



**STAFF REPORT
ACTION REQUIRED**

**Assumption of Roads and Services
Ambercroft Construction Ltd.
Registered Plan of Subdivision 66M-2377
North of Gerrard Street East and east of Main Street**

Date:	August 12, 2011
To:	Toronto & East York Community Council
From:	Director, Development Engineering
Wards:	Ward 32 – Beaches-East York
Reference Number:	P:\2011\Cluster B\Tec\TE11035 (AFS #13242)

SUMMARY

This report requests Council's authority for the City to assume the roads and services with respect to Phase 1 of a subdivision located on lands on the north side of Gerrard Street East, east of Main Street and known as 2230 – 2264 Gerrard Street East.

RECOMMENDATIONS

The Director, Development Engineering recommends that:

1. City Council assume the services installed for Registered Plan 66M-2377 and that the City formally assume the roads within the Plan of Subdivision, located on lands on the north side of Gerrard Street East, east of Main Street.
2. City Council authorize the Director, Development Engineering to release the performance guarantee held with respect to this subdivision.
3. City Council direct that an assumption By-law be prepared to assume the public highways and municipal services in Plan of Subdivision 66M-2377.
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 Owner.

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5. City Council authorize the City Clerk and Treasurer to sign any releases or other documentation necessary to give effect thereto.
6. City Council authorize and direct the appropriate City Officials to transfer ownership of the street lighting system constructed within Plan 66M-2377 to Toronto Hydro.

FINANCIAL IMPACT

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

ISSUE BACKGROUND

Ambercroft Construction Ltd. entered into a Subdivision Agreement with the City of Toronto (registered as Instrument No. E 543462) on May 30, 2002. The agreement provides that the subdivider will construct certain roads and services and that the City will assume them after certain conditions are met. A copy of the registered plan of subdivision (66M-2377) is appended to this report as Attachment 1.

COMMENTS

The obligations respecting the construction of the 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 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

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ATTACHMENTS

Attachment 1 - Reduced Size Plan of Subdivision 66M-2377

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