

City of Mississauga

Corporate Report



Date: November 24, 2023 To: Chair and Members of General Committee	Originator's files: CDM 23011 W11
From: Geoff Wright, P.Eng, MBA, Commissioner of Transportation and Works	Meeting date: December 6, 2023

Subject

Draft Plan of Phased Condominium – 10 Lunar Crescent, CDM 23011, Phase 2 (Ward 11)

Recommendation

That a by-law be enacted to authorize the Commissioner of Transportation and Works and the City Clerk to execute and affix the Corporate Seal to the Statement from the Municipality to be added to Schedule G of the Declaration for a Standard or Phased Condominium Corporation for Draft Plan of Phased Condominium CDM-23011 located at 10 Lunar Crescent as outlined in the Corporate Report entitled "Draft Plan of Phased Condominium – 10 Lunar Crescent, CDM 23011, Phase 2 (Ward 11), dated November 24, 2023 from the Commissioner of Transportation and Works.

Background

A phased condominium is a condominium that is developed in stages and keeps increasing in size until the project is complete.

A phased condominium development starts with the registration of the declaration and description creating the initial units and common elements of the condominium. Afterwards, further units and/or common elements are added to the condominium by the registration of amendments to the declaration and description.

1672736 Ontario Inc. (Dunpar) is the owner of a parcel of land described as part of 10 Lunar Crescent, Pt. Lot 4, Concession 5, WHS, Parts 2-12, 43R-39348 which is being developed as a phased condominium (see Location Map, Appendix 1). 1672736 Ontario Inc. (Dunpar) has previously registered the first phase of its development as Peel Standard Condominium Plan (PSCP) 1411 and is now proceeding to register the second phase as a phased condominium. When registered, the second phase will form part of PSCP 1411.

Comments

In accordance with the Condominium Act, 1988, and Ontario Regulation 48/01, the registration of any amendments to the declaration and description for the first phase of a condominium development cannot proceed without a Statement from the Municipality. This statement is required to confirm that the facilities and services associated with the next phase of development have been installed to ensure the independent operation of the condominium, or that sufficient securities have been posted to ensure the installation of services to ensure the independent operation of the condominium.

In regards to the second phase of the 1672736 Ontario Inc. (Dunpar) phased condominium development, the City has received adequate securities to guarantee the completion of the facilities and services required to support the second phase of the condominium development. As a result, staff is satisfied that the City can proceed with signing of the Statement from the Municipality, which will be added to Schedule G of the condominium's declaration.

Financial Impact

There are no financial impacts to the City associated with the approval of this report.

Conclusion

1672736 Ontario Inc. (Dunpar) is ready to register the second phase of its phased condominium development. The City has received adequate securities to guarantee the completion of the services within the second phase of the proposed condominium under PSCP 1411. It is appropriate for the City to proceed with signing of the Statement from the Municipality.

Attachments

Appendix 1 – Location Map



Geoff Wright, P.Eng, MBA, Commissioner of Transportation and Works

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