

# CITY OF HAMILTON

## MOTION

Council Date: June 14, 2017

**MOVED BY COUNCILLOR L. FERGUSON.....**

**SECONDED BY COUNCILLOR .....**

- 5. Application for Approval of a Draft Plan of Condominium (Common Element), for Lands known as 120 John Fredrick Drive (Ancaster) (PED17018) (Ward 12) (Item 8.1) (TABLED at Council, May 24, 2017)**

That Item 5 of the Planning Committee Report 17-009 respecting Report PED17018 – Application for Approval of a Draft Plan of Condominium (Common Element), for Lands known as 120 John Fredrick Drive (Ancaster), which was TABLED at the May 24, 2017 Council meeting, and which reads as follows, be LIFTED from the table:

- (a) That approval be given to Redline Revised Draft Plan of Condominium Application 25CDM-201608, by WEBB Planning Consultants Inc., on behalf of Losani Homes (1998) Limited, owner, to establish a Draft Plan of Condominium (Common Element) to create a condominium road, sidewalks, landscaped areas, 19 visitor parking spaces, centralized mailboxes and exclusive use common element areas, on lands located at 120 John Fredrick Drive (Ancaster), as shown on Appendix “A” to Report PED17018, subject to the following conditions:
  - (i) That the approval for Draft Plan of Condominium (Common Element) Application 25CDM-201608 applies to the plan prepared by A.T. McLaren Limited, certified by S. D. McLaren, and dated September 16, 2016, consisting of a condominium road, sidewalks, landscaped areas, 19 visitor parking spaces, centralized mailboxes, an exclusive use common element area identified as E-11 to E-26 and common element – restricted access (limits to be fenced) identified as E-27 and E-28, in favour of 52 semi-detached dwelling units, attached as Appendix “B” to Report PED17018; and,
  - (ii) That the following Condition 16 be added to the Recommended Conditions of Draft Plan of Condominium Approval, outlined in Appendix “C” to Report PED17018, respecting Application for Approval of a Draft Plan of Condominium (Common Element), for Lands known as 120 John Fredrick Drive (Ancaster), and the balance be renumbered accordingly:

16. That the owner install the landscape features in accordance with the "Fencing and Columns Layout Plan and Details Plan" (L - 1 and L - 2), dated April 12, 2017, by Adesso Design Inc, which includes fencing and signage, and shall also include entrance gates to the satisfaction of the Director of Planning and Chief Planner,
- (iii) That the conditions of Draft Plan of Condominium Approval 25CDM-201608, attached as Appendix "A" to Report 17-009, be approved, as amended;
- (b) That there were no submissions received regarding this matter.

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MOVED BY COUNCILLOR L. FERGUSON.....

SECONDED BY COUNCILLOR .....

5. Application for Approval of a Draft Plan of Condominium (Common Element), for Lands known as 120 John Fredrick Drive (Ancaster) (PED17018) (Ward 12) (Item 8.1) (TABLED at Council, May 24, 2017)

That Item 5 of the Planning Committee Report 17-009 respecting Report PED17018 – Application for Approval of a Draft Plan of Condominium (Common Element), for Lands known as 120 John Fredrick Drive (Ancaster), be amended by:

- (a) Deleting Subsection (a)(ii) in its entirety and re-lettering the balance;
- (b) Deleting Subsection (a)(iii) in its entirety and inserting the following wording therein: ***That the conditions of Draft Plan of Condominium Approval 25CDM-201608 attached as Appendix “C” to Report PED17018, be endorsed by City Council;***
- (c) Deleting Subsection (b) in its entirety and inserting the following wording therein: ***That the submissions received regarding this matter affected the decision by supporting the granting of the application, without amendments.***

The amended Item 5 to read as follows:

- (a) That approval be given to Redline Revised Draft Plan of Condominium Application 25CDM-201608, by WEBB Planning Consultants Inc., on behalf of Losani Homes (1998) Limited, owner, to establish a Draft Plan of Condominium (Common Element) to create a condominium road, sidewalks, landscaped areas, 19 visitor parking spaces, centralized mailboxes and exclusive use common element areas, on lands located at 120 John Fredrick Drive (Ancaster), as shown on Appendix “A” to Report PED17018, subject to the following conditions:
  - (i) That the approval for Draft Plan of Condominium (Common Element) Application 25CDM-201608 applies to the plan prepared by A.T. McLaren Limited, certified by S. D. McLaren, and dated

September 16, 2016, consisting of a condominium road, sidewalks, landscaped areas, 19 visitor parking spaces, centralized mailboxes, an exclusive use common element area identified as E-11 to E-26 and common element – restricted access (limits to be fenced) identified as E-27 and E-28, in favour of 52 semi-detached dwelling units, attached as Appendix “B” to Report PED17018; and,

~~(ii) That the following Condition 16 be added to the Recommended Conditions of Draft Plan of Condominium Approval, outlined in Appendix “C” to Report PED17018, respecting Application for Approval of a Draft Plan of Condominium (Common Element), for Lands known as 120 John Fredrick Drive (Ancaster), and the balance be renumbered accordingly:~~

~~16. That the owner install the landscape features in accordance with the “Fencing and Columns Layout Plan and Details Plan” (L - 1 and L - 2), dated April 12, 2017, by Adesso Design Inc, which includes fencing and signage, and shall also include entrance gates to the satisfaction of the Director of Planning and Chief Planner,~~

~~(iii)(ii) That the conditions of Draft Plan of Condominium Approval 25CDM-201608, attached as **Appendix “C” to Report PED17018, be endorsed by City Council;**~~

(b) *That the submissions received regarding this matter affected the decision by supporting the granting of the application, without amendments.*