

Assumption of Services, Registered Plan 66M-2515, 32-50 Forest Manor Road, North York

Date: October 28, 2025

To: North York Community Council

From: Acting Director, Engineering Review, Development Review

Wards: 17- Don Valley North

SUMMARY

This report recommends City assumption of the that the municipal services installed under the terms of the Subdivision Agreement, dated November 18, 2013 between Emerald City Development IV Inc., Emerald City developments V Inc., Ontario 2347862 Ontario Inc. and the City of Toronto relating to registered plan of Subdivision 66M-2515.

RECOMMENDATIONS

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

1. City Council assume the municipal services relating to Plan of Subdivision 66M-2515;
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 November 18, 2013 between Emerald City Development IV Inc., Emerald City developments V Inc., Ontario 2347862 Ontario 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-2515 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 with Plan of Subdivision 66M-2515 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

Emerald City Development IV Inc., Emerald City developments V Inc. and Ontario 2347862 Ontario Inc. entered into a Subdivision Agreement, dated November 18, 2013, with the City of Toronto. The performance guarantee for this development was submitted as required. The Plan of Subdivision was registered as 66M-2515.

COMMENTS

Plan of Subdivision 66M-2515 shown on Attachment 1, and comprises public road known as Helen Lu Road and the municipal services underneath them.

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

Nhat-Anh Nguyen, P.Eng., Director (Acting), Engineering Review
Development Review

ATTACHMENTS

Attachment No.1 - Map of Plan of Subdivision 66M-2515.

