953	13,088
	<u>2,058,106</u>	<u>1,856,213</u>
EXPENSES		
Doors	3,491	14,163
Electrical	6,857	-
Engineering	37,603	46,970
Entrance lobby	3,051	-
Fire alarm system	-	2,844
Garbage compactor bins	2,706	-
Generator	1,667	-
Lighting	-	3,231
Masonry and balcony repairs	-	450,920
Mechanical	-	24,523
Patio doors	4,924	-
Paving	-	176,573
Plumbing	-	8,850
Podium deck	-	43,784
Pool	-	1,470
Reserve Fund study	-	13,532
Sanitary drain riser replacement	445,251	-
Security system	7,394	-
Windows	-	3,300
	<u>512,944</u>	<u>790,160</u>
NET REVENUE FOR THE YEAR	<u>1,545,162</u>	<u>1,066,053</u>
NET ASSETS - BEGINNING OF YEAR	<u>1,502,229</u>	<u>436,176</u>
NET ASSETS - END OF YEAR	<u>\$ 3,047,391</u>	<u>\$ 1,502,229</u>

CARLETON CONDOMINIUM CORPORATION NO. 145
STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2025

	2025	2024
OPERATING ACTIVITIES		
Net Operating Fund revenue (expenses)	\$ (5,853)	\$ 93,638
Net Reserve Fund revenue	<u>1,545,162</u>	<u>1,066,053</u>
	<u>1,539,309</u>	<u>1,159,691</u>
Changes in non-cash working capital:		
Accounts receivable	(90,557)	1,458
Due from TKS Holdings Inc.	3,575	(2,742)
Prepaid expenses	(1,550)	1,293
Accounts payable and accrued liabilities	132,234	(230,837)
Prepaid condominium fees	<u>(2,737)</u>	<u>20,299</u>
	<u>40,965</u>	<u>(210,529)</u>
INCREASE IN CASH FLOW	1,580,274	949,162
Cash - beginning of year	<u>1,792,070</u>	<u>842,908</u>
CASH - END OF YEAR	<u>\$ 3,372,344</u>	<u>\$ 1,792,070</u>
CASH CONSISTS OF:		
Operating fund	\$ 1,295,276	\$ 286,713
Reserve fund	<u>2,077,068</u>	<u>1,505,357</u>
	<u>\$ 3,372,344</u>	<u>\$ 1,792,070</u>

1. PURPOSE OF THE CORPORATION

The Corporation was incorporated without share capital in 1978 under the laws of the Condominium Act of Ontario. The purpose of the Corporation is to manage and maintain the common elements of the condominium (as detailed in the Corporation's Declaration and By Laws) and to provide common services for the benefit of the owners of the 142 units of the condominium. For Canadian income tax purposes, the Corporation is qualified as a not-for-profit organization, which is exempt from income tax under the Income Tax Act.

2. SIGNIFICANT ACCOUNTING POLICIES

The financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO). The Corporation's significant accounting policies are as follows:

(a) Fund accounting

Reserve Fund - externally restricted

The Corporation, as required by the Condominium Act of Ontario, has established a reserve for financing future major repairs and replacements of the common elements. The statement of Reserve Fund reports the portion of condominium fees appropriated to the reserve fund and expenditures for major repairs and replacement of the common elements.

Only major repairs and replacements of the common elements are charged directly to this reserve. Minor repairs and replacements are charged to general operations. Purchases of capital assets other than replacements are also charged to general operations.

The Corporation segregates monies accumulated for the purpose of financing future charges to the Reserve Fund in special accounts, for use only to finance such charges. Interest earned on these accounts is credited directly to the reserve.

Operating Fund - internally restricted

The statement of operations for the operating fund reports all condominium fees, budgeted appropriations to the reserve fund, and expenses related to the operation and maintenance of the common elements of the Corporation.

(b) Property

The superintendent's unit is stated at cost. The estimated recoverable amount, if the unit were to be sold, is not expected to be less than the carrying amount, therefore no provision has been made for amortization.

