

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 22, 2024

Item 6, Report No. 14 of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 22, 2024.

6. 2023 MUNICIPAL ASSUMPTION ACTIVITY REPORT

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Infrastructure Development, dated April 16, 2024:

Recommendation

1. That this report be received for information.

Committee of the Whole (2) Report

DATE: Tuesday, April 16, 2024

WARD(S): ALL

TITLE: 2023 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 2023 to December 2023.

Report Highlights

- 22.45 lane kilometres of road and associated sidewalk, curb and underground municipal infrastructure valued at approximately \$52.4 million were assumed by the City of Vaughan in 2023.
- Annual operating and maintenance costs associated with this additional infrastructure is estimated at \$1,549,410.
- Additional operating and maintenance costs to be funded from property taxes and water rates.

Recommendation

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
2022 Municipal Assumption Activity Report](#)

Analysis and Options

Between January 2023 to December 2023, the City of Vaughan assumed municipal services in 17 land development projects which included:

- 22.45 lane kilometres of roads
- 18.83 kilometres of sidewalk
- 18.49 kilometres of watermain
- 15.59 kilometres of sanitary sewer
- 13.50 kilometres of storm sewers
- 459 streetlights
- 3 stormwater management ponds

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 \$52.4 million (Attachment No.1).

The estimated annual operating and maintenance costs of this additional infrastructure is approximately \$1,549,410. (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 2023 to December 2023, the City has assumed municipal services in 17 developments valued at approximately \$52.4 million. The annual operating and maintenance cost of this additional infrastructure is estimated at \$1,549,410.

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

Attachments

1. 2023 Assumption of Municipal Services
2. 2023 Maintenance Costs
3. 2023 City-Wide Assumption Map
4. 2023 Ward 1 Assumption Map
5. 2023 Ward 2 Assumption Map
6. 2023 Ward 3 Assumption Map
7. 2023 Ward 4 Assumption Map
8. 2023 Ward 5 Assumption Map

Prepared by

Eric Vonk, Manager, Development Inspection & Grading ext. 8054
Simran Gakhel, Administrative Assistant ext. 8871

Approved by



Vince Musacchio
Deputy City Manager,
Infrastructure Development

Reviewed by



Nick Spensieri, City Manager

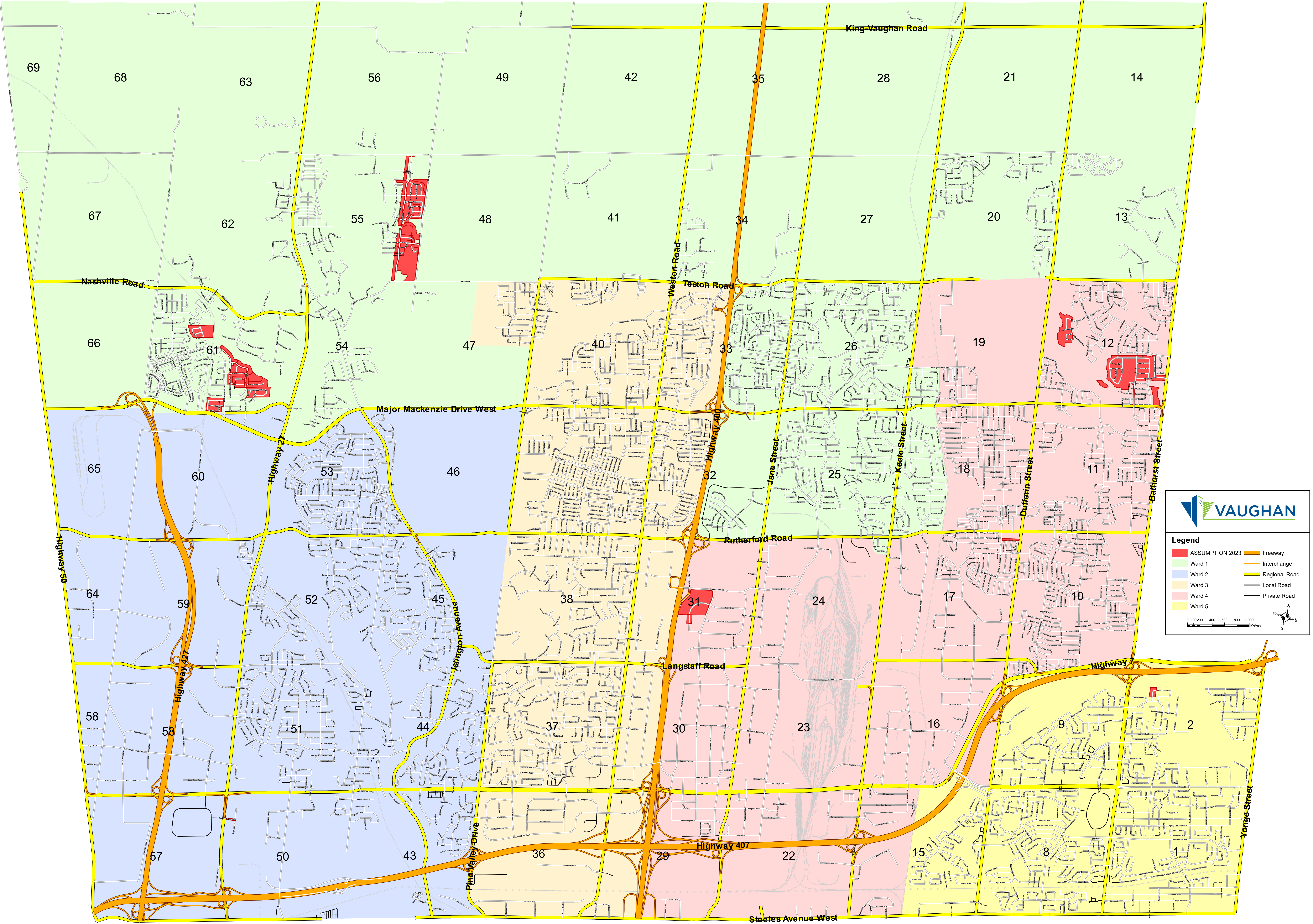
Attachment 1 - 2023 ASSUMPTION OF MUNICIPAL SERVICES

