

## **Assumption of Services, Registered Plan 66M-2527, 238-258 Finch Avenue East - North 88 Developments Inc.**

**Date:** February 5, 2021  
**To:** North York Community Council  
**From:** Director, Engineering Review, Engineering and Construction Services  
**Wards:** Ward 18 - Willowdale

### **SUMMARY**

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This report recommends that the municipal services installed under the terms of the Subdivision Agreement between North 88 Developments Inc. and the City of Toronto for Plan 66M-2527, dated June 17, 2015, be assumed by the City.

### **RECOMMENDATIONS**

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The Director, Engineering Review recommends that City Council:

1. Assume the services installed within Kenneth Wood Crescent and Munshaw Lane, together with a stormwater drainage system within a municipal service easement granted to the City, and that the City formally assume the road and public lane within Registered Plan of Subdivision 66M-2527.
2. Authorize the Director, Engineering Review, Engineering and Construction Services, to release the performance guarantee held with respect to municipal services in accordance with the Subdivision Agreement.
3. Direct that an assumption By-law be prepared to assume the public highways and municipal services within Registered Plan of Subdivision 66M-2527.
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 necessary action to give effect to Council's decision, including signing any release or other documentation as may be necessary.
6. Authorize the appropriate City Officials to transfer ownership of the street lighting system constructed within Registered Plan of Subdivision 66M-2527 to Toronto Hydro.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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The subject subdivision shown on Attachment 1 is approximately 1.14 ha in area and was formerly occupied by 8 residential detached lots. The site is now occupied by 58 townhouse units and a new 16.5 metre-wide looped public street extending from Finch Avenue East to Finch Avenue East (Kenneth Wood Crescent) and a 6.5 metre-wide interior intersecting public lane (Munshaw Lane). The municipal services required under the terms of the Subdivision Agreement between North 88 Developments Inc. and the City of Toronto, dated June 17, 2015 (AT4090444 registered on December 9, 2015), are in an acceptable condition to be assumed by the City for the Registered Plan of Subdivision 66M-2527. This includes the stormwater drainage system shown on Attachment 2, installed within a municipal service easement that was granted to the City relating to Parts 1, 2, 3, 5, 6, 7, 8, 9, 10, 66R-28350 (AT4090447) and being within the subdivision lands.

## **COMMENTS**

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Obligations respecting the roads and municipal services contained in the Subdivision Agreement have been satisfied. Toronto Hydro has provided clearance for the assumption of their infrastructure. In addition, the relevant City divisions have provided clearance with respect to the assumption of the roads and municipal services within the Plan of Subdivision, including the stormwater drainage system within a municipal service easement granted to the City.

It is now appropriate for Council to pass an assumption by-law to assume the municipal services and roads in Registered Plan of Subdivision 66M-2527.

