

Assumption of Services, Registered Plan 66M-2552, Kipling Grove Court, Chimney Swift Court, Minto 19 Glen Agar Inc.

Date: December 17, 2025

To: Etobicoke York District Community Council

From: Director, Engineering Review, Development Review

Wards: 2

SUMMARY

This report recommends City assumption of the municipal services installed under the terms of the Subdivision Agreement, dated August 22, 2018, between Minto 19 Glen Agar Inc. and the City of Toronto relating to registered Plan of Subdivision 66M-2552.

The Transportation Review Unit of the Development Review Division has prepared a companion report titled 'Parking and Traffic Regulations – Kipling Grove Court and Chimney Swift Court' requesting approval for the enactment of by-laws to implement the approved parking and traffic regulations on Kipling Grove Court and Chimney Swift Court. The assumption of services is contingent upon City Council's approval of the above-noted report and associated by-laws.

RECOMMENDATIONS

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

1. City Council assume the municipal services relating to Plan of Subdivision 66M-2552, subject to the approval of the companion report titled 'Parking and Traffic Regulations – Kipling Grove Court and Chimney Swift Court'.
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 August 22, 2018, between Minto 19 Glen Agar Inc. and the City of Toronto.
3. City Council authorize and direct the City Solicitor to prepare an assumption By-law to assume the public highways within Plan of Subdivision 66M-2552 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-2552 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

Minto 19 Glen Agar Inc. entered into a Subdivision Agreement, on August 22, 2018, with the City of Toronto. The performance guarantee for this development was submitted as required. The Plan of Subdivision was registered as 66M-2552.

COMMENTS

Plan of Subdivision 66M-2552 shown on Attachment 1, is approximately 2.44 ha in area and is comprised of 53 single detached units, a new park and two new 16.5 m wide streets (Kipling Grove Court and Chimney Swift Court) that end with a cul-de-sac that extend from Glen Agar Drive and back onto a hydro corridor.

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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