

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2022

Item 6, Report No. 24, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 17, 2022.

6. 2021 MUNICIPAL ASSUMPTIONS SUMMARY REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated May 10, 2022:

Recommendations

1. That this report be received for information.

Committee of the Whole (2) Report

DATE: Tuesday, May 10, 2022

WARD(S): ALL

TITLE: 2021 MUNICIPAL ASSUMPTIONS SUMMARY REPORT

FROM:

Vince Musacchio, Deputy City Manager, Infrastructure Development

ACTION: FOR INFORMATION

Purpose

To provide a summary of municipal infrastructure delivered through the development approval process and growth-related projects that were assumed by the City of Vaughan during the period of January 2021 to December 2021.

Report Highlights

- 13 lane kilometres of road and associated underground municipal infrastructure valued at approximately \$35.8 million were assumed by the City of Vaughan in 2021.
- Annual operating and maintenance costs associated with this additional infrastructure is estimated at \$808,970.
- Additional operating and maintenance costs are to be funded from property taxes and water rates.

Recommendations

1. That this report be received for information.

Background

In January 2018, Council endorsed a streamlined process that facilitated the assumption of municipal services constructed through private land development and growth-related infrastructure projects. This new assumption process included the requirement for staff to prepare an annual summary report for Council's consideration. This annual summary report is to include infrastructure value, as well as operating and

maintenance costs for municipal assets, assumed by the City during the preceding year.

Previous Reports/Authority

[Streamline Process for the Assumption of Municipal Services City-Wide \(Finance, Administration and Audit Committee, Item 3, Report 1, January 30, 2018\)](#)

[2020 Municipal Assumption Activity Report \(CW\(2\), Item 6, Report 16, April 20, 2021\)](#)

Analysis and Options

Between January and December 2021, the City of Vaughan assumed municipal services in 13 land development projects which included:

- 13 lane kilometres of road
- 4.8 kilometres of sidewalk
- 10.4 kilometres of watermain
- 6.2 kilometres of sanitary sewer
- 4.0 kilometres of storm sewers
- 248 streetlights
- 4 stormwater management ponds
- 1 wastewater pumping station.

The locations of these developments and details of the assumed municipal services are provided in Attachments 1 to 7 of this report.

Financial Impact

The municipal infrastructure assumed by the City over the reporting period is valued at approximately \$35.8 million (Attachment No.1).

The estimated annual operating and maintenance costs of this additional infrastructure is approximately \$808,970 (Attachment No.2). In order to maintain this infrastructure to current service levels and regulatory requirements, these projected costs should be considered in future Public Works budgets, funded from property taxes and rates.

Broader Regional Impacts/Considerations

There are no Regional implications associated with this report.

Conclusion

Since implementation of the streamlined assumption process in March 2018, the City has received positive feedback from industry stakeholders. From January to December 2021, the City has assumed municipal services in 13 developments valued at

approximately \$35.8 million. The annual operating and maintenance cost of this additional infrastructure is estimated at \$808,970.

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

Attachments

1. 2021 Assumption of Municipal Services
2. 2021 Annual Maintenance Costs
3. 2021 City-wide Assumptions Map
4. 2021 Ward 1 Assumptions Map
5. 2021 Ward 2 Assumptions Map
6. 2021 Ward 3 Assumptions Map
7. 2021 Ward 4 Assumptions Map