(c) Revenue recognition

Condominium fees are recognized as revenue in the statement of operations on a monthly basis, in accordance with the budget distributed to the owners each year. Special assessments are recognized as revenue when they are levied to the owners of the Corporation. Interest and other revenue are recognized as revenue of the related fund when earned.

(d) Common elements

The common elements of the Corporation are owned proportionately by the unit owners and consequently are not reflected as assets in these financial statements.

(continues)

2. **SIGNIFICANT ACCOUNTING POLICIES** *(continued)*

(e) Financial instruments

Financial instruments are recorded at fair value when acquired or issued. Financial assets and liabilities originated or exchanged in related party transactions, except for those that involve parties whose sole relationship with the company is in the capacity of management, are initially measured at cost.

In subsequent periods, financial assets with actively traded markets are reported at fair value, with any unrealized gains and losses reported in income. All other financial instruments are reported at amortized cost, and tested for impairment at each reporting date.

(f) Contributed services

The Corporation receives the services of volunteers, the cost of which cannot be reasonably estimated. Therefore, no representation of this expense has been included in these financial statements.

(g) Use of estimates

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Such estimates are periodically reviewed and any adjustments necessary are reported in earnings in the period in which they become known. Actual results could differ from these estimates.

3. **FINANCIAL RISKS AND CONCENTRATION OF RISKS**

It is management's opinion that the Corporation is not exposed to significant interest rate, liquidity, market, currency or credit risks arising from its financial instruments. There has been no change to the risk exposure from the prior year.

4. **BUDGET INFORMATION**

The budget figures presented for comparison purposes are unaudited and are those approved by the Board of Directors. They have been reclassified to conform with the financial statement presentation.

5. **RELATED PARTY TRANSACTIONS**

No remuneration was paid to Directors and Officers during the year in their capacity as Directors and Officers. Management, in addition to fees, is reimbursed for certain administrative costs. These transactions were in the normal course of operations and were measured at the exchange amount.

6. **RESERVE FUND**

The Board of Directors have used the reserve fund study update prepared by Keller Engineering dated February 5, 2025 and such other information as was available to them in evaluating the adequacy of annual contributions to the reserve fund for major repairs and replacements. The Corporation's plan for contributions to the reserve fund for 2025 was \$821,153 plus a special assessment of \$1,100,000 and the plan for expenditures from the reserve fund for 2025 was \$2,285,750. The study projected a reserve fund balance on June 30, 2025 of \$1,063,159.

(continues)

6. **RESERVE FUND** *(continued)*

The study recommends appropriations of \$907,374 for the fiscal year ending June 30, 2026, and \$1,002,648 for the fiscal year ending June 30, 2027. The study also calls for a special assessment of \$1,250,000 for the fiscal year ending June 30, 2026, and \$1,400,000 for the fiscal year ending June 30, 2027.

The reserve fund is evaluated on the basis of expected repair and replacement costs and life expectancy of the common elements and assets of the Corporation. Such evaluation is based on numerous assumptions as to future events.

7. **COMMITMENTS**

The Corporation has engaged the services of a company to provide management and accounting services for a one-year term ending June 30, 2026 at an annual cost of \$79,813, including HST.

The Corporation has engaged the services of a company to provide annual boiler cleaning for a three-year term ending June 30, 2028 at an annual cost of \$36,644 for fiscal 2026, \$38,109 for fiscal 2027, and \$39,635 for fiscal 2028, all amounts including HST.

The Corporation has engaged the services of a company to provide cooling and heating maintenance for a three-year term ending June 30, 2028 at an annual cost of \$63,483 for fiscal 2026, \$65,450 for fiscal 2027, and \$67,405 for fiscal 2028, all amounts including HST.

