

Assumption of Services, Bridgepoint Health Subdivision, Registered Plan 66M-2468

Date: May 11, 2018

To: Toronto and East York Community Council

From: Judy Tse, Director, Engineering Review

Wards: Ward 30 - Toronto Danforth

Reference: P:\2018\Cluster B\TEC\TE18012 (AFS #26359)

SUMMARY

This report requests Council's authority for the City to assume the municipal roads and services installed under the terms of the Subdivision Agreement between Bridgepoint Health, Bridgepoint Hospital and the City of Toronto relating to registered Plan of Subdivision 66M-2468.

RECOMMENDATIONS

It is recommended that:

1. City Council assume all services installed and formally assume the roads constructed within Blocks 8, 9, 10 and 11 under the terms of the associated Subdivision Agreement and relating to registered Plan of Subdivision 66M-2468.
2. City Council authorize the Director, Engineering Review to release the performance guarantee held with respect to the Plan of Subdivision 66M-2468.
3. City Council direct that an assumption By-law be prepared to assume the municipal roads and services within the Plan of Subdivision.
4. City Council authorize and direct the City Solicitor to register the assumption By-law in the 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 Registered Plan on St. Matthews Road, Jack Layton Way, Blue Rodeo Drive and Bridgepoint Drive to Toronto Hydro.

FINANCIAL IMPACT

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

DECISION HISTORY

The Bridgepoint Subdivision was approved at the Ontario Municipal Board with the support of the City by Decision No. 1760, issued June 25, 2007, and Order No. 2114, issued July 26, 2007. A Subdivision Agreement was entered into between Bridgepoint Health, Bridgepoint Hospital and the City, dated June 15, 2009 (the "Subdivision Agreement").

Don Jail Roadway was partially closed by By-law 230-2014 (Parts 1, 2 & 3, 66R-26793) and the closed portion now comprises part of Hubbard Park.

The remaining portion of former Don Jail Roadway was renamed Jack Layton Way by By-law 180-2013 (Parts 22, 23 & 45, 66R-24227).

Public Highway Dedication By-laws respecting Blocks 8, 9, 10 and 11 on Plan 66M-2468 have been enacted (By-law 181-2013, By-law 258-2013, By-law 259-2013, By-law 205-2015, By-law 206-2015, By-law 207-2015) naming the Streets as Bridgepoint Drive (Block 11), Blue Rodeo Drive (Block 10), Jack Layton Way (Block 9) and St. Matthews Drive (Block 8).

City Council Report Item TE3.70 adopted by Council February 10, 2015 related to deferral of traffic signals at Bridgepoint Drive and Broadview Avenue and ongoing monitoring.

COMMENTS

The obligations respecting roads and municipal services contained in the Subdivision Agreement have been satisfied.

To accommodate phasing and other technical matters, the proposed roads on Plan 66M-2468 were not identified as streets on the plan but instead were shown as Blocks with provision for their conveyance to the City following construction and acceptance included in the Subdivision Agreement. The required Blocks have been conveyed to the City, named and dedicated as St. Matthews Road (Block 8), Jack Layton Way (Block 9), Blue Rodeo Drive (Block 10) and Bridgepoint Drive (Block 11). A portion of former Don Jail Roadway was closed and became part of current Hubbard Park. The remaining portion was renamed and forms part of Jack Layton Way.

The services required in support of the Bridgepoint Health development pursuant to the Subdivision Agreement also included works external to the plan of subdivision including: reconstruction and servicing within the portion of former Don Jail Roadway which

remained opened; traffic signals installed at Gerrard Street East and St. Matthews Road; municipal services within the closed portion of former Don Jail Roadway (now Hubbard Park); reinstatement of Gerrard Street East at the former Don Jail Roadway; and relocation of existing municipal services within both the former Lawn Bowling Club lands (now Hubbard Park) and in Riverdale Park East north of the subdivision lands.

Traffic signals at the intersection of Bridgepoint Drive and Broadview Avenue were originally proposed but deferred subject to further monitoring by Transportation Services pursuant Item TE3.70 adopted by City Council at its meeting February 10, 2015. A related report is expected to be reported by Transportation Services at the same meeting as this report is considered and is being dealt with independently.

The City has held a performance guarantee for the roads and services under the Subdivision Agreement and the guarantee periods have expired. It is now appropriate for the Director of Engineering Review to release the performance guarantee in respect of the municipal roads and services.

The relevant City divisions have been advised with respect to the proposed assumption of the municipal roads and services.

CONTACT

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SIGNATURE

Judy Tse, P.Eng
Director, Engineering Review
Engineering & Construction Services

Attachment #1: Registered Plan 66M-2468 (annotated with Street Names)

Attachment #1 - 66M2468

PLAN 66M-2468

I CERTIFY THAT THIS PLAN 66M-2468 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF TORONTO (No. 66) AT 11:48 O'CLOCK ON THE 14th DAY OF June, 2009.

AND DEFINED IN THE REGISTER FOR PINS 21068-00001/15, 21068-00001/17, 21068-00001/13, 21068-00001/14, 21068-00001/16, 21068-00001/18 AND 21068-00001/19 AND REQUIRED CONSENT FROM THE REGISTERED AS PLAN 2009-00001/01 AND 2009-00001/02.

Jeanne H. A. Franco
ASSISTANT DEPUTY LAND REGISTRAR

THIS PLAN COMPOSES ALL OF PARTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LEGEND

1. SHOWN ARE THE BOUNDARIES OF THE CONVEYED PARTS OF THE LAND AND THE BOUNDARIES OF THE UNCONVEYED PARTS OF THE LAND.

2. THE BOUNDARIES OF THE CONVEYED PARTS OF THE LAND ARE SHOWN BY A THICK DASHED LINE.

3. THE BOUNDARIES OF THE UNCONVEYED PARTS OF THE LAND ARE SHOWN BY A THIN DASHED LINE.

4. THE BOUNDARIES OF THE CONVEYED PARTS OF THE LAND ARE SHOWN BY A THICK DASHED LINE WITH A CENTRAL DOTTED LINE.

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BEARING NOTE

BEARINGS AND DISTANCES ARE GIVEN FROM THE CHAINED CO-ORDINATE POINT OF THE SURVEY TO THE POINT OF BEGINNING AND ARE CORRECTED FOR CURVATURE AND REFRACTION.

SUBMISSION APPROVAL CERTIFICATE

THIS PLAN HAS BEEN APPROVED FOR SUBMISSION TO THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF TORONTO ON THE 14th DAY OF June, 2009.

OWNERS CERTIFICATE

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN IN THIS PLAN, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT I HAVE NO OTHER INTEREST IN THE LAND SHOWN IN THIS PLAN.

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN IN THIS PLAN, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT I HAVE NO OTHER INTEREST IN THE LAND SHOWN IN THIS PLAN.

SURVEYOR'S CERTIFICATE

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SURVEYOR'S CERTIFICATE

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SPORST, VAN NOSTRAND & GIBSON LIMITED

REGISTERED PROFESSIONAL SURVEYORS

1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T7

DATE: 14 June 2009

BY: [Signature]