Prepared by

Antonella Brizzi, Business Analyst ext. 8364

Approved by



Vince Musacchio, Deputy City
Manager, Infrastructure Development

Reviewed by



Nick Spensieri, City Manager

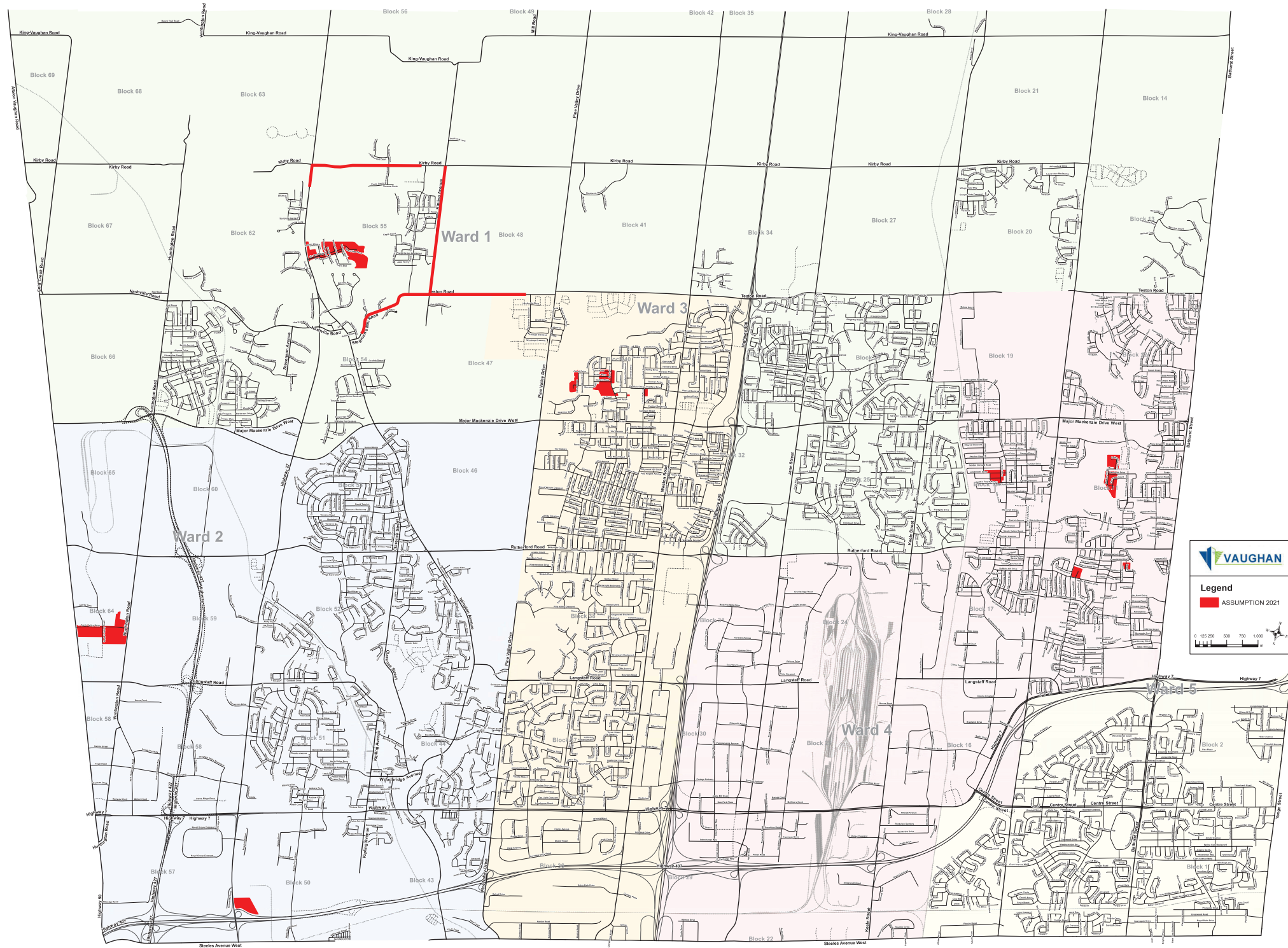
ATTACHMENT 1 - 2021 ASSUMPTION OF MUNICIPAL SERVICES