The Corporation has engaged the service of a company to complete Phase I of the drain stacks and water riser replacements at a cost of \$607,922, including HST. As at June 30, 2025, \$426,961 had been incurred and included in Reserve Fund expenditures. The remaining contract of \$180,961 is expected to be incurred and expensed during the 2026 fiscal year and will be charged to the Reserve Fund.

The Corporation has engaged the service of a company to complete Phase II of the drain stacks and water riser replacements at a cost of \$777,158, including HST. This phase is expected to be completed during the 2026 fiscal year and will be charged to the Reserve Fund.

2025 Annual General Meeting – Treasurer’s Report

For Fiscal year 2024/25, our operating account – for a second year in a row – enjoyed a large unexpected surplus, while the reserve fund account continued to grow to comfortably exceed the demands of the drain pipe project and other capital projects.

Operating Account

The Operating account pays all our day-to-day operating expenses, such as heat, light, water, routine maintenance, etc.

The 2024/25 Operating Budget increased the condominium fee by 3.2%, but operating costs – except for snow removal, elevator maintenance costs, and professional fees – all declined by more than 5.8% over budgeted amounts, resulting in a budget surplus of \$69,147 instead of a planned deficit of \$25,000, which allowed us to transfer an extra \$50,000 to the Reserve Fund. Our largest operating cost is utilities, representing almost 40% of total operating expenses – or approximately \$240/month of the condominium fee. Utility costs were 5.2% lower than budgeted amounts, largely due to much lower than expected natural gas prices. Utility costs this past year were as follows:

	Budgeted Cost	Actual Cost This Year	Actual Cost Last Year	Year Over Year
Hydro	\$170,000	\$170,071	\$167,006	up 1.8%
Natural Gas	\$138,000	\$128,150	\$127,405	up 0.5%
Water	\$104,000	\$111,630	\$103,280	up 8.1%
TOTALS	\$412,000	\$409,851	\$397,691	up 3.1%

Reserve Fund

The Reserve Fund account pays all our major capital expenses to repair or replace major building components, such as elevators, HVAC system, roof and parking garage, emergency generator, drain pipes, etc.

The main capital project this past year was to start Phase 1 of the Sanitary Drain Pipe Project. The Board accepted a bid from Modern Niagara received in June 2024, at a total cost of \$3,120,000 (including HST) to replace all sanitary drain piping and hot and cold water piping over the next four years. The first phase – replacing piping accessible from the hallways – started in November for the ‘07’ riser. Approximately 70% of the total Phase 1 contract amount of \$607,922 has been incurred prior to year-end. The balance of this phase is expected to be completed in November 2025. Phase II is now expected to start early in January 2026 and – barring any unforeseen complications – is expected to be completed by early September 2026. Phase II costs have jumped by almost 25% to \$687,750 due to tariffs that have significantly raised material costs, and union wage rate increases in excess of inflation. The Reserve Fund Balance at year-end June 30th 2025 stands at \$3,047,391 compared to the balance the RFS forecasted to the same date of only \$1,188,769. However, It should also be noted that a number of the smaller capital projects forecasted by the RFS to be completed in FY 2024/25 – replacement of the emergency generator is one – have been delayed for a number of engineering reasons.

And lastly, the second to last Special Assessment required by the Reserve Fund Study of February 6th 2025, amounting to \$1,250,000, will be due and payable March 15th 2026.

Carleton Condominium Corporation 145

Report of the Board of Directors to the 2025 AGM

Governance

The **Board of Directors** of CCC145 is comprised of five volunteer members, elected by unit owners. To date, the Board held 11 regular meetings and two special meetings. The current Board session is composed of the following:

Larry Lithwick -President

Stefania Parnanzone -Vice-President

Peter Fisher-Treasurer

Evelyn Weynerowski -Secretary

Carmen Yau-Director-at-Large

Jean-Francois Leblanc of CMG Property Management assumed the post of the **Property Manager** on March 17, 2025.

In addition, we have **volunteers** working in committees who make recommendations to assist the Board in making decisions and help in related Board activities.

