

Assumption of Services, Registered Plan 66M-2564, 4208, 4210 & 4214 Dundas Street West, 4208 Dundas Development GP Inc.

Date: December 8, 2025

To: Etobicoke and York Community Council

From: Director, Engineering Review, Development Review

Wards: Ward 2 - Etobicoke Centre

SUMMARY

This report recommends City assumption of the municipal services installed under the terms of the Subdivision Agreement, dated October 30, 2018, between 4208 Dundas Development GP Inc. and the City of Toronto relating to registered Plan of Subdivision 66M-2564.

RECOMMENDATIONS

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

1. City Council assume the municipal services relating to Plan of Subdivision 66M-2564.
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 October 30, 2018, between 4208 Dundas Development GP 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-2564 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-2564 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

4208 Dundas Development GP Inc. entered into a Subdivision Agreement, October 30, 2018, with the City of Toronto. The performance guarantee for this development was submitted as required. The Plan of Subdivision was registered as 66M-2564.

COMMENTS

Plan of Subdivision 66M-2564 shown on Attachment 1, is approximately 1.91 ha in area and is comprised of 80 stacked townhouses, 137 units in an eight-storey mixed-use building with retail at grade and 196 units in the rear tower. The site is bounded on the north and northeast side by a Hydro Corridor, Rail Corridor and the Humber River, on the east side by commercial development, on the south by Dundas Street West, and existing commercial developments on the west. Ackley Heights is a new 20 m municipal road extending from Dundas Street W north towards the existing buildings. Easements have been secured over the private driveway for City vehicles to turn around. The subdivision also includes, a new Park, Johua Glover Park, Ravine lands for the TRCA and land for half of a new future public road (east-west)

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-2564 Assumption of Services Site Map PS-2025-044