Subdivision Project Name	File Number	Registered Plan	Ward	Block	By-law #	Watermain		Sanitary Sewers		Storm Sewers		Roads		Street Lighting		Streetscaping/Landscaping/Trees	Stormwater Management Pond	Wastewater Pumping Station	Grand Total
						Value	Metres	Value	Metres	Value	Metres	Value	Lane KM	Value	Number of streetlights				
Humberplex Subdivision - Phase 3	19T-01V04	65M-3895	1	55	043-2021	\$323,630	1505.1	\$275,560	866.1	\$882,980	987.9	\$945,040	2.91	\$89,430	48	\$250,000	\$158,780	\$0	\$2,925,420
Block 55 East External Services & Wastewater Pumping Station	N/A	N/A	1	55	059-2021	\$6,963,760	4769	\$2,275,200	2000.2	\$171,210	82.9	\$2,061,530	1.04	\$655,070	87	\$0	\$0	\$4,402,080	\$16,528,850
Dongara Pellet Factory External Services	DA.06.001	N/A	2	50	058-2021	\$565,410	868.9	\$333,860	476.4	\$0	0	\$0	0	\$0	0	\$0	\$0	\$0	\$899,270
Huntington Glen Subdivision - Phase 1	19T-07V05 19T-06V13	65M-4150	2	64	075-2021	\$875,400	1084	\$259,670	901	\$3,082,000	917	\$1,102,170	4.32	\$127,600	47	\$878,830	\$531,600	\$0	\$6,857,270
Blemont Residential Subdivision - Phase 2 Stormwater Pond	19T-06V07	65M-4291	3	40	028-2021	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$720,000	\$1,512,800	\$0	\$2,232,800
Belmont - Phase 3 (Partial 1)	19T-06V07	65M-4360	3	40	112-2021	\$282,450	878	\$311,910	846	\$664,120	824	\$599,440	1.98	\$204,000	28	\$602,600	\$0	\$0	\$2,664,520
Poetry Living Phase 2	19T-08V01	65M-4575	3	40	113-2021	\$56,220	137	\$73,960	126	\$127,400	121	\$250,810	0.25	\$35,500	5	\$185,610	\$0	\$0	\$729,500
Kylemount Residential Subdivision	19T-12V001	65M-4401	4	10	076-2021	\$98,020	130	\$105,040	111	\$185,630	124	\$204,420	0.3	\$13,000	4	\$27,000	\$0	\$0	\$633,110
Cachet Summerhill Developments	19T-15V003	65M-4583	4	10	141-2021	\$82,000	95	\$36,530	90.1	\$90,950	89	\$109,500	0.2	\$8,600	2	\$42,200	\$0	\$0	\$369,780
The Bridalpath of Thornhill Ravines - Phase 2A	19T-03V01	65M-4264	4	11	027-2021	\$59,870	265	\$86,240	232	\$199,240	259	\$207,120	0.5	\$26,200	8	\$114,720	\$0	\$0	\$693,390
Block 11 Spine Services Agreement	N/A	N/A	4	11	029-2021	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$212,500	\$187,500	\$0	\$400,000
Ankara Subdivision	19T-03V09	65M-3991	4	11	044-2021	\$39,420	140	\$33,260	137	\$104,190	140	\$111,000	0.3	\$56,200	4	\$70,000	\$0	\$0	\$414,070
Milescope - Phase 2A Amending Agreement	19T-01V01	65M-4214	4	18	045-2021	\$0	561	\$0	461	\$0	492	\$374,750	1.2	\$38,700	15	\$75,500	\$0	\$0	\$488,950
Total Value & Units						\$9,346,180	10,433	\$3,791,230	6,246.8	\$5,507,720	4,036.8	\$5,965,780	13.01	\$1,254,300	248	\$3,178,960	\$2,390,680	\$4,402,080	\$35,836,930