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)							
Humber Trails Neighbourhood Subdivision Ph 2 (Partial 1)	19T-05V10	65M-4529	1	61	LL	22/03/23	25/04/23	042-2023	\$	360,500	924	\$	259,650	893.5	\$	605,870	906.4	\$	670,540	1.878	24	\$	42,942.90	507	\$	87,972.64	1832
Pinestaff Development Subdivision - Ph 2	19T-10V005	65M-4564	1	61	LL	22/03/23	25/04/23	043-2023	\$	247,310	559	\$	220,760	567	\$	789,050	494	\$	632,630	1.172	16	\$	64,220.44	823.339	\$	55,780.27	1162.08
Corstate Industrial Subdivision Phase 3	19T-88028	65M-3537	1	31	KW	17/05/23	20/06/23	064-2023	\$	57,230	135	\$	54,310	135	\$	213,270	135	\$	89,090	0.135	4	\$	10,605.00	135	\$	23,520.00	270
Monarch Castlepoint Kipling North Subdivision Phase 1 - Partial 1	19T-13V009	65M-4557	1	55	LL	17/05/23	20/06/23	069-2023	\$	962,540	3499.5	\$	965,830	1974.8	\$	2,155,550.00	2109.6	\$	2,314,270	4.6	71	\$	375,856.89	4146.7	\$	288,855.19	5524.1
Monarch Castlepoint Kipling North Subdivision Phase 2 - Partial 2A	19T-13V009	65M-4604	1	55	LL	17/05/23	20/06/23	070-2023	\$	318,600	444	\$	447,630	393.1	\$	738,200	387.7	\$	921,760	0.868	12	\$	39,183.19	419.7	\$	42,988.28	840.6
Monarch Castlepoint Kipling South Subdivision Phase 1 - Partial 1	19T-13V008	65M-4558	1	55	LL	17/05/23	20/06/23	071-2023	\$	789,940	2947.6	\$	650,960	833.5	\$	1,592,020	944.2	\$	1,616,230	1.883	50	\$	286,821.22	3164.4	\$	187,083.16	3577.8
Monarch Castlepoint Kipling South Subdivision Phase 2 - Partial 2A	19T-13V008	65M-4607	1	55	LL	17/05/23	20/06/23	072-2023	\$	179,330	487	\$	146,920	385.5	\$	316,350	319.2	\$	406,030	0.839	12	\$	42,852.24	459	\$	37,332.20	730
Molise Kleinburg Estates Subdivision Phase 2A - Partial 2	19T-06V14	65M-4361	1	61	LL	17/05/23	20/06/23	066-2023	\$	571,220	1415	\$	362,110	1307	\$	976,830	1342.7	\$	1,284,980	2.656	44	\$	159,227.40	2,062.20	\$	116,302.50	2584.5
Molise Kleinburg Estates Subdivision Phase 2B	19T-06V14	65M-4460	1	61	LL	17/05/23	20/06/23	067-2023	\$	196,370	571	\$	160,470	435.7	\$	238,280	432.9	\$	464,850	1.16	17	\$	79,673.80	920.3	\$	53,803.67	1030
Molise Kleinburg Estates Subdivision Phase 2C	19T-06V14	65M-4508	1	61	LL	17/05/23	20/06/23	068-2023	\$	195,140	425	\$	160,910	425.3	\$	338,680	498.4	\$	471,740	0.904	16	\$	47,390.94	466.7	\$	46,861.32	864.6
Kleinburg North Spine Services Agreement (Partial 1)	N/A	N/A	1	62	LL	20/09/23	17/10/23	162-2023	\$	418,200	571.68	\$	1,416,400	2563.64	N/A	N/A	N/A	N/A	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Picard 20 Royal Gate, External Servicing	N/A	N/A	2	50	LL	15/11/23	12/12/23	195-2023	\$	24,650	25	\$	206,550	106.7	\$	39,000	14.4	N/A	N/A	0	N/A	N/A	N/A	N/A	N/A	N/A	
Parktrail Industrial Subdivision	19T-99V01	65M-3692	4	31	KW	12/04/23	16/05/23	049-2023	\$	88,530	420	\$	74,180	377.4	\$	296,100	335.3	\$	288,630	0.42	13	\$	30,475.00	420	\$	85,345.00	840
Andridge Homes Subdivision Phase 3	19T-99V08	65M-4506	4	12	KW	17/05/23	20/06/23	063-2023	\$	187,290	651	\$	191,260	848	\$	768,160	897.6	\$	392,310	0.667	19	\$	10,089.13	100.7	\$	63,612.60	1311.6
Longyard Residential Subdivision Phase 1	19T-03V13	65M-4425	4	12	KW	17/05/23	20/06/23	065-2023	\$	2,151,030	4760	\$	4,042,260	4088	\$	7,413,400.00	4421	\$	5,814,700	4.663	150	\$	386,036.16	4934	\$	642,781.76	8605
Dufferin Ridge (ARR) Subdivision	19T-11V002	65M-4363	4	17	KW	15/11/23	12/12/23	196-2023	\$	136,500	511.81	\$	232,390	110.5	\$	301,250	110	\$	105,960	0.3	1	\$	12,729.60	106.08	\$	26,724.00	222.7
Ruland Properties Residential Subdivision	19T-89025	65M-3447	5	2	KW	23/08/23	26/09/23	139-2023	\$	25,400	147	\$	30,100	150.7	\$	123,260	156.5	\$	66,800	0.3	3	\$	20,625.00	165	\$	38,500.00	308
Total by Category									\$	6,909,780.00	18493.59	\$	9,622,690.00	15595.34	\$	16,905,270.00	13504.9	\$	15,540,520.00	22.445	459	\$	1,608,728.91	18830.119	\$	1,797,462.59	29702.98

