

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 12, 2019

Item 21, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 12, 2019.

21. ASSUMPTION OF MUNICIPAL SERVICES – ANNUAL ACTIVITY REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Deputy City Manager, Public Works, dated June 4, 2019:

Recommendations

1. That this report be received for information.

Committee of the Whole Report

DATE: Tuesday, June 04, 2019

WARD(S): ALL

TITLE: ASSUMPTION OF MUNICIPAL SERVICES – ANNUAL ACTIVITY REPORT

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management
Zoran Postic, Deputy City Manager, Public Works

ACTION: FOR INFORMATION

Purpose

To provide a summary of the municipal infrastructure delivered through land development and growth-related projects that have been assumed by the City over the period between March 2018 and March 2019.

Report Highlights

- Approximately 46 lane kilometers of road and associated underground municipal infrastructure valued at approximately \$59 million were assumed by the City over a one-year period.
- The annual operating, maintenance and life-cycle costs associated with this additional municipal infrastructure, is estimated at approximately \$1.0 million.
- The additional operating and maintenance costs would be funded from a combination of property tax and rates

Recommendation

1. That this report be received for information.

Background

In January 2018, Council endorsed a streamlined process that facilitates the assumption of municipal services constructed through private land development and

growth-related infrastructure projects. This new assumption process includes the requirement for staff to report annually to Council listing the municipal assets that were assumed by the City over the preceding year.

Previous Reports/Authority

[Streamline Process for the Assumption of Municipal Services City Wide](#)

Analysis and Options

Between March 2018 and March 2019, the City assumed the municipal services in 28 land development projects which includes a total of:

- 46 lane kilometers of roads
- 14 kilometers of watermain
- 15 kilometers of sanitary sewer
- 17 kilometers of storm sewers; and
- Three stormwater management ponds and one wastewater pumping station.

The location of these developments and the details of the assumed municipal services are provided on Attachments 1 through 6 to this report.

Financial Impact

The municipal infrastructure assumed by the City over the last year is valued at approximately \$59 million as detailed on Attachment No.1 to this report.

The estimated annual operating and maintenance cost associated with the additional municipal infrastructure is approximately \$1.0 million as detailed on Attachment No. 1. These operating costs would need to be considered in future Public Works Operating budgets to ensure sufficient resources are available to operate and maintain the additional infrastructure to current service levels and regulatory requirements, with funding from a combination of taxation 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 stakeholder feedback. Between March 2018 and March 2019, the City assumed the municipal services in 28 developments valued at approximately \$59 million. The annual operating cost of this additional infrastructure is estimated at approximately \$1.0 million.

For more information, please contact: Andrew Pearce, Director of Development Engineering, Ext. 8255.

Attachments

1. Assumption as built and maintenance cost summary
2. City Assumption Ward 1 map
3. City Assumption Ward 2 map
4. City Assumption Ward 3 map
5. City Assumption Ward 4 map
6. City Assumption Ward 5 map

