



**CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (1)
AGENDA**

If you wish to speak to an item listed on the Agenda, please pre-register by completing a Request to Speak Form online, emailing clerks@vaughan.ca, or contacting Service Vaughan at 905-832-2281, by 12 noon on the last business day before the meeting.

Tuesday, May 5, 2026

1:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Dr., Vaughan, ON

and Online via Electronic Participation

Indigenous Land Acknowledgement (prior to the commencement of the meeting)

Pages

- 1. CONFIRMATION OF AGENDA**
- 2. DISCLOSURE OF INTEREST**
- 3. COMMUNICATIONS**
- 4. CEREMONIAL PRESENTATIONS**
 - 1. CITY OF VAUGHAN 2025 UNITED WAY CAMPAIGN**
Cheque Presentation
- 5. DEPUTATIONS**
 - 1. GILLIAN FREEMAN, VICTIM SERVICES OF YORK REGION INC.**
Presentation providing an overview of their 24-hour crisis intervention services and the impact this work has on residents.
- 6. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION INCLUDING MEMBERS RESOLUTION(S)**

Planning and Infrastructure Development

1. CONSTRUCTION COST INDEX STUDY 5
Report of the Deputy City Manager, Planning and Infrastructure Development, with respect to the above.
2. DEWATERING AND DISCHARGE ACTIVITY POLICY AND TECHNICAL AMENDMENT TO SEWER USE BY-LAW 025-2024 49
Report of the Deputy City Manager, Planning and Infrastructure Development, with respect to the above.
3. 2025 DELIVERY REPORT – PLANNING AND INFRASTRUCTURE DEVELOPMENT 69
Report of the Deputy City Manager, Planning and Infrastructure Development, with respect to the above.
4. BUILDING PERMIT FEES ANNUAL FINANCIAL REPORT FOR 2025 123
Report of the Deputy City Manager, Planning and Infrastructure Development, with respect to the above.
5. SUSTAINABLE NEIGHBOURHOOD ACTION PROGRAM UPDATE 129
Report of the Deputy City Manager, Planning and Infrastructure Development, with respect to the above.
6. COPPER KIRBY DEVELOPMENTS LIMITED ZONING BY-LAW AMENDMENT FILE Z.25.049 - 11363 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY ROAD 177
Report of the Deputy City Manager, Planning and Infrastructure Development, with respect to the above.
7. 435 CITYVIEW INC. DRAFT PLAN OF CONDOMINIUM APPLICATION FILE NO. 19CDM-26V001 - 435 CITYVIEW BOULEVARD VICINITY OF CITYVIEW BOULEVARD AND TESTON ROAD 203
Report of the Deputy City Manager, Planning and Infrastructure Development, with respect to the above.

Community Services

8. TECHNICAL AMENDMENTS TO PARKS, PARKING, SHORT-TERM RENTAL, MUNICIPAL ACCOMMODATION TAX, SHORT-TERM RENTAL, LICENSING, SITE ALTERATION, ADMINISTRATIVE PENALTIES, NUISANCE AND NOISE BY-LAWS 241
Report of the Deputy City Manager, Community Services, with respect to the above.
9. AMENDMENTS TO THE SPECIAL EVENTS BY-LAW RECOMMENDATIONS 253
Report of the Deputy City Manager, Community Services, with respect to the above.

10. OPTIONS TO CELEBRATE CHINESE HERITAGE MONTH
Report of the Deputy City Manager, Community Services, with respect to the above.
7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION
8. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION
9. CONSIDERATION OF STATUTORY/ADVISORY COMMITTEE REPORTS
10. STAFF INFORMATION MEMORANDA
11. NEW BUSINESS
12. CLOSED SESSION RESOLUTION FOR THE COMMITTEE OF THE WHOLE
(CLOSED)
13. ADJOURNMENT

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED
AND VIDEO BROADCAST

www.vaughan.ca (Agendas, Minutes and Live Council Broadcast)

Committee of the Whole (1) Report

DATE: Tuesday, May 5, 2026

WARD(S): ALL

TITLE: CONSTRUCTION COST INDEX STUDY

FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: FOR INFORMATION

Purpose

Council previously authorized staff to undertake a Construction Cost Index Study to support improved consistency in estimating costs associated with developer-built municipal infrastructure.

The study has now been completed. This report provides Council with an overview of the work undertaken and outlines how the findings will support ongoing administration of development agreements in the context of evolving construction market conditions.

No Council direction is being requested through this report.

Report Highlights

- The Construction Cost Index Study has been completed to support consistent approaches to infrastructure cost estimation.
- The findings will assist staff in administering development agreements in a predictable and transparent manner.
- The work reflects continued efforts to respond to changing construction market conditions.
- The initiative supports effective delivery of infrastructure required to accommodate growth.

Recommendations

1. That staff continue to utilize the findings of the Construction Cost Index Study to inform operational practices related to development agreement administration and infrastructure financial securities.

Background

Council previously considered staff reports related to the preparation of a Construction Cost Index Study intended to support improved consistency and efficiency in the administration of development agreements.

The initiative was advanced in recognition of changing construction market conditions and the importance of ensuring that cost estimates for developer-built infrastructure are reviewed using structured, informed approaches. These cost estimates form part of the basis for determining the value of securities required to guarantee completion of municipal works.

The study has now been completed with consultant support and provides a reference framework that staff can use when reviewing infrastructure cost estimates submitted as part of development applications and agreements.

Previous Reports/Authority

[Item 6, Report No. 27, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 24, 2024](#)

[Communication – Council – Preparation of Construction Cost Index for Development Projects September 24, 2024](#)

Analysis and Options

The Construction Cost Index Study included a review of historic infrastructure construction costs, market pricing trends, and key cost drivers associated with municipal infrastructure delivered through development agreements.

The findings provide an additional reference tool to assist staff in reviewing applicant-submitted cost estimates and determining appropriate infrastructure securities. This supports greater consistency in decision-making and contributes to the effective administration of development agreements amid evolving construction market conditions.

Maintaining existing practices would continue to rely primarily on static estimates and project-specific adjustments. Alternatively, undertaking the work internally would have required allocating staff resources, which could have affected service levels for development application review.

Completion of the study allows the City to enhance existing practices by introducing a more structured, informed reference framework, while continuing to support the timely processing of growth-related applications.

The study includes construction cost projections and indexed values through to 2028, providing a forward-looking reference to support the administration of development agreements in the near to medium term. As market conditions continue to evolve, staff may review the need for future updates or refinements to the index framework and could report back to Council at a future date should additional direction be warranted.

Beyond its application to individual development files, the study contributes to broader organizational efforts to administer growth-related infrastructure obligations in a consistent and informed manner. Establishing this structured reference framework supports staff in responding to changing market conditions while maintaining predictability in agreement administration and advancing the City's long-term growth management objectives.

Financial Impact

There are no new financial impacts associated with this report.

The Construction Cost Index Study was completed within previously approved capital funding. The findings will support staff in determining infrastructure securities associated with development agreements and contribute to ongoing financial stewardship related to growth infrastructure delivery.

Operational Impact

Development Engineering staff will apply the study findings when reviewing infrastructure cost estimates and determining securities required through development agreements.

The work supports continued efforts to provide clarity and predictability in agreement administration while responding to evolving market conditions.

Broader Regional Impacts/Considerations

Construction cost pressures and market variability are affecting municipalities across the Greater Toronto Area. While the study reflects Vaughan's specific operational context, the initiative aligns with broader municipal efforts to strengthen financial stewardship and support infrastructure delivery in a changing construction environment.

Conclusion

Completion of the Construction Cost Index Study represents an important step in strengthening the City's approach to administering development agreements and reviewing infrastructure cost estimates associated with growth-related infrastructure. The structured reference framework developed through this work will assist staff in responding to evolving construction market conditions while supporting consistent and informed determination of infrastructure securities.

This initiative contributes to broader efforts to support the predictable delivery of infrastructure required to accommodate growth and reinforces the City's ongoing commitment to sound financial stewardship.

Staff will continue to apply the study findings through operational practices as development activity progresses.

For more information, please contact: Lauren Crawford, Director, Development Engineering, ext. 8255

Attachments

1. Construction Cost Index Study, HDR Corporation, April 2026

Prepared by

Ary Rezvanifar, Manager, Development Engineering Review

Preparation of Construction Cost Index Study

Final Report

April 1, 2026

Table of Contents

1	Introduction	2
2	Methodology	2
3	Review of Current State	3
3.1	Cost Data Structure and Organization	3
3.2	Data Review	4
3.3	Unit Prices (\$2025).....	4
3.3.1	Price Indices	4
3.3.2	Greenfield Unit Costs.....	6
3.3.3	Intensification Areas	15
4	Construction Cost Escalation	16
4.1	S&P Global Cost Series.....	16
4.2	Central Forecast	18
4.2.1	Forecasted Unit Costs	20
4.3	Risk Analysis	28

List of Tables

Table 3-1.	Historical Price Indices	5
Table 3-2.	Summary of Greenfield Water Infrastructure Unit Costs (\$2025).....	7
Table 3-3.	Summary of Greenfield Road Infrastructure Unit Costs (\$2025).....	11
Table 3-4.	Summary of Other Unit Costs (\$2025)	13
Table 3-5.	Comparison of Unit Rates to Alternate Sources provided by City	14
Table 3-6.	Summary of Estimated Cost Increase for Intensification Areas	15
Table 4-1.	S&P Global Cost Series	17
Table 4-2.	Annual Cost Escalation Factors (2025–2028)	19
Table 4-3.	Summary of Water Infrastructure Unit Costs (\$2025 to \$2028)	21
Table 4-4	Summary of Road Infrastructure Unit Costs (\$2025 to \$2028)	25
Table 4-6.	Summary of Other Forecasted Unit Costs (\$2025 to \$2028).....	27
Table 4-7:	Summary of Risk Analysis Results for a Sample of Cost Variables (2025–2028)	29

1 Introduction

HDR has been engaged by the City of Vaughan’s Development Engineering Department (the ‘City’) to support the development of cost projections for key municipal infrastructure through to 2028. This initiative focuses on critical components such as municipal roads, water, wastewater, and stormwater servicing, as well as landscaping and electrical infrastructure. The objective of this work is to assist the City in administering development agreements with private landowners to secure municipal infrastructure. As part of this effort, HDR is undertaking a Construction Cost Index Study to provide informed guidance on anticipated cost escalation over the next three years. This report outlines the study’s methodology and presents the findings.

2 Methodology

The methodology for developing cost projections includes:

- Review of Current State
 - Review of the Subdivision Agreement Guide; Development Agreement Guide; DE: Subdivision, Spine, & Development Agreements: Current State Process Map (October 2024)
 - Assess City’s current infrastructure asset categorization and costing approaches based on the Subdivision and Development Agreement Guide
 - Review of tender data and unit costs from 2021-2024. Tender data prior to 2021 was excluded due to incompleteness or insufficient detail for this study.
 - Determine historical unit costs and analysis of cost trends
 - Update costing model to determine benchmark costs for 2025 dollars based on the costing approach
 - Review of standards including City of Vaughan’s Engineering Design Criteria & Standard Drawings (2020) and Consolidated Linear Infrastructure Environmental Compliance Approvals Permit
- Review of Future State
 - Forecast the unit costs through 2028 using cost projections from S&P Global Market Intelligence (S&P Global) forecast series
 - Assess price trends for key infrastructure variables over the 2025–2028 period to develop cost escalation indices
 - Conduct probabilistic risk analysis to address the inherent uncertainty in economic forecasting

3 Review of Current State

3.1 Cost Data Structure and Organization

The City's current subdivision agreement guide (the 'Guide') identifies 20 categories of key assets required by private landowners to provide a cost estimate as part of the subdivision agreement process with the City. Based on discussions with City staff, the current Guide presents challenges due to lack of granularity in the cost categories. HDR explored opportunities to update the Guide and proposed a breakdown that reflects a broader cost framework, organized first by infrastructure categories (water, roads, storm, pathway, etc.), followed by subcategories (linear, vertical, urban, rural), asset type and material specification. Each item is accompanied by a clear description of its attributes and recommended units of measure, enabling consistent interpretation and application across projects.

This enhanced cost structure supports more precise cost tracking, enables detailed comparative analyses across the City's Development Engineering portfolio and improves transparency in developer bid evaluation. The items identified in the enhanced cost structure have been carried forward in the costing.

3.2 Data Review

The City provided HDR with recent tender costs from development projects within Vaughan spanning between 2021 to 2024. Tender costs are contractor bid estimates to construct projects. Tender data prior to 2021 was excluded due to incompleteness or insufficient detail for this study. HDR reviewed these estimates and extracted itemized costs for typical new development project items. A total of 15 cost estimates were reviewed from 2021 to 2024, comprising the following:

- 2021: 1 tender
- 2022: 1 tender
- 2023: 7 tenders
- 2024: 6 tenders

HDR estimates were included for unit items in the enhanced cost structure that were unavailable from the tender data. The estimates were based on alternative sources including HDR’s costing experience for several municipalities across the Greater Toronto Area.

3.3 Unit Prices (\$2025)

Unit prices were developed in 2025 dollars (CAD) to cost out infrastructure identified in the Guide. For historical data collected from different years, price indices were applied to escalate costs to 2025.

3.3.1 Price Indices

Historical S&P Global series price index data were used to escalate prices to the 2025 year. Several categories of price indices were identified to capture the broad range of materials/labour that impact the price of different unit items. The price indices and total increase by category used in the study are provided in **Table 3-1**.

As illustrated in the table, most cost items saw significant price increases in 2022, coinciding with the COVID-19 period. For example, the producer price index for metal valves and pipe fittings increased by nearly 10 percent that year. Asphalt experienced an even sharper increase, surging by 34 percent in 2022, largely driven by socio-political and economic disruptions. While some categories saw price reductions between 2022 and 2025, these declines were not substantial enough to reverse the overall upward trend observed during that period.

Table 3-1. Historical Price Indices

Cost Category (S&P Global)	Source*	Index					Total Increase			
		2021	2022	2023	2024	2025	2021 to 2025	2022 to 2025	2023 to 2025	2024 to 2025
Asphalt	StatsCan	107.7	144.6	129.5	123.9	126.7	18%	-12%	-2%	2%
Earthworks	StatsCan	102.7	110.6	114.3	116.4	116.4	13%	5%	2%	0%
Concrete	StatsCan	101.7	113.0	126.3	133.1	141.2	39%	25%	12%	6%
Masonry	StatsCan	101.6	112.6	125.6	133.0	140.3	38%	25%	12%	5%
Metals – Valves & Fittings	StatsCan	103.5	113.3	120.5	126.9	129.6	25%	14%	8%	2%
Metals – Structural Steel	MEPS International Ltd	1,633.2	2,080.9	1,967.9	1,904.8	2,026.8	24%	-3%	3%	6%
Nonferrous Metals and Metal Products	StatsCan	147.5	144.8	144.8	158.4	166.0	13%	15%	15%	5%
Woods and Plastics	U.S. Bureau of Labor Statistics (BLS)	483.4	660.8	651.8	627.8	617.4	28%	-7%	-5%	-2%
Cloth	Intratec Solutions LLC	164.1	220.5	203.8	169.9	165.9	1%	-25%	-19%	-2%
Finishes	U.S. Bureau of Labor Statistics (BLS)	410.1	523.4	561.9	567.3	589.8	44%	13%	5%	4%
Labour	StatsCan	41.0	42.9	44.1	45.8	47.6	16%	11%	8%	4%

*The source listed refers to the primary source of the data, as provided by S&P Global (secondary source).

3.3.2 Greenfield Unit Costs

Relevant items from recent tender data (**Section 3.2**) were summarized and indexed to 2025 dollars using price indices (**Section 3.3.1**) to develop unit costs. All costs are for greenfield conditions. A summary of unit costs is provided in **Table 3-2** for water infrastructure items and **Table 3-3** for road infrastructure items. For some items, costs are application specific and can vary depending on project context. These items are presented as a range as shown in **Table 3-4**.

Items unavailable from tender data (**Section 3.2**) were costed based on other available sources, including the Vaughan 2022 DC (developed by HDR), RS Means Online Data (construction industry database), and input from HDR subject matter experts (SMEs).

General notes include:

- All costs are for supply and installation and are inclusive of overhead.
- All costs (including those developed based on tender data) were reviewed by HDR SMEs.

Water project unit rates from the City of Vaughan Integrated Water Master Plan 2023 (IUWM), and Civica Infrastructure 2023 costing sheets were also reviewed. The watermain and gravity pipe installation rates from the IUWM are higher than the HDR estimates primarily due to broader inclusions (e.g., restoration, trench support/shoring, traffic control, excess soil management, dewatering, valves/appurtenances, maintenance holes). HDR estimates for pipe-lay unit rate includes only pipe materials, trench excavation, bedding, backfill, and joints. Valves, maintenance holes, tees, service connections, connections to existing mains, and final surface restoration are priced separately. Both costs are reasonable given their stated inclusions and assumptions. Comparison of applicable rates is included in **Table 3-5**.

Table 3-2. Summary of Greenfield Water Infrastructure Unit Costs (\$2025)

ID	Item	Unit	Unit Cost (\$2025)	Unit Cost (\$2025) Tender Data	Cost Category (S&P Global)	Notes
Water Distribution Main Pipe (Greenfield Open Cut Installation)						Water distribution main (pipe) unit rates include pipe material, trench excavation, bedding, backfill, and joints. Rates are based on standard depth installation and assume rural/greenfield open cut installation.
1	150mm PVC DR18 Watermain	m	\$200	\$163.91	WOODS & PLASTICS	HDR estimates that unit cost is slightly higher than average tender rate.
2	200mm PVC DR18 Watermain	m	\$250	\$208.27	WOODS & PLASTICS	HDR estimates that unit cost is slightly higher than average tender rate.
3	250mm PVC DR18 Watermain	m	\$316	\$315.88	WOODS & PLASTICS	
4	300mm PVC DR18 Watermain	m	\$380	\$329.11	WOODS & PLASTICS	HDR estimates that unit cost is slightly higher than average tender rate.
5	400mm PVC DR18 Watermain	m	\$606	\$606.14	WOODS & PLASTICS	
Control Valve Chamber (with Drain Valve)						
6	150mm GV	ea	\$6,246	\$6,246.23	CONCRETE	
7	200mm GV	ea	\$10,741	\$10,741.00	CONCRETE	
8	250mm GV	ea	\$13,129	\$13,129.43	CONCRETE	
9	300mm GV	ea	\$15,000	\$12,956.19	CONCRETE	Tender data showed a lower unit cost for 300 mm gate valves compared to 250 mm, which was deemed unlikely. HDR adjusted the 300 mm rate upward to reflect expected pricing.
10	400mm GV	ea	\$27,142	\$27,141.74	CONCRETE	
Air Valve Chamber						
11	150mm AV	ea	\$6,000	No Tender Data	CONCRETE	No Tender Data or RS Means data available. HDR estimates that unit cost is comparable to same size GV/Chamber.
12	200mm AV	ea	\$10,000	No Tender Data	CONCRETE	
13	250mm AV	ea	\$13,000	No Tender Data	CONCRETE	
14	300mm AV	ea	\$15,000	No Tender Data	CONCRETE	
15	400mm AV	ea	\$27,000	No Tender Data	CONCRETE	
Drain Valve						
16	50mm DV	ea	\$5,000	No Tender Data	CONCRETE	No Tender Data or RS Means data available.
17	100mm DV	ea	\$7,500	No Tender Data	CONCRETE	HDR estimate based on SME / industry experience.
Combined Control/Air Valve Chamber						
18	150mm GV-AV	ea	\$8,120	No Tender Data	CONCRETE	No Tender Data or RS Means data available. HDR estimates that unit cost is 30% higher than air valve (& chamber) alone.
19	200mm GV-AV	ea	\$13,963	No Tender Data	CONCRETE	
20	250mm GV-AV	ea	\$17,068	No Tender Data	CONCRETE	
21	300mm GV-AV	ea	\$19,500	No Tender Data	CONCRETE	
22	400mm GV-AV	ea	\$35,786	\$35,786.47	CONCRETE	

Note: Water unit costs are estimated to be up to 100% higher in intensification areas (see **Section 3.3.3**).

Table 3-2. Summary of Greenfield Water Infrastructure Unit Costs (\$2025)

ID	Item	Unit	Unit Cost (\$2025)	Unit Cost (\$2025) Tender Data	Cost Category (S&P Global)	Notes
Tee (and connection into existing watermain where required)						
23	150x150 Tee	ea	\$1,000	No Tender Data	METALS - VALVES & FITTINGS	HDR estimate based on RS Means unit cost for tee, plus additional amount for connection into existing main (based on SME / industry experience).
24	200x200 Tee	ea	\$2,000	\$3,762.71	METALS - VALVES & FITTINGS	Note, HDR estimate lower than tender average, and is based on RS Means unit cost for tee, plus additional amount for connection into existing main (based on SME / industry experience).
25	250x250 Tee	ea	\$4,500	No Tender Data	METALS - VALVES & FITTINGS	HDR estimate based on RS Means unit cost for tee, plus additional amount for connection into existing main (based on SME / industry experience).
26	300x300 Tee	ea	\$10,213	\$10,213.20	METALS - VALVES & FITTINGS	
27	400x400 Tee	ea	\$16,281	\$16,281.23	METALS - VALVES & FITTINGS	
Water Service (including curb stop in box)						
28	25mm Type K standard residential service	ea	\$1,802	\$1,802.34	NONFERROUS METALS & METAL PRODUCTS	
29	100mm PVC water service	ea	\$3,220	\$3,220.49	WOODS & PLASTICS	
Fire Hydrant Assembly						
30	Fire Hydrant Assembly	ea	\$8,000	\$7,201.17	METALS - VALVES & FITTINGS	HDR estimates that unit cost is slightly higher than average tender rate, based on project/industry experience.
31	Anti-tampering device	ea	\$277	\$277.45	METALS - VALVES & FITTINGS	
Watermain Commissioning						
32	Watermain swabbing, flushing, testing including pressure and bacteriological.	m	\$21	\$20.92	LABOUR	
Sanitary Collector Main Pipe (Greenfield Open Cut Installation)						
Sanitary collector main (pipe) unit rates include pipe materials, trench excavation, bedding, backfill, and joints. Minimum size 200mm, and minimum depth 2.8m cover, as per City Design Criteria. Rates are based on standard depth installation and assume rural/greenfield open cut installation.						
33	200mm PVC DR 35 Sanitary Main	m	\$240	\$195.04	WOODS & PLASTICS	HDR estimates that unit cost is slightly higher than average tender rate.
34	250mm PVC DR 35 Sanitary Main	m	\$260	\$206.70	WOODS & PLASTICS	HDR estimates that unit cost is slightly higher than average tender rate, based on RS Means (supply and install) cost data estimate.
35	300mm PVC DR 35 Sanitary Main	m	\$360	\$295.80	WOODS & PLASTICS	
36	375mm PVC DR 35 Sanitary Main	m	\$460	\$342.47	WOODS & PLASTICS	
37	450mm PVC DR 35 Sanitary Main	m	\$578	\$577.79	WOODS & PLASTICS	
38	300mm Reinforced Concrete Sanitary Main	m	\$400	No Tender Data	CONCRETE	No tender data. Estimate based on RS Means data (supply and install).
39	375mm Reinforced Concrete Sanitary Main	m	\$450	No Tender Data	CONCRETE	
40	450mm Reinforced Concrete Sanitary Main	m	\$510	No Tender Data	CONCRETE	

Note: Water unit costs are estimated to be up to 100% higher in intensification areas (see **Section 3.3.3**).

Table 3-2. Summary of Greenfield Water Infrastructure Unit Costs (\$2025)

ID	Item	Unit	Unit Cost (\$2025)	Unit Cost (\$2025) Tender Data	Cost Category (S&P Global)	Notes
Sanitary Maintenance Holes						
41	1200mm Precast Concrete Maintenance Hole	ea	\$6,833	\$6,832.69	CONCRETE	
42	1500mm Precast Concrete Maintenance Hole	ea	\$12,302	\$12,301.60	CONCRETE	
43	2400mm Precast Concrete Maintenance Hole	ea	\$24,985	\$24,984.90	CONCRETE	
44	3000mm Precast Concrete Maintenance Hole	ea	\$34,354	\$34,354.24	CONCRETE	
Sanitary Service Pipe						
45	100mm PVC Residential Service - Single	ea	\$1,296	\$1,296.40	WOODS & PLASTICS	
46	125mm PVC Residential Service - Double	ea	\$1,450	\$1,449.60	WOODS & PLASTICS	
47	Cleanout Fixture	ea	\$639	No Tender Data	WOODS & PLASTICS	No tender data, unit rate based on HDR estimates from other GTA municipalities.
Storm Collector Main Pipe (Greenfield Open Cut Installation)						
Storm collector main (pipe) unit rates include pipe materials, trench excavation, bedding, backfill, and joints. Minimum size 300mm, and minimum depth 1.2m cover, as per City Design Criteria. Rates are based on standard depth installation and assume rural/greenfield open cut installation.						
48	300mm PVC DR 35 Storm Main	m	\$260	\$256.34	WOODS & PLASTICS	
49	375mm PVC DR 35 Storm Main	m	\$330	\$306.93	WOODS & PLASTICS	HDR estimates that unit cost is slightly higher than average tender rate. Rate chosen is an average of the tender rate and rate estimated from RS Means (supply and install).
50	450mm PVC DR 35 Storm Main	m	\$400	\$318.21	WOODS & PLASTICS	HDR estimates that unit cost is slightly higher than average tender rate (based on SME/industry experience).
51	300mm Reinforced Concrete Storm Main	m	\$320	No Tender Data	CONCRETE	HDR estimate based on RS Means data (supply and install).
52	375mm Reinforced Concrete Storm Main	m	\$360	No Tender Data	CONCRETE	HDR estimate based on RS Means data (supply and install).
53	450mm Reinforced Concrete Storm Main	m	\$415	\$360.80	CONCRETE	Tender cost updated based on HDR SME/industry experience.
54	300mm Non-Reinforced Concrete Storm Main	m	\$260	No Tender Data	CONCRETE	HDR estimate based on RS Means data (supply and install).
55	375mm Non-Reinforced Concrete Storm Main	m	\$330	No Tender Data	CONCRETE	HDR estimate based on SME/industry experience.
56	450mm Non-Reinforced Concrete Storm Main	m	\$400	No Tender Data	CONCRETE	HDR estimate based on SME/industry experience.
Storm Maintenance Holes						
57	1200mm Precast Concrete Maintenance Hole	ea	\$6,430	\$6,430.19	CONCRETE	
58	1500mm Precast Concrete Maintenance Hole	ea	\$10,031	\$10,030.72	CONCRETE	
59	1800mm Precast Concrete Maintenance Hole	ea	\$15,124	\$15,124.06	CONCRETE	
60	2400mm Precast Concrete Maintenance Hole	ea	\$25,000	\$15,444.96	CONCRETE	HDR estimates significantly more than tender data and estimates similar to sanitary maintenance hole of same size.
61	3000mm Precast Concrete Maintenance Hole	ea	\$49,394	\$49,393.61	CONCRETE	
62	3600mm Precast Concrete Maintenance Hole	ea	\$174,936	\$174,935.81	CONCRETE	

Note: Water unit costs are estimated to be up to 100% higher in intensification areas (see **Section 3.3.3**).

Table 3-2. Summary of Greenfield Water Infrastructure Unit Costs (\$2025)

ID	Item	Unit	Unit Cost (\$2025)	Unit Cost (\$2025) Tender Data	Cost Category (S&P Global)	Notes
Storm Catchbasins (complete with frame, grates, leads)						
63	Single Catchbasin	ea	\$6,430	\$6,430.19	CONCRETE	
64	Double Catchbasin	ea	\$10,031	\$10,030.72	CONCRETE	
65	Catchbasin control	ea	\$300	\$133.96	CLOTH	RS Means estimates approx. \$450 for this item. HDR estimate is based on the average between tender and RS Means data.
Storm Subdrain						
66	100mm subdrain	m	\$20	\$20.23	WOODS & PLASTICS	
67	150mm subdrain	m	\$22	\$21.98	WOODS & PLASTICS	
Storm Service Pipe						
Size/material based on City Design Criteria.						
68	125mm PVC Residential storm service (single)	ea	\$1,407	\$1,406.70	WOODS & PLASTICS	
69	150mm PVC Residential storm service (double)	ea	\$1,426	\$1,426.24	WOODS & PLASTICS	

Note: Water unit costs are estimated to be up to 100% higher in intensification areas (see **Section 3.3.3**).

Table 3-3. Summary of Greenfield Road Infrastructure Unit Costs (\$2025)

ID	Item	Unit	Unit Cost (\$2025)	Unit Cost (\$2025) Tender Data	Cost Category (S&P Global)	Notes
Construction General						
70	Remove Catchbasin (single)	ea	\$1,335	\$1,334.73	LABOUR	
71	Remove Manholes (full depth)	ea	\$3,289	\$3,288.82	LABOUR	
72	No-post and crash barrier	m	\$850	No Tender Data	CONCRETE	No tender data. Cost based on HDR estimate.
73	Sediment control fence	m	\$24.42	\$24.42	CLOTH	
74	Mud-mat / Stone pad	m2	\$5.26	\$5.26	EARTH WORKS	
75	Seeding / Stabilization	m2	\$3.57	\$3.57	EARTH WORKS	
76	Mud tracking	ea	\$10,000	No Tender Data	EARTH WORKS	No tender data. Cost is HDR estimate and assumes 10 m wide entrance and 10 m wide boulevard.
77	Clearing and Grubbing	m2	\$6.66	\$6.66	EARTH WORKS	
78	Excavation and Grading	m3	\$50.94	\$50.94	EARTH WORKS	
79	Remove Concrete Curb and Gutter	m	\$30.98	\$30.98	LABOUR	
80	Remove Existing Pavement	m2	\$1.58	\$1.58	LABOUR	
Roadway						
81	Two Way Stage Concrete Curb and Gutter	m	\$140.07	\$140.07	CONCRETE	
82	Concrete Median	m2	\$321.21	\$321.21	CONCRETE	Assume 5m median width
83	50mm - HL3 Top Asphalt	m2	\$14.82	\$14.82	MASONRY	
84	Tack Coat	m2	\$0.96	\$0.96	ASPHALT	
85	150mm-20mm CR limestone	m2	\$13.26	\$13.26	MASONRY	
86	75mm - HL8 Base Asphalt	m2	\$19.47	\$19.47	ASPHALT	
87	360-50mm CR limestone	m2	\$26.99	\$26.99	MASONRY	
88	Painted Markings	m	\$6.00	\$6.00	FINISHES	

Note: Road unit costs are estimated to be up to 15% higher in intensification areas (see **Section 3.3.3**).

Table 3-3. Summary of Road Infrastructure Unit Costs (\$2025, continued)

ID	Item	Unit	Unit Cost (\$2025)	Unit Cost (\$2025) Tender Data	Cost Category (S&P Global)	Notes
Boulevard and Driveway Works						
89	Asphalt Salt Pad	m2	\$24.69	\$24.69	ASPHALT	
90	Asphalt Driveway	m2	\$24.69	\$24.69	ASPHALT	
91	Boulevard Grading	m2	\$61.12	\$61.12	EARTH WORKS	
Active Transportation Facilities						
92	Multi-use Paths / Trails (3 m wide, one side)	km	\$724,800	No Tender Data	ASPHALT	No tender data. Cost based on HDR estimate.
93	Cycle Tracks (1.8 m wide, both sides)	km	\$721,500	\$188,940.00	ASPHALT	Based on costs from other GTA municipalities (including reported values from the 2022 Vaughan DC), HDR SMEs estimate significantly higher costs than tender data.
94	Sidewalks	m2	\$166.67	\$166.67	CONCRETE	
Fencing and Noise Attenuation Features						
95	Noise attenuation	m2	\$50.94	\$50.94	WOODS & PLASTICS	
96	Fencing	m	\$189.44	\$189.44	EARTH WORKS	
Culverts						
97	300 mm Concrete Culvert	m	\$526.00	No Tender Data	CONCRETE	
98	375 mm Concrete Culvert	m	\$580.00	No Tender Data	CONCRETE	
99	450 mm Concrete Culvert	m	\$655.00	No Tender Data	CONCRETE	
100	525 mm Concrete Culvert	m	\$730.00	No Tender Data	CONCRETE	
101	600 mm Concrete Culvert	m	\$842.00	No Tender Data	CONCRETE	
102	675 mm Concrete Culvert	m	\$890.00	No Tender Data	CONCRETE	
103	750 mm Concrete Culvert	m	\$955.00	No Tender Data	CONCRETE	
104	825 mm Concrete Culvert	m	\$1,160.00	No Tender Data	CONCRETE	
105	900 mm Concrete Culvert	m	\$1,304.00	No Tender Data	CONCRETE	
106	1050 mm Concrete Culvert	m	\$1,563.00	No Tender Data	CONCRETE	
107	1200 mm Concrete Culvert	m	\$1,821.00	No Tender Data	CONCRETE	
Other						
108	Wayfinding and Control Signs	ea	\$382.45	\$382.45	METALS - STRUCTURAL STEEL	
109	Bollards	ea	\$310.00	\$332.54	WOODS & PLASTICS	Assume 20m spacing
110	Signals	ea	\$321,400	No Tender Data	METALS - STRUCTURAL STEEL	No tender data. HDR estimate based on review of unit costs from GTA municipalities. Cost is also consistent with Vaughan 2022 DC (indexed).
111	Roundabout	ea	\$1,840,000	No Tender Data	ASPHALT	No tender data. HDR estimate is based on review of unit costs from GTA municipalities for roundabouts on collector/arterial roads.
112	Utility Relocation	km	\$850,000	No Tender Data	LABOUR	No tender data. HDR estimate for average cost, including all hydro-poles, fibre optics, gas

Note: Road unit costs are estimated to be up to 15% higher in intensification areas (see **Section 3.3.3**).

Table 3-4. Summary of Other Unit Costs (\$2025)

ID	Categorization	Item	Unit	Material Category	Unit Price (\$2025, lower range)	Unit Price (\$2025, Upper range)	Notes
A	Water	Water Pump Station (Small, Capacity 10 to 150 L/s)	L/s	CONCRETE	\$27,000	\$150,000	Pump station costs are project-specific; depend on location, site requirements, off-site works, and construction market conditions. Typical scope (and major cost drivers) includes building/architectural; number/size of pumps (duty/standby); process piping; header, isolation/check/drain valves/bypasses; electrical (MCC/VFDs, VFDs, cabling, lighting); controls/SCADA; mechanical/HVAC; standby generator; civil/site works and off-site tie-ins; commissioning.
B	Water	Water Pump Station (Medium, Capacity 150 to 600 L/s)	L/s	CONCRETE	\$13,000	\$27,000	Capacity bands used: Small Pump Station 10 to 150 L/s (typical of a small booster station); Medium Pump Station 150 to 600 L/s (typical of a standard municipal station); Large/Complex Pump Station 600 to 1,000 L/s. Unit cost ranges presented are order-of-magnitude estimates based on HDR SME industry experience; actual costs will vary project to project and may be different from the ranges provided.
C	Water	Water Pump Station (Large / Complex Station, 600 to 1000 L/s)	L/s	CONCRETE	\$13,000	\$15,000+	
D	Water	Pressure Reduction Valve Station (Low complexity, ≤100mm diameter)	ea	METALS - VALVES & FITTINGS	\$50,000	\$100,000	
E	Water	Pressure Reduction Valve Station (High complexity, ≥150mm diameter)	ea	CONCRETE	\$100,000	\$300,000	Pressure reducing valve stations are project-specific; depend on location, site requirements, off-site works, and construction market conditions. Low complexity / small diameter (typically less than or equal to 100mm, assume simple bypass, shallow vault, basic telemetry). Higher complexity / larger diameter (typically 150mm+, multiple stage, PLC/Scada + metering, surge control, larger/deeper vault/building, more complex tie-ins). Unit cost ranges presented are order-of-magnitude estimates based on HDR SME industry experience; actual costs will vary project to project and may be different from the ranges provided.
F	Sanitary	Control Valve Station	ea	METALS - VALVES & FITTINGS	\$5,000	\$10,000	Cost depends on size of control valve / forcemain size, depth of installation.
G	Sanitary	Collector Forcemain Pipe	m	LABOUR	\$500	\$900	Cost depends on forcemain size, material, depth, method of installation (i.e. directional drilling, or open trench). In the order of \$650 per meter installed (for 150mm HDPE, directional drilled). Order of magnitude indicated is pipe install only and does not include forcemain pump station.
H	Sanitary	Sanitary Pump Station (Small, Capacity 10 to 150 L/s)	L/s	CONCRETE	\$27,000	\$150,000	Pump station costs are project-specific; depend on location, site requirements, off-site works, and construction market conditions. Typical scope (and major cost drivers) include: building/architectural; number/size of pumps (duty/standby); wet well (size and depth); process piping; header, isolation/check/drain valves/bypasses; electrical (MCC/VFDs, VFDs, cabling, lighting); controls/SCADA; mechanical/HVAC; standby generator; civil/site works and off-site tie-ins; commissioning. Capacity bands used: Small Pump Station 10 to 150 L/s; Medium Pump Station 150 to 600 L/s; Large/Complex Pump Station 600 to 1,000 L/s. Unit cost ranges presented are order-of-magnitude estimates based on HDR SME industry experience; actual costs will vary project to project and may be different from the ranges provided.
I	Sanitary	Sanitary Pump Station (Medium, Capacity 150 to 600 L/s)	L/s	CONCRETE	\$13,000	\$27,000	
J	Sanitary	Sanitary Pump Station (Large or Complex Station, 600 to 1000 L/s)	L/s	CONCRETE	\$13,000	\$15,000+	
K	Storm	Stormwater Management Ponds (Low Complexity)	m ³	EARTH WORKS	\$40	\$80	Unit cost is per m ³ of storage volume. Stormwater management ponds are project specific, and the cost depends on various factors including whether it is a wet or dry pond. Low end: basic excavation and grading Medium complexity: includes outlet structures, armour/rip rap, erosion and sediment control, landscaping, access. High complexity: complex ponds with liners (clay or geomembrane), forebays, sediment cells, landscaping, fencing, safety features, dewatering, other site constraints.
L	Storm	Stormwater Management Ponds (Medium Complexity)	m ³	EARTH WORKS	\$80	\$150	
M	Storm	Stormwater Management Ponds (High Complexity)	m ³	EARTH WORKS	\$150	\$250	
N	Storm	Storm - Concrete Tank	m ³	CONCRETE	\$100	\$300	
O	Road	Noise Walls	km	CONCRETE	\$1,000,000	\$2,000,000	Cost is HDR estimate based on review of unit costs from GTA municipalities

All costs are for greenfield areas only. In intensification areas, water, sanitary, and storm costs are estimated to be up to 100% higher and road costs are estimated to be up to 15% higher (see **Section 3.3.3**).

Table 3-5. Comparison of Unit Rates to Alternate Sources provided by City

ID	Item	Unit	Cost Category (S&P Global)	Construction Cost Index Study Unit Cost (\$2025)	Alternate Source (Provided by City)	Alternate Source (\$2025 Equivalent) *	Notes
1	150mm PVC DR18 Watermain	m	WOODS & PLASTICS	\$200	IUWM Unit Rates (2023)	\$568	IUWM unit rates represent open cut rural/greenfield watermain installation and include equipment, labour, materials, appurtenances, excavation, and bedding/backfill. The IUWM installation rates are higher than HDR estimates primarily due to broader inclusions. Unit rates presented in this study are more granular and separate out items such as valves and appurtenances. Both sets of rates are appropriate given their stated inclusions and assumptions.
2	200mm PVC DR18 Watermain	m	WOODS & PLASTICS	\$250	IUWM Unit Rates (2023)	\$568	
3	250mm PVC DR18 Watermain	m	WOODS & PLASTICS	\$316	IUWM Unit Rates (2023)	\$663	
4	300mm PVC DR18 Watermain	m	WOODS & PLASTICS	\$380	IUWM Unit Rates (2023)	\$2,179	
5	400mm PVC DR18 Watermain	m	WOODS & PLASTICS	\$606	IUWM Unit Rates (2023)	\$2,652	
34	250mm PVC DR 35 Sanitary Main	m	WOODS & PLASTICS	\$260	Civica Infrastructure (2023)	\$816	Civica Construction unit rates represent gravity pipe installation in urban open cut conditions at a 3m depth. Rates include excavation, backfill, restoration, dewatering, material installation, and maintenance holes. The Civica installation rates are higher than HDR estimates primarily due to broader inclusions. Unit rates presented in this study are more granular and separate out items such as maintenance holes. Both sets of rates are appropriate given their stated inclusions and assumptions.
35	300mm PVC DR 35 Sanitary Main	m	WOODS & PLASTICS	\$360	Civica Infrastructure (2023)	\$816	
36	375mm PVC DR 35 Sanitary Main	m	WOODS & PLASTICS	\$460	Civica Infrastructure (2023)	\$926	
37	450mm PVC DR 35 Sanitary Main	m	WOODS & PLASTICS	\$578	Civica Infrastructure (2023)	\$925	

* Alternate source \$2025 equivalent unit rates derived by escalating using S&P Global series price index for the indicated cost category.

3.3.3 Intensification Areas

Construction costs for intensification areas are typically higher than those in greenfield conditions (**Section 3.3.2**). The estimated cost increases are summarized in **Table 3-6** based on input from HDR SMEs. These costs are intended for conceptual and planning-level estimating only.

For water, sanitary, and storm infrastructure, trenchless techniques are typically selected where open cut is not feasible or where avoiding surface impacts such as major roads, railways, rivers, developed areas, and environmental constraints, and can reduce total project cost and risk. Trenchless methods include microtunnelling, horizontal directional drilling (HDD), auger boring, and pipe ramming pipe installation methods and generally have higher direct installation unit rates. However, the overall project cost can often be competitive or lower when accounting for surface restoration, traffic control, environmental impacts, and social disruption.

Trenchless installation costs are heavily influenced by the following factors:

- Ground conditions (soil vs rock; cobbles/boulders)
- Groundwater levels and dewatering
- Installation depth
- Drive length
- Pipe diameter
- Launch and retrieval shaft construction
- Line/grade tolerance (gravity vs pressure)
- Rail/highway requirement

Table 3-6. Summary of Estimated Cost Increase for Intensification Areas

Item	Estimated Cost Increase*	Notes
Water, sanitary, and storm		
Open Cut	Up to +100%	
Microtunneling	Approx. +100%	Generally highest in cost of the trenchless methods, due to specialized equipment and active guidance; suited to tight line/grade and sensitive corridors
HDD	Approx. +50%	Lower than microtunnelling; good for longer/curved pressure pipes where precise grade is not critical.
Auger Boring	Approx. +50% to +100%	Usually falls between open cut and microtunnelling in cost. Varies with casing diameter and ground conditions; moderate tolerance; casing typically required.
Pipe Ramming	Approx. +50% to +100%	Driven casing; effective for short crossings and coarse soils; limited line/grade control.
Road	Up to +15%	

*compared to greenfield conditions

4 Construction Cost Escalation

4.1 S&P Global Cost Series

As mentioned in **Section 3.2**, the City provided detailed construction cost estimates that were prepared by bidders for a sample of development projects in the last five years. This information was used to identify key cost items (e.g., PVC pipe) that are recurring across projects, and group them into major cost categories (e.g., earthworks). There were too few historical data points to identify and analyze cost trends at the cost item or cost category level. As a result, additional data was collected from a different source, namely S&P Global. Through a subscription to S&P Global Market Intelligence's Global Pricing and Purchasing service, HDR has access to an online database of more than 500,000 historical prices across a wide range of commodities and industries (building materials, capital equipment, energy, wages, etc.) as well as countries (including Canada and the United States). The data dates to 1990 and is provided on a quarterly or annual basis, to the extent available.

For each key cost item, HDR identified at least one (or several) matching cost series from the S&P Global database. When no Canadian cost series was available, HDR picked the closest matching US cost series. In general, given the connectedness of the US and Canadian economies, construction cost trends are very similar on both sides of the border. Therefore, US cost series can be used as proxies, after factoring in the exchange rate. HDR's selected cost series were then reviewed and revised as needed by S&P Global cost experts.

Table 4-1 shows the list of selected cost series from the S&P Global database.

Table 4-1. S&P Global Cost Series

Cost Series	Unit	Source
Canada, Producer Price Index, Asphalt (Except Natural) and Asphalt Products	2020M1=100	Statistics Canada (CANSIMS)
Canada, Canada, Average Hourly Wage, Heavy Equipment Operators (except Crane)	CAD/Hour	Statistics Canada (CANSIMS)
Canada, Producer Price Index, Construction Machinery	2020M1=100	Statistics Canada (CANSIMS)
Canada, Producer Price Index, Diesel and Biodiesel Fuels	2020M1=100	Statistics Canada (CANSIMS)
Canada, Producer Price Index, Ready-Mix Concrete	2020M1=100	Statistics Canada (CANSIMS)
Canada, Producer Price Index, Cement and Concrete Product	2020M1=100	Statistics Canada (CANSIMS)
United States, Producer Price Index, Fabricated Structural Metal Products	1982=100	U.S. Bureau of Labor Statistics (BLS)
United States, Producer Price Index, Iron/Steel Pipe and Tube Manufacturing From Purch Steel	1982M6=100	U.S. Bureau of Labor Statistics (BLS)
United States, Producer Price Index, Metal Tank, Heavy Gauge	2003M12=100	U.S. Bureau of Labor Statistics (BLS)
Canada, Producer Price Index, Metal Valves and Pipe Fittings (Except Industrial Valves) and Enameled Metal Sanitary Ware	2020M1=100	Statistics Canada (CANSIMS)
United States, Spot Price, Structural Steel, ex-Works Midwest	USD/Metric Ton	MEPS International Ltd
Canada, Producer Price Index, Unwrought Copper and Copper Alloys	2020M1=100	Statistics Canada (CANSIMS)
Canada, Producer Price Index, Basic and Semi-Finished Products of Aluminum and Aluminum Alloys	2020M1=100	Statistics Canada (CANSIMS)
United States, Producer Price Index, Plastics Product Manufacturing	1993M6=100	U.S. Bureau of Labor Statistics (BLS)
United States, Producer Price Index, All other Reinforced and Fiberglass Plastics Products	1993M6=100	U.S. Bureau of Labor Statistics (BLS)
United States, Producer Price Index, Laminated Plastics Plate Sheet and Shape	1993M6=100	U.S. Bureau of Labor Statistics (BLS)
United States, Producer Price Index, Plastics Pipe and Pipe Fitting	1993M6=100	U.S. Bureau of Labor Statistics (BLS)
Canada, Producer Price Index, Softwood Lumber (Except Tongue and Groove and Other Edge Worked Lumber)	2020M1=100	Statistics Canada (CANSIMS)
United States, United States, Export Transaction Price, Nylon 6, FOB	US Cents/Pound	Intratec Solutions LLC
United States, Producer Price Index, Mineral Wool for Structural Insulation	1981M12=100	U.S. Bureau of Labor Statistics (BLS)
United States, Producer Price Index, Metal Window and Door	1983M6=100	U.S. Bureau of Labor Statistics (BLS)
United States, Producer Price Index, Paints and Coatings	1983M6=100	U.S. Bureau of Labor Statistics (BLS)
United States, Producer Price Index, Industrial Process Controls	1983M6=100	U.S. Bureau of Labor Statistics (BLS)
Canada, Producer Price Index, Pump and Compressor	2020M1=100	Statistics Canada (CANSIMS)
United States, Producer Price Index, Conveyor and Conveying Equipment	1984M6=100	U.S. Bureau of Labor Statistics (BLS)

Cost Series	Unit	Source
United States, Producer Price Index, Machinery	2003M12=100	U.S. Bureau of Labor Statistics (BLS)
United States, Producer Price Index, Industrial Valves	1991M6=100	U.S. Bureau of Labor Statistics (BLS)
Canada, Producer Price Index, Iron or Steel Pipes and Tubes (Except Castings)	2020M1=100	Statistics Canada (CANSIMS)
United States, Producer Price Index, Industrial Commodities	1982=100	U.S. Bureau of Labor Statistics (BLS)
Canada, Hourly Wages, Construction, Ontario	CAD/Hour	S&P Global Market Intelligence
Canada, Hourly Wages, Skilled Construction, Ontario	CAD/Hour	S&P Global Market Intelligence
Canada, Hourly Wages, Unskilled Construction, Ontario	CAD/Hour	S&P Global Market Intelligence

Source: S&P Global Market Intelligence.

4.2 Central Forecast

HDR extracted the latest available projections (released September 2, 2025) from the S&P Global online database for cost variables of interest to the City over the 2025–2028 period. The projections were developed using recently published data from Statistics Canada and other sources, accounting for recent (and ongoing) policy developments that would impact prices in 2025 and beyond. In particular, S&P Global made several assumptions regarding the implementation of tariffs in the United States and Canada. Those assumptions are described in **Appendix A**. The annual cost escalation factors are presented in **Table 4-2** and represent the central (or most likely) forecast.

Table 4-2. Annual Cost Escalation Factors (2025–2028)

Cost Variable	2025	2026	2027	2028
Asphalt and Asphalt Products	2.2%	1.8%	3.2%	2.9%
Heavy Equipment Operators	0.0%	4.1%	3.5%	3.9%
Construction Machinery	0.0%	3.2%	-0.9%	0.0%
Diesel and Biodiesel Fuels	-1.1%	-14.4%	2.9%	0.6%
Ready-Mix Concrete	6.1%	2.1%	0.6%	1.6%
Cement and Concrete Products	5.5%	1.8%	1.1%	1.7%
Fabricated Structural Metal Products	7.5%	5.0%	-7.0%	-5.1%
Iron/Steel Pipe and Tube Manufacturing	3.5%	1.5%	-7.3%	-4.8%
Metal Tank, Heavy Gauge	7.7%	7.3%	-5.9%	-4.1%
Metal Valves and Pipe Fittings	2.1%	-2.0%	-2.4%	-0.8%
Structural Steel	6.4%	-3.6%	-13.1%	-6.8%
Unwrought Copper and Copper Alloys	4.8%	-1.8%	-1.2%	1.5%
Products of Aluminum and Aluminum Alloys	18.8%	3.3%	-4.4%	-1.9%
Plastics Product Manufacturing	3.3%	4.1%	-3.8%	-2.8%
All other Reinforced and Fiberglass Plastics Products	6.9%	5.1%	-3.0%	-1.9%
Laminated Plastics Plate Sheet and Shape	4.2%	5.1%	-3.4%	-2.3%
Plastic Pipe and Pipe Fitting	-1.7%	3.5%	-2.3%	-2.1%
Softwood Lumber	4.2%	-0.6%	1.6%	1.0%
Nylon 6	-2.3%	-1.7%	-2.3%	-2.0%
Mineral Wool for Structural Insulation	5.4%	3.1%	-4.1%	-1.5%
Metal Window and Door	8.0%	5.4%	-6.1%	-4.8%
Paints and Coatings	4.0%	4.9%	-2.5%	-1.6%
Industrial Process Controls	8.2%	4.1%	-5.5%	-4.9%
Pump and Compressor	3.9%	1.2%	-0.1%	0.0%
Conveyor and Conveying Equipment	4.3%	3.1%	2.1%	2.4%
Machinery	6.1%	6.1%	-4.3%	-3.0%
Industrial Valves	9.3%	5.8%	-4.4%	-2.2%
Iron or Steel Pipes and Tubes	-9.6%	-1.3%	0.9%	0.9%
Industrial Commodities	4.5%	4.4%	-3.4%	-3.0%
Construction, Ontario	3.9%	1.9%	2.9%	2.8%
Skilled Construction, Ontario	3.0%	3.1%	3.2%	3.2%
Unskilled Construction, Ontario	3.9%	2.8%	2.8%	2.8%

Source: S&P Global Market Intelligence.