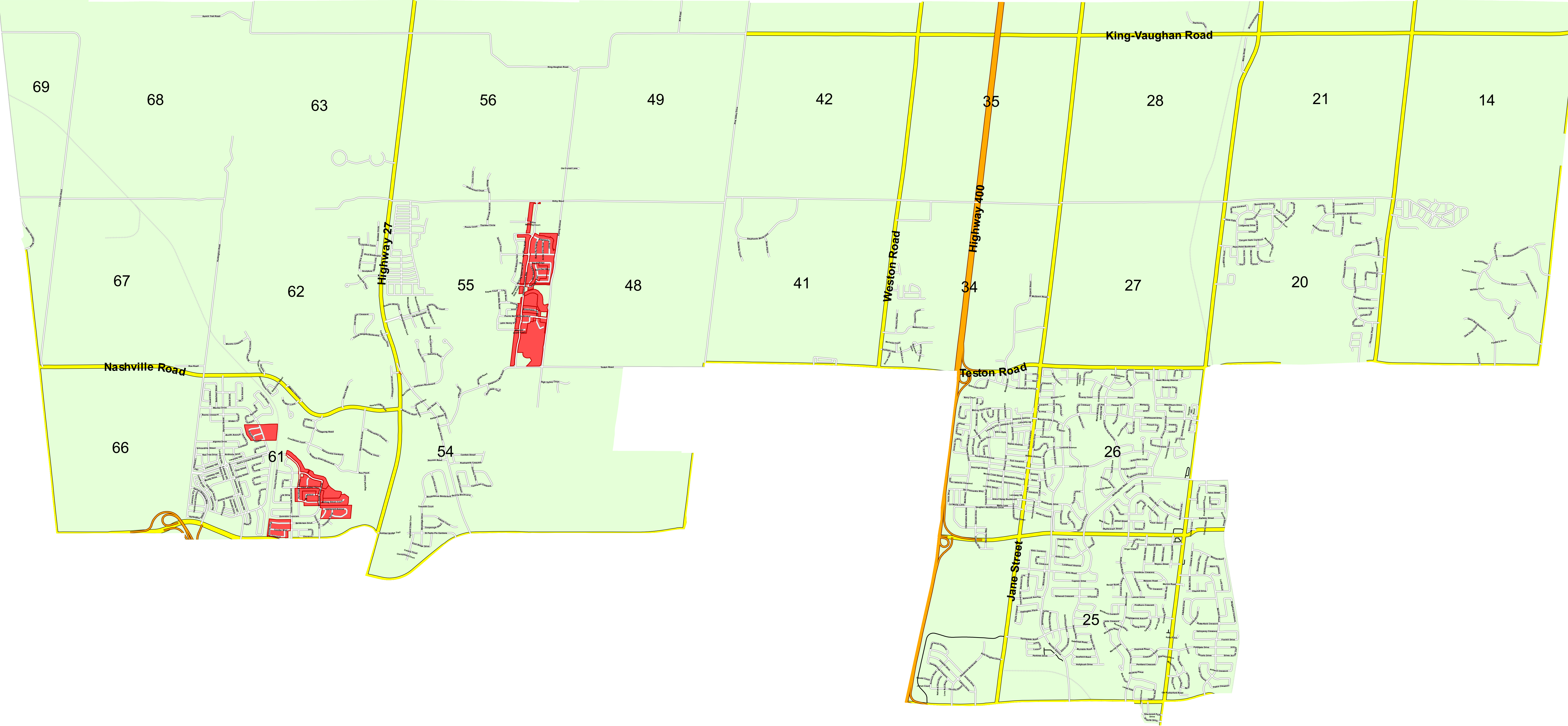
Attachment 2 - MAINTENANCE COSTS

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
Humber Trails Neighbourhood Subdivision Ph 2 (Partial 1)	19T-05V10	65M-4529	1	61	25/04/23	042-2023	\$ 9,080.00	\$ 7,890.00	\$ 6,720.00	\$ 25,770.00	\$ 890.00	\$ 2,880.00	N/A	N/A	\$ 53,230.00
Pinestaff Development Subdivision - Ph 2	19T-10V005	65M-4564	1	61	25/04/23	043-2023	\$ 11,620.00	\$ 9,490.00	\$ 7,730.00	\$ 15,370.00	\$ 2,950.00	\$ 1,920.00	N/A	N/A	\$ 49,080.00
Corstae Industrial Subdivision Phase 3	19T-88028	65M-3537	1	31	20-Jun-23	064-2023	\$ 1,330.00	\$ 1,190.00	\$ 1,000.00	\$ 3,700.00	\$ 2,250.00	\$ 480.00	N/A	N/A	\$ 9,950.00
Monarch Castlepoint Kipling North Subdivision Phase 1 - Partial 1	19T-13V009	65M-4557	1	55	20-Jun-23	069-2023	\$ 34,400.00	\$ 17,440.00	\$ 15,630.00	\$ 63,120.00	\$ 21,790.00	\$ 8,520.00	N/A	N/A	\$ 160,900.00
Monarch Castlepoint Kipling North Subdivision Phase 2 - Partial 2A	19T-13V009	65M-4604	1	55	20-Jun-23	070-2023	\$ 4,360.00	\$ 3,470.00	\$ 2,870.00	\$ 11,920.00	\$ 4,150.00	\$ 1,440.00	N/A	N/A	\$ 28,210.00
Monarch Castlepoint Kipling South Subdivision Phase 1 - Partial 1	19T-13V008	65M-4558	1	55	20-Jun-23	071-2023	\$ 28,970.00	\$ 7,360.00	\$ 9,470.00	\$ 25,840.00	\$ 15,660.00	\$ 6,000.00	N/A	N/A	\$ 93,300.00
Monarch Castlepoint Kipling South Subdivision Phase 2 - Partial 2A	19T-13V008	65M-4607	1	55	20-Jun-23	072-2023	\$ 4,790.00	\$ 3,400.00	\$ 2,370.00	\$ 11,520.00	\$ 2,870.00	\$ 1,440.00	N/A	N/A	\$ 26,390.00
Molise Kleinburg Estates Subdivision Phase 2A - Partial 2	19T-06V14	65M-4361	1	61	20-Jun-23	066-2023	\$ 13,910.00	\$ 11,540.00	\$ 9,950.00	\$ 36,440.00	\$ 16,980.00	\$ 5,280.00	\$ 160,590.00	N/A	\$ 254,690.00
