

Assumption of Services, Registered Plan 66M-2503, 3035 Weston Road, Damaris Development Inc.

Date: May 8, 2025
To: Etobicoke and York Community Council
From: Acting Director, Engineering Review, Development Review Division
Wards: Ward 7 - Humber River-Black Creek

SUMMARY

This report recommends City assumption of the municipal services installed under the terms of the Subdivision Agreement, dated August 17, 2011, between Damaris Development Inc. and the City of Toronto relating to registered Plan of Subdivision 66M-2503. The Subdivision Agreement was subsequently amended October 3, 2014

RECOMMENDATIONS

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

1. City Council assume the municipal services relating to Plan of Subdivision 66M-2503.
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 17, 2011, between Damaris Development 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-2503 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-2503 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

Damaris Developments Inc. entered into a Subdivision Agreement, August 17, 2011, with the City of Toronto. The performance guarantee for this development was submitted as required. The Plan of Subdivision was registered as 66M-2503.

COMMENTS

Plan of Subdivision 66M-2503 shown on Attachment 1, is approximately 5.151 Ha in area and is comprised of 160 units including detached and semi-detached units, three townhouse blocks a public parkette and a walkway with a 1.7 m wide sidewalk extending from Weston Road to Bob Yuill Drive. The site is bounded on the north by an existing subdivision, on the east by the Canadian Pacific Railway corridor, on the south by an existing school and proposed community centre, and Weston Road on the west. Bob Yuill Drive is a 16.5 m municipal road extending from the existing subdivision from the north and terminating in a temporary turning circle along the southerly boundary of the subdivision. Isaac Devins Boulevard, a municipal road of 18.5m wide, extends east from Bob Yuill Drive, then north into the existing subdivision to the north. Mary Chapman Boulevard is also an 18.5m municipal road extending from the existing subdivision from the north, terminating at Isaac Devins Boulevard. Betty Nagle Street is a 16.5m municipal road located between Mary Chapman Boulevard and Isaac Devins Boulevard. There is a public lane located at the rear of the townhouse block along the easterly boundary of the site.

The City is presently retaining a financial security of \$10,000.00, provided by Damaris Developments Inc. in relation to the turning circle at the end of Bob Yuill 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

Darlene Kozelj, P.Eng., Manager, (Acting) Development Engineering, Etobicoke York District Telephone: 416-394-8462, email: Darlene.Kozelj@toronto.ca

John Baldesarra, P.Eng., Senior Engineer, Development Engineering, Etobicoke York District Telephone: 416-394-8398, email: Giovanni.Baldesarra@toronto.ca

SIGNATURE

Marija Ilic, P.Eng., Director (Acting), Engineering Review, Development Review Telephone: 416-395-6259, email: Marija.Ilic@toronto.ca

ATTACHMENTS

Attachment No.1 - Property Information Sheet 66M-2503 Subdivision Assumption