TORONTO

REPORT FOR ACTION

Assumption of Services, Registered Plan 66M-2506 1051 Ellesmere Road, Goldman Ellesmere Developments Inc.

Date: February 1, 2017
To: Scarborough Community Council
From: City Solicitor
Wards: Ward 37 - Scarborough Centre

SUMMARY

This report requests Council's authority for the City to assume the services with respect to the development at 1051 Ellesmere Road.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council assume the services installed at 1051 Ellesmere Road and that the City formally assume the roads within the Plan of Subdivision.

2. City Council authorize the Legal Services Division to release the portion of the performance guarantee held with respect to this Plan of Subdivision.

3. City Council direct that an assumption By-law be prepared to assume the public highway and municipal services within the Subdivision at 1051 Ellesmere 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 the Plan of Subdivision at 1051 Ellesmere Road.

FINANCIAL IMPACT

The Recommendations have no financial impact beyond what has already been approved in the current year's budget.

DECISION HISTORY

Goldman Ellesmere Developments Inc. entered into a Subdivision Agreement dated November 14, 2012 with the City of Toronto. The performance guarantee for this development has been submitted.

COMMENTS

All obligations of the Subdivision 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 in respect of this Subdivision.

CONTACT

Stephanie Morrow, Supervisor Law Clerks, Planning and Administrative Tribunal Law, Legal Services (416) 397-5379, Stephanie.Morrow@toronto.ca

SIGNATURE

Brian Haley
Interim City Solicitor

ATTACHMENTS

1. Plan 66M-2506.

11 141 240 BSC 3753

PE 239M

Plan 66M-2506

METROLINX

LOT 105

P.I.N. 06301-0202 (LT)