Molise Kleinburg Estates Subdivision Phase 2B	19T-06V14	65M-4460	1	61	20-Jun-23	067-2023	\$ 5,610.00	\$ 3,850.00	\$ 3,210.00	\$ 15,920.00	\$ 4,920.00	\$ 2,040.00	N/A	N/A	\$ 35,550.00
Molise Kleinburg Estates Subdivision Phase 2C	19T-06V14	65M-4508	1	61	20-Jun-23	068-2023	\$ 4,180.00	\$ 3,760.00	\$ 3,690.00	\$ 12,400.00	\$ 4,540.00	\$ 1,920.00	N/A	N/A	\$ 30,490.00
Kleinburg North Spine Services Agreement Partial 1	N/A	N/A	1	62	17-Oct-23	162-2023	\$ 5,620.00	\$ 22,640.00	\$ -	\$ -	\$ 11,510.00	\$ 840.00	N/A	\$ 65,400.00	\$ 106,010.00
Picard 20 Royal Gate, External Servicing	N/A	N/A	2	50	12-Dec-23	195-2023	\$ 250.00	\$ 940.00	\$ 110.00	\$ -	\$ -	\$ -	N/A	N/A	\$ 1,300.00
Parktrail Industrial Subdivision	19T-99V01	65M-3692	4	31	16-May-23	049-2023	\$ 4,130.00	\$ 3,710.00	\$ 3,110.00	\$ 11,520.00	\$ 2,290.00	\$ 1,560.00	N/A	N/A	\$ 26,320.00
Andridge Homes Subdivision Phase 3	19T-99V08	65M-4506	4	12	20-Jun-23	063-2023	\$ 6,560.00	\$ 5,890.00	\$ 4,940.00	\$ 18,300.00	\$ 5,780.00	\$ 2,280.00	\$ 47,250.00	N/A	\$ 91,000.00
Longyard Residential Subdivision Phase 1	19T-03V13	65M-4425	4	12	20-Jun-23	065-2023	\$ 45,830.00	\$ 41,170.00	\$ 34,550.00	\$ 127,950.00	\$ 61,020.00	\$ 18,000.00	\$ 238,430.00	N/A	\$ 566,950.00
Dufferin Ridge (ARH) Subdivision	19T-11V002	65M-4363	4	17	12-Dec-23	196-2023	\$ 2,600.00	\$ 970.00	\$ 1,000.00	\$ 300.00	\$ 1,550.00	\$ 120.00	N/A	N/A	\$ 6,540.00
Ruland Properties Residential Subdivision	19T-89025	65M-3447	5	2	26-Sep-23	139-2023	\$ 1,470.00	\$ 1,320.00	\$ 1,110.00	\$ 4,120.00	\$ 1,120.00	\$ 360.00	N/A	N/A	\$ 9,500.00
TOTAL MAINTENANCE COST BY CATEGORY							\$ 184,710.00	\$ 146,030.00	\$ 107,460.00	\$ 384,190.00	\$ 160,270.00	\$ 55,080.00	\$ 446,270.00	\$ 65,400.00	\$ 1,549,410.00

