

Assumption of Services, Registered Plans 66M-2540, 67 Kirkdene Drive

Date: January 23, 2025
To: Scarborough Community Council
From: Acting Director, Engineering Review, Development Review Division
Wards: 25- Scarborough Rouge Park

SUMMARY

This report recommends that the municipal services under the terms of the Subdivision Agreements for Plan 66M-2540, dated October 20, 2017, between Your Home Developments (Kirkdene) Inc. 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 in the subdivision and that the City formally assume Bluebird Place road within the Registered Plan of Subdivision 66M-2540;
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 Plan of Subdivision 66M-2540;
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-2540 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 0.314 hectare in area, and comprises a public road known as Bluebird Place and the services underneath it to accommodate 3 residential semi-detached units.

The municipal road and services required under the terms of the Subdivision Agreements for Plans 66M-2540, dated October 20, 2017, between the Your Home Developments (Kirkdene) Inc. and the City of Toronto are in the required condition to be assumed by the City.

COMMENTS

All obligations of the Subdivision Agreement have been completed, all relevant City Divisions have been consulted and have provided clearance. It is now appropriate for Council to pass an assumption by-law to assume the municipal services and road works in subdivision Plans 66M-2540.

CONTACT

Nhat-Anh Nguyen, P.Eng., Manager, Central Review Unit, Priority Development Engineering Review, Telephone: 416-338-3489, email: Nhat-Anh.Nguyen@toronto.ca

Imran Kabir, P.Eng., Senior Engineer, Centralized Review Unit, Priority Development Engineering Review, Telephone: 416-395-6274, email: imran.kabir@toronto.ca