In general, costs are expected to rise substantially in 2025, well above the pace observed in the previous two years. For the most part, tariffs (on both side of the Canada-US border) are responsible for the increase. Steel and aluminum products are particularly affected. A weaker Canadian dollar also implies that the cost of some manufactured goods imported from the US are more expensive.

While the direct impact of tariffs on costs is expected to be relatively small and short-lived, the effect of persistent trade policy unpredictability and economic uncertainty in general is expected to linger beyond 2025 and weigh on demand and prices. As a result, the cost of many construction items is projected to increase at a slower pace in 2026 and to go down in 2027 and 2028. This is especially true of steel and aluminum products.

4.2.1 Forecasted Unit Costs

Forecasted unit costs for each item are summarized below in **Table 4-3** , **Table 4-4** and **Table 4-5**. Similar to the development of unit costs for 2025 dollars, unit costs were forecasted to each year between 2026 and 2028 based on the corresponding S&P 500 cost series category. The future indices reflect anticipated market trends and escalation factors applied.

Table 4-3. Summary of Greenfield Water Infrastructure Unit Costs (\$2025 to \$2028)

ID	Item	Unit	Unit Cost (\$2025)	Cost Category (S&P Global)	2026	2027	2028	2025 to 2026	2026 to 2027	2027 to 2028
Water Distribution Main Pipe (Open Cut Installation)										
1	150mm PVC DR18 Watermain	m	\$200	WOODS & PLASTICS	\$ 207	\$ 202	\$ 198	4%	-2%	-2%
2	200mm PVC DR18 Watermain	m	\$250	WOODS & PLASTICS	\$ 259	\$ 253	\$ 248	4%	-2%	-2%
3	250mm PVC DR18 Watermain	m	\$316	WOODS & PLASTICS	\$ 327	\$ 319	\$ 313	4%	-2%	-2%
4	300mm PVC DR18 Watermain	m	\$380	WOODS & PLASTICS	\$ 393	\$ 384	\$ 376	4%	-2%	-2%
5	400mm PVC DR18 Watermain	m	\$606	WOODS & PLASTICS	\$ 627	\$ 613	\$ 600	4%	-2%	-2%
Control Valve Chamber (with Drain Valve)										
6	150mm GV	ea	\$6,246	CONCRETE	\$ 6,377	\$ 6,417	\$ 6,520	2%	1%	2%
7	200mm GV	ea	\$10,741	CONCRETE	\$ 10,967	\$ 11,034	\$ 11,213	2%	1%	2%
8	250mm GV	ea	\$13,129	CONCRETE	\$ 13,405	\$ 13,488	\$ 13,706	2%	1%	2%
9	300mm GV	ea	\$15,000	CONCRETE	\$ 15,315	\$ 15,410	\$ 15,659	2%	1%	2%
10	400mm GV	ea	\$27,142	CONCRETE	\$ 27,712	\$ 27,883	\$ 28,334	2%	1%	2%
Air Valve Chamber										
11	150mm AV	ea	\$6,000	CONCRETE	\$ 6,126	\$ 6,164	\$ 6,263	2%	1%	2%
12	200mm AV	ea	\$10,000	CONCRETE	\$ 10,210	\$ 10,273	\$ 10,439	2%	1%	2%
13	250mm AV	ea	\$13,000	CONCRETE	\$ 13,273	\$ 13,355	\$ 13,571	2%	1%	2%
14	300mm AV	ea	\$15,000	CONCRETE	\$ 15,315	\$ 15,410	\$ 15,659	2%	1%	2%
15	400mm AV	ea	\$27,000	CONCRETE	\$ 27,567	\$ 27,737	\$ 28,186	2%	1%	2%
Drain Valve										
16	50mm DV	ea	\$5,000	CONCRETE	\$ 5,105	\$ 5,137	\$ 5,220	2%	1%	2%
17	100mm DV	ea	\$7,500	CONCRETE	\$ 7,658	\$ 7,705	\$ 7,829	2%	1%	2%
Combined Control/Air Valve Chamber										
18	150mm GV-AV	ea	\$8,120	CONCRETE	\$ 8,291	\$ 8,342	\$ 8,477	2%	1%	2%
19	200mm GV-AV	ea	\$13,963	CONCRETE	\$ 14,257	\$ 14,345	\$ 14,576	2%	1%	2%
20	250mm GV-AV	ea	\$17,068	CONCRETE	\$ 17,427	\$ 17,534	\$ 17,818	2%	1%	2%
21	300mm GV-AV	ea	\$19,500	CONCRETE	\$ 19,910	\$ 20,033	\$ 20,356	2%	1%	2%
22	400mm GV-AV	ea	\$35,786	CONCRETE	\$ 36,538	\$ 36,764	\$ 37,358	2%	1%	2%

Note: Water unit costs are estimated to be up to 100% higher in intensification areas (see **Section 3.3.3**).

Table 4-3. Summary of Greenfield Water Infrastructure Unit Costs (\$2025 to \$2028, continued)

ID	Item	Unit	Unit Cost (\$2025)	Cost Category (S&P Global)	2026	2027	2028	2025 to 2026	2026 to 2027	2027 to 2028
Tee (and connection into existing watermain where required)										
23	150x150 Tee	ea	\$1,000	METALS - VALVES & FITTINGS	\$ 980	\$ 957	\$ 948	-2%	-2%	-1%
24	200x200 Tee	ea	\$2,000	METALS - VALVES & FITTINGS	\$ 1,960	\$ 1,913	\$ 1,897	-2%	-2%	-1%
25	250x250 Tee	ea	\$4,500	METALS - VALVES & FITTINGS	\$ 4,410	\$ 4,304	\$ 4,268	-2%	-2%	-1%
26	300x300 Tee	ea	\$10,213	METALS - VALVES & FITTINGS	\$ 10,009	\$ 9,769	\$ 9,687	-2%	-2%	-1%
27	400x400 Tee	ea	\$16,281	METALS - VALVES & FITTINGS	\$ 15,956	\$ 15,573	\$ 15,442	-2%	-2%	-1%
Water Service (including curb stop in box)										
28	25mm Type K standard residential service	ea	\$1,802	NONFERROUS METALS & METAL PRODUCTS	\$ 1,770	\$ 1,748	\$ 1,775	-2%	-1%	2%
29	100mm PVC water service	ea	\$3,220	WOODS & PLASTICS	\$ 3,334	\$ 3,256	\$ 3,188	4%	-2%	-2%
Fire Hydrant Assembly										
30	Fire Hydrant Assembly	ea	\$8,000	METALS - VALVES & FITTINGS	\$ 7,840	\$ 7,652	\$ 7,588	-2%	-2%	-1%
31	Anti-tampering device	ea	\$277	METALS - VALVES & FITTINGS	\$ 272	\$ 265	\$ 263	-2%	-2%	-1%
Watermain Commissioning										
32	Watermain swabbing, flushing, testing including pressure and bacteriological.	m	\$21	LABOUR	\$ 21	\$ 22	\$ 23	2%	3%	3%
Sanitary Collector Main Pipe (Open Cut)										
33	200mm PVC DR 35 Sanitary Main	m	\$240	WOODS & PLASTICS	\$ 248	\$ 243	\$ 238	4%	-2%	-2%
34	250mm PVC DR 35 Sanitary Main	m	\$260	WOODS & PLASTICS	\$ 269	\$ 263	\$ 257	4%	-2%	-2%
35	300mm PVC DR 35 Sanitary Main	m	\$360	WOODS & PLASTICS	\$ 373	\$ 364	\$ 356	4%	-2%	-2%
36	375mm PVC DR 35 Sanitary Main	m	\$460	WOODS & PLASTICS	\$ 476	\$ 465	\$ 455	4%	-2%	-2%
37	450mm PVC DR 35 Sanitary Main	m	\$578	WOODS & PLASTICS	\$ 598	\$ 584	\$ 572	4%	-2%	-2%
38	300mm Reinforced Concrete Sanitary Main	m	\$400	CONCRETE	\$ 408	\$ 411	\$ 418	2%	1%	2%
39	375mm Reinforced Concrete Sanitary Main	m	\$450	CONCRETE	\$ 459	\$ 462	\$ 470	2%	1%	2%
40	450mm Reinforced Concrete Sanitary Main	m	\$510	CONCRETE	\$ 521	\$ 524	\$ 532	2%	1%	2%

Note: Water unit costs are estimated to be up to 100% higher in intensification areas (see Section 3.3.3).

Table 4-3. Summary of Greenfield Water Infrastructure Unit Costs (\$2025 to \$2028, continued)

ID	Item	Unit	Unit Cost (\$2025)	Cost Category (S&P Global)	2026	2027	2028	2025 to 2026	2026 to 2027	2027 to 2028
Sanitary Maintenance Holes										
41	1200mm Precast Concrete Maintenance Hole	ea	\$6,833	CONCRETE	\$ 6,976	\$ 7,019	\$ 7,133	2%	1%	2%
42	1500mm Precast Concrete Maintenance Hole	ea	\$12,302	CONCRETE	\$ 12,560	\$ 12,638	\$ 12,842	2%	1%	2%
43	2400mm Precast Concrete Maintenance Hole	ea	\$24,985	CONCRETE	\$ 25,510	\$ 25,667	\$ 26,082	2%	1%	2%
44	3000mm Precast Concrete Maintenance Hole	ea	\$34,354	CONCRETE	\$ 35,076	\$ 35,293	\$ 35,863	2%	1%	2%
Sanitary Service Pipe										
45	100mm PVC Residential Service - Single	ea	\$1,296	WOODS & PLASTICS	\$ 1,342	\$ 1,311	\$ 1,284	4%	-2%	-2%
46	125mm PVC Residential Service - Double	ea	\$1,450	WOODS & PLASTICS	\$ 1,501	\$ 1,466	\$ 1,435	4%	-2%	-2%
47	Cleanout Fixture	ea	\$639	WOODS & PLASTICS	\$ 661	\$ 646	\$ 632	4%	-2%	-2%
Storm Collector Main Pipe (Open Cut)										
48	300mm PVC DR 35 Storm Main	m	\$260	WOODS & PLASTICS	\$ 269	\$ 263	\$ 257	4%	-2%	-2%
49	375mm PVC DR 35 Storm Main	m	\$330	WOODS & PLASTICS	\$ 342	\$ 334	\$ 327	4%	-2%	-2%
50	450mm PVC DR 35 Storm Main	m	\$400	WOODS & PLASTICS	\$ 414	\$ 404	\$ 396	4%	-2%	-2%
51	300mm Reinforced Concrete Storm Main	m	\$320	CONCRETE	\$ 327	\$ 329	\$ 334	2%	1%	2%
52	375mm Reinforced Concrete Storm Main	m	\$360	CONCRETE	\$ 368	\$ 370	\$ 376	2%	1%	2%
53	450mm Reinforced Concrete Storm Main	m	\$415	CONCRETE	\$ 424	\$ 426	\$ 433	2%	1%	2%
54	300mm Non-Reinforced Concrete Storm Main	m	\$260	CONCRETE	\$ 265	\$ 267	\$ 271	2%	1%	2%
55	375mm Non-Reinforced Concrete Storm Main	m	\$330	CONCRETE	\$ 337	\$ 339	\$ 344	2%	1%	2%
56	450mm Non-Reinforced Concrete Storm Main	m	\$400	CONCRETE	\$ 408	\$ 411	\$ 418	2%	1%	2%
Storm Maintenance Holes										
57	1200mm Precast Concrete Maintenance Hole	ea	\$6,430	CONCRETE	\$ 6,565	\$ 6,606	\$ 6,713	2%	1%	2%
58	1500mm Precast Concrete Maintenance Hole	ea	\$10,031	CONCRETE	\$ 10,241	\$ 10,305	\$ 10,471	2%	1%	2%
59	1800mm Precast Concrete Maintenance Hole	ea	\$15,124	CONCRETE	\$ 15,442	\$ 15,537	\$ 15,788	2%	1%	2%
60	2400mm Precast Concrete Maintenance Hole	ea	\$25,000	CONCRETE	\$ 25,525	\$ 25,683	\$ 26,098	2%	1%	2%
61	3000mm Precast Concrete Maintenance Hole	ea	\$49,394	CONCRETE	\$ 50,431	\$ 50,743	\$ 51,562	2%	1%	2%
62	3600mm Precast Concrete Maintenance Hole	ea	\$174,936	CONCRETE	\$ 178,611	\$ 179,714	\$ 182,617	2%	1%	2%

Note: Water unit costs are estimated to be up to 100% higher in intensification areas (see **Section 3.3.3**).



Table 4-3. Summary of Greenfield Water Infrastructure Unit Costs (\$2025 to \$2028, continued)

ID	Item	Unit	Unit Cost (\$2025)	Cost Category (S&P Global)	2026	2027	2028	2025 to 2026	2026 to 2027	2027 to 2028
Storm Catchbasins (complete with frame, grates, leads)										
63	Single Catchbasin	ea	\$6,430	CONCRETE	\$ 6,565	\$ 6,606	\$ 6,713	2%	1%	2%
64	Double Catchbasin	ea	\$10,031	CONCRETE	\$ 10,241	\$ 10,305	\$ 10,471	2%	1%	2%
65	Catchbasin control	ea	\$300	CLOTH	\$ 295	\$ 288	\$ 282	-2%	-2%	-2%
Storm Subdrain										
66	100mm subdrain	m	\$20	WOODS & PLASTICS	\$ 21	\$ 20	\$ 20	4%	-2%	-2%
67	150mm subdrain	m	\$22	WOODS & PLASTICS	\$ 23	\$ 22	\$ 22	4%	-2%	-2%
Storm Service Pipe										
68	125mm PVC Residential storm service (single)	ea	\$1,407	WOODS & PLASTICS	\$ 1,456	\$ 1,422	\$ 1,393	4%	-2%	-2%
69	150mm PVC Residential storm service (double)	ea	\$1,426	WOODS & PLASTICS	\$ 1,476	\$ 1,442	\$ 1,412	4%	-2%	-2%

Note: Water unit costs are estimated to be up to 100% higher in intensification areas (see Section 3.3.3).

Table 4-4 Summary of Greenfield Road Infrastructure Unit Costs (\$2025 to \$2028)

ID	Item	Unit	Unit Cost (\$2025)	Cost Category (S&P Global)	2026	2027	2028	2025 to 2026	2026 to 2027	2027 to 2028
Construction General										
70	Remove Catchbasin (single)	ea	\$1,335	LABOUR	\$ 1,360	\$ 1,398	\$ 1,437	2%	3%	3%
71	Remove Manholes (full depth)	ea	\$3,289	LABOUR	\$ 3,350	\$ 3,446	\$ 3,542	2%	3%	3%
72	No-post and crash barrier	m	\$850	CONCRETE	\$ 867.86	\$ 855.25	\$ 863.73	2%	1%	2%
73	Sediment control fence	m	\$24.42	CLOTH	\$ 24.02	\$ 23.87	\$ 23.93	-2%	-2%	-2%
74	Mud-mat / Stone pad	m2	\$5.26	EARTH WORKS	\$ 5.43	\$ 5.21	\$ 5.26	3%	-1%	0%
75	Seeding / Stabilization	m2	\$3.57	EARTH WORKS	\$ 3.68	\$ 3.53	\$ 3.57	3%	-1%	0%
76	Mud tracking	ea	\$10,000	EARTH WORKS	\$ 10,316	\$ 9,905	\$ 10,004	3%	-1%	0%
77	Clearing and Grubbing	m2	\$6.66	EARTH WORKS	\$ 6.87	\$ 6.60	\$ 6.67	3%	-1%	0%
78	Excavation and Grading	m3	\$50.94	EARTH WORKS	\$ 52.55	\$ 50.46	\$ 50.95	3%	-1%	0%
79	Remove Concrete Curb and Gutter	m	\$30.98	LABOUR	\$ 31.56	\$ 31.87	\$ 31.84	2%	3%	3%
80	Remove Existing Pavement	m2	\$1.58	LABOUR	\$ 1.61	\$ 1.63	\$ 1.63	2%	3%	3%
Roadway										
81	Two Way Stage Concrete Curb and Gutter	m	\$140.07	CONCRETE	\$ 143.01	\$ 143.90	\$ 146.22	2%	1%	2%
82	Concrete Median	m2	\$321.21	CONCRETE	\$ 327.96	\$ 323.20	\$ 326.40	2%	1%	2%
83	50mm - HL3 Top Asphalt	m2	\$14.82	MASONRY	\$ 15.09	\$ 14.98	\$ 15.07	2%	1%	2%
84	Tack Coat	m2	\$0.96	ASPHALT	\$ 0.98	\$ 0.99	\$ 0.99	2%	3%	3%
85	150mm-20mm CR limestone	m2	\$13.26	MASONRY	\$ 13.51	\$ 13.41	\$ 13.49	2%	1%	2%
86	75mm - HL8 Base Asphalt	m2	\$19.47	ASPHALT	\$ 19.81	\$ 20.10	\$ 20.05	2%	3%	3%
87	360-50mm CR limestone	m2	\$26.99	MASONRY	\$ 27.49	\$ 27.29	\$ 27.45	2%	1%	2%
88	Painted Markings	m	\$6.00	FINISHES	\$ 6.29	\$ 5.85	\$ 5.91	5%	-2%	-2%

Note: Road unit costs are estimated to be up to 15% higher in intensification areas (see **Section 3.3.3**).

Table 4-4: Summary of Greenfield Road Infrastructure Unit Costs (\$2025 to \$2028, continued)

ID	Item	Unit	Unit Cost (\$2025)	Cost Category (S&P Global)	2026	2027	2028	2025 to 2026	2026 to 2027	2027 to 2028
Boulevard and Driveway Works										
89	Asphalt Salt Pad	m2	\$24.69	ASPHALT	\$ 25.13	\$ 25.49	\$ 25.42	2%	3%	3%
90	Asphalt Driveway	m2	\$24.69	ASPHALT	\$ 25.13	\$ 25.49	\$ 25.42	2%	3%	3%
91	Boulevard Grading	m2	\$61.12	EARTH WORKS	\$ 63.05	\$ 60.55	\$ 61.15	3%	-1%	0%
Active Transportation Facilities										
92	Multi-use Paths / Trails (3 m wide, one side)	km	\$157,500	ASPHALT	\$ 160,261	\$ 162,601	\$ 162,144	2%	3%	3%
93	Cycle Tracks (1.8 m wide, both sides)	km	\$189,000	ASPHALT	\$ 192,314	\$ 195,121	\$ 194,573	2%	3%	3%
94	Sidewalks	m2	\$166.67	CONCRETE	\$ 170.17	\$ 167.70	\$ 169.36	2%	1%	2%
Fencing and Noise Attenuation Features										
95	Noise attenuation	m2	\$50.94	WOODS & PLASTICS	\$ 52.73	\$ 49.75	\$ 49.88	4%	-2%	-2%
96	Fencing	m	\$189.44	EARTH WORKS	\$ 195.42	\$ 187.65	\$ 189.51	3%	-1%	0%
Culverts										
97	300 mm Concrete Culvert	m	\$526.00	CONCRETE	\$ 537.24	\$ 529.43	\$ 534.69	2%	1%	2%
98	375 mm Concrete Culvert	m	\$580.00	CONCRETE	\$ 592.20	\$ 583.60	\$ 589.39	2%	1%	2%
99	450 mm Concrete Culvert	m	\$655.00	CONCRETE	\$ 669.08	\$ 659.36	\$ 665.90	2%	1%	2%
100	525 mm Concrete Culvert	m	\$730.00	CONCRETE	\$ 745.48	\$ 734.65	\$ 741.94	2%	1%	2%
101	600 mm Concrete Culvert	m	\$842.00	CONCRETE	\$ 859.71	\$ 847.22	\$ 855.63	2%	1%	2%
102	675 mm Concrete Culvert	m	\$890.00	CONCRETE	\$ 908.68	\$ 895.48	\$ 904.36	2%	1%	2%
103	750 mm Concrete Culvert	m	\$955.00	CONCRETE	\$ 974.90	\$ 960.74	\$ 970.27	2%	1%	2%
104	825 mm Concrete Culvert	m	\$1,160.00	CONCRETE	\$ 1,183.91	\$ 1,166.71	\$ 1,178.28	2%	1%	2%
105	900 mm Concrete Culvert	m	\$1,304.00	CONCRETE	\$ 1,331.43	\$ 1,312.09	\$ 1,325.11	2%	1%	2%
106	1050 mm Concrete Culvert	m	\$1,563.00	CONCRETE	\$ 1,595.40	\$ 1,572.22	\$ 1,587.82	2%	1%	2%
107	1200 mm Concrete Culvert	m	\$1,821.00	CONCRETE	\$ 1,859.56	\$ 1,832.55	\$ 1,850.73	2%	1%	2%
Other										
108	Wayfinding and Control Signs	ea	\$382.45	METALS - STRUCTURAL STEEL	\$ 368.65	\$ 332.17	\$ 356.42	-4%	-13%	-7%
109	Bollards	ea	\$310.00	WOODS & PLASTICS	\$ 320.92	\$ 302.76	\$ 303.57	4%	-2%	-2%
110	Signals	ea	\$321,400	METALS - STRUCTURAL STEEL	\$ 309,810	\$ 279,152	\$ 299,524	-4%	-13%	-7%
111	Roundabout	ea	\$1,840,000	ASPHALT	\$ 1,872,259	\$ 1,899,593	\$ 1,894,251	2%	3%	3%
112	Utility Relocation	km	\$850,000	LABOUR	\$ 876,843	\$ 841,964	\$ 850,302	3%	-1%	0%

Note: Road unit costs are estimated to be up to 15% higher in intensification areas (see Section 3.3.3).

Table 4-5. Summary of Other Forecasted Unit Costs (\$2025 to \$2028)

ID	Categorization	Item	Unit	Material Category	Unit Price (\$2025, lower range)	Unit Price (\$2025, upper range)	Unit Price (\$2026, lower range)	Unit Price (\$2026, upper range)	Unit Price (\$2027, lower range)	Unit Price (\$2027, upper range)	Unit Price (\$2028, lower range)	Unit Price (\$2028, upper range)
A	Water	Water Pump Station (Small, Capacity 10 to 150 L/s)	L/s	CONCRETE	\$27,000	\$150,000	\$28,000	\$153,000	\$28,000	\$154,000	\$30,000	\$160,000
B	Water	Water Pump Station (Medium, Capacity 150 to 600 L/s)	L/s	CONCRETE	\$13,000	\$27,000	\$13,000	\$28,000	\$13,000	\$28,000	\$14,000	\$28,000
C	Water	Water Pump Station (Large or Complex Station, 600 to 1000 L/s)	L/s	CONCRETE	\$13,000	\$15,000+	\$13,000	\$15,000+	\$13,000	\$15,000+	\$14,000	\$16,000+
D	Water	Pressure Reduction Valve Station (Low complexity, ≤100mm diameter)	ea	METALS - VALVES & FITTINGS	\$50,000	\$100,000	\$49,000	\$98,000	\$48,000	\$96,000	\$47,000	\$95,000
E	Water	Pressure Reduction Valve Station (High complexity, ≥150mm diameter)	ea	CONCRETE	\$100,000	\$300,000	\$102,000	\$306,000	\$103,000	\$308,000	\$104,000	\$313,000
F	Sanitary	Control Valve Station	ea	LABOUR	\$5,000	\$10,000	\$5,000	\$10,000	\$5,000	\$10,000	\$5,000	\$11,000
G	Sanitary	Collector Forcemain Pipe	m	CONCRETE	\$500	\$900	\$500	\$900	\$500	\$900	\$500	\$1,000
H	Sanitary	Sanitary Pump Station (Small, Capacity 10 to 150 L/s)	L/s	CONCRETE	\$27,000	\$150,000	\$28,000	\$153,000	\$28,000	\$154,000	\$30,000	\$160,000
I	Sanitary	Sanitary Pump Station (Medium, Capacity 150 to 600 L/s)	L/s	CONCRETE	\$13,000	\$27,000	\$13,000	\$28,000	\$13,000	\$28,000	\$14,000	\$28,000
J	Sanitary	Sanitary Pump Station (Large or Complex Station, 600 to 1000 L/s)	L/s	CONCRETE	\$13,000	\$15,000+	\$13,000	\$15,000+	\$13,000	\$15,000+	\$14,000	\$16,000+
K	Storm	Stormwater Management Ponds (Low Complexity)	m ³	EARTH WORKS	\$40	\$80	\$41	\$83	\$42	\$84	\$41	\$82
L	Storm	Stormwater Management Ponds (Medium Complexity)	m ³	EARTH WORKS	\$80	\$150	\$83	\$155	\$84	\$158	\$82	\$153
M	Storm	Stormwater Management Ponds (High Complexity)	m ³	EARTH WORKS	\$150	\$250	\$155	\$258	\$158	\$264	\$153	\$256
N	Storm	Storm - Concrete Tank	m ³	CONCRETE	\$100	\$300	\$102	\$306	\$105	\$315	\$104	\$313
O	Road	Noise Walls	km	CONCRETE	\$1,000,000	\$2,000,000	\$1,021,008	\$2,042,016	\$1,048,893	\$2,097,787	\$1,044,000	\$2,088,000

All costs are for greenfield areas only. In intensification areas, water, sanitary, and storm costs are estimated to be up to 100% higher and road costs are estimated to be up to 15% higher (see **Section 3.3.3**)

4.3 Risk Analysis

Uncertainty is inherent in economic forecasting. To account for uncertainty in the S&P Global forecast HDR conducted a risk analysis using @RISK, an MS Excel add-in. Unlike a traditional, deterministic approach that yields only a few discrete outcomes with equal likelihood of occurrence (such as “what-if” analysis, optimistic vs pessimistic scenarios, and sensitivity analysis), the proposed risk analysis framework relies on a deterministic approach that is iteratively replicated to produce a range of probabilistic results.

The risk analysis was conducted in three steps:

1. Ranges (i.e., low and high estimates) were assigned to the projected annual growth rates of the cost variables over the forecast period (2025–2028). Ranges were derived from a historical analysis of statistical uncertainty, as measured by the standard deviation. The midpoint of each range is the forecast obtained from S&P Global (i.e., central forecast).
2. A Monte Carlo simulation was performed in @RISK that drew random values for all cost variables from 10,000 iterations. More specifically, for each iteration within the simulation, a forecast of each cost variable was drawn for each year of the forecast period.
3. Finally, the results of the Monte Carlo simulation were aggregated and summarized to derive risk-adjusted projections.

Table 4-6 below summarizes the risk analysis results for a sample of key cost variables. For each cost variable in any given year (2025 through 2028), the expected escalation factor is reported at different probability levels. For instance, in 2026, there is a 10 percent chance that the cost of concrete (as measured by the producer price index for cement and concrete products in Canada) will increase by 3.2 percent or more. Likewise, there is also a 90 percent chance that it will increase by at least 0.5 percent. At the median (50th percentile), the expected growth rate is 1.8 percent.

As shown in **Table 4-6**, the range of projected values for a given year can vary considerably across cost items, thereby reflecting differences in the magnitude of historical price fluctuations. In particular, the prices of some items used in construction, such as structural steel or diesel fuel, are known to be very volatile.

The table gives some perspective on the range of possible values (cost escalation factors) in any given year and could be used, for instance, by the City to assess the reasonableness of assumptions made by contractors in their bids.

Table 4-6: Summary of Risk Analysis Results for a Sample of Cost Variables (2025–2028)

Variable	Year	Probability of Exceeding				
		90%	75%	50%	25%	10%
Canada, Producer Price Index, Asphalt (Except Natural) and Asphalt Products	2025	-2.3%	-0.2%	2.2%	4.6%	6.7%
	2026	-2.8%	-0.6%	1.8%	4.1%	6.3%
	2027	-1.3%	0.8%	3.2%	5.6%	7.8%
	2028	-1.6%	0.6%	2.9%	5.3%	7.5%
Canada, Producer Price Index, Cement and Concrete Products	2025	4.2%	4.8%	5.5%	6.2%	6.8%
	2026	0.5%	1.1%	1.8%	2.5%	3.2%
	2027	-0.2%	0.4%	1.1%	1.8%	2.4%
	2028	0.4%	1.0%	1.7%	2.4%	3.0%
United States, Producer Price Index, Plastics Pipe and Pipe Fitting	2025	-5.8%	-3.8%	-1.7%	0.5%	2.4%
	2026	-0.6%	1.4%	3.5%	5.7%	7.6%
	2027	-6.4%	-4.5%	-2.3%	-0.2%	1.8%
	2028	-6.2%	-4.2%	-2.1%	0.1%	2.0%

Note that a complete summary of the risk analysis results showing expected annual cost escalation factors by cost item, by year, and at different probability levels is provided separately in **Appendix B**.



Appendix A



Appendix A: Tariff Assumptions in S&P Global Forecast

Tariff action	Current (Q3) forecast assumptions	Previous (Q2) forecast assumptions	Commentary
Region tariffs			
IEEPA tariffs on Canada	35% under IEEPA	25% under IEEPA	Tariffs apply to non-USMCA-compliant goods. Goods on the Annex II list and Section 232 goods are excluded (0% on USMCA-compliant). A small list of non-USMCA Canadian energy and mineral products receives 10% tariffs. We assume the 35% rate will be lowered to 12% in June 2026.
IEEPA tariffs on Mexico	25% under IEEPA	25% under IEEPA	No change compared with the second-quarter forecast.
IEEPA tariffs on European Union, Japan	15% baseline tariff	10% under IEEPA	The additional tariff rate shall be calculated such that any current ad valorem tariffs, plus new IEEPA tariffs, sum to 15%. For products with pre-existing duty rates above 15%, the additional rate of duty is 0%. Annex II and Section 232 goods are excluded.
IEEPA tariffs on India	25% under IEEPA, additional 25% for importation of Russian oil	10% under IEEPA	India is subject to 25% IEEPA tariffs, which stack with a 25% tariff on imported goods due to India's importation of Russian oil. The cumulative tariff rate on Indian goods into the United States is therefore 50%. Annex II and Section 232 goods are excluded.
General IEEPA tariffs (excluding Canada, Mexico, Japan, European Union, India)	10% minimum for all economies, then specific rates ranging from 10% to 41% for all nonexempted goods from 95 economies.	10% under IEEPA	Annex II and goods covered by Section 232 tariffs are excluded from IEEPA tariffs.
IEEPA tariffs on mainland China	20% under IEEPA	20% under IEEPA	No change compared with the second-quarter forecast. Stacks with the general IEEPA tariff rate of 10%.
Industry tariffs			
Steel, aluminum, and a select group of fabricated metal products	50% under Section 232	25% under Section 232	The list of derivative products covered has been expanded compared with the second-quarter forecast. We assume gradual geographic exemptions resulting from bilateral negotiations. The average tariff rate declines to 38% in the first quarter of 2026 and 30% in the first quarter of 2027 and thereafter.



Tariff action	Current (Q3) forecast assumptions	Previous (Q2) forecast assumptions	Commentary
Autos and auto parts	25% under Section 232	25% under Section 232	For USMCA-compliant autos, tariffs are on non-US content. USMCA-compliant auto parts are excluded. For imports from Canada and Mexico, we assume the 25% on non-USMCA-compliant goods is reduced to 12% in 2026. The UK faces 10% with a quota. The EU, Japan, and South Korea face 15%.
Copper	50% under Section 232	25% under Section 232	We previously assumed these tariffs would impact raw and refined copper. Raw and refined copper will be excluded until 2027, when a 15% tariff is expected, rising to 30% in 2028.
Lumber	25% under Section 232	25% under Section 232	The forecast assumes tariffs of 25% on imports of lumber and wood products will come into effect in the fourth quarter of 2025.
Semiconductors	25% under Section 232	25% under Section 232	The forecast assumes tariffs of 25% on imports of semiconductors and related components will come into effect in the fourth quarter of 2025. The forecast assumes downstream electronics such as laptops and cell phones will be excluded.
Pharmaceuticals	10%-25% under Section 232	10%-25% under Section 232	President Donald Trump warned of the potential for 200% tariffs on pharmaceuticals, but without a timeline or other details.
Critical minerals	10% under Section 232	10% under Section 232	The forecast assumes tariffs of 10% on imports of critical minerals will come into effect in the fourth quarter of 2025.

Data compiled on September 15, 2025.

IEEPA: International Emergency Economic Powers Act; USMCA: US-Mexico-Canada Agreement.

Source: S&P Global Market Intelligence.



Key notes:

- As of June 23, the Section 232 tariff on steel, aluminum, and derivative products was increased from 25% to 50%. In addition, the list of steel and aluminum derivative products was significantly expanded.
- As of August 1, 50% tariffs were applied to semifinished copper products and intensive copper derivative products.
- As of September 15, no trade deal had been reached between the US and Canada, but negotiations were ongoing. Canada now faces a 35% tariff rate on non-USMCA-compliant goods. Actions by the Canadian government to apply retaliatory duties have been partly reversed. Tariffs on US steel and aluminum imports and certain US automobile imports remain in effect.
- An ongoing case on the legality of implementing tariffs under IEEPA is working through the US court system. The US Court of International Trade (CIT) found the use of IEEPA for tariffs illegal on May 28. The US Court of Appeals for the Federal Circuit upheld the earlier CIT ruling that the Trump administration's use of IEEPA duties exceeded powers granted by Congress. The removal of IEEPA tariffs is delayed until October 14.
- There are also ongoing Section 232 investigations on timber and lumber, semiconductors and semiconductor manufacturing equipment, pharmaceuticals and pharmaceutical ingredients, trucks, processed critical minerals and derivative products, commercial aircraft and jet engines, polysilicon and its derivatives, unmanned aircraft systems and their parts and components, and wind turbines.



Appendix B

Appendix B: Risk Adjusted Forecast

Variable	Year	Probability of Exceeding				
		90%	75%	50%	25%	10%
Asphalt and Asphalt Products	2025	-2.3%	-0.2%	2.2%	4.6%	6.7%
Asphalt and Asphalt Products	2026	-2.8%	-0.6%	1.8%	4.1%	6.3%
Asphalt and Asphalt Products	2027	-1.3%	0.8%	3.2%	5.6%	7.8%
Asphalt and Asphalt Products	2028	-1.6%	0.6%	2.9%	5.3%	7.5%
Heavy Equipment Operators	2025	-2.4%	-1.3%	0.0%	1.2%	2.3%
Heavy Equipment Operators	2026	1.7%	2.8%	4.1%	5.3%	6.4%
Heavy Equipment Operators	2027	1.2%	2.3%	3.5%	4.8%	5.9%
Heavy Equipment Operators	2028	1.6%	2.7%	3.9%	5.2%	6.3%
Construction Machinery	2025	-1.1%	-0.6%	0.0%	0.6%	1.1%
Construction Machinery	2026	2.1%	2.6%	3.2%	3.7%	4.2%
Construction Machinery	2027	-2.0%	-1.5%	-0.9%	-0.4%	0.1%
Construction Machinery	2028	-1.0%	-0.5%	0.0%	0.6%	1.1%
Diesel and Biodiesel Fuels	2025	-10.7%	-6.2%	-1.1%	4.0%	8.5%
Diesel and Biodiesel Fuels	2026	-24.0%	-19.5%	-14.4%	-9.3%	-4.8%
Diesel and Biodiesel Fuels	2027	-6.7%	-2.2%	2.9%	8.0%	12.5%
Diesel and Biodiesel Fuels	2028	-9.0%	-4.5%	0.6%	5.7%	10.2%
Ready-Mix Concrete	2025	4.9%	5.5%	6.1%	6.8%	7.4%
Ready-Mix Concrete	2026	0.9%	1.4%	2.1%	2.8%	3.3%
Ready-Mix Concrete	2027	-0.6%	0.0%	0.6%	1.3%	1.9%
Ready-Mix Concrete	2028	0.4%	1.0%	1.6%	2.3%	2.9%
Cement and Concrete Products	2025	4.2%	4.8%	5.5%	6.2%	6.8%
Cement and Concrete Products	2026	0.5%	1.1%	1.8%	2.5%	3.2%
Cement and Concrete Products	2027	-0.2%	0.4%	1.1%	1.8%	2.4%
Cement and Concrete Products	2028	0.4%	1.0%	1.7%	2.4%	3.0%



Variable	Year	Probability of Exceeding				
		90%	75%	50%	25%	10%
Fabricated Structural Metal Products	2025	4.8%	6.0%	7.5%	8.9%	10.2%
Fabricated Structural Metal Products	2026	2.3%	3.6%	5.0%	6.5%	7.7%
Fabricated Structural Metal Products	2027	-9.8%	-8.5%	-7.0%	-5.6%	-4.3%
Fabricated Structural Metal Products	2028	-7.9%	-6.6%	-5.1%	-3.7%	-2.4%
Iron/Steel Pipe and Tube Manufacturing	2025	-1.3%	1.0%	3.5%	6.1%	8.4%
Iron/Steel Pipe and Tube Manufacturing	2026	-3.4%	-1.1%	1.5%	4.1%	6.3%
Iron/Steel Pipe and Tube Manufacturing	2027	-12.2%	-9.9%	-7.3%	-4.8%	-2.5%
Iron/Steel Pipe and Tube Manufacturing	2028	-9.6%	-7.4%	-4.8%	-2.2%	0.1%
Metal Tank, Heavy Gauge	2025	5.0%	6.3%	7.7%	9.1%	10.4%
Metal Tank, Heavy Gauge	2026	4.6%	5.8%	7.3%	8.7%	9.9%
Metal Tank, Heavy Gauge	2027	-8.6%	-7.3%	-5.9%	-4.5%	-3.2%
Metal Tank, Heavy Gauge	2028	-6.8%	-5.5%	-4.1%	-2.7%	-1.4%
Metal Valves and Pipe Fittings	2025	1.2%	1.6%	2.1%	2.6%	3.1%
Metal Valves and Pipe Fittings	2026	-3.0%	-2.5%	-2.0%	-1.5%	-1.0%
Metal Valves and Pipe Fittings	2027	-3.4%	-2.9%	-2.4%	-1.9%	-1.4%
Metal Valves and Pipe Fittings	2028	-1.8%	-1.4%	-0.8%	-0.3%	0.1%
Structural Steel	2025	0.7%	3.4%	6.4%	9.4%	12.1%
Structural Steel	2026	-9.3%	-6.6%	-3.6%	-0.6%	2.1%
Structural Steel	2027	-18.8%	-16.2%	-13.1%	-10.1%	-7.4%
Structural Steel	2028	-12.5%	-9.8%	-6.8%	-3.8%	-1.1%
Unwrought Copper and Copper Alloys	2025	0.0%	2.2%	4.8%	7.4%	9.6%
Unwrought Copper and Copper Alloys	2026	-6.7%	-4.4%	-1.8%	0.8%	3.0%
Unwrought Copper and Copper Alloys	2027	-6.1%	-3.8%	-1.2%	1.4%	3.6%
Unwrought Copper and Copper Alloys	2028	-3.3%	-1.0%	1.5%	4.1%	6.4%
Products of Aluminum and Aluminum Alloys	2025	14.8%	16.7%	18.8%	20.9%	22.7%
Products of Aluminum and Aluminum Alloys	2026	-0.6%	1.2%	3.3%	5.4%	7.2%
Products of Aluminum and Aluminum Alloys	2027	-8.4%	-6.5%	-4.4%	-2.3%	-0.5%
Products of Aluminum and Aluminum Alloys	2028	-5.8%	-4.0%	-1.9%	0.2%	2.1%



Variable	Year	Probability of Exceeding				
		90%	75%	50%	25%	10%
Plastics Product Manufacturing	2025	1.3%	2.2%	3.3%	4.3%	5.3%
Plastics Product Manufacturing	2026	2.1%	3.1%	4.1%	5.2%	6.1%
Plastics Product Manufacturing	2027	-5.8%	-4.9%	-3.8%	-2.8%	-1.8%
Plastics Product Manufacturing	2028	-4.8%	-3.8%	-2.8%	-1.7%	-0.8%
All other Reinforced and Fiberglass Plastics Products	2025	4.2%	5.5%	6.9%	8.3%	9.6%
All other Reinforced and Fiberglass Plastics Products	2026	2.5%	3.7%	5.1%	6.5%	7.8%
All other Reinforced and Fiberglass Plastics Products	2027	-5.7%	-4.4%	-3.0%	-1.6%	-0.3%
All other Reinforced and Fiberglass Plastics Products	2028	-4.6%	-3.4%	-1.9%	-0.5%	0.7%
Laminated Plastics Plate Sheet and Shape	2025	1.9%	3.0%	4.2%	5.3%	6.4%
Laminated Plastics Plate Sheet and Shape	2026	2.8%	3.9%	5.1%	6.3%	7.3%
Laminated Plastics Plate Sheet and Shape	2027	-5.6%	-4.6%	-3.4%	-2.2%	-1.1%
Laminated Plastics Plate Sheet and Shape	2028	-4.6%	-3.5%	-2.3%	-1.1%	-0.1%
Plastic Pipe and Pipe Fitting	2025	-5.8%	-3.8%	-1.7%	0.5%	2.4%
Plastic Pipe and Pipe Fitting	2026	-0.6%	1.4%	3.5%	5.7%	7.6%
Plastic Pipe and Pipe Fitting	2027	-6.4%	-4.5%	-2.3%	-0.2%	1.8%
Plastic Pipe and Pipe Fitting	2028	-6.2%	-4.2%	-2.1%	0.1%	2.0%
Softwood Lumber	2025	-3.8%	0.0%	4.2%	8.4%	12.2%
Softwood Lumber	2026	-8.5%	-4.8%	-0.6%	3.6%	7.4%
Softwood Lumber	2027	-6.4%	-2.6%	1.6%	5.8%	9.6%
Softwood Lumber	2028	-6.9%	-3.2%	1.0%	5.3%	9.0%
Nylon 6	2025	-7.2%	-4.9%	-2.3%	0.2%	2.5%
Nylon 6	2026	-6.5%	-4.2%	-1.7%	0.9%	3.2%
Nylon 6	2027	-7.1%	-4.9%	-2.3%	0.3%	2.6%
Nylon 6	2028	-6.9%	-4.6%	-2.0%	0.5%	2.8%
Mineral Wool for Structural Insulation	2025	3.0%	4.1%	5.4%	6.6%	7.8%
Mineral Wool for Structural Insulation	2026	0.7%	1.9%	3.1%	4.4%	5.6%
Mineral Wool for Structural Insulation	2027	-6.5%	-5.4%	-4.1%	-2.8%	-1.7%
Mineral Wool for Structural Insulation	2028	-4.0%	-2.8%	-1.5%	-0.3%	0.9%



Variable	Year	Probability of Exceeding				
		90%	75%	50%	25%	10%
Metal Window and Door	2025	4.9%	6.4%	8.0%	9.7%	11.1%
Metal Window and Door	2026	2.3%	3.8%	5.4%	7.1%	8.5%
Metal Window and Door	2027	-9.2%	-7.7%	-6.1%	-4.4%	-3.0%
Metal Window and Door	2028	-7.9%	-6.4%	-4.8%	-3.1%	-1.7%
Paints and Coatings	2025	1.5%	2.6%	4.0%	5.3%	6.5%
Paints and Coatings	2026	2.4%	3.6%	4.9%	6.2%	7.4%
Paints and Coatings	2027	-5.0%	-3.8%	-2.5%	-1.1%	0.0%
Paints and Coatings	2028	-4.1%	-2.9%	-1.6%	-0.2%	0.9%
Industrial Process Controls	2025	6.1%	7.1%	8.2%	9.3%	10.3%
Industrial Process Controls	2026	2.0%	3.0%	4.1%	5.2%	6.2%
Industrial Process Controls	2027	-7.6%	-6.6%	-5.5%	-4.4%	-3.4%
Industrial Process Controls	2028	-7.0%	-6.0%	-4.9%	-3.8%	-2.8%
Pump and Compressor	2025	3.2%	3.5%	3.9%	4.3%	4.7%
Pump and Compressor	2026	0.5%	0.8%	1.2%	1.6%	1.9%
Pump and Compressor	2027	-0.9%	-0.5%	-0.1%	0.2%	0.6%
Pump and Compressor	2028	-0.7%	-0.4%	0.0%	0.4%	0.7%
Conveyor and Conveying Equipment	2025	2.9%	3.6%	4.3%	5.0%	5.7%
Conveyor and Conveying Equipment	2026	1.7%	2.4%	3.1%	3.8%	4.5%
Conveyor and Conveying Equipment	2027	0.8%	1.4%	2.1%	2.9%	3.5%
Conveyor and Conveying Equipment	2028	1.0%	1.7%	2.4%	3.1%	3.8%
Machinery	2025	4.0%	5.0%	6.1%	7.2%	8.2%
Machinery	2026	4.1%	5.0%	6.1%	7.2%	8.2%
Machinery	2027	-6.3%	-5.4%	-4.3%	-3.2%	-2.2%
Machinery	2028	-5.1%	-4.1%	-3.0%	-1.9%	-1.0%
Industrial Valves	2025	7.3%	8.3%	9.3%	10.4%	11.4%
Industrial Valves	2026	3.7%	4.7%	5.8%	6.9%	7.8%
Industrial Valves	2027	-6.5%	-5.5%	-4.4%	-3.3%	-2.4%
Industrial Valves	2028	-4.3%	-3.3%	-2.2%	-1.1%	-0.2%



Variable	Year	Probability of Exceeding				
		90%	75%	50%	25%	10%
Iron or Steel Pipes and Tubes	2025	-15.1%	-12.5%	-9.6%	-6.7%	-4.2%
Iron or Steel Pipes and Tubes	2026	-6.8%	-4.2%	-1.3%	1.6%	4.1%
Iron or Steel Pipes and Tubes	2027	-4.6%	-2.0%	0.9%	3.8%	6.3%
Iron or Steel Pipes and Tubes	2028	-4.5%	-2.0%	0.9%	3.8%	6.4%
Industrial Commodities	2025	2.6%	3.5%	4.5%	5.6%	6.5%
Industrial Commodities	2026	2.4%	3.4%	4.4%	5.5%	6.4%
Industrial Commodities	2027	-5.3%	-4.4%	-3.4%	-2.3%	-1.4%
Industrial Commodities	2028	-4.9%	-4.0%	-3.0%	-1.9%	-1.0%
Construction, Ontario	2025	3.3%	3.6%	3.9%	4.2%	4.4%
Construction, Ontario	2026	1.3%	1.6%	1.9%	2.2%	2.4%
Construction, Ontario	2027	2.3%	2.6%	2.9%	3.2%	3.4%
Construction, Ontario	2028	2.2%	2.5%	2.8%	3.1%	3.4%
Skilled Construction, Ontario	2025	2.4%	2.7%	3.0%	3.3%	3.6%
Skilled Construction, Ontario	2026	2.5%	2.8%	3.1%	3.5%	3.8%
Skilled Construction, Ontario	2027	2.6%	2.9%	3.2%	3.5%	3.8%
Skilled Construction, Ontario	2028	2.6%	2.9%	3.2%	3.6%	3.8%
Unskilled Construction, Ontario	2025	3.3%	3.6%	3.9%	4.2%	4.5%
Unskilled Construction, Ontario	2026	2.2%	2.5%	2.8%	3.1%	3.4%
Unskilled Construction, Ontario	2027	2.3%	2.5%	2.8%	3.2%	3.4%
Unskilled Construction, Ontario	2028	2.3%	2.5%	2.8%	3.2%	3.4%
Local Currency to US Dollars	2025	0.8%	1.6%	2.6%	3.5%	4.3%
Local Currency to US Dollars	2026	0.9%	1.7%	2.7%	3.6%	4.5%
Local Currency to US Dollars	2027	-7.3%	-6.5%	-5.5%	-4.6%	-3.7%
Local Currency to US Dollars	2028	-6.3%	-5.4%	-4.5%	-3.5%	-2.7%

Committee of the Whole (1) Report

DATE: Tuesday, May 5, 2026

WARD(S): ALL

TITLE: DEWATERING AND DISCHARGE ACTIVITY POLICY AND
TECHNICAL AMENDMENT TO SEWER USE BY-LAW 025-2024

FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: DECISION

Purpose

To request Council approval of the City's Dewatering and Discharge Activity Policy and Technical Amendment to Sewer Use By-law 025-2024, Schedule A Table 2 – Limits for Storm Sewer Discharge.

Report Highlights

- Temporary and Permanent dewatering discharge that is directed to City Infrastructure requires a Discharge Approval under Sewer Use By-law 025-2024.
- Discharge water quality and quantity is monitored through compliance checks and oversight by a Professional Geoscientist or Engineer.
- The submission of a Letter of Understanding ensures subsequent owners of dewatering systems understand the responsibilities and obligations of the Discharge Approval, prior to transfer, ensuring a smooth transition of ownership.
- The Dewatering and Discharge Activity Policy proposed in this report formalize processes already in use to review, issue and manage Discharge Approvals.
- The Technical Amendment to Sewer Use By-law 025-2024, Schedule A Table 2 – Limits for Storm Sewer Discharge aligns the City's storm sewer discharge limits with those of York Region, improving consistency and increasing operational efficiency for Discharge Approval applicants.

Recommendations

1. The City's Corporate Policy for Dewatering and Discharge Activity be approved; and
2. The Technical Amendment to Sewer Use By-law 025-2024, Schedule A Table 2 – Limits for Storm Sewer Discharge be approved.

Background

Land Development, Groundwater, and Dewatering Requirements

“Groundwater” can be defined as water that resides and flows beneath the surface of the earth through voids and fractures in soil and bedrock. The subsurface depth at which groundwater is reliably measured is referred to as the “water table”. “Dewatering” is the process of removing groundwater from a subsurface excavation to lower the water table in that location. Dewatering and groundwater management is an important consideration when reviewing development opportunities in the City as the local geology promotes shallow groundwater levels and the potential for pressurized groundwater conditions. If groundwater is present above the desired depth of excavation or construction, dewatering, both during construction activities and over the life of the building(s), may be required.

During construction, Temporary (Short-Term) dewatering may be required to facilitate construction activities and prevent groundwater from accumulating within the excavation or disrupting the installation of building foundations, subsurface utilities, or other below-grade infrastructure. Once construction is complete, Permanent (Long-Term) dewatering may be required to prevent structural flooding in below grade structures. Water collected through dewatering activities can be discharged to the natural environment, disposed of off-site, or directed to City infrastructure.