## **CONTACT**

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## **SIGNATURE**

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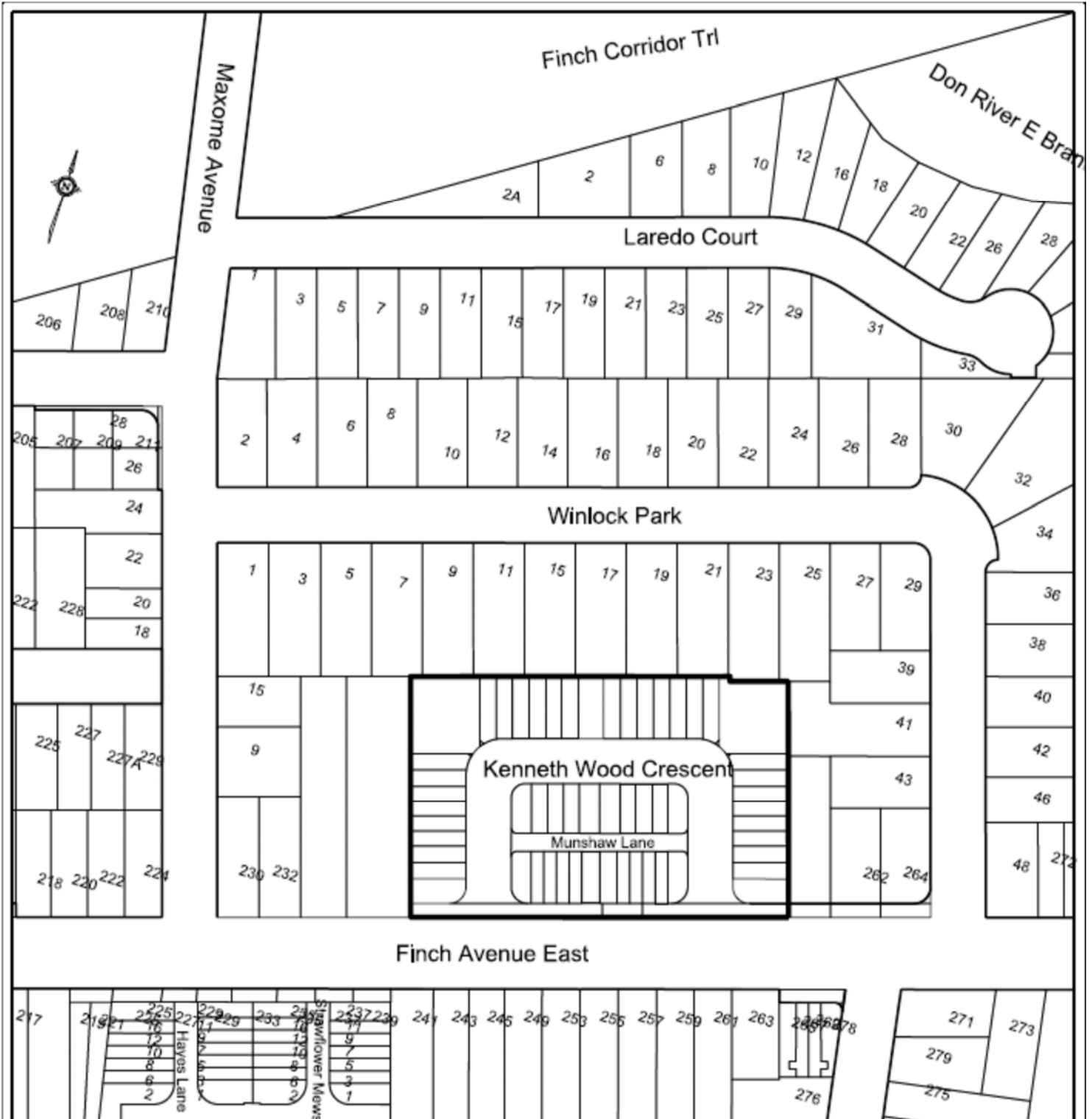
Judy Tse, P.Eng  
Director, Engineering Review  
Engineering & Construction Services

## **ATTACHMENTS**

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Attachment 1: 66M-2517 - Assumption of Services Site Map  
Attachment 2: 66R-28350 - Easement for Stormwater Drainage System

# Attachment 1: 66M-2517 - Assumption of Services Site Map



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## NOTE:

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COMPILED FROM OFFICE  
RECORDS, MEASUREMENTS  
ARE APPROXIMATE

CHECK BY ANA MICHALEK

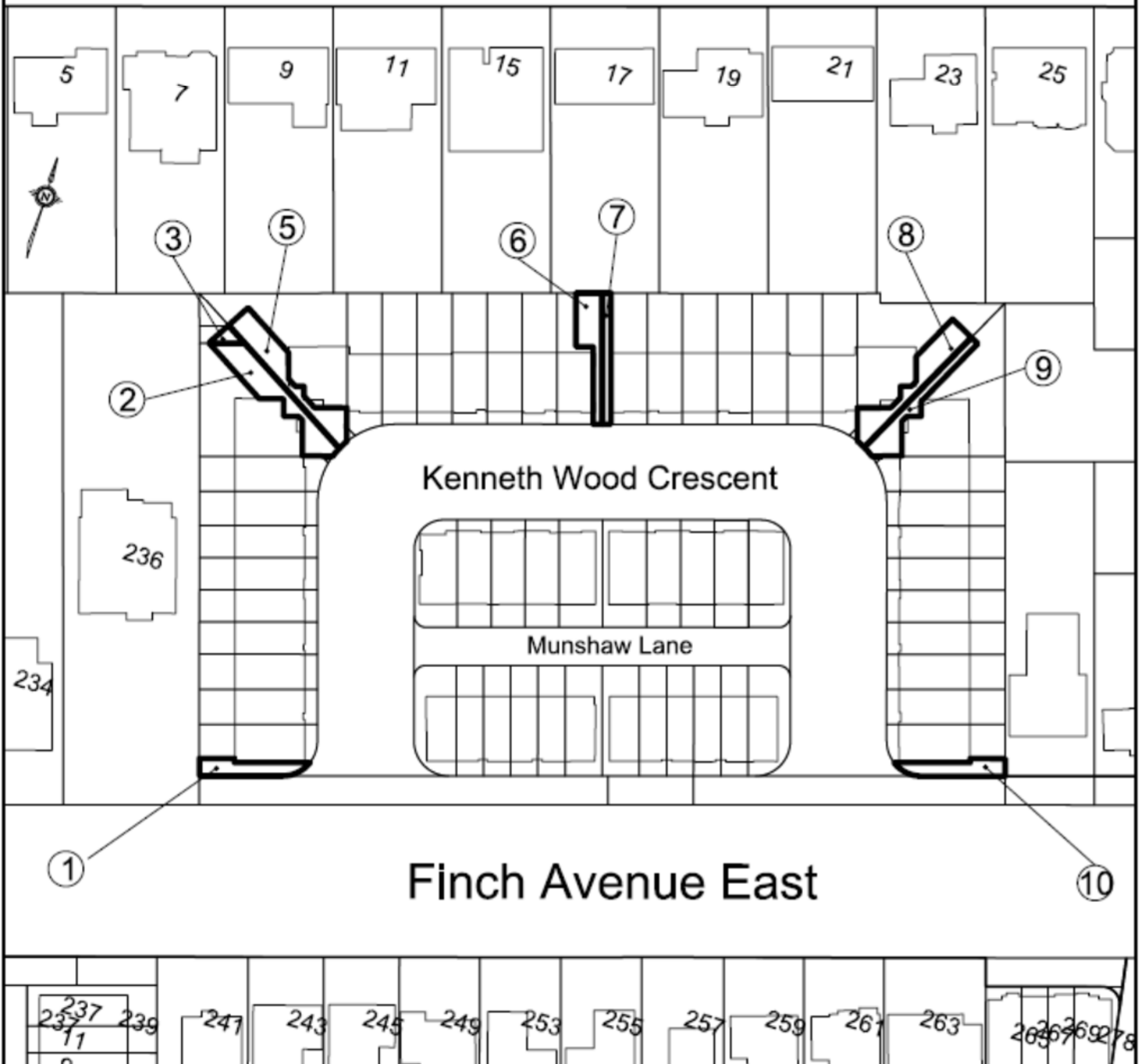
PREPARED BY: DWAYNE PITT

WARD 18 - WILLOWDALE

DATE: AUGUST 27, 2020

## PROPERTY INFORMATION SHEET ATTACHMENT 1 - 66M-2527 ASSUMPTION OF SERVICES SITE MAP

## Winlock Park



Finch Avenue East

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### PROPERTY INFORMATION SHEET

ATTACHMENT 2 - 66R-28350

EASEMENT FOR STORMWATER DRAINAGE SYSTEM

WARD 18 - WILLOWDALE

DATE: AUGUST 28, 2020