

Assumption of Services, Registered Plan 66M-2513, 55 Mac Frost Way, Twinflower Court, Calexico Holdings Inc.

Date: August 18, 2021
To: Scarborough Community Council
From: City Solicitor
Wards: Ward 23 - Scarborough North

SUMMARY

This report requests Council's authority for the City to assume the municipal road and services installed under the terms of the Subdivision Agreement between Calexico Holdings Inc. and City of Toronto relating to registered Plan of Subdivision 66M-2513.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council assume the services installed within Twinflower Court and that the City formally assume the road within the Plan of Subdivision 66M-2513.
2. City Council authorize the City Solicitor to release the performance guarantee held with respect to the municipal services in accordance with the Subdivision Agreement.
3. City Council direct that an assumption By-law be prepared to assume the public highway and municipal services within the Plan of Subdivision 66M-2513.
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 appropriate City Officials to take the necessary action to give effect to City Council's decision.
6. City Council authorize the appropriate City Officials to transfer ownership of the street lighting system constructed within the Plan of Subdivision 66M-2513 to Toronto Hydro Energy Services Inc.

FINANCIAL IMPACT

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

DECISION HISTORY

Calexico Holdings Inc. entered into a Subdivision Agreement dated October 15, 2013 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 Plan of Subdivision 66M-2513.

CONTACT

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

SIGNATURE

Wendy Walberg
City Solicitor

ATTACHMENTS

Attachment No. 1 - Map of Plan of Subdivision 66M-2513

PE 246M

PLAN 66M - 2513

I CERTIFY THIS PLAN 66M - 2513 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF TORONTO (NO. 66) AT 4:35 O'CLOCK ON THE 21ST DAY OF MARCH, 2014 AND ENTERED IN THE REGISTER(S) FOR PIN 06053-3932 AND REQUIRED CONSENTS AND AFFIDAVITS ARE REGISTERED AS PLAN DOCUMENT NO. AT 3542817

Barry Donaldson
Land Registrar

THIS PLAN COMPRISES ALL OF PIN 06053-3932 (LT)

PLAN OF SUBDIVISION OF PART OF LOT 12, CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF SCARBOROUGH)
CITY OF TORONTO

SCALE 1:500



MMM GEOMATICS ONTARIO LIMITED
ONTARIO LAND SURVEYORS
2013

METRIC

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

NOTE

BEARINGS SHOWN HEREON ARE: MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS B01 AND B15 BY REAL TIME NETWORK (RTK) OBSERVATIONS AND ARE REFERRED TO THE MTM PROJECTION CENTRAL MERIDIAN 79°30' WEST LONGITUDE, NAD 83 (CSRS12002.0).

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999890.

LEGEND

- | | | |
|-----|-----------------|--------------------------------|
| ■ | DENOTES DENOTES | FOUND |
| □ | DENOTES DENOTES | PLANTED |
| SIB | DENOTES DENOTES | STANDARD IRON BAR |
| SIB | DENOTES DENOTES | SHORT STANDARD IRON BAR |
| IB | DENOTES DENOTES | IRON BAR |
| MMM | DENOTES DENOTES | MMM GEOMATICS ONTARIO LIMITED |
| OU | DENOTES DENOTES | ORIGIN UNKNOWN |
| WIT | DENOTES DENOTES | WITNESS |
| 785 | DENOTES DENOTES | B. J. HAYNES, O.L.S. |
| OH | DENOTES DENOTES | ONTARIO HYDRO |
| CBH | DENOTES DENOTES | CARTER AND HORWOOD LTD. O.L.S. |
| PI | DENOTES DENOTES | PLAN 66R-16352 |
| D | DENOTES DENOTES | INSTRUMENT No. SC429615 |
- ALL FOUND MONUMENTS ARE MMM UNLESS NOTED OTHERWISE.
ALL MONUMENTS PLANTED ARE IB UNLESS NOTED OTHERWISE.

Raymond David
Director, Community Planning
City of Toronto

THIS PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS 19TH DAY OF MARCH, 2014.
Raymond M. Daul
CHIEF PLANNER AND EXECUTIVE DIRECTOR
CITY PLANNING DIVISION, CITY OF TORONTO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT: 1. LOTS 1 TO 9, BOTH INCLUSIVE AND BLOCKS 10 TO 14, BOTH INCLUSIVE, THE STREET, NAMELY TWINFLOWER COURT, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREET IS HEREBY DEDICATED TO THE CITY OF TORONTO AS PUBLIC HIGHWAY.

DATED: THE 17TH DAY OF March, 2014.

OWNER: CALEXICO HOLDINGS INC.

Carol Leibel
Carol Leibel - President
I HOLD 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 SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 22ND DAY OF NOVEMBER, 2013.