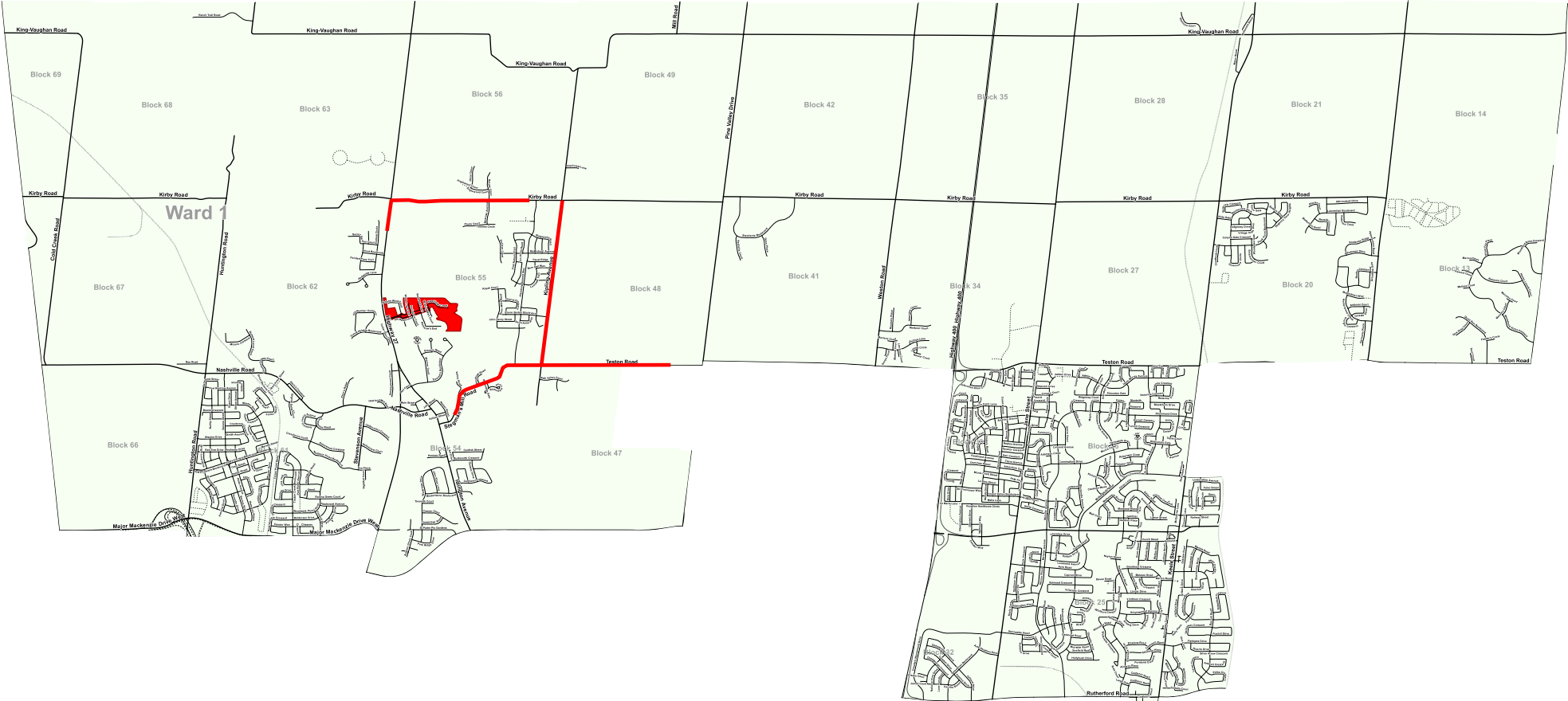
ATTACHMENT 2 - 2021 ANNUAL MAINTENANCE COSTS

Subdivision Project Name	File Number	Registered Plan	Ward	Block	By-law #	Watermain	Sanitary Sewers	Storm Sewers	Roads	Streetscaping Landscaping & Trees	Street Lighting	Stormwater Management Pond	Wastewater Pumping Station	GRAND TOTAL
Humberplex Subdivision Phase 3	19T-01V04	65M-3895	1	55	043-2021	\$15,620	\$9,530	\$8,650	\$39,870	\$9,070	\$5,760	\$56,800	\$0	\$145,300
Block 55 East External Services & Wastewater Pumping Station	n/a	n/a	1	55	059-2021	\$46,870	\$17,660	\$620	\$14,270	\$0	\$10,440	\$0	\$45,630	\$135,490
Dongara Pellet Factory External Services - DA.06.001	n/a	n/a	2	50	058-2021	\$8,540	\$4,200	\$0	\$0	\$0	\$0	\$0	\$0	\$12,740
Huntington Glen Subdivision - Phase 1	19T-07V05 19T-06V13	65M-4150	2	64	075-2021	\$10,650	\$7,960	\$6,790	\$59,220	\$22,220	\$5,640	\$249,130	\$0	\$361,610
Blemont Residential Subdivision - Ph 2 - SWM Pond	19T-06V07	65M-4291	3	40	028-2021	\$0	\$0	\$0	\$0	\$0	\$0	\$3,410	\$0	\$3,410
Belmont - Phase 3 (partial 1)	19T-06V07	65M-4360	3	40	112-2021	\$8,550	\$7,470	\$6,110	\$27,190	\$4,650	\$3,360	\$0	\$0	\$57,330
Poetry Living Phase 2	19T-08V01	65M-4575	3	40	113-2021	\$1,350	\$1,110	\$1,300	\$3,480	\$780	\$600	\$0	\$0	\$8,620
The Bridalpath of Thornhill Ravines Ph 2A	19T-03V01	65M-4264	4	11	027-2021	\$1,730	\$1,120	\$380	\$6,670	\$1,400	\$960	\$0	\$0	\$12,260
Block 11 Spine Services Agreement	n/a	n/a	4	11	029-2021	\$0	\$0	\$0	\$0	\$8,570	\$0	\$3,410	\$0	\$11,980
Milescove Phase 2A Amending Subdivision	19T-01V01	65M-4214	4	18	045-2021	\$0	\$0	\$0	\$15,890	\$3,100	\$1,800	\$0	\$0	\$20,790
Ankara Subdivision	19T-03V09	65M-3991	4	11	044-2021	\$7,180	\$5,260	\$4,170	\$3,840	\$3,610	\$480	\$0	\$0	\$24,540
Kylemount Residential Subdivision	19T-12V001	65M-4401	4	10	076-2021	\$1,290	\$1,160	\$970	\$3,590	\$1,470	\$480	\$0	\$0	\$8,960
Cachet Summerhill Developments	19T-15V003	65M-4583	4	10	141-2021	\$930	\$840	\$700	\$2,610	\$620	\$240	\$0	\$0	\$5,940
TOTAL MAINTENANCE COST BY CATEGORY						\$102,710	\$56,310	\$29,690	\$176,630	\$55,490	\$29,760	\$312,750	\$45,630	\$808,970

