Assumption of Services
Plans 66M-2456, 66M-2492 and 66M-2494
Avonshire Project
Oakburn Crescent/Harrison Garden Boulevard

Date: July 23, 2014
To: North York Community Council
From: Director, Engineering Review
Wards: Ward 23 – Willowdale
Reference Number: P:\2014\Cluster\TEC\NY14048 (AFS#19947)

SUMMARY

This report requests Council’s authority for the City to assume the municipal roads and services within Oakburn Crescent and Harrison Garden Boulevard, in accordance with the terms of the Subdivision Agreements for Plan 66M-2456, dated May 26, 2008; Plan 66M-2492, dated November 22, 2011; and Plan 66M-2494, dated December 13, 2011 between K&G Oakburn Apartments Ltd. and the City of Toronto.

RECOMMENDATIONS

The Director of Engineering Review recommends that:

1. City Council assume the services installed within Oakburn Crescent and Harrison Garden Boulevard and that the City formally assume these roads which are shown on Registered Plans of Subdivision 66M-2456, 66M-2492 and 66M-2494;

2. City Council authorize the Director, Engineering Review to release the performance guarantee held with respect to the municipal services in accordance with the Subdivision Agreements;
3. City Council direct that an assumption By-law be prepared to assume the public highways and municipal services within the Registered Plans of Subdivision 66M-2456, 66M-2492 and 66M-2494;

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 and direct the appropriate City Officials to transfer ownership of the street lighting systems constructed within Registered Plans of Subdivision 66M-2456, 66M-2492 and 66M-2494 to Toronto Hydro; and

6. City Council authorize the appropriate City Officials to take the necessary action to give effect thereto.

Financial Impact

There are no financial implications from this assumption of services other than those considered when the subdivision was approved in 2008 and 2011.

ISSUE BACKGROUND

The subject subdivision shown on the attached map, Attachment 1, is located east of Yonge Street, south of Sheppard Avenue, between Highway No. 401 and Avondale Avenue. The municipal services required under the terms of the Subdivision Agreements for Plan 66M-2456, dated May 26, 2008; Plan 66M-2492, dated November 22, 2011; and Plan 66M-2494, dated December 13, 2011 between K&G Oakburn Apartments Ltd. and the City of Toronto are in the required condition to be assumed by the City. This subdivision includes closure of Oakburn Place and a new extension of Harrison Garden Boulevard.

COMMENTS

The construction of Harrison Garden Boulevard and the services within Harrison Garden Boulevard and Oakburn Crescent have been completed in accordance with the Subdivision Agreements and the roads and services can now be assumed by the City.

The local Councillor and all other affected City Divisions have been advised that the City intends to assume the roads and associated services and no objections have been raised.
As a result, it is now appropriate for the City to assume the services and for the Director, Engineering Review to authorize the release of the performance guarantee in respect of these Subdivision Agreements concerning Plans 66M-2456, 66M-2492 and 66M-2494.

CONTACT

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SIGNATURE

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Helen Noehammer, M.A.Sc., P. Eng.
Director, Engineering Review

ATTACHMENTS

Attachment No. 1 – Map of Plans of Subdivision 66M-2456, 66M-2492 and 66M-2494
REGISTERED PLAN Nos. 66M – 2456, 65M-2492, 65M-2494
ASSUMPTION OF SERVICES
AT
Oakburn Crescent / Harrison Garden Boulevard

SUBDV. FILE: 05 105158 NNY 23 SB

NOT TO SCALE
Date: May 21, 2014

ATTACHMENT No. 1