

Assumption of Services Fernbrook Homes (Lawrence) Limited, 66M-2569, 14 110017 WET 12 SB, Wild Rose Gardens, Creekbank Road

Date: April 10, 2025

To: Etobicoke Community Council

From: Acting Director, Engineering Review, Development Review

Wards: 5

SUMMARY

This report recommends City assumption of the municipal services installed under the terms of the Subdivision Agreement, dated August 22, 2019, between Fernbrook Homes (Lawrence) Limited and the City of Toronto relating to registered Plan of Subdivision 66M-2569.

RECOMMENDATIONS

The Acting Director, Engineering Review, Development Review recommends that:

1. City Council assume the municipal services relating to Plan of Subdivision 66M - 2569.
2. City Council authorize the Director, Engineering Review, Development Review to release the performance guarantee held with respect to the municipal services in accordance with the Subdivision Agreement, dated August 22, 2019 between Fernbrook Homes (Lawrence) Limited 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 - 2569 and to bring it forward for enactment.
4. City Council authorize the appropriate City Officials to take the necessary action to give effect to City Council's decision.

5. City Council authorize the appropriate City Officials to transfer ownership of the street lighting system constructed within Plan of Subdivision 66M - 2569 to Toronto Hydro Energy Services Inc.

FINANCIAL IMPACT

The Recommendations have no financial impact beyond what has already been approved in the current year's budget.

DECISION HISTORY

Fernbrook Homes (Lawrence) Limited entered into a Subdivision Agreement dated August 22, 2019, with the City of Toronto. The performance guarantee for this development was submitted as required. The Plan of Subdivision was registered as 66M-2569.

COMMENTS

Plan of Subdivision 66M-2569 shown on Attachment 1, is approximately 3 ha in area and is comprised of 46 semi-detached and 2 detached dwelling units as well as 40 ground-related townhouse units. It also is comprised of two new 16.5 m wide public streets:

Wild Rose Gardens - extends from Blackstone Street to Creekbank Road
Creekbank Road - extends from Blackstone Street and terminates in a cul-de-sac

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.

It is now appropriate for Council to pass an assumption by-law to assume the municipal services and road works in subdivision Plan 66M-2569.

CONTACT

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SIGNATURE



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ATTACHMENTS

Attachment No.1 - Map of Plan of Subdivision 66M-2569

