



STAFF REPORT ACTION REQUIRED

Assumption of Public Highways and Municipal Services Concord Adex Development Corporation Phase 1 Plan of Subdivision 66M-2452 Railway Lands West

Date:	August 17, 2010
To:	City Council
From:	Executive Director, Technical Services
Ward:	Ward No. 20 – Trinity Spadina
Reference Number:	

SUMMARY

This report requests Council's authority for the City to assume the public highways and municipal services constructed in Phase 1 of the Concord Adex Plan of Subdivision in the Railway Lands West development.

RECOMMENDATIONS

The Executive Director, Technical Services recommends that:

1. City Council direct that the public highways and municipal services installed in conjunction with Registered Plan 66M-2452 be assumed and that the City formally assume the public highways and municipal services within the Plan of Subdivision;

2. City Council authorize and direct the Director, Development Engineering to release the performance guarantees with respect to the public highways and municipal services associated with Registered Plan 66M-2452;
3. City Council direct that an assumption By-Law be prepared to assume the public highways and municipal services in Subdivision Plan 66M-2452;
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 Plan of Subdivision 66M-2452 to Toronto Hydro.

FINANCIAL IMPACT

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

ISSUE BACKGROUND

Concord Adex Development Corporation (Concord Adex) entered into a Subdivision Agreement with the City of Toronto dated September 24, 2003, which was last amended February 11, 2008. The Plan of Subdivision 66M-2452, representing Phase 1, is appended to the report as Attachment '1'.

COMMENTS

All obligations respecting the public highways and municipal services contained in the Subdivision Agreement have been satisfied. All relevant City divisions have provided clearance with respect to the assumption of the public highways and municipal services. It should be noted that the Urban Forestry Unit has made separate arrangements with Concord Adex with respect to some outstanding work associated with the street trees in Phase 1 that need to be completed, and as such, securities that were posted by Concord Adex as a guarantee for works associated with the street trees will not be released at this time.

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 that was posted for the public highways and municipal services.

CONTACT

Doug Bleaney, P. Eng.
Manager, Development Engineering
Toronto & East York District
Tel: (416) 392-6787
Fax: (416) 392-4426
E-mail bleaney@toronto.ca

SIGNATURE

Peter Crockett, P. Eng.
Executive Director, Technical Services

Attachment

Attachment '1' – Plan of Subdivision 66M-2452

Attachment '1' - Plan of Subdivision 66M-2452

