

**Assumption of Services, Orchard Ridge (Heathview)  
G.P. Inc., Plan 66M-2501, Subdivision File: 10 264766  
NNY 24 SB, 50 Page Avenue**

**Date:** September 8, 2020  
**To:** North York Community Council  
**From:** Director, Engineering Review, Engineering and Construction Services  
**Wards:** Ward 17 - Don Valley North

**SUMMARY**

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This report recommends that the municipal services under the terms of the Subdivision Agreement for Plan 66M-2501, dated May 18, 2012 between Orchard Ridge (Heathview) G.P. Inc. and the City of Toronto be assumed by the City.

**RECOMMENDATIONS**

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The Director, Engineering Review, Engineering and Construction Services recommends that City Council:

1. Assume the services installed within Valliere Place and that the City formally assume the road within the Registered Plan of Subdivision 66M-2501;
2. Authorize the Director, Engineering Review, Engineering and Construction Services to release the performance guarantee held with respect to the municipal services in accordance with the Subdivision Agreement;
3. Direct that an assumption By-law be prepared to assume the public highway and municipal services within the Registered Subdivision Plan 66M-2501;
4. Authorize and direct the City Solicitor to register the assumption By-law in the Land Registry Office, at the expense of the Owner;
5. Authorize the appropriate City Officials to take the necessary action to give effect thereto; and

6. Authorize the appropriate City Officials to transfer ownership of the street lighting system constructed with Registered Plan of Subdivision 66M-2501 to Toronto Hydro.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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The subject subdivision shown on the attached map, Attachment 1 is approximately 1.2 ha. in area and is comprised of 20 single family residential units and a new 16.5 metre wide public street: Valliere Place, extending from Page Ave and terminating in a cul-de-sac.

The municipal road and services required under the terms of the Subdivision Agreement for Plan 66M-2501, dated May 18, 2012 between Orchard Ridge (Heathview) G.P. Inc. and the City of Toronto are in the required condition to be assumed by the City. Toronto Hydro has also provided sign-off.

## **COMMENTS**

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Obligations respecting the roads and municipal services contained in the Subdivision Agreement have been satisfied. The relevant City divisions have provided clearance with respect to the assumption of the roads and municipal services. It is now appropriate for Council to pass an assumption by-law to assume the municipal services and road works in subdivision Plan 66M-2501.

## **CONTACT**

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Ashraf Hanna, P.Eng., Manager, Development Engineering, North York District  
Telephone: 416-395-6259, email: [Ashraf.Hanna@toronto.ca](mailto:Ashraf.Hanna@toronto.ca)

Wayne Browne, P.Eng., Senior Engineer, Development Engineering, North York District  
Telephone: 416-395-6255, email: [Wayne.Browne@toronto.ca](mailto:Wayne.Browne@toronto.ca)

