

**TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL**

**FROM: JASON SCHMIDT-SHOUKRI, DEPUTY CITY MANAGER, PLANNING AND GROWTH MANAGEMENT**

**DATE: APRIL 4, 2018**

**SUBJECT: COMMUNICATION**

**ITEM #7, COMMITTEE OF THE WHOLE – APRIL 4, 2018**

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-16V001  
RAVINES OF ISLINGTON INC.**

**WARD 2 – VINCINTY OF ISLINGTON AVENUE AND LANGSTAFF ROAD**

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Planning recommend:

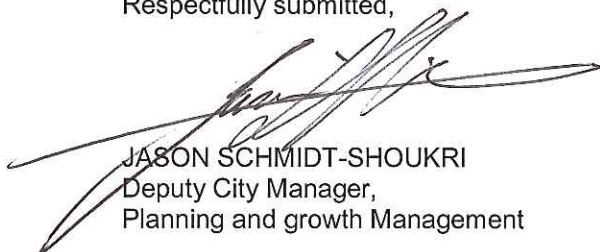
1. THAT this Communication, BE RECEIVED.
2. THAT the Recommendation #2 of Item #7 of the Committee of The Whole Report of the April 4, 2018, respecting Draft Plan of Condominium 19CDM-16V001, be deleted and replaced with the following:
  - "2. Any retaining walls and subsurface infrastructure shall be situated within POTLs of the proposed townhouse units fronting onto the common element condominium road and the declaration of the future condominium corporation shall provide that the future condominium corporation shall maintain and manage the retaining walls and subsurface infrastructure and reserve a right of entry onto the POTLs to carry out such obligations."
3. THAT Condition #2 on Attachment #1 (Conditions of Draft Approval of Item #7 of the Committee of The Whole Report of the April 4, 2018, respecting Draft Plan of Condominium 19CDM-16V001, be deleted and replaced with the following:
  - "2. Any retaining walls and subsurface infrastructure shall be situated within POTLs of the proposed townhouse units fronting onto the common element condominium road and the declaration of the future condominium corporation shall provide that the future condominium corporation shall maintain and manage the retaining walls and subsurface infrastructure and reserve a right of entry onto the POTLs to carry out such obligations."

Background

On April 3, 2018, correspondence was received (Communication 41) from the solicitor representing the Owner regarding Recommendation #2 and certain proposed Draft Plan of Condominium conditions included in the Committee of the Whole Report. Concern was identified

about the requirement to identify the retaining walls and subsurface structures of the development in the common elements for the development. Staff and the solicitor for the applicant have discussed this matter and are satisfied that the revised recommendation and condition as set out in the Recommendation of this Communication satisfactorily address the requirements of the City and the applicant.

Respectfully submitted,



JASON SCHMIDT-SHOUKRI  
Deputy City Manager,  
Planning and growth Management



MAURO PEVERINI  
Director of Development Planning

Copy to: Daniel Kostopoulos, City Manager  
Todd Coles, Deputy City Clerk