

Assumption of Services, West Don Lands - Phase 2 Subdivision, Registered Plan No. 66M-2488

Date: December 10, 2020

To: Toronto & East York Community Council

From: Director, Engineering Review, Engineering & Construction Services

Wards: Ward 13 - Toronto Centre

SUMMARY

This report requests Council's authority for the City to provide assumption of the municipal roads and services installed under the terms of the Subdivision Agreement between Her Majesty the Queen in Right of Ontario, as represented by the Minister of Infrastructure and Lands Corporation and the City of Toronto, relating to registered Plan of Subdivision 66M-2488, together with widenings of Cherry Street described on Reference Plans 66R-24360, 66R-24361 and 66R-24546.

RECOMMENDATIONS

The Director, Engineering Review recommends that City Council:

1. Assume the services installed and formally assume within the Pan-An Village under the terms of the associated Subdivision Agreement:
 - The new roads constructed within Blocks 21-25, 27, 30, and 31, within the Registered Plan of Subdivision No. 66M-2488;
 - Cherry Street / Sumach Street, from King Street East to the north side of the Metrolinx underpass, as widened by Blocks 6, 18, 19, 28, and 29 within the Registered Plan of Subdivision No. 66M-2488, together with widenings described as PART 1 on Reference Plan No. 66R-24360, PART 1 on Reference Plan No. 66R-24361, and PART 1 on Reference Plan No. 66R-24546;
 - Front Street East, from west of the intersection at Cherry Street and Front Street East to Bayview Avenue, as widened by Blocks 5, 7, 33, and 34 within the Registered Plan of Subdivision No. 66M-2488;

- Mill Street, from west of the intersection at Cherry Street and Mill Street to Bayview Avenue, as widened by Block 35, within the Registered Plan of Subdivision No. 66M-2488; and,

- Eastern Avenue, from Eastern Avenue to Lawren Harris Square.

2. Authorize the Director, Engineering Review to release the performance guarantee held with respect to the Registered Plan of Subdivision No. 66M-2488;

3. Direct that an assumption By-Law be prepared to assume the municipal roads/ public highways and the municipal services within the Registered Plan of Subdivision No. 66M-2488, as described above;

4. Authorize and direct the City Solicitor to register the assumption By-Law in the Land Registry Office, at the expense of the Owner;

5. Authorize the appropriate City Officials to take necessary action and to sign any release or other documentation necessary to give effect thereto; and,

6. Authorize the appropriate City Officials to transfer ownership of the street lighting system constructed within the Registered Plan of Subdivision No. 66M-2488 to Toronto Hydro.

FINANCIAL IMPACT

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

DECISION HISTORY

The West Don Lands Precinct Plan and West Don Lands Block Plan & Urban Design Guidelines provide a framework for development in the West Don Lands and were endorsed by City Council in 2005 and 2006. By-law No. 588-2006 implemented Phase 1 of the Precinct Plan, Block Plan & Urban Design Guidelines and was adopted by City Council in June 2006. Phase 1 and Phase 2 of the Plans of Subdivision have been approved and registered. By-law No. 4-2011 implements the Precinct Plan and Urban Design Guidelines for Phase 2 of the West Don Lands and was enacted by Council in December 2010. Zoning By-law No. 1131-2011 removed the holding symbol for Phase 2 of the West Don Lands.

In November 2009, the West Don Lands was selected as the official site for the 2015 PAN AM Games athletes village. The Provincial government is charged with the delivery of this project. The West Don Lands will benefit from this project since a large portion of the area will be developed and realized in less than 5 years which is substantially sooner than the originally projected 10 to 15 years. In addition, the award of this bid will provide significant positive exposure for the West Don Lands neighbourhood.

Her Majesty the Queen in Right of Ontario, as represented by the Minister of Infrastructure and Lands Corporation has completed the construction of the storm sewer, sanitary sewer, and watermain distribution systems works, and roadway / sidewalk construction associated with the development of the West Don Lands Phase 2 Subdivision.

The municipal roads and services required under the terms of the Subdivision Agreement for the West Don Lands Phase 2, dated August 22, 2001 (Inst. No. AT2824469, dated September 28, 2011) between Her Majesty the Queen in Right of Ontario, as represented by the Minister of Infrastructure and Lands Corporation and the City of Toronto are in the required conditions to be assumed by the City of Toronto.

Toronto Hydro has provided their sign-off and clearance.

COMMENTS

The obligations respecting roads and municipal services contained in the Subdivision Agreement have been satisfied. The relevant City Divisions have provided clearance with respect to the assumption of the roads and the municipal services. It is now appropriate for City Council to pass an assumption By-law to assume the municipal road and services works in the Registered Plan of Subdivision No. 66M-2488.

The following Blocks shown in the Registered Plan of Subdivision No. 66M-2844 form the following dedicated public streets:

- Cooperage Street = Blocks 21 and 24;
- Rolling Mills Road = Blocks 22 and 27;
- Tannery Road = Blocks 23 and 31; and,
- Palace Street = Blocks 25 and 30.

The relevant City Divisions have been advised with respect to the proposed assumption of the municipal roads and services.

CONTACT

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SIGNATURE

Judy Tse, P. Eng.
Director, Engineering Review
Engineering & Construction Services

ATTACHMENTS

Attachment No. 1 - Registered Plan of Subdivision No. 66M-2488
Attachment No. 2 - Registered Reference Plan No. 66R-24360
Attachment No. 3 - Registered Reference Plan No. 66R-24361
Attachment No. 4 - Registered Reference Plan No. 66R-24546

Assumption of Services - West Don Lands, Phase 2





