



**STAFF REPORT
ACTION REQUIRED**

**Assumption of Services
Tribute Communities (York North) Inc.
Plan 66M-2439
Subdivision File: 05 132092 NNY 08 SB
4700 Keele Street**

Date:	April 12, 2016
To:	North York Community Council
From:	Director, Engineering Review
Wards:	Ward 8 – York West
Reference Number:	P:\2016\Cluster B\TEC\NY16024 (AFS # 23016)

SUMMARY

This report requests Council's authority for the City to assume the municipal roads and services within the Plan of Subdivision, in accordance with the terms of the Subdivision Agreement for Plan 66M-2439, registered on July 11, 2007 between Tribute Communities (York North) Inc. and the City of Toronto.

RECOMMENDATIONS

The Director of Engineering Review recommends that:

1. City Council assume the services installed within the Plan of Subdivision and that the City formally assume the roads within the Registered Plan of Subdivision 66M-2439;
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 highway and municipal services within the Registered Subdivision Plan 66M-2439;
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 appropriate City Officials to take the necessary action to give effect thereto; and
6. City Council authorize the appropriate City Officials to transfer ownership of the street lighting system constructed with Registered Plan of Subdivision 66M-2439 to Toronto Hydro.

FINANCIAL IMPACT

There are no financial implications resulting from adoption of this report.

ISSUE BACKGROUND

The subject subdivision shown on the attached map, Attachment 1 has an area of approximately 14.8 hectares (36.6 acres). The site has frontage on Sentinel Road and Murray Ross Parkway. This area is bounded by Black Creek Valley to the west, Murray Ross Parkway to the south, TTC Busway to the east and Assiniboine Road to the north.

The municipal services required under the terms of the Subdivision Agreement registered on July 11, 2007 for Plan 66M-2439, between Tribute Communities (York North) Inc. and the City of Toronto are in the required condition to be assumed by the City.

COMMENTS

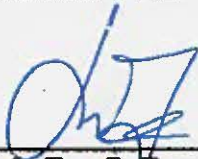
The construction of the Subdivision has been completed in accordance with the Subdivision Agreement and the road and municipal services can now be assumed by the City.

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 this Subdivision Agreement concerning Plan 66M-2439.

CONTACT

Craig A. Kelly, P. Eng., PTOE
Manager, Development Engineering
North York District
Tel: 416-395-6259
Fax: 416-395-6328
E-Mail: ckelly2@toronto.ca

SIGNATURE



Judy Tse, P. Eng.
Director, Engineering Review

ATTACHMENTS

Attachment No. 1 – Map of Plan of Subdivision 66M-2439