



October 7<sup>th</sup>, 2024

Sent via email <[clerks@vaughan.ca](mailto:clerks@vaughan.ca)>

City of Vaughan Committee of the Whole  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

C 4  
Communication  
CW(1) – October 8, 2024  
Item No. 1

**Re: Agenda Item 6.1 Committee of the Whole Meeting – October 8, 2024  
Teston Road East and West Sanitary Infrastructure Area Specific Development Charge  
Block 27 Landowners Group (“the Group”)  
City of Vaughan (the “City”)**

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Dear Members of the Committee of the Whole,

We are writing to you as the Group Manager for the Block 27 Landowners Group (the “Group”). The Group owns ~90% of the lands within the Block 27 Secondary Plan Area in the City of Vaughan, which is bordered by Keele Street on the east, Jane Street on the west, Teston Road on the south and Kirby Road on the north, as illustrated in **Schedule A**. The Group’s lands are within a tributary area of the proposed Teston Road East Sanitary Sewer for which an area specific development charge is contemplated (the “ASDC”).

The Group has met with City staff twice regarding the ASDC as part of the consultation process. Additionally, Schaeffers Consulting Engineers (“Schaeffers”), the Group’s engineering consultant, submitted comments via email on August 16, 2024 (see **Attachment 1**). The City responded to Schaeffers’ comments on August 30, 2024, providing cost estimates and information about the drainage area. Since then, Schaeffers has been thoroughly reviewing the information provided by the City. Most recently, we met with City staff on October 4, 2024, to discuss our comments on the cost estimates related to infrastructure for Block 27, which we followed up with an email on the same day. As a next step, Schaeffers will provide further comments along with updated engineering plans and a comprehensive cost estimate for review and consideration by the City.

**We kindly request that all costs be updated prior to the Council's enactment of the ASDC, and we look forward to working with City Staff in this regard.**

Should you have any questions or concerns regarding the foregoing, please do not hesitate to contact the undersigned.

Yours Very Truly,

*Andrew Lam*  
Andrew Lam, BURPI  
Project Manager  
Delta Urban Inc.



cc. *Mustafa Ghassan, Partner, Delta Urban Inc.*  
*Alex Lusty, Partner, Davies Howe*  
*Koryun Shahbikian, Partner, Schaeffers Consulting Engineers*  
*Block 27 Landowners Group*




Enclosed. *Schedule A: Block 27 Landowners Group Ownership Map*  
*Attachment 1: Schaeffers Consulting Engineers email submission dated August 16, 2024*

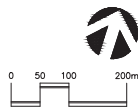
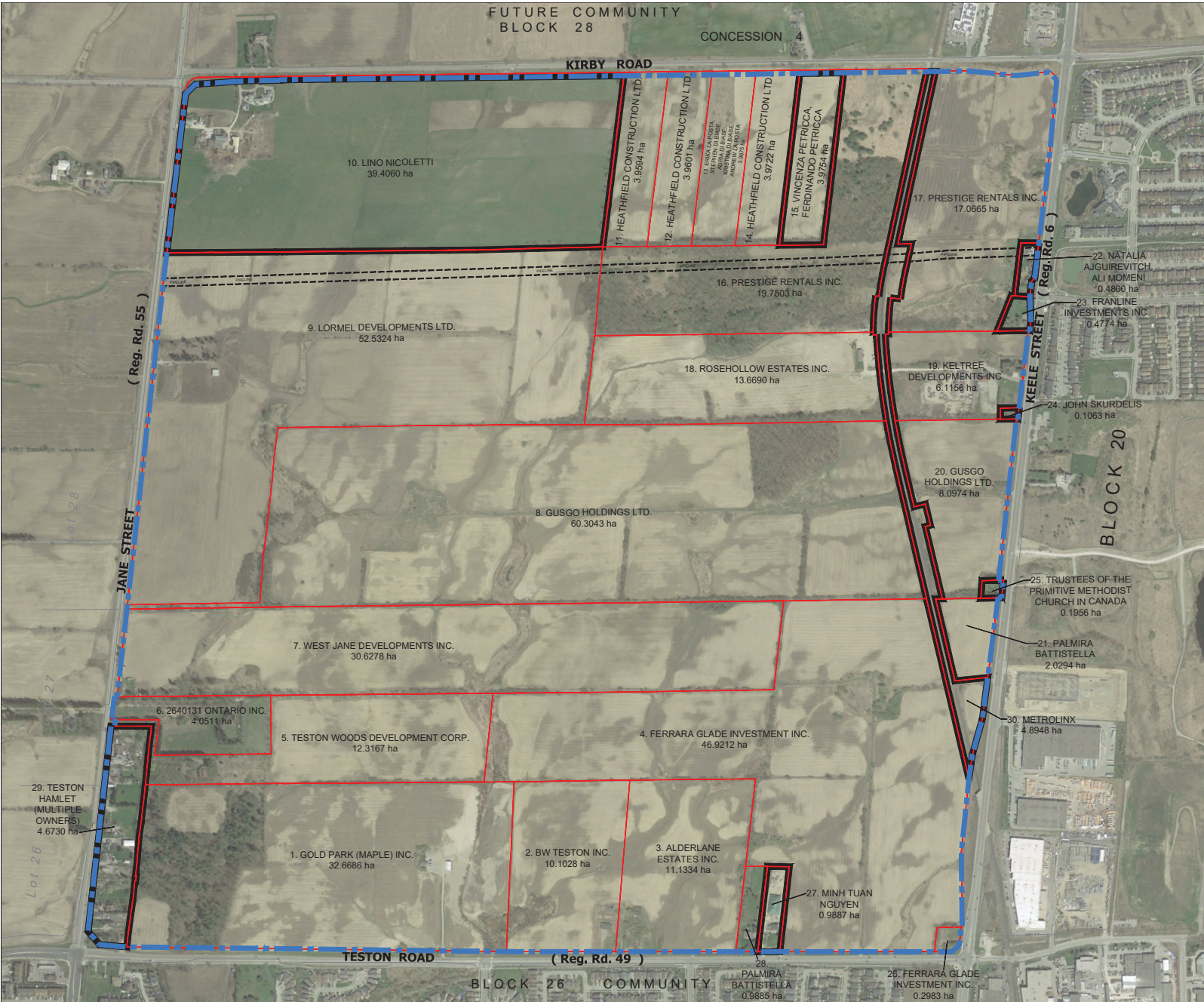


