



STAFF REPORT ACTION REQUIRED

Assumption of Streets and Services Wellesley Central Health Corporation Plans of Subdivision 66M-2425 146-160 Wellesley Street East

Date:	November 22, 2010
To:	Toronto and East York Community Council
From:	Director, Development Engineering
Ward:	Ward No. 27
Reference Number:	P:\2010\Cluster B\TEC\TE10051 (AFS# 12872)

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 146-160 Wellesley Street East.

RECOMMENDATIONS

The Director, Development Engineering, recommends that:

1. City Council direct that the services installed for the Registered Plan 66M-2425 (146-160 Wellesley Street East) be assumed and that the City formally assume Block 8 within the Plan of Subdivision;
2. City Council direct that Block 8 of Registered Plan 66M-2425 be dedicated to form part of Homewood Avenue.

3. City Council authorize and direct the Director, Development Engineering to release the performance guarantees with respect to this development Plan 66M-2425.
4. City Council direct that an assumption By-Law be prepared to assume the public highway and municipal services in Subdivision Plan 66M-2425.
5. 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.
6. City Council authorize the City Clerk and Treasurer to sign any release or other documentation necessary to give effect thereto.
7. City Council authorize the appropriate City Officials to transfer ownership of the street lighting system constructed within the Plan of Subdivision 66M-2425 to Toronto Hydro.

FINANCIAL IMPACT

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

ISSUE BACKGROUND

The Wellesley Central Health Corporation entered into Subdivision Agreements with the City of Toronto dated February 24, 2006. A copy of Plan of Subdivision is attached to the report as Attachment '1'.

COMMENTS

Block 8 was created for a parcel of land that would normally have been transferred to the City and dedicated as public highway when the plan of subdivision was registered. On this site, there were outstanding environmental remediation issues that would have caused unacceptable delays to the registration for the plan of subdivision. It was agreed to allow for the creation of a block so that the applicant would remediate the block and then deed it to the City at a later date.

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.
Director, Development Engineering

Attachment '1' – Plans of Subdivision 66M-2425

Attachment '1' - Plans of Subdivision 66M-2425

66M2425

