

Assumption of Services, Registered Plans 66M-2520, Stanley Greene Subdivision - 80 Carl Hall Road, North York

Date: April 29, 2026
To: North York Community Council
From: Acting Director, Engineering Review, Development Review
Wards: 6 - York Centre

SUMMARY

This report recommends City assumption of the municipal services installed under the terms of the Subdivision Agreement, dated January 13, 2015, between Parc Downsview Park Inc. and the City of Toronto relating to the registered Plan of Subdivision 66M-2520.

RECOMMENDATIONS

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

- 1.City Council assume the municipal services relating to Plan of Subdivision 66M-2520.
- 2.City Council assume the existing 450mm sanitary sewer with the approximate length of 117m outside the Plan of Subdivision 66M-2520.
- 3.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 13, 2015, between Parc Downsview Park Inc. and the City of Toronto.
- 4.City Council authorize and direct the City Solicitor to prepare an assumption By-law to assume the public highway within Plan of Subdivision 66M-2520 and to bring it forward for enactment.
- 5.City Council authorize the appropriate City Officials to transfer ownership of the street lighting system constructed within Plan of Subdivision 66M-2520 to Toronto Hydro Energy Services Inc.
- 6.City Council authorize the appropriate City Officials to take the necessary action to give effect to City Council's decision.

FINANCIAL IMPACT

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

DECISION HISTORY

Parc Downsview Park Inc. entered into a Subdivision Agreement, January 13, 2015, with the City of Toronto. The performance guarantee for this development was submitted as required. The Plan of Subdivision was registered as 66M-2520.

COMMENTS

The subject public roads proposed to be assumed are shown on Attachment 1 to this report (extract of Plan 66M-2520) and are comprised of ten (10) public streets:

- Downsview Park Boulevard extending from Keele Street and terminating west of Canadian National Railways;
- George Butchart Drive from Keele Street to Downsview Park Boulevard;
- Stanley Greene Boulevard extending from Downsview Park Boulevard and terminating in a cul-de-sac.
- William Duncan Road extending from Downsview Park Boulevard and terminating in a cul-de-sac;
- Frederick Tisdale Drive from Downsview Park Boulevard to John Perkins Bull Drive;
- Thomas Mulholland Drive from Stanley Greene Boulevard to William Duncan Road;
- Sarah Jackson Crescent from William Duncan Road to Thomas Mulholland Drive;
- Locust Lodge Gardens from Stanley Greene Boulevard to Frederick Tisdale Drive;
- John Perkins Bull Drive from Stanley Greene Boulevard to Frederick Tisdale Drive; and, Locust Lodge Gardens from Stanley Greene Boulevard to Frederick Tisdale Drive;
- Caroline Carpenter Grove from Locust Lodge Gardens to John Perkins Bull Drive.

In addition, an existing 450 mm sanitary sewer, with an approximate length of 117 m, is also proposed to be assumed and is shown on Attachment 2 to this report.

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

Sebastian Birritteri, P.Eng., Manager (Acting), Development Engineering, Central Review Unit, Engineering Review, Telephone: 416-338-1396, email: sebastian.birritteri@toronto.ca

Reza Fani, Senior Engineer, Development Engineering, Central Review Unit, Engineering Review, Telephone: 416-396-7100, email: reza.fani@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment No.1 - Map of Plan of Subdivision 66M-2520.

Attachment No. 2 - As-Built Drawing for Existing Parc Downsvew Park Sanitary Sewer