Fiscal Responsibility

The Board continues to oversee the financial well-being of the corporation by monitoring expenses and planning for future outlays. Last January, the Board approved on-boarding the corporation's accounts to Leap AP, new payment system adopted by CMG. This allows Board members to approve payments of invoices online, sync the invoice to the existing accounting system and eliminate signing paper cheques. **The Treasurer's Report** will provide more details on our Operating Budget and the expenses that are taken out of the Reserve Fund.

Management of Common Elements

The corporation is currently undertaking a multi-year capital project on the replacement of sanitary drain stacks and domestic water risers. Phase 1 began in November 2024. Since then, work has been completed in washroom#1 located in risers 01, 02, 06, 07 and 10.

While work on the laundry room located on the ground floor has now been completed, unforeseen existing conditions within a typical laundry room located in the upper floors have been uncovered. First, access to the ground floor piping needed to be accessed through the men's sauna room. Secondly, the laundry rooms were also found to have floor drains under the washing machines which were not properly piped and do not have p-traps or trap seal primers which could allow sewer gasses to pass into the building through the floor drains. These will be replaced with straight sections of pipes and clean outs. And finally, drainpipes running into the laundry stack from floor drains in the storage rooms on each floor are not code compliant. The city inspector has not approved the continued use of the gang trap serving the laundry room and storage room and as a result, these floor drains will be removed.

All the above complications meant delays in the completion of Phase 1 which is now scheduled by the end of November 2025, and as well as additional costs of labour and materials.

Meanwhile, the Board has signed the contract with Modern Niagara for Phase 2 of the project which is scheduled to start in mid-January 2026.

Smaller capital projects include (a)replacement of an old ductile sanitary drainpipe in the parking garage; (b)replacement of digital video recorder; (c)repair of the ramp to prevent water infiltration going into the garage; (d)installation of a reader/keypad system at the Bay Street door as well as six additional cameras in various locations, (e) repair and replacement of several in-unit HVAC fan motors, thermostat and valves; (f)fire panel update, (h)on-going repair of a garage ventilation shaft and, (g)on-going project to install a primary domestic water premise

backflow at the building's water entry and a fire prevention system backflow assembly.

Community Life at Park Square

The following is a brief summary of committee activities since the last AGM:

Community Working Group

- (a) Attended meetings of the Centretown Community Association Planning Committee on topics such as the city's budget, draft Transport Plan and community policing (CORE) in centretown
- (b) Participation in meetings of SEPAW (Safety, Emergency preparedness and Wellness Working Group to educate centretown residents on these issues
- (c) Monitored LRT testing schedules, road closures and vehicles idling on Bay Street and Queen Street, blockages on the shared laneway with Claridge as well as buses blocking the entrance to our courtyard

Gardening Committee

- (a) Issued notice on Spring Reminders
- (b) Consulted with Living Green on plantings in various planters as well as possible improvements
- (c) Monitored the watering of the gardens, both through the installed irrigation system and by manual watering
- (d) Prepared for the installation of holiday tree and lights in the traffic circle
- (e) Prepared a discussion paper on the future of the Park Square garden.

Social Committee:

- (a) Planned social gatherings held on First Fridays
- (b) Breakfast Club meets every second Saturday of the month
- (c) Book Club meets every first Monday of the month.
- (d) Community barbeque held in July
- (e) Decorated the Lobby for the year-end holidays

Support Staff

We take this opportunity to express our thanks and appreciation to Andy Reaume and Teddy Collado for their hard work and consistent dedication to keeping our home clean and safe. They make a huge difference to the quality of our life here at Park Square.

CCC145 Board of Directors

October 31, 2025

EVELYN WEYNEROWSKI

Education

1973-BA (Political Science and Economics), University of the Philippines, Manila

1977-MA (Public Administration), University of the Philippines, Manila

1979-MA (International Relations) Georgetown University, Washington D.C.

