



**STAFF REPORT
ACTION REQUIRED**

**Assumption of Services
671 and 675 Warden Avenue (Bell Estate Road)
Stafford Homes Ltd. - Servicing Agreement**

Date:	December 20, 2012
To:	Scarborough Community Council
From:	City Solicitor
Wards:	Ward No. 35 – Scarborough Southwest
Reference Number:	RDA2-755-8901-05

SUMMARY

This report requests Council’s authority for the City to assume the services with respect to the development at 671 and 675 Warden Avenue.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council assume the services installed at 671 and 675 Warden Avenue and that the City formally assume Bell Estate Road.
2. City Council authorize the Legal Services Division to release the portion of the performance guarantee held with respect to the Servicing Agreement.
3. City Council direct that an assumption By-law be prepared to assume the public highway and municipal services at Bell Estate Road.
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 Bell Estate Road to Toronto Hydro.

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 Servicing Agreement dated August 28, 2006, with the City of Toronto. The performance guarantee for this development has been submitted.

COMMENTS

All obligations of the Servicing 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 with respect to the Servicing Agreement.

CONTACT

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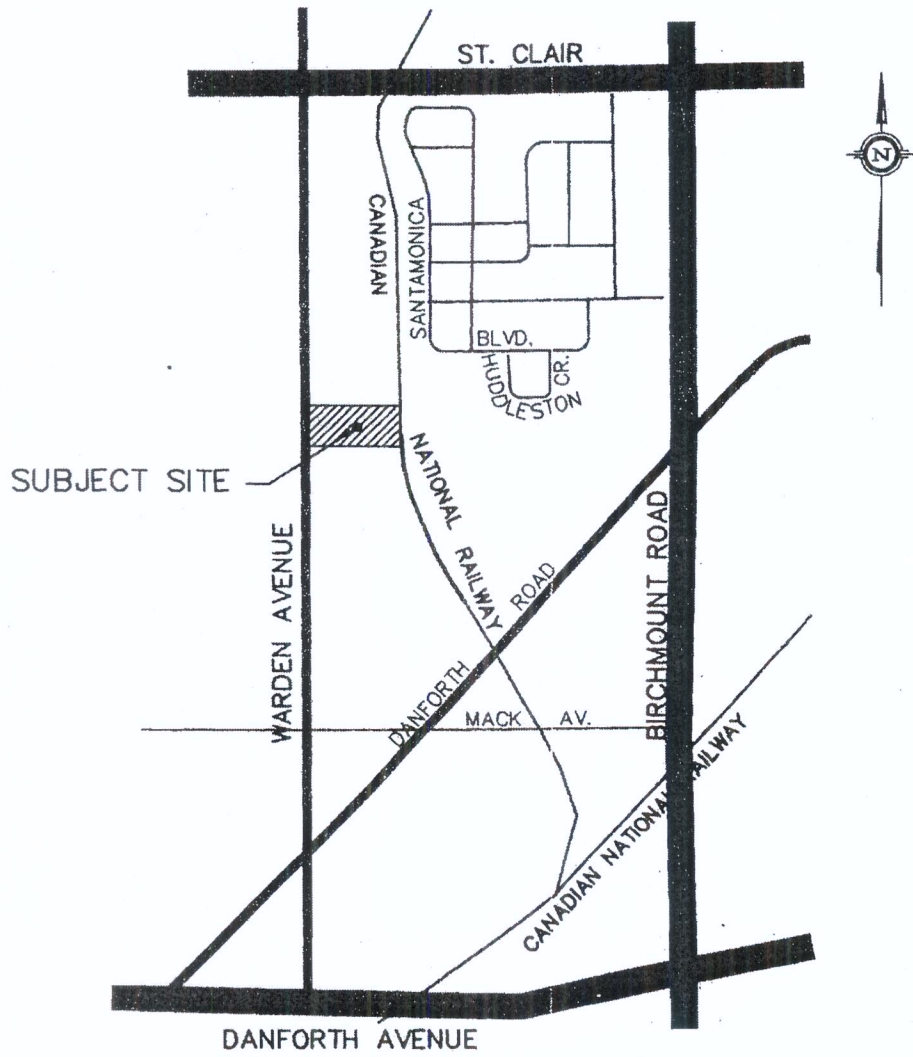
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for _____
Anna Kinastowski, City Solicitor

ATTACHMENT

1. Site Map



KEY PLAN
N.T.S.