

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2023

Item 5, Report No. 18, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 25, 2023.

5. 2022 MUNICIPAL ASSUMPTION ACTIVITY REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated April 18, 2023:

Recommendations

1. THAT this report be received for information.

Committee of the Whole (2) Report

DATE: Tuesday, April 18, 2023 **WARD(S):** ALL

TITLE: 2022 MUNICIPAL ASSUMPTION ACTIVITY 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 2022 to December 2022.

Report Highlights

- 11.49 lane kilometres of road and associated underground municipal infrastructure valued at approximately \$15.1 million were assumed by the City of Vaughan in 2022.
- Annual operating and maintenance costs associated with this additional infrastructure is estimated at \$397,737.
- Additional operating and maintenance costs 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
2021 Municipal Assumption Activity Report](#)

Analysis and Options

Between January 2022 to December 2022, the City of Vaughan assumed municipal services in 15 land development projects which included:

- 11.49 lane kilometres of roads
- 5.69 kilometres of sidewalk
- 6.24 kilometres of watermain
- 4.81 kilometres of sanitary sewer
- 4.81 kilometres of storm sewers
- 160 streetlights
- 1 stormwater management pond

The location of these developments and details of the assumed municipal services are provided in Attachments 1 to 8 of this report.

Financial Impact

The municipal infrastructure assumed by the City over the reporting period is valued at approximately \$15.1 million (Attachment No.1).

The estimated annual operating and maintenance costs of this additional infrastructure is approximately \$397,737. (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

None.

Conclusion

Since the implementation of the streamlined assumption process in March 2018, the City has received positive feedback from industry stakeholders. From January 2022 to December 2022, the City has assumed municipal services in 15 developments valued

at approximately \$15.1 million. The annual operating and maintenance cost of this additional infrastructure is estimated at \$397,737.

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

Attachments

1. 2022 Assumption of Municipal Services
2. 2022 Maintenance Costs
3. 2022 City-Wide Assumption Map
4. 2022 Ward 1 Assumption Map
5. 2022 Ward 2 Assumption Map
6. 2022 Ward 3 Assumption Map
7. 2022 Ward 4 Assumption Map
8. 2022 Ward 5 Assumption Map