Profession

1973-1981 Worked as an economist in the Philippines on economic planning and trade policies, including bilateral and multilateral trade negotiations (ASEAN, UN-ESCAP, GATT and UNCTAD).

1982-83 Economic Affairs Officer, United Nations Economic Commission for Western Asia, Baghdad, Iraq

1984-86 Project Coordinator, United Nations Development Program, Tunis, Tunisia

1986-2014 Worked in Canada as a consultant (Econolynx International) and with governmental institutions (CIDA, EDC, DFA)

Park Square Affiliation

Moved to Park Square January 2012

Elected to the Board November 2012 (one year term)

Elected to the Board January 2014 (one year term)

Elected to the Board October 2015 (three-year term)

Elected to the Board November 2017 (three-year term)

Elected to the Board October 2020 (two-year term)

Elected to the Board November 2022 (three-year term)

Other Affiliations

Anglican Cathedral Women - Member

D.A.J. Kessler Family Trust - Board of Directors

Vereniging Onderlinge Samenwerking -Member

October 31, 2025

PLANNING THE FUTURE OF THE GARDENS AT PARK SQUARE

A DISCUSSION PAPER PREPARED BY THE GARDENING COMMITTEE

Background

1. At the completion of the garage repairs started in 2011, the corporation proceeded to repair the podium surrounding the building. This work included the construction of a wider ramp, the rebuilding of the perimeter wall planters on Bay Street, Queen Street and Albert Street, installation of concrete planters as well as other changes involving the traffic circle and the address sign. A group of residents who were unhappy with these changes obtained a court order in March 2013 finding the then Board of Directors in contempt and ordered that the podium be reinstated as it existed prior to the 2011 demolition, including **“the reinstatement of the three-levelled vegetation, using the same kind, species, size and quantity on multiple levels, including the grade-level vegetation.”**

2. Despite the strong misgivings of Keller Engineering against such a plan, the corporation proceeded to fulfill the requirements of the court order in 2019.

3. In April 2022, an inspection of the garage identified several areas where water infiltration originated from five planters located in the podium, caused mainly by deep vegetative roots piercing through the waterproofing membrane, inadequate installation of the membrane that led to UV light exposure and blocked drainage. These planters were then excavated and the water-proofing membranes replaced. To prevent this from happening again, trees and shrubs with deep root penetration were not planted in these repaired planters.

Changes in the Neighbourhood

4. Since the restoration of the gardens in 2012, many changes have occurred in our neighborhood. Several high-rise buildings have been constructed (Cathedral Hill, Claridge, the Vista on Sparks, Slayte, Domaine and Releve, all on Albert Street), the opening of the LRT Lyon Station and most recently the opening of the grocery store, Food Basic, next door. It is estimated that an additional 4000 residents, commuters and shoppers now circulate in our vicinity.

5. This has led to an increased level of foot traffic, a greater number of dogs walking in the area and using our planters and not the dog park on Albert Street as washrooms, garbage in the form of discarded beer and soda cans, paper waste, cigarette butts and used needles randomly disposed within our property. In addition, a number of people without homes also find refuge in our building, if not in our vestibule or lobbies; then outside in the courtyard, in our planters located on Albert Street and in the shared laneway with Claridge.

6. All of the above have seriously harmed our plants, particularly those located on Albert Street. The two planters next to the Claridge garage entrance are filled with cigarette butts and animal wastes on a daily basis that our cleaning staff tries to remove every day. We also have large amounts of animal waste on Queen Street along the entrance to the underground parking lot and the inground bed at the corner facing Queen Street next to Bay Street.

Our landscaping contractors who come on a regular basis also need to pick up garbage before they can do their work.

Andy Reaum often has to disturb people without homes sleeping in the laneway on his way to moving the bins on garbage days.

From the gardening perspective, it is becoming more and more unrealistic and ill-considered to keep replacing damaged plants (usually perennials) every year, especially given our reduced gardening budget.