PART 1, PLAN 66R-19054

EASEMENT AS IN INST. E 497057

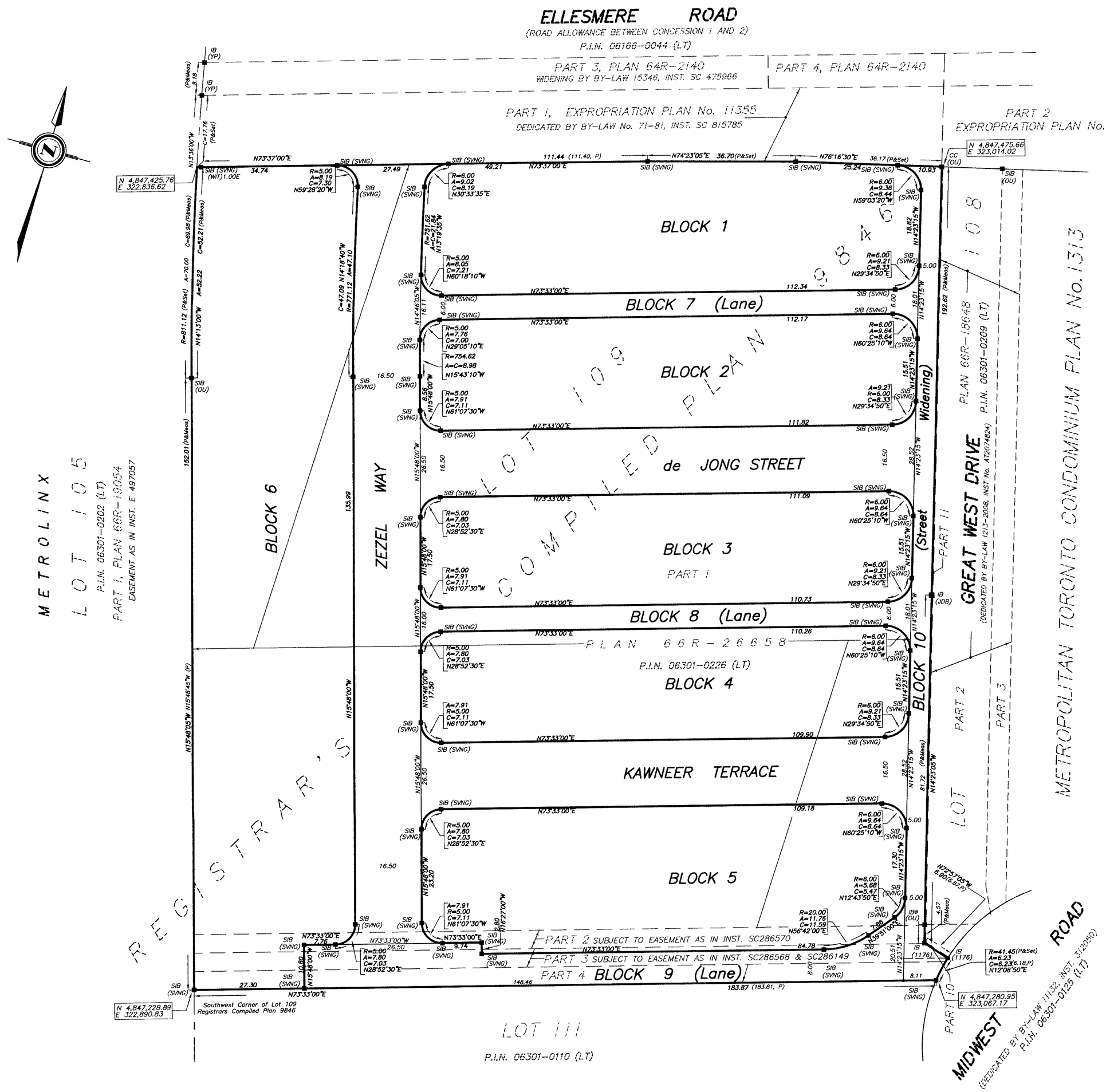
PLAN 66M-2506

I CERTIFY THAT THIS PLAN 66M- 2506 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF TORONTO (No.66) AT 10:18 O'CLOCK ON THE 27 DAY OF March , 2013 AND ENTERED IN THE REGISTER FOR PARCEL 06301-0226 AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. AT3263781

"N. Borgs"

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES OF ALL OF PIN 06301-0226 (LT)
PIN 06301-0226 (LT) IS SUBJECT TO EASEMENT AS IN INSTRUMENT Nos. SC286149, SC286568 AND SC286570



PLAN OF SUBDIVISION OF

PART OF LOT 109
REGISTRAR'S COMPILED PLAN 9846
(FORMERLY PART OF LOT 27, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF SCARBOROUGH)

CITY OF TORONTO
(FORMERLY CITY OF SCARBOROUGH)

SCALE 1 : 600

10 5 0 10 20 30 40 50 metres

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
2013

BEARING NOTE

BEARINGS ARE MTM GRID BEARINGS, DERIVED FROM SPECIFIED CONTROL POINTS 00119633123 AND 00119633034, MTM ZONE 10, CENTRAL MERIDIAN 79°30'W LONGITUDE NAD 83 (CSRS 1997.0 EPOCH)

SPECIFIED CONTROL POINTS (SCP's): MTM ZONE 10, CENTRAL MERIDIAN 79°30'W LONGITUDE NAD 83 (CSRS1997.0 EPOCH)
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 216/10

POINT ID	NORTHING	EASTING
00119633123	4,845,498.57	319,935.54
00119633034	4,848,030.75	326,649.34

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99988379

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	-	SURVEY MONUMENT PLANTED
WIT	-	WITNESS MONUMENT
SIB	-	STANDARD IRON BAR
SSIB	-	SHORT STANDARD IRON BAR
IB	-	IRON BAR
CC	-	CUT CROSS
N,S,E,W	-	NORTH, SOUTH, EAST, WEST
OU	-	ORIGIN UNKNOWN
1611	-	TOM A. SENKUS, O.L.S.
1176	-	D. E. ROBERTS, O.L.S.
JDB	-	J. D. BARNES LIMITED, O.L.S.
P	-	PLAN OF SURVEY BY TOM A. SENKUS, DATED ON DECEMBER 23, 2003

NOTE

ALL SET MONUMENTS ARE STANDARD IRON BARS UNLESS OTHERWISE NOTED.

SUBDIVISION APPROVAL CERTIFICATE

THIS PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT R.S.O. 1990

THIS 25 DAY OF March 2013

Raymond David
for CHIEF PLANNER AND EXECUTIVE DIRECTOR
CITY PLANNING DIVISION CITY OF TORONTO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. BLOCKS 1 TO 6, BOTH INCLUSIVE, STREETS NAMELY ZEZEL WAY, KAWNEER TERRACE AND de JONG STREET, THE LANES NAMELY BLOCKS 7, 8 AND 9 AND THE STREET WIDENING NAMELY BLOCK 10 HAVE BEEN LAID OUT ACCORDING TO OUR INSTRUCTIONS.
2. THE STREETS NAMELY ZEZEL WAY, KAWNEER TERRACE AND de JONG STREET AND THE STREET WIDENING NAMELY BLOCK 10 ARE HEREBY DEDICATED TO THE CITY OF TORONTO AS PUBLIC HIGHWAY
3. THE LANES NAMELY BLOCKS 7, 8 AND 9 ARE HEREBY DEDICATED TO THE CITY OF TORONTO AS PUBLIC LANE

DATED THE 20 DAY OF March , 2013

MURRAY GOLDMAN
GOLDMAN SCHEMERE DEVELOPMENTS INC.
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF AUGUST, 2012.

DATE: FEBRUARY 28th, 2013

D. A. CHILTON
ONTARIO LAND SURVEYOR

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
750 OAKDALE ROAD, Units 65 & 66, TORONTO, ONTARIO M3N 2Z4
TEL. 416 749-SVNG(7864) FAX 416 749-7866
E-Mail : toronto@svng.on.ca

DRAWN :	F.P.B. / A.W.	JOB No: 031-0340	
CHECKED :	D.A.W. / A.W.	REF. No. : 7-9846Y RCP	

FILE NAME : M0100340.DWG
PLOT SCALE : MET. 1=0.60
PLOTTED : NOVEMBER 29, 2011
UPDATED :

METRIC

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