

Assumption of Services, Registered Plan 66M-2535, 4780 Eglinton Avenue West - Fernbrook Homes (Widdicombe) Limited

Date: October 19, 2023
To: Etobicoke and York Community Council
From: Acting Director, Engineering Review, Engineering and Construction Services
Wards: Ward 2 - Etobicoke Centre

SUMMARY

This report recommends that the municipal services installed under the terms of the Subdivision Agreement between Fernbrook Homes (Widdicombe) Limited and the City of Toronto for Plan 66M-2535, dated July 8, 2016, be assumed by the City.

RECOMMENDATIONS

The Director (Acting), Engineering Review recommends that City Council:

1. Assume the services installed within the Plan of Subdivision and that the City formally assume the roads within the Registered Plan of Subdivision 66M-2535.
2. Authorize the Acting Director, Engineering Review to release the portion of the performance guarantee held with respect to this Plan of Subdivision.
3. Direct that an assumption By-law be prepared to assume the public highway and municipal services within the Registered Plan of Subdivision 66M-2535.
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 City Clerk and the Chief Financial Officer and Treasurer to sign any release or other documentation necessary to give effect thereto.
6. Authorize the appropriate City officials to transfer ownership of the street lighting system constructed within the Registered Plan of Subdivision 66M-2535 to Toronto Hydro.

FINANCIAL IMPACT

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

DECISION HISTORY

The subject subdivision as shown on the attached map, Attachment #1 - 66M-2535 Assumption of Services Site Map, is approximately 2.03 ha in area and was vacant land. This site was originally intended to be part of the planned Richview Expressway which was cancelled in the 1960's. The property was deemed surplus by the City and transferred to Build Toronto for development purposes, following the approval of the Eglinton Crosstown Light Rail Transit Environmental Assessment. The land was subsequently obtained by the applicant. The site is now occupied by street townhouses and includes a 16.5 m municipal road, Pony Farm Drive, extending east from Widdicombe Hill Boulevard. The site is bounded on the north by high-rise residential, the east by Build Toronto lands, the south Eglinton Avenue West and the west by Widdicombe Hill Boulevard.

The municipal services required under the terms of the Subdivision Agreement are in an acceptable condition to be assumed by the City for the Plan 66M-2535 dated July 8, 2016, between Fernbrook Homes (Widdicombe) Limited and the City of Toronto. This includes the new road. Toronto Hydro has also provided sign-off.

COMMENTS

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. 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-2535.

CONTACT

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SIGNATURE

Grace Tesa, P.Eng
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Engineering & Construction Services

ATTACHMENTS

Attachment 1 - 66M-2535 Assumption of Services Site Map