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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**SIGNATURE**

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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