## **SIGNATURE**

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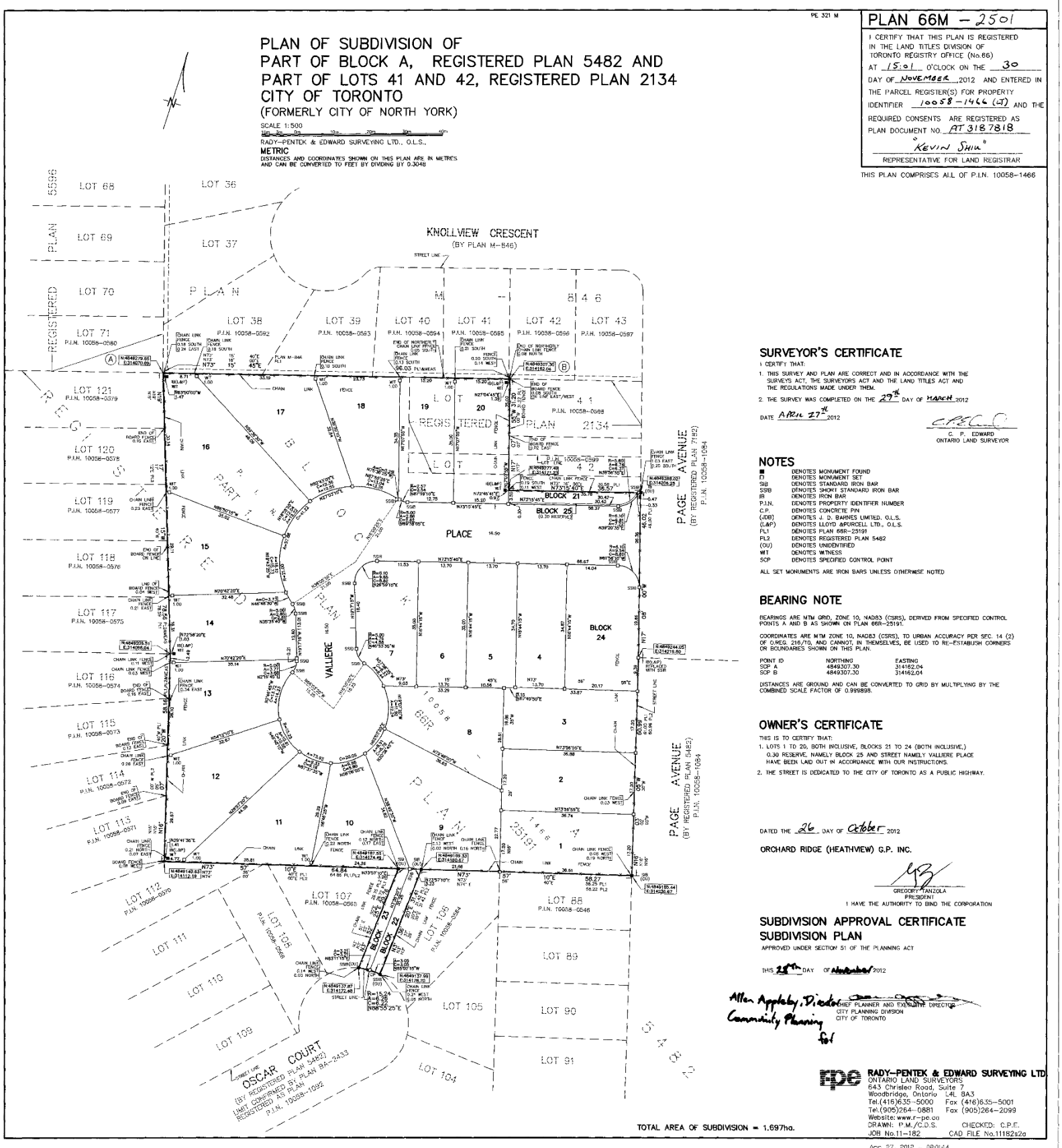
Judy Tse, P.Eng., Director, Engineering Review  
Engineering and Construction Services

# ATTACHMENTS

## Attachment No.1 - Map of Plan of Subdivision 66M-2501 Attachment No.1 - Map of Plan of Subdivision 66M-2501

10 264766 MAY 24 58

SURVEYOR'S DUPLICATE



**PLAN OF SUBDIVISION OF  
PART OF BLOCK A, REGISTERED PLAN 5482 AND  
PART OF LOTS 41 AND 42, REGISTERED PLAN 2134  
CITY OF TORONTO  
(FORMERLY CITY OF NORTH YORK)**  
SCALE 1:500  
RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.  
METRIC  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PE 321 M