Prepared by

Eric Vonk, Manager, Development Inspection & Grading ext. 8054

Approved by



Vince Musacchio
Deputy City Manager,
Infrastructure Development

Reviewed by



Nick Spensieri, City Manager

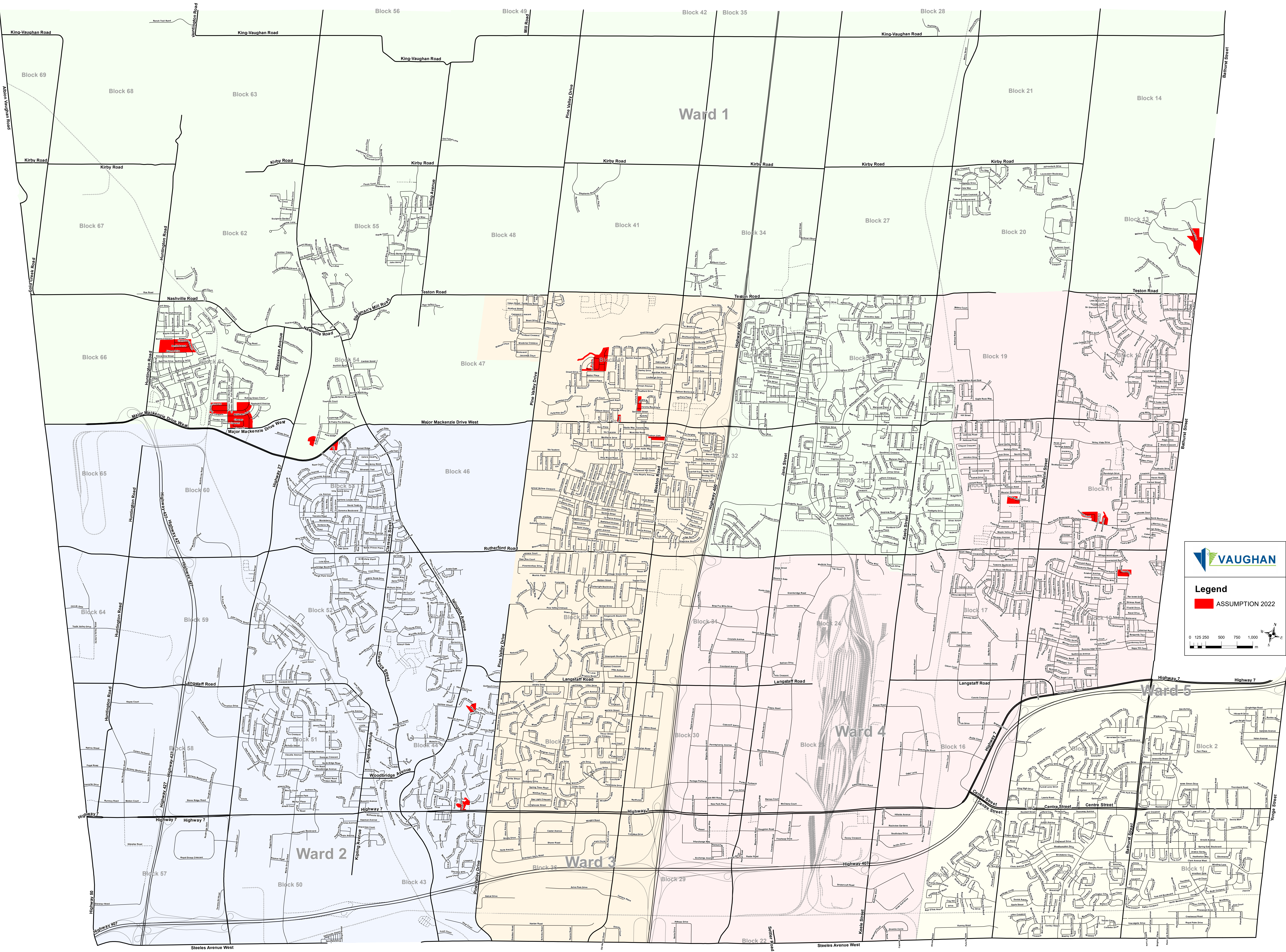
Attachment 1 - 2022 ASSUMPTION OF MUNICIPAL SERVICES

