

Recommended Conditions of Draft Plan of Condominium Approval

That this approval for **Condominium Conversion Application 25CDM-CONV-16-01, by First Rock Properties, Owner**, to establish a Draft Plan of Condominium (Standard) for the existing multiple dwelling property, consisting of 68 townhouse dwelling units, located at 515 Queen Victoria Drive (Hamilton), be received and endorsed by City Council with the following special conditions:

1. That the Final Plan of Condominium comply with all applicable provisions of Hamilton Zoning By-law No. 6593 and Minor Variance Application A-75:84, or in the event the City of Hamilton has repealed and replaced Hamilton Zoning By-law No. 6593 with By-law No. 05-200, the final Plan of Condominium shall comply with all of the applicable provisions of the Zoning By-law in force and effect at the time of registration of the Draft Plan of Condominium.
2. The owner / applicant apply for and receive final approval of Minor Variance application HM/A-16:343 from the Committee of Adjustment for a reduction of parking spaces from the minimum required 85 parking spaces (considered legal non-conforming) to 83 parking spaces, to the satisfaction of the Director of Planning and Chief Planner.
3. That the owner / applicant satisfies all conditions, financial or otherwise, of the City of Hamilton.
4. The owner / applicant shall provide to Union Gas Limited (Union) the necessary easements and / or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Union.
5. That the owner shall submit a report, in accordance with Section 9 (4) of the Condominium Act, 1998, prepared and certified by a qualified Registered Professional Engineer or Licensed Architect, to the satisfaction of the Chief Building Official of the City of Hamilton, to confirm the structural and mechanical integrity of the building and any owner initiated measures required to correct any deficiencies prior to the release of the final plan for registration.

That the owner be advised of the following:

NOTES TO DRAFT PLAN APPROVAL

Pursuant to Section 51(32) of the *Planning Act*, draft approval shall lapse if the plan is not given final approval within three years. Extensions will be considered if a written request is received before the draft approval lapses.