**PLAN 66M - 2501**  
I CERTIFY THAT THIS PLAN IS REGISTERED  
IN THE LAND TITLES DIVISION OF  
TORONTO REGISTRY OFFICE (No.66)  
AT 15:01 O'CLOCK ON THE 30  
DAY OF November, 2012 AND ENTERED IN  
THE (PARCEL REGISTER(S) FOR PROPERTY  
IDENTIFIER 10058-1466 (A) AND THE  
REQUIRED CONSENTS ARE REGISTERED AS  
PLAN DOCUMENT NO. AT 318 7818  
Kevin Shin  
REPRESENTATIVE FOR LAND REGISTRAR  
THIS PLAN COMPRISES ALL OF P.L.N. 10058-1466

**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 27<sup>th</sup> DAY OF MARCH, 2012  
DATE April 27<sup>th</sup>, 2012  
C. P. EDWARD  
ONTARIO LAND SURVEYOR

**NOTES**  
■ DENOTES MONUMENT FOUND  
□ DENOTES MONUMENT SET  
SSB DENOTES STANDARD IRON BAR  
SIB DENOTES SHORT STANDARD IRON BAR  
IR DENOTES IRON BAR  
P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER  
C.P. DENOTES CONCRETE PIN  
(JOB) DENOTES J. D. BARNES LIMITED, O.L.S.  
(LAP) DENOTES LLOYD SPRUELL LTD., O.L.S.  
FL1 DENOTES PLAN 66R-25191  
FL2 DENOTES REGISTERED PLAN 5482  
(OUI) DENOTES UNIDENTIFIED  
WIT DENOTES WITNESS  
SCP DENOTES SPECIFIED CONTROL POINT  
ALL SET MONUMENTS ARE IRON BARS UNLESS OTHERWISE NOTED

**BEARING NOTE**  
BEARINGS ARE MTM GRID, ZONE 10, NAD83 (CSRS), DERIVED FROM SPECIFIED CONTROL  
POINTS A AND B AS SHOWN ON PLAN 66R-25191.  
COORDINATES ARE MTM ZONE 10, NAD83 (CSRS), TO URBAN ACCURACY PER SEC 14 (2)  
OF CGRS 216/710 AND CANNOT IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS  
ON BOUNDARIES SHOWN ON THIS PLAN.  
POINT ID    NORTHING    EASTING  
SCP A    4848207.30    314822.04  
SCP B    4848207.30    314822.04  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE  
COMBINED SCALE FACTOR OF 0.9998989.

**OWNER'S CERTIFICATE**  
THIS IS TO CERTIFY THAT:  
1. LOTS 1 TO 20, BOTH INCLUSIVE, BLOCKS 21 TO 24 (BOTH INCLUSIVE),  
0.30 RESERVE, NAMELY BLOCK 25 AND STREET NAMELY VALLIERE PLACE  
HAVE BEEN LAD OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.  
2. THE STREET IS DEDICATED TO THE CITY OF TORONTO AS A PUBLIC HIGHWAY.

DATED 26 DAY OF October, 2012  
ORCHARD RIDGE (HEATHVIEW) G.P. INC.  
Gregory Mazzola  
PRESIDENT  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

**SUBDIVISION APPROVAL CERTIFICATE  
SUBDIVISION PLAN**  
APPROVED UNDER SECTION 51 OF THE PLANNING ACT

THIS 28<sup>th</sup> DAY OF November, 2012  
Allen Appleby, Director  
Community Planning  
CITY PLANNER AND EXPLORATION DIRECTOR  
CITY PLANNING DIVISION  
CITY OF TORONTO

**RPE RADY-PENTEK & EDWARD SURVEYING LTD**  
ONTARIO LAND SURVEYORS  
543 Christie Road, Suite 7  
Woodbridge, Ontario L4L 5A3  
Tel: (416) 363-5000 Fax: (416) 363-5001  
Tel: (905) 264-0881 Fax: (905) 264-2099  
Website: www.r-pe.co  
DRAWN: P.M./C.D.S. CHECKED: C.P.E.  
JOB No. 11-182 CAD FILE No. 11182s2a

TOTAL AREA OF SUBDIVISION = 1.697ha.