Attachment 3 - City Wide Assumption Map



Attachment 4 - 2023 Ward 1 Assumption Map



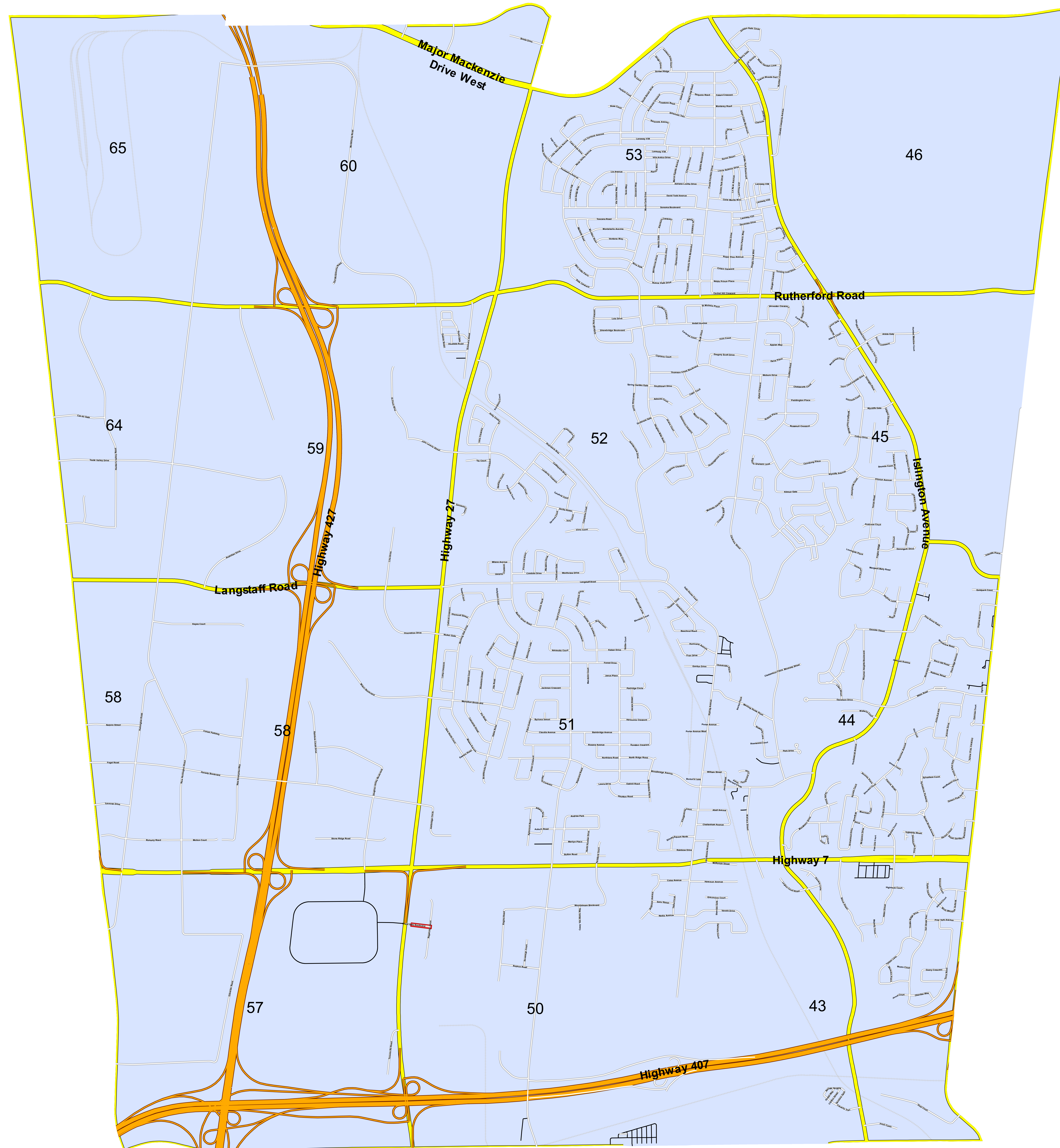


Legend

 ASSUMPTION 2023	 Freeway