Subdivision	19T-	65M	Ward	Blk	ET	Memo to Council	Council Mtg	By-law #	Watermain Value (M)		Sanitary Sewers Value (M)		Storm Sewer Value (M)		Roads (Value)	Lane (KM)	Street lights	Sidewalks Value (M)		Curb Value (M)	
Nine Ten West Ph 2A - Amending Subdivision	19T-95066	65M-4199	4	11	KW	18-Jan-22	15-Feb-22	020-2022	\$ 101,270	378	\$ 90,120	375	\$ 220,630	261	\$ 395,100.00	0.8	15	N/A	N/A	\$ 66,226.72	812
Mosaik Homes Ph 1 - Subdivision Agreement	19T-06V10	65M-4355	3	40	LL	18-Jan-22	15-Feb-22	020-2021	\$ 373,770	1182	\$ 274,640	136	\$ 589,780	139	\$ 782,135.89	2.638	37	\$ 87,923.70	1066	\$ 162,778.00	2156
Pinestaff Ph 1 - Subdivision Agreement	19T-10V005	65M-4500	1	61	LL	22-Feb-22	22-Mar-22	040-2022	\$ 348,380	825.1	\$ 368,480	775.9	\$ 981,700	786.3	\$ 804,976.59	1.65	24	\$ 88,949.00	970	\$ 136,392.00	1545
Artibus Subdivision Ph 4	19T-97V15	65M-3773 65M-4588 (1 Lot)	3	39	LL	21-Mar-22	26-Apr-22	057-2022	\$ 88,170	225	\$ 67,330	186	\$ 193,260	254	\$ 195,200.00	0.452	7	\$ 21,715.70	204	\$ 35,420.00	394
Pebble Creek Residential Subdivision	19T-14V006	65M-4577	2	44	LL	21-Mar-22	26-Apr-22	055-2022	\$ 63,000	127	\$ 80,500	30.5	\$ 22,500	25	\$ 125,000.00	0.076	2	\$ 1,500.12	18	\$ 5,532.56	88
Jofian Holdings South Subdivision	19T-00V06	65M-3655	2	53	LL	21-Mar-22	26-Apr-22	054-2022	N/A	N/A	N/A	N/A	\$ 13,500	79	N/A	N/A	0	N/A	N/A	N/A	N/A
Riverside in Pine Grove, External Services	related file DA.13.050	N/A	2	44	LL	21-Mar-22	26-Apr-22	056-2022	\$ 25,600	21	\$ 949,610	21	\$ 5,000	0	N/A	N/A	0	\$ 28,904.40	259	\$ 15,918.30	207
Belmont Properties Residential Subdivision	19T-14V009	65M-4487	3	40	LL	12-Apr-22	17-May-22	086-2022	\$ 45,900	109	\$ 57,230	119	\$ 139,300	123	\$ 6,260.00	0.224	4	\$ 12,293.98	158	\$ 10,048.48	208
Seven on the Ridge Subdivision	19T-02V12	65M-4177	1	54	LL	24-May-22	28-Jun-22	097-2022	\$ 19,020	41.4	\$ 28,880	33.6	\$ 16,170	35.2	\$ 96,171.47	0.08	2	N/A	N/A	\$ 9,705.17	98.7
Humber Trails Neighbourhood Subdivision Ph 1	19T-05V10	65M-4383	1	61	LL	24-May-22	28-Jun-22	098-2022	\$ 1,460,700	2847	\$ 2,385,090	2719	\$2,390,000	2171	\$1,555,372.00	4.508	53	\$207,361.00	2693	\$ 256,327.76	4221
Goldpark (Woodbridge) Inc. External Services	related file DA.12.038	N/A	1	25	KW	30-Aug-22	28-Sep-22	204-2022	\$ 6,000	7.8	\$ 158,500	10	\$ 794,300	470.5	N/A	N/A	N/A	\$ 14,000.00	100	\$ 20,125.00	175
1275620 Ontario Inc. Phase 3 Subdivision	19T-02V10	65M-4396	4	18	KW	26-Oct-22	29-Nov-22	235-2022	\$ 20,920	48	\$ 22,270	38	\$ 26,340	37	\$ 51,980.00	0.1	3	N/A	N/A	\$ 16,500.00	110
Nido Residential Subdivision	19T-15V004	65M-4599	4	10	KW	27-Oct-22	30-Nov-22	236-2022	\$ 106,890	189	\$ 122,880	229	\$ 318,120	230.5	\$ 345,000.00	0.45	6	\$ 21,054.48	222	\$ 22,200.81	431
Woodland Valley Subdivision Phase 3	19T-92020	65M-4244	1	13	KW	28-Oct-22	30-Nov-22	234-2022	\$ 53,640	240	N/A	N/A	\$ 124,200	176.9	\$ 250,370.00	0.5	7	N/A	N/A	\$ 20,250.00	500
Jane-Ruth Development Inc. External Services	(related file DA.04.023)	N/A	1	25	KW	8-Nov-22	13-Dec-22	257-2022	N/A	N/A	\$ 532,890	141.6	\$ 125,440	30.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total by Category									\$ 2,713,260	6240.3	\$ 5,138,420	4814.6	\$5,960,240	4818.5	\$4,607,565.95	11.478	160	\$483,702.38	5690	\$ 777,424.80	10945.7

