

Subject: **Partial Assumption of Municipal Infrastructure in Plan 65M - 4724, 19T(W) - 17.001 - Urban Residential Subdivision (McKean Ph 2 Subdivision)**

Staff Report No. **EPW-001-26**

**Department/
Commission:** **Engineering and Public Works Commission**

Date: **February 18, 2026**

Recommendation:

- 1) That Staff will bring forward at the next Council meeting a By-law for enactment to partially assume the municipal infrastructure constructed pursuant to the Subdivision Agreement for Plan 65M-4724, Application No. 19T(W) – 17.001 – Urban Residential Subdivision (McKean Phase 2 Subdivision) from Sunnyridge Avenue to Yakefarm Boulevard, Parkland located within Block 201, Buffer located within Block 203, maintenance access located within Block 204, 0.3 m reserves within Block 119, Block 202, Block 206 and Block 207.
- 2) That Council direct staff to retain security in the total amount of \$131,683 through a Letter of Credit (LC) for the minor outstanding deficiencies and as-builts.
- 3) That Council direct staff to retain security in the total amount of \$51,275 through an LC and \$51,275 as a cash security for the unassumed portion of McKean Drive from Yakefarm Boulevard to York Durham Line.

Report Highlights

- Urban Residential Subdivision registered Plan 65M-4724, Application Number 19T(W)-17.001 Phase 2 (McKean Ph 2 Subdivision) has been requested by the developer for partial assumption including parkland within Block 201, Buffer located within Block 203, maintenance access located within Block 204, 0.3 m reserves within Block 119, Block 202, Block 206 and Block 207, and as well as the roads Wesmina Avenue, Fallharvest Way, McKean Drive, Markview Road and Boundary Road and Yakefarm Boulevard.

- The developer has submitted documentation indicating fulfillment of the requirements for acceptance of the development as specified in the Subdivision Agreement and has requested that the Town assume the municipal infrastructure within the portion of Plan 65M- 4724.
- The completion certificates for the areas to be assumed have been issued, and the warranty maintenance period, as required by the Subdivision Agreement, has expired. Based on the review, staff have no objections to the assumption of the municipal infrastructure within the areas shown in Attachment 1.
- Staff will bring forward a By-law for enactment by Council at the March 11, 2026, Council meeting.
- Sufficient funds will be retained to cover any administrative costs and pay invoices incurred as part of the assumption process.
- Securities will be retained for minor outstanding deficiencies and remaining unassumed works.

1. Purpose:

The purpose of this report is to seek Council approval to assume the municipal infrastructure constructed on Wesmina Avenue, Fallharvest Way, McKean Drive, Markview Road and Boundary Road from Sunnyridge Avenue to Yakefarm Boulevard Parkland on Block 201, Buffer located within Block 203, maintenance access located within Block 204, 0.3 m reserves within Block 119, Block 202, Block 206B and Block 207.

2. Background:

On December 21, 2021, a Subdivision Agreement was executed between 11731 Tenth Line Developments Ltd. and the Town. The agreement required the Owner (Developer) to construct the works and services as presented on the approved drawings for the development of a residential subdivision. The municipal infrastructure to be assumed by the Town includes the roads, roundabouts, sidewalks, boulevards, parklands block, buffer and maintenance access, streetlights, street signs, watermains and water infrastructure, sanitary sewers, storm sewers, CBs, DCBs, RLCBs, clear water collectors, 0.3 m reserves, and street trees.

3. Analysis:

3.1 Developer Deposit Account

- i. As of the date of writing this report, the Development Deposit Account GP#400-06-20-50-0 was in a credit position of \$41,371.85. The cash component of the security will be reduced, and the balance will be held until assumption of the remainder of registered Plan 65M-4724 and the closeout of all accounts associated with this development and receipt of all outstanding payments.

3.2 Extended Warranty

- i. After assumption, the Town will retain securities in the amount of \$131,683 in the form of a Letter of Credit (LC) to cover minor deficiencies identified during the assumption process. This includes works related to the repair of deficient sidewalk bays, watermain valve, fire hydrant, service connection, minor landscaping works, CB Leads, and a lateral connection. The remaining minor deficiencies are anticipated to be completed by the owner/developer in the second quarter of 2026.
- ii. Security in the amount of \$51,275 will be retained in the form of an LC and \$51,275 in the form of cash security for McKean Drive (Yakefarm Boulevard to York Durham Line), until final assumption of registered Plan 65M-4724.