In August 2023, we had to remove the in-ground bed at the end of the ramp because of accumulated animal waste destroying the vegetation planted each summer as well as the heavy snow and salt dumped in that area during the winter months; and then having to replace the perennials that were dead each spring.

Options for Consideration

A. Posting signs in our planter beds – unfortunately dogs can't read, but hopefully they will act as a visual reminder to dog owners that their pets are not welcome to relieve themselves in these planters. It would be a polite but clear way to request our owners and neighbours to respect our property and keep our gardens clean. For those who think that dog urine and feces is harmless, we must point out that these carry a high concentration of nitrogen and salt that can overwhelm and "burn" any

vegetation. Repeated urination on the base of a tree can weaken its bark, which is its protective layer. This leaves the tree vulnerable to pests, diseases and nutrient loss. It can also form a crust on the soil, making it difficult for water and air to reach the tree roots.



B. Fencing in our in-ground beds-any perimeter fencing of an inground bed should at least be solid (possibly made of metal) and 4 feet high to prevent dogs from using the planters as a washroom. This is quite an expensive proposition if we were to fence in all 14 in-ground beds. There are also complications involving their installation, access to the plants, maintenance and soil management. It will definitely have an impact on the aesthetic look and design of our in-ground beds and of the garden as a whole.

C. In-ground bed on Queen Street –this will have to be fully replanted after installation of the Enbridge gas meter on Queen Street.



D. Proposed changes on Bay Street – the in-ground planter on the corner of Queen and Bay is thriving well with the white rosa rugosa and does not seem affected by too many problems. However the other three in-ground planters on Bay Street cannot seem to support perennials and plants have to be replaced most years.



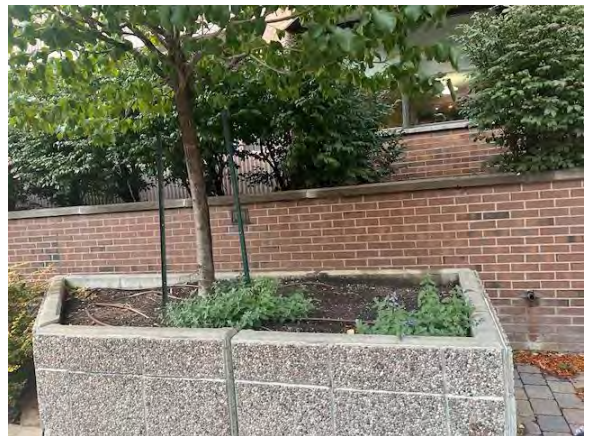
A possible option for these planters is to reduce the size of the inground planter, just enough to surround the two trees planted in two of these planters and not plant any vegetation in these smaller spaces. Sidewalk bricks will be installed to reduce the soil areas that dogs are using. The damaged tree that was cut down last summer will not be replaced. With the installation of a reader/keypad system that will allow entrance to the door on Bay Street, it would not be advisable to plant a tree there for security reasons.



E. Proposed changes on Albert Street - removal of the problematic in-ground bed next to the Claridge garage entrance.



This area seems to accumulate the most garbage, dog feces, and cigarette butts every day. In addition, the three mid-level planters have also not thrived very well. On any given day, these seem to be the favorite spots of smokers to lean on and use as ashtrays and other passersby to dispose of their garbage. Hence the dearth of plants that survived in these planters and have not been replenished this past summer.



While it is agreed that the gardens improve the aesthetic appeal of our building and its surroundings, making them welcoming and attractive and contributing to the health and well-being of our residents, it is also important to consider the cost of maintaining these gardens. The cost of professional landscaping services increases every year as do the cost of annuals that are planted in the traffic circle as well as in the upper courtyard immediately adjacent to our main entrance door. In addition, the replacement cost of perennials in our planters is also quite significant.

The Gardening Committee continues to consult with Living Green, our landscape contractor and obtain their input as to how we can meet these challenges.

We welcome your comments and suggestions.

Prepared by the Park Square Gardening Committee

October 31, 2025.