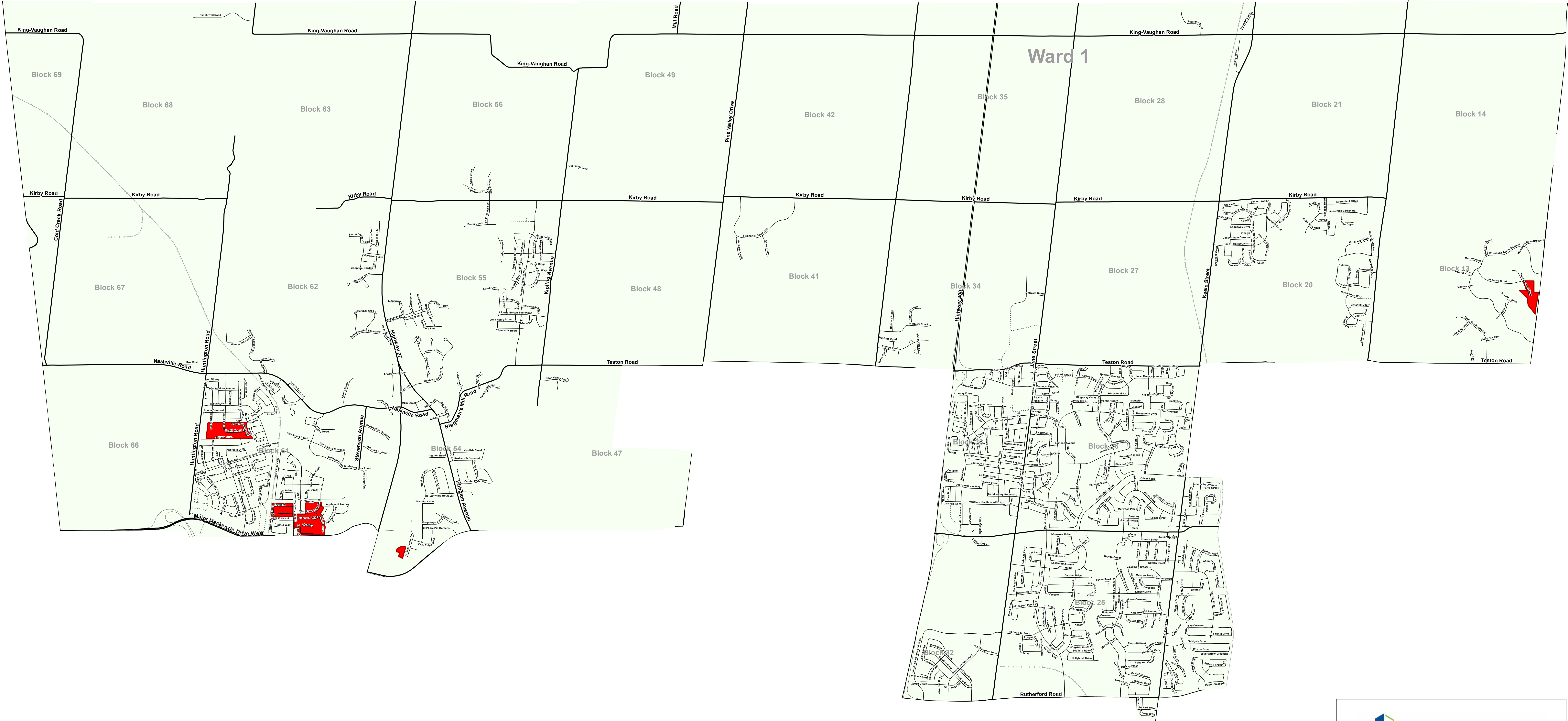
ATTACHMENT 2 - MAINTENANCE COSTS

Subdivision	19T-	65M	Ward	Blk	Council Date	By-law #	Watermain	Sanitary Sewers	Storm Sewers	Roads	Streetscaping Landscaping & Trees	Street Lighting	SWMP	Wastewater Pumping Station	GRAND TOTAL
Nine Ten West Ph 2A - Amending Subdivision	19T-95066	65M-4199	4	11	15-Feb-22	020-2022	\$3,820.00	\$3,430.00	\$2,880.00	\$10,670.00	\$2,290.00	\$1,800.00	N/A	N/A	\$24,890.00
Mosak Homes Ph 1 - Subdivision Agreement	19T-06V10	65M-4355	3	40	15-Feb-22	021-2022	\$11,620.00	\$9,490.00	\$7,730.00	\$36,190.00	\$1,470.00	\$4,440.00	N/A	N/A	\$70,940.00
Pinestaff Ph 1 - Subdivision Agreement	19T-10V005	65M-4500	1	61	22-Mar-22	040-2022	\$8,110.00	\$6,850.00	\$5,930.00	\$22,640.00	\$3,490.00	\$2,880.00	N/A	N/A	\$49,900.00
Artibus Subdivision Ph 4	19T-97V15	65M-3773 65M-4588 (1 Lot)	3	39	26-Apr-22	057-2022	\$2,210.00	\$1,880.00	\$1,640.00	\$6,200.00	\$540.00	\$840.00	N/A	N/A	\$13,310.00
Pebble Creek Residential Subdivision	19T-14V006	65M-4577	2	44	26-Apr-22	055-2022	\$1,250.00	\$270.00	\$190.00	\$1,040.00	\$1,470.00	\$240.00	N/A	N/A	\$4,460.00
Jofian Holdings South Subdivision	19T-00V06	65M-3655	2	53	26-Apr-22	054-2022	\$0.00	\$0.00	\$590.00	\$0.00	\$0.00	\$0.00	N/A	N/A	\$590.00
Riverside in Pine Grove, External Services	related file DA.13.050	N/A	2	44	26-Apr-22	056-2022	\$0.00	\$15,510.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A	N/A	\$15,510.00
