

Assumption of Services, Registered Plan 66M-2539, Daniel Cozens Court, Grandfield Homes (Kenton) Limited.

Date: May 17, 2023
To: North York Community Council
From: Acting Director, Engineering Review, Engineering and Construction Services
Wards: Ward 18 - Willowdale

SUMMARY

This report recommends that the municipal services installed under the terms of the Subdivision Agreement between Grandfield Homes (Kenton) Limited and the City of Toronto for Plan 66M-2539, dated October 12, 2016, be assumed by the City.

RECOMMENDATIONS

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

1. Assume the services installed within Daniel Cozens Court and Transwell Avenue, and that the City formally assume the road within Registered Plan of Subdivision 66M-2539.
2. Authorize the Acting 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-2539.
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-2539 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 shown on Attachment 1 is approximately 1.09 ha in area and was formerly occupied by a school site open field. The site is now occupied by 15 detached residential dwelling units and a new 16.5 metre-wide public street extending from Kenton Drive and terminating in a cul-de-sac.

The municipal road and services required under the terms of the Subdivision Agreement between Grandfield Homes (Kenton) Limited and the City of Toronto, dated October 12, 2016 (AT4631161 registered on July 19, 2017), are in an acceptable condition to be assumed by the City for the Registered Plan of Subdivision 66M-2539.

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-2539.

CONTACT

Wayne Browne, P. Eng., Senior Engineer, Development Engineering
North York District
Telephone: 416-395-6255, email: Wayne.Browne@toronto.ca

SIGNATURE



Grace Tesa, P.Eng.,
Acting Director, Engineering Review
Engineering & Construction Services

ATTACHMENTS

Attachment 1: 66M-2539 - Assumption of Services Site Map