



STAFF REPORT ACTION REQUIRED

Assumption of Services, Ambercroft Subdivision, Phase 2 and 3 Registered Plan 66M-2414 and Parts 7 and 14 of Plan 66R-24294

Date:	January 9, 2015
To:	Toronto & East York Community Council
From:	Judy Tse, Director, Engineering Review
Wards:	Ward 32, Beaches – East York
Reference Number:	P:\2015\Cluster B\TEC\ TE15002 (AFS# 19952)

SUMMARY

This report requests Council's authority for the City to assume the municipal roads and services within Phases 2 and 3 of the Ambercroft Subdivision, in accordance with the terms of the Subdivision Agreement for Plan 66M-2414 and Parts 7 and 14 of Plan 66R-24294, dated December 7, 2004 between Ambercroft Construction Ltd. and the City of Toronto.

RECOMMENDATIONS

The Director of Engineering Review recommends that:

1. City Council assume the services installed within Phases 2 and 3 of the Ambercroft Subdivision and that the City formally assume the roads within the Registered Plan of Subdivision 66M-2414 and on Parts 7 and 14 of Plan 66R-24294;
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 Agreement;

3. City Council direct that an assumption By-law be prepared to assume the public highways and municipal services within the Registered Subdivision Plan 66M-2414 and Parts 7 and 14 of Plan 66R-24294;
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 system constructed within the Plan of Subdivision 66M-2414 and Parts 7 and 14 of Plan 66R-24294 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 resulting from the adoption of this report.

ISSUE BACKGROUND

The subject subdivision is shown on the attached reduced copy of the Plan of Subdivision 66M-2414 (Attachment 1), on Parts 7 and 14 of Reference Plan 66R-24294 (Attachment 2). The municipal services required under the terms of the Subdivision Agreement, dated December 7, 2004 between with Ambercroft Construction Ltd., and the City of Toronto are in the required condition to be assumed by the City. The streets comprise the following:

- Enroutes Street
- Brockville Street
- Belleville Street
- Lane G
- Philpott Gardens
- Carnahan Terrace

COMMENTS

The municipal roads and services within Enroutes Street, Brockville Street, Belleville Street, Lane G, Philpott Gardens and Carnahan Terrace have been completed in accordance with the Subdivision Agreement and these 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. Since the services are in satisfactory condition, it is recommended that Council pass an assumption by-law to assume the municipal roads and services (Enroutes Street, Brockville Street, Belleville Street, Lane G, Philpott Gardens and Carnahan Terrace) within Ambercroft Developments, Phases 2 and 3.

CONTACT

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Toronto & East York District,
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Fax: 416-392-4426
E-Mail: nnguyen@toronto.ca

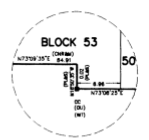
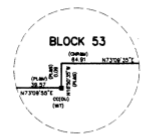
SIGNATURE

Judy Tse, P. Eng.,
Director, Engineering Review

Attachment 1 – Plan of Subdivision 66M-2414
Attachment 2 – Plan of Reference 6TE6R-24294