City of Vaughan Sewer Use By-law

The City's authority for the management of dewatering activities is based on Sewer Use By-law 025-2024, as amended. In accordance with Sections 5.0 to 6.1, developments that propose directing Temporary or Permanent dewatering-related discharge to City infrastructure require Discharge Approval from the City. Sewer Use By-law 025-2024 further outlines equipment requirements and water quality limits that require applicants to install and maintain dewatering infrastructure to ensure compliance with their respective Discharge Approvals.

Sewer Use By-law 025-2024 currently governs decision-making related to dewatering discharges to City infrastructure; the Dewatering and Discharge Activity Policy is

intended to formalize and document the City’s existing practices. The purpose of this Dewatering and Discharge Activity Policy is to enhance transparency, awareness, and accountability in the review and management of Discharge Approval applications, while emphasizing risk mitigation, management of infrastructure capacity, and environmental responsibility. The purpose of the proposed Technical Amendment to Sewer Use By-law 025-2024, Schedule A Table 2 – Limits for Storm Sewer Discharge is to align the City’s storm sewer discharge limits with those of York Region, improving consistency and operational efficiency for Discharge Approval applicants. In combination, the Dewatering and Discharge Activity Policy and Technical Amendment to Sewer Use By-law 025-2024, Schedule A Table 2 – Limits for Storm Sewer Discharge establish a clear and standardized approach for how the City approves, manages, transfers, and enforces Discharge Approvals.

The objectives of this Dewatering and Discharge Activity Policy and Technical Amendment to Sewer Use By-law 025-2024, Schedule A Table 2 – Limits for Storm Sewer Discharge are to:

- Formalizing the existing framework that evaluates the suitability of discharge to City infrastructure in accordance with Sewer Use By-law 025-2024.
- Implement a process to assess the compliance of dewatering and discharge activity in terms of water quality and quantity.
- Ensure an effective transition of discharge approvals to the subsequent owner.
- Align the City’s Sewer Use By-law 025-2024, Schedule A Table 2 – Limits for Storm Sewer Discharge with York Regions Sewer Use By-law, Schedule A Table 2 – Limits for Storm Discharge.

Previous Reports/Authority

[City of Vaughan - Dewatering Discharge Approval Website.](#)

[City of Vaughan - Sewer Use By-Law 025-2024](#)

Analysis and Options

Review Framework

Development Engineering reviews Discharge Approval applications to ensure compliance with Sewer Use By-law 025-2024 by evaluating discharge water quality, water quantity, and overall design of the proposed dewatering infrastructure. With respect to quality, the discharge must meet the water quality standards outlined in Sewer Use By-law 025-2024 and the discharge infrastructure must include appropriate treatment measures, if necessary, to prevent adverse impacts to the environment or

City infrastructure. From a water quantity perspective, the proposed dewatering volumes and discharge rates must remain within the approved limits to ensure that existing system capacity is not exceeded and that downstream infrastructure can safely convey proposed flows without risk of surcharge or infrastructure damage. In addition, the design of dewatering infrastructure is assessed to confirm that it provides adequate monitoring and control during discharge. This includes the installation of flow meters to accurately measure and report discharge volumes, sampling ports to facilitate water quality testing, and other any other controls deemed necessary to verify ongoing compliance and allow timely response should discharge conditions change.

Sewer Use By-law Compliance Assessment

The review and assessment of Discharge Approval applications include compliance checks to be completed by a Professional Geoscientist or Engineer, to ensure independent oversight and to confirm all conditions associated with the Discharge Approval are being satisfied. These compliance checks are intended to verify adherence to Sewer Use By-law 025-2024 and to confirm that discharge activities are being conducted in a manner that protects downstream receiving bodies and City infrastructure.

The first of these compliance checks is a Certificate of Conformance which is required during the renewal of all Discharge Approvals. The Certificate of Conformance serves as a formal, documented declaration that the discharge has complied with all conditions specified in the approval. This includes confirmation that both the quality and quantity of discharged water have been in compliance over the applicable reporting period, based on verified monitoring data and evaluation by the Professional Geoscientist or Engineer.

In addition, a Groundwater Quality and Quantity Management Program is required in support of applications for Permanent Discharge Approvals. The Groundwater Quality and Quantity Management Program establishes a long-term, systematic approach to groundwater monitoring and management and must clearly describe the proposed water quality sampling frequencies, and methods for collecting, recording, and evaluating water quantity data. The Groundwater Quality and Quantity Management Program must also include defined procedures for identifying, reporting, and managing instances of non-compliance, including corrective actions taken to ensure timely mitigation of potential impacts. Collectively, these requirements provide a robust framework for ongoing compliance assurance while mitigating potential impacts to the environment or City infrastructure.

Transfer of Discharge Approvals

Discharge Approvals must be formally conveyed when a transfer of ownership occurs to ensure continued compliance with Sewer Use By-law 025-2024. Typically, this occurs when the Developer transfers ownership and operational responsibility of the site to the Condominium Corporation or designated successor through a renewal application.

Prior to transfer, it is imperative that the current owner undertakes and completes any necessary modifications or upgrades to the dewatering system to ensure the system remains fully operational and continues to meet all conditions outlined in the Discharge Approval. The system's compliance status must be thoroughly verified and documented through a Certificate of Conformance before the transfer can be finalized, thereby mitigating the risk of non-compliance or environmental harm post-transfer.

As part of the transfer of ownership process, a formal Letter of Understanding must be prepared and signed by the new owner. This document serves as an acknowledgment that the new owner is aware of the existing Discharge Approval, understands the associated obligations, and accepts responsibility for compliance and any ongoing operational requirements. This is an essential step to clearly define accountability and prevent any uncertainty regarding responsibilities following transfer. The implementation of these measures ensures the dewatering system will remain effective throughout the transition of ownership, supporting effective site management and adherence to Sewer Use By-law 025-2024.

Technical Amendment to Sewer Use By-law 025-2024

Discharge Approval applicants are required to meet the water quality limits outlined in Schedule A of Sewer Use By-law 025-2024 to prevent adverse effects to the environment or City infrastructure. Where discharge is directed to City and York Region storm sewer infrastructure, Discharge Approval must be obtained from both agencies, which requires applicants to comply with each agencies respective water quality limits. This has resulted in inconsistencies and operational limitations put on applicants and approval holders across the City with respect to discharge water quality. In addition, certain parameters within the City's existing storm limits were found to exceed applicable environmental guidelines and had the potential to create conditions that are cost-prohibitive to building or maintaining residential units in the City. The proposed Technical Amendment to Sewer Use By-law 025-2024, Schedule A Table 2 – Limits for Storm Sewer Discharge would align the City's storm sewer discharge limits with those of York Region, improving consistency across jurisdictions by providing one set of storm sewer discharge limits for Discharge Approval applicants. A complete summary of the City's and York Region's current storm sewer discharge limits, along with the proposed new limits, is provided in the table below.

Proposed Limits for Storm Sewer Discharge				
Parameter	Units	Vaughan	York Region	New Proposed Limits
Biochemical Oxygen Demand (BOD)	mg/L	15	15	15
Total Kjeldahl Nitrogen	mg/L	1	1	1
Phenolics (4AAP)	mg/L	0.008	0.008	0.008
Phosphorus (Total)	mg/L	0.400	0.400	0.400
Suspended Solids (Total)	mg/L	15	15	15
Cyanide (Total)	mg/L	0.020	0.020	0.020
Fluoride	mg/L	1.0	-	-
Sulphate	mg/L	150	-	-
Chlorides	mg/L	150	-	-
Chlorine	mg/L	0.010	-	-
Aluminum (Total)	mg/L	5.0	-	-
Antimony (Total)	mg/L	0.5	-	-
Arsenic (Total)	mg/L	0.020	0.020	0.020
Cadmium (Total)	mg/L	0.008	0.008	0.008
Chromium (Total)	mg/L	0.080	0.080	0.080
Cobalt (Total)	mg/L	0.5	-	-
Copper (Total)	mg/L	0.050	0.050	0.050
Lead (Total)	mg/L	0.120	0.120	0.120
Manganese (Total)	mg/L	0.150	0.150	0.150
Mercury (Total)	mg/L	0.0004	0.0004	0.0004
Molybdenum (Total)	mg/L	0.500	-	-
Nickel (Total)	mg/L	0.080	0.080	0.080
Selenium (Total)	mg/L	0.020	0.020	0.020
Silver (Total)	mg/L	0.120	0.120	0.120
Tin (Total)	mg/L	5.0	-	-
Titanium (Total)	mg/L	0.500	-	-
Zinc (Total)	mg/L	0.040	0.040	0.040
Benzene	ug/L	2.0	2.0	2.0
Chloroform	ug/L	2.0	2.0	2.0
1,2-dichlorobenzene	ug/L	5.6	5.6	5.6
1,4-dichlorobenzene	ug/L	6.8	6.8	6.8
Cis-1,2-dichloroethylene	ug/L	5.6	5.6	5.6
Trans-1,3-dichloropropylene	ug/L	5.6	5.6	5.6
Ethylbenzene	ug/L	2.0	2.0	2.0
Methylene chloride	ug/L	5.2	5.2	5.2
1,1,2,2-tetrachloroethane	ug/L	17.0	17.0	17.0
Tetrachloroethylene	ug/L	4.4	4.4	4.4
Toluene	ug/L	2.0	2.0	2.0
Trichloroethylene	ug/L	8.0	8.0	8.0
Xylenes (Total)	ug/L	4.4	4.4	4.4
Di-n-butyl phthalate	ug/L	15.0	15.0	15.0
Bis(2-ethylhexyl) phthalate	ug/L	8.8	8.8	8.8
PCBs	ug/L	0.4	0.4	0.4
Methyl Ethyl Ketone	ug/L	2.0	-	-
Styrene	ug/L	20.0	-	-
Nonylphenols	ug/L	2.0	-	-
Nonylphenol ethoxylates	ug/L	20.0	-	-
Total PAHs	ug/L	2.0	-	-

(-) Parameter Not Included

Financial Impact

There are no anticipated financial impacts to the City as a result of the recommendations included in this report.

Operational Impact

The Dewatering and Discharge Activity Policy relates to Development Engineering's review and issuance of Discharge Approvals within the City. As these documents are formalizing the existing processes, there are no anticipated operational impacts to other departments. The Technical Amendment to Sewer Use By-law 025-2024, Schedule A Table 2 – Limits for Storm Sewer Discharge will update the storm discharge limits to reflect current engineering standards and regulatory guidance. As a result, the revised limits will support enforcement activities and provide greater clarity for By-law Enforcement Officers to interpret and apply these requirements in the field.

Broader Regional Impacts/Considerations

The recommendations included in this report are not anticipated to have an impact on other municipalities, York Region or other governmental agencies.

Conclusion

It is recommended that Council approve the City's Dewatering and Discharge Activity Policy and Technical Amendment to Sewer Use By-law 025-2024, Schedule A Table 2 – Limits for Storm Sewer Discharge to ensure clear and transparent guidance and standards in the City's process of reviewing Discharge Approval applications, while emphasizing risk mitigation, infrastructure capacity and environmental responsibility. Additionally, formalizing our current processes into this Dewatering and Discharge Activity Policy provides greater clarity around submission requirements, review criteria, and approval processes. By clearly defining and improving requirements related to discharge quality and quantity, the Dewatering and Discharge Activity Policy and Technical Amendment to Sewer Use By-law 025-2024, Schedule A Table 2 – Limits for Storm Sewer Discharge will support effective development planning and reduce approval timelines.

For more information, please contact: Lauren Crawford, Director, Development Engineering, ext. 8255

Attachments

1. Dewatering and Discharge Activity Policy.
2. Technical Amendment to Sewer Use By-law 025-2024 Schedule A, Table 2 - Limits for Storm Sewer Discharge.

Prepared by

Eric Chevrier, Hydrogeologist Lead, Development Engineering, ext. 6075

Samar Saadi Nejad, Manager, Development Transportation Engineering, ext. 8253

THE CORPORATION OF THE CITY OF VAUGHAN

CORPORATE POLICY

POLICY TITLE: Dewatering and Discharge Activity Policy

POLICY NO.: 08.C.04

Section:	Council & Committees		
Effective Date:	Click or tap to enter a date.	Date of Last Review:	Click or tap to enter a date.
Approval Authority:	Policy Owner:		
Council	DCM, Infrastructure Development		

POLICY STATEMENT

It is the policy of the City of Vaughan (the City) to evaluate and approve Development Applications that propose directing dewatering-related Private Water discharge to the City sewer system. This policy establishes the framework for evaluating and approving responsible and controlled Dewatering and Discharge Activity in accordance with the City's Sewer Use By-law.

PURPOSE

This policy establishes a framework to govern the approval, management, transfer and enforcement of temporary (short-term) and permanent (long-term) Private Water Discharge Approvals into the City sewer system. The intent of this policy is to promote transparency, awareness and accountability in the process of reviewing Discharge Approval applications, with an emphasis on risk mitigation, infrastructure capacity, and environmental responsibility.

The objectives of this policy are to:

1. Establish a framework that evaluates the suitability of discharge to the City sewer system in accordance with the Sewer Use By-law.
2. Implement a procedure to assess the compliance of Dewatering and Discharge Activities in terms of water quality and quantity.
3. Ensure an effective transition of Discharge Approvals from the Developer to the subsequent Owner of the Dewatering System.

POLICY TITLE: Dewatering and Discharge Activity Policy

POLICY NO.: 08.C.04

SCOPE

This policy applies to internal and external stakeholders involved in new or existing developments that require Private Water Discharge to City infrastructure. Internal stakeholders include City of Vaughan staff who oversee the review and approval of Private Water discharge to the City's sewer system. External parties, including Developers and their consultants, may also refer to the policy when preparing Discharge Approval applications.

LEGISLATIVE REQUIREMENTS

1. Conservation Authorities Act, R.S.O. 1990, c. C.27, as amended.
2. Clean Water Act, 2006, S.O. 2006, c. 22, as amended.
3. Environmental Protection Act, R.S.O. 1990, c. E.19, as amended.
4. Municipal Act, 2001, S.O. 2001, c. 25, as amended.
5. Ontario Water Resources Act, R.S.O. 1990, c. O.40, as amended.
6. Planning Act, R.S.O. 1990, c P.13, as amended.
7. Professional Engineers Act, R.S.O. 1990, c. P.28, as amended.
8. Professional Geoscientists Act, 2000, S.O. 2000, C. 13, as amended.

DEFINITIONS

1. **Accredited Laboratory:** Laboratory accredited by an authorized accreditation body in accordance with a standard based on "ISO/IEC/EN 17025: General Requirements for Competence of Calibration and Testing Laboratories" established by the International Organization For Standardization, as amended.
2. **Allowable Release Rate:** Maximum flow rate of water permitted to exit a developed site into the sewer system.
3. **Amendments:** A formal change to existing Discharge Approvals to add, remove, or update existing information.
4. **Authorized Representative:** A person, group, or organization that has been granted permission by an Owner to act on their behalf.
5. **Certificate of Conformance:** A technical memo attesting that all dewatering and discharge activities comply with the requirements of the City's Sewer Use By-law and the Discharge Approval.
6. **Citizens Portal:** Digital permitting portal that allows applicants or Authorized Representatives to apply, track, and pay for permits and approvals.

POLICY TITLE: Dewatering and Discharge Activity Policy

POLICY NO.: 08.C.04

7. **City:** The Corporation of the City of Vaughan, including all departments, employees, and administrative divisions.
8. **Council:** Council of the Corporation of the City of Vaughan.
9. **Developer:** Owner who applies to the City to change land use or construct new buildings and infrastructure.
10. **Development Application:** Proposal put forward by a Developer to the City for review and decision, pertaining to a change of land use, construction of a new building or the making of an addition or alteration to a building, or the creation of a parcel of land, as governed under the *Planning Act*.
11. **DE:** Development Engineering Department at the City of Vaughan
12. **Dewatering and Discharge Activities:** Removal and controlled release of Private Water from a site to the City's sewer system.
13. **Dewatering System:** A network of sumps, foundation drains, pumps, piping and associated dewatering and water conveyance infrastructure necessary to control the quantity and quality of groundwater and excess rainwater discharged to the City sewer system.
14. **Discharge Approval:** Approval granted by the City to discharge water to the municipal sewer system.
15. **Discharge Rate:** The approved rate of water flow from the Dewatering System to the City sewer system.
16. **Financial Security:** Cash Security, Letter of Credit and/or a Development Agreement Pay on Demand Surety Bond, as defined and in accordance with the City's Letter of Credit Policy (No.12.C.04) and Development Agreement Pay on Demand Surety Bond (No.12.C.21), as amended.
17. **Flow Meter:** A device used to measure the flow rate or quantity of water moving through a pipe.
18. **GQQMP:** Groundwater Quality and Quantity Management Program. A technical document outlining water quality sampling frequency, water quantity data collection and non-compliance management actions.
19. **Owner:** Person or entity with a legal title to property, possessing rights of possession, control, occupancy, and disposal over it.

POLICY TITLE: Dewatering and Discharge Activity Policy

POLICY NO.: 08.C.04

20. Permanent Discharge: Discharge that will continue indefinitely.

21. Private Water: Groundwater or excess stormwater accumulating or collected on private lands.

22. Qualified Person: the person holds a certificate of registration under the *Professional Geoscientists Act, 2000* and is a practicing member, temporary member, or limited member, in good standing, of the Association of Professional Geoscientists of Ontario; or, the person hold a license, limited license or temporary license under the *Professional Engineers Act*.

23. Sampling Port: A designated access point, such as a valve, tap, or opening, that allows for the collection of a representative water sample from a fluid stream or system.

24. Sanitary Sewer System: A network of municipal pipes and structures that collect and transport wastewater to a treatment facility.

25. Sealed: Documents that have been stamped using the rubber stamp/impression issued by Professional Engineers Ontario or Professional Geoscientist Ontario to all license holders. The seal (or stamp) identifies the engineer or geoscientist taking personal and professional responsibility for the content of the documents. The seal must be signed and dated by the license holder.

26. Site Plan Agreement: A legal contract between the City and a Developer that requires the Developer to construct a project according to the approved site plans and conditions

27. Storm Sewer System: A network of municipal pipes and water conveyance structures that collect and transport stormwater from urban surfaces to an end-of-pipe Stormwater Management Facility or natural waterway.

28. Stormwater Management Facility: A municipal end-of-pipe facility providing water quality, water quantity and erosion controls of runoff from urban areas.

29. Temporary Discharge: Discharge related to short term or construction related works.

POLICY

1. General Considerations for Dewatering and Discharge Activity

POLICY TITLE: Dewatering and Discharge Activity Policy

POLICY NO.: 08.C.04

- 1.1** Private Water can be considered for discharge to the City sewer system if sufficient design information is provided through a Discharge Approval application to be reviewed by DE and accepted by the City.
- 1.2** The Owner will pay the applicable fee in accordance with the City's Fees and Charges By-law, to facilitate a technical review of the Discharge Approval application.
- 1.3** Any Development Application that proposes discharge into the City's sewer system shall do so via an on-site Dewatering System. Discharge shall be limited to the Allowable Release Rate and approved Discharge Rate as approved by DE. Any unanticipated condition requiring modification to the Dewatering System will be subject to further technical review and approval by DE.
- 1.4** The Owner shall install all infrastructure to carry out the Dewatering and Discharge Activities in accordance with the terms and conditions of the applicable Development Agreements, Discharge Approval, and Sewer Use By-law, at the Owner's sole expense, all to the satisfaction of the City.

 - (a) The Owner is required to install and maintain a Flow Meter for the collection of water quantity data. Flow Meters shall be selected, constructed, calibrated, and maintained by the Owner to the satisfaction of the City.
 - (b) The Owner is required to install a Sampling Port(s) for the collection of water quality samples by the Owner, their Authorized Representatives, or the City. Sampling Port(s) will be installed and maintained by the Owner to the satisfaction of the City.
- 1.5** All water quality analyses associated with Dewatering and Discharge Activities will be completed by an Accredited Laboratory and compared to the parameters outlined in Schedule "A" – Limits for Sewer Discharge of the City's Sewer Use By-law. Water quality samples must be unfiltered, field or laboratory filtered samples will not be accepted.
- 1.6** No Owner shall cause or permit discharge to the City sewer system where water has been added to the discharge for the purposes of dilution to meet the parameters outlined in Schedule "A" – Limits for Sewer Discharge of the City's Sewer Use By-law.
- 1.7** One (1) Discharge Approval is required per approved connection to the City sewer system through the Development Application process.

POLICY TITLE: Dewatering and Discharge Activity Policy

POLICY NO.: 08.C.04

- 1.8** Upon renewal of the Discharge Approval, the Owner will submit a Certificate of Conformance, prepared and Sealed by a Qualified Person, attesting that all Dewatering and Discharge Activities have complied with the requirements of the Discharge Approval.

2. Specific Considerations for Discharge Approval

2.1 Temporary (Short-Term) Discharge Approval

- 2.1.1 Following approval of the Development Application but prior to any temporary Dewatering and Discharge Activities, the Owner shall obtain a Temporary Discharge Approval.
- 2.1.2 All Temporary Discharge will be directed to the Storm Sewer System. Temporary Discharge to the City's Sanitary Sewer System will be granted on an exception basis under the Sewer Use By-law, when no alternative options are feasible, as determined by the City.
- 2.1.3 Water quality sampling and quantity reporting is required for the duration of the Temporary Discharge Approval.

2.2 Permanent (Long-Term) Discharge Approval

- 2.2.1 Following approval of the Development Application but prior to any permanent Dewatering and Discharge Activities, the Owner shall obtain a Permanent Discharge Approval.
- 2.2.2 All Permanent Discharge will be directed to the Storm Sewer System. Permanent Discharge to the City's Sanitary Sewer System is prohibited.
- 2.2.3 The Owner is required to submit a Groundwater Quality and Quantity Management Program (GQQMP), prepared and Sealed by a Qualified Person, detailing non-compliance management actions and the proposed water quality and quantity sampling frequency, as determined by the Qualified Person retained by the Owner, and accepted by the City.

2.3 Transfers of Discharge Approvals to New Owners

- 2.3.1 Conditions associated with Permanent Discharge Approvals must be conveyed with any transfer of ownership or assignment to a successor by the Owner.

- 2.3.2 Prior to transfer of ownership, the current Owner shall submit an application, in accordance with City requirements, such that the subsequent Owner shall assume and become responsible for the Discharge Approval and the Dewatering System.
- 2.3.3 Any required modifications to the Dewatering System, as determined by the City, shall be completed by the Owner, at the Owner's expense, prior to transfer of the Discharge Approval. The City reserves the right to withhold release of the Financial Security associated with the Site Plan Agreement until such modifications have been completed, to the satisfaction of the City.
- 2.3.4 When a transfer of a Discharge Approval is required, the current Owner shall prepare and submit the following documents to DE.
 - (a) A Letter of Understanding prepared by the new Owner stating they are aware of the undertaking involved with the transfer of the Dewatering System, its condition, and compliance requirements of the Discharge Approval and the GQQMP;
 - (b) A new Certificate of Conformance prepared and Sealed by a Qualified Person attesting that all Dewatering and Discharge Activities comply with the requirements of the Permanent Discharge Approval; and

3. Non-Compliance

3.1 Non-Compliance Management Actions

- 3.1.1 Any deviations or non-conformances from the Discharge Approval must be reported to the City by the Owner. Information on mitigative measures taken to rectify the deviation or non-conformance must be included, to the satisfaction of the City.
- 3.1.2 The City must be advised of all amendments, renewals, or revocations of any associated permits, approvals, or clearances granted from Federal, Provincial, and Regional governing bodies.
- 3.1.3 Discharge Approvals may be revoked or suspended immediately, at the sole discretion of the City, in any of the following circumstances:

POLICY TITLE: Dewatering and Discharge Activity Policy

POLICY NO.: 08.C.04

- (a) When the City has reason to believe that any condition of the Discharge Approval or Sewer Use By-law, are not in compliance;
- (b) Where the City determines that an emergency exists in which the continued Dewatering and Discharge Activity may pose an immediate threat, danger or hazard to any person, property, plant, animal or aquatic life; or may in any way or manner and notwithstanding whether it may be minimal or not, impair the City's ability to address the threat, danger or hazard or contribute to the threat, danger or hazard;
- (c) In the case of any actual or potential operational issues that would cause the Dewatering and Discharge Activities to negatively impact the local sewer system, as determined by the City and/or York Region;
- (d) A Federal, Provincial, or Regional governing body has revoked their associated permit, clearance or approval for the Dewatering and Discharge Activity; or
- (e) Where the City determines that continued Dewatering and Discharge Activity is no longer in the public interest, it poses a risk to municipal operations or infrastructure, or conflicts with broader City priorities or policy objectives.

3.1.4 Notice of suspension or revocation of a Discharge Approval may be provided either verbally or in writing. Upon receipt of notice of suspension or revocation, the applicant shall immediately cease all discharge to the City sewer system. The Dewatering and Discharge Activities may only resume after the City re-issues the Discharge Approval.

3.2 Legal Non-Conforming Status

3.2.1 Any Dewatering and Discharge Activity that was approved and in operation prior to this Policy coming into effect, but which does not comply with the Policy, may be recognized as a legal non-conforming activity and be permitted to continue, subject to the following conditions.

POLICY TITLE: Dewatering and Discharge Activity Policy

POLICY NO.: 08.C.04

- (a) The Dewatering System is not replaced, expanded, intensified, or altered in a manner that changes the quality or quantity of discharge;
- (b) The discharge does not pose an unacceptable risk to the public, municipal infrastructure, or the natural environment, as determined by the City and Sewer Use By-law; and
- (c) Any associated Federal, Provincial or Regional approvals, permits, or clearances are maintained in good standing.

4. Financial Implications

- 4.1.1 If a Discharge Approval is required, the Owner shall pay an application review fee pursuant to the City's Fees and Charges By-law.
- 4.1.2 Upon renewal of a Discharge Approval, the Owner shall pay a renewal fee pursuant to the City's Fees and Charges By-law.
- 4.1.3 If a Temporary Discharge Approval to the Sanitary Sewer System is granted the Owner is required to pay a volumetric discharge fee pursuant to the City's Fees and Charges By-law. Funds from collected fees will be allocated toward operation and maintenance of the City's Sanitary Sewer System.
- 4.1.4 If water quality exceedances of the City's Sewer Use By-law are confirmed by the City's By-law Enforcement Officers, the Owner may be required to pay for the total cost of sampling pursuant to the City's Fees and Charges By-law. Funds collected will be allocated to the enforcement of the City's Sewer Use By-law in accordance with the City's Fees and Charges By-law.
- 4.1.5 If contraventions of the Discharge Approval or the City's Sewer Use By-law are confirmed, the Owner may be subject to financial penalties. Funds collected will be allocated to the enforcement of the City's Sewer Use By-law.

ADMINISTRATION

Administered by the Office of the City Clerk.

POLICY TITLE: Dewatering and Discharge Activity Policy

POLICY NO.: 08.C.04

Review Schedule:	3 Years If other, specify here	Next Review Date:	Click or tap to enter a date.
Related Policy(ies):			
Related By-Law(s):	025-2024, 224-2023		
Procedural Document:			
Revision History			
Date:	Description:		
Click or tap to enter a date.			
Click or tap to enter a date.			
Click or tap to enter a date.			

**Attachment 2 - Technical Amendment to Sewer Use By-law 025-2024 Schedule A, Table 2 - Limits
for Storm Sewer Discharge**

Table 2 – Limits for Storm Sewer Discharge

Type of Parameter	Parameter	Limit	
Conventional	Biochemical Oxygen Demand (BOD)	15 mg/L	
	Total Kjeldahl Nitrogen	1 mg/L	
	Phenolics (4AAP)	0.008 mg/L	
	Phosphorous (Total)	0.400 mg/L	
	Suspended Solids (Total)	15 mg/L	
	Cyanide (Total)	0.020 mg/L	
	Metals	Arsenic (Total)	0.020 mg/L
Cadmium (Total)		0.008 mg/L	
Chromium (Total)		0.080 mg/L	
Copper (Total)		0.050 mg/L	
Lead (Total)		0.120 mg/L	
Manganese (Total)		0.150 mg/L	
Mercury (Total)		0.0004 mg/L	
Nickel (Total)		0.080 mg/L	
Selenium (Total)		0.020 mg/L	
Silver (Total)		0.120 mg/L	
Zinc (Total)		0.040 mg/L	
Organics		Benzene	2.0 ug/L
		Chloroform	2.0 ug/L
	1,2 –dichlorobenzene	5.6 ug/L	
	1,4 –dichlorobenzene	6.8 ug/L	
	Cis-1,2 –dichloroethylene	5.6 ug/L	
	Trans- 1,3 – dichloropropylene	5.6 ug/L	

	Ethylbenzene	2.0 ug/L
	Methylene chloride	5.2 ug/L
	1,1,2,2-tetrachloroethane	17.0 ug/L
	Tetrachloroethylene	4.4 ug/L
	Toluene	2.0 ug/L
	Trichloroethylene	8.0 ug/L
	Xylenes (Total)	4.4 ug/L
	Di-n-butyl phthalate	15.0 ug/L
	Bis (2-ethylhexyl) phthalate	8.8 ug/L
	PCBs	0.4 ug/L

Committee of the Whole (1) Report

DATE: Tuesday, May 5, 2026

WARD(S): ALL

TITLE: 2025 DELIVERY REPORT – PLANNING AND INFRASTRUCTURE DEVELOPMENT

FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: FOR INFORMATION

Purpose

To provide Council with the 2025 Planning and Infrastructure Development Delivery Report.

Report Highlights

- In 2025, the City spent \$181.6 million on 388 projects in various asset groups.
- The Planning and Infrastructure Development portfolio continues to contribute to the City’s Strategic Plan by planning, designing, initiating and completing projects that support most of the priority areas.
- In 2025, the Infrastructure Development portfolio worked to progress key city building projects identified in the Council-approved Nine Point Action Plan to Fight Traffic Gridlock.
- In 2025, the portfolio achieved \$181.6 million in Capital Delivery with a 98.4% cash flow rate.

Recommendations

1. That the report be received for information.

Background

In support of the City’s vision, mission, values and Service Excellence Strategic Priorities, the Planning and Infrastructure Development portfolio is dedicated to building a world-class city. By incorporating resident input, thorough studies, Council directions and Provincial regulations and legislations, Planning and Infrastructure Development strives for sustainable city-building. The annual Delivery Report provides Council with

Planning and Infrastructure Development's 2025 accomplishments and initiatives, asset group updates and a look ahead to 2026.

Previous Reports/Authority

[Item 2, Report No. 16 of the Committee of the Whole which was adopted without amendment by the Council of the City of Vaughan on April 23, 2025.](#)

Analysis and Options

Capital Programs

In 2025, the City made significant investments in State of Good Repair and Growth-Related programs, for a total of \$181.6 million in expenditures across 388 projects including:

- 123 road and bridge projects: \$93.32 million
- 58 water, wastewater and stormwater projects: \$21.43 million
- 32 buildings and facilities projects: \$22.13 million
- 122 parks and open spaces projects: \$25.13 million
- 26 active transportation projects: \$18.68 million
- 27 non-asset related projects: \$951,387

Strategic Alignment

Throughout 2025, the Planning and Infrastructure Development portfolio helped progress the City's 2022-2026 Term of Council Service Excellence Strategic Plan by contributing to many of its strategic priority areas including:

- Transportation and Mobility: 104.57 million
- City Building: 56.77 million
- Environmental Sustainability: 11.41 million
- Community Safety and Well-Being: 4.38 million
- Active, Engaged and Inclusive Communities: 1.74 million
- Service Excellence and Accountability: 2.76 million

Contributions to the Council-approved Nine Point Action Plan to Fight Traffic Gridlock

In 2025, the Planning and Infrastructure Development portfolio made significant contributions to the Council-approved Nine Point Action Plan to Fight Traffic Gridlock. Highlights include:

- making significant progress on the Kirby Road extension between Dufferin Street and Bathurst Street, which is on track to be completed in 2026.
- making significant progress on the Canada Drive-America Avenue Bridge and the Colossus Drive Extension over Highway 400.
- awarding the contract for the design and construction of the Bass Pro Mills Drive extension.
- continued support of the Yonge North Subway Extension project, which reached a significant milestone in 2025 with the award of the advance tunneling contract.
- awarding the Environmental Assessment to widen Highway 7 to six lanes between Wigwoss Drive and Kipling Avenue.
- commencing the Concord GO Centre Secondary Plan Review and Update, in conjunction with a Transportation Master Plan and a Storm Drainage Master Plan, in support of enhanced GO Train service in the Concord area.
- continued advocacy to connect Langstaff Road over the CN MacMillan Yard and upgrade the interchange at Langstaff Road and Highway 400.
- continued support of the Teston Road Missing Link project, which will connect Teston Road between Keele and Dufferin streets.
- continued support of the Jane Street Bus Rapid Transit study, which is managed by York Region.

2025 Delivery Updates by Department

The 2025 Planning and Infrastructure Development Delivery Report includes a summary of project achievements for each of the portfolio's engineering departments.

Infrastructure Planning and Corporate Asset Management

2025 project highlights for the department include:

- launching a two-year micromobility pilot.
- overseeing eight unique demonstrations through the OVIN Demonstration Zone.
- initiating the Integrated Urban Water Plan program.
- launching the Concord GO Centre Storm Drainage Master Plan.

Development Engineering

2025 project highlights for the department include:

- implementing a City-managed Construction Cost Index Study.
- developing a guide for winter snow-clearing standards.
- developing guidelines that provide information and technical direction for developers and their consultants related to hydrogeological assessment requirements for conventional development applications.

Infrastructure Delivery

The department's 2025 project highlights include:

- undertaking emergency work along Kirby Road between Highway 27 and Kipling Avenue.
- rehabilitating approximately 20 kilometres of roadway asphalt as part of the 2025 Pavement Management Program.
- progressing the Kirby Road Extension project.

Facilities and Parks Delivery

The Facilities and Parks Delivery department is comprised of three teams, Facilities Delivery, Parks Delivery and the Program Management Office.

2025 project highlights for Facilities Delivery include:

- opening Carrville Community Centre.
- advancing construction of fire stations 7-12 and 7-1.
- re-opening the Woodbridge Library.

2025 project highlights for Parks Delivery include:

- advancing the MacMillan Farm Master Plan.
- advancing projects identified in the Vellore Woods Community Improvements Program.
- opening Vaughan's first cricket field and breaking ground on the Family Recreation Area in North Maple Regional Park.

2025 project highlights for the Project Management Office include:

- work on the Vaughan Vault Replacement Project.
- developing and implementing an internal and public facing Planned Capital Construction Map.

2025 Delivery Updates by Asset Group

Planning and Infrastructure Development's Asset Management Report Cards summarize important information about Vaughan's assets, like replacement cost, condition, average age and useful life expectancy.

The 2025 Delivery Report includes annual asset report cards for active transportation, facilities, parks, roads, stormwater, wastewater and water.

In 2025, the City owned and managed:

- 2,194 kilometres of roads and bridges worth \$1.8 billion.

- 234 parks worth \$319 million.
- 135 buildings worth \$843 million.
- \$257 million in active transportation facilities.
- 3,327 kilometres of water, wastewater and stormwater infrastructure worth \$5.2 billion.

Awards and Accolades

In 2025, the Planning and Infrastructure Development portfolio earned significant recognition for its leadership, innovation and commitment to creating a more sustainable, well-planned city, including:

- The Greenspace Strategic Plan, the first of its kind for Vaughan, was recognized with the Ontario Professional Planners Institute 2025 PlanON Vision Award of Excellence.
- The City’s Geographic Information Systems (GIS) solution was recognized with the BeSpatial Ontario Award.
- The Gallanough Park Stormwater Management Improvements project received first place in the Professional Engineers of Ontario’s York Chapter 2024 Engineering Project of the Year Award.

Grant Funding

Numerous Infrastructure Development projects have progressed with the support of grants, reflecting our continued commitment to exploring alternate funding opportunities with a focus on good governance and accountability. In 2025, the portfolio secured \$69.7 million dollars in capital infrastructure and operational grant funding.

Project Communications

Throughout 2025, the portfolio – in collaboration with City departments, consultants and our partners in the Communications, Marketing and Engagement department – employed numerous communication tactics to support vital connections with the community, clients, stakeholders, Vaughan Council and staff.

2026 Outlook

The 2025 Planning and Infrastructure Development Delivery Report includes projected expenditures by strategic priority and asset group, for a total of \$335.88 million in 2026.

Financial Impact

There are no immediate financial impacts associated with this report.

Operational Impact

There are no immediate operational impacts associated with this report.

Broader Regional Impacts/Considerations

There are no broader regional impacts associated with this report.

Conclusion

The significant achievements, as identified in this report, demonstrate the portfolio's focus on Capital Delivery. In 2025, the portfolio achieved \$181.6 million in Capital Delivery with a 98.4% cash flow rate - the percentage of actual versus forecasted cash flow. The framework has been developed to undertake larger, more complex city-building projects in all asset classes.

For more information, please contact: Erika Hinze, Communications Advisor, ext. 7123.

Attachments

1. Planning and Infrastructure Development 2025 Delivery Report

Prepared by


Erika Hinze, Communications Advisor, ext. 7123.



2025

Delivery Report





In 2025, the City of Vaughan's Planning and Infrastructure Development portfolio progressed and delivered a range of key projects across the city.

The community gathered for the grand opening of the state-of-the-art Carrville Community Centre, and major milestones were achieved in the development of North Maple Regional Park, including the groundbreaking of a 15-acre Family Recreation Area.

Progress was made on major infrastructure projects that will transform how residents and goods move throughout the city, such as the Canada Drive-America Avenue Bridge and the Kirby Road Extension. And when urgent repairs were required to a section of Kirby Road, between Highway 27 and Kipling Avenue, the team responded quickly, restoring this important connection and keeping residents moving.

These projects, among many others, supported key priorities in the 2022-2026 Term of Council Service Excellence Strategic Plan, with planning underway for future initiatives that will help Vaughan continue to grow as a world-class city.



Content

Message from the Mayor	4	Facilities and Parks Delivery	26
Message from the City Manager	5	2025 Project Highlights: Facilities.....	26
Message from the Deputy City Manager, Planning and Infrastructure Development.....	6	2025 Project Highlights: Parks	27
Purpose and Values	7	2025 Project Highlights: Project Management Office (PMO).....	31
Portfolio Core Values	7	2025 Delivery Updates by Asset Group	32
Executive Summary.....	8	Active Transportation.....	33
Capital Programs	10	Facilities.....	34
Strategic Alignment	11	Parks	35
2025 Expenditures by Strategic Priority	11	Roads.....	36
2025 Delivery Updates by Department.....	14	Stormwater	37
Infrastructure Planning and Corporate Asset Management.....	14	Wastewater	38
2025 Project Highlights	14	Water	39
Technical Analysis, Reviews and Support...	18	Municipal Excellence	40
Development Engineering	20	Awards and Accolades	40
2025 Project Highlights	20	Grant Funding	41
2025 Assumption Summary.....	21	Project Communications	42
2025 to 2026 Active and New Development Engineering Projects	21	2026 Outlook	44
Infrastructure Delivery	22	Projected Expenditures	44
2025 Project Highlights	22	Projected Expenditures	45
		Cashflow Rate: 2022 to 2025.....	46

MESSAGE FROM THE Mayor



We're building Vaughan into a world-class city – one of continuous progress, delivering the roads, bridges and essential infrastructure that keep Vaughan moving forward. All this depends on the dedicated professionals in the Planning and Infrastructure Development portfolio who are both behind the scenes and on the ground, shaping our city. The 2025 Delivery Report is a testament to the hard work this team does to keep our city moving.

Together, we are creating a city that is not only efficient, but vibrant, resilient and welcoming. We are taking decisive action to fight traffic congestion so residents can spend less time on the road and more time with their families. Through our Nine Point Action Plan to Reduce Traffic Gridlock, we are delivering real results. Projects such as the Canada Drive-America Avenue Bridge, and the Kirby Road and Bass Pro Mills Drive extensions are redefining how residents and visitors travel across our city.

Over the past year, we have advanced key infrastructure projects that strengthen our foundations and enhance daily life – from the Black Creek Renewal project to reduce flooding risk, new watermain upgrades, streetscaping and landscaping improvements, cycling facilities and roadway paving in Kleinburg Village.

As Mayor, I am proud to lead a city that is growing with purpose, and I want to thank each and every member of the Planning and Infrastructure Development team for their continued dedication. I also want to extend my sincere thanks to our residents for their patience as we continue building the infrastructure and services needed for a stronger, more livable future – where less time spent in traffic means more time spent with family. I'm looking forward to another year of progress and building a stronger, more connected and efficient city.

A handwritten signature in black ink, appearing to read "S. Del Duca". The signature is fluid and cursive.

Steven Del Duca
Mayor

MESSAGE FROM THE City Manager



At the City of Vaughan, we invest in purpose-driven projects – ones that make a real difference in the day-to-day lives of residents and visitors. The 2025 Delivery Report outlines the incredible work of the Planning and Infrastructure Development team, who are dedicated to overseeing these projects from start to finish, ensuring each step along the way is right on track and hits the mark for our vision of building a city of the future.

They play a key role in shaping Vaughan’s future by planning the city’s essential infrastructure – from community centres and fire stations to roads, bridges and watermains – and manage our assets to maintain strong, dependable services for residents. They also create high-quality parks and open spaces that support healthy, active lifestyles for all ages and abilities.

Ultimately, this is a team of dedicated experts who can be relied upon to deliver infrastructure to our city with Service Excellence. My sincere thanks to the entire Planning and Infrastructure Development portfolio for your vital contributions – of which this report shows there is no shortage. I look forward to continuing our work together on the many projects that lie ahead.

A handwritten signature in black ink, appearing to read 'Zoran Postic'. The signature is stylized and fluid, with a large loop at the top and a cross-like shape at the bottom.

Zoran Postic
City Manager

MESSAGE FROM THE

Deputy City Manager, Planning and Infrastructure Development



In 2025, the Planning and Infrastructure Development portfolio delivered meaningful progress across the city by aligning growth, infrastructure investment and service excellence. Through strategic planning, disciplined project delivery and strong collaboration, our teams advanced 388 infrastructure and city-building projects, representing approximately \$182 million in capital investment across Vaughan.

From advancing major transportation and mobility initiatives under the Nine Point Action Plan to Fight Traffic Gridlock, to opening new community facilities, expanding parks, strengthening utility systems and reinvesting in state of good repair assets, our focus remained on delivering the right infrastructure at the right time and in the right locations to support a growing and evolving city. These efforts are helping create complete communities, support economic vitality and improve quality of life for residents.

I would like to sincerely thank the dedicated staff across the Planning and Infrastructure Development portfolio for their exceptional work throughout the year. Their professionalism, collaboration, technical expertise and commitment to service excellence were instrumental in advancing a complex and diverse capital program. Despite ongoing challenges and increasing demands, staff remained focused on delivering results, supporting Council priorities and serving the community with integrity and accountability. I am proud of their collective efforts and the positive impact their work continues to have on the city.

Together, their commitment ensures Vaughan continues to grow as a complete, connected and sustainable city. A city that meets today's needs while planning responsibly for the future.

A handwritten signature in black ink, appearing to read 'V. Musacchio', written in a cursive style.

Vince Musacchio
Deputy City Manager,
Planning and Infrastructure Development

Purpose and Value

In support of the City’s vision, mission, values and Service Excellence Strategic Priorities, the Planning and Infrastructure Development portfolio’s purpose statement provides staff with the “what, how and why” as it relates to their vital roles and functional responsibilities.

“We deliver City spaces through creative and inspired thinking to shape exceptional experiences.”

In addition, the portfolio’s supplementary core values help foster a culture of innovation, collaboration and creativity. These supplementary core values complement the City’s values of RESPECT, ACCOUNTABILITY and DEDICATION, and further support and advance our purpose.

Portfolio Core Values

We are a **TEAM**

We treat everyone with dignity, value their contributions and help one another succeed.

We build **COMMUNITY**

We plan, design, deliver and maintain infrastructure that improves quality of life for residents.

We are **INNOVATIVE**

We explore creative solutions that keep us and the organization relevant.



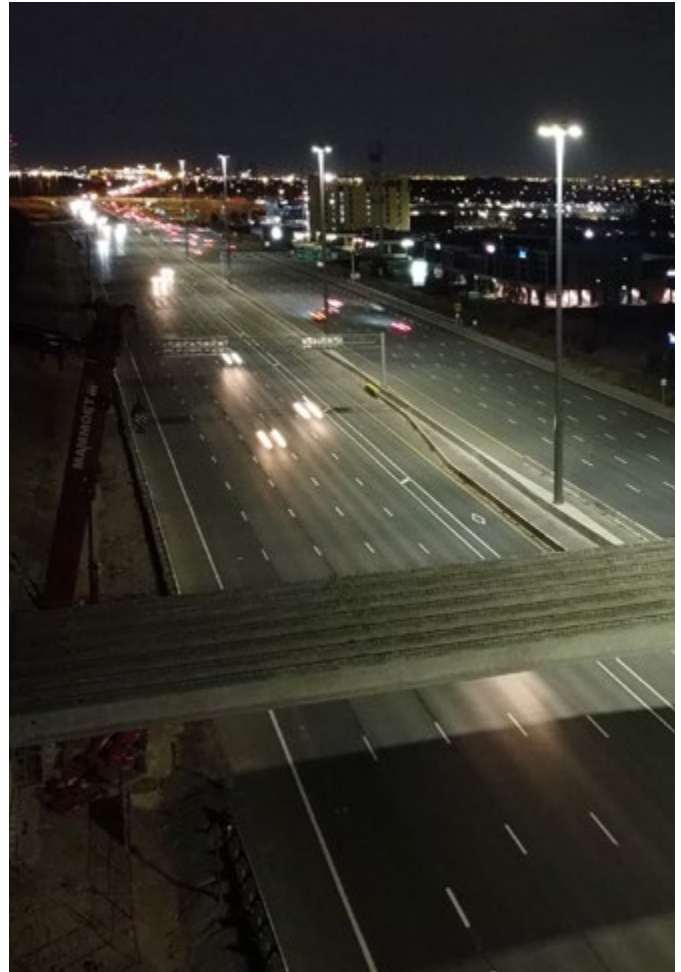
Executive Summary

Infrastructure assets are planned, designed, built, owned, operated and maintained by the City

Assets provide the necessary services that contribute to the high quality of life in Vaughan. It is imperative to ensure services are delivered in a safe, reliable and efficient manner, while sustaining a growing community. Important elements of the City's asset management cycle are the acquisition, renewal and replacement of infrastructure that provide these services. Last year alone, the City spent \$181.6 million on 388 projects in various asset groups.

Alignment with the 2022-2026 Term of Council Service Excellence Strategic Plan

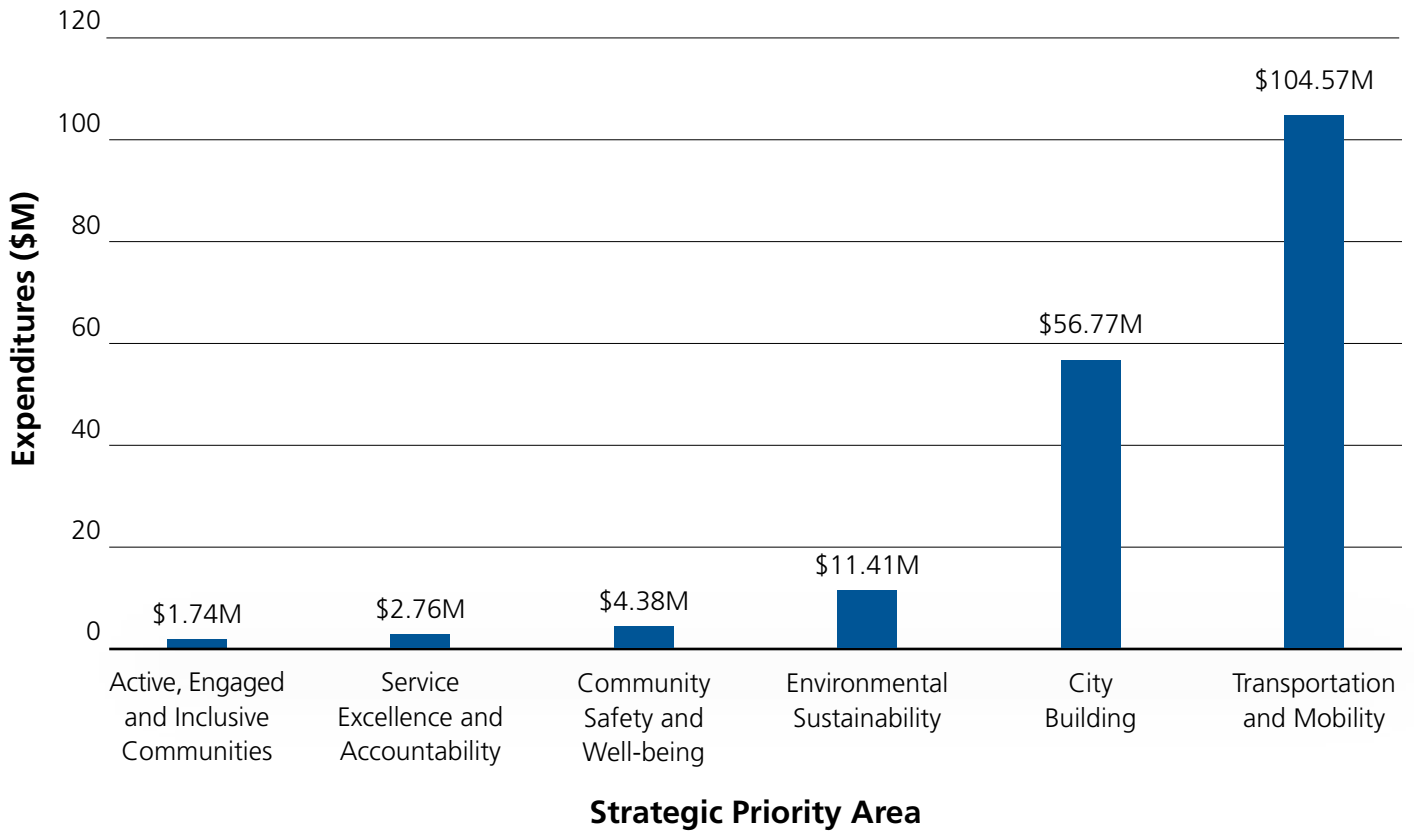
The Planning and Infrastructure Development portfolio continues to contribute to the City's Strategic Plan by planning, designing, initiating and completing projects that support most of the priority areas. This contribution significantly aids in delivering on Vaughan's vision of becoming a city of choice that promotes diversity, innovation and opportunity for all residents, and fosters a vibrant community life that is inclusive, progressive, environmentally responsible and sustainable.



Continuing support of the Nine Point Action Plan to Fight Traffic Gridlock in Vaughan

In 2025, the Planning and Infrastructure Development portfolio worked to progress key city-building projects identified in the Council-approved [Nine Point Action Plan to Fight Traffic Gridlock](#). The portfolio's contributions will help keep residents moving seamlessly throughout Vaughan and accommodate future growth in the city.

