

Assumption of Services, Registered Plan 66M-2549, 743 Warden Avenue, Zahavish Downtown Developments Ltd

Date: November 6, 2025
To: Scarborough Community Council
From: Acting Director, Engineering Review, Development Review
Wards: 20

SUMMARY

This report recommends City assumption of the municipal services installed under the terms of the Subdivision Agreement, dated March 28, 2017, and amending agreement, dated April 23, 2024, between Zahavish Downtown Developments Ltd. and the City of Toronto relating to registered Plan of Subdivision 66M-2549.

RECOMMENDATIONS

The Director, Engineering Review, Development Review recommends that:

1. City Council assume the services and roads installed as shown on the Registered Plan of Subdivision 66M-2549.
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 March 28th, 2017 between Zahavish Downtown Developments Ltd. 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-2549 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-2549 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

Zahavish Downtown Developments Ltd. entered into a Subdivision Agreement, March 28, 2017, with the City of Toronto. The performance guarantee for this development was submitted as required. The Plan of Subdivision was registered as 66M-2549.

COMMENTS

Plan of Subdivision 66M-2549, shown on Attachment 1, is approximately 6.56ha in area and comprises Cleanside Road, Mendelssohn Road, Ayers Crescent, Gerigs Street, Howe Avenue, Fusilier Drive, a section of Pidgeon Street within the Plan, municipal sewers and watermains under the public streets, a stormwater management pond and a public park.

In preparation for this assumption, the Zahavish Downtown Developments Ltd, has addressed and completed the remaining deficiencies related to sidewalk construction along Cleanside Road and portion of Pidgeon Street within the Plan of Subdivision.

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.

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SIGNATURE

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