



STAFF REPORT ACTION REQUIRED

Assumption of Roads and Services Turnberry Green Homes Inc. Plans of Subdivision 66M-2376 and 66M-2421 80-100 Turnberry Avenue

Date:	July 15, 2010
To:	Etobicoke York Community Council
From:	Director, Development Engineering
Ward:	Ward No. 17 – Davenport
Reference Number:	P:\2010\Cluster B\TEC\EY10039 (AFS# 12537)

SUMMARY

This report requests Council's authority for the City to assume the services with respect to the subdivision development on the site formerly known as 80-100 Turnberry Avenue

RECOMMENDATIONS

The Director, Development Engineering recommends that:

1. City Council direct that the services installed for Registered Plans 66M-2376 and 66M-2421 be assumed and that the City formally assume the roads within the Plans of Subdivision;
2. City Council authorize and direct the Director, Development Engineering to release the performance guarantees with respect to these development Plans 66M-2376 and 66M-2421;

3. City Council direct that an assumption By-Law be prepared to assume the public highways and municipal services in Subdivision Plans 66M-2376 and 66M-2421;
4. City Council authorize and direct the City Solicitor to register the assumption By-Law in the Land Registry Office, at the expense of the developer;
5. City Council authorize the City Clerk and Treasurer to sign any release or other documentation necessary to give effect thereto; and,
6. City Council authorize the appropriate City Officials to transfer ownership of the street lighting system constructed within the Plans of Subdivision 66M-2376 and 66M-2421 to Toronto Hydro.

FINANCIAL IMPACT

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

ISSUE BACKGROUND

Turnberry Green Homes Inc. entered into Subdivision Agreements with the City of Toronto dated December 7, 2001 for Phase 1 and June 17, 2005 for Phase 2. Copies of the Phase 1 and 2 plans of subdivision are attached to the report as Attachment '1'.

COMMENTS

All obligations respecting the roads and municipal services contained in the Subdivision Agreements have been satisfied. All relevant City divisions have provided clearance with respect to the assumption of the roads and municipal services. It is now appropriate for the City to assume the services and for the Director, Development Engineering to authorize the release of the performance guarantee.

CONTACT

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SIGNATURE

Helen Noehammer, P. Eng.
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Attachments

Attachment '1' – Plan of Subdivision 66M-2376
Attachment '2' – Plan of Subdivision 66M-2421