The following is a summary of the 2025 expenditures by strategic priority:



Capital Programs

The City's capital program is divided into **State of Good Repair** and **Growth-Related** programs.

State of Good Repair Program: This program reviews the condition of Vaughan's current infrastructure assets and determines investment requirements – including rehabilitation and replacement – that ensure the City achieves maximum value for money. Funding sources for this program are generally capital dollars collected through taxes, infrastructure reserves and the provincial gas tax.

Growth-Related Program: This program delivers new infrastructure to support growth. This includes community infrastructure (e.g. community centres, parks and fire stations), as well as linear infrastructure (e.g. watermains, sewers, sidewalks, cycle tracks and roads). These programs are typically established through the City's Growth Management Strategy and the corresponding master plans that support development. The funding source for this program is primarily collected through development charges.

The City made significant investments in State of Good Repair and Growth-Related programs in 2025.

State of Good Repair: \$52.06 million

Growth-Related: \$129.52 million

Total: 388 projects in various asset groups for a total of \$181.6 million in expenditures

- 123 road and bridge projects: \$93.32 million
- 58 water, wastewater and stormwater projects: \$21.43 million
- 32 buildings and facilities projects: \$22.13 million
- 122 parks and open spaces projects: \$25.13 million
- 26 active transportation projects: \$18.68 million
- 27 non-asset related projects \$951,387

Breakdown of all 2025 projects by phase:

- Study phase: 66
- Design phase: 94
- Construction phase: 46
- Completed: 144

Strategic Alignment

Throughout 2025, the Planning and Infrastructure Development portfolio helped progress the City's 2022-2026 Term of Council Service Excellence Strategic Plan by contributing to many of its strategic priority areas.



2025 Expenditures by Strategic Priority



Transportation and Mobility
\$104.57 million



City Building
\$56.77 million



Environmental Sustainability
\$11.41 million



Community Safety and Well-being
\$4.38 million



Active, Engaged and Inclusive Communities
\$1.74 million



Service Excellence and Accountability
\$2.76 million

Total: \$181.63 million

In 2025, the Planning and Infrastructure Development portfolio also made significant contributions to the Council-approved [Nine Point Action Plan to Fight Traffic Gridlock](#). The plan features several city-building projects that will enhance residents’ quality of life and strengthen the City’s economic competitiveness to retain and attract investment. Projects include:

Project	Planning and Infrastructure Development’s Contribution in 2025
Link Kirby Road between Dufferin and Bathurst streets	Construction started with tree clearing and grading in December 2024 on the Kirby Road Extension, between Dufferin Street and Bathurst Street. This road extension, which will enhance Vaughan’s transportation network to keep residents moving, is well underway and is anticipated to be complete by summer 2026.
Build two new bridges at Highway 400	<ul style="list-style-type: none"> • Bridge girders were successfully installed on the Canada Drive-America Avenue Bridge, a significant milestone, in April 2025. This bridge is expected to be completed by summer 2026. • Awarded the Environmental Assessment Study and Detail Design for Colossus Drive Extension over Highway 400.
Extend Bass Pro Mills Drive to Weston Road	Advanced the Bass Pro Mills Drive extension in 2025 with an awarded contract for the design and administration of the extension. Design efforts are ongoing with construction on the initial phase expected to commence in 2026.
Champion the Yonge North Subway Extension	Continued to protect the City’s interest and support the Yonge North Subway Extension, led by Metrolinx, in achieving key milestones. In 2025, this project reached a significant milestone with the award of the advance tunneling contract.
Widen Highway 7 to six lanes between Wigwoss Drive and Kipling Avenue	Awarded the Highway 7 Environmental Assessment for widening and 30 per cent design of the preferred alternative, including the Rainbow Creek Bridge, Humber River Bridge and the Canadian Pacific Rail underpass grade separation.

Project	Planning and Infrastructure Development's Contribution in 2025
Support enhanced GO Train service	<ul style="list-style-type: none"> • The City of Vaughan commenced the Concord GO Centre Secondary Plan Review and Update in conjunction with a Transportation Master Plan and a Storm Drainage Master Plan in order to comprehensively plan for the future of the Concord area as a new Transit Oriented Mixed-Use Community anchored by a proposed new GO Station. • City staff have been collaborating with the subject landowner, Province and Metrolinx on the development of a potential Transit Station Charge or Station Contribution Fee under the GO Transit Station Funding Act, 2023 to pay for the proposed new GO Station in order to make it a reality.
Connect Langstaff Road across the CN MacMillan Yard and upgrade the interchange at Langstaff Road and Highway 400	York Region Council's 2025 decision to transfer the jurisdiction of Langstaff Road, across the CN MacMillan Yard, to the City of Vaughan empowers the City to lead future planning for this new connection.
Connect Teston Road between Keele and Dufferin streets	<ul style="list-style-type: none"> • Following York Region Council's 2025 decision to transfer jurisdiction of Teston road (between Keele and Dufferin streets) to the City of Vaughan, the City is now responsible, and planning, for delivering the design and construction phases of the Teston Road Missing Link project. • This project was added to York Region's 10-year Capital Program in 2023.
Advocate for more Bus Rapid Transit	Continued to support the Jane Street Bus Rapid Transit study, managed by York Region.

2025 Delivery Updates by Department

INFRASTRUCTURE PLANNING AND CORPORATE ASSET MANAGEMENT

The Infrastructure Planning and Corporate Asset Management department provides strategic guidance for the development of new infrastructure and the operational and fiscal sustainability of existing infrastructure. This includes undertaking master plans, strategies and studies that identify, prioritize and enable new growth infrastructure and completing asset management plans for existing infrastructure. The department is also responsible for protecting the City's interests and needs through oversight and review of projects, plans and initiatives undertaken by third parties such as York Region, Metrolinx and the Ministry of Transportation, which may impact Vaughan's infrastructure.

2025 Project Highlights

Environmental Assessments

- In 2025, the Environmental Assessment study for the widening of Highway 7, between Wigwoss Drive and Kipling Avenue near the existing Canadian Pacific Kansas City rail bridge west of Islington Avenue, commenced. This key deliverable will enable further design and future construction.
- The [Colossus Drive extension](#) over Highway 400 advanced in 2025 through a combined Environmental Assessment and Detail Design study, which will shorten project timelines for this critical link in the Weston Road and Highway 7 and Vaughan Metropolitan Centre (VMC) growth areas.

Shared Micromobility Pilot

- In 2025, Vaughan launched a two-year [Shared Micromobility Pilot project](#) to evaluate the impacts and potential of this emerging form of transportation in key areas of the city. From June to October 2025, more than 60,000 trips were logged, covering nearly 180,000 kilometres across the city.

Transportation Innovation Program

- Since the program's launch in 2023, the [Transportation Innovation Program](#) has received over 80 applications from both local and international innovators.



Ontario Vehicle Innovation Network (OVIN) Demonstration Zone

- Vaughan piloted eight demonstrations through the OVIN Demonstration Zone, testing a range of emerging technologies from AI-based traffic safety solutions to augmented reality tools for firefighters and mobile electric vehicle charging. The City amplified the program's impact through technology showcases that connected innovators, stakeholders and investors, while real world testing generated valuable data to inform evidence-based municipal policy and future procurement. Post demonstration reports captured lessons learned and recommendations to guide future implementation and help participating companies refine their solutions.

Transportation Youth Ambassador Program

- In 2025, the second cohort of students completed the City's [Transportation Youth Ambassador Program](#). The program provides local high school students with hands on experience at Vaughan City Hall, working alongside the Transportation Planning and Engineering team, while also giving participants opportunities to engage peers on transportation challenges and collaborate on solutions.

Integrated Urban Water Plan

- The City initiated the Integrated Urban Water Plan program. Projects identified within this program are based on the City's [Integrated Urban Water Plan](#), which received Council approval in May 2024. The plan addresses Vaughan's water, wastewater and stormwater systems, with a focus on sustainability and resilience.

Concord GO Centre Storm Drainage Master Plan

- The City launched the [Concord GO Centre Storm Drainage Master Plan](#) to support redevelopment in the area, including the potential for about 25,000 new residential units. The study focuses on identifying infrastructure upgrades needed in the Concord GO Centre study area to reduce or eliminate flood risks.

Stormwater Management Modelling project

- The City launched the Stormwater Management Modelling project to create a comprehensive city-wide stormwater model and upgrade the current system in high-risk areas to a fully integrated two-dimensional model. This enhanced model will help identify flood-prone locations during heavy rainfall and guide future infrastructure improvements.

Area-Specific Development Charges By-law

- The City implemented the Area-Specific Development Charges By-law for lands north of Teston Road in 2025 to help fund essential infrastructure, including the Teston Road East and West sanitary sewers. These charges ensure that new development contributes to the costs of the required infrastructure that will support growth in the area.

Infrastructure System Optimization Program (ISOP)

- The ISOP continued to support the City's efforts to optimize existing municipal services infrastructure (i.e. wastewater and stormwater management), improve system performance and maximize capacity. As part of the contract, the flows at 30 key sewer locations (21 wastewater and nine stormwater) are being monitored across the city.

Mobility Action Plan

- Through the Mobility Action Plan, which is expected to be completed in 2026, key policies and programs from the Vaughan Transportation Plan began to roll out in 2025. This included launching a modern outreach and education program, supporting the Transportation Innovation Program, developing a city-wide electric vehicle charging strategy and recommending monitoring strategies to track progress toward the Plan's goals.



Yonge North Subway Extension

- In August 2025, the tunnelling contract for the Yonge North Subway Extension was awarded. City staff continue to work closely with Metrolinx, advocating for required City infrastructure and helping adjust project plans to reduce construction impacts.

Yonge-Steeles Corridor Secondary Plan Collector Roads Environmental Assessment

- Initiated in 2023, [this study](#) supports future growth in the area surrounding the planned subway station. Consultations with landowners, technical stakeholders and the public in 2024 helped refine the proposed collector road network. The Environmental Study Report is expected to be submitted in 2026.

McNaughton Road West Environmental Assessment

- Completed in 2025, [this project](#) will now move into detailed design and construction. It recommends enhancements to McNaughton Road West, including new sidewalks, cycling facilities, mid block trail crossings and intersection upgrades.

Weston Road and Highway 7 Transportation Master Plan

- In Sept. 2025, Council approved the [Weston 7 Transportation Master Plan](#), which identifies the transportation infrastructure and policies necessary to support planned growth in the Weston Road and Highway 7 area.



State of Infrastructure Update

The [Asset Management State of Infrastructure Update](#) (PDF) summarizes the state of the City's infrastructure assets that are essential to providing vital community services. This is the third annual update on the state of the City's infrastructure since the 2021 and 2022 completion of [Asset Management Plans](#) for core and non-core assets.

Updated Asset Management Plans were approved by Council in May 2025. These updates completed the final requirements of Ontario Regulation 588/17, including the identification of funding gaps and population growth impacts for infrastructure assets.

Technical Analysis, Reviews and Support

Development applications: Technical analysis and support provided on key projects in the city, including:

- Block 34 east sanitary sewer capacity constraints analysis
- Weston Road sanitary sewer at Teston Road, capacity constraints analysis
- Yonge-Steeles Secondary Plan
- VMC Jane Street wastewater alternatives



Third-Party Project Reviews

Third-party co-ordination for more than 45 projects is underway by our partners at York Region, the Ontario Ministry of Transportation, Metrolinx, Peel Region and neighbouring municipalities. These projects include regional road improvements, such as Peel Region's Highway 50 Widening, from Rutherford Road to Albion-Vaughan Road, and York Region's Jane Street Environmental Assessment, from Teston Road to Kirby Road. In addition, the City has been involved in future transit projects, such as the Jane Street Bus Rapid Transit Study, from Highway 7 to Major Mackenzie Drive. Participation in and review of each of these protects the City's interests in these key infrastructure studies.



DEVELOPMENT ENGINEERING

The Development Engineering department is responsible for efficiently reviewing, approving, inspecting and processing municipal services for land development.

2025 Project Highlights

Construction Cost Index Study

- Implemented a City-managed Construction Cost Index Study to establish a consistent basis for determining development securities, fees and agreement values.

Agreement Modernization Phase 2

- This project aims to expedite development agreement preparation and circulation to less than 10 weeks through process efficiencies and digitization.

New Developers Handbook for Winter Maintenance

- Developed a guide to assist developers in winter snow-clearing standards for roads and sidewalks.

Hydrogeological Assessment Guideline (Development Applications)

- Developed guidelines that provide information and technical direction for developers and their consultants related to hydrogeological assessment requirements for conventional development applications.

2025 Intake Summary	Total Number
Pool permits	204
Grading permits	592
Inspections performed	10,307



2025 Assumption Summary

Municipal infrastructure delivered through the development approval process and growth-related projects that were assumed by the City.

32 land development projects with a value of \$97.3 million

- 43.9 lane kilometres of road
- 22.1 kilometres of watermain
- 19.6 kilometres of sanitary sewer
- 21 kilometres of sidewalk
- 18.5 kilometres of storm sewers
- 554 streetlights
- 5 stormwater management ponds
- 1 pedestrian bridge

2025 Development Services	Total Number
Active agreements	20
Committee of Adjustment files processed	199
Fully executed agreements	17

2025 to 2026 Active and New Development Engineering Projects



46

Total number of **active** projects

1

Total number of **new** projects

INFRASTRUCTURE DELIVERY

The Infrastructure Delivery department is responsible for capital project programming, designing, reviewing, tendering, constructing and inspecting the City's linear infrastructure.

2025 Project Highlights

Black Creek Renewal

- The City is reconstructing and renewing the [Black Creek corridor](#), from Highway 7 and Highway 407, to mitigate flooding in the VMC. The work, which will be delivered in three phases, commenced in 2025 with improvements to Edgeley Pond and Park, located at the northeast corner of Highway 7 and Jane Street.



Stormwater Management Facility Improvements

- [Stormwater management improvements](#) and tennis court upgrades were completed in Rainbow Creek Park (5450 Highway 7).

Watermain Improvements and Road Rehabilitation

- The City replaced the aging watermain on Bruce Street at Highway 7.

Kirby Road Slope Improvements and Culvert Replacement

- Emergency slope stabilization, a culvert replacement and full road reconstruction was completed on [Kirby Road, between Highway 27 and Kipling Avenue](#). The work was completed ahead of schedule, restoring a key connection and ensuring long-term road safety in the area.



2025 Pavement Management Program

- The City completed approximately 20 kilometres of roadway asphalt rehabilitation, including designated curb and sidewalk repairs across the city as part of the [program](#).

Culvert and Bridge Rehabilitation Program

Significant progress was made on the final phase of the city-wide culvert and bridge rehabilitation program. Projects are anticipated to be completed by summer 2026. Project locations included:

- Ramsay Armitage Park – pedestrian bridge replacement
- Martin Grove Road – roadway culvert replacement
- Kirby Road, west of Weston Road – roadway culvert replacement
- Hilda Avenue – bridge rehabilitation
- Charles Street – roadway culvert rehabilitation
- Charleton Avenue – culvert rehabilitation

Kleinburg Village Improvements

- The City completed Phase 2 of [this project](#), which included replacing the aging watermain infrastructure, adding new parking lay-by spaces, streetscaping and landscaping enhancements, adding new cycling facilities and roadway paving (outside the village core).

- The final phase of construction will begin in spring 2026 and is scheduled to be completed by the end of 2026.

Bass Pro Mills Drive Extension

- The detailed design phase commenced for the [Bass Pro Mills Drive Extension](#), from Highway 400 to Weston Road. Construction is expected to commence in 2026.

Canada Drive-America Avenue Bridge

- The City is [building a bridge over Highway 400](#), to connect Canada Drive and America Avenue. Construction is well underway and is expected to be completed in 2026.

Kirby Road Extension

- Construction on the [Kirby Road extension](#), between Dufferin Street and Bathurst Street, is underway and is anticipated to be completed in summer 2026. The newly extended road will include four lanes (two in each direction), a new bridge crossing East Patterson Creek, in-boulevard multi-use pathways on either side of the road, roadway lighting and intersection improvements.



Teston Road Improvements, from Kleinburg Summit Way to Pine Valley Drive

- Design activities for this project continued through 2025.

Active Transportation Infrastructure

- 24 kilometres of new cycle tracks and multi-use pathways were completed and 7.5 kilometres were resurfaced. Additional projects are currently in the design and/or construction stages.

Jane Street Uptown Link

- The project will add eight kilometres of [new cycle tracks](#) on each side of Jane Street, and four kilometres of new sidewalks and streetlight enhancements along Jane Street, from Highway 7 to Teston Road. Phase 1 construction, from Highway 7 to Major Mackenzie Drive, progressed through 2025 and is scheduled for completion in summer 2026.
- Phase 2 construction, from Major Mackenzie Drive to Teston Road, commenced in 2025 and is scheduled to be completed in summer 2026.



Atkinson Avenue and Centre Street Watermain, Road Rehabilitation and Active Transportation Facilities

- Construction activities were completed in 2025.

Active Transportation Facilities in Ward 4

- The assignment to undertake the detailed design work was awarded in 2024, with construction scheduled to commence in 2027/2028.

Active Transportation Facility on Weston Road and Rutherford Road

- In 2024, detailed design work to add 13 kilometres of active transportation facilities to the existing road network commenced, including six kilometres on Weston Road, from Chrislea Road/Fieldstone Drive to Major Mackenzie Drive, construction of which is anticipated to begin in summer 2026.



FACILITIES AND PARKS DELIVERY

The Facilities and Parks Delivery department is comprised of three teams, Facilities Delivery, Parks Delivery and the Program Management Office (PMO).

The Facilities Delivery team is responsible for the planning, design and delivery of community facilities, ensuring they meet the needs of a rapidly expanding population. This includes developing new infrastructure for essential services, such as fire stations, recreation centres and libraries, and overseeing the state-of-good-repair management for existing municipal facilities. By focusing on sustainable and efficient project execution, the department supports the community's well-being, safety and quality of life, while maintaining the functionality and longevity of City assets.

The Parks Delivery team is responsible for the planning, design and construction of new parks and the redevelopment of existing parks and greenspaces across the city. This includes delivering high-quality infrastructure such as playgrounds, sports fields, trails and tennis and pickleball courts. The team ensures projects align with community needs and sustainability goals, enhancing recreational opportunities and contributing to the city's overall livability and environmental stewardship. By collaborating with stakeholders and prioritizing innovative solutions, the Parks Delivery team plays a key role in enriching public spaces for current and future generations.

The PMO is responsible for providing centralized leadership, oversight and support for the City's infrastructure projects. They ensure projects align with organizational goals and are delivered on time, within scope and on budget. The team is involved in developing, planning and executing various city-wide enterprise projects, overseeing project controls, financial management, reporting dashboards and Geographic Information Systems mapping. The PMO also plays a key role in identifying and mitigating risks, ensuring project delivery follows best practices and maintaining consistency across all departments. By fostering collaboration and providing strategic guidance, the PMO helps drive successful outcomes for the City's infrastructure initiatives, enhancing community well-being and supporting long-term development.

2025 Project Highlights: Facilities

NEW Carrville Community Centre (655 Thomas Cook Ave.), Library and District Park (266 Valley Vista Dr.)

- This [new Ward 4 community centre](#) officially opened in July 2025.



NEW Fire Station 7-12 (9511 Weston Rd.)

- Construction of this [new Ward 3 fire station](#) advanced in 2025 and remains on track for completion in early 2026.

ENHANCING Fire Station 7-1 (835 Clark Ave.)

- Construction of this [Ward 5 fire station](#) progressed through 2025, with a scheduled completion in 2026. This project aims to modernize the facility and improve operational efficiency.



ENHANCING Woodbridge Library (150 Woodbridge Ave.)

- [The library](#) reopened to the public in September 2025.

2025 Project Highlights: Parks



NEW Park Developments and Enhancements

- The [MacMillan Farm Master Plan](#) was advanced with the completion of a master plan concept and two rounds of community engagement that received feedback from more than 1,000 residents and students from three schools.
- Eight new pickleball courts opened at [Carrville Community Centre](#) (655 Thomas Cook Ave.) and York Hill District Park (330 York Hill Blvd.).
- Public engagement, including in-depth consultation with the Vietnamese Association of Vaughan, was completed for [Saigon Park](#), coming to the Ward 2 community on the land between Rutherford Road and 8980 Highway 27.

- Public engagement was completed for the future Purpleville Park (140 Brant Dr.) and Maple Hill Park (1818 Major Mackenzie Dr.).
- Public engagement was completed for improvements at Alexander Elisa Park (199 Tallgrass Trail).
- A new artificial turf field was completed at Emily Carr Secondary School (4901 Rutherford Rd.), in partnership with York Region District School Board as part of the Sports Field Intensification Program.



- Construction commenced at the train-themed Nashville Park (639 Barons St.) and the farming-themed Algoma Park (42 Algoma Dr.), both in the Nashville-Kleinburg community.
- Southview Park (1 Southview Dr.) officially opened to the public, complete with a new play area, new shade structure, improved tennis courts with lighting, and a new full-size basketball court.



- In March 2025, Council endorsed the [Tennis and Pickleball Strategy](#), which provides recommendations on tennis and pickleball court infrastructure development, programming, community clubs and court management.
- The redevelopment of the Matthew Park (1 Villa Royale Ave.) tennis courts commenced.
- Advanced improvements at [Doctors McLean District Park](#) (8100 Islington Ave.) and the [Riverwalk Neighbourhood Walk](#), as part of the [Vaughan Super Trail](#), a planned 100-kilometre city-wide trail system.
- Completed 10 State of Good Repair replacements, including playgrounds, tennis courts, basketball courts and shade structures.
- Advanced projects identified in the Vellore Woods Community Improvements Program, including trail improvements, project design and the installation of a new shade structure at Hawstone Park (80 Hawstone Rd.).
- Construction commenced at Velmar Downs Park (30 Velmar Dr.) to redevelop the site.

- Commenced design of a 1.4-kilometre extension of the Humber Trail, from Boyd Conservation Park (8739 Islington Ave.) to Langstaff Road.
- Completed redevelopment of the Honey and Barry Memorial Park (previously Wood Valley Park, located at 2 Marc Santi Blvd.).
- Acquired a 400 square metre public indoor recreation space in the vicinity of Jane Street and Bass Pro Mills Road.

North Maple Regional Park (NMRP)

- The [Family Recreation Area](#), an all-season amenity, broke ground in July 2025 and is set to open in 2026. The area will feature a nature playground, water play zones, a winter skate trail, a pondside boardwalk, accessible pathways, a large picnic pavilion, gardens and an all-season building with washrooms and amenities.



- The project received a \$10-million grant from the Province of Ontario.
- In June 2025, the City celebrated the grand opening of Vaughan's first-ever cricket field at NMRP. The facility includes three artificial turf wickets, practice cages, sight screens, a digital scoreboard, bleachers, irrigation and sports field lighting.
- On July 1, 2025, NMRP welcomed over 8,000 visitors for the City's Canada Day celebration on the new event lawn. NMRP will continue to serve as the home of this signature event.



- The [NMRP Master Plan](#) and community engagement process is well underway, with feedback from more than 2,500 residents. The master plan will develop a framework for the long-term development, programming and management of the 900-acre park.
- In July 2025, a groundbreaking event for Vaughan’s first-ever indoor soccer dome, in partnership with the Vaughan Soccer Club, was held. The dome, which features an 11 versus 11 artificial turf field and offers year-round indoor programming, opened in December 2025.
- To accommodate increased visitation, the parking lot was expanded by 200 spaces, improving accessibility and visitor convenience.



- In 2025, Phase 2 construction was completed, opening approximately 130 acres of parkland. Work included widening Keele Street, adding traffic signals at the park entrance, constructing about four kilometres of new park pathways and building an accessible multi-use trail along Vaughan CARES Way. Additional improvements included pond and wetland restoration, aquatic plantings, grading and servicing and the installation of bat boxes as part of Species at Risk permit requirements, which will help preserve the park's biodiversity.
- A license agreement was executed with Gateway Parks Group to develop and operate a seasonal snow tubing and winter recreation facility at NMRP.



2025 Project Highlights: PMO

Vaughan Vault Replacement Project

- Most of the City's infrastructure drawings are cataloged using intuitive naming standards and are made accessible through the "Vault," which is a web-based map-centric tool that allows staff to spatially locate documents by drawing a selection area on the map to retrieve relevant infrastructure drawings and records. To modernize this system and continue to meet statutory obligations under **Ontario One Call** and the **Getting Ontario Connected Act, 2022 Bill 93**, the City is transitioning the Vault to the latest version of ArcGIS Enterprise. In addition to meeting compliance requirements, this transition provides an opportunity to enhance the overall solution and improve how infrastructure drawings are received, validated, spatially referenced, catalogued and retrieved.

Public Facing Construction Map

- Developed and implemented an internal and [Public Facing Construction Map](#) with four easy-to-use navigation tabs, that allow staff and residents to explore planned capital construction projects by street address, type, year or ward.

2025 Delivery Updates by Asset Group



Active Transportation



Total 2025 expenditures:
\$18,676,145

REPLACEMENT COST

\$256,578,000

OVERALL CONDITION GRADE

B

CONDITION (FAIR OR BETTER)

90%

ASSET PORTFOLIO

- ▶ **1,119** kilometres of sidewalks and walkways
- ▶ **56** kilometres of cycle tracks
- ▶ **52** kilometres of in-boulevard multi-use pathways
- ▶ **56** kilometres of open space multi-use recreational trails

TOTAL NUMBER OF PROJECTS

26

PROJECT NUMBER BY PHASE

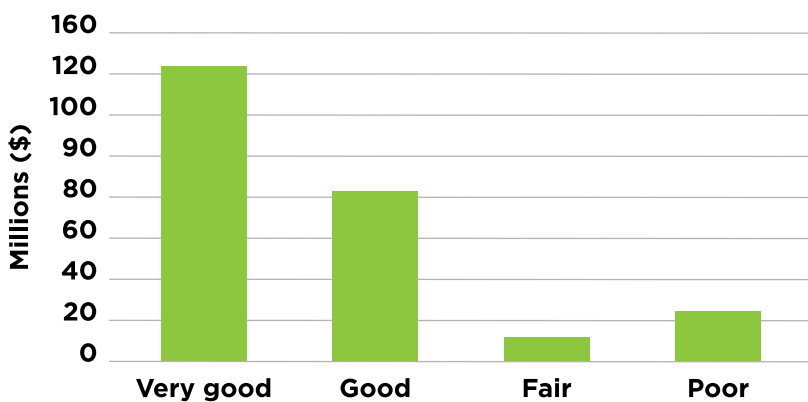
Project Phase	Number of Projects/Phase
Study	5
Design	7
Construction	1
Complete	13

The City of Vaughan has an expansive active transportation network – and it continues to grow. This network includes more than 1,000 kilometres of pedestrian, cycling and shared-use facilities to get people through the city, in whichever mode of transportation they choose, seamlessly.

Replacement cost summary

2024 replacement cost	\$235,089,000	
Changes		\$21,489,000
New and upgraded assets	\$14,022,000	
Asset evaluation improvements and inflation	\$7,467,000	
Decommissioned assets	\$0	
2025 replacement cost		\$256,578,000

Condition



Average age and useful life expectancy in years



Facilities



Total 2025 expenditures:
\$22,132,240

REPLACEMENT COST

\$843,166,000

OVERALL CONDITION GRADE

A

CONDITION (FAIR OR BETTER)

99%

ASSET PORTFOLIO

- ▶ **2** administration buildings
- ▶ **14** community centres and facilities
- ▶ **11** fire stations
- ▶ **19** heritage buildings
- ▶ **10** libraries
- ▶ **22** parks facilities
- ▶ **14** pump station buildings
- ▶ **7** seniors clubs
- ▶ **6** sport buildings
- ▶ **3** operations yards
- ▶ **27** tanks and generators

TOTAL NUMBER OF PROJECTS

31

PROJECT NUMBER BY PHASE

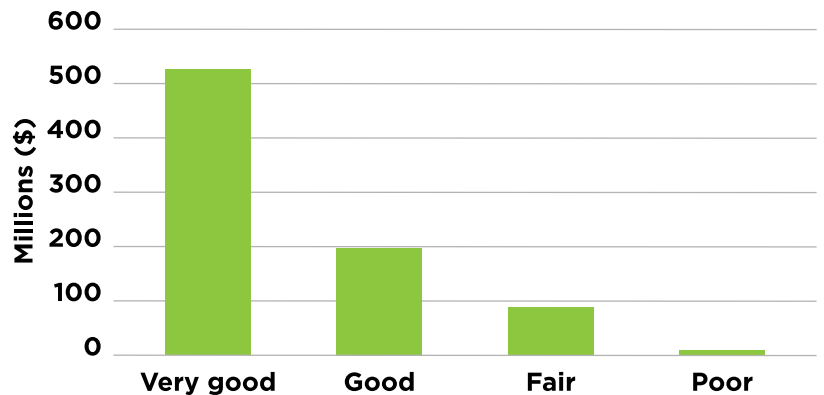
Project Phase	Number of Projects/Phase
Study	7
Design	9
Construction	3
Complete	12

The City operates more than 100 properties, facilities and buildings. These facilities provide a wide range of services and programs offered by the City. Vaughan's Facility Management Operations team focuses on the effective property management services of these assets to ensure each facility meets functional requirements, such as building and safety codes.

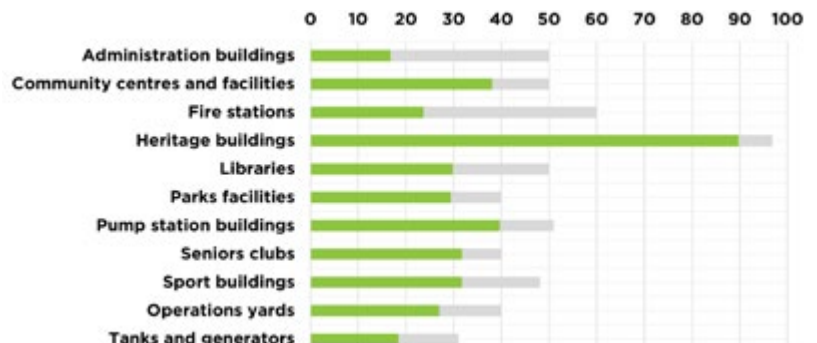
Replacement cost summary

2024 replacement cost	\$702,658,000	
Changes		\$140,508,000
New and upgraded assets	\$114,403,000	
Asset evaluation improvements and inflation	\$26,105,000	
Decommissioned assets	\$0	
2025 replacement cost		\$843,166,000

Condition



Average age and useful life expectancy in years



Parks



Total 2025 expenditures:
\$25,131,282

REPLACEMENT COST

\$318,797,000

OVERALL CONDITION GRADE

B

CONDITION (FAIR OR BETTER)

76%

ASSET PORTFOLIO

- ▶ **234** parks
- ▶ **61** baseball diamonds
- ▶ **77** basketball courts
- ▶ **22** bocce courts
- ▶ **8** ice rinks and ice trails
- ▶ **10** skate parks
- ▶ **147** soccer fields
- ▶ **136** tennis courts
- ▶ **283** playgrounds
- ▶ **24** splashpads

TOTAL NUMBER OF PROJECTS

118

PROJECT NUMBER BY PHASE

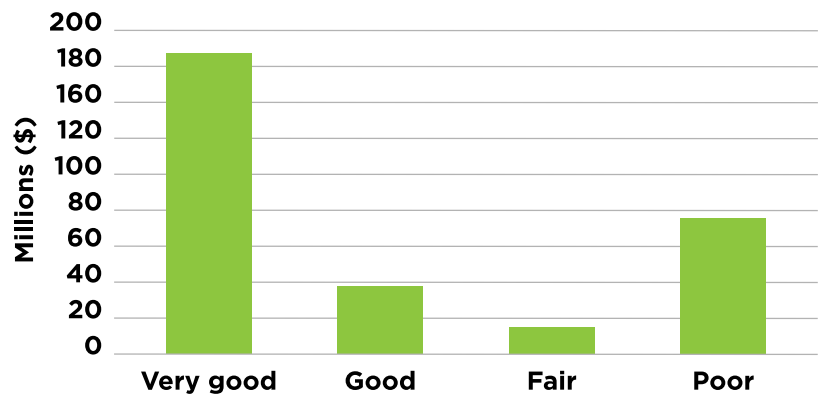
Project Phase	Number of Projects/Phase
Study	15
Design	42
Construction	12
Complete	49

The City's park network features more than 230 locations across 643 hectares of land in Vaughan. The City's Parks Operations team manages these assets to ensure they meet the needs of current and future generations.

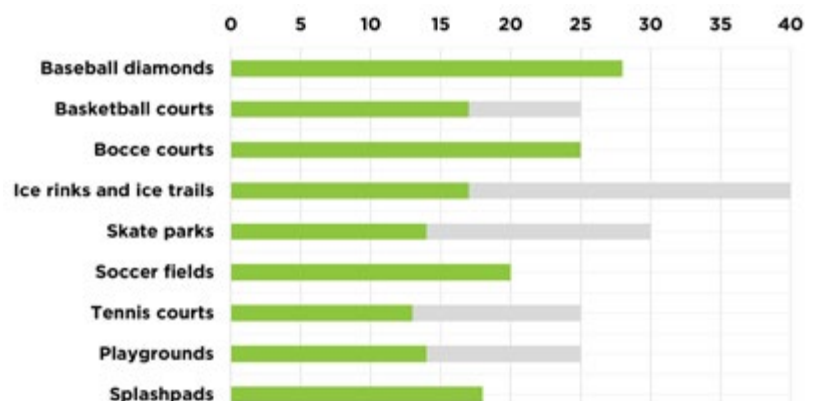
Replacement cost summary

2024 replacement cost	\$296,476,000	
Changes		\$22,321,000
New and upgraded assets	\$7,249,000	
Asset evaluation improvements and inflation	\$15,440,000	
Decommissioned assets	\$368,000	
2025 replacement cost		\$318,797,000

Condition



Average age and useful life expectancy in years



Roads



Total 2025 expenditures:
\$31,812,904

REPLACEMENT COST

\$1,809,569,000

OVERALL CONDITION GRADE

A

CONDITION (FAIR OR BETTER)

100%

ASSET PORTFOLIO

- ▶ **1,361** lane-kilometres of local roads
- ▶ **654** lane-kilometres of collector roads
- ▶ **103** lane-kilometres of rural roads
- ▶ **20** lane-kilometres of laneways
- ▶ **27** road bridges
- ▶ **29** kilometres of roadside barriers

TOTAL NUMBER OF PROJECTS

114

PROJECT NUMBER BY PHASE

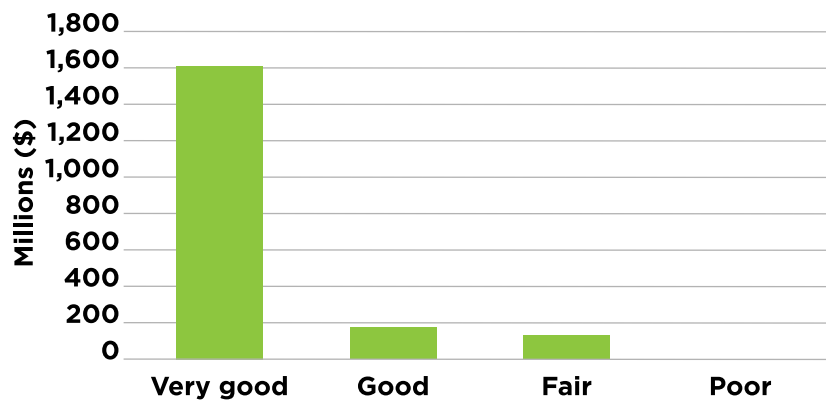
Project Phase	Number of Projects/Phase
Study	25
Design	27
Construction	18
Complete	44

City-owned roads are efficiently maintained to enable safe and effective travel. The City is dedicated to achieving high-quality standards in the maintenance of its road assets through road inspections, crack sealing, pothole repairs and more.

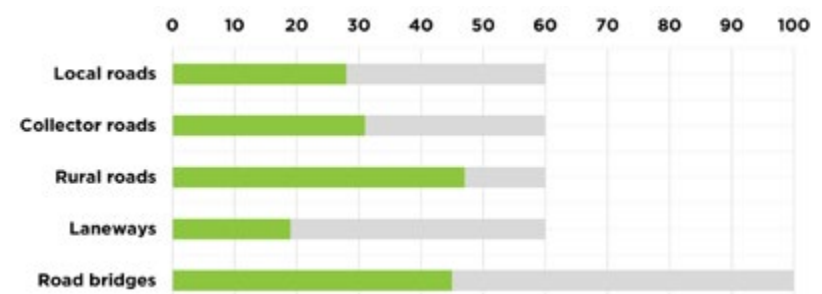
Replacement cost summary

2024 replacement cost	\$1,560,476,000	
Changes		\$249,093,000
New and upgraded assets	\$21,425,800	
Asset evaluation improvements and inflation	\$227,667,200	
Decommissioned assets	\$0	
2025 replacement cost	\$1,809,569,000	

Condition



Average age and useful life expectancy in years



Stormwater



Total 2025 expenditures:
\$17,709,563

REPLACEMENT COST

\$2,495,024,000

OVERALL CONDITION GRADE

A

CONDITION (FAIR OR BETTER)

99%

ASSET PORTFOLIO

- ▶ **1,185** kilometres of stormwater mains
- ▶ **89,200** laterals
- ▶ **16,450** maintenance holes
- ▶ **22,790** catch basins
- ▶ **136** major culverts
- ▶ **417** minor culverts
- ▶ **961** inlet-outlet structures
- ▶ **490** devices
- ▶ **88** kilometres of ditches
- ▶ **183** stormwater management ponds

TOTAL NUMBER OF PROJECTS

17

PROJECT NUMBER BY PHASE

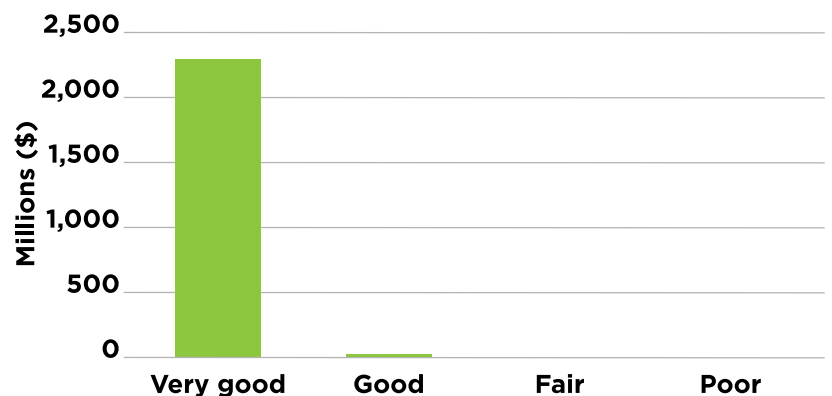
Project Phase	Number of Projects/Phase
Study	4
Design	3
Construction	3
Complete	7

The City's stormwater management approach protects its residents, the environment, property and water quality. The City takes steps to lessen the impacts of climate change with a long-term plan to manage the potentially damaging effects of stormwater.

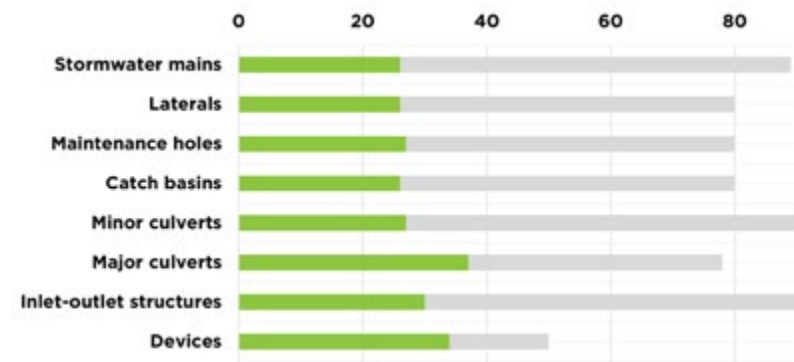
Replacement cost summary

2024 replacement cost	\$2,444,364,000	
Changes		\$50,660,000
New and upgraded assets	\$15,697,000	
Asset evaluation improvements and inflation	\$34,963,000	
Decommissioned assets	\$0	
2025 replacement cost	\$2,495,024,000	

Condition



Average age and useful life expectancy in years



Wastewater



Total 2025 expenditures:
\$2,724,902

REPLACEMENT COST

\$1,183,641,000

OVERALL CONDITION GRADE

A

CONDITION (FAIR OR BETTER)

99%

ASSET PORTFOLIO

- ▶ **1,020** kilometres of wastewater mains
- ▶ **89,200** laterals
- ▶ **16,633** maintenance holes
- ▶ **12** pump stations
- ▶ **1** generator station

TOTAL NUMBER OF PROJECTS

9

PROJECT NUMBER BY PHASE

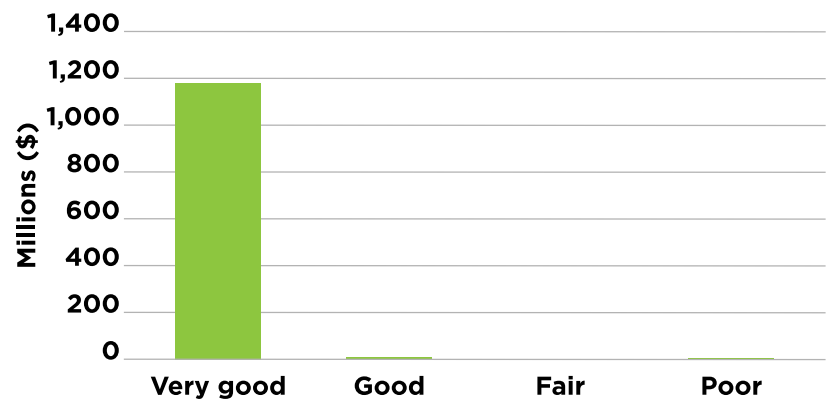
Project Phase	Number of Projects/Phase
Study	3
Design	1
Construction	1
Complete	4

The City's wastewater infrastructure is a combination of linear sewers (pipes) and pumping stations that collect wastewater through gravity and force mains that discharge to York Region's wastewater treatment plants, where it is cleaned and discharged into the environment. The wastewater system is designed to collect residential, commercial and industrial wastewater.

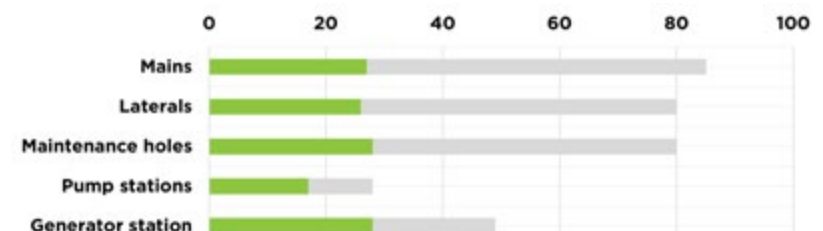
Replacement cost summary

2024 replacement cost	\$1,143,998,000	
Changes		\$39,643,000
New and upgraded assets	\$125,000	
Asset evaluation improvements and inflation	\$39,518,000	
Decommissioned assets	\$0	
2025 replacement cost	\$1,183,641,000	

Condition



Average age and useful life expectancy in years



Water



Total 2025 expenditures:
\$7,446,601

REPLACEMENT COST

\$1,522,887,000

OVERALL CONDITION GRADE

A

CONDITION (FAIR OR BETTER)

92%

ASSET PORTFOLIO

- ▶ **1,122** kilometres of watermains
- ▶ **89,200** service connections with meters
- ▶ **51,700** valves and curb stops
- ▶ **10,100** hydrants
- ▶ **10,100** chambers
- ▶ **2** pump stations

TOTAL NUMBER OF PROJECTS

35

PROJECT NUMBER BY PHASE

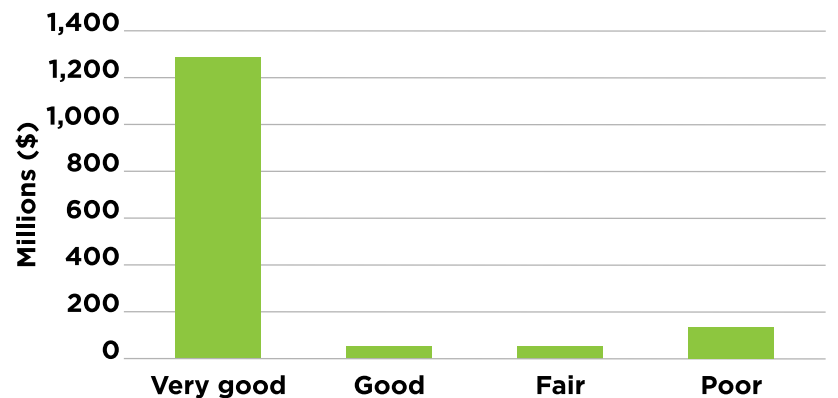
Project Phase	Number of Projects/Phase
Study	7
Design	5
Construction	8
Complete	15

The City's water service provides drinking water and fire protection service to approximately 335,000 residents. Supplying safe, drinkable water to all residential, industrial, commercial and institutional customers involves managing a reliable water system capable of providing sufficient quality, flow and pressure to satisfy business needs.

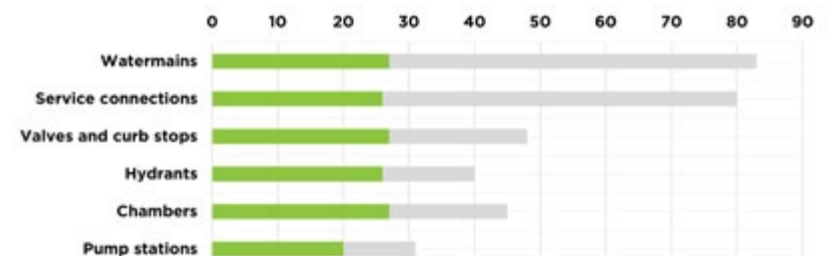
Replacement cost summary

2024 replacement cost	\$1,540,100,000	
Changes		-\$17,213,000
New and upgraded assets	\$64,000	
Asset evaluation improvements and inflation	-\$17,277,000	
Decommissioned assets	\$0	
2025 replacement cost	\$1,522,887,000	

Condition



Average age and useful life expectancy in years



Municipal Excellence

AWARDS AND ACCOLADES

In 2025, the Planning and Infrastructure Development portfolio earned significant recognition for its leadership, innovation and commitment to creating a more sustainable, well planned city. Achievements include:

- The [Greenspace Strategic Plan](#) was recognized with the **Ontario Professional Planners Institute 2025 PlanON Vision Award of Excellence**. The plan includes strategies and recommendations to guide future planning, design, implementation and enhancement of parks and greenspaces, to meet the needs of Vaughan's growing population and support equitable access to these spaces over the next 30 years.



- The City's [Geographic Information Systems \(GIS\)](#) solution was recognized with the **BeSpatial Ontario Award**. The award recognizes the City's GIS-enabled internal interactive construction map, which has transformed how staff manage nearly 400 infrastructure projects across the organization.



- The City received first place in the Professional Engineers of Ontario's York Chapter 2024 Engineering Project of the Year Award for the [Gallanough Park Stormwater Management Improvements project](#). The project focused on upgrading stormwater infrastructure in one of Vaughan's community parks, to help reduce the risk of flooding, improve the quality of water entering local waterways and ensure the stormwater system can better withstand changing weather patterns.



Grant Funding

Numerous Infrastructure Development projects have progressed with the support of grants, reflecting our continued commitment to exploring alternate funding opportunities with a focus on good governance and accountability.

In 2025, grant funding contributed to several of the City's strategic priorities, including the advancement of projects such as the OVIN Demonstration Zone, an initiative that has positioned Vaughan as a testbed for smart mobility innovations.

Grant Name	Organization/ Agency	Amount Awarded	Description
CAPITAL INFRASTRUCTURE			
Housing Enabling Core Servicing Stream (HECS)	Ministry of Infrastructure	\$20M (2025–2028)	Funding for the City's Portage Parkway Widening project, which will reconstruct approximately one kilometre of Portage Parkway, from Applewood Crescent to Jane Street.
Growing Canada's Community Canopies (GCCC) initiative	Federation of Canadian Municipalities (FCM)	\$1.97M (2025–2029)	Funding to plant trees in Vaughan, with approximately \$618,000 allocated to tree planting in NMRP.
Community Sport and Recreation Infrastructure Fund – Stream 2	Ministry of Sport	\$10M (2025–2027)	Funding for the new Family Recreation Area in NMRP.
Zero Emission Vehicle Infrastructure Program (ZEVIP 2)	NRCan	\$230,000 (2025–2026)	Funding secured for the installation of electric vehicle charging station across the city at libraries, municipal buildings, fire halls and community centres, including Carrville Community Centre.
Housing Enabling Water Systems Fund (HEWSF)	Ministry of Infrastructure	\$35M (2025–2027)	Funding for wastewater assets to enable housing development in VMC.
OPERATIONAL			
Ontario Vehicle Innovation Network (OVIN) Demonstration Zone	Ontario Centre for Innovation	\$2.5M (2023–2025)	Co-recipient with City of Markham to launch the OVIN Demonstration Zone, which tests and demonstrates new Ontario-made technologies in an operational environment and assesses their potential benefit to the local and regional transportation system.
Science Horizons	ECO Canada	\$7,000	Development Engineering received employment funding.

Project Communications

Enhancing Communications

Throughout 2025, the portfolio – in collaboration with City departments, consultants and our partners in the Communications, Marketing and Engagement department – employed numerous communication tactics to support vital connections with the community, clients, stakeholders, Vaughan Council and staff.



Project communications included:

- newsletters
- notices
- public service announcements
- news releases
- social media posts
- digital signage across City networks
- reports
- mobile signs
- digital ads
- printed promotional materials such as postcards and posters
- and much more!



OPEN HOUSE

Help shape the future of Saigon Park

Nov. 20 | 6 p.m.

Father E. Bulfon Community Centre



vaughan.ca/SaigonPark



Kleinburg Village improvements continue!

The City of Vaughan's improvement work in Kleinburg Village will resume this spring. Work scheduled to take place in 2025 includes roadway and landscaping enhancements.

Drop by an Open House to learn more about the next phase of the project, construction impacts and timelines. You will also have the opportunity to speak directly to the project team.

Date: **Monday, March 24**
 Time: **5 p.m. to 7 p.m.**
 Location: **Kleinburg Library**
 10341 Islington Ave.

vaughan.ca/KleinburgVillage



Get involved in the planning process for MacMillan Farm

Attend an Open House or take the survey

vaughan.ca/MacMillan




What future amenities would you like to see at NMRP?