Attachment 3 - 2021 City-wide Assumptions Map



Attachment 4 - 2021 Ward 1 Assumptions Map




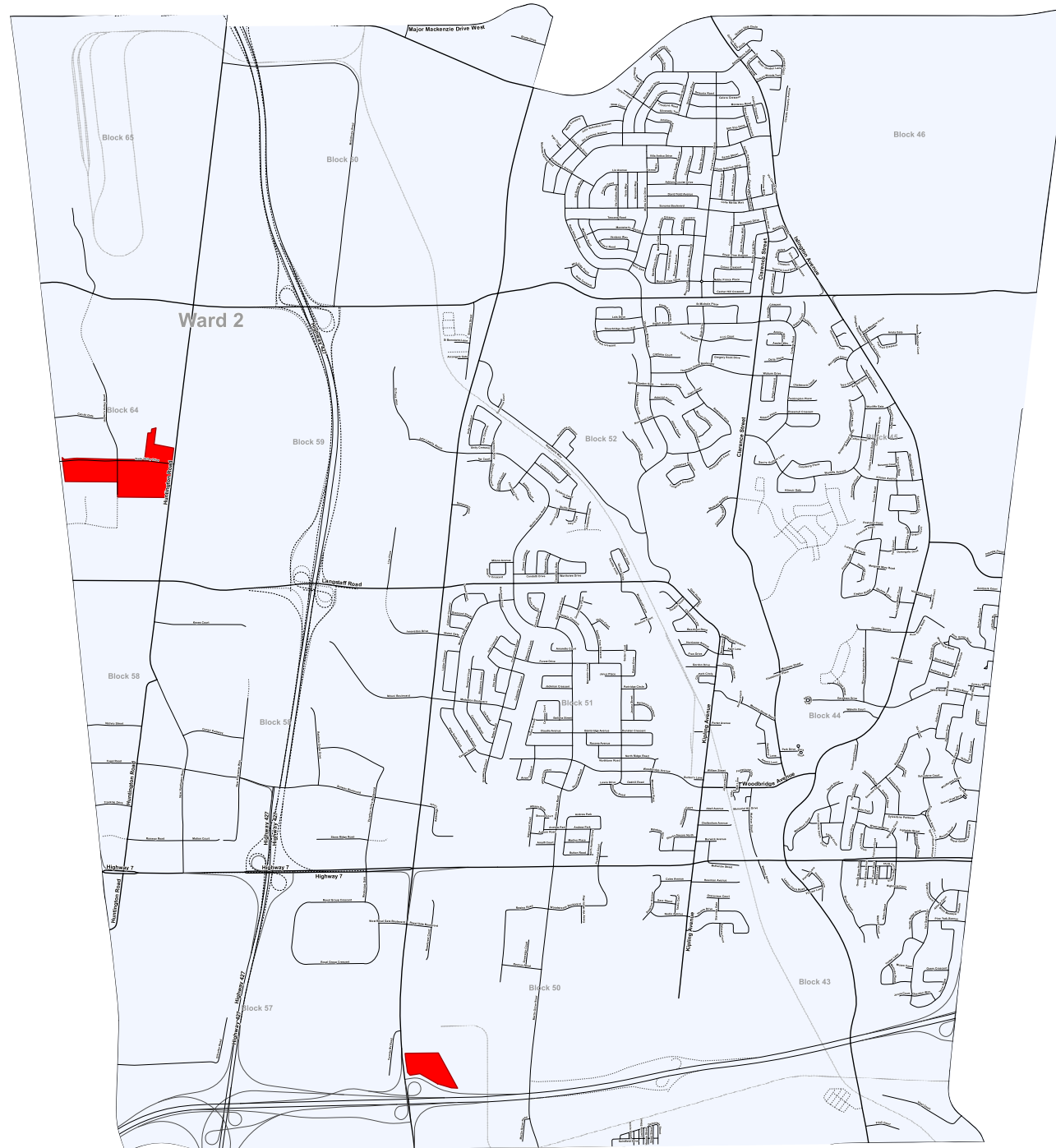
Legend

ASSUMPTION AREA


0 250 500 1,000 1,500 2,000 m


The legend block contains the Vaughan logo at the top left. Below it is the title 'Legend' and a red square symbol followed by the text 'ASSUMPTION AREA'. To