

City of Mississauga Corporate Report



<p>Date: July 12, 2024</p> <p>To: Mayor and Members of Council</p>	<p>Originator's files: CDM-24010</p>
<p>From: Sam Rogers, MBA, Acting Commissioner of Transportation and Works</p>	<p>Meeting date: July 31, 2024</p>

Subject

Draft Plan of Phased Condominium – 3355 The Collegeway, CDM-24010, Phase 2 (Ward 8)

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 to Declaration for a Standard or Phased Condominium Corporation for Draft Plan of Phased Condominium CDM-24010 located at 3355 The Collegeway as outlined in the Corporate Report entitled “Draft Plan of Phased Condominium – 3355 The Collegeway, CDM 24010, Phase 2 (Ward 8), dated July 12, 2024 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.

Collegeway Mississauga Holdings Limited (Sorbara) is the owner of a parcel of land described as part of 3355 The Collegeway, Block 1, Registered Plan 43M-695, which is being developed as a phased condominium at the north east corner of The Collegeway and Ridgeway Drive (see Location Map, Appendix 1). Collegeway Mississauga Holdings Limited (Sorbara) has previously registered the initial phase of its development as Peel Standard Condominium Plan (PSCP) 1160 and is now proceeding to register the second (final) phase, which when registered, will form part of PSCP 1160.

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 subsequent 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 (final) phase of the Collegeway Mississauga Holdings Limited (Sorbara) phased condominium development, the City has received adequate securities to guarantee the completion of the facilities and services required to support the second (final) phase of the condominium development. As a result, staff is satisfied that the City can proceed with the signing of the Statement from the Municipality to 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

Collegeway Mississauga Holdings Limited (Sorbara) is ready to register the second (final) phase of its phased condominium development. The City has received adequate securities to guarantee the completion of the services within the second (final) phase of the proposed condominium under File PSCP 1160; therefore, the City may proceed with signing of the Statement from the Municipality.

Attachments

Appendix 1 – Location Map



Sam Rogers, MBA, Acting Commissioner of Transportation and Works

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Location Map

