

## **Assumption of Services, Registered Plan 66M-2534, Queen Magdalene Place, Livante Holdings (155 McNicoll) Inc.**

**Date:** April 19, 2022  
**To:** North York Community Council  
**From:** Director, Engineering Review, Engineering and Construction Services  
**Wards:** Ward 17 - Don Valley North

### **SUMMARY**

---

This report recommends that the municipal services installed under the terms of the Subdivision Agreement between Livante Holdings (155 McNicoll) Inc. and the City of Toronto for Plan 66M-2534, dated February 2, 2016, be assumed by the City.

### **RECOMMENDATIONS**

---

The Director, Engineering Review recommends that:

1. City Council assume the services installed within Queen Magdalene Place, and that the City formally assume the road within Registered Plan of Subdivision 66M-2534.
2. City Council authorize the Director, Engineering Review, Engineering and Construction Services, to release the performance guarantee held with respect to municipal services in accordance with the Subdivision Agreement.
3. City Council direct that an assumption By-law be prepared to assume the public highways and municipal services within Registered Plan of Subdivision 66M-2534.
4. City Council authorize and direct the City Solicitor to register the assumption By-law in the Land Registry Office at the expense of the Owner.
5. City Council authorize the appropriate City Officials to take necessary action to give effect to Council's decision, including signing any release or other documentation as may be necessary.
6. City Council authorize the appropriate City Officials to transfer ownership of the street lighting system constructed within Registered Plan of Subdivision 66M-2534 to Toronto Hydro.

## **FINANCIAL IMPACT**

---

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

## **DECISION HISTORY**

---

The subject subdivision shown on Attachment 1 is approximately 1.89 ha in area and was formerly occupied by a school site open field. The site is now occupied by 22 detached residential dwelling units and a new 16.5 metre-wide public street extending from McNicoll Avenue and terminating in a cul-de-sac.

The municipal road and services required under the terms of the Subdivision Agreement between Livante Holdings (155 McNicoll) Inc. and the City of Toronto, dated February 2, 2016 (AT4371112 registered on October 14, 2016), are in an acceptable condition to be assumed by the City for the Registered Plan of Subdivision 66M-2534.

## **COMMENTS**

---

Obligations respecting the roads and municipal services contained in the Subdivision Agreement have been satisfied. Toronto Hydro has provided clearance for the assumption of their infrastructure. In addition, the relevant City divisions have provided clearance with respect to the assumption of the roads and municipal services within the Plan of Subdivision. It is now appropriate for Council to pass an assumption by-law to assume the municipal services and roads in Registered Plan of Subdivision 66M-2534.

## **CONTACT**

---

Wayne Browne, P. Eng., Senior Engineer, Development Engineering  
North York District  
Telephone: 416-395-6255, email: [Wayne.Browne@toronto.ca](mailto:Wayne.Browne@toronto.ca)

## **SIGNATURE**

---

Judy Tse, P.Eng  
Director, Engineering Review  
Engineering & Construction Services

## **ATTACHMENTS**

---

Attachment 1: 66M-2534 - Assumption of Services Site Map  
Assumption of Services Queen Magdalene Place



NOTE:  
 THIS SKETCH HAS BEEN  
 COMPILED FROM OFFICE  
 RECORDS, MEASUREMENTS  
 ARE APPROXIMATE

CHECK BY ANA MICHALEK  
 PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET  
 ATTACHMENT 1 – 66M-2534  
 ASSUMPTION OF SERVICES SITE MAP

WARD 17 - DON VALLEY NORTH  
 DATE: APRIL 04, 2022

SKETCH No. PS-2022-013