Belmont Properties Residential Subdivision	19T-14V009	65M-4487	3	40	17-May-22	086-2022	\$1,070.00	\$1,050.00	\$910.00	\$3,070.00	\$780.00	\$480.00	N/A	N/A	\$7,360.00
Seven on the Ridge Subdivision	19T-02V12	65M-4177	1	54	28-Jun-22	097-2022	\$407.00	\$311.00	\$249.00	\$1,100.00	\$1,550.00	\$240.00	N/A	N/A	\$3,857.00
Humber Trails Neighbourhood Subdivision Ph 1	19T-05V10	65M-4383	1	61	28-Jun-22	098-2022	\$27,980.00	\$24,010.00	\$16,090.00	\$61,850.00	\$12,950.00	\$6,360.00	N/A	N/A	\$149,240.00
Goldpark (Woodbridge) Inc. External Services	related file DA.12.038	N/A	1	25	28-Sep-22	204-2022	\$70.00	\$1,020.00	\$3,480.00	\$1,370.00	N/A	N/A	N/A	N/A	\$5,940.00
1275620 Ontario Inc. Phase 3 Subdivision	19T-02V10	65M-4396	4	18	29-Nov-22	235-2022	\$490.00	\$440.00	\$370.00	\$1,370.00	\$470.00	\$360.00	N/A	N/A	\$3,500.00
Nido Residential Subdivision	19T-15V004	65M-4599	4	10	29-Nov-22	236-2022	\$2,130.00	\$1,920.00	\$1,610.00	\$5,950.00	\$1,360.00	\$720.00	N/A	N/A	\$13,690.00
Woodland Valley Subdivision Phase 3	19T-92020	65M-4244	1	13	30-Nov-22	234-2022	\$2,360.00	N/A	\$1,780.00	\$6,590.00	\$1,240.00	\$960.00	N/A	N/A	\$12,930.00
Jane-Ruth Development Inc. External Services	related file DA.04.023	N/A	1	25	13-Dec-22	257-2022	N/A	\$1,250.00	\$14,900.00	\$0.00	\$5,470.00	\$0.00	Yes	N/A	\$21,620.00
TOTAL MAINTENANCE COST BY CATEGORY							\$61,517.00	\$67,431.00	\$58,349.00	\$158,040.00	\$33,080.00	\$19,320.00			\$397,737.00

Attachment 3 - City Wide Assumption Map



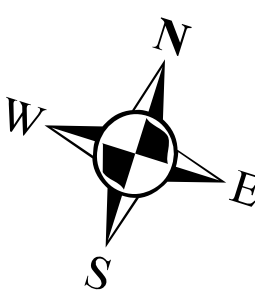
Attachment 4 - 2022 Ward 1 Assumption Map