Attachment 1 – Plan of Subdivision 66M-2414

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



LIST OF COORDINATES

No.	NORTHING	EASTING	No.	NORTHING	EASTING
1	4 836 389 320	916 816	41	4 836 298 897	321 181 701
2	4 836 291 036	320 933 345	42	4 836 298 848	321 361 328
3	4 836 291 036	320 933 345	43	4 836 298 848	321 361 328
4	4 836 291 036	320 933 345	44	4 836 298 848	321 361 328
5	4 836 291 036	320 933 345	45	4 836 298 848	321 361 328
6	4 836 291 036	320 933 345	46	4 836 298 848	321 361 328
7	4 836 291 036	320 933 345	47	4 836 298 848	321 361 328
8	4 836 291 036	320 933 345	48	4 836 298 848	321 361 328
9	4 836 291 036	320 933 345	49	4 836 298 848	321 361 328
10	4 836 291 036	320 933 345	50	4 836 298 848	321 361 328
11	4 836 291 036	320 933 345	51	4 836 298 848	321 361 328
12	4 836 291 036	320 933 345	52	4 836 298 848	321 361 328
13	4 836 291 036	320 933 345	53	4 836 298 848	321 361 328
14	4 836 291 036	320 933 345	54	4 836 298 848	321 361 328
15	4 836 291 036	320 933 345	55	4 836 298 848	321 361 328
16	4 836 291 036	320 933 345	56	4 836 298 848	321 361 328
17	4 836 291 036	320 933 345	57	4 836 298 848	321 361 328
18	4 836 291 036	320 933 345	58	4 836 298 848	321 361 328
19	4 836 291 036	320 933 345	59	4 836 298 848	321 361 328
20	4 836 291 036	320 933 345	60	4 836 298 848	321 361 328
21	4 836 291 036	320 933 345	61	4 836 298 848	321 361 328
22	4 836 291 036	320 933 345	62	4 836 298 848	321 361 328
23	4 836 291 036	320 933 345	63	4 836 298 848	321 361 328
24	4 836 291 036	320 933 345	64	4 836 298 848	321 361 328
25	4 836 291 036	320 933 345	65	4 836 298 848	321 361 328
26	4 836 291 036	320 933 345	66	4 836 298 848	321 361 328
27	4 836 291 036	320 933 345	67	4 836 298 848	321 361 328
28	4 836 291 036	320 933 345	68	4 836 298 848	321 361 328
29	4 836 291 036	320 933 345	69	4 836 298 848	321 361 328
30	4 836 291 036	320 933 345	70	4 836 298 848	321 361 328
31	4 836 291 036	320 933 345	71	4 836 298 848	321 361 328
32	4 836 291 036	320 933 345	72	4 836 298 848	321 361 328
33	4 836 291 036	320 933 345	73	4 836 298 848	321 361 328
34	4 836 291 036	320 933 345	74	4 836 298 848	321 361 328
35	4 836 291 036	320 933 345	75	4 836 298 848	321 361 328
36	4 836 291 036	320 933 345	76	4 836 298 848	321 361 328
37	4 836 291 036	320 933 345	77	4 836 298 848	321 361 328
38	4 836 291 036	320 933 345	78	4 836 298 848	321 361 328
39	4 836 291 036	320 933 345	79	4 836 298 848	321 361 328
40	4 836 291 036	320 933 345	80	4 836 298 848	321 361 328

BEARING NOTE
BEARINGS ARE GRID AND ARE REFERRED TO THE ONTARIO COORDINATE SYSTEM ZONE 10 CENTRAL MERIDIAN 79° 30' W (LONGITUDE 1974 ADJUSTMENT) AND ARE DERIVED FROM CONTROL MONUMENTS No.:

WEST 386 NORTHING 4 836 383 650 EASTING 321 140 323
WEST 387 NORTHING 4 836 417 448 EASTING 321 309 515

NOTES AND LEGEND

- S DENOTES SURVEY MONUMENT PLANTED
- SD DENOTES SURVEY MONUMENT FOUND
- SB DENOTES STAINLESS IRON BAR
- B DENOTES IRON BAR
- DB DENOTES IRON BAR
- M DENOTES MEASURES
- S DENOTES SET
- WT DENOTES WITNESS
- CC DENOTES CUT CROSS
- CNR DENOTES CANADIAN NATIONAL RAILWAYS
- PL DENOTES PLAN 66R-18732
- P1 DENOTES PLAN 66R-17500
- P2 DENOTES PLAN 64R-15174
- G3 DENOTES PLAN 66R-17332
- R DENOTES REGISTERED PLAN 66M-2377
- CU DENOTES CROWN LINDENWOOD
- RP DENOTES ROAD
- FD DENOTES FOUND
- F6 DENOTES FOUND
- SA DENOTES P.SALNA Co.LTD.,O.L.S.
- (R) DENOTES REPLACED WITH SUB

ALL FOUND MONUMENTS ARE BY DELPH & JENKINS LIMITED O.L.S. UNLESS OTHERWISE SHOWN.
ALL PLANTED MONUMENTS ARE IRON BARS UNLESS OTHERWISE SHOWN.
DISTANCES ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY SCALE FACTOR 0.999883

OWNER'S CERTIFICATE

1. I CERTIFY THAT:
 1. LOTS 1 TO 50 BOTH INCLUSIVE, BLOCKS 51,52 AND 53, 0.30 RESERVE NAMELY BLOCK 54, LANE G AND STREETS NAMELY BROOKVILLE STREET, ENROUTES STREET AND BELLEVILLE STREET HAVE BEEN Laid OUT IN ACCORDANCE WITH OUR INSTRUMENTS;
 2. THE STREETS AND LANE G ARE HEREBY DEDICATED TO THE CITY OF TORONTO AS PUBLIC HIGHWAYS.