Help us plan by taking a survey

vaughan.ca/NMRP




Keeping you moving

Extending Bass Pro Mills Drive, from Highway 400 to Weston Road

Open House | April 7



Conceptual rendering only

vaughan.ca/BassProMillsDrive

2026 Outlook

PROJECTED EXPENDITURES

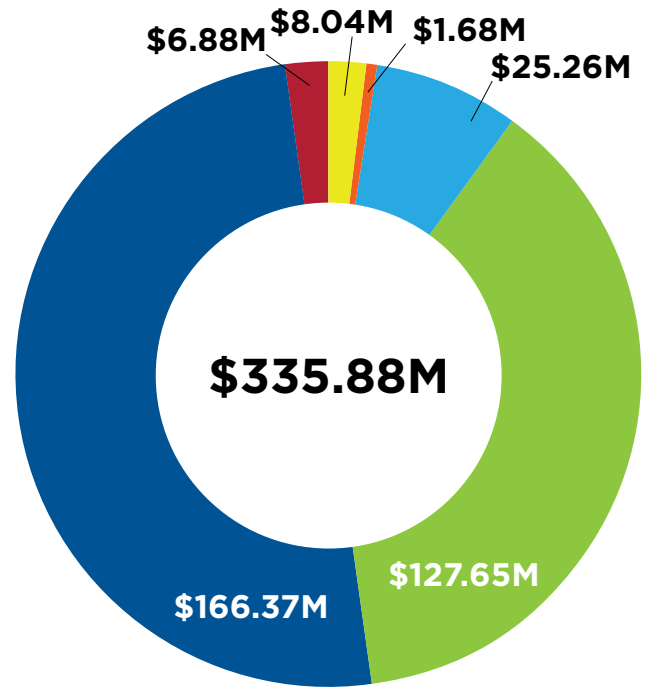
Breakdown by Strategic Priority

Strategic Priority*	Projected Expenditure**
Active, Engaged and Inclusive Communities	\$8.04M
City Building	\$127.65M
Community Safety and Well-being	\$6.88M
Environmental Sustainability	\$25.26M
Service Excellence and Accountability	\$1.68M
Transportation and Mobility	\$166.37M
TOTAL	\$335.88M

* Based on 2022-2026 Strategic Priorities

**rounded

Projected Expenditures by Strategic Priority



- Community Safety and Well-being, 2%
- Active, Engaged and Inclusive Communities, 2%
- Service Excellence and Accountability, 0.5%
- Environmental Sustainability, 7.5%
- City Building, 38%
- Transportation and Mobility, 50%

PROJECTED EXPENDITURES

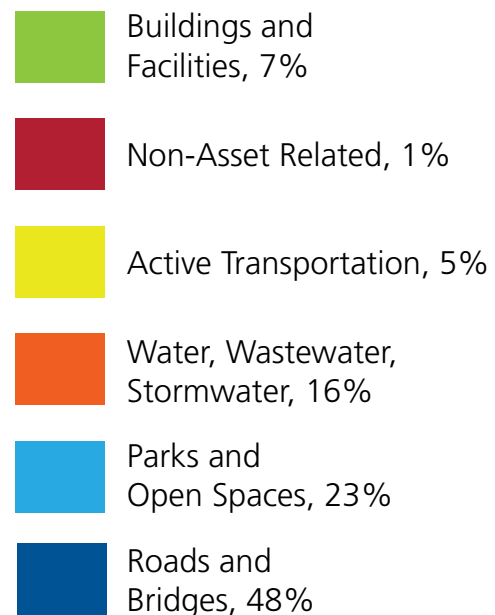
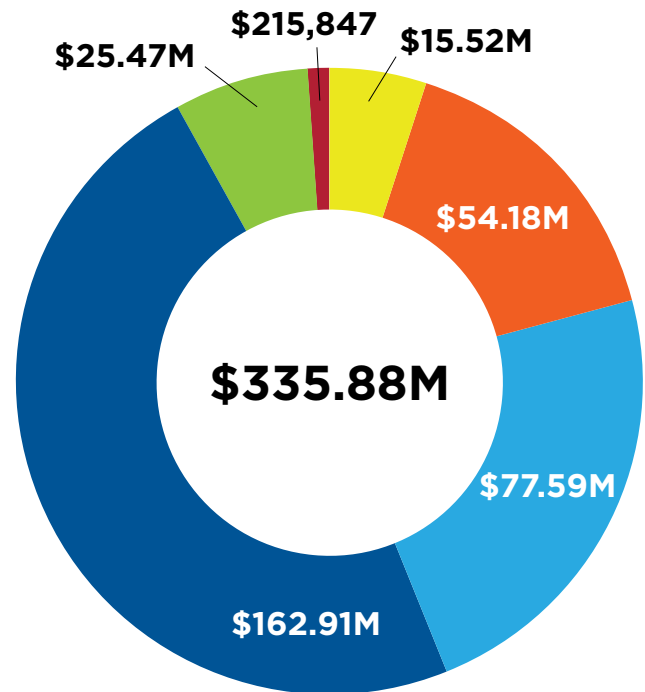
Breakdown by Asset Group

Strategic Priority*	Projected Expenditure**
Active Transportation	\$15.52M
Buildings and Facilities	\$25.47M
Non-asset Related	\$215,847
Parks and Open Spaces	\$77.59M
Roads and Bridges	\$162.91M
Water, Wastewater and Stormwater	\$54.18M
TOTAL	\$335.88M

**rounded

Projected Expenditures by Asset Class

For reference only. Pie chart generated based on content to the left



CASH FLOW RATE: 2022 – 2025

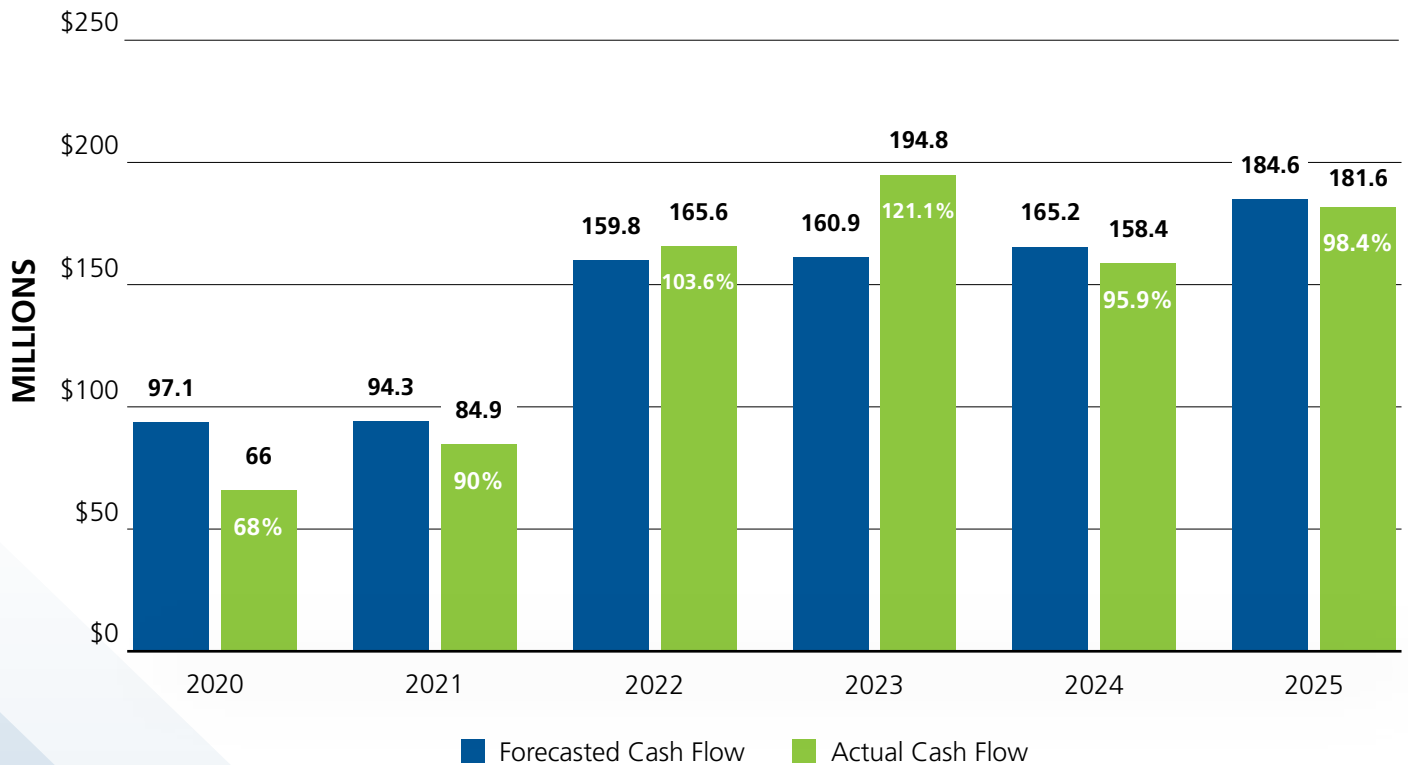
Breakdown by Asset Group

Year	Forecasted Cash Flow	Actual Cash Flow
2022	\$159,860,814	\$165,653,930
2023	\$160,883,724	\$194,864,848
2024	\$165,226,588	\$158,442,308
2025	\$184,650,024	\$181,636,806



Annual Forecast to Actual Cash Flow

Note: Percentages on bars represent cash flow rate.





City of Vaughan

Planning and Infrastructure Development
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1



Committee of the Whole (1) Report

DATE: Tuesday, May 5, 2026

WARD(S): ALL

TITLE: BUILDING PERMIT FEES ANNUAL FINANCIAL REPORT FOR 2025

FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: FOR INFORMATION

Purpose

To provide Council with the Building Permit Fees Annual Financial Report for 2025, as required by the Building Code.

Report Highlights

- Building permit revenues collected in 2025 were \$10.8 million
- Direct and Indirect costs in 2025 were \$16.4 million
- An amount of \$5.6 million was transferred from the Building Standards Continuity Reserve
- Closing balance in the Building Standards Continuity Reserve is \$20.8 million

Recommendations

1. THAT the Building Permit Fees Annual Financial Report for 2025 be received for information.

Background

The Building Code requires that a financial report be prepared annually to provide information on the following matters:

- i. Total Fees Collected (12-month period);

- ii. Direct Costs of delivering services (Review of permit applications and inspections of buildings).
- iii. Indirect Costs of delivering services (Support and Overhead Costs); and
- iv. The account balance for the Building Standards Continuity Reserve as established by Council.

To comply with the Building Code, the Building Permit Fees Annual Financial Report has been prepared for 2025 and is based on unaudited information.

Previous Reports/Authority

None.

Analysis and Options

This report has been prepared in coordination with Financial Planning and Development Finance Department staff. It is based on Council's previous approvals respecting the Watson & Associates Economists Ltd. Activity Based Costing Methodology for User Fees Report, and the establishment of the Building Standards Continuity Reserve.

The Building Standards Continuity Reserve was established to stabilize fluctuations in permit revenues resulting from changes or variations in construction activity. The stabilization of permit revenues allows the Building Standards Department to meet its legislated requirements; thereby ensuring continuity of service delivery without impacting the general tax base.

To develop a sustainable financial model for the Building Standards Department, a comprehensive building permit fee study was carried out by Watson & Associates Economists Ltd. in 2017/2018 to ensure fees achieve full cost recovery of direct and indirect costs associated with the delivery of services in the Building Standards Department (building permits and inspection services). The study also benchmarked Vaughan's building permit fees with other comparable GTA municipalities to maintain market competitiveness.

In 2022 the City retained Watson & Associates Economists Ltd. to undertake a comprehensive review of the full costs of Development Planning, Development Engineering and Building Standards functions and to make fee structure recommendations to provide for reasonable full cost for the services. This study was completed in 2023 and presented to the April 18, 2023, Committee of the Whole (2) for consideration, and latter approved without amendment at the Council meeting of April 25, 2023. The Building Standards Department will monitor the effectiveness of the new

cost model resulting from this study and will work with our partners in Development Finance if further changes are necessary in the future.

Financial Impact

The Building Permit Fees Annual Financial Report shows a total revenue of \$10.8 million for building permit fees collected in 2025 and a combined total of direct and indirect costs of \$16.4 million. An amount of \$5.6 million was transferred from the Building Standards Continuity Reserve. The 2025 closing balance in the Building Standards Continuity Reserve is \$20.8 million.

Operational Impact

None.

Broader Regional Impacts/Considerations

None.

Conclusion

As required by legislation, this report provides the total fees collected by the Building Standards Department in 2025, total costs of delivering its service, and balance of the Building Standards Continuity Reserve.

For more information, please contact: Ben Pucci, Director of Building Standards, ext. 8872.

Attachments

1. 2025 Building Permit Fees Annual Financial Report

Prepared by

Ben Pucci, Director of Building Standards, ext. 8872

City of Vaughan
Ontario Building Code Act
Building Standards Continuity Reserve
2025 Annual Actual Report - Unaudited
(For the Period January 1, 2025 to December 31,2025)

ONTARIO BUILDING CODE - REVENUES

Total Fees Collected	\$ (10,814,415)
----------------------	-----------------

ONTARIO BUILDING CODE - EXPENSES

Direct Costs	\$ 12,568,614	
--------------	---------------	--

Indirect Costs	\$ 3,925,445	
----------------	--------------	--

TOTAL DIRECT & INDIRECT COST	\$ 16,494,059
------------------------------	---------------

CONTRIBUTION TO/(FROM) BUILDING STANDARDS CONTINUITY RESERVE	\$ (5,679,644)
--	----------------

NET BALANCE	\$ -
-------------	------

BUILDING STANDARDS SERVICE CONTINUITY RESERVE

Opening Balance	\$ 26,618,043	
-----------------	---------------	--

Transfer to / (Withdrawal from) Reserve:	\$ (5,663,789)	
--	----------------	--

Transfer to / (Withdrawal from) Reserve - Capital	\$ (725,735)	
---	--------------	--

Interest Earned	\$ 664,810	
-----------------	------------	--

<u>CLOSING BALANCE RESERVE</u>	<u>\$ 20,893,329</u>
---------------------------------------	-----------------------------

Committee of the Whole (1) Report

DATE: Tuesday, May 5, 2026

WARD(S): ALL

**TITLE: SUSTAINABLE NEIGHBOURHOOD ACTION PROGRAM
UPDATE**

FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: DECISION

Purpose

To provide an update on the Thornhill Sustainable Neighbourhood Action Program and seek approval to select a new neighbourhood to implement the program.

Report Highlights

- The Sustainable Neighbourhood Action Program is a program of the TRCA that is designed to achieve sustainable urban renewal and climate resilience in existing, older neighbourhoods.
- Sustainable Neighbourhood Action Programs improve placemaking, contribute to a healthy environment, and promote climate resilience and community cohesion, as demonstrated with the successful Thornhill Sustainable Neighbourhood Action Program.
- The purpose and goals of the Thornhill Sustainable Neighbourhood Action Program have been substantially delivered, and staff recommend identifying a new neighbourhood in Vaughan to deliver a second Sustainable Neighbourhood Action Program.

Recommendations

1. That Council authorize staff to update the screening work previously undertaken to identify a new neighbourhood for a Sustainable Neighbourhood Action Program.

Background

Since 2018, the City has collaborated with Toronto and Region Conservation Authority on creating and implementing a Sustainable Neighbourhood Action Program for Thornhill.

The Sustainable Neighbourhood Action Program is a program of the Toronto and Region Conservation Authority (TRCA) that is designed to achieve sustainable urban renewal and climate resilience in existing, older neighbourhoods. Through the Sustainable Neighbourhood Action Program, TRCA collaborates with municipalities, local community stakeholders and residents to co-develop and co-implement a neighborhood action plan in strategic locations. The action plans are designed to achieve sustainability and resilience objectives by identifying programming and projects that address both municipal and TRCA objectives, together with residents' priorities and wishes for their community.

Beginning with a neighbourhood selection process in 2018, Thornhill (Blocks 1 and 2) in Ward 5 was identified as an area suited for a Sustainable Neighbourhood Action Program. Key priorities of this neighbourhood, at the time, included flood vulnerability, high energy use, high water use, urban heat stress, areas of social disadvantage and multiple City capital projects with overlapping timelines. The Thornhill Sustainable Neighbourhood Action Program launched in 2019, with Council endorsement, followed by deep community, stakeholder and staff engagement to co-create an action plan. Implementation of the Action Plan began in 2021 and will continue to the end of 2026.

The Thornhill Action Plan integrates local community interests, sustainability objectives and climate adaptation strategies under the overarching theme of 'historically rich, culturally diverse, green and connected'. The action plan supports a future where:

- the neighbourhood public and private spaces are well connected and rich with nature, activity, culture, history and art
- people of all ages and abilities feel comfortable, safe and engaged
- the built environment is created or retrofitted with health and sustainability in mind
- community connections grow and prosper

Over the last five years, with funding from the City, TRCA and external grants, the Sustainable Neighbourhood Action Program team has worked to foster and deliver events, education, programming, environmental restoration, climate resilience, property enhancements and social connections in the following three action areas:

1. Connected People, Places and Ecosystems
2. Residential Retrofits

3. Greening and Humanization of Multi-unit Residential Buildings, Institutional and Commercial Properties

Previous Reports/Authority

[Member's Resolution – Sustainable Neighbourhood Retrofit Action Plan – May 7, 2019.](#)

[Thornhill Sustainable Neighbourhood Action Program – Action Plan – Sept, 14, 2021](#)

Analysis and Options

The Thornhill Sustainable Neighbourhood Action Program has been successful in improving placemaking, contributing to a healthy environment, and promoting climate resilience and community cohesion.

The Thornhill Sustainable Neighbourhood Action Program addresses environmental and socio-economic priorities and supports numerous municipal and TRCA plans and strategies. To measure impact and success over time, a framework of long-term goals was developed based on the following themes:

- energy and climate – reduced greenhouse gas emissions, improved resilience
- stormwater management and water efficiency – improved stormwater quality and quantity, reduced water consumption
- ecosystem integrity – increased canopy cover and community stewardship
- waste management – reduced waste
- health and well-being – increased programming to improve physical and mental health
- livable places and community connections – increased overall sense of community cohesion and inclusion
- culture, heritage and education – increased awareness of local culture, history, and Indigenous heritage
- access and mobility – increased engagement in active transportation, increased connectivity

A summary of the goals and success metrics in alignment with the themes above can be found in Attachment 1.

A high-level overview of success metrics from the Thornhill neighbourhood is listed below:

- hosted 70 community events with over 1180 participants (workshops, educational sessions, larger social events)
- collaborated with 50 community partners and funders
- established a network of over 20 active community champions
- planted nine gardens including a total of 4479 trees, shrubs and wildflowers
- enhanced eight public spaces and four private spaces (one commercial, one institutional, and two multi-unit residential buildings)
- delivered 27 home consultations with 36 retrofit actions completed by homeowners
- installed over 15 interpretive signs

The following paragraphs describe a few examples that demonstrate the success of the Thornhill Sustainable Neighbourhood Action Program.

Gallanough Park Signature Project: This project was an example of collaboration among City departments – sharing information, resources and funding– to leverage planned capital works and bring in additional resources to maximize community benefits. Deliverables included:

- more seating, lighting, extended walking paths, and fitness equipment in the park
- two interpretive signs related to the Don River Watershed and the underground stormwater management facility
- three pollinator gardens
- games tables for the Gallanough Resource Library patio

Thornhill Community Champion Network: This is one of the key programs for building community connections and creating a legacy of the Thornhill Sustainable Neighbourhood Action Program. It was established in 2024 with the objective of developing individuals into community leaders by providing mentorship, skills training and opportunities to build their capacity over time. Deliverables, to date, include:

- two champion-led initiatives – a Music and Art in the Park event and an educational pollinator mini-magazine with free seeds
- skills training in garden and tree maintenance, and plant identification
- two community litter cleanups
- several social outings

Climate Ready Homes Program: This program is designed to offer coaching and financial support to residents looking to make efficiency and resilience improvements to their homes and properties. Program elements include:

- community educational workshops
- free 60-minute home consultations where homeowners have a chance to discuss topics including energy and water efficiency, eco-landscaping, waste management and climate resilience, specific to their priorities
- a Home Retrofit Pilot for residents interested in implementing home improvements. Residents are given free coaching (interpretation of energy audit results, prioritizing actions based on budget, etc.) and financial rebates up to \$3,800 for implementation.

J.E.H MacDonald House: Not originally identified as a key project, the MacDonald House property at 121 Centre Street turned into a significant location through a strong relationship with the Thornhill Historical Society. This project is an example of what can be accomplished through collaboration with dedicated community groups. Most notably, the project included the installation of a Group of Seven interpretive easel which now anchors Thornhill as a key stop along a broader Group of Seven touring route, that is promoted both through Destination Ontario as well the Moments of Algoma Group of Seven Touring Route. Other initiatives at the property included:

- relocating an Ontario Heritage Trust plaque to the property from Oakbank Pond
- planting three heritage apple trees to recreate the historical orchard that once grew on the property
- providing Parks, Forestry and Horticulture staff training on the care of fruit trees
- planting trees and shrubs
- hosting several art and culture events

A detailed summary of the Thornhill Sustainable Neighbourhood Action Program, along with implementation projects, achievements and testimonials can be found in Attachment 2.

Staff recommend updating the screening work originally undertaken in 2018 to identify a new neighbourhood for a Sustainable Neighbourhood Action Program.

The purpose and goals of the Thornhill Sustainable Neighbourhood Action Program have been substantially delivered, and the project has increased overall resilience and cohesion, creating a more sustainable neighbourhood. In future years, there may be opportunities to implement outstanding recommendations from the Thornhill Action Plan through operational or capital works, the Community Champion Network or partnerships with community groups and stakeholders.

City staff have received overall positive feedback from community partners, residents and other departments about the Thornhill Sustainable Neighbourhood Action Program. Key City departments have been engaged regarding their experiences and suggestions for improvements were solicited; this feedback will be incorporated into action planning for a new neighbourhood.

The following list summarizes the feedback received from key City departments about the Sustainable Neighbourhood Action Program:

- introduces the opportunity for enhancement over several years (versus a short-term project)
- helps educate and inform residents about capital project deliverables and implications
- brings overall awareness to the context of a neighbourhood, creating synergies and breaking down departmental silos
- helps implement improvements outside state-of-good-repair
- strengthens grant funding applications
- validates funding investments

The City has a current contract with TRCA, ending in June 2027 with an optional 4-year extension, and committed budget until the end of 2026. Utilizing this contract and budget, staff will update the screening work originally undertaken in 2018 to identify a new neighbourhood for a Sustainable Neighbourhood Action Program. The work will include acquiring updated Geographical Information Systems, conducting a multiple hits analysis and undertaking deep-dive discussions with City technical staff to finalize neighbourhood selection.

Staff will submit a report to a future Committee of the Whole meeting to present findings of the screening exercise and update Council on the selected neighbourhood.

Financial Impact

Choosing a new neighbourhood for a Sustainable Neighbourhood Action Program will not require any additional funds. Staff will utilize the current contract with TRCA and 2026 capital budget (PL-9575-20) to undertake the neighbourhood screening work.

Operational Impact

Work to revisit the Sustainable Neighbourhood Action Program screening tool and choose a new neighborhood will require input from City staff. Neighbourhood screening will require updated Geographical Information System datasets, primarily working with the Corporate Asset Management team and Planning Geographical Information

Systems team. Once the screening work and multiple hits analysis is complete, technical staff across all portfolios will be engaged to finalize the neighbourhood selection.

Broader Regional Impacts/Considerations

Through the completion of the City's first Sustainable Neighbourhood Action Program, Vaughan joined other local municipalities that have committed to a collaborative, neighbourhood-based approach for advancing urban renewal in older urban areas. There is now a network of 21 Sustainable Neighbourhood Action Program neighborhoods across the Greater Toronto Area; additionally TRCA consulted on a similar neighbourhood project in the Netherlands.

Conclusion

The Thornhill Sustainable Neighbourhood Action Program has succeeded in making Thornhill a more resilient, engaged and sustainable neighbourhood. The project is an example of collaboration between departments to maximize community benefits, creating inspired and engaged community leaders, and developing trusting partnerships with community to revitalize public spaces and make meaningful connections. Choosing a new neighbourhood for a Sustainable Neighbourhood Action Program in Vaughan will allow another neighbourhood to receive lasting community benefits and climate resilience.

Staff will come back to a future Committee of the Whole meeting to present findings of the screening exercise and update Council on the selected neighbourhood.

For more information, please contact: Alanna MacKenzie, Sustainability Specialist, extension 8941.

Attachments

1. Attachment 1 – Thornhill SNAP Success Metrics, 2026
2. Attachment 2 – Thornhill SNAP summary, 2025

Prepared by

Alanna MacKenzie, Sustainability Specialist, extension 8941

Fausto Fillipetto, Senior Manager, Policy Planning and Sustainability, extension 8699

Christina Bruce, Director, Policy Planning and Special Programs, extension 8231

Thornhill Sustainable Neighborhood Action Program – Indicator Tracking

Please note data is for 2021-2025.

	Goals and Targets	Outputs and Indicators
Energy and Climate	<ul style="list-style-type: none"> Increased residential energy efficiency to support City's target of 2 to 3 tCO₂e (tons of carbon dioxide equivalent) per capita by 2030 with a focus on achieving a 30-50% energy reduction in pre 1990 single family detached homes and multi-unit residential buildings Increased community resilience 	<ul style="list-style-type: none"> Resilience giveaways to homeowners: 15 rain barrels, 7 basement flood alarms, 3 DIY air sealing kits, 2 shade trees 27 homes participated in home consultations 4 homes completed energy audits 6 homes are participating in the Home Retrofit Pilot 1 Pilot participant reported a savings of 10GJ/year of energy after implementing retrofit actions. <i>Notes: tools are being developed to calculate GHG emissions savings. This Indicator will be updated as more Pilot participants complete post-retrofit audits.</i> 7 events focused on energy efficiency and climate resilience
Stormwater Management and Water Efficiency	<ul style="list-style-type: none"> Reduced water consumption rates to help support York Region's target of 150 LCD Increased area with stormwater quantity and quality control Increased number of low impact development projects that promote infiltration, evapotranspiration and rainwater harvesting Reduced frequency of flood calls to City of Vaughan 	<ul style="list-style-type: none"> 19 homes have implemented at least one flood protection measure or at source low impact development projects (e.g. downspout extension/disconnection, rain barrels, basement flood alarms rain gardens, permeable paving/weeping tile, home flood protection assessments) Increased stormwater management by adding 8,762 m³ of storage and installing a new 1,200 mm diameter storm sewer 1 rain garden installed in York Hill District Park

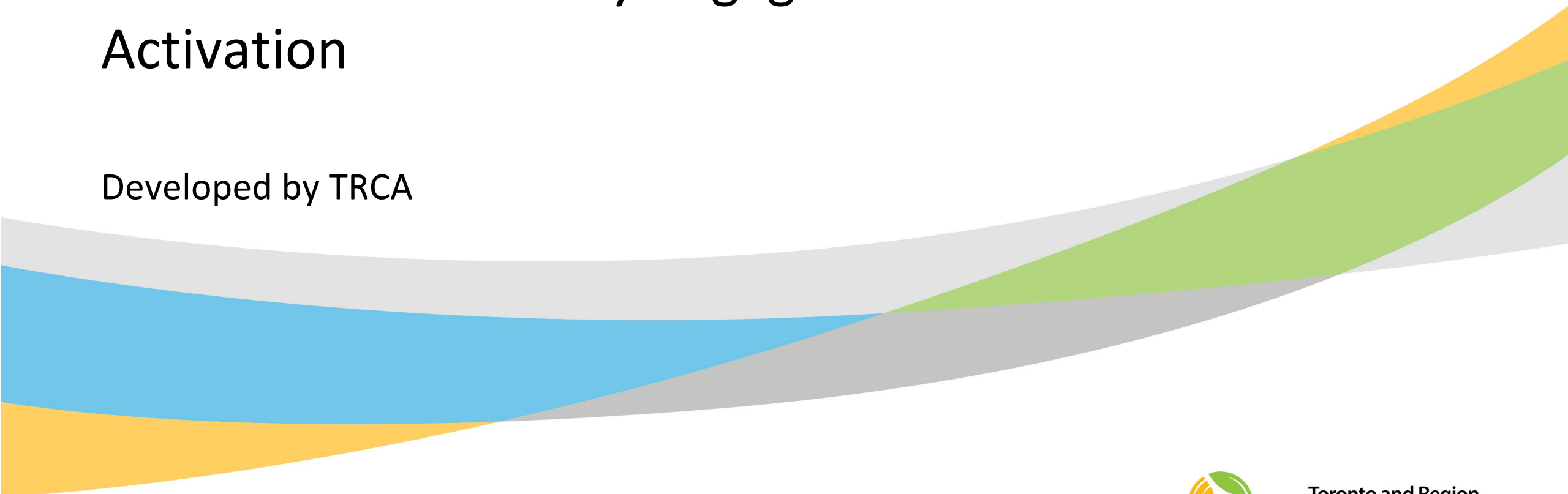
Ecosystem Integrity	<p>Increased woodland and canopy cover to help support York Region's recommended cover range for the City of Vaughan which includes the following:</p> <ul style="list-style-type: none"> • Increase overall canopy cover to 25% by 2031 and 35% by 2051 • Increased Natural Cover to help support TRCA's target of 30% • Improved habitat quality and biological diversity and increased pollinator health • Improved stewardship of local natural areas and the urban forest 	<ul style="list-style-type: none"> • 4479 trees, shrubs and wildflowers planted • 9 pollinator gardens planted • 7 volunteer hours focused on citizen science training (tree care and pollinator garden care) • 24 events (51.5 volunteer hours) focused on stewardship
Waste / Materials Management	<ul style="list-style-type: none"> • Increased uptake in curbside recycling, community reuse programs and decreased food waste to support York Region's 2031 waste reduction targets 	<ul style="list-style-type: none"> • 2 community clean up events • <i>Note: data is being collected via a survey to the 27 homeowners who did a home consultation, to determine if any waste diversion actions have been implemented</i>
Health and Well-being	<ul style="list-style-type: none"> • Increased % of people reporting improved physical and mental well-being • Increased consumption of fresh vegetables • Increased multi-season opportunities for people of all abilities and ages • Increased time spent in contact with nature • Increased green skills training 	<ul style="list-style-type: none"> • 75 balcony gardens planted • 8 raised vegetable garden boxes planted • 23 of people trained in green skills (Thornhill SNAP Community Champion Network) • 25 events where participants spent time in contact with nature

<p>Livable Places and Community Connections</p>	<ul style="list-style-type: none"> • Increased overall sense of community cohesion and inclusion • Increased satisfaction levels with public spaces, community amenities (e.g. seating, shade, washrooms, etc.) and services • Increased number of engaging and meaningful opportunities for social interaction and community engagement for all ages and abilities 	<ul style="list-style-type: none"> • 1186 community members engaged • 1820 learning hours • 2 multi-unit residential buildings, 1 business, 1 institution supported • 50 community partners and funders • 15 interpretive signs installed • 2 patio games tables installed (Gallanough Resource Library)
<p>Culture, Heritage and Education</p>	<ul style="list-style-type: none"> • Increased number of projects and events that celebrate and increase awareness and knowledge of local culture, history, and Indigenous heritage. • Increased projects and initiatives which include a community-based art component • Increased community awareness and support for sustainability issues and development of community leaders 	<ul style="list-style-type: none"> • 2 events/workshops that include a focus on culture, historical & Indigenous heritage • 1 event celebrating local musicians • 8 interpretive signs installed with Ojibway translations and recognition of the Mississaugas of the Credit First Nation and Treaty 13
<p>Access and Mobility</p>	<ul style="list-style-type: none"> • Increased percentage of people engaging in active transportation for both recreational and commuting purposes and reduced number of single occupancy vehicle trips • Improved connectivity and accessibility of pathways, trails and cycling infrastructure that is well coordinated with transit and key destinations within the community 	<ul style="list-style-type: none"> • 6.2 km of new cycling infrastructure installed • 2 events and 1 webinar focused on active transportation • 1 bike repair station installed

Thornhill SNAP

6 Years of Community Engagement and Activation

Developed by TRCA



November 18, 2025

What is SNAP?

Sustainable Neighbourhood Action Program

A neighbourhood-based solution for sustainable urban renewal and climate action



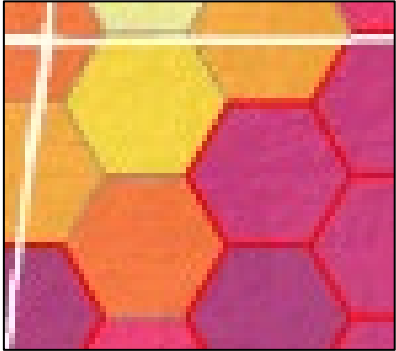
Develops and implements Action Plans for all land uses

Brings together technical objectives with residents' priorities

Works with local groups and builds partnerships with all sectors to make implementation happen

Thornhill SNAP

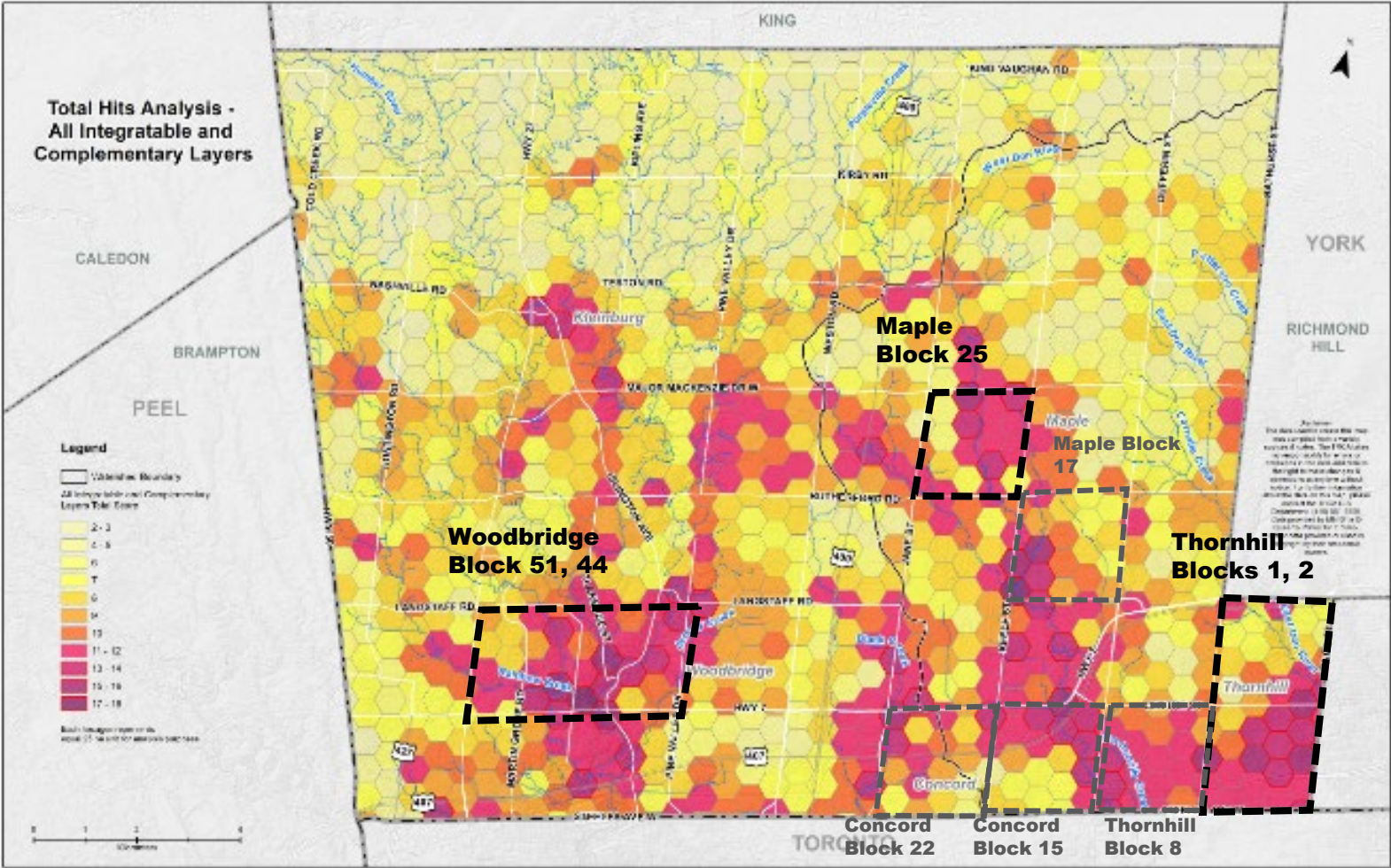
Neighbourhood Selection Process



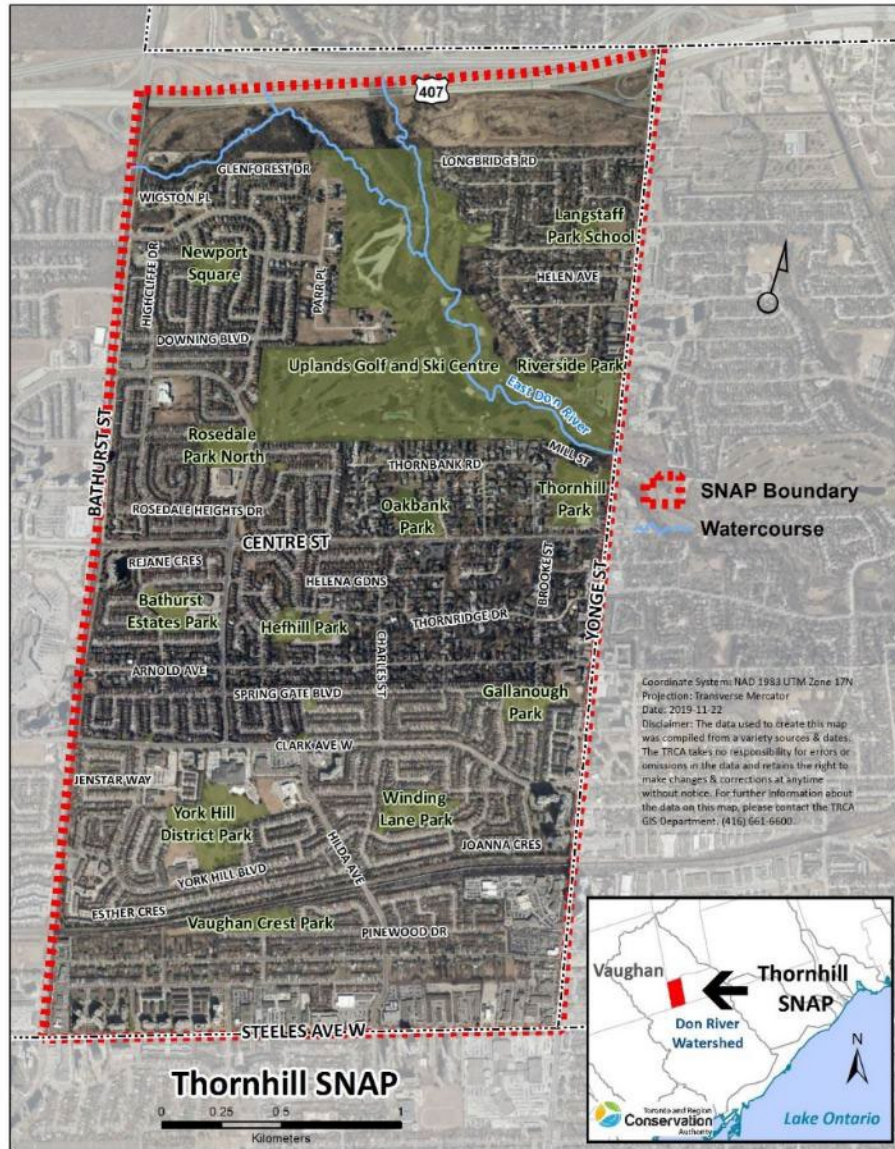
25 ha Hexagonal Units



Diagram of the integration of various data layers



Selection Process: Thornhill Neighbourhood



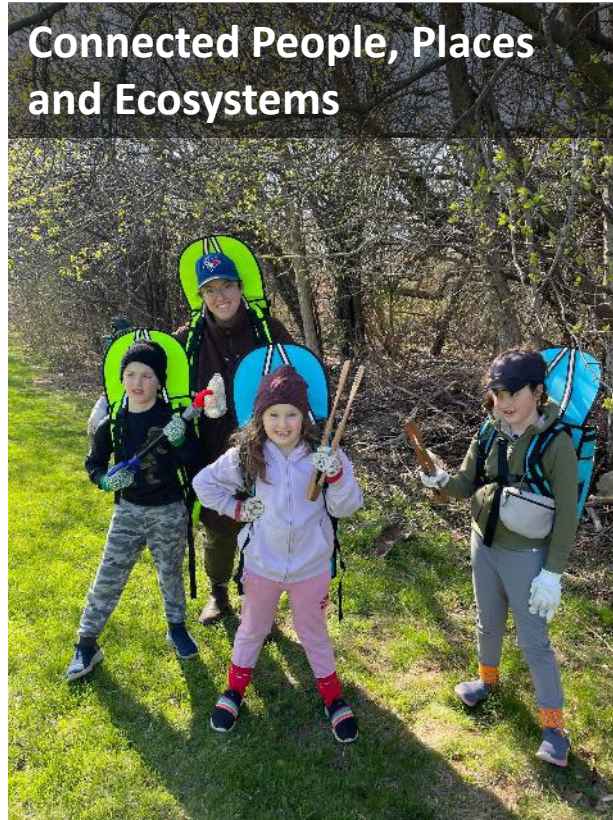
Key Priorities:

- Flood Vulnerable Area
- High priority for LID
- Sensitive target fish species
- Highest energy use in Vaughan
- One of highest water use in York Region
- Urban heat stress
- Areas of concentrated disadvantage

Planned Capital Projects

- Gallanough Area SWM EA
- Gallanough & Yorkhill Park Revitalization
- Garnet A. Williams CC Restoration
- Road Improvements /Active Transportation (Clark, Centre, Atkinson, Hilda)
- South York Greenway (407 Corridor)

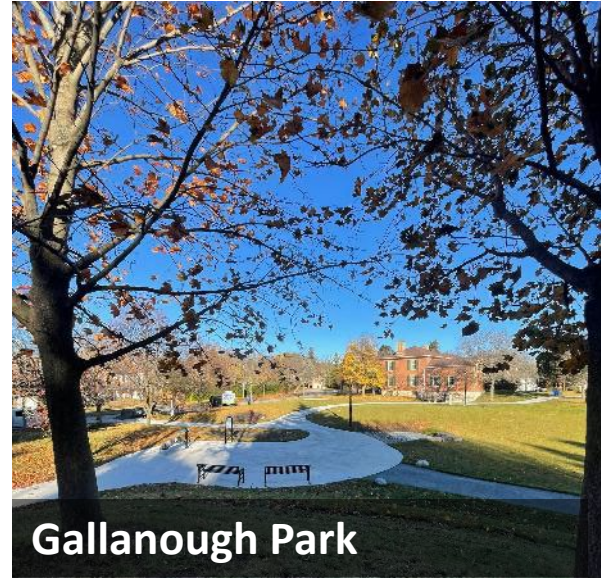
Action Plan: 3 Action Areas



Action Plan: 4 Signature Projects

PUBLIC REALM SIGNATURE PROJECTS

Innovative projects that will demonstrate how multiple co-benefits and diverse, neighbourhood-wide objectives can be achieved on the site.



Gallanough Park



Climate Ready Homes

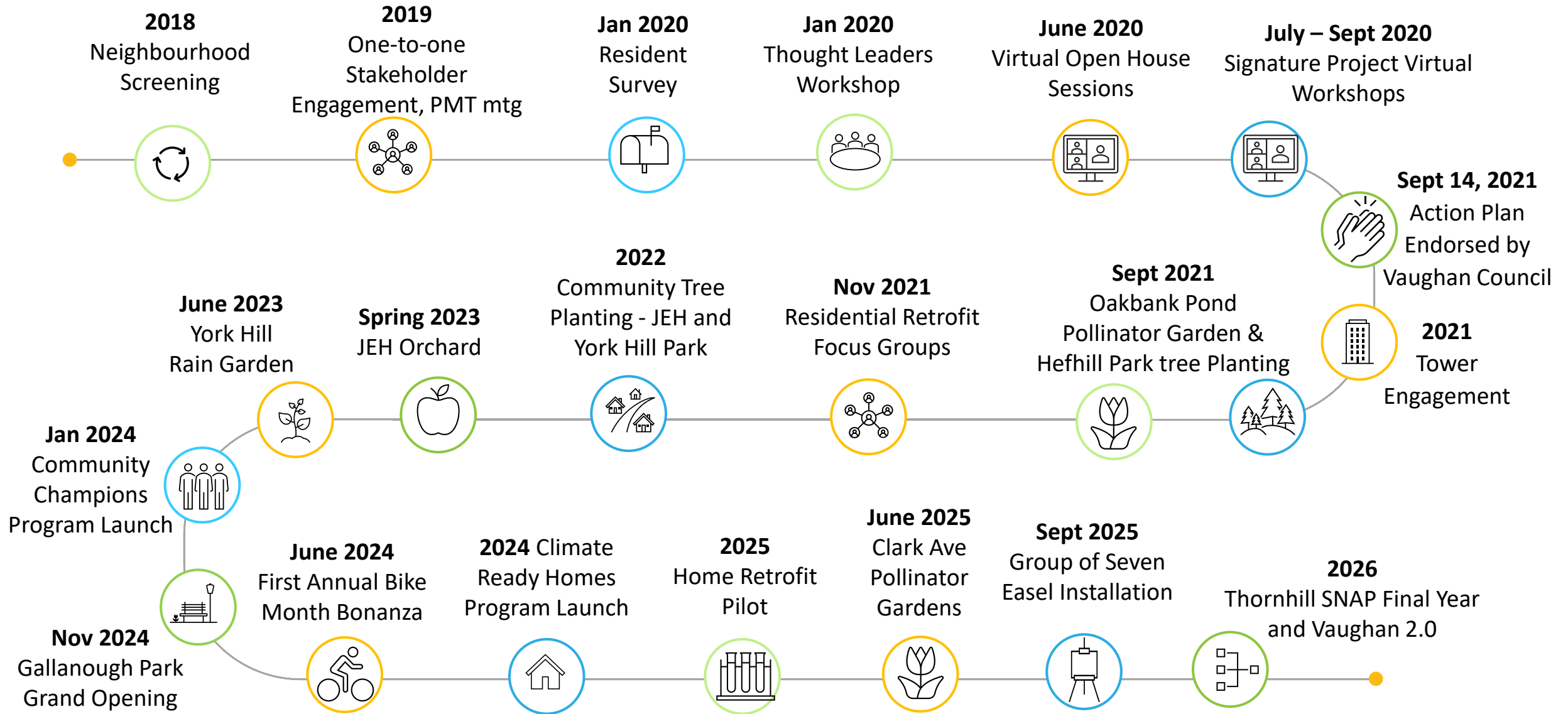


Complete Streets



York Hill Park

Thornhill SNAP High Level Project Timeline



Thornhill SNAP Metrics to Date



70
events hosted



1186
participants



1820
learning hours



50
community partners
and funders



20 - 60
community
champions



27
home
consultations



36
home retrofit
actions



9
pollinator
gardens



4479
trees, shrubs and
wildflowers planted



8
public spaces
enhanced



15
Interpretive
Signs installed



2
private towers
engaged



75
balcony
gardens



8
raised
garden boxes

Implementation Highlights

Action Area One

Connected People, Places and Ecosystems

- Educational, Cultural and Community Programming
- Green Infrastructure
- Active Transportation
- Parks and Open Space Planning



Connected People, Places and Ecosystems: Events

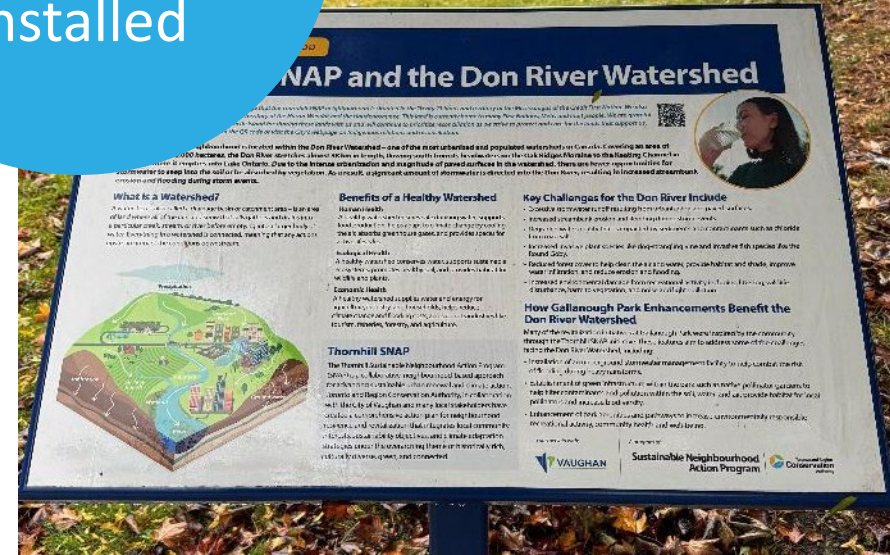


64 Events
913
Participants

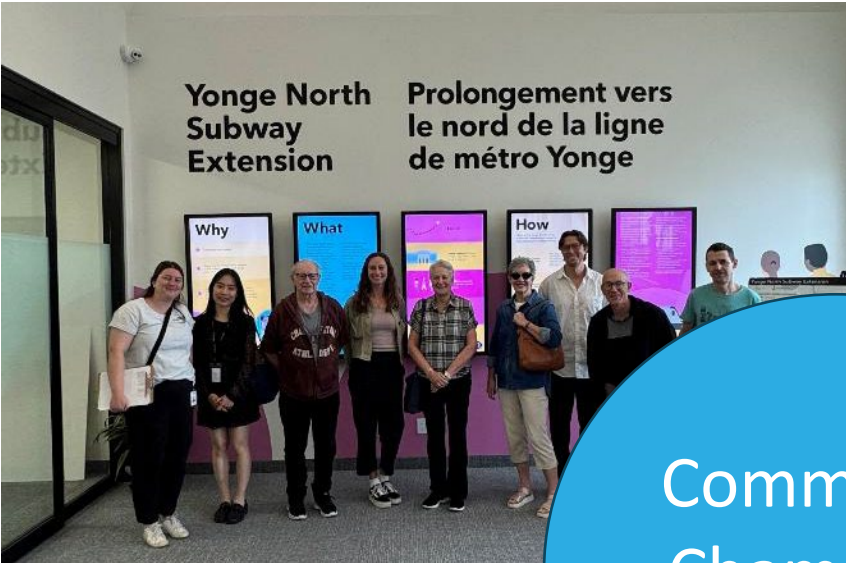
Connected People, Places and Ecosystems: Signage



14+ Interpretive Signs Installed



Connected People, Places and Ecosystems: Community Champions



Community Champions Program

Litter clean ups, social events, skills training



Connected People, Places and Ecosystems: Green Infrastructure

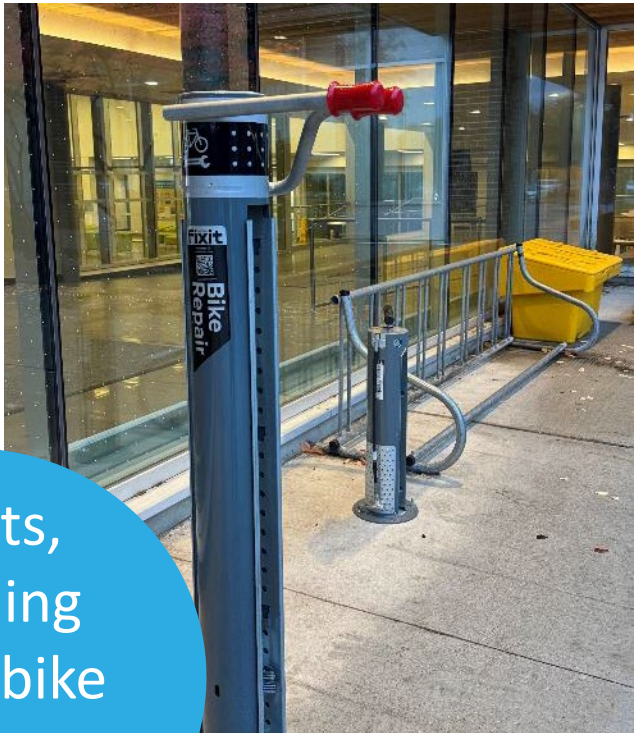


7 pollinator gardens
1 rain garden
1 urban ag
14 res trees

4,000 plants

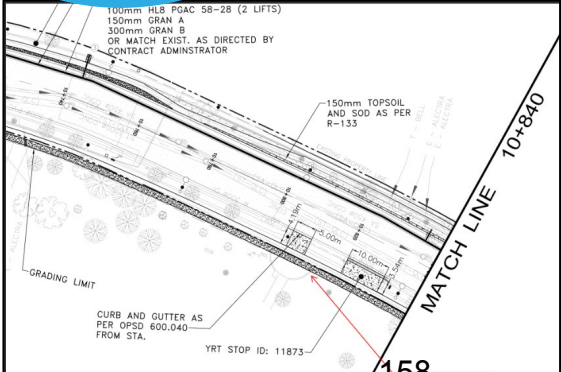


Connected People, Places and Ecosystems: Complete Streets



Complete Streets

Events, planning input, bike repair station



Connected People, Places and Ecosystems: Gallanough Park



Gallanough Park

pollinator gardens, games tables, interpretive signs



Connected People, Places and Ecosystems: York Hill Park

BEFORE



York Hill
Park

Rain garden
Tree/shrub
planting,
interpretive
signs

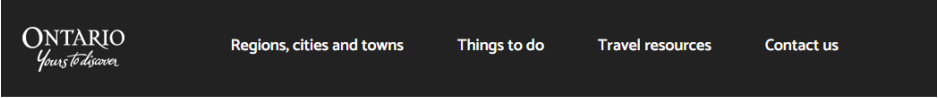


AFTER

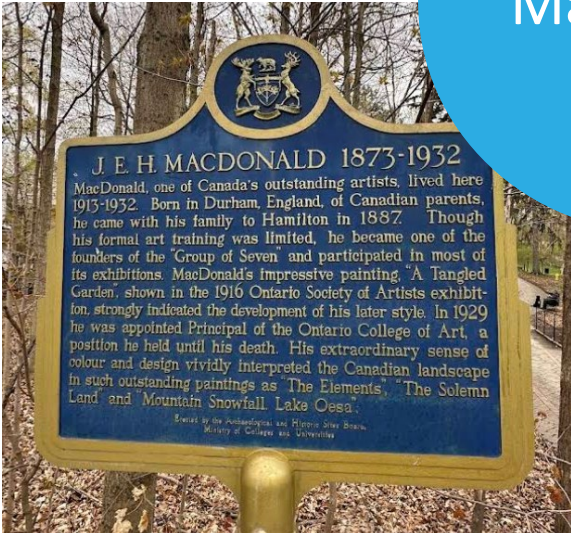
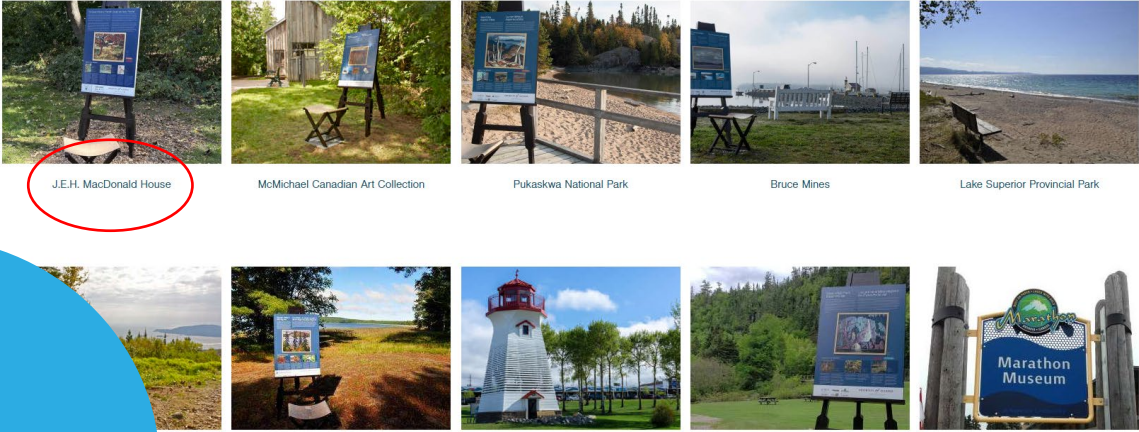


* This map recommends proposed actions and projects based on community and stakeholder feedback. Feedback of implementation and special locations may vary and can impact final design and construction. Any future recommendations and efforts will continue to be in alignment with the design and implementation plan.
 * Proposed actions and projects priority will be subject to further discussion with the School Board.

