

Assumption of Services for Lowe's Company Canada, 66M-2498, 08 195178 WET 02 SB, Lowe's Place

Date: January 20, 2025

To: Etobicoke and York Community Council

From: Director (Acting), Engineering Review, Development Review

Wards: Ward 1 - Etobicoke North

SUMMARY

This report recommends that the municipal services under the terms of the Subdivision Agreement for Plan 66M-2498, dated June 2012 between Lowe's Company Canada 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 50 Resources Road subdivision and that the City formally assume the road within the Registered Plan of Subdivision 66M-2498;
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-2498.
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-2498 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 14.7 ha. in area and is comprised of two industrial/commercial blocks, a stormwater management pond block, a 15.0m wide easement containing water, sanitary and storm infrastructure, and one new 20.0m wide public street: Lowe's Place, extending from Resources Road and terminating at a cul-de-sac.

The municipal road and services required under the terms of the Subdivision Agreement for 66M-2498, dated June 2012 between Lowe's Companies Canada and the City of Toronto are in the required condition to be assumed by the City.

COMMENTS

Obligations respecting the roads and municipal services contained in the Subdivision Agreement have been satisfied with the exception of phragmite removal from the stormwater management pond, which has been secured through Site Plan Application No. 22 110986 WET 01 SA and the provision of securities. 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, 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-2498.

CONTACT

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SIGNATURE



Grace Tesa, P.Eng
Director (Acting), Engineering Review
Development Review

ATTACHMENTS

Attachment No.1 - Map of Plan of Subdivision 66M-2498