

**Assumption of Services, Registered Plan 66M-2533,  
Longbranch Avenue and Eastwood Park Gardens,  
Lakeshore EMPC Two Limited, 2226704 Ontario Inc.,  
Minto 3600 Lakeshore Commercial Inc., Stockton 3600  
Lakeshore GP Inc., 3600 Lakeshore GP Inc.**

**Date:** June 6, 2024

**To:** Etobicoke Community Council

**From:** Acting Director, Engineering Review, Engineering and Construction Services

**Wards:** 3

## **SUMMARY**

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This report recommends City assumption of the municipal services installed under the terms of the Subdivision Agreement, dated May 29, 2015, between Lakeshore EMPC Two Limited, 2226704 Ontario Inc., Minto 3600 Lakeshore Commercial Inc., Stockton 3600 Lakeshore GP Inc., 3600 Lakeshore GP Inc. and the City of Toronto relating to registered Plan of Subdivision 66M -2533.

## **RECOMMENDATIONS**

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The Director, Engineering Review, Engineering and Construction Services, recommends that:

1. City Council assume the municipal services relating to Plan of Subdivision 66M-Plan No. 2533.
2. City Council authorize the Director, Engineering Review, Engineering and Construction Services, to release the performance guarantee held with respect to the municipal services in accordance with the Subdivision Agreement, dated May 29, 2015 between Lakeshore EMPC Two Limited, 2226704 Ontario Inc., Minto 3600 Lakeshore Commercial Inc., Stockton 3600 Lakeshore GP Inc., 3600 Lakeshore GP Inc. and the City of Toronto.

3. City Council authorize and direct the City Solicitor to prepare an assumption By-law to assume the public highway within Plan of Subdivision 66M-2533 and to bring it forward for enactment.
4. City Council authorize and direct the City Solicitor to register the assumption By-law as enacted 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 Plan of Subdivision 66M-2533 to Toronto Hydro Energy Services Inc.

## **FINANCIAL IMPACT**

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The Recommendations have no financial impact resulting from the adoption of this report.

## **DECISION HISTORY**

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Lakeshore EMPC Two Limited, 2226704 Ontario Inc., Minto 3600 Lakeshore Commercial Inc., Stockton 3600 Lakeshore GP Inc., 3600 Lakeshore GP Inc. entered into a Subdivision Agreement, dated May 29, 2015, with the City of Toronto. The performance guarantee for this development was submitted as required. The Plan of Subdivision was registered as 66M-2533.

## **COMMENTS**

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Plan of Subdivision 66M-2533 shown on Attachment 1, is approximately 4.8 ha in area and is comprised of a mixed use block, two townhouse blocks, one commercial block, a park block and two municipal roads. Long Branch Avenue is a 20m wide right-of-way from Lake Shore Boulevard West to Eastwood Park Gardens and a 16.5m wide right-of-way from Eastwood Park Gardens to the end of the cul-de-sac. Eastwood Park Gardens is an 18.5m wide right-of-way which extends on both sides of Long Branch Avenue.

All obligations of the Subdivision Agreement have been completed and all relevant City Divisions have provided written clearance. It is now appropriate for the City to assume the municipal services relating to the Plan of Subdivision and to authorize full release of the performance guarantee submitted pursuant to the Subdivision Agreement. It is also appropriate for City Council to authorize preparation and subsequent enactment of assumption by-law for the public highways dedicated on the Plan of Subdivision.

## **CONTACT**

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## **SIGNATURE**

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Grace Tesa., Director (Acting), Engineering Review  
Engineering and Construction Services

## **ATTACHMENTS**

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Attachment No.1 - Map of Plan of Subdivision