Schedule A  
Block 27 Landowners Group Ownership Map

# Block 27, City of Vaughan OWNERSHIP MAP (October 26, 2023)

## LEGEND

-  BLOCK 27 BOUNDARY
-  PROPERTY BOUNDARIES
-  NON-PARTICIPATING OWNERS





Attachment 1

Schaeffers Consulting Engineers email submission dated August 16, 2024

**From:** [Koryun Shahbikian](#)  
**To:** [Carlos Couto](#); [Brienne Clace](#)  
**Cc:** [Mustafa Ghassan](#); [Andrew Lam](#)  
**Subject:** some comments on ASDC presentation for Block 27  
**Date:** Friday, August 16, 2024 3:48:15 PM  
**Attachments:** [image001.png](#)

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Dear Brienne and Carlos,

Thanks for the presentations. It is great that the City has initiated the ASDC by-law process.

I want to provide a few comments on behalf of Block 27, and we hope those comments can be considered for ASDC by-laws and rates.

From the presentation, we understood that only the construction of the Teston Road sewer between Keele Street and Jane Street (Blue line) is currently considered in ASDC rate calculations.

1. The number of shafts does not reflect the current design. Block 27 is connected to this system in three locations.
2. We anticipate that the size of the trunk, especially at the downstream, will be larger than 900mm.
3. City staff told Block 27 LOG to upsize their sewers to convey the external drainage areas (i.e. Block 28). Two branches of the sewer system drain the flow from Kirby Road to Teston Road, which needs to be upsized for external areas.
4. Furthermore, on Page 7 of the presentation, the figure shows that there is an external area that drains to the Teston Road sewer from the east side of Keele Street:
  - a. It is unclear whether the flow from this area will be directed to the Teston trunk through block 27 or if it will connect via Keele Street.
  - b. If it is going to be directed via Block 27, then the upgraded sewer in Block 27 should be included in the calculations. Only the blue trunk line is not sufficient.
  - c. If it goes through Keele Street, then Blue Trunk will also convey the flow from existing employment lands on the east side of Keele Street, and therefore, the calculation should reflect that.
5. Please note that the land uses are quite different. We have low-rise, mid-rise, and 12-story buildings and employment land use within this catchment.
6. Does the benefitting area used in the calculation include only net development areas, or does it include NHS and other non-developable areas?
7. The timelines in the presentation are pretty aggressive, and considering the engineering works of these blocks are progressing and the drainage solutions in some areas can be changed, refined, or improved, I am afraid that the information being used in the ASDC by-law calculation today will require to be revised in a few months.

Best regards,

Koryun Shahbikian, LLB, LLM, M.Eng., P.Eng.

Partner



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