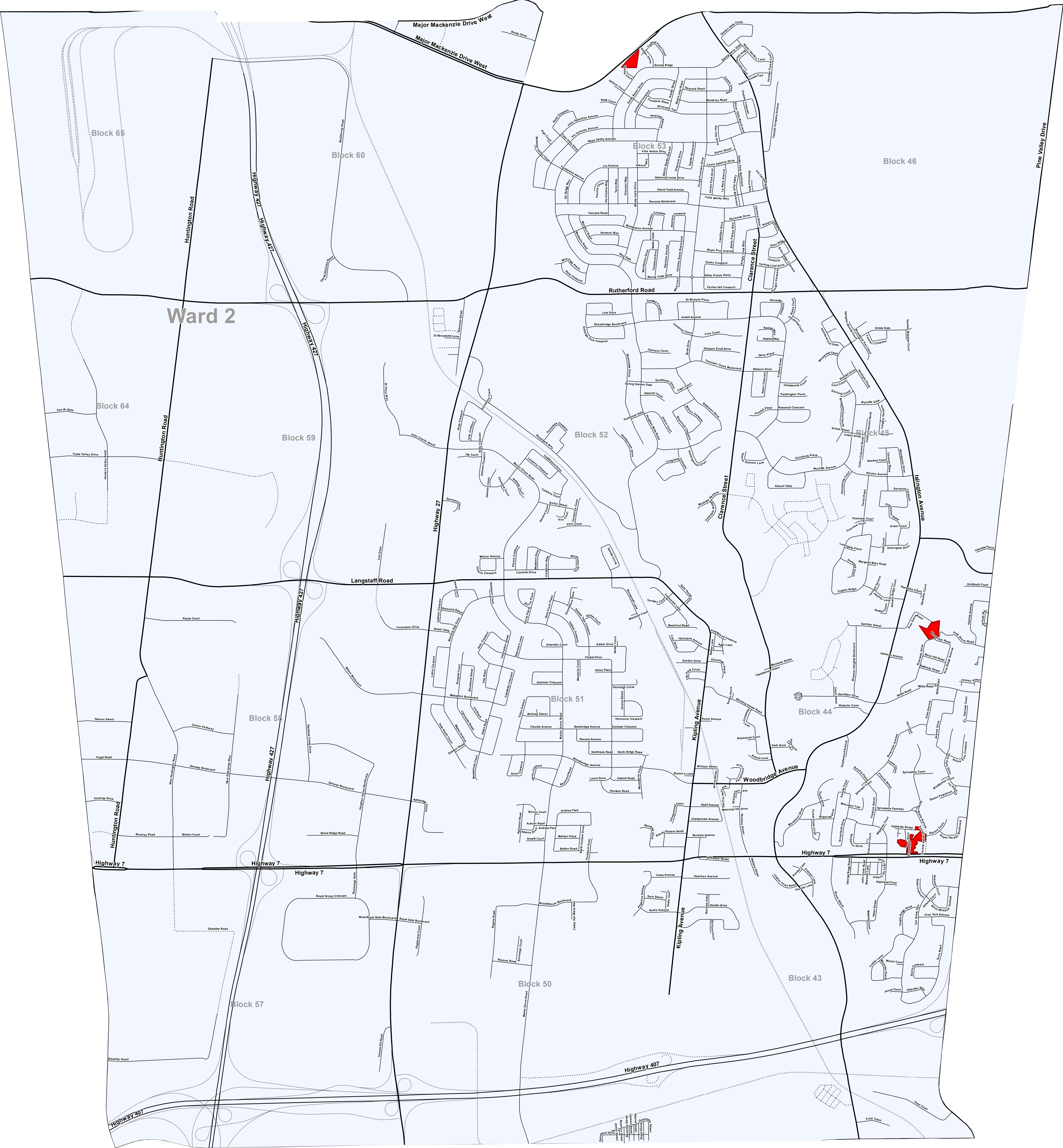
Legend

 ASSUMPTION AREA



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

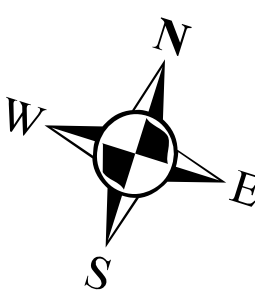
Attachment 5 - 2022 Ward 2 Assumption Map