 Ward 1	 Interchange
 Ward 2	 Regional Road
 Ward 3	 Local Road
 Ward 4	 Private Road
 Ward 5	



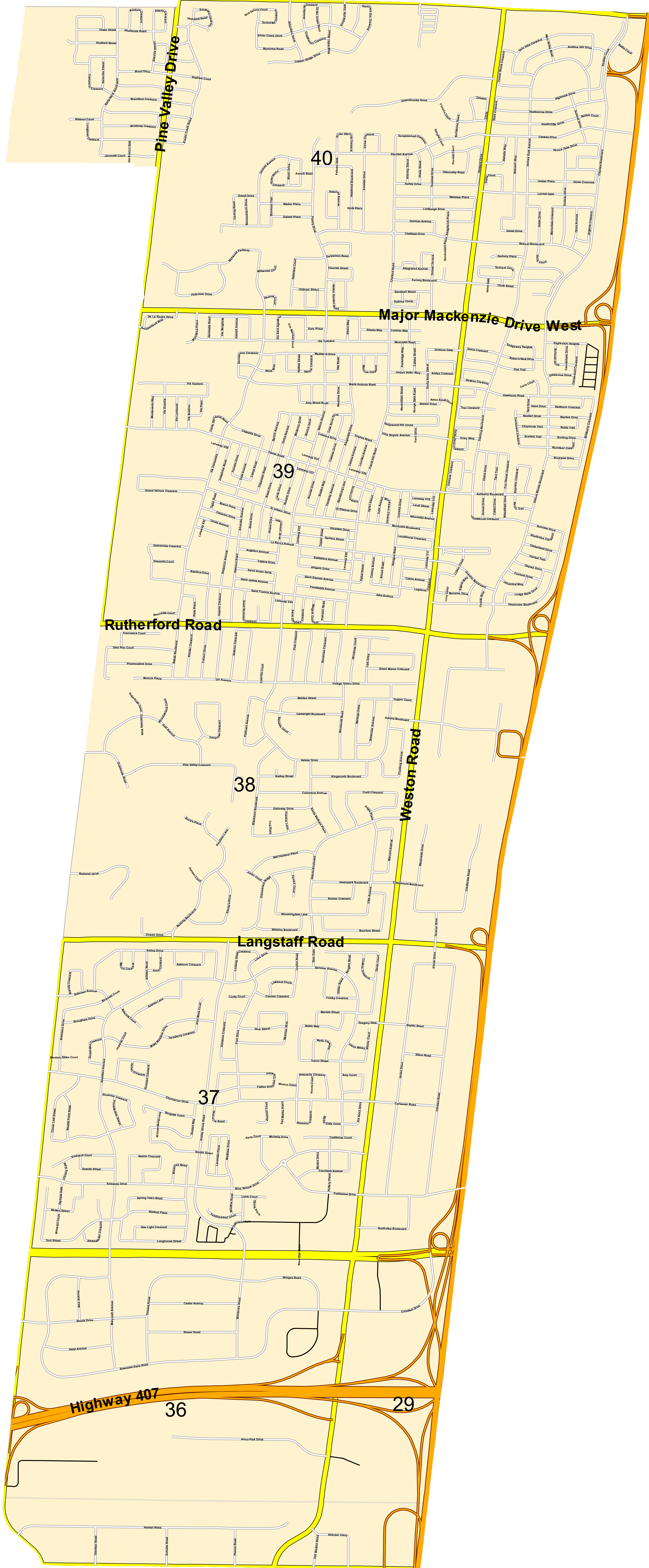
Attachment 5 - 2023 Ward 2 Assumption Map



