



STAFF REPORT ACTION REQUIRED

Assumption of Services – 671 Warden Avenue Stafford Homes Ltd. Registered Plan of Subdivision 66M-2469

Date:	October 18, 2012
To:	Scarborough Community Council
From:	City Solicitor
Wards:	Ward No. 35 – Scarborough Southwest
Reference Number:	RSA1-700-5023-07 (05 192790 ESC 35 SB)

SUMMARY

This report requests Council's authority for the City to assume the services with respect to the development at 671 Warden Avenue.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council assume the services installed at 671 Warden Avenue and that the City formally assume the roads within the Plan of Subdivision.
2. City Council authorize the Legal Services Division to release the portion of the performance guarantee held with respect to this Plan of Subdivision.
3. City Council direct that an assumption By-law be prepared to assume the public highway and municipal services within the Subdivision at 671 Warden Avenue.
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.
5. City Council authorize the City Clerk and Treasurer to sign any release or other documentation necessary to give effect thereto.

6. City Council authorize the appropriate City officials to transfer ownership of the street lighting system constructed within Plan of Subdivision at 671 Warden Avenue.

Financial Impact

The Recommendations have no financial impact beyond what has already been approved in the current year's budget.

ISSUE BACKGROUND

Stafford Homes Ltd. entered into a Subdivision Agreement dated January 13, 2009, with the City of Toronto. The performance guarantee for this development has been submitted.

COMMENTS

All obligations of the Subdivision Agreement have been completed, all relevant City Divisions have signed the Development Acceptance Form and it is now appropriate for the City to assume the services and for Legal Services to authorize the release of the performance guarantee in respect of this Subdivision.

CONTACT

Stephanie Morrow, Supervisor Law Clerks
Planning and Administrative Tribunal Law, Legal Services
Tel: (416) 397-5379
Fax: (416) 397-5625
E-mail smorrow@toronto.ca

SIGNATURE

Anna Kinastowski, City Solicitor

ATTACHMENT

1. Site Map

Site Map