the right of the legend is a north arrow with 'N', 'S', 'E', and 'W' labels. At the bottom of the legend is a scale bar with markings at 0, 250, 500, 1,000, 1,500, and 2,000 meters.

Attachment 5 - 2021 Ward 2 Assumptions Map




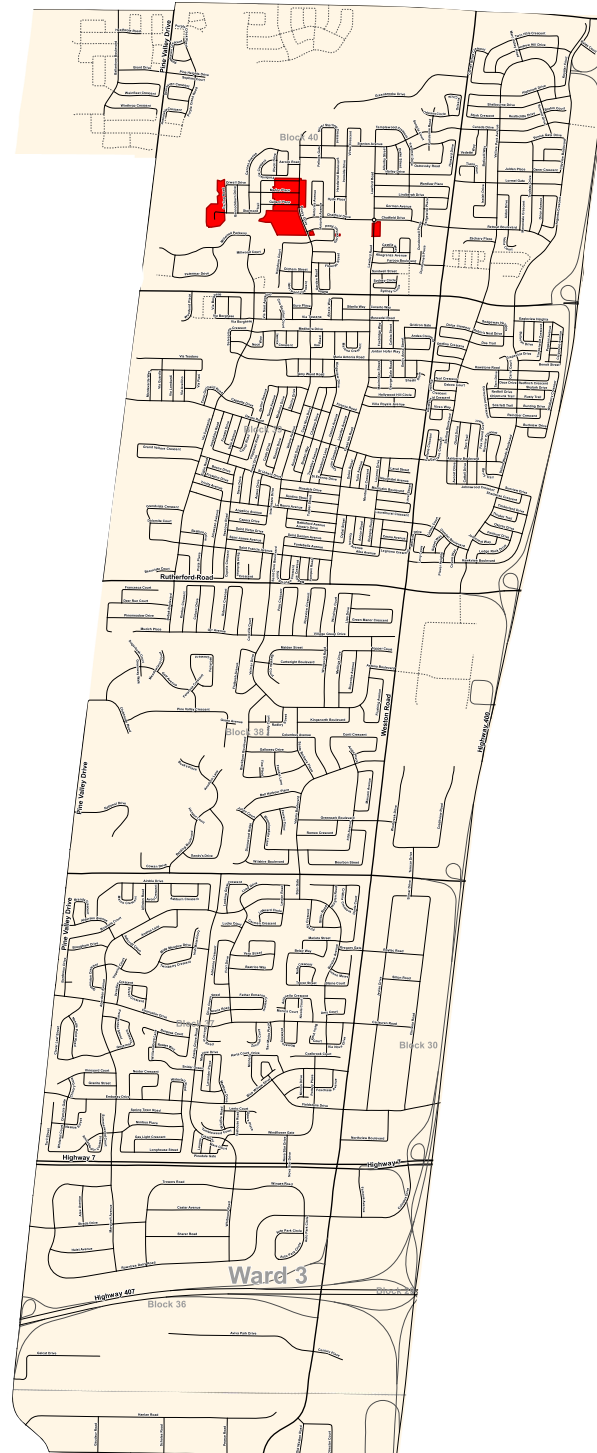
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 ASSUMPTION AREA




