

**Assumption of Services, St. Magnus Subdivision,  
Chiavatti Developments Limited, Plan 66M-2482,  
Subdivision File: 06 198723 ESC 44 SB**

**Date:** January 31, 2024  
**To:** Scarborough Community Council  
**From:** Acting Director, Engineering Review, Engineering and Construction Services  
**Wards:** Ward 25 - Scarborough Rouge Park

**SUMMARY**

---

This report recommends that the municipal services under the terms of the Subdivision Agreement for Plan 66M-2482, dated November 20, 2009 between Chiavatti Developments Limited and the City of Toronto be assumed by the City.

**RECOMMENDATIONS**

---

The Acting Director, Engineering Review recommends that City Council:

1. Assume the services installed within St. Magnus Drive, Lawson Road, and Brumwell Road in accordance with the accepted engineering drawings, and that the City formally assume St. Magnus Drive, extending from the existing St. Magnus Drive and terminating at a cul-de-sac, within the Registered Plan of Subdivision 66M-2482;
2. Authorize the Acting Director, Engineering Review to release the performance guarantee held with respect to the municipal services in accordance with the Subdivision Agreement.
3. Direct that an assumption By-law be prepared to assume the public highway and municipal services within the Registered Subdivision Plan 66M-2482;
4. Authorize and direct the City Solicitor to register the assumption By-law in the Land Registry Office, at the expense of the Owner.
5. Authorize the appropriate City Officials to take the necessary action to give effect thereto; and

6. Authorize the appropriate City Officials to transfer ownership of the street lighting system constructed with Registered Plan of Subdivision 66M-2482 to Toronto Hydro.

## **FINANCIAL IMPACT**

---

There are no financial implications resulting from the adoption of this report.

## **DECISION HISTORY**

---

The subject subdivision shown on the attached map, Attachment 1 is approximately 0.53 hectares in area and is comprised of 26 single family residential units and a new 20-metre-wide public street, St. Magnus Drive, with 1.7m sidewalk on the east side of St. Magnus Drive, extending from the existing St. Magnus Drive and terminating at a cul-de-sac. The subdivision between Thornland Construction Limited and the City of Toronto, containing the existing portion of St. Magnus Drive, was assumed by Community Council on February 20, 1984.

The municipal road and services required under the terms of the Subdivision Agreement for Plan 66M-2482, dated November 20, 2009 between Chiavatti Developments Limited and the City of Toronto are in the required conditions to be assumed by the City. Toronto Hydro-Electric System Limited and Toronto Hydro Energy Services Inc. have also signed-off.

## **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, including Transportation Services, Community Planning, Finance, City Legal, Toronto Building and Forestry and Recreation have provided clearance with respect to the assumption of the roads and municipal services.

It is now appropriate for Council to pass an assumption by-law to assume the municipal services and road works in subdivision Plan 66M-2482

## **CONTACT**

---

Saleem Khan, P.Eng., PMP, Manager, Development Engineering, Scarborough District  
Telephone: 416-396-7351, email: [Saleem.Khan@toronto.ca](mailto:Saleem.Khan@toronto.ca)

## **SIGNATURE**

---

Grace Tesa, P.Eng., Acting Director, Engineering Review  
Engineering and Construction Services

## **ATTACHMENTS**

---

Attachment No.1 – Key Plan

Attachment No.2 - Map of Plan of Subdivision 66M-2482

Attachment No. 1 – Key Plan

