

**Assumption of Services, Sudbury Street Extension
(from Queen Street West to Abell Street) - S37
Agreement – AT2483854, Core Servicing Agreement,
City of Toronto By-Law No. 1169-2009 (OMB), Plan
66R-24748.**

Date: October 8, 2020
To: Toronto & East York Community Council
From: Director, Engineering Review, Engineering and Construction Services
Wards: Ward 9 - Davenport

SUMMARY

This report recommends that the municipal services and the road construction under the terms of the Section 37 Agreement (AT2483854 dated August 23, 2010) and the Core Servicing Agreement (dated August 29, 2008) for Plan 66R-24748 (dated March 9, 2010) between the West Queen West Triangle Landowners Group Limited and the City of Toronto be assumed by the City.

RECOMMENDATIONS

The Director, Engineering Review recommends that City Council:

1. Assume the services installed within Sudbury Street (from Queen Street West to Abell Street) and that the City formally assume the road within the Registered Plan 66R-24748;
2. Authorize the Director, Engineering Review to release the Letter of Credit associated with this work;
3. Direct that an assumption By-law be prepared to assume the public highway and municipal services within the Registered Plan 66R-24748;
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 66R-24748 to Toronto Hydro.

FINANCIAL IMPACT

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

DECISION HISTORY

The area in which the extension of Sudbury Street is situated, is affected by the Garrison Common North Secondary Plan. This Secondary Plan was originally included in the City's previous Official Plan and was reconfirmed in the City's new Official Plan. One of the major objectives of this Secondary Plan was to integrate new development in terms of streets and blocks. This involved a number of new road extensions in the vicinity of this site (i.e. Abell Street, Northcote Avenue and Sudbury Street / Gladstone Avenue).

The West Queen West Triangle Landowners Group Limited (Baywood Homes - 2147789 Ontario Limited, Westside Gallery Lofts Inc., Abell Investments and 2020120 Ontario Limited) completed the construction of the storm sewer, sanitary sewer, watermain works and roadway / sidewalk construction associated with the extension of Sudbury Street from Queen Street West to Abell Street.

The municipal road and services required under the terms of the Core Servicing Agreement, dated August 29, 2008 between West Queen West Triangle Landowners Group Limited and the City of Toronto are in the required condition to be assumed by the City. Toronto Hydro has also provided sign-off.

COMMENTS

Obligations respecting the roads and municipal services contained in the Core Servicing 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 Plan 66M-24748.

CONTACT

Avi Bachar, P.Eng., PMP, Manager, Development Engineering, Toronto & East York District, Telephone: 416-395-6259, email: Avi.Bachar@toronto.ca

Pat Scanga, P.Eng., FEC, Senior Engineer, Development Engineering, Toronto & East York District, Telephone: 416-338-5516, email: Pat.Scanga@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment No.1 - Plan of Survey - 66R-24748

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