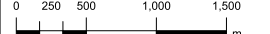

0 125 250 500 750 1,000
m

Attachment 6 - 2021 Ward 3 Assumptions Map



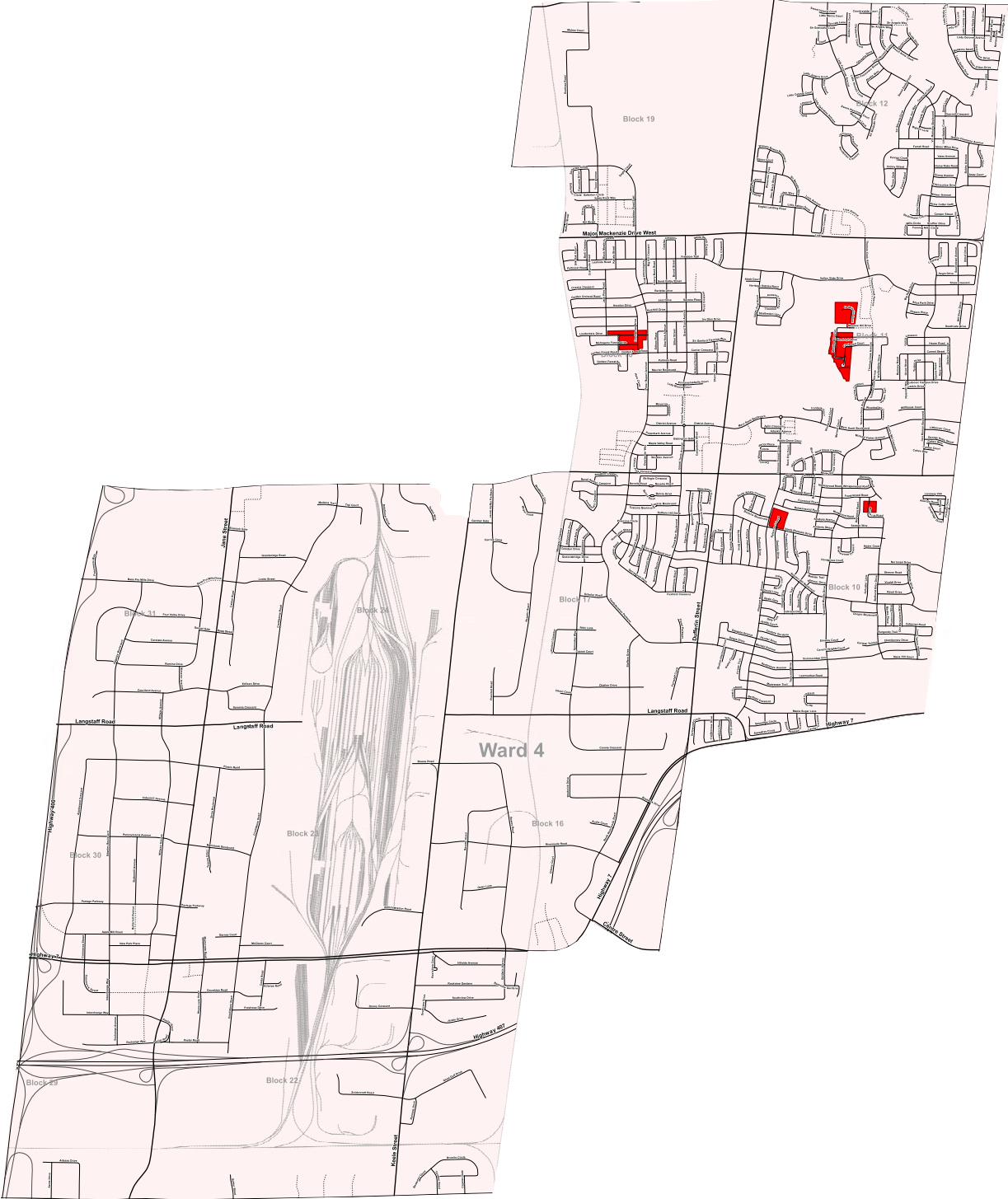
Legend

 ASSUMPTION AREA



0 250 500 1,000 1,500 m

Attachment 7 - 2021 Ward 4 Assumptions Map



Legend

ASSUMPTION AREA

0 250 500 1,000 1,500 m

The legend section includes the Vaughan logo at the top, followed by the title 'Legend'. Below the title is a red square representing the 'ASSUMPTION AREA'. To the right of the legend is a north arrow with 'N', 'S', 'E', and 'W' directions. At the bottom is a scale bar with markings at 0, 250, 500, 1,000, and 1,500 meters.