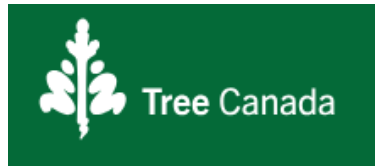
Connected People, Places and Ecosystems: 121 Centre Street



Group of Seven experience route: Greater Toronto Area



Connected People, Places and Ecosystems



50
Community
Partners
and
Funders



Action Area Two

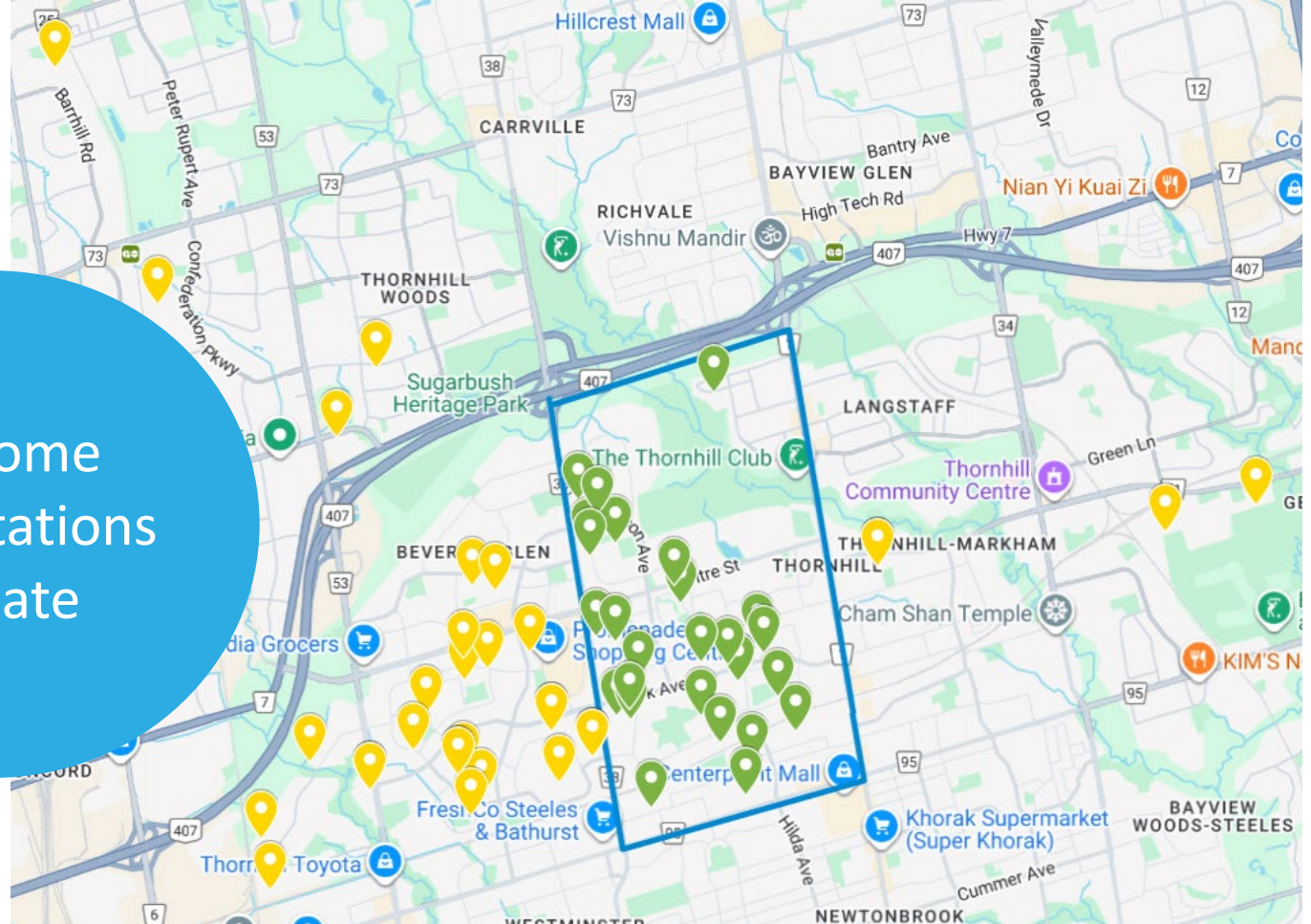
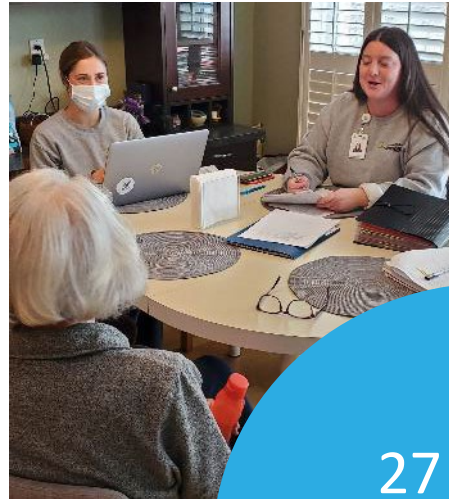
Residential Retrofits

Climate Ready Homes Program

- Home Consultations
- Home Retrofit Pilot
- Educational Workshops and Events



Residential Retrofits: Home Consultations



27 home consultations to date



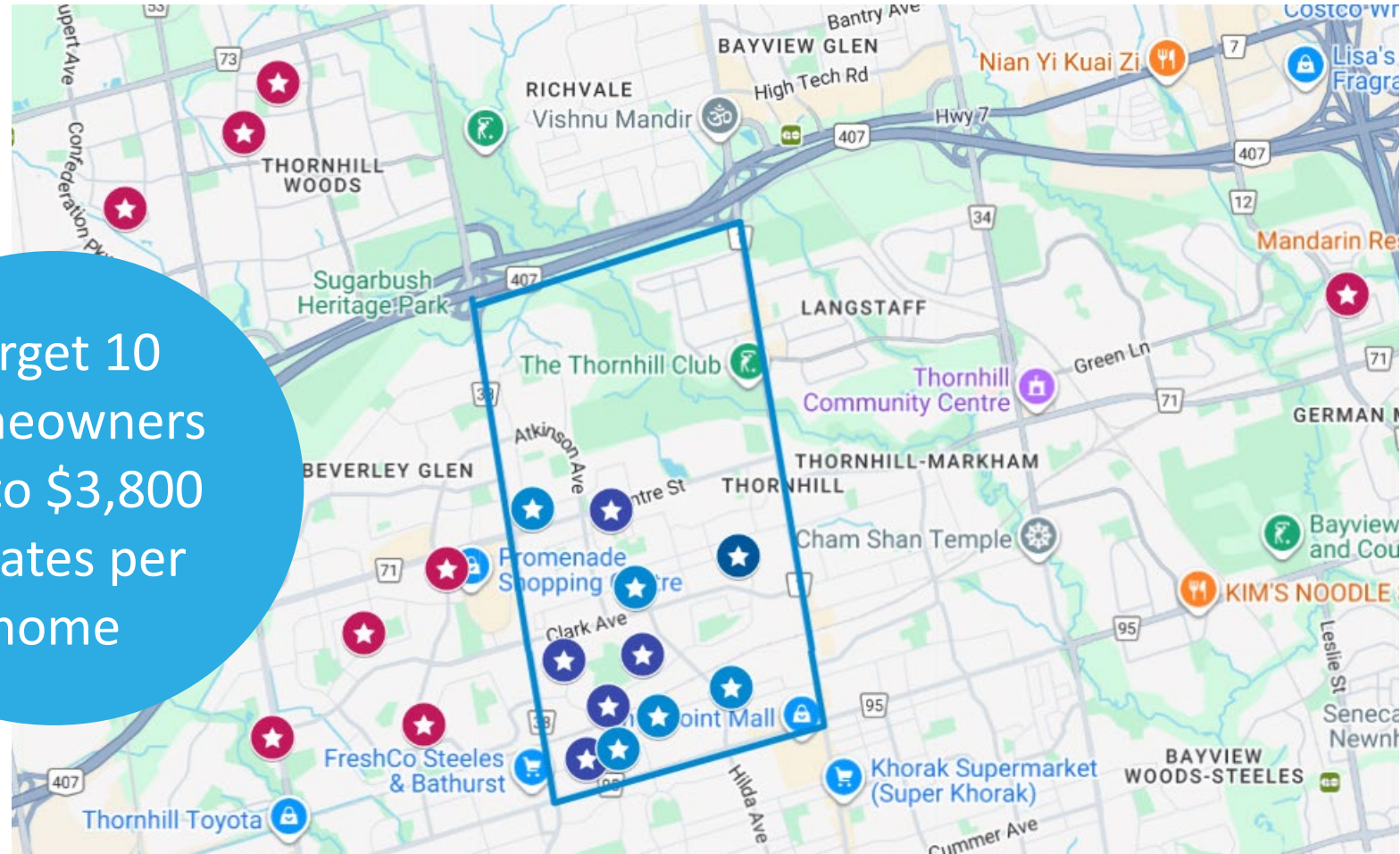
- 📍 Home consultations completed
- 📍 Applicant outside Thornhill SNAP boundary – indicates broader community interest

100% satisfaction rate from participants
 82% have implemented free incentive
 36 retrofit actions completed to date

Residential Retrofits: Home Retrofit Pilot

- Expert guidance
- Financial support
- Focus on energy efficiency and resilience measures
- Seven active applications to date

Target 10 homeowners
Up to \$3,800 rebates per home



- ★ Application received
- ★ Active participant – signed agreement in place
- ★ Applicant outside Thornhill SNAP boundary – indicates broader community interest

Pilot Participant Testimonials

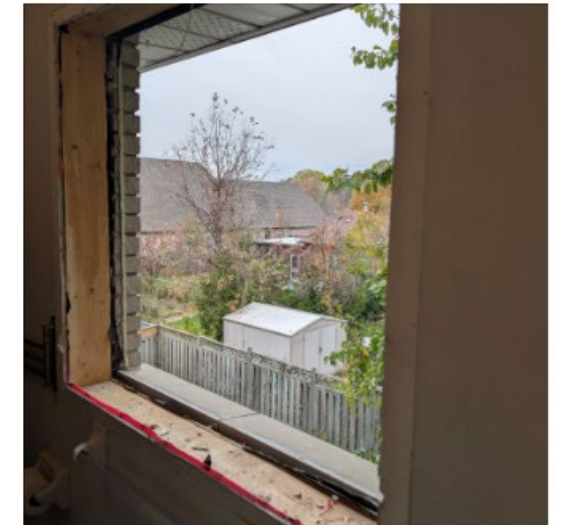
“I joined the Thornhill SNAP Home Retrofit Pilot program in 2025, and it's been an incredible step toward making our home more sustainable. Through the program, we're taking advantage of the Solar and Battery grants to install solar panels and a Tesla Powerwall3 battery storage system. We're also layering in support from the Canada Greener Homes Loan, Home Renovations Savings program, and Tesla Powerwall3 rebate. It's great that the Home Retrofit Pilot program is so flexible, allowing us to combine these various incentives to offset the high upfront costs of going solar—something that's a huge barrier for many homeowners right now. We already drive a Tesla and are considering converting more of our energy consumption to electric, so this aligns perfectly with our goals.

The SNAP resources have been extremely helpful, providing practical advice on key considerations and smart questions to ask contractors. Selecting the right team for a project like this can feel intimidating, but the guidance made the process much more manageable—leading us to choose INTOCHARGE, who are handling all our permitting and logistics, which has been a massive enabler. Overall, I'm grateful for the program's availability and how it's empowering us to switch to green energy. I hope it continues to support others who want to make the leap but are held back by finances, especially in these challenging economic times—everyone deserves access to these opportunities!”

- Khanh

“I am excited to be a part of this Pilot and start this journey! I've had a genuinely great experience with the program. Very grateful to have been selected and I'd love to see more people participate. I also attended the Seal and Save: Home Air Sealing Workshop in September 2025. It was well structured, and the Q+A session was helpful in understanding how I can make these updates to my home. I plan to complete Do-It-Yourself (DIY) air sealing alongside the window upgrades I have planned”

- Danny



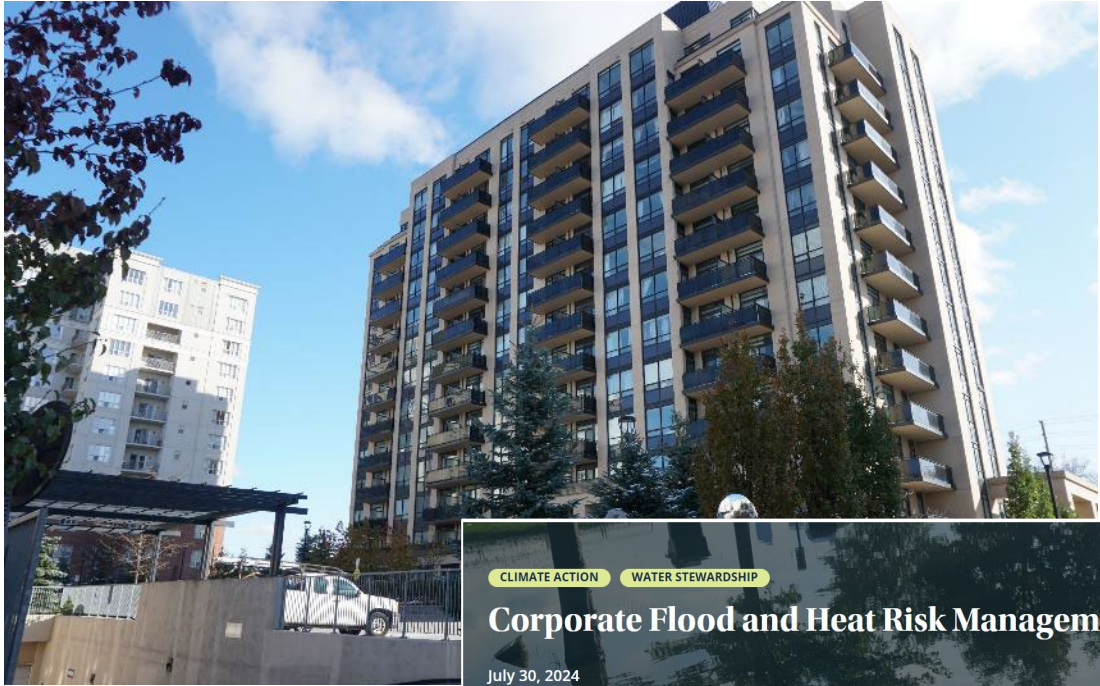
Action Area Three

Greening and Humanization of MURBS, Commercial and Institutional Properties

- Tenant engagement
- Property greening and resilience
- Foster connections to neighbourhood



Greening and Humanization of MURBS, Commercial and Institutional Properties



4 properties
2 pollinator beds
2 fruit trees
500 plants
75 balconies
2 urban ag



SNAP Budget

Year	SNAP Phase	Total Budget	Total from Vaughan	Other Funding Sources
2019	Action Plan Development	\$246,000	\$93,900	\$152,100 - FCM Green Municipal Fund (Note 2019 budget spent over 2020 and 2021) - received by COV
2020	Action Plan Development	\$22,970		\$22,970 - Transition 2050 – received by TRCA
2021	Action Plan Development	\$20,000		\$20,000 - TD Friends of the Environment (Oakbank Pond Park), Enbridge Municipal Energy Plan Incentive (CRHP); York Region Greening Action Partnership (Hefhill Park) - all received by COV
2022	Implementation	\$96,295	\$61,800	\$34,495 - TD Green Spaces (York Hill Park); Tree Canada (York Hill Park) - received by COV; Enbridge Fueling Futures (York Hill Park) - received by TRCA
2023	Implementation	\$134,962	\$116,602	\$18,360 - EcoAction (York Hill Park, interpretive signage, JEH, Oakbank and planting events) – received by TRCA
2024	Implementation	\$208,930	\$205,930	\$3,000 - Canadian Wildlife Federation (Clark Ave Pollinator Way) – received by TRCA
2025	Implementation	\$233,618	\$233,618	
2026 - 2027	Implementation – Final Year Thornhill and Vaughan 2.0	\$331,350*	\$243,850*	\$87,500 - Peter Gilgan + RBC (for CRHP throughout all of Vaughan, including workshops, consultations, rebates, staffing; leveraged because Vaughan is a SNAP partner) – received by TRCA
TOTALS		\$1,294,125	\$955,700	Leveraged an additional 35%, or \$338,425

* Estimated values

Open Recommendations

Connected People, Places and Ecosystems

- **Gallanough Park amphitheatre** – out of scope for Park Revitalization, insufficient funds
- **York Hill Park remaining activity zones** – delayed due to Parks Delivery timelines
- **Other greenspaces general improvements** – lack of time and funding
- **Complete Streets wayfinding signage, local routes/map, rest areas, bike rack program** – lack of time and funding
- **Conservation Heritage District interpretive plan** - lack of funding

MURBS, Commercial, and Institutional Properties

- **Consistent engagement** – efforts were not fruitful/owners not interested

Lessons Learned

Staff Communication and Collaboration

- Need **regular meeting schedule for staff** engagement from onset of project, through action planning and into implementation - critical for success
- **Timely discussions about scope and budget** can guide SNAP efforts for fundraising and maximize project impact
- Weighing **needs of community versus staff capacity** for maintenance



Agreement and Budget

- Aligning SLA term with budget cycle

Action Planning

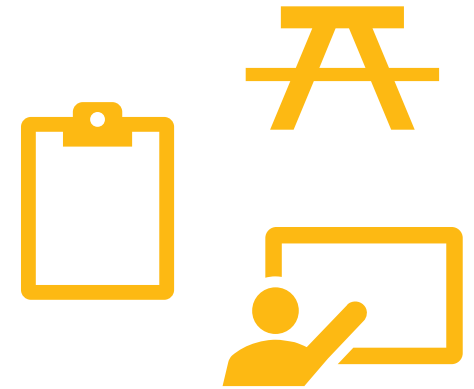
- Action plans should **be more specific, but still flexible** – overly broad becomes hard to pinpoint key recommendations
- **Dream big, but recommendations must be actionable**



Lessons Learned

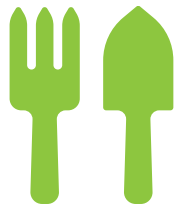
Community Engagement

- Early is best to gain trust and sense of ownership
- Need many opportunities to reach people – one size does not fit all
- Some sectors can be hard to reach – need connections and creativity
- Set clear expectations for community



Plan for Legacy Support

- Establish Thornhill SNAP Community Champion Network early
- Ongoing maintenance of green infrastructure
- Climate Ready Homes – pilot participant engagement



Feedback from Vaughan Staff

What We Heard:

- Opens opportunities for enhancement over several years
- Helps inform residents upfront about projects
- Brings overall awareness about context of a site
- Funding helps with improvements outside of state-of-good repair
- Strengthens grant funding applications
- Confirms funding investments

"I truly love to see when people get involved from the community, this helps to promote the work we do as a department and empowers the community to take sustainable practices into their own hands. This program has also been a great way to educate people about the plant material we use around the city."

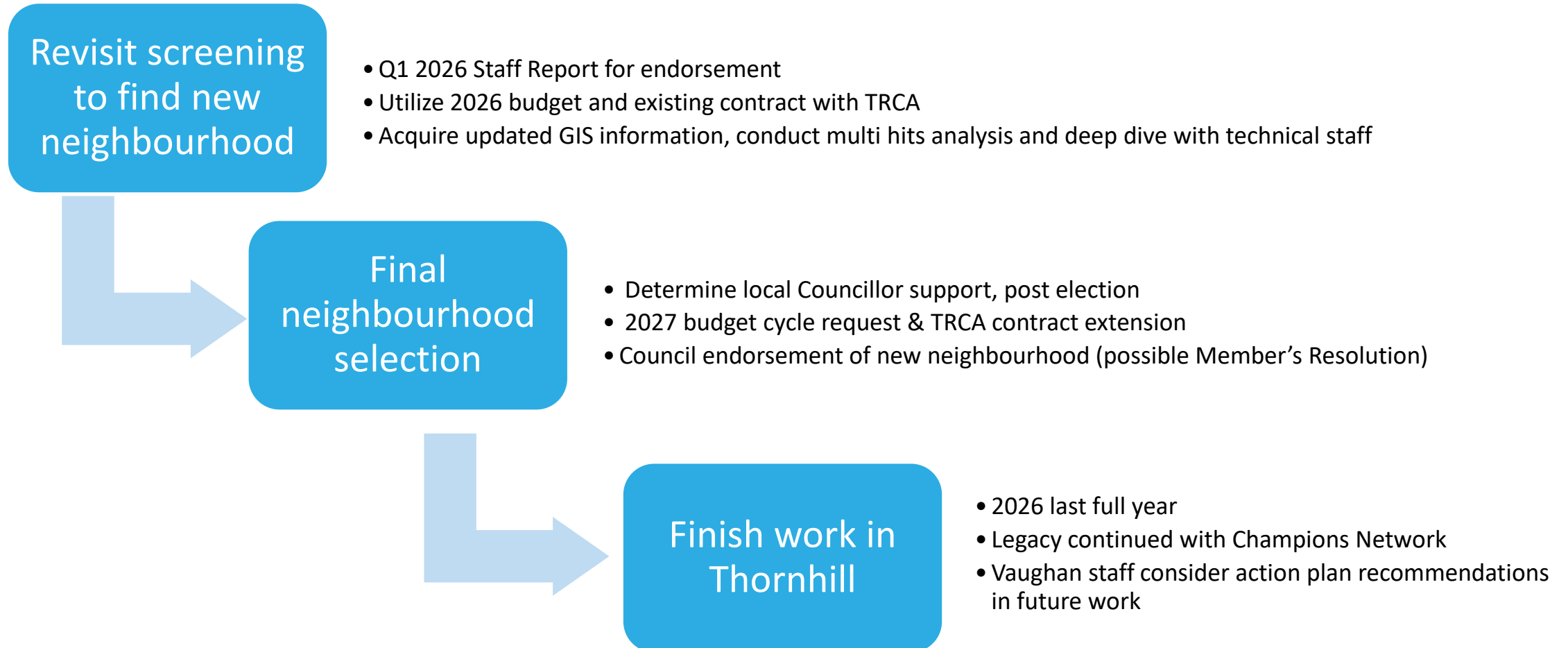
174

"We have used the SNAP initiative to support funding requests, grant applications, implementation of projects etc. When projects can demonstrate that they align with several city needs and goals, they are prioritized more and are easier to implement"

"SNAP helped to justify advancing all park improvements at the same time"

"SNAP led and hosted two Bike Month Events to support new infrastructure in the Thornhill area which we wouldn't have been able to do without the support of SNAP and TRCA"

Vaughan SNAP 2.0 – Next Steps (2026 in review)



TRCA Project Team

Jennifer Taves

Senior Manager

Jennifer.Taves@trca.ca

Jasmine Green

Supervisor

Jasmine.Green@trca.ca

Patricia Lewis

Program Manager

Patricia.Lewis@trca.ca

Hally Charendoff

Coordinator

Hally.Charendoff@trca.ca

Tia Nguyen

Program Support

Tia.Nguyen@trca.ca

City of Vaughan Project Team

Alanna MacKenzie

Sustainability Specialist

Alanna.Mackenzie@vaughan.ca

Will Baigent

Energy and Climate Change Specialist

Will.Baigent@vaughan.ca

Committee of the Whole (1) Report

DATE: Tuesday, May 5, 2026

WARD(S): 1

**TITLE: COPPER KIRBY DEVELOPMENTS LIMITED
ZONING BY-LAW AMENDMENT FILE Z.25.049
11363 HIGHWAY 27
VICINITY OF HIGHWAY 27 AND KIRBY ROAD**

FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: DECISION

Purpose

To seek approval on an application to amend Zoning By-law 001-2021 to permit a revised residential draft plan of subdivision consisting of 198 single detached units, 70 townhouse units and a public park, as shown on Attachments 2 to 4.

Report Highlights

- The Owner proposes 198 single detached units, 70 townhouse units and a public park
- Amendments are required to the previously approved Zoning By-law and Draft Plan of Subdivision for the subject lands to reflect revisions made to the proposed development
- The Development and Parks Planning Department supports the proposed amendments as outlined in this report

Recommendations

1. That Zoning By-law Amendment File Z.25.049 (Copper Kirby Developments Limited) be approved, to amend Zoning By-law 001-2021, to rezone a portion of the Subject Lands shown on Attachment 1, from “R4A(H) Fourth Density Residential Zone” with the Holding Symbol “(H)” to “R3A(H) Third Density Residential Zone”, “R4(H) Fourth Density Residential Zone”, both with the Holding Symbol “(H)” and subject to site-specific exception 14.1161, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.

2. That the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
 - a) As the Subject Lands are tributary to future water and sanitary service infrastructure improvements, the Owner must demonstrate that an alternate interim sanitary and water servicing strategy can be achieved utilizing a comprehensive study, and must enter into an Agreement with the City to design and construct the works, to the satisfaction of the City;
 - b) The Owner shall ensure that the proposed sanitary pump station, designated as the Kirby Sanitary Pumping Station, is fully operational and commissioned in accordance with the approved plans, specifications, and all relevant municipal and regulatory standards;
 - c) The Owner shall ensure that the water services are fully operational and commissioned in accordance with the approved plans, specifications, and all relevant municipal and regulatory standards;
 - d) External lands are required to provide service and access to the subject lands; therefore, the following conditions must be satisfied:
 - i. The Owner shall enter into a Developers’ Group Agreement or provide acknowledgement from the other land owners within Block 55 West to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including land dedication and construction of any future roads and streets deemed required to service the Subject Lands. This Agreement shall also include a provision for additional developers to participate with the Developers’ Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;
 - ii. The Owner shall submit a letter from the Block Trustee or balance of the other landowners within Block 55 West indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 55 West

Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department; and

- iii. The Owner through the Block 55 Developers' Group shall enter into an Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for the Block, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances, including the construction of streets and roads south of the Subject Lands or frontend the works and enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of streets and roads south of the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department.
- e) The Owner contributes their share of the cost of infrastructure works and/or undertakes the necessary improvement works and enters into an Agreement (if required) with the City, for the works associated with implementing the municipal servicing improvements for the ultimate build out of the ultimate condition. The Owner's contributions are to be based on the conclusions and recommendations of the on-going Integrated Urban Water Master Plan Environmental Assessment and latest Functional Servicing Strategy Report, as required to the satisfaction of the City.

Background

Location: 11363 Highway 27 (the Subject Lands). The Subject Lands and surrounding land uses are shown on Attachment 1.

The Subject Lands represent Phase 1 of a 4-phase development with associated Official Plan Amendment files subject to an Ontario Land Tribunal appeal.

The Subject Lands represent Phase 1 of a comprehensive residential redevelopment that includes the Copper Creek Golf Course lands located south of the Subject Lands, as shown on Attachment 5 (the Block 55 West Block Plan).

Kirby 27 Developments Limited submitted Official Plan Amendment file OP.17.007 to redesignate the Subject Lands (Phase 1) from the "Agricultural" and "Natural Areas" designation to the "Low-Rise Residential" designation in Vaughan Official Plan 2010 (VOP 2010), and to modify the Future Transportation Network and establish minimum vegetation protection zones.

On June 12, 2019, Vaughan Council approved Official Plan Amendment file OP.17.007 and adopted the implementing Official Plan Amendment No. 47 (By-law 107-2019).

Official Plan Amendment file OP.17.007 was subsequently appealed to the Local Planning Appeal Tribunal (LPAT) (now known as the Ontario Land Tribunal - OLT) on

July 15, 2019, which later dismissed the appeal in June 2021. The OPA is now in effect. The OPA was subject to both an application for judicial review and a motion for leave to appeal. However, the Divisional Court dismissed the application for judicial review in April 2024 (in November 2024, the Court of Appeal refused to grant leave from that Divisional Court decision). The motion for leave to appeal the Tribunal's Decision was then dismissed by the Divisional Court in July 2025.

Revisions are required to the previously approved Zoning By-law Amendment and Draft Plan of Subdivision Applications for the Subject Lands.

On Dec. 12, 2023, Council approved Zoning By-law Amendment file Z.22.029 and Draft Plan of Subdivision file 19T-22V006 which rezoned the Subject Lands from “A – Agricultural Zone” to the residential and open space zone categories shown on Attachment 1, together with site-specific zoning exceptions to facilitate a Draft Plan of Subdivision consisting of 227 single detached and 70 townhouse units, and a public park, as shown on Attachment 6. Since the approval of these applications, the Owner has revised the development as follows:

- to remove three laneways (identified as Laneways “B”, “C” and “D” on Attachment 6);
- further tapering Bendview Trail to adjust the transition from Copper Club Drive;
- adjust the tapering of the Charming Pines Gate intersection with Highway 27; and,
- make lotting adjustments associated with the above changes that have the effect of reducing the number of single detached lots from 227 to 198.

The resulting changes alter the lotting and development pattern on a portion of the Draft Plan that necessitates different zoning categories and development standards to be applied than what was approved through Zoning By-law Amendment file Z.22.029. To address these changes, the Owner submitted Zoning By-law Amendment file Z.25.049 and a revision to existing Draft Plan of Subdivision file 19T-22V006, which was only draft approved (i.e no registered M-Plan) at the time the changes were made.

A Zoning By-law Amendment Application has been submitted to permit the proposed development.

The Owner has submitted Zoning By-law Amendment File Z.25.049 (the Application) for the Subject Lands to permit a revised residential draft plan of subdivision consisting of 198 single detached units, 70 townhouse units and a public park (the Development) as shown on Attachments 2 to 4 for the following:

1. to rezone a portion of the Subject Lands (identified as “Rezoned Areas” on Attachment 2) from “R4A(H) Fourth Density Residential Zone” with the Holding Symbol “(H)” (‘R4A(H) Zone’) to “R3A(H) Third Density Residential Zone” (‘R3A(H) Zone’) and “R4(H) Fourth Density Residential Zone” (‘R4(H) Zone’), both with the Holding Symbol “(H)” under Zoning By-law 001-2021 in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified on Attachment 7 which apply to the entire Subject Lands.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- *Date of Notice (Circulated 150 metres from Subject Lands as shown on Attachment 1):*
- *Location of Notice Sign(s): Highway 27 and Kirby Road*
- *Date of Public Meeting(s): March 4, 2026, date ratified by Council March 24, 2026*
- *Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: April 28, 2026*

No public comments were received at the time of writing this report.

Previous Reports/Authority

Previous reports related to the Subject Lands can be found at the following links:

Kirby 27 Developments Limited Committee of the Whole Report (file OP.17.007):
[June 4, 2019, Committee of the Whole \(Item 4, Report No. 20\)](#)

Copper Kirby Developments Limited Committee of the Whole Report (file Z.22.029):
[Nov. 28, 2023, Committee of the Whole \(Item 5, Report No. 48\)](#)

Copper Kirby Developments Limited Public Meeting Report (file Z.25.049):
[Mar. 4, 2026, Committee of the Whole \(Public Meeting\) \(Item 5, Report No. 14\)](#)

Analysis and Options

The Development is consistent with the Provincial Planning Statement 2024, and conforms to the Greenbelt Plan, York Region Official Plan 2022, and Vaughan Official Plan 2010.

Provincial Planning Statement, 2024

The Provincial Planning Statement 2024 is a policy statement issued pursuant to Section 3 of the *Planning Act* and came into effect on Oct. 20, 2024. All decisions made on or after Oct. 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The Provincial Planning Statement 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Development facilitates a compact urban form through intensification of underutilized lands with a mix of unit types that efficiently use existing and planned infrastructure and services, while maintaining a low-rise built form character compatible with the area. Staff are satisfied that the Development is consistent with the Provincial Planning Statement.

The Greenbelt Plan, 2017

The Greenbelt Plan is intended to identify where urbanization should not occur, to provide permanent protection to the agricultural land base, together with the ecological and hydrological features, areas and functions occurring on this landscape.

The Greenbelt Plan includes transition provisions which recognize land uses permitted through an official plan amendment prior to Dec. 16, 2004. The Kleinburg-Nashville Community Plan (OPA 601) was in full force and effect on Oct. 29, 2001 which designated the Subject Lands as “Future Residential” and “Valley Area” and permitted residential uses on the “Future Residential” portion subject to the establishment of development limits. The technical studies submitted through the review of OPA 47 established the development limits to the satisfaction of the Toronto and Region Conservation Authority (TRCA). The land use permissions from OPA 601 for the Subject Lands were transitioned into VOP 2010, and therefore are transitioned under the Greenbelt Plan. The Application makes modifications to certain residential zoning boundaries and standards within the Subject Lands that do not affect lands within the Greenbelt Plan. Staff are satisfied that the Development conforms to the Greenbelt Plan.

York Region Official Plan 2022

York Region Council adopted the York Region Official Plan 2022 in June 2022. York Region Official Plan 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York Region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, York Region Official Plan 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Subject Lands are designated “Urban Area” on Map 1 – “Regional Structure” of the York Region Official Plan 2022, which recognizes the approval of OPA 47 and redesignation for development implemented prior to the adoption of the York Region Official Plan 2022. Policy 7.4.12 of the York Region Official Plan 2022 provides transitional permissions for legally permitted land uses that conform with in-force local official plans. The revised unit count of 198 single detached and 70 townhouse units provides a density of 52 people and jobs per hectare, exceeding the minimum density target of 50 residents and jobs per hectare required at the time OPA 47 was implemented. The Application conforms to the transition provisions of the York Region Official Plan 2022.

Vaughan Official Plan 2010 (VOP 2010)

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- “Community Area” and “Natural Areas and Countryside” on Schedule 1 – “Urban Structure”
- Partially within the “Greenbelt Natural Heritage System” on Schedule 4 – “Oak Ridges Moraine Conservation & Greenbelt Plan Areas”
- “Low-Rise Residential” by OPA 47

The proposed revisions to the Development maintain the low-rise built forms of street townhouses and single detached dwellings, which are permitted by the “Low-Rise Residential” designation. The required 24-metre landscape buffer and rear-lotting along Highway 27 as required by OPA 47 will be maintained. The Application conforms to VOP 2010 and OPA 47.

The revisions to the approved Block 55W Plan are generally consistent with the Council approved Block 55W Plan.

The Block 55W Plan was approved by Council on Sept. 26, 2023, reflecting the originally proposed draft plan of subdivision layout shown on Attachment 6. Policy 10.1.1.26 of VOP 2010 permits the approval of a plan of subdivision that deviates from an approved Block Plan, provided the changes are appropriate and conform to the policies of VOP 2010. As the proposed revisions to Draft Plan of Subdivision file 19T-22V006 conform to VOP 2010 and OPA 47 and are considered minor and generally consistent with the Council approved Block 55W Plan, the revised Block 55W Plan shown on Attachment 5 can be supported and does not require further approval from Council. The Owner is required to submit a revised Block 55W Plan as part of the revised conditions of draft plan approval for File 19T-22V006.

The recently adopted Vaughan Official Plan 2025 is not the in-force policy for the Subject Lands.

The Vaughan Official Plan 2025, which represents the City's new policy direction, was adopted by the City on Oct. 28, 2025, as the new official plan for the City. The Vaughan Official Plan 2025 is subject to approval by the Minister of Municipal Affairs and Housing and is not in force. The Application was deemed complete prior to the approval of the Vaughan Official Plan 2025. As such, the VOP 2010, in addition to certain York Region Official Plan 2022 policies deemed to be the City's official plan policies, are the in-force policies against which conformity of the Application is reviewed and assessed.

Amendments to Zoning By-law 001-2021 are required to permit the Development.

Zoning:

- R2A(H), R3A(H), R4A(H), R4(H), RT1(H), OS1 and OS2 Zone by Zoning By-law 001-2021, subject to site-specific Exception 14.1161.
- These Zones permit the proposed uses for the Development, however amendments to the boundaries of the R4A(H) Zone are proposed to convert a portion of the

R4A(H) Zone to the R3A(H) and R4(H) Zones (as shown on Attachment 2) to better reflect the required development standards for the revised lots and removed laneways.

- The additional site-specific zoning exceptions shown in Attachment 7 are required to permit the Development.

The Development and Parks Planning Department can support the proposed revised zoning shown on Attachment 2 and site-specific zoning exceptions shown in Attachment 7 on the basis that they would facilitate a Development that is consistent with the policies of the Provincial Planning Statement 2024, conform to the York Region Official Plan 2022, VOP 2010 and OPA 47. The revised zoning boundaries are internal to the Subject Lands and have the effect of reducing the overall unit count while maintaining the character and general pattern of development of the draft approved Draft Plan of Subdivision file 19T-22V006. The revised site-specific exceptions more accurately reflect the necessary standards to implement the Development which have been identified through review of detailed drawings associated with Draft Plan of Subdivision file 19T-22V006.

Minor modifications may be made to the zoning exceptions identified in Attachment 7 prior to the enactment of an implementing Zoning By-law, as required, should the Application be approved.

The majority of the existing holding conditions shall continue to apply to the Subject Lands.

The Subject Lands are currently zoned with the Holding Symbol “(H)” by site-specific Exception 14.1161 to ensure the Owner enters into agreements, as required, with the City and developers’ group for matters such as achieving an alternate interim sanitary and water servicing strategy, implementation of infrastructure, and cost sharing, and the submission of revised drawings. The Holding Symbol “(H)” and existing conditions shall largely continue to apply to the Subject Lands and the new zone categories, except for the condition requiring the Owner to provide an updated functional design for the Kirby Road and Copper Club Drive intersection, which has now been satisfied. The remaining required conditions are included in the Recommendations of this report.

Approval of the revisions to the draft approved Draft Plan of Subdivision file 19T-22V006 are delegated to staff.

The Owner has submitted revised drawings and supporting studies to reflect the proposed changes to the draft approved Draft Plan of Subdivision file 19T-22V006. Should the Application be approved, a revised draft plan of subdivision and conditions of draft plan approval reflecting the changes to the lot pattern and street orientation shall be issued by staff through a revised notice of decision to all relevant commenting departments, external review agencies and persons requesting to be notified on decisions for the Subject Lands.

Financial Impact

There are no requirements for new funding associated with this report.

Operational Impact

Internal City Departments external review agencies have no objections to the revisions made by the Application.

The revised zoning boundaries and site-specific exceptions have been reviewed by the internal City Departments and external review agencies who previously provided comments on the related Zoning By-law Amendment file Z.22.029 and Draft Plan of Subdivision file 19T-22V006 and have no objection to the Application. Previously provided conditions of draft plan approval shall continue to apply to the Draft Plan of Subdivision file 19T-22V006.

Broader Regional Impacts/Considerations

The Application has been circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e. roads and servicing infrastructure. York Region has no objection to the approval of the Application. Their previously provided draft plan conditions dated Dec. 15, 2022, continue to apply.

The Toronto and Region Conservation Authority (TRCA) has no objections.

The lands containing core features east of the Subject Lands are regulated by the TRCA, who have no objection to the approval of the Application. The TRCA previously provided draft plan conditions on Oct. 25, 2023, which continue to apply.

Conclusion

The Development and Parks Planning Department is satisfied the Application is consistent with the Provincial Planning Statement 2024, and conforms to the Greenbelt Plan 2017, York Region and City Official Plan policies and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development and Parks Planning Department can recommend approval of the Application.

For more information, please contact Chris Cosentino, Senior Planner, Development and Parks Planning Department, ext. 8215.

