

Assumption of Services, Registered Plan 66M-2546,: Edward Horton Crescent, Augustus Terrace, Thomas Fisher Drive, Tiffany Park Homes (Islington) Limited

Date: June 25, 2024

To: Etobicoke Community Council

From: Acting Director, Engineering Review

Wards: 3

SUMMARY

This report recommends City assumption of the municipal services installed under the terms of the Subdivision Agreement, dated April 15, 2016, between Tiffany Park Homes (Islington) Ltd. and the City of Toronto relating to registered Plan of Subdivision 66M-2546.

RECOMMENDATIONS

The Director (Acting), Engineering Review, Engineering and Construction Services, recommends that:

1. City Council assume the municipal services relating to Plan of Subdivision 66M-2546.
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 April 15, 2016 between Tiffany Park Homes (Islington) Ltd. 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-2546 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 -2546 to Toronto Hydro Energy Services Inc.

FINANCIAL IMPACT

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

DECISION HISTORY

Tiffany Park Homes (Islington) Ltd. entered into a Subdivision Agreement, April 15, 2016, with the City of Toronto. The performance guarantee for this development was submitted as required. The Plan of Subdivision was registered as 66M-2546.

COMMENTS

Plan of Subdivision 66M-2546 shown on Attachment 1, is approximately 5.06 ha in area and is comprised of two development phases: A 4.0 ha phase containing 176 residential townhouse units on the subject lands adjacent to the westerly 1.06 ha non residential phase comprised of a 3,921 square metres 25-unit industrial building. The residential subdivision development contains three (3) new municipal streets including: Thomas Fisher Drive an 18.5-metre-wide road running south from Norseman Street and connecting east towards Islington Avenue; Edward Horton Crescent a 16.5 metre road which connects to Thomas Fisher Drive; and Augustus Terrace, a 16.5 metre road running north-south as a mid-block connection between Edward Horton Crescent and Thomas Fisher Drive.

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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