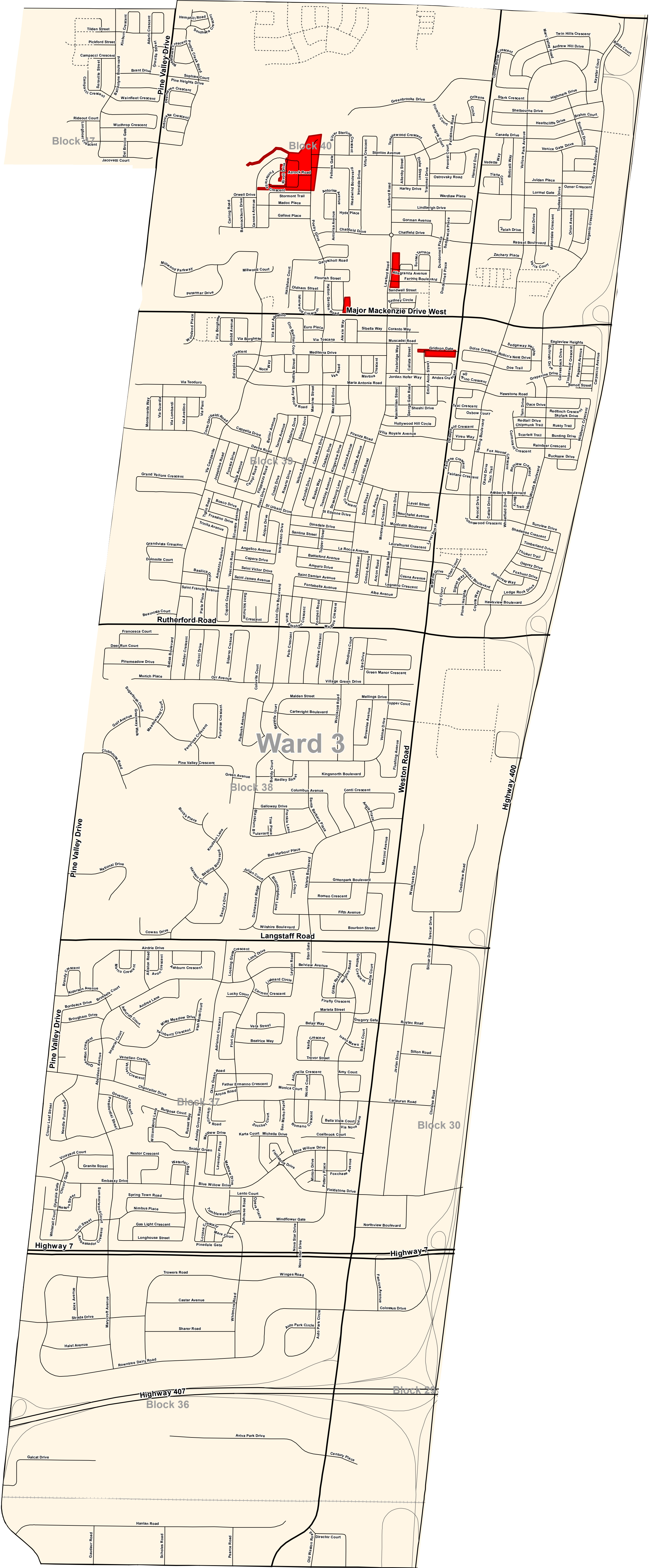
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 ASSUMPTION AREA



0 125250 500 750 1,000 m

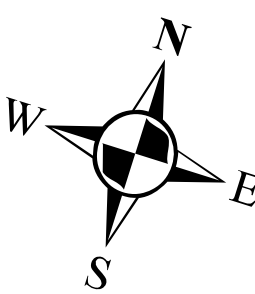
Attachment 6 - 2022 Ward 3 Assumption Map