Attachments

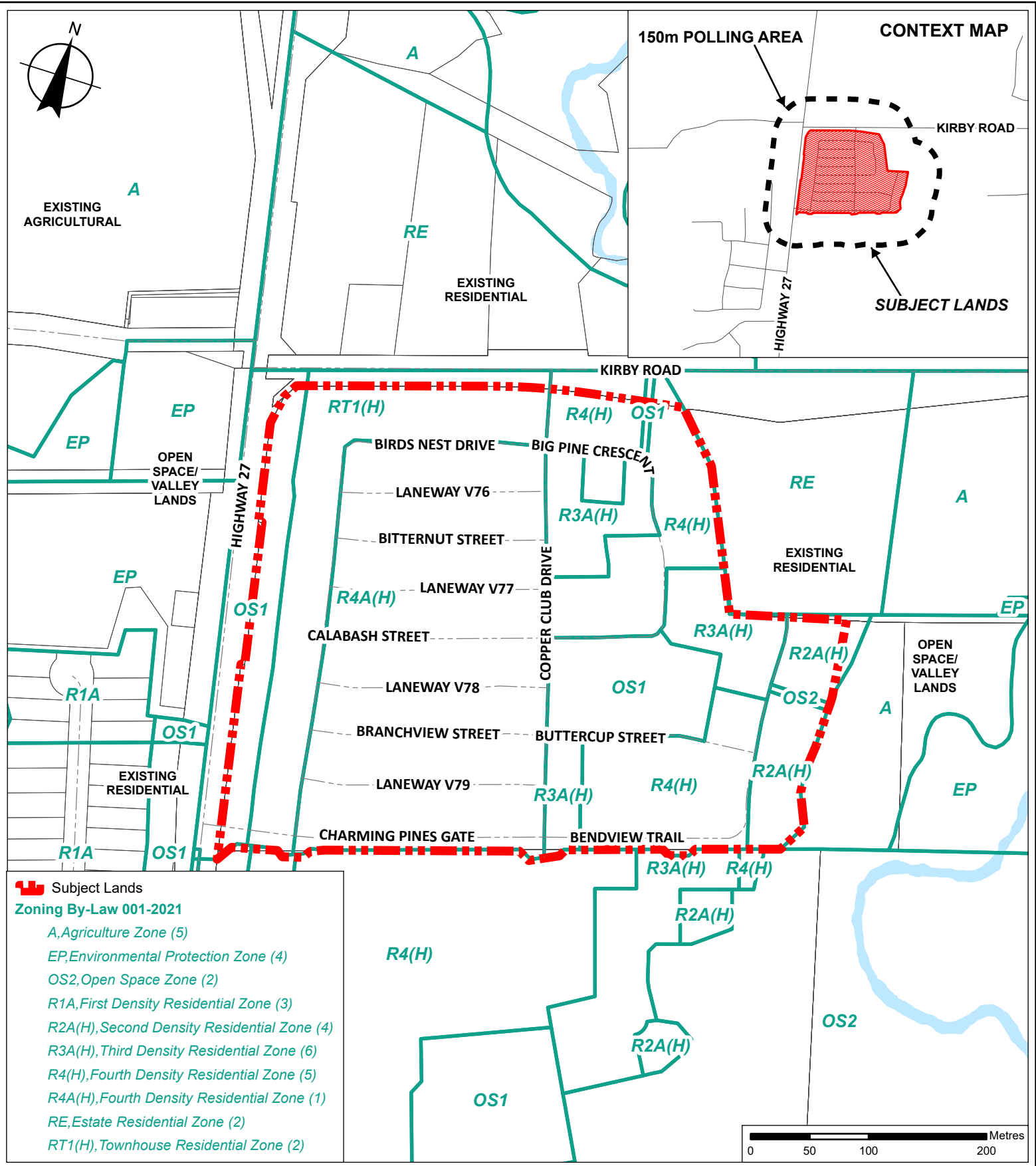
1. Context and Location Map
2. Revised Draft Plan of Subdivision (File 19T-22V006) and Proposed Zoning
3. Conceptual Landscape Plan
4. Elevations (Typical)
5. Revised Block 55W Block Plan Area
6. Draft Approved Plan of Subdivision File 19T-22V006 and Approved Zoning
7. Zoning By-law 001-2021 Table 1

Prepared by

Chris Cosentino, Senior Planner, ext. 8215

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



- Subject Lands
- Zoning By-Law 001-2021**
- A, Agriculture Zone (5)*
- EP, Environmental Protection Zone (4)*
- OS2, Open Space Zone (2)*
- R1A, First Density Residential Zone (3)*
- R2A(H), Second Density Residential Zone (4)*
- R3A(H), Third Density Residential Zone (6)*
- R4(H), Fourth Density Residential Zone (5)*
- R4A(H), Fourth Density Residential Zone (1)*
- RE, Estate Residential Zone (2)*
- RT1(H), Townhouse Residential Zone (2)*

Context and Location Map

LOCATION: 11363 Highway 27
Part of Lot 30, Concession 8

APPLICANT:
Copper Kirby Developments Limited

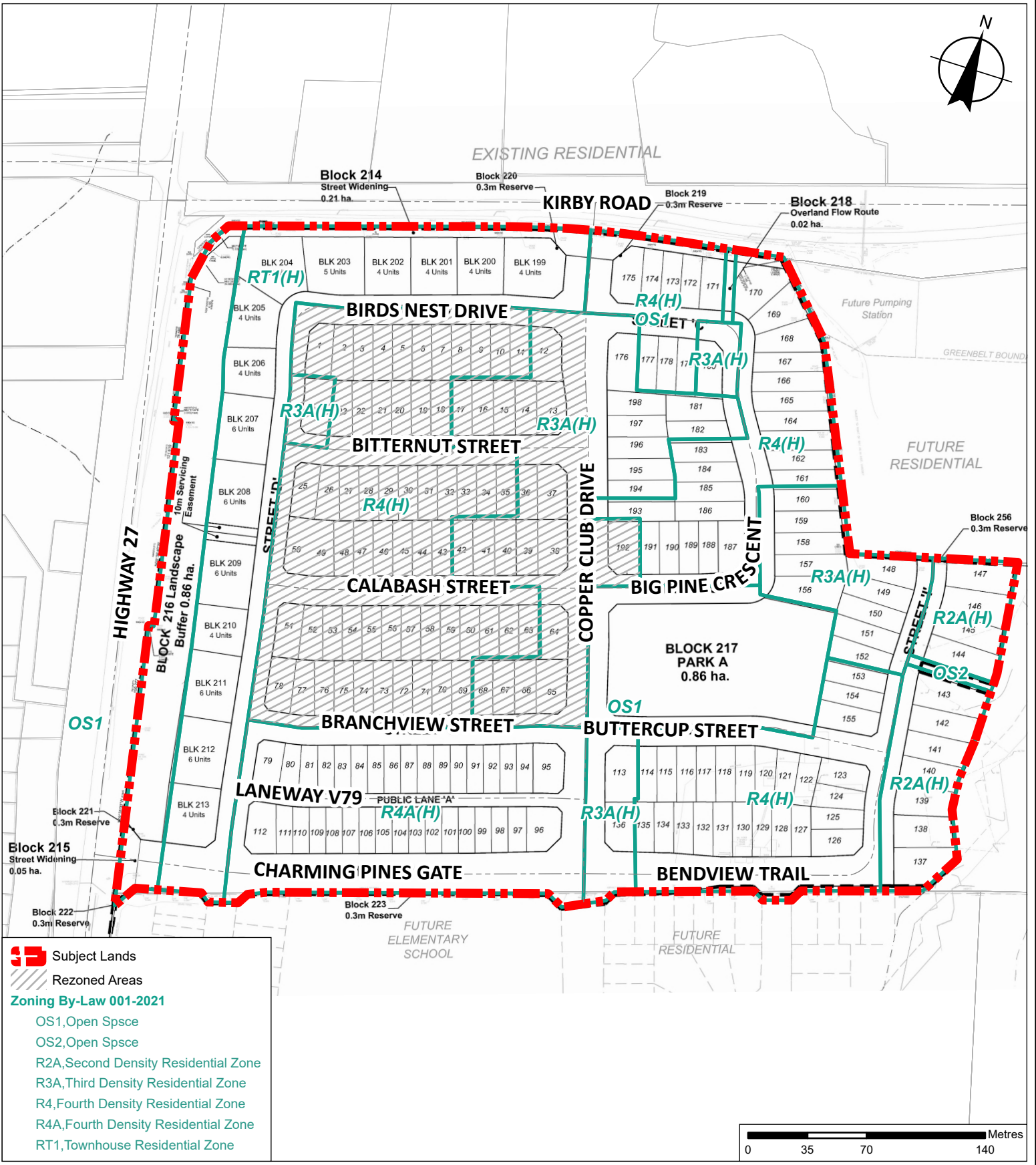
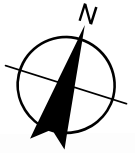


Development and
Parks Planning

Attachment

FILE: Z.25.049
RELATED FILES: Z.22.029 and
19T-22V006
DATE: May 5, 2026

1



Revised Draft Plan of Subdivision (File 19T-22V006) and Proposed Zoning

LOCATION: 11363 Highway 27
Part of Lot 30, Concession 8

APPLICANT: Copper Kirby Developments Limited

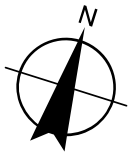


Development and Parks Planning

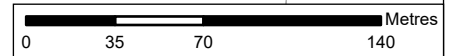
Attachment

FILE: Z.25.049
RELATED FILES: Z.22.029 and 19T-22V006
DATE: May 5, 2026

2



 Subject Lands



Conceptual Landscape Plan

LOCATION: 11363 Highway 27
Part of Lot 30, Concession 8

APPLICANT:
Copper Kirby Developments Limited



**Development and
Parks Planning**

FILE: Z.25.049
RELATED FILES: Z.22.029 and
19T-22V006
DATE: May 5, 2026

3



20' STREET TOWNS

TOWNHOUSE ELEVATIONS - 6.1m WIDTH



38' SINGLE

SINGLE-DETACHED ELEVATIONS - 11.6m WIDTH



42' SINGLE

SINGLE-DETACHED ELEVATIONS - 12.8m WIDTH



50'/60' SINGLE

SINGLE-DETACHED ELEVATIONS - 15.24m & 18.3m WIDTH



70' SINGLE

SINGLE-DETACHED ELEVATIONS - 21.3m WIDTH

Not to Scale

Elevations (Typical)

LOCATION: 11363 Highway 27
Part of Lot 30, Concession 8

APPLICANT:
Copper Kirby Developments Limited



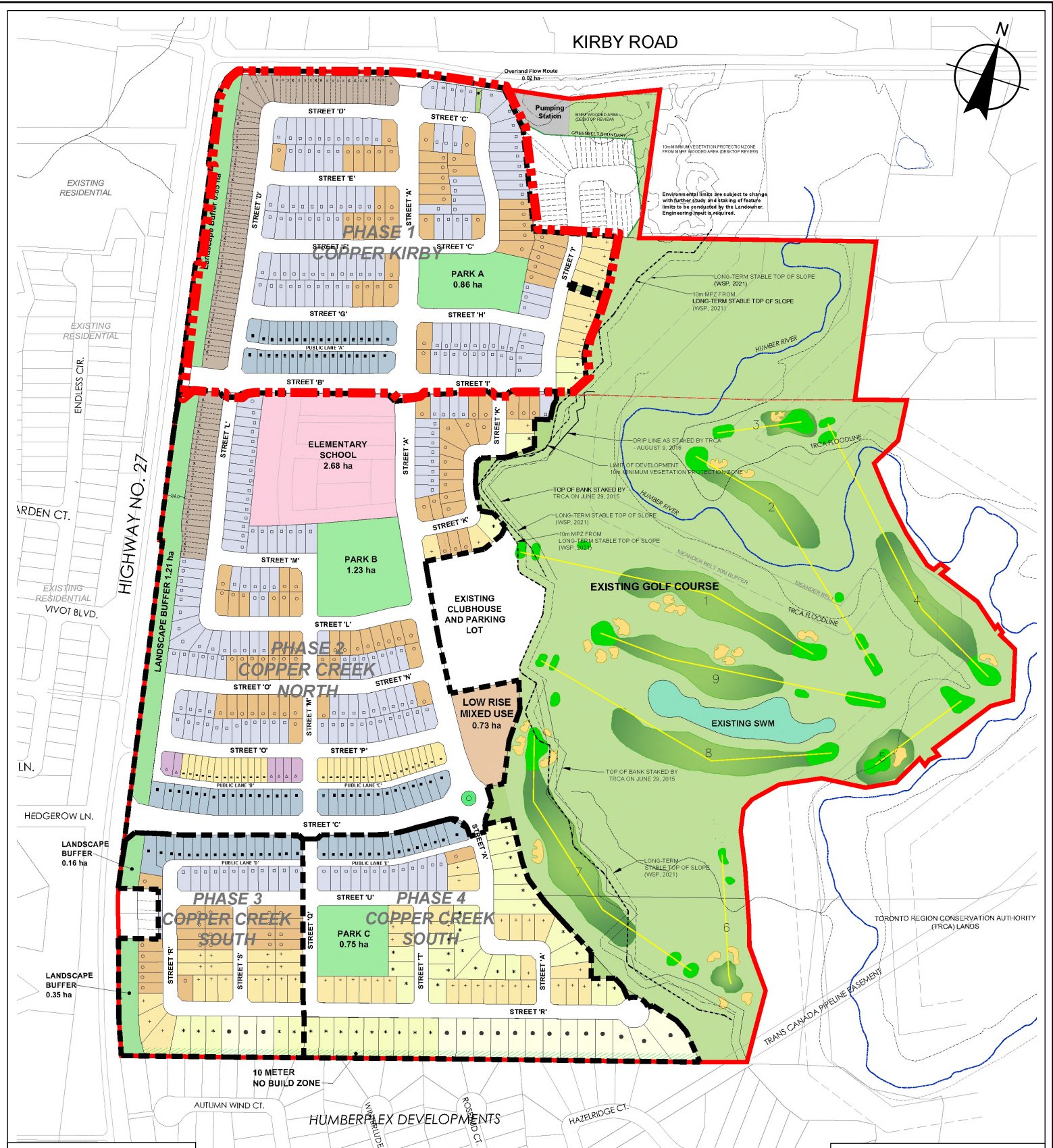
Development and
Parks Planning

Attachment

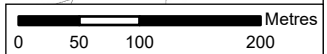
FILE: Z.25.049
RELATED FILES: Z.22.029 and
19T-22V006

DATE:
May 5, 2026

4



Subject Lands



Revised Block 55W Block Plan Area

LOCATION: 11363 Highway 27
Part of Lot 30, Concession 8

APPLICANT:
Copper Kirby Developments Limited

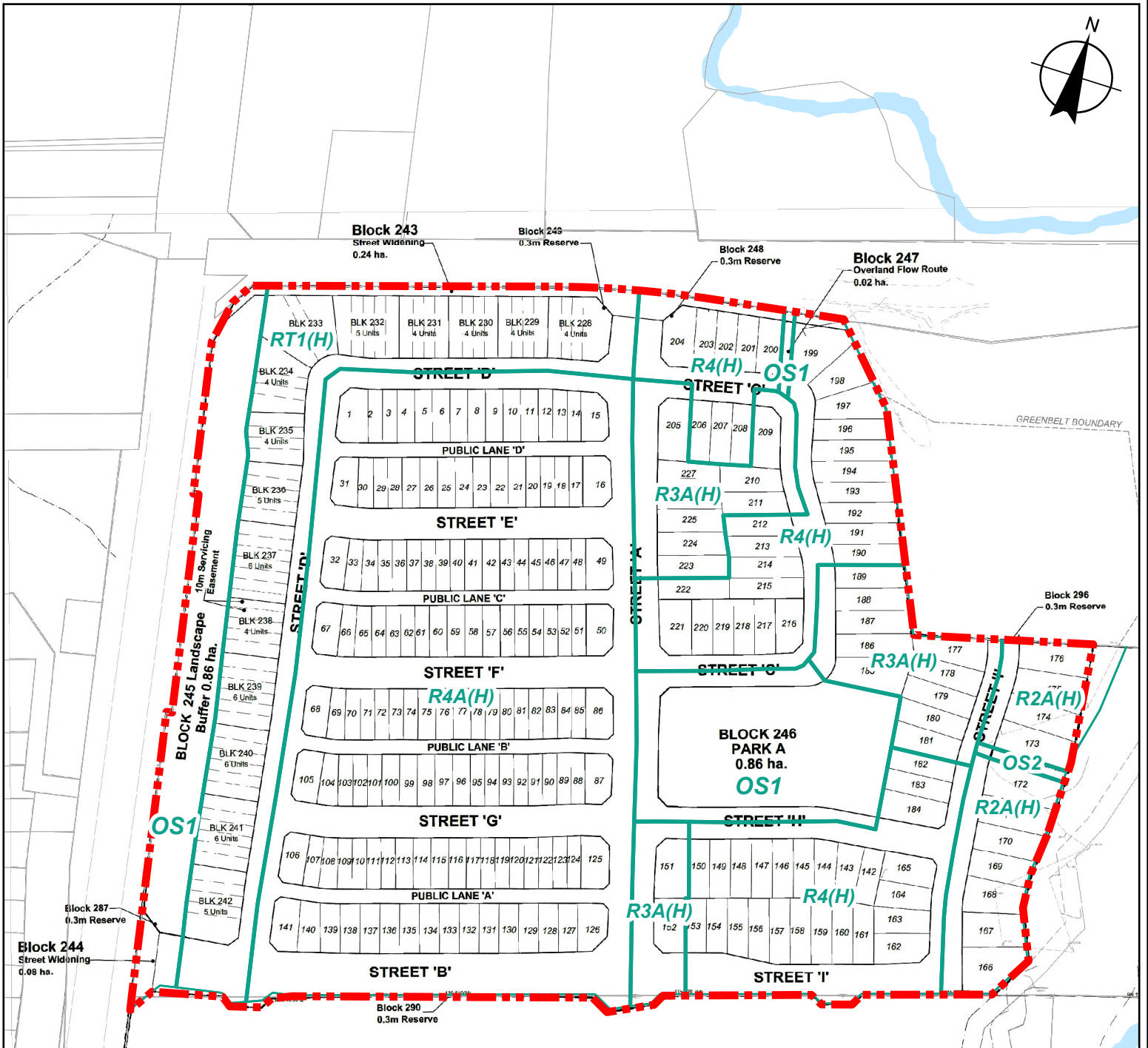
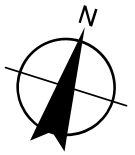


Development and
Parks Planning

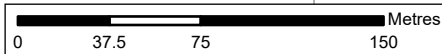
Attachment

FILE: Z.25.049
RELATED FILES: Z.22.029 and
19T-22V006
DATE: May 5, 2026

5



- Subject Lands
- Zoning By-Law 001-2021**
- OS1, Open Space Zone*
- OS2, Open Space Zone*
- R2A(H), Second Density Residential Zone*
- R3A(H), Third Density Residential Zone*
- R4(H), Fourth Density Residential Zone*
- R4A(H), Fourth Density Residential Zone*
- RT1(H), Townhouse Residential Zone*



Draft Approved Plan of Subdivision File 19T-22V006 and Approved Zoning

LOCATION: 11363 Highway 27
Part of Lot 30, Concession 8

APPLICANT: Copper Kirby Developments Limited



Development and
Parks Planning

Attachment
FILE: Z.25.049
RELATED FILES: Z.22.029 and 19T-22V006
DATE: May 5, 2026

6

Attachment 7 – Zoning By-law 001-2021 Table 1

	Zoning By-law 001-2021 Standards	R2A Second Density Residential Zone Requirements	Proposed Exceptions to the R2A Second Density Residential Zone Requirements
a.	Minimum Setback for a Retaining Wall	Shall be setback an equal distance to the height of the highest portion of the retaining wall	0.3 m (Retaining wall of any height)
b.	Minimum Front Yard Landscape Requirement	Where lot frontage is between 6.0 m and 11.99 m, the minimum landscape shall be 33%, of which 60% shall be soft landscape Where lot frontage is 12.0 m or greater, the minimum landscape requirement shall be 50%, of which 60% shall be soft landscaping	37%, of which 60% shall be soft landscaping
	Zoning By-law 001-2021 Standards	R3A Third Density Residential Zone Requirements	Proposed Exceptions to the R3A Third Density Residential Zone Requirements
a.	Minimum Setback for a Retaining Wall	Shall be setback an equal distance to the height of the highest portion of the retaining wall	0.3 m (Retaining wall of any height)
b.	Minimum Front Yard Landscape Requirement	Where lot frontage is between 6.0 m and 11.99 m, the minimum landscape shall be 33%, of which 60% shall be soft landscape Where lot frontage is 12.0 m or greater, the minimum landscape requirement shall be 50%, of which 60% shall be soft landscaping	37%, of which 60% shall be soft landscaping

	Zoning By-law 001-2021 Standards	R4 Fourth Density Residential Zone Requirements	Proposed Exceptions to the R4 Fourth Density Residential Zone Requirements
a.	Minimum Setback for a Retaining Wall	Shall be setback an equal distance to the height of the highest portion of the retaining wall	0.3 m (Retaining wall of any height)
b.	Minimum Front Yard Landscape Requirement	Where lot frontage is between 6.0 m and 11.99 m, the minimum landscape shall be 33%, of which 60% shall be soft landscape Where lot frontage is 12.0 m or greater, the minimum landscape requirement shall be 50%, of which 60% shall be soft landscaping	37%, of which 60% shall be soft landscaping
	Zoning By-law 001-2021 Standards	R4A Fourth Density Residential Zone Requirements	Proposed Exceptions to the R4A Fourth Density Residential Zone Requirements
a.	Minimum Setback for a Retaining Wall	Shall be setback an equal distance to the height of the highest portion of the retaining wall	0.3 m (Retaining wall of any height)
b.	Minimum Landscape Requirement	Where lot frontage is between 6.0 m and 11.99 m, the minimum landscape shall be 33%, of which 60% shall be soft landscape Where lot frontage is 12.0 m or greater, the minimum landscape requirement shall be 50%, of which 60% shall be soft landscaping	37%, of which 60% shall be soft landscaping

	Zoning By-law 001-2021 Standards	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Minimum Setback for a Retaining Wall	Shall be setback an equal distance to the height of the highest portion of the retaining wall	0.3 m (Retaining wall of any height)
b.	Maximum Building Height	11 m	13 m
c.	Minimum Front Yard Landscape Requirement	<p>Where lot frontage is between 6.0 m and 11.99 m, the minimum landscape shall be 33%, of which 60% shall be soft landscape</p> <p>Where lot frontage is 12.0 m or greater, the minimum landscape requirement shall be 50%, of which 60% shall be soft landscaping</p>	37%, of which 60% shall be soft landscaping
	Zoning By-law 001-2021 Standards	All Residential Zones Requirements	Proposed Exceptions for All Residential Zones
a.	Permitted Encroachments (Eaves, Eavestroughs and Gutters)	0.5 m	0.15 m
	Zoning By-law 001-2021 Standards		
a.	Definition of a Lane	Means a private right-of-way providing a means of access to lots abutting thereon, and is not owned by a public authority.	Means a right-of-way providing vehicular access across the rear lot line of a lot.

Committee of the Whole (1) Report

DATE: Tuesday, May 5, 2026

WARD(S): 3

TITLE: 435 CITYVIEW INC.

DRAFT PLAN OF CONDOMINIUM APPLICATION FILE NO.

19CDM-26V001

435 CITYVIEW BOULEVARD

VICINITY OF CITYVIEW BOULEVARD AND TESTON ROAD

FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: DECISION

Purpose

To seek approval for a Draft Plan of Condominium (Standard) File 19CDM-26V001 for the Subject Lands shown on Attachment 1, to establish individual condominium units within a two-storey office building with industrial uses, as shown on Attachments 2 to 3.

Report Highlights

- The Owner proposes to create a condominium tenure for the office/industrial building currently under construction on the subject lands.
- The Draft Plan of Condominium (Standard) consists of the areas dedicated to employment units, at-grade parking, pylon sign units, and office units.
- The Development and Parks Planning Department supports the proposed development subject to conditions as outlined in this report.

Recommendations

1. That Draft Plan of Condominium (Standard) File 19CDM-26V001 (435 Cityview Inc.) be approved as shown on Attachments 2 to 3, subject to the Conditions of Draft Approval in Attachment 4.

2. That Council's approval of Draft Plan of Condominium File No. 19CDM-26V001, subject to the conditions set out in Attachment 4, be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

Background

Location: 435 Cityview Blvd. (the Subject Lands). The Subject Lands and surrounding land uses are shown on Attachment 1.

A Draft Plan of Condominium (Standard) Application has been submitted to permit the proposed Development.

The Owner has submitted a Draft Plan of Condominium (Standard) File 19CDM-26V001 (the Application) to create a standard condominium tenure for a two-storey office building with industrial uses that is currently under construction, as shown on Attachments 2 to 3. The Application consists of:

- Nine Employment Units located on the ground floor (Level One) and Five Office Units located on the second floor (Level Two);
- Six Parking Units on Level One; and,
- Fifty-six Pylon Sign Units on Level One, over two pylon signs located on the southeast and northwest side of the Subject Lands.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Development is consistent with the Provincial Planning Statement 2024 and conforms to York Region Official Plan 2022 the Vaughan Official Plan 2010.

Provincial Planning Statement, 2024

The Provincial Planning Statement 2024 is a policy statement issued pursuant to Section 3 of the *Planning Act* and came into effect on Oct. 20, 2024. All decisions made on or after Oct. 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The Provincial Planning Statement 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Subject Lands are developed for employment uses in an established Settlement Area where full municipal services exist. The Condominium tenure will not change the built form or use of the existing building. Staff are satisfied that the Application is consistent with the Provincial Planning Statement 2024.

York Region Official Plan 2022

York Region Council adopted the York Region Official Plan 2022 in June 2022. York Region Official Plan 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statute Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York Region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, York Region Official Plan 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

Vaughan Official Plan 2010 (VOP 2010)

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- "Employment Areas" on Schedule 1 – "Urban Structure" of VOP 2010
- "Prestige Employment" on Schedule 13 – "Land Use" of VOP 2010

The Prestige Employment designation permits industrial uses, including manufacturing, warehousing, processing, and distribution uses, and office uses. Building types permitted in Prestige Employment Areas include employment/industrial buildings, low-rise buildings, mid-rise buildings, and gas stations. No amendments to VOP 2010 are required to permit the Development as shown on Attachments 2 to 3. The Development conforms to VOP 2010.

The recently adopted Vaughan Official Plan 2025 is not the in-force policy for the Subject Lands.

The Vaughan Official Plan 2025, which represents the City's new policy direction, was adopted by the City on Oct. 28, 2025, as the new official plan for the City. The Vaughan Official Plan 2025 is subject to approval by the Minister of Municipal Affairs and Housing and is not in force. The application was deemed complete prior to the approval of the Vaughan Official Plan 2025. As such, the VOP 2010, in addition to certain York Region Official Plan 2022 policies deemed to be the City's official plan policies, are the in-force policies against which conformity of the Application is reviewed and assessed.

The Application complies with Zoning By-law 001-2021.

The Subject Lands are zoned "EM1 – Prestige Employment Zone" subject to site-specific exception 14.862 and 14.868 by Zoning By-law 001-2021. The "EM1 Zone" permits a range of employment and industrial uses including offices, warehousing and distribution facilities, research and development, and manufacturing or processing facilities. No amendments to Zoning By-law 001-2021 are required to permit the

Development shown on Attachments 2 to 3. The Development complies with Zoning By-law 001-2021.

The Draft Plan of Condominium is consistent with the approved Site Development application.

Site Plan Application DA.22.078 was submitted on Dec. 20, 2022, to permit the Development shown on Attachment 3 and was approved Jan. 11, 2024. The Draft Plan of Condominium (Standard) as shown on Attachment 2 is required to create the condominium tenure for the following elements:

- Nine employment units;
- Five office units
- Six parking units; and,
- Fifty-six pylon sign units over two pylon signs;

The Draft Plan of Condominium is consistent with the approved Site Development Application DA.22.078 and is intended to establish ownership and long-term management of the individual employment, office, parking, and signage components.

The Development and Parks Planning Department supports the Application, subject to conditions.

The Draft Plan of Condominium (Standard) shown on Attachment 2 is consistent with the approved Site Development File DA.22.078 shown on Attachment 3. The Development and Parks Planning Department has no objection to its approval, subject to the Conditions of Approval in Attachment 4.

Financial Impact

There are no requirements for new funding associated with this report.

Operational Impact

Other City Departments and external agencies have no objection to the Application, subject to the Conditions of Approval.

The following City Departments and external agencies have no objection to the Application, subject to the Conditions of Approval in Attachment 4:

- Building Standards Department
- Financial Planning and Development Finance Department
- By-law and Compliance, Licensing and Permit Services Department
- Alectra Utilities Corporation
- Canada Post Corporation
- Enbridge Gas Inc.
- York Region Development Services

Other City departments and external agencies have no objections to the Application.

The following City Departments and external agencies have no objection to the Application and require no conditions of approval:

- Development Engineering Department
- Parks and Open Space Planning Department
- Real Estate Department
- Waste Management Department
- Fire Services Department
- Building Standards Department, Zoning
- Ministry of Transportation
- Toronto and Region Conservation Authority
- Hydro One

Broader Regional Impacts/Considerations

The Application has been circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e. roads and servicing infrastructure. York Region has no objection to their approval, subject to the Conditions of Approval in Attachment 4.

The Application has also been circulated to the Ministry of Transportation (MTO) for the purpose of receiving comments on matters related to the adjacent Highway 400 located along the east property line of the Subject Lands. The Ministry of Transportation did not identify any new impacts to the provincial highway system associated with this application. The Ministry of Transportation outlined the following reminders to the Owner:

- 1) Any future modifications to site access, grading, drainage, signage, lighting, fencing, or built form that may impact Highway 400 or fall within The Ministry of Transportations' permit control area, will require review and approval from The Ministry of Transportation.
- 2) All existing Ministry of Transportation permit conditions (if applicable under related Site Plan Application DA.22.078 or other approvals) remain in effect and must be complied with.
- 3) Any future signage visible from Highway 400 may require a separate Ministry of Transportation Sign Permit.

Conclusion

The Development and Parks Planning Department is satisfied the Application is consistent with the Provincial Planning Statement 2024, conforms to VOP 2010 and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development and Parks Planning Department can recommend approval of the Application, subject to the recommendations in this report and Conditions of Approval in Attachment 4.

For more information, please contact Izabela Molendowski, Senior Planner, at extension 8355.

Attachments

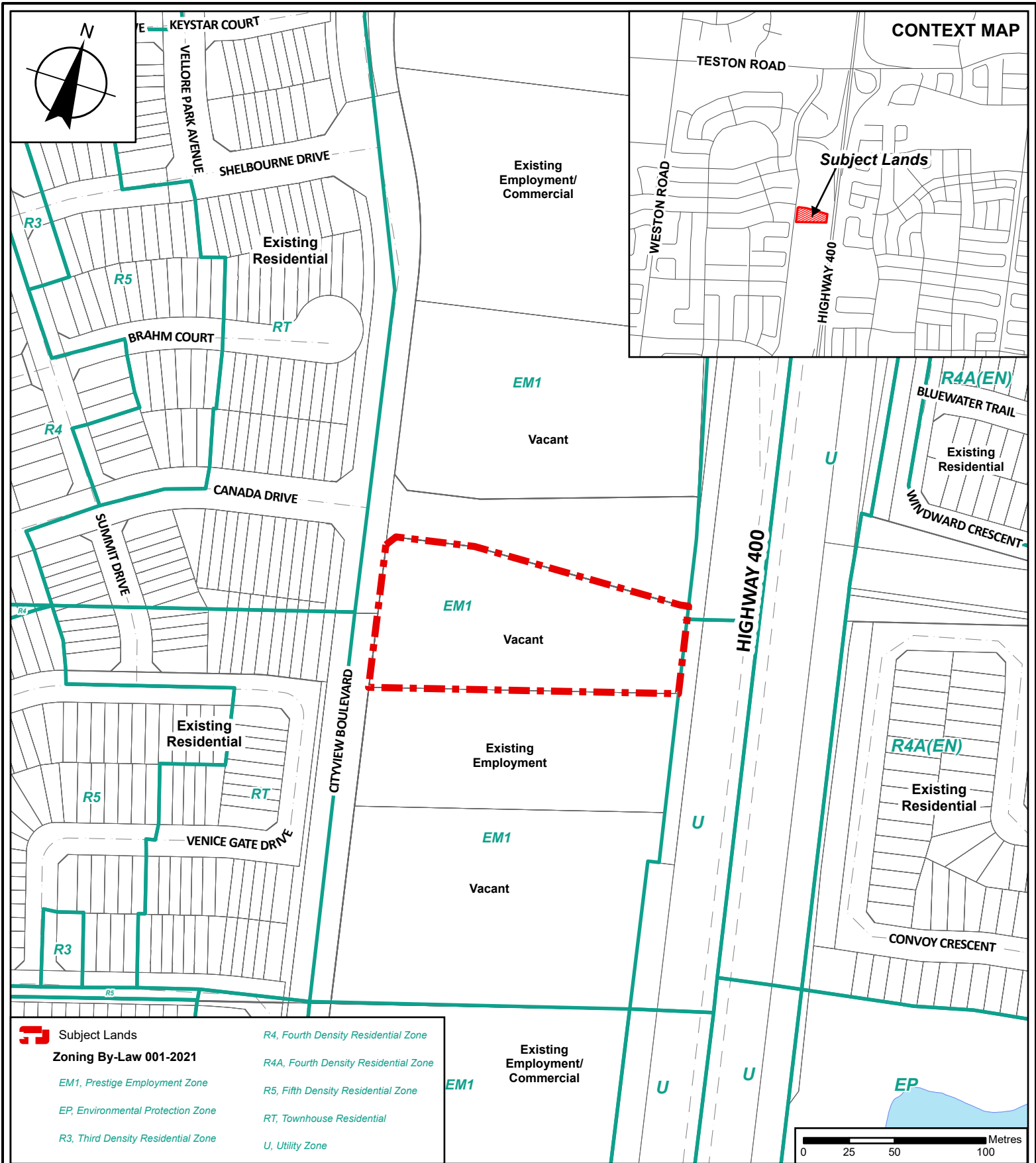
1. Context and Location Map
2. Draft Plan of Condominium File 19CDM-26V001
3. Approved Site Plan
4. Conditions of Draft Plan of Condominium Approval File 19CDM-26V001

Prepared by

Izabela Molendowski, Senior Planner, ext. 8355

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



Context and Location Map

LOCATION:
435 Cityview Boulevard
Part of Lots 23 and 24, Concession 5

APPLICANT:
435 Cityview Inc.



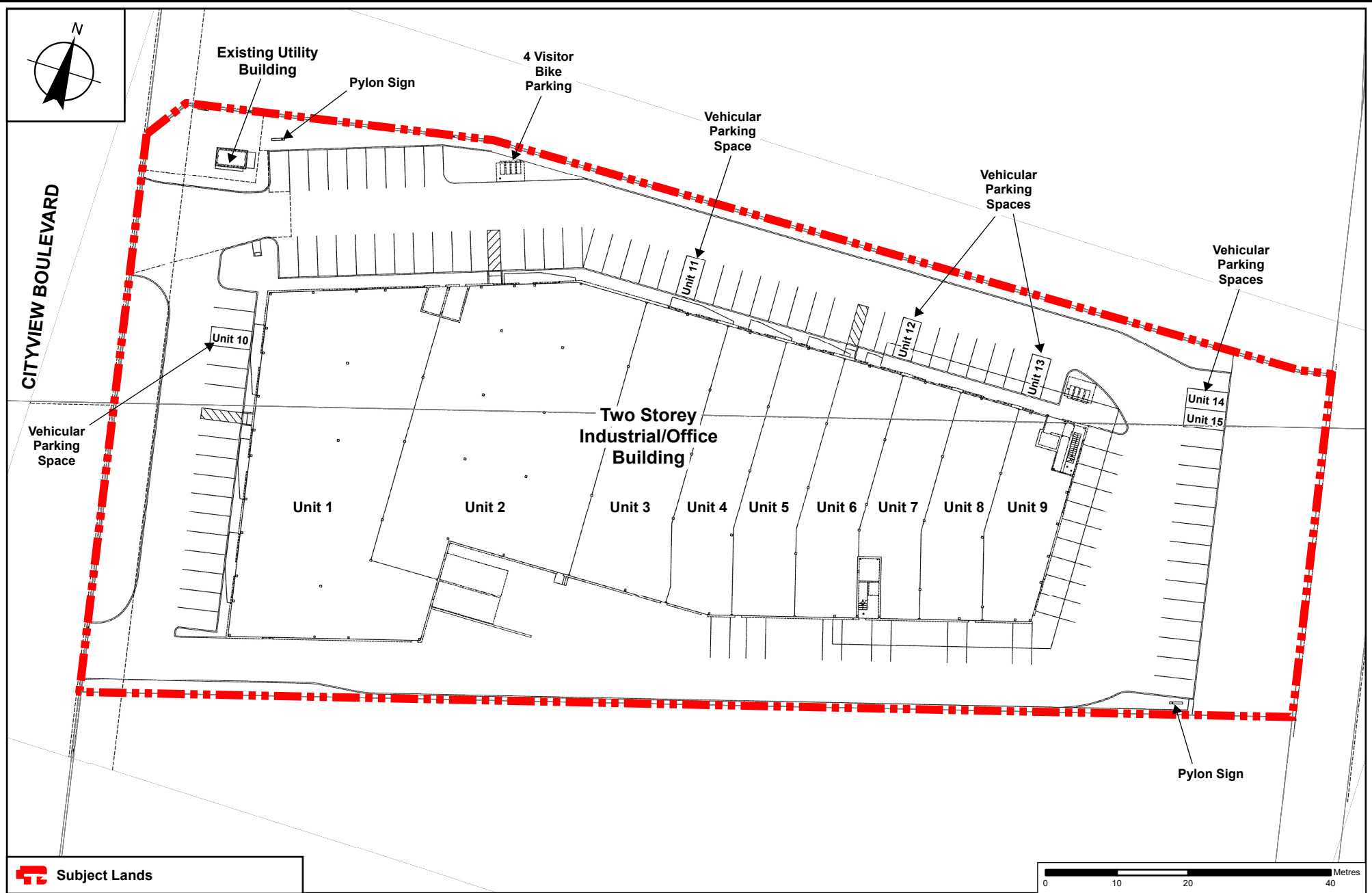
Development and
Parks Planning

Attachment

FILE:
19CDM-26V001
RELATED FILE: DA.22.078

DATE: May 5, 2026





Draft Plan of Condominium File 19CDM-26V001

LOCATION: 435 Cityview Boulevard
Part of Lots 23 and 24, Concession 5

APPLICANT:
435 Cityview Inc.



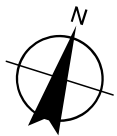
Development and
Parks Planning

Attachment

FILE:
19CDM-26V001
RELATED FILE: DA.22.078

DATE: May 5, 2026

2

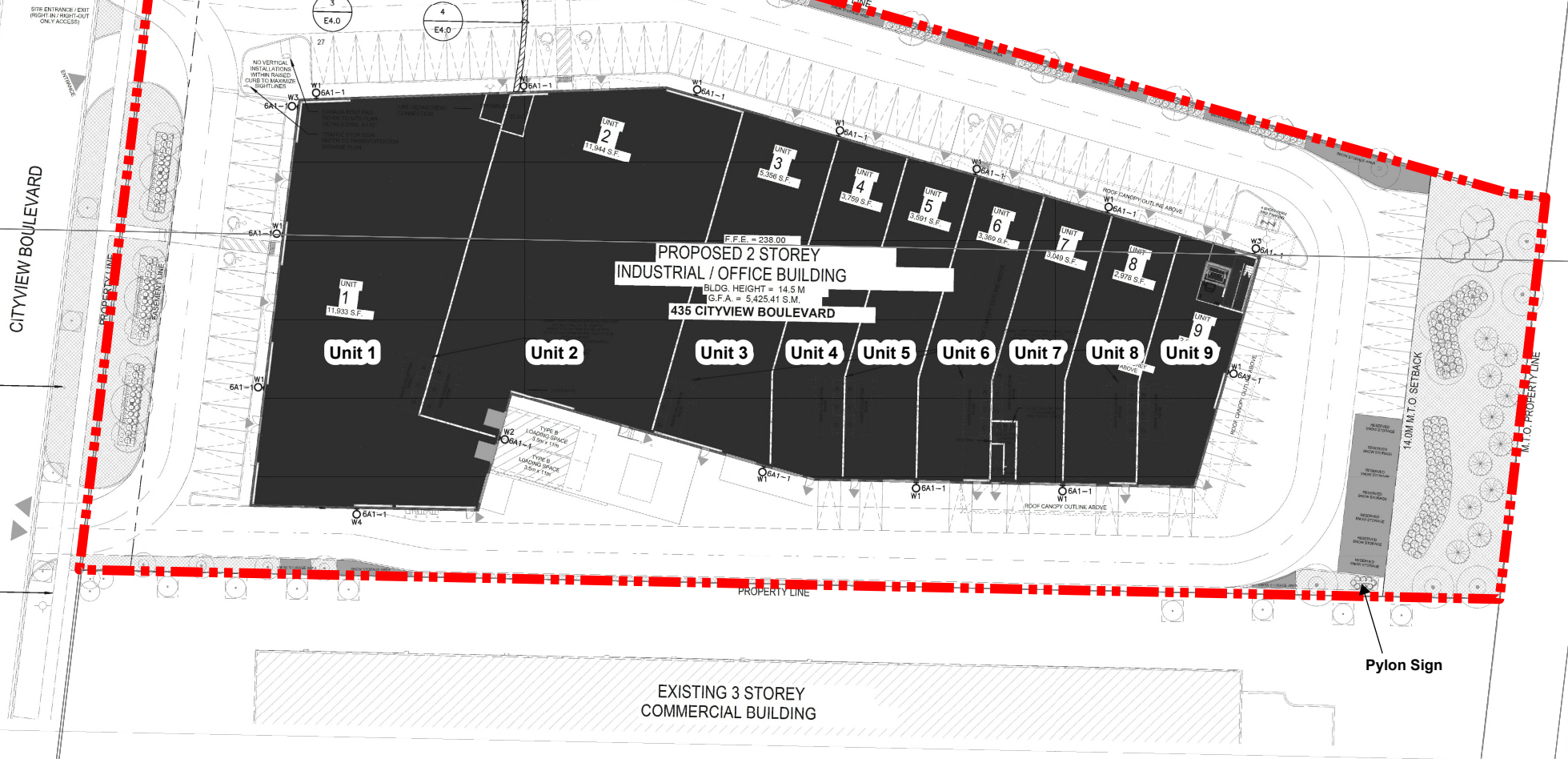


Existing Utility Building

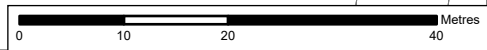
Pylon Sign

4 Visitor Bike Parking

FUTURE HIGHWAY OVERPASS



Subject Lands



Approved Site Plan

LOCATION: 435 Cityview Boulevard
Part of Lots 23 and 24, Concession 5

APPLICANT:
435 Cityview Inc.



Development and
Parks Planning

Attachment

FILE:
19CDM-26V001
RELATED FILE: DA.22.078

DATE: May 5, 2026

3

ATTACHMENT NO. 4

CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-26V001 (THE 'PLAN')
435 CITYVIEW INC. (THE 'OWNER')
435 CITYVIEW BOULEVARD
PART OF LOTS 23 AND 24, CONCESSION 5 (THE 'LANDS')
CITY OF VAUGHAN (THE 'CITY')**

THE CONDITIONALS OF THE COUNCIL OF THE CITY THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM FILE 19CDM-26V001 ARE AS FOLLOWS:

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 4a).
2. The Conditions of Approval of York Region as set out on Attachment No. 4b) and dated March 10, 2026.
3. The Conditions of Approval of Alectra Utilities Corporation as set out on Attachment No. 4c) and dated February 17, 2026.
4. The Conditions of Approval of Enbridge Gas Inc. as set out on Attachment No. 4d) and dated February 24, 2026.
5. The Conditions of Approval of Canada Post Corporation as set out on Attachment No. 4e) and dated February 18, 2026.

Clearances

1. The City shall advise in writing that Conditions on Attachment No. 4a) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise in writing that the Conditions on Attachment No. 4b) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
3. Alectra Utilities Corporation shall advise in writing that the Conditions on Attachment No. 4c) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
4. Enbridge Gas Inc. shall advise in writing that the Conditions on Attachment No. 4d) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
5. Canada Post Corporation shall advise in writing that the Conditions on Attachment No. 4e) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT No. 4a)

CITY OF VAUGHAN CONDITIONS:

Development and Parks Planning Department:

1. The final Plan shall relate to a Draft Plan of Condominium (Standard), prepared by 435 Cityview Inc. Drawing 23-025, dated January 22, 2026 and relating to City File No. 19CDM-26V001.
2. If the Plan is not registered within 3 years after the date upon which approval of Draft Plan of Condominium File No. 19CDM-26V001 was given, then the draft plan approval shall lapse unless the Owner applies to the City for an extension and approval is granted for said extension prior to the lapsing date.
3. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Development and Parks Planning Department.
4. The Owner shall enter into a Condominium Agreement with the City and shall agree to satisfy any conditions with respect to such matters as landscaping and site development, and any other matters that the City may consider necessary, and that may be outstanding from related Site Development File DA.22.078.
5. The following clauses shall be included in the Condominium Agreement:
 - a. Upon a successfully completed application, a site inspection, and the execution and registration of an agreement with the Vaughan Environmental Services Department, Solid Waste Management Division as determined by the City, the Condominium Corporation may be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an agreement with the City of municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation.
 - b. The Owner/Condominium Corporation shall be responsible for private snow clearing and removal.
 - c. The Owner/Condominium Corporation shall be responsible for maintaining all elements within the common element block including, but not limited to,

walkways, site furnishing, pedestrian lighting, visitor parking, mailboxes, hardscaping, and/or landscaping, as approved by Site Development Application City File No. DA.22.078.

- d. Should archaeological resources be found on the Lands during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Gaming and Ministry of Sport and the Vaughan Policy Planning and Special Programs Department, Cultural Heritage Division. If human remains are encountered during construction activities, the Owner must immediately cease all construction activities and shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries at the Bereavement Authority of Ontario (BAO) of the Ministry of Public and Business Service Delivery and Procurement and the Vaughan Policy Planning and Special Programs Department, Cultural Heritage Division for the purposes of determining whether any future investigation is warranted and complete any such investigation prior to the resumption of construction activities.
6. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
7. Prior to the occupancy of each dwelling unit, the Owner shall submit to the City satisfactory evidence that the appropriate statements and warning clauses have been included in the Condominium Declaration and all Offers to Purchase, Agreements of Purchase and Sale, and Lease/Rental Agreements.
8. The Owner shall submit the draft Condominium Declaration for review and approval by the Development and Parks Planning Department.
9. Prior to registration of the Plan, the Owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.

Building Standards Department:

1. Prior to registration of the Plan, the Owner shall submit an “as-built” survey to the satisfaction of the Building Standards Department. The Owner shall submit all final plans, including fully dimensioned plans and site-statistics, confirming compliance with all By-law 001-2021 requirements, as required, to the satisfaction of the Development and Parks Planning Department and the Zoning

Division, Building Standards Department. Should any relief from Zoning By-law 001-2021 be required, the Owner shall apply for and obtain the necessary approvals to address any zoning deficiencies, and satisfy any conditions of approval, if required.

Financial Planning and Development Finance Department:

1. Prior to registration of the Plan, the Owner shall confirm that they have paid all outstanding taxes, development charges and levies, as may be required by the Financial Planning and Development Finance Department.
2. Prior to registration of the Plan, the Owner shall provide a declaration acknowledging its responsibility for the payment of all taxes levied to date, both interim and final, and for all taxes levied upon the land after execution of the Condominium Agreement, if required, until such time each unit covered under this Plan is separately assessed.



March 10, 2026

Izabela Molendowsk
Development and Parks Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Izabela Molendowski, Senior Planner

**Re: Draft Plan of Condominium
CDMP.26.V.0001 (19CDM-26V001)
435 Cityview Boulevard
(435 Cityview Inc.)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of standard condominium prepared by R-PE Surveying Ltd., Job No. 23-025, signed by the surveyor on January 22, 2026. The site is located on the east side of Cityview Boulevard, north of Major Mackenzie Drive, on lands municipally known as 435 Cityview Boulevard, in the City of Vaughan. The proposal is intended to establish nine (9) employment units on the ground floor, six (6) at-grade parking units, 56 pylon sign units across two (2) pylon signs, and five (5) office units on the second floor, within a 1.15 ha site.

York Region has no objection to draft plan approval of the plan of condominium subject to the following conditions:

1. Prior to final approval, the Owner shall provide confirmation that all of the conditions of site plan approval issued for the subject property on November 21, 2023, under Regional File No. SP.23.V.0019, have been satisfied.
2. Prior to final approval, the Owner shall execute all Regional agreements and obtain all of the necessary permits required as part of the site plan approval for the subject property issued on November 21, 2023, under Regional File No. SP.23.V.0019.
3. Prior to final approval, the Owner shall confirm that all of the works within the Regional easement have been completed to the satisfaction of the Region or that the Region holds sufficient securities to cover the cost of any outstanding works. Should there be insufficient security to cover the cost of the remaining works, the Owner shall arrange for

the deposit of additional securities in the amount sufficient to cover the cost of all outstanding works.

We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

Should you have any questions, please contact Justin Wong, Planner, at extension 71577 or through electronic mail at justin.wong@york.ca.

Yours truly,



Justin Wong, M.C.I.P., R.P.P.
Planner, Development Review

JW/

YORK-#17179673-v1-CDMP_26_V_0001_(19CDM-26V001)_-York_Region_Conditions

February 17th, 2026

**City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1**

Attention: Izabela Molendowski

Re: 19CDM-26V001

**Francesco Fiorani c/o Brutto
Planning Consultant Ltd.
435 Cityview Boulevard**

In response to the site plan application review request noted above and dated 02/17/2026, please be advised that Alectra Utilities Corporation (Alectra) has reviewed the above- noted site plan application and

- We would like to present the following comments prior to site plan approval:

PLEASE NOTE:

- 1. Alectra Utilities' requirements provided herein are not to be included in the municipal site plan agreement as conditions of municipal approval.**
- 2. Alectra will determine its final requirements when the property owner/agent applies to Alectra for electrical servicing to the property and Alectra will include its final requirements in an Offer to Connect agreement (OTC) which is to be entered into between the registered property owner and Alectra.**

Alectra Utilities Corporation

Alectra Utilities Development Information Package
Industrial, Commercial & Institutional

Alectra provides the following information for the property owner/agent's reference in planning the proposed development for electrical servicing and ensuring compliance with Alectra's requirements. The requirements and information provided herein remains subject to change at Alectra's sole discretion.

Process to Request Electrical Service from Alectra:

The property owner/agent is required to contact Alectra Utilities to discuss the above-noted project. Once the property owner/agent is ready to formally submit a request to Alectra for a new electrical distribution connection, they can do so by visiting the Alectra website and under "New Customer Set Up" selecting "Building a New Home or Commercial or Industrial Facility". The Alectra website address link is provided here for reference: <https://alectrautilities.com/make-service-request>

In order to begin the design and estimation of the electrical connection and servicing required for the development, a design pre-payment of \$11,300.00 (which is inclusive of HST) is required to be paid by the property owner/agent in the form of a cheque or electronic funds payment, payable to Alectra Utilities Corporation. Detailed payment instructions will be provided when the service application is submitted to Alectra. The design pre-payment will serve as a deposit and upon full execution of an OTC agreement between the registered property owner and Alectra, the design pre-payment will be deducted from the total costs set out in the agreement. Should the property owner/agent wish to cancel their servicing request, any unused portion of this design pre-payment will be refunded to the payor by Alectra.

The property owner/agent will be required to submit all the following documentation to Alectra. All design documentation must be signed, stamped and approved by a Professional Engineer licensed by and in in good standing with Professional Engineers-Ontario. All CAD files must be backwards compatible with AutoCAD 2021 and have a metric plot scale (1:250, 1:500).

Drawing	Format	Requirements
Electrical Site Plan	CAD + PDF	Must indicate locations of proposed transformer, grounding and duct structure.
Electrical Single Line Diagram	CAD + PDF	Must indicate service main ampere as per ESA, voltage and kW requirement for building as per electrical consultant.
Electrical Room Layout	CAD + PDF	Must indicate size of room and illustrate 1.5m minimum working clearances around metering equipment and 2.2m headroom.
Transformer Vault Room Layout	CAD + PDF	Transformer vault rooms are to be sized as per Alectra standards.
Detailed Electrical Loading Calculations	PDF	Per metered service and main total.
Floor Plan Indicating Unit Numbers and Locations	PDF	Required for multiple metered services. Not required for bulk services.
Building Elevation Drawing		Must include subsurface excavations to ensure the project is not in conflict with any existing overhead/underground electrical distribution system components.
Site Servicing Plan	CAD + PDF	Must show locations of all subterranean infrastructure including existing and proposed water, sanitary, storm, communications, and other utilities.
Full site land survey(s)/plans prepared and signed by a certified Ontario Land Surveyor (OLS)	CAD + PDF	Must show all existing property boundaries and any future property severance boundaries (including all future condominium units, future subdivisions lots, all future road widening severances, all future municipal reserves and all other future severances known at the time of development by the property owner/agent) and all existing registered easements and all proposed easements.
Parcel Register	PDF	Must be recent/up-to-date.
Landscape Plan	CAD + PDF	Must show all existing and proposed trees, shrubs, plantation etc.

Once Alectra has received all the above information and is, in its sole discretion, satisfied with the proposed design, Alectra will provide the property owner/agent with an OTC agreement which will contain all the terms and obligations between the property owner/agent and Alectra in respect of Alectra providing the electrical service to the development. Once the OTC agreement is signed by both parties and the total connection

cost payment has been received by Alectra, Alectra will prepare the project for issuance to construction.

Please note the following timelines/constraints:

Please note that Alectra anticipates a timeline of twenty-five (25) weeks or longer to prepare the design and OTC agreement after receipt of the design pre-payment and all the required information set out above.

Alectra's current lead time for pad-mounted transformers is twenty-six (26) to fifty-two (52) weeks. Transformers will be pre-ordered by Alectra but are not guaranteed to be available/delivered until the OTC agreement is signed by both parties and the total connection cost payment is received by Alectra.

Electrical Supply/Limitations:

The anticipated electrical capacity required by the development is not guaranteed and must be confirmed with Alectra. If the electrical distribution system capacity is available, it will be provided by Alectra on a first-come, first-serve basis. The property owner/agent is responsible for all expansion costs when the electrical distribution system capacity must be enhanced and/or expanded due to their requested and/or required loading requirements.

The property owner/agent is required to review Alectra's most up-to-date Conditions of Service for available system voltages and Alectra-owned transformer capacities. A property owner/agent seeking transformation capacities beyond the standard Alectra transformer inventory will require a primary voltage service including customer owned transformation. Alectra's Conditions of Service are available online at Alectra's website at the following link:

<https://alectrautilities.com/conditions-service>

Alectra will provide one point of connection per parcel of land. The electrical design will reflect this requirement and should include any future electrical servicing from a single distribution point. If any loop feeds are requested by the property owner/agent, same will be provided at the sole discretion of Alectra.

If the property owner/agent requires a temporary electrical service greater than or equal to 400A, the location of the temporary pad mounted transformer must be shown on all site plan drawings and the temporary pad mounted transformer location must within the subject development property and not within any adjacent parcels of land.

Conditions of Service, Standards and Technical Information:

In advance of submitting an application to Alectra, the property owner/agent must review Alectra's current Conditions of Service in full and ensure that the conditions contained therein are adhered to in respect of the development and the requested electrical connection. Alectra's Conditions of Service can be viewed at Alectra's website at the following link:

<https://alectrautilities.com/conditions-service>

The property owner/agent is also required to review and adhere to Alectra's standards prior to submitting their application to Alectra. Property owner's/agents must first register for access to the Alectra standards library at the following link:

[Distribution Standards & Materials Registration](#)

In reviewing Alectra's standards at the link provided above, the property owner/agent should navigate to the standards which are relevant to the municipal location of the development and to the harmonized Alectra standards which are applicable to all municipalities within Alectra's service territory. Please note that Alectra's standards are subject to change at Alectra's discretion and the applicable standards will be utilized in Alectra's design phase.