DATED THE 17th DAY OF MARCH, 2003
AMBERCROFT CONSTRUCTION LTD.

Seldon Lifshitz
SELDON LIFSHITZ
PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

PE-204-M

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 14th DAY OF JANUARY 2003.

DATE: MARCH 03, 2003
P. SALNA
ONTARIO LAND SURVEYOR

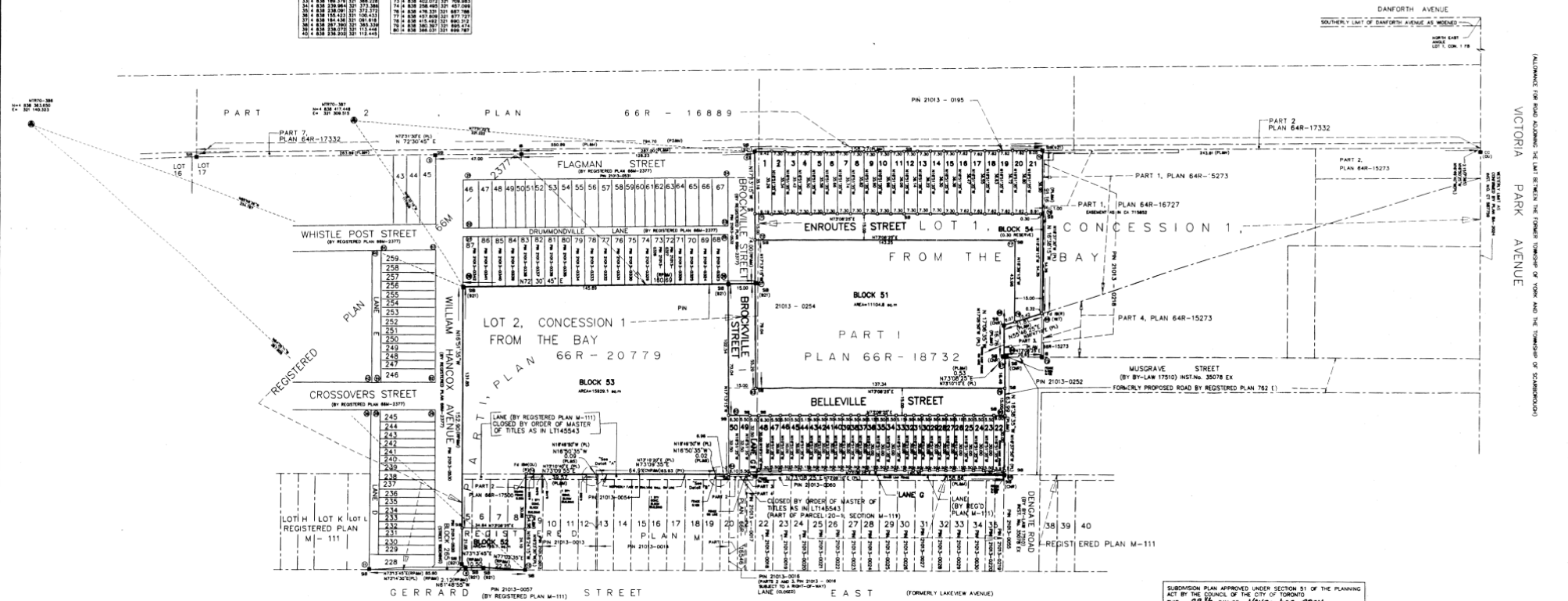
PLAN 66M - 2414

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND TITLES DIVISION OF THE TORONTO REGISTRY OFFICE (No. 66) AT 12:00 O'CLOCK ON THE 29th DAY OF NOVEMBER 2004 AND ENTERED IN THE REGISTER FOR PROPERTY IDENTIFIERS 2103-0254 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. AT 010518.

