

Committee of the Whole (1) Report

DATE: Tuesday, January 21, 2025

WARD: 1

TITLE: CONSTRUCTION OF SHIPWILL STREET TO KIRBY ROAD –
BLOCK 34 EAST

FROM:

Vince Musacchio, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To seek Council approval to enter into a development agreement with the Owner at 11424 Jane Street East to secure for the construction of Shipwill Street and associated infrastructure to Kirby Road to facilitate the proposed development of Block 34 East.

Report Highlights

- The proposed development within Block 34 East requires the extension of Shipwill Street to Kirby Road to facilitate road access and servicing.
- The extension of Shipwill Street is located within lands containing an active development application and is required to be constructed ahead of the approval of the proposed industrial lands.
- The Owner of the Subject Lands where the extension of Shipwill Street is proposed has committed to fund the full cost of and construct the requisite infrastructure. A development agreement will secure for the land and works.

Recommendation

1. That Council authorize staff to prepare and execute a development agreement with the landowner in Block 34 East to facilitate the extension of Shipwill Street to Kirby Road including the installation of municipal sewers and mains within the proposed roadway.

Background

The lands in Block 34 East require the completion of Shipwill Street from Teston Road to Kirby Road to enable continuous road access and complete the water, wastewater and stormwater servicing scheme.

The development application within Block 34 East subject to this report is located at 11424 Jane Street (File: DA.23.060) submitted by the landowner known as Livall Holdings Limited ('Livall'). The development application was initially received by the City in January 2024.

On March 4, 2022, the Minister of Municipal Affairs and Housing (MMAH) issued a Minister's Zoning Order 156/22 (the "MZO") to amend Zoning By-law 1-88 and zone the Subject Lands as 'Employment Area Zone' and 'Open Space Environmental Protection Zone'. The MZO permits the use and zoning provisions required for the proposed low-rise industrial campus. The zoning provisions under MZO 156/22 supersedes the zoning regulations of Comprehensive Zoning By-law 001-2021 and Zoning By-law 1-88 and grants zoning permission for the proposed distribution facilities. The proposed Development Application will facilitate the development and implement the zoning permissions.

Livall is proposing to develop the Subject Lands, in three phases, into an industrial campus comprised of eight (8) low-rise, multi-tenant industrial buildings. The Owner of the Subject Lands proposes that development be completed in two phases of development and servicing with the extension of Shipwill Street to Kirby Road required in the initial phase of works. Livall proposes to work with the City of Vaughan and landowners south of Subject Lands to facilitate the extension of Shipwill Street. Shipwill Street is a planned public street that will provide north-south access through the Subject Lands and complete the spine road for the entire Block 34 East lands

Previous Reports/Authority

N/A

Analysis and Options

The construction of Shipwill Street to Kirby Road will efficiently facilitate the growth of the Block 34 East lands.

The current Shipwill Street works including for all lands and infrastructure, have been secured through other City subdivision and development agreements that have been executed with the landowners south of the Subject Lands. These agreements were facilitated through the Planning Application process. The completion of the final leg of

Shipwill Street to Kirby Road on the Subject Lands will secure for the continuous north-south connection envisioned through the Block 34 East Block Plan.

A Development Agreement will be required between the Owner and the City to facilitate the requisite works.

A development agreement will need to be executed amongst the City and Owner to facilitate the construction of Shipwill Street and the associated wastewater sewer, watermain and stormwater works within the road right-of-way. Livall will need to satisfy the conditions to construct the municipal works through the development agreement with the City and provide the City with a letter of credit for the value of the works. The detailed design and construction of the works will be completed by Livall and ensure the coordination of the connection of services with the landowners within Block 34 East.

The Development Engineering Department have no objections to the proposed extension of Shipwill Street to Kirby Road on the Subject Lands, subject to Conditions of Approval.

Development Engineering has no objection to the proposed extension of Shipwill Street to Kirby Road on the Subject Lands, subject to the Owner satisfying their conditions of approval in Attachment 1 of this report.

Financial Impact

The Owner of the Subject Lands have made a commitment to fully fund and construct the extension of Shipwill Street to Kirby Road on its lands including the wastewater sewer, watermain and stormwater works inclusive of applicable taxes and administration recovery. Livall will need to execute a development agreement for the proposed street with the City to secure the necessary funds prior to any works being initiated.

Operational Impact

The extension of Shipwill Street to Kirby Road will require minor administrative modifications to the existing active development application for the Subject Lands to acknowledge the creation of a municipal road that would bisect the property east-west. This will be addressed through the Planning Application.

Broader Regional Impacts/Considerations

The proposed extension of Shipwill Street to Kirby Road on the Subject Lands has been reviewed by the Toronto and Region Conservation Authority, Region of York and Ministry of Transportation. Their comments have been provided through the active Development Application. The Owner of Subject Lands will be responsible to obtain the

required approvals and permits from the identified agencies to facilitate the construction of Shipwill Street on their lands. Any outstanding requirements will be identified as conditions of approval within the future Development Agreement.

Conclusion

The proposed extension of Shipwill Street to Kirby Road on the Subject Lands is required to complete the north-south road access envisioned to service the entire Block 34 East lands. The City supports the Shipwill Street works to complete the road to Kirby Road, subject to the City's approval conditions attached herein. The Owner shall also address any outstanding conditions approval from external agencies. The Owner of the Subject Lands have committed to fund the full cost of and construct the requisite Shipwill Street works within their lands to Kirby Road. A development agreement will need to be executed between the City and Owner to facilitate these works.

For more information, please contact: Frank Suppa, Director, Development Engineering, extension 8255.

Attachment

1. Attachment 1 – Approval Conditions.

Prepared by

Ary Rezvanifar, Manager, Development Engineering Review, extension 8239.