3.3 Status of Certification

The maintenance period of 24 months, which began on November 14, 2023, has elapsed. The municipal infrastructure to be assumed has been completed in accordance with the terms and conditions of the Subdivision Agreement. The Developer's consulting engineer, Sabourin Kimble & Associates Ltd., has certified that all works and services within the subdivision to be assumed have been inspected, tested, and found to be in general conformance with the Town-approved engineering drawings, specifications, standards, and requirements, except minor outstanding deficiencies anticipated to be completed in the spring of 2026.

The municipal infrastructure was found to be in an acceptable condition to be assumed. Completion of the final as-built drawings and submission to the Town, along with the PSAB data table, is deferred until assumption of McKean Ph3 subdivision and appropriate securities have been retained for the completion of this work.

In accordance with the conditions of the Subdivision Agreement, staff recommend that the Town partially assume from the Developer the responsibility for the maintenance and operation of municipal infrastructure within registered Plan 65M-4724.

4. Options:

4.1 Option A (Recommended)

That Staff will bring forward at the next Council meeting a By-law for enactment to partially assume the municipal infrastructure constructed pursuant to the Subdivision Agreement for Plan 65M-4724, Application No. 19T(W) – 17.001 – Urban Residential Subdivision (McKean Phase 2 Subdivision) from Sunnyridge Avenue to Yakefarm Boulevard, Parkland located within Block 201, Buffer located within Block 203, maintenance access located within Block 204, 0.3 m reserves within Block 119, Block 202, Block 206 and Block 207.

That Council direct staff to retain security in the total amount of \$131,683 through an LC for the minor outstanding deficiencies and as-builts.

That Council direct staff to retain security in the total amount of \$102,550, \$51,275 through an LC and \$51,275 as a cash security for the unassumed portion of McKean Drive from Yakefarm Boulevard to York Durham Line.

5. Financial Implications:

Upon assumption of the subdivision, maintenance will become the responsibility of the Town. The assumed infrastructure will be added to the Town's Tangible Capital Asset inventory for financial reporting purposes. The appropriate Divisions will be required to adjust their annual Operating budgets to accommodate the additional operation and maintenance costs of the assumed municipal infrastructure and ensure that it meets current levels of service. The as-constructed costs and the estimated annual maintenance and operational costs are summarized in Table 1 below:

Table 1: Municipal Infrastructure Summary

Item Description	Length/Unit	As-Constructed Costs	Annual O&M Costs
Watermains	2.1 km	\$481,749.70	\$20,641
Sanitary Sewers	2.1 km	\$403,693.41	\$18,543
Storm Sewers and Clear Water Collector (CWC)	Storm Sewers: 1.6 km CWC: 0.5 km Total: 2.1 km	\$889,515.51	\$15,561
Roads	1.9 km	\$2,079,926.87	\$52,136
Sidewalks	2.7 km	\$406,136.72	Included in roads
Streetlights	52 each	\$238,906.20	\$6,240
Parkland Block	1 each (1.6 ha)	\$666,280.10	\$75,923
Trails	0.3km	\$141,912.44	\$1,800
Street Trees	96 each	\$53,889.60	\$10,800
Total		\$5,362,010.55	\$200,924

The Town will maintain sufficient deposit funds for the costs incurred in connection with the assumption process.

Cash Peer review account and appropriate securities will remain in place until completion of all outstanding works and assumption of the remaining servicing within registered Plan 65M-4724.

6. Broader Intergovernmental Impacts and/or Considerations:

As per the conditions of the subdivision agreement for registered Plan 65M-4724, Block 205 has been conveyed to York Region for York/ Durham Line Road widening.

7. Communication:

None

8. Alignment with Strategic Plan:

1. A Town that Grows

A Town that grows in support of complete communities

9. Attachments:

1. Attachment 1 – Reference Plan Assumption Area
2. Attachment 2 – 65M-4724 Partial Assumption
3. Attachment 3 - SKA Completion Certificate
4. Attachment 4 - Draft By-law 2026-xxx-RD

10. Related Reports:

None

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For further information on this report, please contact: Jack Graziosi, Commissioner at 905-640-1910 or 1-855-642-8697 ext. 2464 or via email at jack.graziosi@townofws.ca.

Review Confirmation:

Reviewing Division	Review Required?				Reviewed By
Finance	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	CS
Legal	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	JE
Communications	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	
Clerks	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	