

Assumption of Services, The Orchards of West Hill Inc., Plan 66M-2538, Subdivision File: 13 147461 ESC 44 SB, 222 Centennial Road and 35 Acheson Blvd.

Date: July 19, 2023
To: Scarborough Community Council
From: Acting Director, Engineering Review, Engineering and Construction Services
Wards: Ward 25 - Scarborough Rouge Park

SUMMARY

This report recommends that the municipal services under the terms of the Subdivision Agreement for Plan 66M-2538, dated December 09, 2015 between The Orchards of West Hill Inc. and the City of Toronto be assumed by the City.

RECOMMENDATIONS

The Acting Director, Engineering Review recommends that City Council:

1. Assume the services installed within Elaine Lennox Court and that the City formally assume the road within the Registered Plan of Subdivision 66M-2538;
2. Authorize the Acting Director, Engineering Review to release the performance guarantee held with respect to the municipal services in accordance with the Subdivision Agreement;
3. Direct that an assumption By-law be prepared to assume the public highway and municipal services within the Registered Subdivision Plan 66M-2538;
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 the necessary action to give effect thereto; and

6. Authorize the appropriate City Officials to transfer ownership of the street lighting system constructed with Registered Plan of Subdivision 66M-2538 to Toronto Hydro.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The subject subdivision shown on the attached map, Attachment 1 is approximately 1.62 hectares in area and is comprised of 20 single family residential units and a new 16.5-metre-wide public street: Cameron Watson Crescent, extending from Centennial Road and terminating in Centennial Road.

The municipal road and services required under the terms of the Subdivision Agreement for Plan 66M-2538, dated December 09, 2015 between The Orchards of West Hill Inc. and the City of Toronto are in the required condition to be assumed by the City. 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, including Transportation Services, Community Planning, Finance, City Legal, Toronto Building and Forestry and Recreation have provided clearance with respect to the assumption of the roads and municipal services.

It is now appropriate for Council to pass an assumption by-law to assume the municipal services and road works in subdivision Plan 66M-2538.

CONTACT

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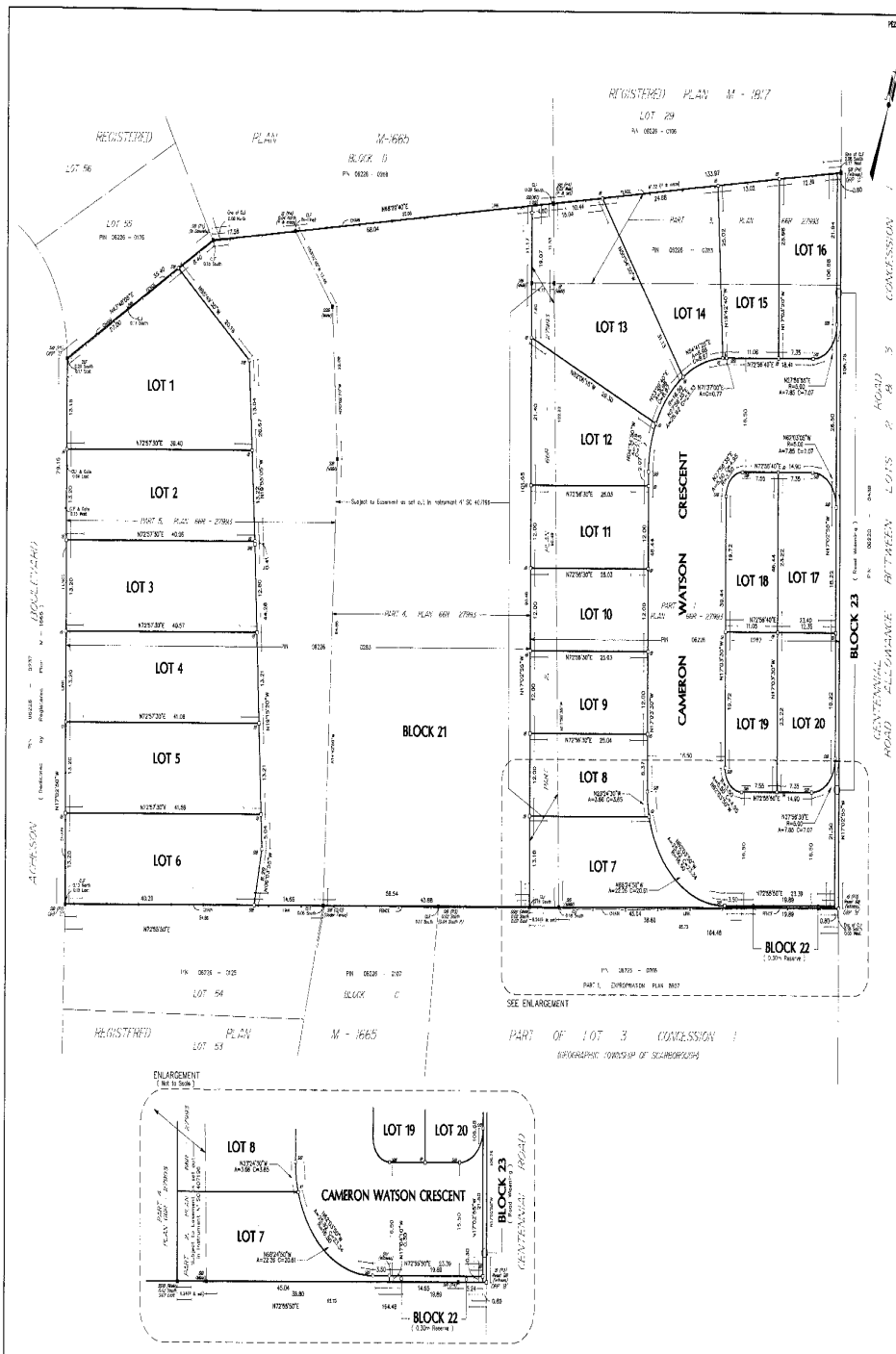
Samaresh Das, Senior Engineer, Scarborough District Telephone: 416-396-4971, email:
Samaresh.Das@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment No.1 - Map of Plan of Subdivision 66M-2538



