

Date: December 9, 2010

To: Chair and Members of the North York Community Council

From: Councillor John Fillion, Ward 23

Re: Approval of Common Elements Condominium Corporation for property at 61, 65, 69, 71 Churchill Avenue and 2, 4, 6 Basswood Road

SUMMARY:

At the August 17th, 2010 meeting of North York Community Council, Community Council had before it the Planning Staff Report dated July 27, 2010 (NY36.74) for the subject lands. That Report recommended that approval be given to a common elements condominium corporation plan to allow for the creation of a lane and small parkette to be tied into the townhouse development.

The Report also recommended that Council enact a Part Lot Control Exemption Bylaw to allow for the lands to be divided into Lots. Community Council determined that this Report should be deferred. As a consequence of that decision, the applicant has appealed the plan of condominium to the Ontario Municipal Board, with a hearing scheduled for January 20, 2011.

RECOMMENDATIONS:

1. That the plan of common elements condominium for this site at the south-west corner of Churchill Avenue and Basswood Road be approved, subject to the following condition "That any damages to adjoining properties be rectified to the satisfaction of the Director of Community Planning, North York District, prior to the release of the Common Element Condominium for registration on title" being added to Section 1a Attachment 2: Draft Approval Conditions detailed in the Planning Staff Report dated July 27, 2010.
2. That Council enact a Part Lot Control Exemption Bylaw subject to the Owner registering a Section 118 restriction on its title to the property.