Alectra Design Requirements Checklist:

The following checklist is provided for use by the property owner/agent to ensure that all relevant Alectra design requirements are met prior to their submission of an application to Alectra for electrical servicing. **Property owners/agents must review the following in detail:**

Alectra Design Requirements	Check
Alectra-Owned Pad Mounted Transformer	
<p>The location of the pad mounted transformer will be shown on the electrical site plan drawing. The transformer foundation must be shown to scale and must include the grounding grid installation.</p> <p>Three phase transformer foundation sizes:</p> <ul style="list-style-type: none"> • 2.769m (L) x 2.159m (W) x 2.286m (H) - transformation up to 500KVA; • 3.353m (L) x 2.159m (W) x 2.286m (H) – transformation 750KVA to 2500KVA; <p>Three phase transformer foundation sizes including grounding grid:</p> <ul style="list-style-type: none"> • 4.769m (L) x 4.159m (W) x 2.286m (H) - transformation up to 500KVA; • 5.353m (L) x 4.159m (W) x 2.286m (H) – transformation 750KVA to 2500KVA; <p>The final location of the transformer, foundation and grounding grid will be approved by Alectra.</p>	
<p>The transformer foundation (c/w grounding grid) will be installed upon "undisturbed" soil. No underground structures or infrastructure (i.e. basement, garage, deep services, other utilities etc.) will be installed below the transformer foundation.</p>	
<p>The transformer foundation (c/w grounding grid) will be installed upon level ground.</p> <p>The grade percentage difference at each corner of the foundation to be shown with a maximum 1% slope.</p>	
<p>The transformer foundation will have a minimum 2.0m horizontal clearance from watermain, storm, sanitary services, gas and any other underground installations.</p> <p>The grounding grid will have a minimum 1.0m horizontal clearance from watermain, storm, sanitary services, gas and any other underground installations.</p>	
<p>The transformer foundation edges at the non-access door side of the transformer will have a minimum 2.0m horizontal clearance from all above-ground installations. A 3.0m horizontal clearance is required from all above-</p>	

ground installations from the foundation edge access door side of the transformer.	
A minimum 3.0m clearance is required between the transformer access side (Opening Side) to any doors, windows, or openings of a building. No plants, shrubs or fences are allowed in this area, and it shall be obstruction free. Maintain a minimum 2.0m working clearance between each of the transformer's other three sides, from Fences, Shrubs or Structures. Clearances and offsets will be shown on the electrical site plan drawings.	
On the electrical site plan drawing, edge-to-edge dimensions will be shown between the transformer foundation and curbs and all nearby underground/above-ground installations and buildings to confirm compliance with required clearances.	
No canopy or overhanging structure will be permitted above the transformer location. Alectra requires clear and unobstructed access to the transformer with its vehicles and machinery, including cranes and trucks, on an ongoing basis.	
The transformer foundation will be located in an easily accessible location by Alectra's vehicles and machinery and will be within a 3.0m distance from a vehicular-travelled area. Alectra's access must be from within the property owner's property, not from a public highway or adjacent properties. If such access is not available, the property owner must install an access road consisting of a paved or gravel surface, with minimum width of 6.0m and with twenty-four (24) hours a day, seven (7) days a week access, capable of supporting a wheel loading force of 70kN (15,700 lbs.) per wheel. Such access road will be fully located within the property owner's property and will connect directly to the adjacent public highway without crossing any adjacent parcels.	
Transformer Vault Room	
The transformer vault room will be shown to scale on the electrical site plan drawings and the drawing will indicate the length, width and height of the vault room. The transformer vault room dimensions will be pursuant to Alectra standards: Minimum floor area: 9m (length) by 10m (width) by 3.7m (height). Vault rooms will be designed/built exactly as shown in the Alectra standard (i.e. access doors will be directly opposite transformer).	
The transformer vault room will be structurally, electrically, and mechanically constructed according to the latest edition of: Ontario Electrical Safety Code, Ontario Building Code, Municipal Building Code, Municipal Plumbing Code, Alectra's standards and ESA.	
The transformer vault room will be at ground level.	

The transformer vault room will be enclosed by exterior walls for the purposes of ventilation and Alectra's access.	
A paved/gravel roadway capable of supporting a wheel-loading force of 70kN (15,700 lbs.) per wheel will be provided for vehicle access to the vault room doorway. Both the roadway and doorway will remain unobstructed at all times and in any event, a minimum 6m clearance between the doorway and any obstructions will be maintained.	
The transformer vault room must be adjacent to the electrical room for the transition unit installation. The property owner/agent must provide and install a 600 Volt wall transition unit between the vault and electrical room pursuant to the applicable Alectra standards.	
The transformer vault room must be free and clear of any structural columns to avoid interference with Alectra's maintenance and operational procedures.	
The property owner/agent will install a cable pulling pit complete with covers (which are to be procured by the property owner/agent from an Alectra-approved vendor) pursuant to the applicable Alectra standards.	
The transformer vault room requires ventilation pursuant to the applicable Alectra standards. The property owner/agent will ensure vents meet the net free air flow requirements.	
The grounding/bonding of any of the property owner's equipment will come from the main electrical room's grounding and bonding system pursuant to the applicable codes. Grounding (provided by the property owner) for Alectra's transformation in the vault room is to be independent of the property owner's equipment grounding.	
Duct Structure(s)	
The primary duct bank route (within the privately-owned property) must be shown on the electrical site plan drawing. Routing may be shown in a general location (free of obstacles) from the public highway to the transformer foundation location. The final route of the primary duct bank is to be approved by Alectra.	
All required ducts will not pass under and/or through buildings, structures or other installations and must be minimum 1.0m horizontally from any building foundation.	
All civil work within the property, including, but not limited to primary and secondary ducts and transformer pads, will be supplied, installed, owned and maintained by the property owner. The transformer pad must be procured from an Alectra approved vendor.	
Alectra will confirm the exact number of ducts required during design process, but the property owner/agent can assume that a concrete duct bank with 8 ducts will be required.	

The primary duct bank within the property must be concrete-encased and installed as per Alectra standards.	
The property owner/agent must show all existing/proposed underground structures/services (such as water, gas, sewer, sanitary, telecom etc.) on the electrical site servicing plan which are located within 1.0m of the proposed underground duct bank path.	
<p>Primary cables to be installed/owned by Alectra.</p> <p>Alectra requires that any crossing by Alectra's primary cable or other infrastructure over, above or under any other existing utilities on the property be avoided if at all possible and if not possible, be minimized as much as possible.</p> <p>Any underground utilities proposed to cross over or under hydro duct bank to be indicated on the electrical site plan drawing and must be approved in writing by Alectra's Design Technologist. In the event that such a crossing is approved, all minimum vertical clearances must be met.</p> <p>All underground utilities proposed to be installed parallel to underground electrical services (either existing or proposed) must have a minimum 1.0m clearance (edge-to-edge) and are to be indicated on the electrical site plan drawing and approved in writing by Alectra's Design Technologist.</p>	
No joint-use trenches are permitted to be used with telecommunications or any other utilities. All electrical service utility cables are to be installed in a trench dedicated to their use with no other utilities permitted to be installed in the same trench.	
All clearance dimensions must be shown on the electrical site plan drawings between proposed landscaping and existing and proposed underground hydro.	
Single Line Diagram & Metering	
The property owner/agent will show requested transformer capacity in KVA, phase orientation and secondary voltage on the single line diagram.	
The property owner/agent will indicate service main ampere as per ESA, voltage and the kW requirement for the development as per its electrical consultant on the single line diagram.	
<p>The property owner/agent will indicate secondary conductor size and number of runs on the single line diagram.</p> <p>The secondary cables will connect directly to the main switch only and be sized as per ESA, with max size of 750MCM with minimum rating 1000V XLPE RWU90.</p>	

<p>The property owner/agent will confirm if the development is single metered or multi-metered and show meter locations on the single line diagram.</p> <p>Alectra does not offer bulk metering with suite metering. Alectra can only provide bulk metering or individual unit metering. For suite metering, the property owner/agent will contract with an OEB licensed third-party smart metering service provider.</p>	
<p>If the property requires the upgrade of an existing electrical service instead of a new electrical service installation, the property owner/agent will provide a second simplified single line diagram to show existing main switches, sub-switches and metering versus proposed.</p>	
<p>The property owner/agent will show un-metered fire pump on the single line diagram if required.</p>	
<p>The property owner/agent will provide switchboard shop drawings to Alectra showing PUC/CT compartment if the main switch is above 600A or if the property owner/agent has the switchboard as a main switch.</p>	
<p>The property owner/agent will show all proposed generation schemes on the single line diagram.</p>	
Main Electrical Room	
<p>Electrical room, shown to scale, including length, width and height, will be shown on the electrical site plan drawing. A minimum of 1.5m working clearances around equipment and 2.2m headroom must be shown on the electrical site plan drawing.</p>	
<p>The electrical site plan drawing will show a twenty-four (24) hour a day, seven (7) day a week direct access door to the electrical room when there is more than one metering unit (i.e. house and main). The property owner/agent can discuss with the Alectra Distribution Design Technologist once Alectra has started working on the design of the development.</p>	
<p>The property owner/agent is required will provide a scaled layout of the electrical room to Alectra showing equipment and clearances, including a minimum 1.5m clearance for metering equipment.</p>	
<p>The electrical room must be at grade level. Any exceptions to this requirement must be approved in advance by Alectra in writing.</p>	
<p>In projects where a transformer vault room is being proposed, the electrical room must be adjacent to transformer vault room.</p>	
<p>The grounding/bonding of any of the property owner's equipment will come from the main electrical room's grounding and bonding system as per Ontario Electrical Safety Code (OESC). Grounding provided by the property owner for Alectra's vault room must be independent of the property owner's equipment grounding.</p>	

Clearances / Line Truck and Personnel Access (Must be shown on electrical site plan)	
Landscaping, structures, berms or any other changes in grade are not permitted around or in proximity to any electrical infrastructure.	
A paved / gravel access road capable of supporting a wheel loading force of 70kN (15,700 lbs.) per wheel must be provided for Alectra's vehicle access to the transformer door/transformer vault doorway. Both the access road and doorway must remain unobstructed at all times.	
All driveway curbs must be truck-mountable, and any portion covered in sod must be converted to a drivable surface. The maximum weight required by Alectra is: 79,500lbs (truck weight + full payload) per line truck and material. Maximum line truck length is 11.9m, width (outriggers not extended) is 2.54m, width (outriggers extended) is 8.68m. It is the property owner's/agent's responsibility to coordinate and ensure line truck pathway engineered to handle the specified weight.	
<p>The property owner/agent must show any existing registered easements in favor of Alectra and all existing surface, overhead/underground Alectra-owned infrastructure, if any. All minimum horizontal and vertical clearances around the existing infrastructure must be met.</p> <p>The property owner/agent must show dimensions between any obstruction and the existing Alectra-owned infrastructure or 5m encroaching to conductor/clearance/easement zone of Alectra. The property owner/agent's proposed placement must consider limits of approach for the period of time when infrastructure is being installed and for the period afterwards when maintenance will be performed.</p> <p>It is the responsibility of the property owner/agent to find all registered easements through legal title searches conducted by their real estate lawyer and to have same indicated on the electrical site plan drawing.</p>	
<p>If the property owner/agent is proposing the installation of driveways or similar access points, the property owner/agent must identify Alectra's overhead wires on the site plan drawing and must show that the appropriate clearances between overhead lines and travelling vehicles are met. In the event that the appropriate clearances are not met, the property owner/agent will be fully responsible for all costs associated with raising overhead wires to meet the appropriate safety clearances as part of their electrical servicing costs.</p> <p>In the event that the property owner/agent is required to raise telecommunication wires in order to meet the appropriate clearances, the property owner/agent will work with the appropriate telecommunications company directly in respect of same and will advise Alectra of any and all requirements set out by the telecommunications company, as such</p>	

<p>requirements may also affect the clearances required by Alectra in respect of the Alectra-owned infrastructure.</p>	
<p>If the property owner/agent is requesting a pad mounted transformer and/or pad mounted switchgear, the property owner/agent must coordinate with the Alectra Distribution Design Technologist to have the proposed location of the pad mounted equipment approved to ensure that Alectra's Lines group has access to same with their vehicles and machinery and so that any obstacles that may impair the transformer and/or switchgear during installation and during their ongoing repair, maintenance and operation are mitigated.</p> <p>All access required by Alectra's vehicles and machinery to pad mounted transformer and switchgear locations within the development property must only utilize the development property and not any adjacent properties or the public highway as access points.</p> <p>Any and all truck routes must not include access under existing overhead lines unless driving path deemed as driveway by the municipality and unless all applicable clearances are met between vehicles and machinery and the overhead lines.</p> <p>Pad mounted transformers and/or switchgears must be proposed on same grade as Alectra Lines vehicles and machinery and all grade differences must be shown on each stabilizer and wheels.</p> <p>If the Alectra Lines vehicles and machinery are proposed to be parked at location of public exit/entrance, the property owner/agent must make their own plan to make sure public vehicles do not hit the Alectra vehicles and machinery while exiting the development property via locations such as underground parking.</p> <p>All clearances relative to Alectra vehicle and machinery access are subject to Alectra approval including clearances to building and driveways passing under breezeways/archways.</p>	

Relocation(s) and Clearances:

The property owner/agent is solely responsible for ensuring that the clearance requirements between buildings, structures, and installations within the development and the existing electrical distribution system have been reviewed in detail and are in compliance with the following applicable standards, Acts and Codes:

- Alectra's standards
- Ontario Building Code
- Electrical Safety Code
- Occupational Health and Safety Act (OHSA) – Construction Projects (Electrical Hazards)
- CSA Standard C22.3 No. 1:20, Overhead System
- CSA Standard C22.3 No. 7:20, Underground Systems

The property owner/agent will be solely responsible for all costs associated with the required relocation of any existing Alectra infrastructure, with such relocation to be determined by Alectra in its sole discretion during the design phase of the servicing of the development.

If the development commences construction and any portions of any buildings, structures or installations are found to be in violation of any clearance requirements with respect to their proximity to existing Alectra-owned infrastructure, the property owner/agent will be fully responsible for any costs incurred by Alectra to make the area safe and compliant with OHSA. Alectra will require that all construction work on the development stop until all clearance and safety requirements are in compliance.

The property owner/agent will also be responsible for all costs incurred by Alectra in the event that any of Alectra's infrastructure is required to be removed and/or relocated as a result of such clearance violations.

Easements:

Alectra will determine in its sole discretion whether any easements are required in respect of the development during its design process.

Pursuant to the terms of the OTC agreement and Alectra's Conditions of Service, Alectra will not energize the development until all easement-related registrations, including all required registrations of easements over any municipal reserves and over any adjacent properties, are completed.

In the event that Alectra determines that a registered easement is required, the property owner will be responsible for all costs associated with legal title searches, obtaining a reference plan of survey if required, easement negotiations, easement registration and the registration of any required postponements and/or discharges.

The property owner/agent must provide any available municipally approved land surveys and/or plans relating to the future subdivision, condominium development, road widening transfers or other severances of the property.

The following is not a comprehensive list of Alectra's easements requirements but is provided for clarity and future reference:

- All condominium developments, including any parcel of tied land condominiums, require a non-exclusive easement registered over the entirety of the parcel prior to the registration of the condominium plan (referred to by Alectra as a "blanket easement").
- Alectra-owned pad mounted switchgears on the property will require an easement area typically measured at 6.0m x 8.0m. For clarity, if Alectra requires the registration of a blanket easement on the property where a switchgear is being installed, an additional easement is not required in respect of the switchgear installation, as same will be covered by the blanket easement.
- If a municipal reserve which has not been dedicated as part of the adjacent public highway exists and should Alectra be either installing its works within that reserve or require access over that reserve, a registered easement in favor of Alectra will be required from the municipality before energization can occur. Alternatively, the municipality can dedicate the reserve as part of the adjacent public highway by passing and registering a bylaw. If the municipality determines that an easement is required, all costs associated with obtaining the registered easement over the reserve will be borne by the property owner. The property owner/agent will be required to have their land surveyor create a reference plan of survey designating Alectra's easement area over the reserve and is responsible for all costs

associated with the creation of such plan. The easement area required by Alectra within the reserve is 3.0m x 0.3 if the easement area is for underground cables/duct bank.

Please note: the acquisition of easements from municipalities can delay energization of the development for a significant period of time. It is strongly encouraged to avoid crossing any existing municipal reserves with Alectra-owned infrastructure and for Alectra to have access to its equipment located upon the property directly from the adjacent public highway without having to cross an undedicated municipal reserve.

- In the event that easements are required over any other adjacent properties, it will be the property owner/agent's responsibility to obtain all required easements in favor of Alectra from the adjacent property owners and all costs associated with obtaining any required reference plans of survey, the registered easements and the postponements or discharges will be at the cost of the property owner.

Please note: the acquisition of easements from adjacent property owners can delay energization of the development for a significant period of time. It is strongly encouraged to avoid crossing any adjacent properties with Alectra-owned infrastructure and for Alectra to have access to its equipment located upon the development property directly from the adjacent public highway without having to cross an adjacent property.

Other Reminders/Important Information:

- Property owners/agents will not excavate within two (2) meters of Alectra-owned poles and anchors.
- Excavation within one (1) meter of underground hydro infrastructure is not permitted unless prior written approval is granted by an Alectra representative and unless the Alectra representative is present at the time of excavation to provide direct supervision. All costs associated with this supervision will be at the property owner/agent's expense.
- Alectra must pre-approve all proposed removals, isolations or relocations of existing infrastructure and all costs associated with this work will be at the property owners/agent's expense.
- **CALL BEFORE YOU DIG:** The property owner/agent must always arrange for underground hydro cable locate(s) before beginning construction by contacting Ontario One Call at 1-800-400-2255.

Should you have any questions regarding this response, please contact the undersigned.

Sincerely,

Emily Majdi

Supervisor, Design – ICI & Layouts (South)

Phone: 2897486828

E-mail: emily.majdi@alecrautilities.com Supervisor, ICI and Layouts

ATTACHMENT 4D - ENBRIDGE GAS INC. CONDITIONS



Enbridge Gas Inc.
500 Consumers Road
North York, Ontario M2J 1P8
Canada

February 24, 2026

Izabela Molendowski
Senior Planner
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Izabela,

Re: Draft Plan of Condominium
Francesco Fiorani c/o Brutto Planning Consultant Ltd.
435 Cityview Boulevard
City of Vaughan
File No.: 19CDM-26V001

-General comments-

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Always call before you dig, see web link for additional details:

<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

The applicant will contact Enbridge Gas Customer Service at 1-877-362-7434 prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

-DPC condition-

The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. Cornelio'.

Willie Cornelio CET
Sr Analyst Municipal Planning

**ATTACHMENT 4E - CANADA
POST CORPORATION
CONDITIONS**

DELIVERY PLANNING
4567 DIXIE RD, 2ND FLOOR, MEZZANINE
MISSISSAUGA, ON L4W 1S2
CANADAPOST.CA

February 18, 2026

City of Vaughan – Planning Department

To: **Izabela Motendowski**, Senior Planner, Development and Parks Planning

Reference: File: **19CDM-26V001** Related Files: **DA.22.078**
435 Cityview Blvd
Commercial building with 9 units

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal of the industrial building for this development and decided that it will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes.

To provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The Owner/Developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans,
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility, including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads,
- ⇒ The Owner/Developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings,
- ⇒ The Owner/Developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy,
- ⇒ **The Owner/Developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy;**

Canada Post further requests the owner/developer be notified of the following:

1. The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox location.
2. Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.
3. There will be no more than one mail delivery point to each unique address assigned by the Municipality.
4. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
5. The complete guide to Canada Post's Delivery Standards can be found at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

As the project nears completion, it is requested that the Developer contact me directly during the design stage of the above project, to discuss a suitable mailbox location.

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Sincerely,

Lorraine Farquharson

Lorraine Farquharson

Delivery Services Officer | Delivery Planning - GTA
4567 Dixie Rd 2nd Floor, Mezzanine
(416) 262-2394
lorraine.farquharson@canadapost.ca

Committee of the Whole (1) Report

DATE: Tuesday, May 5, 2026

WARD(S): ALL

TITLE: TECHNICAL AMENDMENTS TO PARKS, PARKING, SHORT-TERM RENTAL, MUNICIPAL ACCOMMODATION TAX, SHORT-TERM RENTAL, LICENSING, SITE ALTERATION, ADMINISTRATIVE PENALTIES, NUISANCE AND NOISE BY-LAWS

FROM:

Gus Michaels, Deputy City Manager, Community Services

ACTION: DECISION

Purpose

This technical amendments report, delivered periodically with the intent of providing greater clarity to by-law provisions, proposes amendments to the Business Licensing, Parking, Nuisance, Noise Control, Site Alteration, Administrative Penalties, Short-Term Rental and Municipal Accommodation Tax, and Short-Term Rental by-laws, and seeks Council approval to repeal and replace the Park's by-law in order to standardize formatting and make other minor revisions.

Report Highlights

- In line with the City of Vaughan By-law Strategy, staff continue to review regulatory by-laws on a cyclical basis to ensure accessible and transparent regulations.
- This report seeks Council's approval for a number of minor technical amendments to Business Licensing, Parking, Nuisance, Noise Control, Site Alteration, Administrative Penalties, Short-Term Rental and Municipal Accommodation Tax, Short-Term Rental by-laws, as well as to consolidate and standardize the City's Parks By-law by repealing and replacing it with a new by-law.

Recommendations

1. THAT Council authorize the amendments to Business Licensing By-law 122-2022, Parking By-law 064-2019, Nuisance By-law 124-2024, Noise Control By-law 121-2021, Site Alteration By-law 031-2024, Administrative Penalties By-law 240-2024, Short-Term Rental By-law 158-2019 and Municipal Accommodation Tax, Short-Term Rental By-law 183-2019, as amended, as well as the repeal and replacement of Parks By-law 134-1995, substantially in accordance with Attachment 1, in a form satisfactory to the Office of the City Solicitor.

Background

In support of the Council-approved By-law Strategy, staff continually review the City's by-laws for opportunities to bring forward technical amendments

Technical amendments are minor and administrative in nature and are intended to clarify regulations by providing more details regarding the applicability of by-law provisions and ensuring all special terms are defined clearly. These amendments ensure City by-laws continue to be relevant, transparent and accessible.

Previous Reports/Authority

- [Council-approved By-law Strategy](#), Item 3, Report No. 3, adopted on June 24, 2014;
- [Parks By-law 134-95](#) (approved by Council on May 8, 1995);
- [Parking By-law 064-2019](#) (approved by Council on May 1, 2019);
- [Nuisance By-law 124-2024](#) (approved by Council on June 25, 2024);
- [Noise Control By-law 121-2021](#) (approved by Council on September 27, 2021);
- [Business Licensing By-law 122-2022](#) (approved by Council on June 28, 2022);
- [Site Alteration By-law 031-2024](#) (approved by Council on February 21, 2024);
- [Administrative Penalties By-law 240-2024](#) (approved by Council on December 17, 2024);
- [Short-Term Rental By-law 158-2019](#) (approved by Council on November 19, 2019);
- [Municipal Accommodation Tax, Short-Term Rental By-law 183-2019](#) (approved by Council on May 14, 2019).

Analysis and Options

The recommended amendments make the provisions of the by-laws clearer for ease of reference, interpretation and application

The table in Attachment 1 details the amendments being recommended for each by-law and describes the current state and the related challenges or issues, listing the recommendations from staff, and providing the rationale for the recommendations. All amendments will be detailed further in the by-laws that will be sent to Council for approval separately. Staff are recommending the following technical amendments:

- Amend Business Licensing By-law 122-2022 to rephrase the wording in the Body Rub Attendant licence section to explicitly state that no body rub parlour attendant shall allow a person under the age of 18 to enter, remain, provide services or be provided services in a body rub parlour;
- Amend Business Licensing By-law 122-2022 to correct an erroneous reference to a section;
- Amend Business Licensing By-law 122-2022 to correct the name of a licence category;
- Amend Parking By-law 064-2019 to correct the defined term in Schedule 10 of the By-law from “Heavy Vehicle” to “Large Vehicle”;
- Amend Parking By-law 064-2019 to remove a duplicating row in Schedule 1 of the By-law;
- Amend Nuisance By-law 124-2024 to remove the outdated definition of “Public transit” which is no longer used in the by-law;
- Amend Administrative Penalties By-law 240-2024 to remove references to short form wording in designated by-laws;
- Amend Site Alteration By-law 031-2024 to enhance enforcement of the By-law provisions by stipulating that the contravener shall comply with an Order issued under this By-law;

- Amend Site Alteration By-law 031-2024 to correct a technical error and stipulate that a special fine under this By-law may exceed \$100,000, as per the *Municipal Act, 2001*;
- Amend Short-Term Rental By-law 158-2019 and Municipal Accommodation Tax, Short-Term Rental By-law 183-2019 to remove responsibilities of the short-term rental brokerages and owners to register for Municipal Accommodation Tax (MAT), as it is now done automatically upon issuance of a business licence under the Short-Term Rental By-law 158-2019; and
- Amend Noise Control By-law 121-2021 to ensure that the word “permit” is referenced correctly through the By-law.

Staff are also seeking to standardize formatting in Parks By-law 134-1995 for ease of review. This recommendation will be achieved by replacing the current by-law, which will include minor technical amendments and updates to some sections, but will not result in any substantive changes to the By-law.

Financial Impact

There is no financial impact to the City’s budget as a result of the recommendations of this report.

Operational Impact

During the review of the by-laws for which amendments are being proposed, and in the course of the preparation of this report, BCLPS consulted with other City departments, including Parks, Forestry and Horticultural Operations and the Office of the City Solicitor. No operational impacts were identified as a result of the recommendations of this report.

Broader Regional Impacts/Considerations

There are no broader regional impacts or considerations as a result of the recommendations of this report.

Conclusion

The recommendations in this report aim to strengthen the clarity and continued relevance of City by-laws, aligning with City Council’s Strategic Priority to enhance community safety and well-being through ongoing implementation of the By-law Strategy. The proposed amendments will clarify by-law provisions, support more efficient operations for staff and ultimately contribute to improved service for residents.

For more information, please contact: Rudi Czekalla-Martinez, Director and Chief Licensing Officer (Acting) of By-law and Compliance, Licensing and Permit Services, ext. 8782

Attachments

1. Attachment 1: Proposed Amendments

Prepared by

Kristina Palayeva, Regulatory Business Analyst, ext. 8721

Attachment 1: Recommendations

No	Current state	Recommendation	Reasoning
1	The current wording in the Body Rub Parlour Licence section in the Business Licensing By-law needs correction in order to clarify that no person under the age of 18 shall enter, remain, provide services or be provided services in a body rub parlour.	To amend Business Licensing By-law section 9.1(6) to clarify that no Body Rub Parlour Attendant shall allow a person under the age of eighteen to engage in certain activity in a Body Rub Parlour.	To correct the wording to ensure clarity with respect to this prohibition.
2	The Business Licensing By-law has an incorrect section reference in Part 20.0 Personal Service Establishments.	To amend the Business Licensing By-law to replace the reference in section 20.0(6) from “Part 19.0” to “Part 20.0”.	To correct a reference to a section, ensuring accuracy and elimination any potential confusion.
3	The Business Licensing By-law has an incorrect reference to the licence category in Schedule A.	To amend the Business Licensing By-law to replace “Tobacco Outlet (Owner)” with “Tobacco Shop (Owner)” in Schedule A.	To correct a reference to a licence category to ensure consistency in the use of terminology and avoid any potential confusion.
4	Currently, in the Nuisance By-law, there is a definition for “Public Transit”; however, the term is not used in the By-law anymore.	To amend the Nuisance By-law to remove the definition of “Public Transit”.	To remove the obsolete definition.
5	The current Short-Term Rental By-law states that Short-	To amend the Short-Term Rental By-law to remove the	To align the By-law language with

Attachment 1: Recommendations

	<p>Term Rental Owners and Short-Term Rental Brokerages must register for Municipal Accommodation Tax prior to applying for a licence, which is no longer the case, as it is now done automatically once the licence is issued.</p>	<p>requirement for both Short-Term Rental Owners and Short-Term Rental Brokerages to register for Municipal Accommodation Tax prior to applying for a licence.</p>	<p>current City processes.</p>
6	<p>The current Municipal Accommodation Tax, Short-Term Rental By-law states that Short-Term Rental Owners and Short-Term Rental Brokerages must register for Municipal Accommodation Tax prior to applying for a licence, which is no longer the case, as it is now done automatically once the licence is issued.</p>	<p>To amend the Municipal Accommodation Tax, Short-Term Rental By-law to remove the requirement for both Short-Term Rental Owners and Short-Term Rental Brokerages to register for Municipal Accommodation Tax prior to applying for a licence.</p>	<p>To align the By-law language with current City process.</p>
7	<p>Currently, the Noise Control By-law has a definition for the word "Permit" (as the noun). As per the current practice, defined terms in by-law are italicized and capitalized. The current by-law has several instances of the italicized and capitalized version of</p>	<p>To amend the Noise Control By-law to change the incorrectly italicised and capitalized versions of the verb "to permit".</p>	<p>To make a formatting correction and avoid any potential confusion.</p>

Attachment 1: Recommendations

	the verb “to permit” which is not a defined term and therefore needs correction.		
8	The current Parks By-law is in an outdated format and lacks various general sections which are commonly used in all other consolidated by-laws (like recitals, Applicability and Scope, Authority and Short Title, etc.).	To replace the current Parks By-law with a reformatted version which aligns with current City by-law formatting practices, as per the By-law Strategy.	To align the By-law with the current City By-law formatting practices, thus ensuring consistency across regulatory by-laws.
9	The current Parks By-law lists a number of hours of operation for City parks which are no longer valid.	To amend the Parks By-law by repealing Schedule “A” – Park Hours of Operation, to remove the reference to this Schedule in the By-law and to stipulate that all City parks are open from 6a.m. to 11p.m., unless an exception under a special event permit has been granted.	To align the By-law with the current park operations’ practices.
10	Currently, in the Parks By-law, there is a definition that is no longer used in the By-law.	To amend the Parks By-law to remove the definition of “Cycle Track”.	To remove the obsolete definition.
11	The current Parks By-law needs some minor technical corrections, including replacing references to “signs” in the By-law with the defined term “Authorized Sign” (and ensuring these are italicized and capitalized throughout the By-law.	To amend the Parks By-law to replace all references to signs with the defined term “Authorized Sign” and italicize and capitalize all defined terms in the By-law.	To ensure consistency of language in the By-law and thus provide greater clarity to the public.

Attachment 1: Recommendations

12	Certain terms and references in the Parks By-law need to be updated to reflect current terminology and regulations.	To amend the Parks By-law by correcting outdated terms, such as “Municipality” and “Commissioner” and replacing them with “City” and “Deputy City Manager” and updating all the references to the relevant by-laws and regulations.	To correct technical errors and update some of the definitions and references, thus providing greater clarity for the public.
13	The Administrative Penalties By-law refers to the short form wording for offences in all of the designated by-laws; however, such wording is not included in all by-laws – only in the Parking By-law.	To amend the Administrative Penalties By-law to remove the reference to short-form wording.	To align the By-law with existing practices.
14	Currently, the Site Alteration By-law does not stipulate that contraveners need to comply with Orders issued under the By-law, which vagueness may complicate the enforcement of the By-law.	To amend the Site Alteration By-law by adding the provision to the “Orders and Enforcement” section that stipulates that a person shall comply with an Order issued under the By-law.	To enhance the enforcement of the By-law by providing greater clarity as to what is required when an Order is issued.
15	The Site Alteration By-law states that a special fine under the By-law may not exceed \$100,000, which is not the intent of the By-law, as the <i>Municipal Act, 2001</i> allows for special fines to exceed this amount.	To amend the Site Alteration By-law by deleting the word “not” in section 10.0(3).	To correct a technical error and align the By-law with the <i>Municipal Act, 2001</i> .
16	The Parking By-law uses the term “Heavy Vehicle” in Schedule 10 of the Parking By-	To amend the Parking By-law to replace the word “Heavy” with	To align the wording in the by-law with the defined term.

Attachment 1: Recommendations

	law; however, the defined term is "Large Vehicle".	the word "Large" in Schedule 10 of the By-law.	
17	The Parking By-law has a duplicating row in Schedule 1 of the By-law.	To amend the Parking By-law to delete row "Church Street – North – The west limit of Keele Street to the east limit of Jackson Street - 8:00 a.m. to 9:00 a.m. 3:00 p.m. to 4:00 p.m. Monday to Friday September 1 to June 30" from Schedule 1 of the By-law.	To remove a duplicating provision from the By-law.

Committee of the Whole (1) Report

DATE: Tuesday, May 5, 2026

WARD(S): ALL

**TITLE: AMENDMENTS TO THE SPECIAL EVENTS BY-LAW
RECOMMENDATIONS**

FROM:

Gus Michaels, Deputy City Manager, Community Services

ACTION: DECISION

Purpose

Staff are seeking Council’s approval to amend the Special Events By-law to improve the special event permitting process, enhance public safety and risk management and address operational challenges identified through recent reviews and consultation with other City of Vaughan (the City) departments and community partners. These amendments enable a more consistent, transparent and efficient approach to special event management, improve public safety and risk mitigation and ensure the By-law remains responsive to the evolving needs of the community.

Report Highlights

- After reviewing feedback from City staff and external stakeholders, staff identified several amendments to the Special Events By-law 045-2018, including an update to definitions, removal of restrictions on length and frequency of special events, clarification of references to permits issued by the Alcohol and Gaming Commission of Ontario, clarification of the scope of authority of the Director and Chief Licensing Officer with respect to special event permit conditions, and other minor house-keeping amendments.

Recommendations

1. That Council authorize the by-law amendments to Special Events By-law 045-2018, as amended, and Fees and Charges By-law 051-2026, substantially in accordance with Attachment 1, in a form satisfactory to the Office of the City Solicitor.

Background

In line with the By-law Strategy, all by-laws are reviewed regularly to ensure they remain clear, relevant, and transparent. When improvements are identified, BCLPS staff will recommend amendments or propose new by-laws that reflect evolving community needs and standards.

The Special Events By-law regulates special events held in the City and is enforced by the Licensing and Special Enforcement team of BCLPS Enforcement Services Unit.

Special events enhance the quality of life for residents and visitors in Vaughan.

In 2025, BCLPS issued 108 special event permits for a variety of events including cultural events, children's entertainment, food festivals and religious gatherings. Attendance at events ranged from a few dozen to over 1,000 people and attracted residents and visitors from the Greater Toronto-Hamilton Area and beyond. Special events provide a wide range of benefits to the community; they boost the local economy by attracting visitors and supporting nearby businesses, while also showcasing cultural traditions that promote awareness and inclusivity. Events strengthen community pride and social connection by bringing people together towards enhancing the City's overall vibrancy, helping to build strong partnerships among community groups, nonprofits, and businesses.

Municipalities regulate special events to ensure they are safe, well-organized and compatible with the surrounding community.

Regulating special events, through the provisions of the Special Events By-law, helps the City manage traffic, noise, and public space use; protect public safety through proper planning and emergency access; and ensure events comply with zoning, licensing and insurance requirements. The provisions of the by-law also enable the City to coordinate resources, impose conditions on events to minimize disruptions to residents and businesses, promote public health and safety and maintain fairness and consistency in how events are approved and delivered.

Various City departments and external agencies are involved in the special event permit approval process.

All special event permit applications are circulated to relevant City departments, Vaughan Fire and Rescue Services (VFRS), York Region Public Health, Toronto and Region Conservation Authority and York Regional Police (YRP). This is to ensure that all stakeholders who may have an interest are aware of event details and are provided with an opportunity to make comments or recommendations for the event in support of health and safety for participants and nuisance prevention for the community at large. For example, VFRS may identify deficiencies on an event's emergency plan to be rectified by the event organizer, or YRP may identify the need and require a certain

number of paid-duty officers at an event. Typically, special event permits are not issued until feedback is received from all stakeholders who have an identified interest in the event, and any recommendations they provide may either be required prior to the issue of a permit or be incorporated as conditions on the permit itself.

Previous Reports/Authority

- [Special Events By-law 045-2018](#) (approved by Council on February 21, 2018);
- [Council-approved By-law Strategy](#), Item 3, Report No. 3 of the Priorities and Key Initiatives Committee, (adopted by City Council on June 24, 2014)

Analysis and Options

A number of recommendations have resulted from staff's review of the Special Events By-law.

BCLPS staff have reviewed the current Special Events By-law, along with concerns and suggestions from relevant departments, external agencies, and event organizers, and are recommending the following amendments to the Special Events By-law:

- Amending the definition of “Car Rally to remove the word “exhibition” to clarify intent of by-law provisions;
- Amending the definition of “Charitable Event” to include groups that are endorsed by a registered charity;
- Removing restrictions on special event frequency, duration and the number of event permits a special event organizer may obtain in a year and granting authority to the Director and Chief Licensing Officer of BCLPS to approve or modify event length and frequency in line with the best interest of the community;
- Revising references to permits issued by the Alcohol and Gaming Commission of Ontario (AGCO) to ensure the wording is general and applicable to all relevant AGCO-issued, alcohol-related permit types;
- Clarifying the authorities of the Director and Chief Licensing Officer, including the discretion to limit the length and frequency of an event; and
- Undertaking minor technical corrections and reference updates to ensure consistency with other City by-laws.

All the abovementioned amendments, including current state analysis of the issues, specific recommendations on Special Events By-law amendments, and the rationale for these changes, are described in Attachment 1 to this Report.

The proposed amendments strengthen the City's special event permitting process.

The proposed amendments will streamline processes, reduce reliance on Council exemptions and support a wider range of high-quality events. For organizers, the amendments provide clarity on regulatory requirements, greater flexibility and a more predictable permitting process, leading to an overall improvement in coordination between event organizers and the City.

Financial Impact

There are no material financial impacts associated with the recommendations in this report.

Operational Impact

The proposed amendments will enhance operational efficiency by creating a clearer, more predictable special event permitting process. Updated definitions support more accurate applications. Removing outdated limits on event duration and frequency reduces the number of applications requiring Council exemptions, and clarifying staff authority enables timely, consistent decision-making. Together, these changes streamline workflow, reduce administrative burdens and support safer, well-coordinated events for the community.

Broader Regional Impacts/Considerations

Although the administration, approval, and enforcement of special event permits are primarily undertaken by BCLPS staff, several other departments and external agencies play key roles in the review process. These partners often establish conditions to ensure public safety, including YRP and the Emergency Planning Unit of VFRS. There are no other broader regional impacts or considerations, beyond those identified in this section, as a result of the recommendations of this report.

Conclusion

Special events are an important part of the City's cultural and recreational landscape. They enhance quality of life for residents, support tourism and educational opportunities and advance the City of Vaughan's ongoing commitment to diversity, equity, and inclusion within the community. Staff will continue to work collaboratively with internal

partners and external agencies to support event organizers and maintain well-coordinated, safe, and successful events across the city.

To support the implementation of the amendments, staff will communicate directly with Special Event Permit applicants from 2025 to advise of the changes. Staff are also developing a comprehensive guide to support event organizers, and will continue to offer one-on-one meetings between staff and Special Event applicants to assist with the permit process. The recommendations in this report are in line with Council's Term of Council priority of Community Safety and Well-being.

For more information, please contact: Rudi Czekalla-Martinez, Director and Chief Licensing Officer (Acting), By-law and Compliance, Licensing and Permit Services, ext. 8782.

Attachments

1. Amendments to the Special Events By-law Recommendations

Prepared by

Alexandra Scarr, Manager of Policy and Business Planning (Acting), ext. 8448.

Attachment 1: Amendments to the Special Events By-law Recommendations

No	Current state	Recommendation	Reasoning
1	Currently, in the Special Events By-law, the definition of “Car Rally” includes the term “exhibition,” which results in the by-law capturing events where vehicles remain parked for display for the entirety of an event, such as classic car shows.	To amend the definition of “Car Rally” in the Special Events By-law by removing the word “exhibition”.	It was not the intent to prohibit exhibitions such as classic car shows as part of the provisions introduced to regulate nuisance car rallies.
2	Currently, in the Special Events By-law, the definition of “Charitable Event” excludes groups raising funds on behalf of a charity.	To amend the definition of “Charitable Event” to include groups that are endorsed by a registered charity.	The new definition will ensure that fee exemptions are applied consistently and are directed toward events that genuinely support registered charities.
3	The City’s Special Events By-law presently limits special events to a maximum duration of four consecutive days, allows them to occur only once every thirty days and caps the number of permits an organizer may receive for the same event at twelve per year. Any events that are not in alignment with those provisions require a Council-granted exemption (most often obtained by	To amend the Special Events By-law to remove restrictions on event frequency, duration and the number of event permits a special event organizer may obtain in a year and to grant authority to Director and Chief Licensing Officer of BCLPS to approve or modify event length and frequency in line with the best interest of the community.	To support event organizers by providing more flexibility, to reduce the need for Council exemptions for longer-term events, and to better support events that enhance the City’s cultural, entertainment and economic vibrancy.

Attachment 1: Amendments to the Special Events By-law Recommendations

	way of a Members Resolution).		
4	The Special Events By-law provides general authorities of the Director and Chief Licensing Officer to impose special permit conditions to ensure the health and safety of the public or to control any potential nuisances.	To amend the Special Events By-law to make clear the scope of the Director's discretion, including the discretion to approve the length and frequency of an event, require noise controls and impose any other conditions towards ensuring the health and safety of the public and to prevent any potential nuisances from the event.	To support the aforementioned recommendations while still ensuring health and safety of the public and mitigating any potential nuisances.
5	The Special Events By-law requires technical corrections, including references to other City by-laws.	To amend various parts of the Special Events By-law to ensure correct references.	To provide clarity to the public and correct minor technical errors.
6	Under the current provisions of the By-law, when making an application for a special event permit that is intended to have alcohol service, the applicant must provide a copy of the Special Occasion Permit or the Liquor Licence of the venue as issued by the Alcohol and Gaming Commission of Ontario.	To amend the Special Events By-law to require applicants to provide a copy of any permit issued in conjunction with the event, or the Liquor Licence of the venue, as issued by the Alcohol and Gaming Commission of Ontario.	Clarifies that any permit or licence issued by the Alcohol and Gaming Commission of Ontario, pursuant to the regulations of the Liquor Licence and Control Act, that is relevant to the special event must be submitted by the applicant.

Committee of the Whole (1) Report

DATE: Tuesday, May 5, 2026

WARD(S): ALL

TITLE: OPTIONS TO CELEBRATE CHINESE HERITAGE MONTH

FROM:

Gus Michaels, Deputy City Manager, Community Services

ACTION: DECISION

Purpose

To seek Council direction on a proposed plan with options for developing and hosting an annual Chinese Heritage Month celebration to be launched in February 2027.

Report Highlights

- In response to a new business item raised by Regional Councillor Mario G. Racco at the Committee of the Whole meeting on Feb. 4, 2026, staff have developed three (3) options for Council's consideration and are recommending approval of Option #3 for an annual Chinese Heritage Month exhibit and lantern display during the month of February, which has been designated Chinese Heritage Month (in Ontario) beginning in February 2027.
- Chinese Heritage Month is celebrated every February in Ontario to honour the contributions, culture and history of Chinese Canadians, coinciding with Lunar New Year.
- The proposed plan will involve support from Recreation Services, Communications, Marketing and Engagement, with Inclusion and Community Outreach, Facility Management Operations and other departments, as required.

Recommendations

1. THAT Council approve Option #3 and that staff from the Recreation Services, Events Division in Community Services be directed to implement Option #3 of this report facilitating an annual exhibit and lantern display; and

2. THAT the Communications, Marketing and Engagement department and Recreation Services utilize resources and channels to promote the annual exhibit and display for the month of February.

Background

At the Feb. 4, 2026, Committee of the Whole (1) meeting, through a New Business item, Council directed staff to develop a plan with options to host an annual Chinese Heritage Month celebration to be launched in February 2027.

Chinese Heritage Month is celebrated every February in Ontario to honour the contributions, culture and history of Chinese Canadians, coinciding with Lunar New Year.

The City of Vaughan offers and supports cultural celebrations throughout the year, such as the annual Lunar New Year, Menorah Lighting Ceremony, Christmas Tree Lighting, Tamil Heritage Month, South Asian Heritage Month, Diwali, Festival of Lights and Italian Heritage Month.

These events build connection and sense of belonging for residents and visitors alike and support the City's priority of continuing to strengthen cultural diversity, community pride and inclusion across Vaughan.

Previous Reports/Authority

[New Business – Chinese Heritage Month in the City Of Vaughan](#) of Feb.4, 2026.

Analysis and Options

In consultation with Inclusion and Community Outreach, and Facility Management Operations, the following provides three (3) options to recognize Chinese Heritage Month (Attachment 1) with varying degrees of event planning, budgeting and staff resources required, for Council's consideration.

Option #1 – Cultural Celebration Event – City Hall

The Recreation Services, Events team will plan and organize a Chinese Heritage Month celebration event at City Hall in the month of February, which will include free community performances, hands-on activities, local vendors and refreshments, along with communications support led by the Communications, Marketing and Engagement Department.

It is important to note that the City of Vaughan, annually, celebrates Lunar New Year in February with a City-led event at Vaughan City Hall. This celebration features cultural entertainment, activities, and complimentary refreshments. Asian communities, including those of Chinese, Korean, and Vietnamese heritage, regularly participate in this event as part of broader Lunar New Year festivities.

Option #2 – Chinese Heritage Month Exhibit

Develop a curated exhibit for one week during the month of February at Vaughan City Hall highlighting the heritage, culture, and historic contributions of the Chinese community. The exhibit would feature a range of artistic media, including calligraphy, painting, photography, and archival materials, to provide a rich and engaging representation of Chinese history and cultural expression, presented over the course of a month-long showcase.

This initiative will be undertaken in collaboration with Chinese community organizations across York Region to ensure authenticity, community involvement, and cultural accuracy. In addition, staff will explore opportunities for partnership with neighbouring municipalities such as the City of Markham and the City of Richmond Hill, both of which are home to significant Chinese populations. A regional partnership would support cross-municipal collaboration and could form the basis for a travelling exhibit recognizing Chinese Heritage Month across York Region.

Option #3 – Exhibit and Lantern Display

Recreation Services, in collaboration with Inclusion and Community Outreach, will celebrate Chinese culture by coordinating a Chinese Heritage Month exhibit, including a curated display of festive lanterns, in a designated alcove on the main floor of City Hall for one week during the month of February. The display will also function as a designated photo opportunity for visitors during the exhibition period. All lanterns will be purchased and professionally installed to ensure a high-quality, visually engaging, and immersive cultural experience.

Financial Impact

Proposed Chinese Heritage Month Options	Estimated Direct Costs
Option #1 Cultural event at City Hall	Estimated Cost of \$5,000-\$8,000 <i>Cost includes hosting an annual event at City Hall with performances and refreshments.</i>

<p>Option #2 Chinese Heritage Month Exhibit</p>	<p>Estimated Cost to \$5,000-\$8,000 <i>Exhibit to run for one week during the month of February. Cost includes printing services, signage for artists, fees, and honorariums.</i></p>
<p>Option #3 Exhibit and Lantern Display (indoors)</p>	<p>Estimated Cost – \$5,000-\$10,000 + Shipping Fees & Customs Taxes <i>Cost includes printing services, signage for artists, fees, and honorariums. Cost also includes a one-time fee for lanterns purchased from an overseas supplier. Staff labour is required for set-up and dismantling, and a storage solution will be needed after the event. Exhibit and Display is planned for one week during the month of February.</i></p>

Direct vs. Indirect Costs

The above options provide a reasonable estimate of direct costs associated with developing and launching a new annual Chinese Heritage Month celebration beginning in February 2027. The reflected costs do not incorporate the indirect costs associated with staff time, resources and incidental preparations required for all three (3) options.

Funding Source(s)

All three (3) options for direct costs can, for 2027, be supported by Recreation’s existing operating budget. Staff will explore alternative funding sources to permanently support these costs in future years. Alternate funding sources may include sponsorships, grants, and possible partnerships with local businesses.

Economic and Tourism Opportunities

Cultural celebrations present further economic and overnight tourism development opportunities with key tourism market segments – as outlined in the [Vaughan Destination Master Plan](#) – including potential visitors from across Southern Ontario.

Operational Impact

Staff from the primary affected departments (Recreation Services, Communications, Marketing and Engagement, Inclusion and Community Outreach and Facility Management Operations) have reviewed and provided input to this report.

Broader Regional Impacts/Considerations

N/A.

Conclusion

The City is well positioned to build off the success of its cultural events by organizing and launching an annual Chinese Heritage Month celebration that strengthens connections, builds a sense of belonging and can bring families and visitors to Vaughan.

Staff researched a variety of similar celebrations and activities across several municipal jurisdictions while relying on the expertise of internal subject matter experts in the development of the three (3) options reflected in this report. The three options provide a variation in offerings and related costs, accordingly.

Given the above and the intended purpose of the celebration, staff believe that approval of Option #3 will achieve the desired outcomes. Should the exhibit and lantern display and its anticipated popularity grow, future expansion and additional offerings can be considered and incorporated year after year through the appropriate budget process and/or identified alternative funding sources, noted above.

As such, and in consultation with the necessary internal stakeholders, the recommendation within this report will support ongoing efforts to foster a greater culture of inclusion across Vaughan, while delivering a successful annual Chinese Heritage Month celebration that welcomes residents and visitors alike.

For more information, please contact: Anna Dara, Director, Recreation Services, ext. 8028, Anna.Dara@vaughan.ca

Attachments

1. Attachment 1 – 2027 Event Report Options for Chinese Heritage Month

Prepared by

Anita Micoli-Falcone, Acting Manager of Events, Theatre & Studio Operations ext. 8014.
Carolina Bentacur-Botero, Recreation Supervisor, Cultural Events ext. 8814.

Option 1 – Cultural event at City Hall



Option 2 – Chinese Heritage Month Exhibit



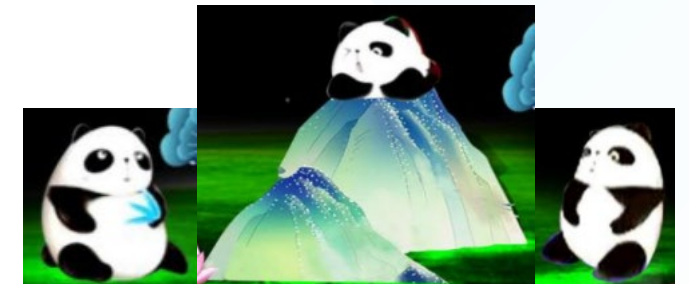
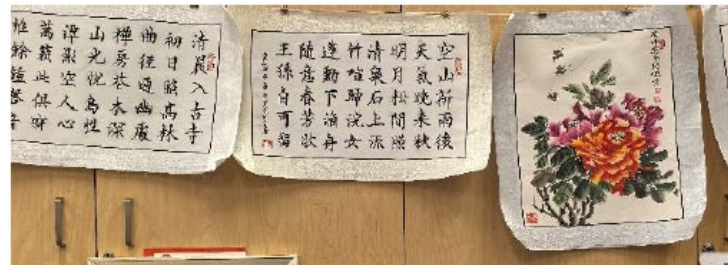
Option 3 – Exhibit and Lantern Display



40' length x 13' height



8' length x 9' height



Panda 6.6' height



Thank you!

Recreation Services, Events
Vaughan City Hall
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

vaughan.ca