



**STAFF REPORT  
ACTION REQUIRED**

**Assumption of Birdstone Crescent and Local Park  
Tiffany Park (St. Clair) Ltd. – 1912 St. Clair Avenue West**

<b>Date:</b>	August 7, 2009
<b>To:</b>	Etobicoke and York Community Council
<b>From:</b>	Acting Director, Development Engineering
<b>Wards:</b>	Ward No. 11 – York South Weston
<b>Reference Number:</b>	P:\2009\Cluster B\TEC\EY09013 (AFS #10314)

**SUMMARY**

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This report requests Council’s authority for the City to assume the Birdstone Crescent and the local park that were constructed with the residential development of the lands located at the north-east quadrant of Weston Road and St. Clair Avenue West by Tiffany Park (St. Clair) Ltd.

**RECOMMENDATIONS**

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It is recommended that:

1. the city formally assume Birdstone Crescent, the municipal services, and the local park that were constructed as part of the residential development located on the site with the former address of 1912 St. Clair Avenue West;
2. the Acting Director, Development Engineering be authorized to release the performance guarantee;
3. an assumption By-law be prepared to assume Birdstone Crescent;
4. the City Solicitor be authorized and directed to register the assumption By-law in the Land Registry Office, at the expense of the Owner; and
5. the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

## **FINANCIAL IMPACT**

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There are no financial implications resulting from the adoption of this report.

## **ISSUE BACKGROUND**

Tiffany Park (St. Clair) Ltd. entered into a Section 37 Agreement dated September 24, 2003 with the City of Toronto for the development of the lands at the north-east corner of Weston Road and St. Clair Avenue West. The development of these lands included the construction of Birdstone Crescent and a local park. A copy of the site plan showing the location of the development is attached to this report as Attachment No. 1. A copy of the Reference Plan 66R-20425 depicting Birdstone Crescent (PART 4) and the local park (PART 10) is appended to this report as Attachment No. 2

## **COMMENTS**

Obligations respecting the roads, municipal services, and park contained in the Section 37 Agreement have been satisfied. The relevant City divisions have provided clearance with respect to the Assumption of the roads and municipal services, and the local park. It is now appropriate for the City to assume the services and for Legal Services to authorize the release of the performance guarantee.

## **CONTACT**

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## **SIGNATURE**

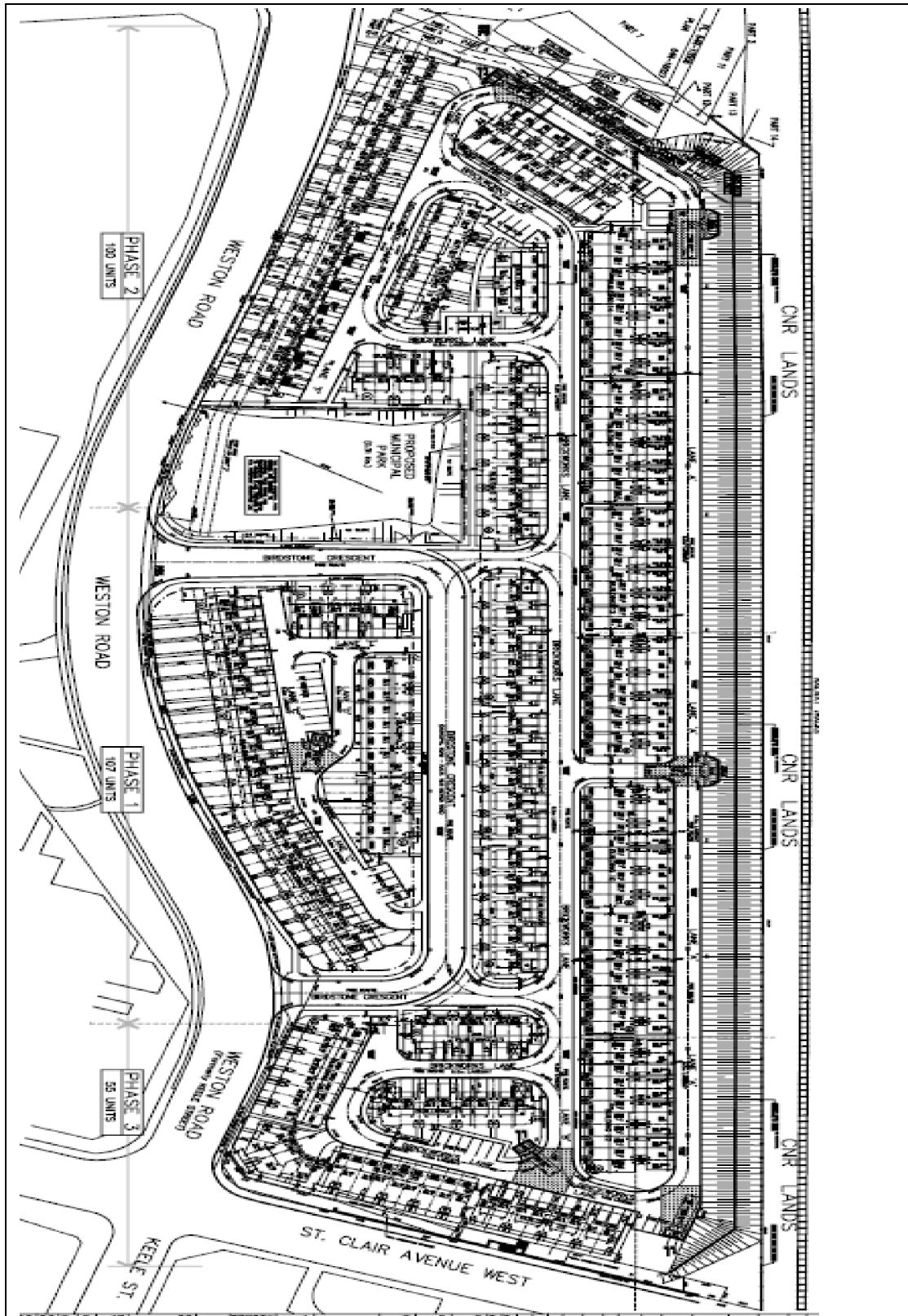
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Helen Noehammer, P. Eng.  
Acting Director, Development Engineering

Attachments

- 1 – Site Plan
- 2- Reference Plan 66R-20425 showing Birdstone Crescent and Local Park

Attachment 1 – Site Plan



Attachment 2 - Reference Plan 66R-20425 showing Birdstone Crescent and Local Park

