

Assumption of Services, Registered Plan 66M-2568, 50 Humberwood Boulevard, Humberwood Holding Corp. and Hullmark Developments Ltd.

Date: October 3, 2025

To: Etobicoke and York Community Council

From: Director, Engineering Review, Development Review

Wards: Ward 1 - Etobicoke North

SUMMARY

This report recommends City assumption of the municipal services installed under the terms of the Subdivision Agreement, dated January 24, 2020, between Humberwood Holding Corp and Hullmark Developments Ltd. and the City of Toronto relating to registered Plan of Subdivision 66M-2568.

RECOMMENDATIONS

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

1. City Council assume the municipal services relating to Plan of Subdivision 66M-2568.
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 January 24, 2020, between Humberwood Holding Corp. and Hullmark Developments 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-2568 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-2568 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

Humberwood Holding Corp. and Hullmark Developments Ltd. entered into a Subdivision Agreement, January 24, 2020, with the City of Toronto. The performance guarantee for this development was submitted as required. The Plan of Subdivision was registered as 66M-2568.

COMMENTS

Plan of Subdivision 66M-2568 shown on Attachment 1, is approximately 2.78 ha in area and is comprised of 138 units including 36 freehold townhouses and 102 stacked townhouses. The site is bounded on the north and east side by open space and the Humber River West Branch, on the south by Rexdale Boulevard, Woodbine Racetrack, and an existing residential subdivision on the west. Woodstream Drive is a 16.5 m municipal road extending from Rexdale Boulevard north towards Humberwood Boulevard.

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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ATTACHMENTS

Attachment No.1 - 66M-2568 Assumption of Services Site Map