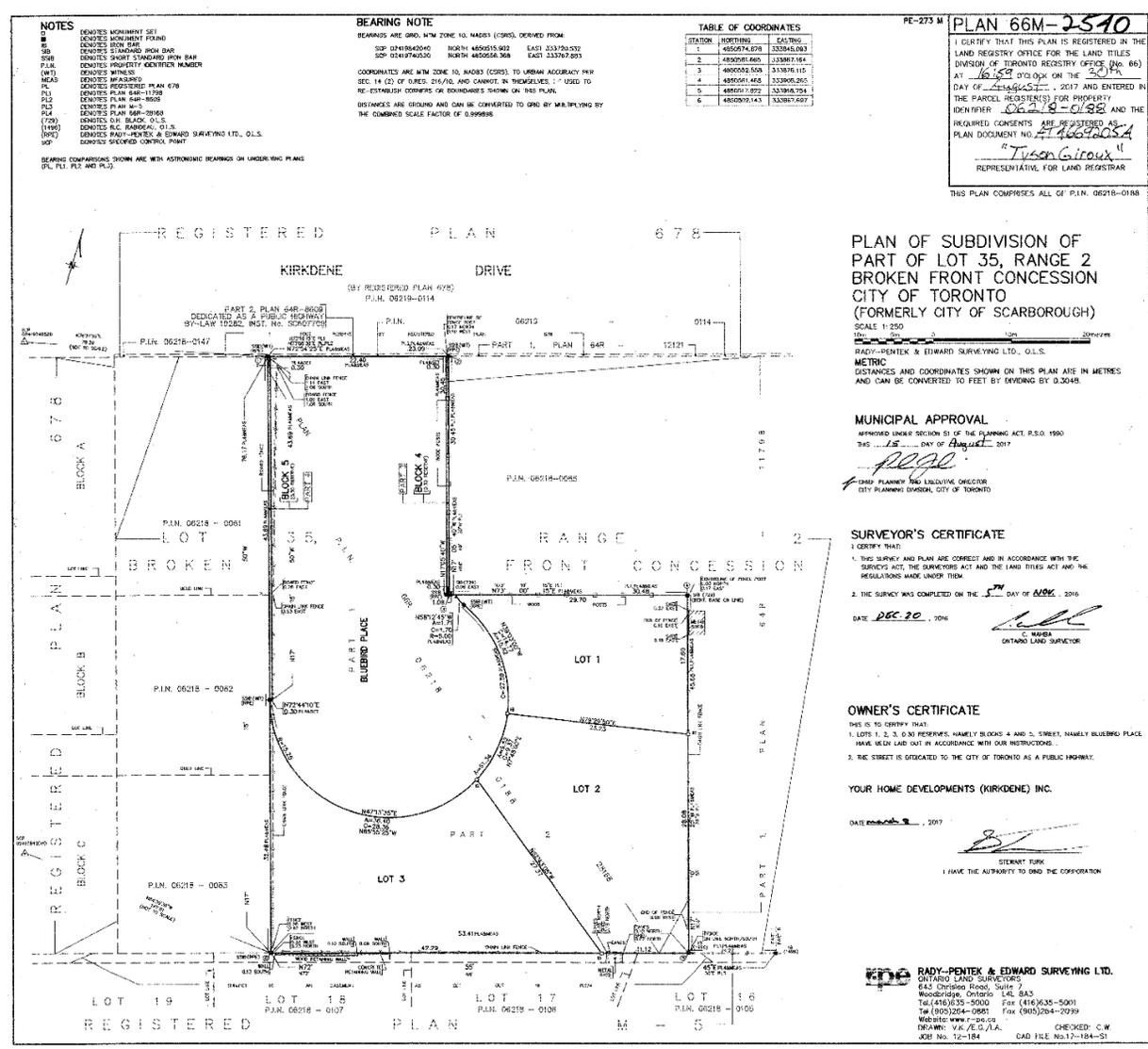
SIGNATURE

Grace Tesa, P.Eng., Acting Director, Engineering Review
Development Review Division

ATTACHMENTS

Attachment No. 1 - Plan of Subdivision 66M-2540

Attachment No. 1 - Plan of Subdivision 66M-2540



NOTES

- GEN/RES MONUMENT SET
- GEN/RES MONUMENT FORMS
- GEN/RES BORN PART
- GEN/RES STAMPEL BORN BAR
- GEN/RES SHORT STANDARD IRON BAR
- GEN/RES PROPERTY IDENTIFIED NUMBER
- PL/RES
- GEN/RES WITNESS
- GEN/RES IMPROVEMENT
- GEN/RES REGISTERED PLAN 678
- GEN/RES PLAN 648-1128
- GEN/RES PLAN 648-0001
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BEARING NOTE

BEARINGS ARE GRID, N.T.M. ZONE 10, NAD83 (CGRS), DERIVED FROM:

SOP 02191864000 NCRN 4850515.902 EAST 333703.532

SOP 02191760300 NORTH 4850558.368 EAST 333707.893

COORDINATES ARE N.T.M. ZONE 10, NAD83 (CGRS), TO UTMAN ACCURACY PER SEC. 14 (2) OF RULES 225/01 AND CHANGE BY THEMSELVES. IT IS TO BE RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999988

TABLE OF COORDINATES

STATION	NORTHING	EASTING
1	485074.678	333841.003
2	485091.640	333857.954
3	485092.508	333876.110
4	485091.458	333905.850
5	485091.822	333916.724
6	485091.143	333887.627

PE-273 M

PLAN 66M-2540

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF TORONTO REGISTRY OFFICE (No. 66) AT 16:59 O'CLOCK ON THE 30TH DAY OF 2016 AND ENTERED IN THE PARCEL REGISTERED FOR PROPERTY IDENTIFIER 06218-0188 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. 4146674004 "Tuson, G. G. G." REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PLAN 06218-0188

PLAN OF SUBDIVISION OF PART OF LOT 35, RANGE 2 BROKEN FRONT CONCESSION CITY OF TORONTO (FORMERLY CITY OF SCARBOROUGH)

SCALE 1:250

RADY-PENYK & EDWARD SURVEYING LTD., O.L.S.

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

MUNICIPAL APPROVAL

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990

THIS IS THE DAY OF August 2017

[Signature]

CITY PLANNER AND EXECUTIVE DIRECTOR
CITY PLANNING DIVISION, CITY OF TORONTO

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 27TH DAY OF NOV., 2016

DATE DEC 20, 2016

[Signature]
C. WADDA
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

- LOTS 1, 2, 3, 0.30 RESERVE, NAMELY BLOCKS 4 AND 5, STREET, NAMELY BLUEBIRD PLACE HAVE BEEN Laid OUT IN ACCORDANCE WITH OUR INSTRUMENTS.
- THE STREET IS DEDICATED TO THE CITY OF TORONTO AS A PUBLIC HIGHWAY.

YOUR HOME DEVELOPMENTS (KIRKDENE) INC.

DATE DEC 20, 2017

[Signature]
STEWART TERRY
I HAVE THE AUTHORITY TO BIND THE CORPORATION

RADY-PENYK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS

642 Christie Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel: (416) 635-5000 Fax: (416) 635-5001
TW: (905) 224-0885 Fax: (905) 224-0299
WebSite: www.rpe-s.com

DRAWN: Y.A./E.S./J.A. CHECKED: C.W.
JOB No. 12-184 CAD FILE No. 12-184-01