P. Salna
ASST. DEPUTY LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 2103-0254

PLAN OF SUBDIVISION OF PART OF LOTS 1 AND 2, CONCESSION 1 FROM THE BAY AND PART OF LOTS 5,6,7,8 AND PART OF LANE (CLOSED BY ORDER OF MASTER OF TITLES AS IN LT145543) REGISTERED PLAN M-111 CITY OF TORONTO SCALE 1:1000
P. SALNA COMPANY LTD., O.L.S.



SUBDIVISION PLAN APPROVED UNDER SECTION 51 OF THE PLANNING ACT BY THE COUNCIL OF THE CITY OF TORONTO THIS 29th DAY OF NOVEMBER, 2004.
Paul Ford
EXECUTIVE DIRECTOR & ZONING PLANNER, CITY PLANNING DIVISION, URBAN PLANNING AND DEVELOPMENT SERVICES, CITY OF TORONTO

P.SALNA COMPANY LTD.
ONTARIO LAND SURVEYORS
10255 KING STREET
RICHMOND HILL, ONTARIO L4C 3B2
PHONE: (905) 884-3888 FAX: (905) 737-7516
FILE 97-108 DRAWN BY: MARG CHECKED BY: SH
CAD FILE: 97108E2

Attachment 2 – Reference Plan 66R-24294

PLAN OF SURVEY OF
BLOCK 51
PLAN 66M-2414
CITY OF TORONTO

PE-8460

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.
DATE APRIL 17, 2009
[Signature]
ROY C. MANDOLIC

PLAN 66R-24294

RECEIVED AND DEPOSITED
DATE APRIL 21, 2009

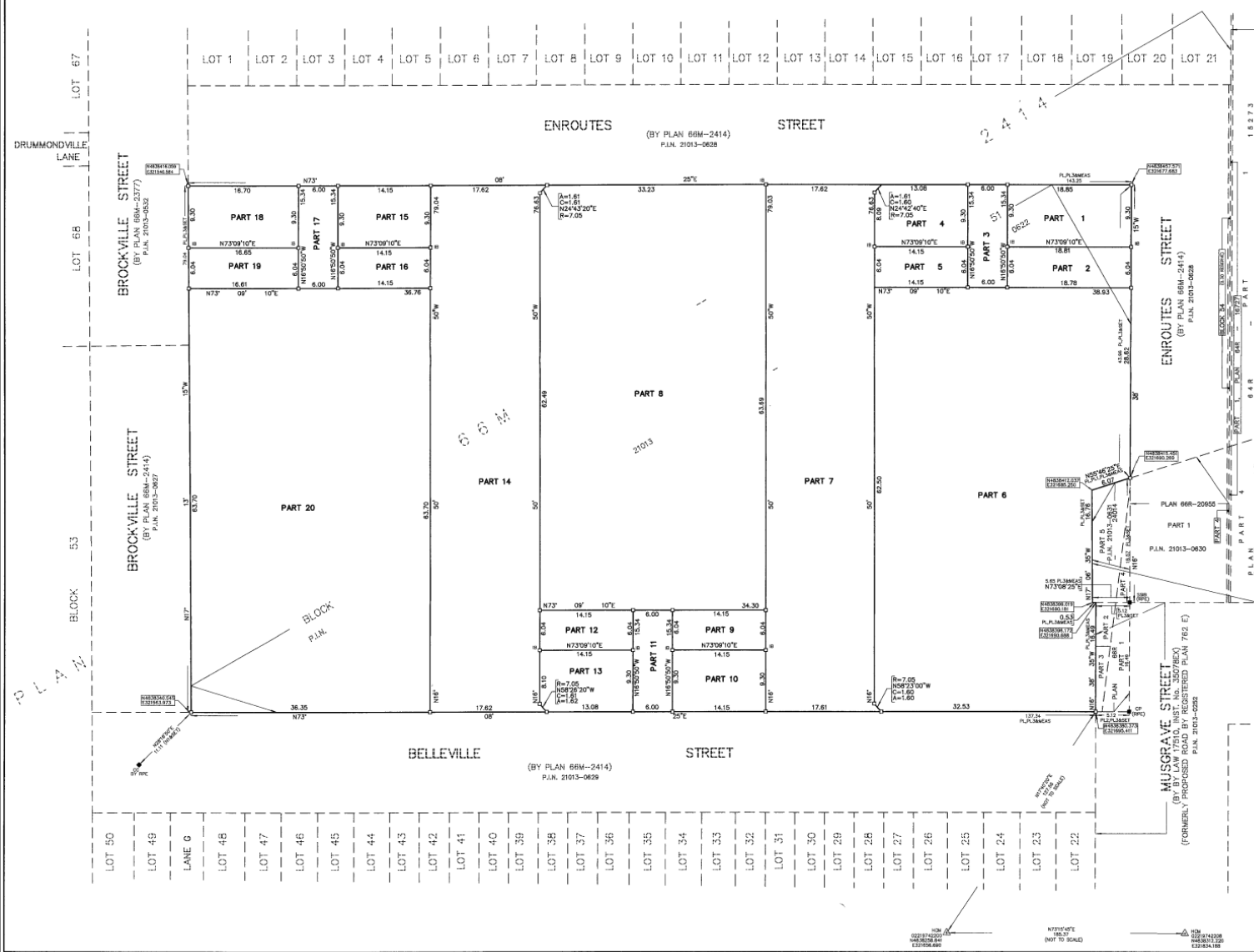
COLINA RISLANCI
ASSISTANT DEPUTY LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF TORONTO (No.66)

