

Assumption of Services, Registered Plan 66M-2537, 280 Manse Road, Manse Developments Inc.

Date: March 8, 2022
To: Scarborough Community Council
From: City Solicitor
Wards: Ward 25 - Scarborough-Rouge Park

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 Manse Developments Inc. and City of Toronto relating to registered Plan of Subdivision 66M-2537.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council assume the services installed within Blocks 57 and 58 and Heron Park Place, and that the City formally assume the roads within the Plan of Subdivision 66M-2537.
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-2537.
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-2537 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

Manse Developments Inc. entered into a Subdivision Agreement dated June 28, 2016 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-2537.

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 1 - Map of Plan of Subdivision 66M-2537

PLAN OF SUBDIVISION OF PART OF BLOCK A, REGISTERED PLAN 3536 CITY OF TORONTO (FORMERLY CITY OF SCARBOROUGH)

SCALE 1:500
0 10m 20m 30m 40metres
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.

NOTES

□ DENOTES MONUMENT SET
■ DENOTES MONUMENT FOUND
IB DENOTES IRON BAR
SB DENOTES STANDARD IRON BAR
SBS DENOTES SHORT STANDARD IRON BAR
RIB DENOTES ROUND IRON BAR
PB DENOTES PLASTIC BAG
CP DENOTES CONCRETE PIN
P.L.N. DENOTES PROPERTY IDENTIFIER NUMBER
PL1 DENOTES PLAN 66R-26496
PL2 DENOTES PLAN 63R-27326
PL3 DENOTES PLAN 64R-18605
PL4 DENOTES REGISTERED PLAN 3536
PL5 DENOTES PLAN 63R-27326
(RPS) DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
(BSP) DENOTES BOROUGHS OF SCARBOROUGH
(LAP) DENOTES LLOYD & PURCELL LTD., O.L.S.
(TOR) DENOTES CITY OF TORONTO
(N) DENOTES NOT IDENTIFIED
(W) DENOTES WITNESS
SCP DENOTES SPECIFIED CONTROL MONUMENT

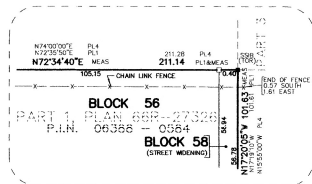
ALL SET MONUMENTS ARE IRON BARS UNLESS OTHERWISE NOTED.
FOR COMPARISON BEARINGS ON PLAN 66R-27326 ROTATE COUNTER
CLOCKWISE 102°30'.

NOTES:

BEARINGS ARE GRID, MTM ZONE 10, NAD83 (CSRS), DERIVED FROM:
SCP 02019782055 NORTH 4847675.875 EAST 330917.509
SCP 02119660016 NORTH 4847617.206 EAST 330934.551

COORDINATES ARE MTM ZONE 10, NAD83 (CSRS), TO URBAN ACCURACY PER
SEC. 14 (2) OF OREG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE GRID AND CAN BE CONVERTED TO GROUND BY DIVIDING BY
THE COMBINED SCALE FACTOR OF 0.999886.



ATTACHMENT 1

PE 268M

PLAN 66M-2537

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE
LAND REGISTRY OFFICE FOR THE LAND TITLES
DIVISION OF TORONTO REGISTRY OFFICE (No.66)
AT 9:21 O'CLOCK ON THE 23

DAY OF November 2016 AND ENTERED IN THE
PARCEL REGISTER(S) FOR PROPERTY IDENTIFIER
06388-0584

AND THE REQUIRED CONSENTS ARE
REGISTERED AS PLAN DOCUMENT No.
A T 4408792

N. Borgs

REPRESENTATIVE FOR LAND REGISTAR

THIS PLAN COMPRISES ALL OF P.L.N. 06388-0584

THIS PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 51 OF

THE PLANNING ACT THIS 18 DAY OF November 2016

Paul Zulloni
CHIEF PLANNER AND EXECUTIVE DIRECTOR
PLANNING DEPARTMENT, CITY OF TORONTO

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 27 DAY OF AUGUST 2016

DATE Aug 31st 2016

C. P. EDWARD
C. P. EDWARD
ONTARIO LAND SURVEYOR

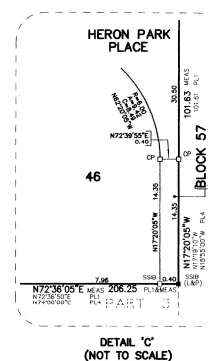
OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

1. LOTS 1 TO 54, BOTH INCLUSIVE, BLOCKS 55 AND 56, STREET MIDDINGS
NAMES, BLOCKS 57 AND 58 AND STREET, NAMELY HERON PARK PLACE
HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREET AND STREET MIDDINGS, NAMELY BLOCKS 57 AND 58
ARE DEDICATED TO THE CITY OF TORONTO AS PUBLIC HIGHWAYS.

MANSE DEVELOPMENTS INC.

DATE November 9, 2016
I HAVE THE AUTHORITY TO BIND THIS CORPORATION



RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Christie Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-5001
Tel. (905) 264-0881 Fax (905) 264-2099
Website: www.rpe.co
DRAWN: D.F./P.M./S.L. CHECKED: C.P.E.
JOB NO. 13-240 CAD FILE No.13240s4c

TOTAL AREA OF SUBDIVISION = 2.097 Ha.