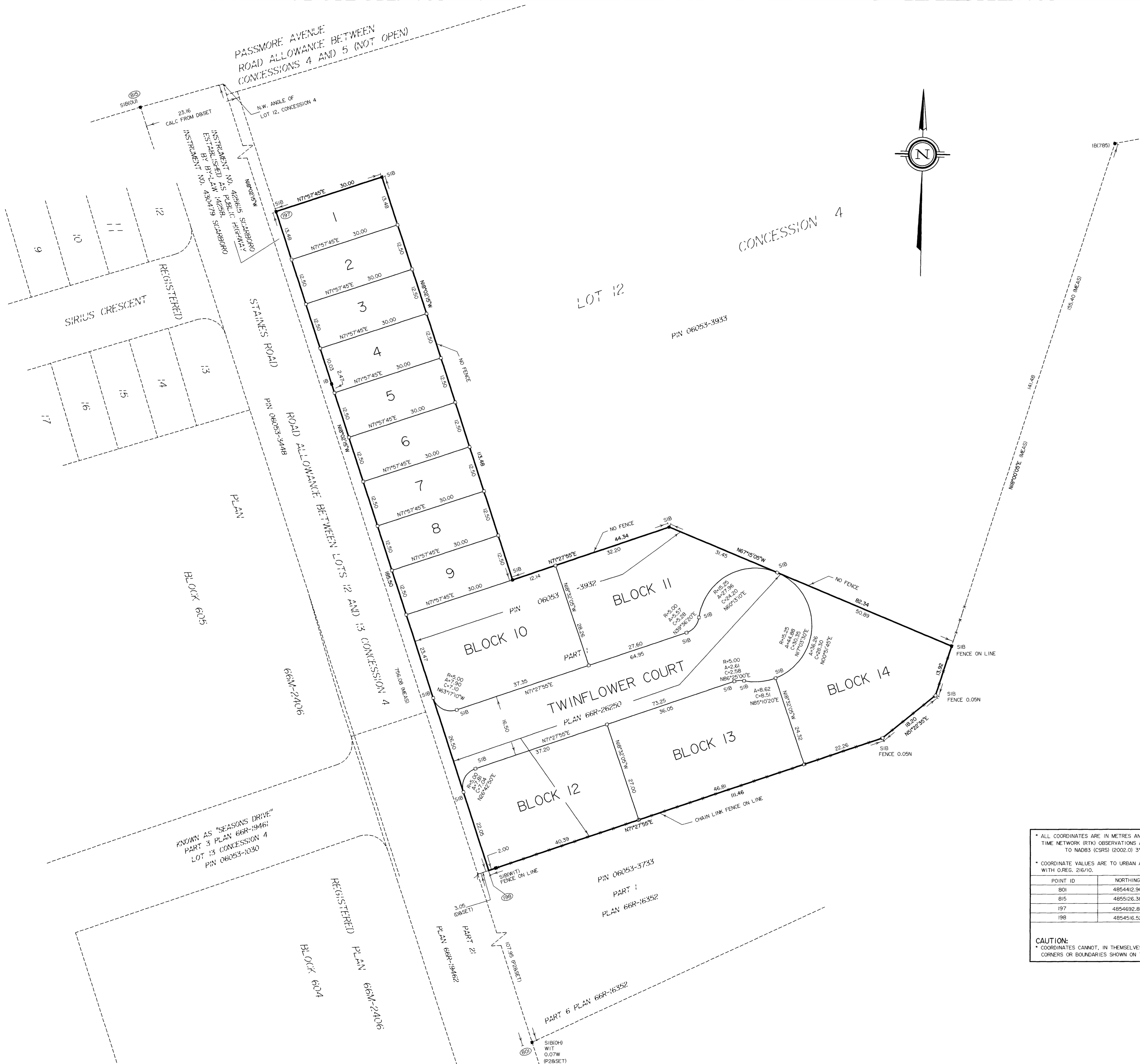
December 19, 2013
DATE
Paul J. Gregoire
PAUL J. GREGOIRE
ONTARIO LAND SURVEYOR

* ALL COORDINATES ARE IN METRES AND WERE DERIVED USING REAL TIME NETWORK (RTK) OBSERVATIONS AND ARE REFERRED TO NAD83 (CSRS) (2002.0) 3° MTM ZONE 10.

* COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH OREG. 216/10.

POINT ID	NORTHING	EASTING
B01	4854412.90	327075.09
B15	4855126.38	326821.69
I97	4854692.88	326987.20
I98	4854516.52	327044.63

CAUTION:
* COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.



MMM Geomatics Ontario Limited
100 Commerce Valley Drive West, Thornhill, Ontario, L3T 0A1
P: (905) 882-4211 Fax: 905-882-7275 email: geomatics@mmm.ca
P.Chief: Dwg. By: D.H.G. Chk'd by: R.D.M.
Job Number: 2211047-002-002 File Name: 11047_M-01.DWG