SCHEDULE			
PART	ALL OF BLOCK	PLAN	ALL OF P.L.N.
1 TO 20 (BOTH INCLUSIVE)	51	66M-2414	21013-0622

SCALE 1:300
10m 5m 0 10m 20m 30 metres

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 26TH DAY OF FEBRUARY, 2009

DATE APRIL 3, 2009
[Signature]
ROY C. MANDOLIC
ONTARIO LAND SURVEYOR

- NOTES**
- DENOTES MONUMENT FOUND
 - DENOTES MONUMENT SET
 - SB DENOTES IRON BAR
 - SSB DENOTES STANDARD IRON BAR
 - SSSB DENOTES SHORT STANDARD IRON BAR
 - CP DENOTES CONCRETE PIN WITH WASHER
 - P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
 - (WT) DENOTES WITNESS
 - (RPE) DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. (BY PLAN 66M-2414)
 - PL DENOTES PLAN 66M-2414
 - PL1 DENOTES PLAN 66R-20955
 - PL2 DENOTES PLAN 66R-23570
 - PL3 DENOTES PLAN 66R-24014
 - HCM DENOTES HORIZONTAL CONTROL MONUMENT
 - CC DENOTES CUI CROSS
 - N1 DENOTES SURVEY RECORDS OF RADY-PENTEK & EDWARD SURVEYING

ALL MONUMENTS SET ARE SSB UNLESS NOTED OTHERWISE.
DUE TO CONSTRUCTION ACTIVITY NOT ALL PARTS COULD BE MONUMENTED

BEARING NOTE

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM THE HORIZONTAL CONTROL MONUMENTS LISTED IN THE FOLLOWING TABLE:
02219742200 (NORTH 4838258.841, EAST 321656.690), AND
02219742208 (NORTH 4838312.220, EAST 321834.188),
AND ARE REFERENCED TO THE CENTRAL MERIDIAN 79°30' WEST LONGITUDE,
ZONE 10, ONTARIO COORDINATE SYSTEM, (3' M/TM), NAD 27, 1974 ADJUSTMENT

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING A COMBINED SCALE FACTOR OF 0.999883.

rpe RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Christie Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel: (416) 335-5000 Fax: (416) 335-5001
Tel: (905) 264-0881 Fax: (905) 264-2099
Website: www.r-pe.ca
DRAWN: V.K. CHECKED: *[Signature]*
JOB NO. 08-042 CAD FILE 08-042R03