Legend

■ ASSUMPTION 2023	— Freeway
■ Ward 1	— Interchange
■ Ward 2	— Regional Road
■ Ward 3	— Local Road
■ Ward 4	— Private Road
■ Ward 5	

Attachment 6 - 2023 Ward 3 Assumption Map



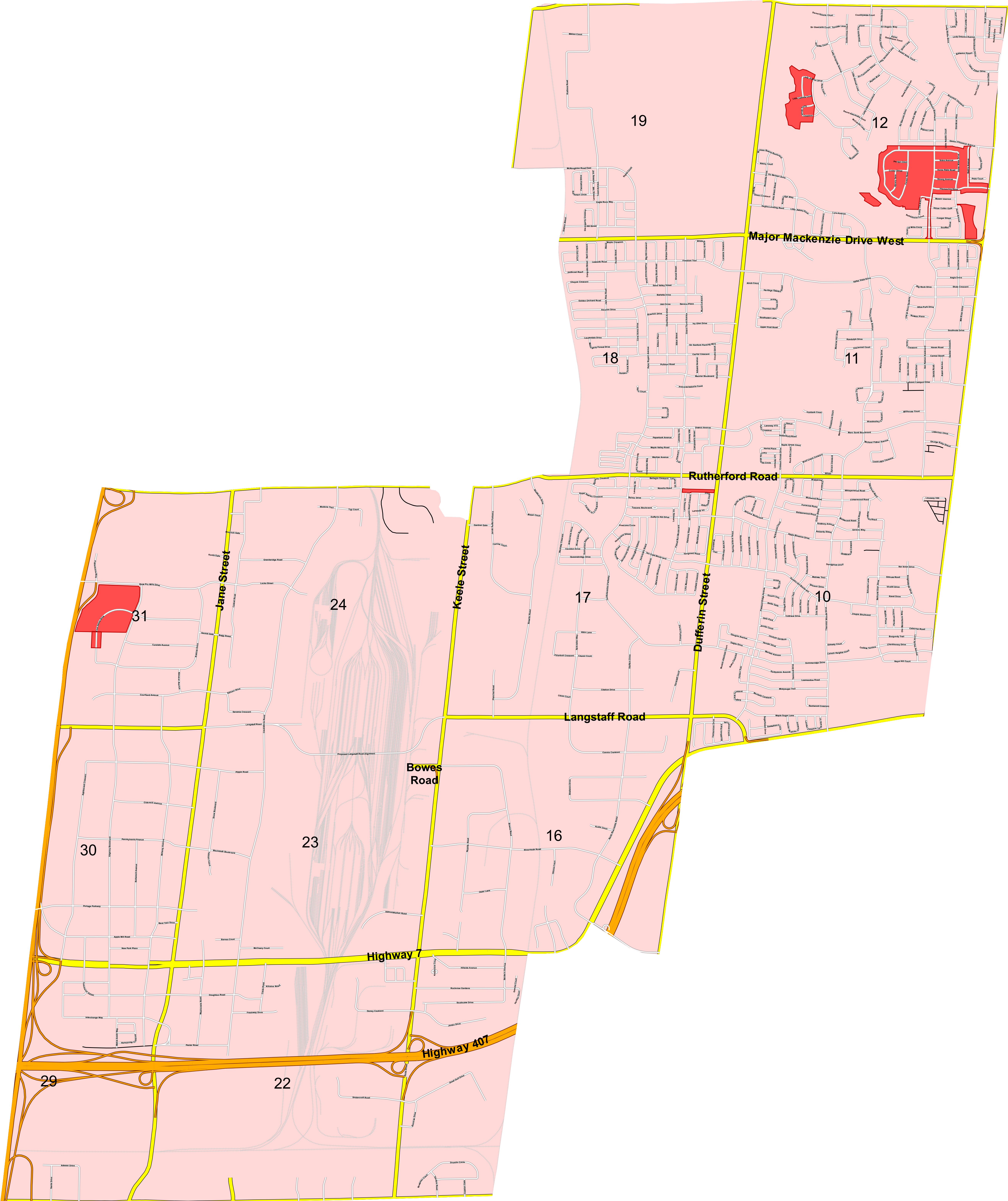


Legend

ASSUMPTION 2023	Freeway
Ward 1	Interchange
Ward 2	Regional Road
Ward 3	Local Road
Ward 4	Private Road
Ward 5	