PLAN 68M-2538

CERTIFICATE OF REGISTRATION

1. I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OF ONTARIO ON THE 17th DAY OF MARCH 2017.

2. I CERTIFY THAT THE SURVEYOR HAS REVIEWED THIS PLAN AND IS SATISFIED THAT IT COMplies WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER AND THAT THE SURVEY WAS COMPLETED ON THE 17th DAY OF APRIL 2016.

3. I CERTIFY THAT THE SURVEYOR HAS REVIEWED THIS PLAN AND IS SATISFIED THAT IT COMplies WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER AND THAT THE SURVEY WAS COMPLETED ON THE 17th DAY OF APRIL 2016.

4. I CERTIFY THAT THE SURVEYOR HAS REVIEWED THIS PLAN AND IS SATISFIED THAT IT COMplies WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER AND THAT THE SURVEY WAS COMPLETED ON THE 17th DAY OF APRIL 2016.

PLAN OF SUBDIVISION OF PART OF LOT 3 CONCESSION 1 (GEOGRAPHIC TOWNSHIP OF SCARBOROUGH) CITY OF TORONTO (FORMERLY THE CITY OF SCARBOROUGH)

LYOYD & PURCELL LTD., SCALE 1:300

NOTES

1. ALL METERS (BLOCK 20) HAS BEEN CALCULATED FOR CLARITY.

2. DISTANCES SHOWN ON THIS PLAN ARE GEODESIC DISTANCES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.9144.

3. DISTANCES SHOWN BETWEEN AREAS ARE AS SHOWN AND ARE COVERED FROM SURVEY CONTROL POINTS UTM 83QD553333 AND 0244732444 WITH ZONE 18, UTM 83QD553333.

INTERSECTION DATA

POINT #	NORTHING	EASTING
SOP #P2702220	464825.630	533900.107
SOP #P2702248	464826.520	533900.149
OPP A	464826.645	533900.181
OPP B	464827.833	533933.134
OPP C	464826.733	533879.922
OPP D	464826.733	533929.722

POINT #	NORTHING	EASTING
OPP A	464826.645	533900.181
OPP B	464826.520	533900.149
OPP C	464826.645	533900.181
OPP D	464825.630	533900.107

LEGEND

SBO Short Standard Iron Bolt (Used where found, unless noted as of concrete)

SBI Standard Iron Bolt

S Iron Bolt

P Iron Pipe

SLS Cast-Steel

WT Wires

F Impervious Floor

A Applied Floor w/ SPS

PS Impervious Floor w/ SPS

CS Copulation Floor

MA Memorial Floor w/ SPS

MAB Membrane, Asphalt & Waterproofing

SCP Specified Control Point

SNP Specified Reference Point

LF Level Line

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

- LOTS 1 - 20 here include the Block named Block 21, the S.S. Reserve, Mowing Block 21, the Easement named CAMERON WATSON CRESCENT and Block Mowing (Block 21), have been laid out in accordance with the Instructions.
- The Street is hereby dedicated to the City of Toronto as Public Highway Block 21 (Block Mowing) is hereby dedicated to the City of Toronto as Part of Cemetery Road.

DATED THE 17th DAY OF MARCH, 2017.

THE SURVEYOR OF WEST HILL INC.

GRAHAM JENNISON

I HAVE THE AUTHORITY TO SIGN THE COMPASSION

LYOYD & PURCELL LTD.
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DWG: 04/16
SCALE: AS SHOWN
DATE: 2016
FILE: 16-1107
FILE: 16-1107