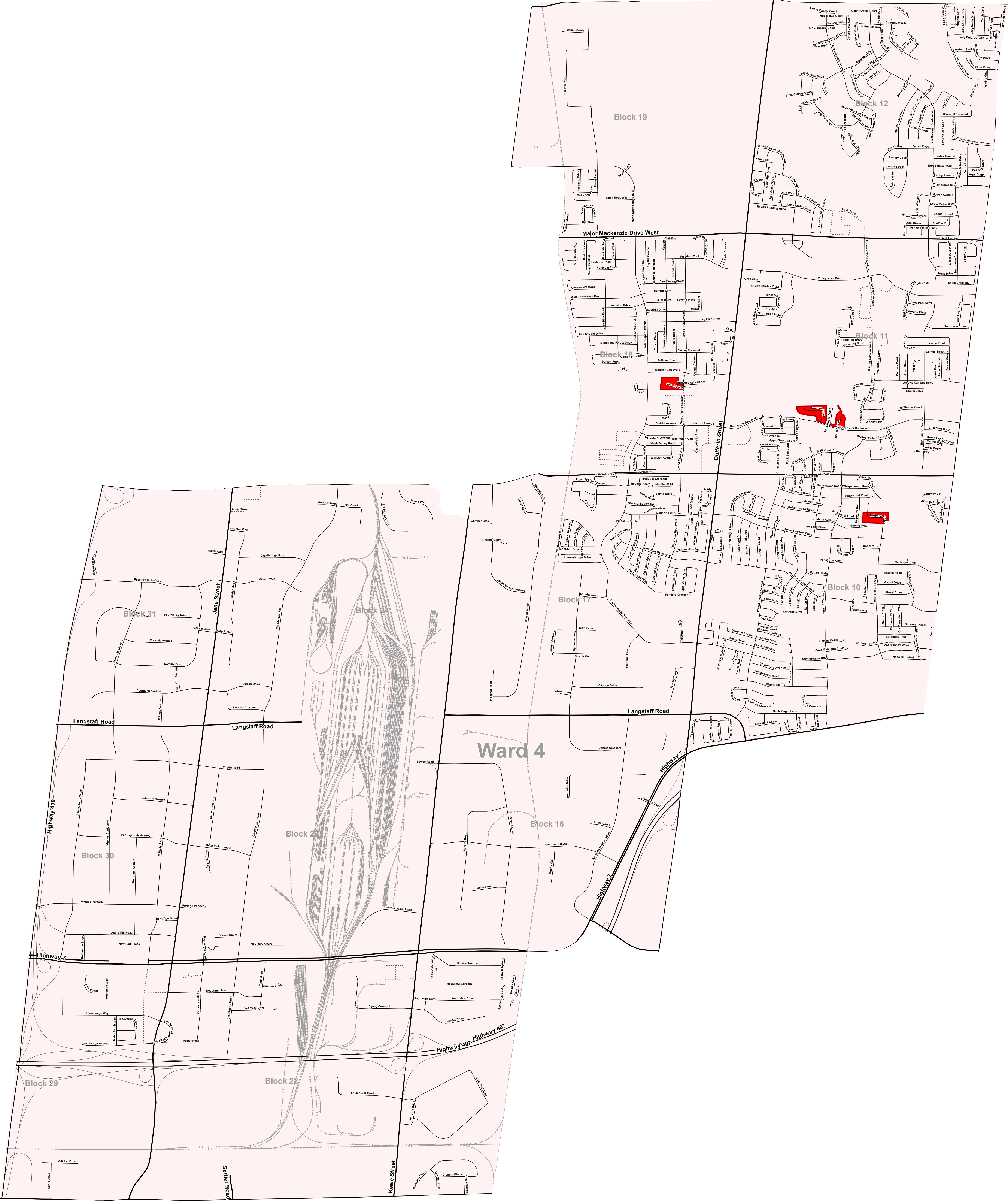


Legend

ASSUMPTION AREA


0 250 500 1,000 1,500 m

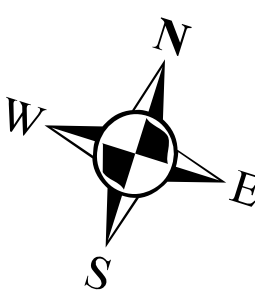
Attachment 7 - 2022 Ward 4 Assumption Map





Legend

 ASSUMPTION AREA



0 250 500 1,000 1,500
m

This is a detailed street map of Ward 5 in the City of Regina, Saskatchewan. The map shows a grid of streets with various residential blocks labeled, including Block 1, Block 2, Block 8, Block 9, and Block 15. Major roads like Highway 401 and Centre Street are clearly marked. The map is oriented with North at the top. A legend in the bottom right corner identifies the map as 'Ward 5' and includes a scale bar.