Attachment 7 - 2023 Ward 4 Assumption Map





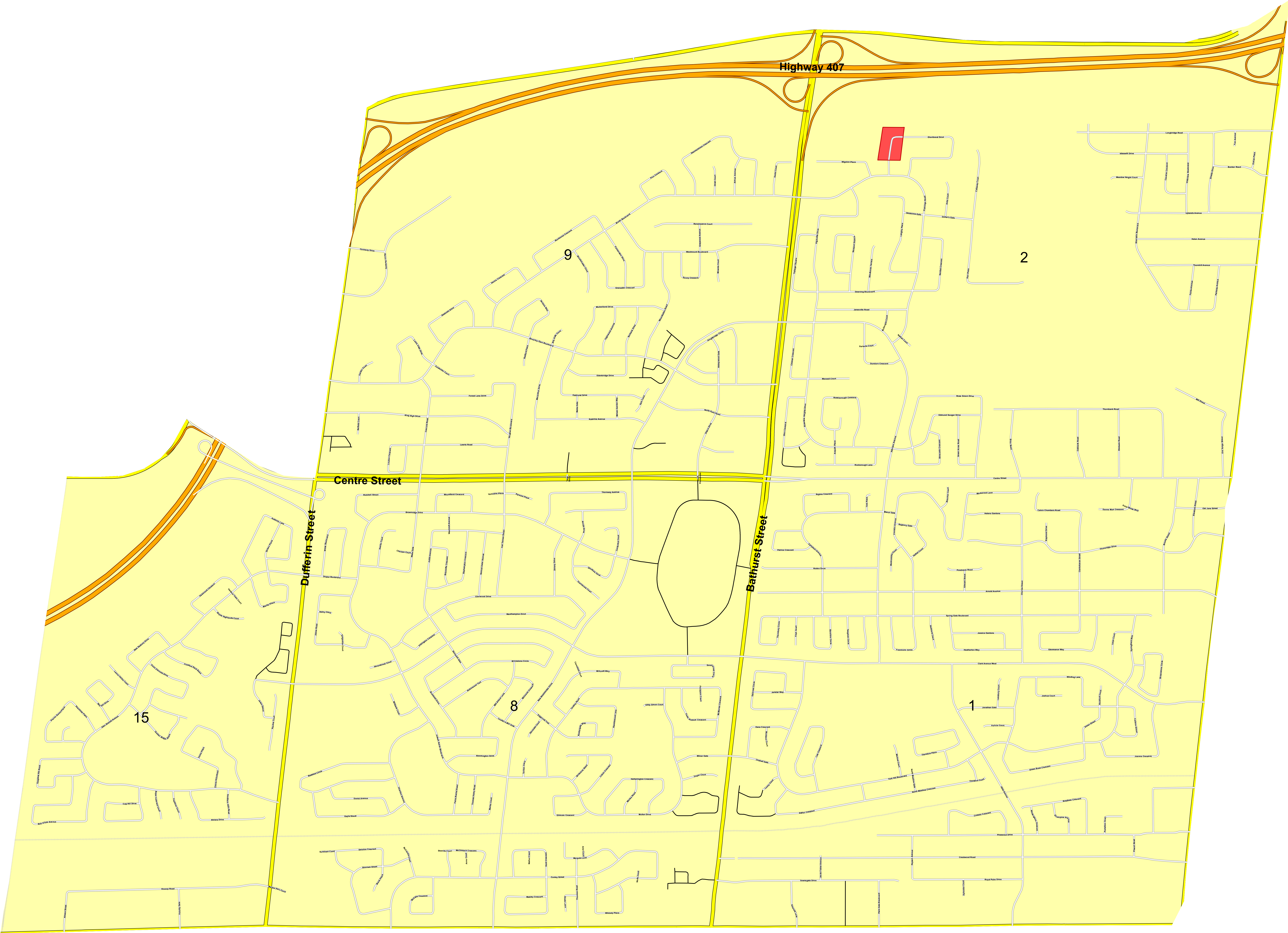
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 ASSUMPTION 2023	 Freeway
 Ward 1	 Interchange
 Ward 2	 Regional Road
 Ward 3	 Local Road
 Ward 4	 Private Road
 Ward 5	



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Attachment 8 - 2023 Ward 5 Assumption Map





Legend

ASSUMPTION 2023	Freeway
Ward 1	Interchange
Ward 2	Regional Road
Ward 3	Local Road
Ward 4	Private Road
Ward 5	