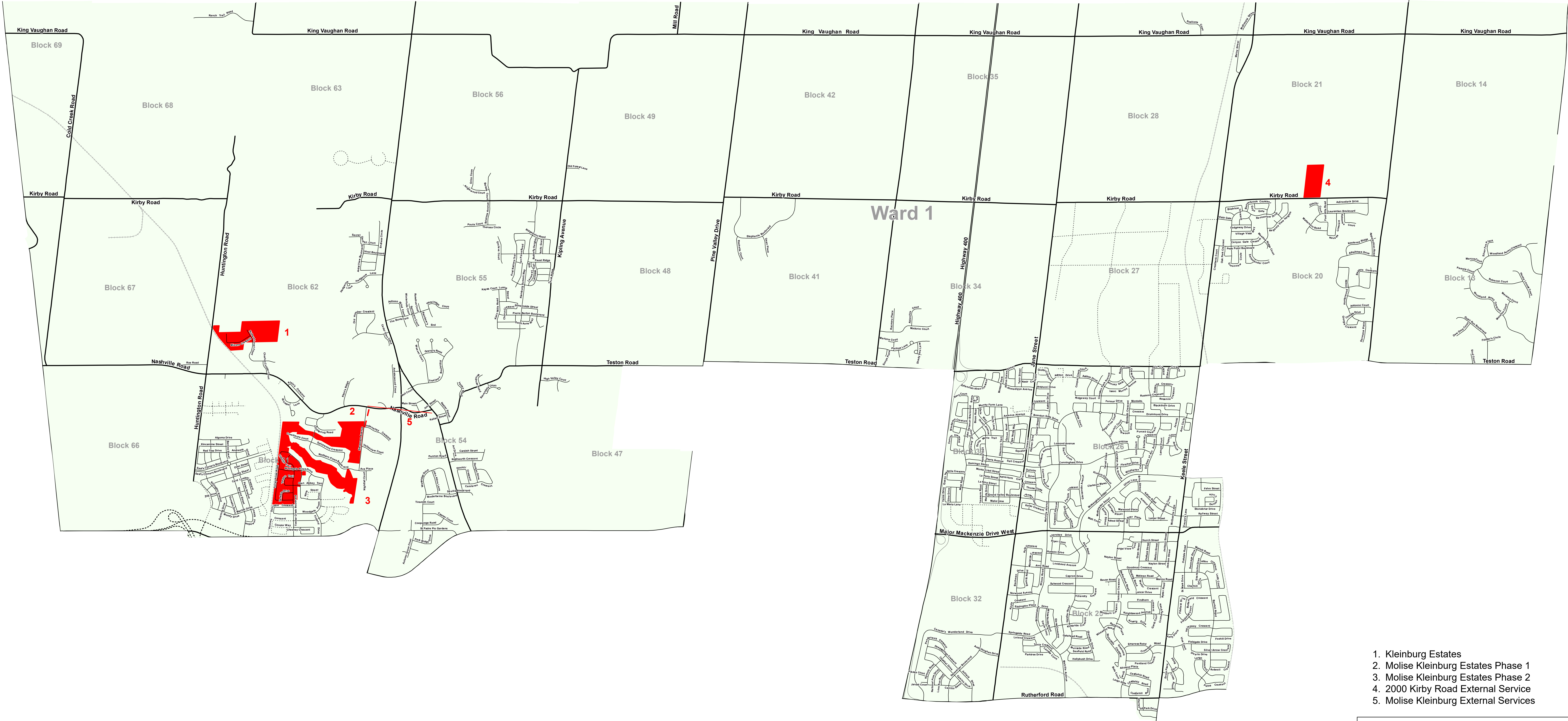
Prepared by

Frank Suppa, Manager Development Inspection and Grading

2018 ANNUAL MAINTENANCE COSTS

Subdivision	19T-	65M	Ward	Blk	By-law #	Watermain	Sanitary Sewers	Storm Sewers	Roads	Streetscaping, Landscaping & Trees	Street Lighting	SWMP	Wastewater Pumping Station	Total Maintenance Costs per Project	Total Infrastructure Value Assumed per Project
Kleinburg Estates	19T-95098	65M-4129	1	62	026-2018	\$4,390	\$0	\$960	\$9,670	\$5,390	\$2,520	\$0	\$0	\$22,930	\$2,023,253
Molise Kleinburg Estates Ph. 1 (Partial 1)	19T-06V14	65M-4336	1	61	127-2018	\$0	\$360	\$120	\$0	\$970	\$840	\$0	\$0	\$2,290	\$1,308,410
Molise Kleinburg Estates Ph 2. (Partial 1)	19T-06V14	65M-4361	1	61	129-2018	\$17,150	\$11,110	\$3,770	\$41,020	\$20,350	\$8,640	\$0	\$0	\$102,040	\$6,018,860
2000 Kirby Rd External Services	n/a	n/a	1	20	186-2018	\$250	\$0	\$620	\$0	\$0	\$0	\$0	\$0	\$870	\$92,570
Molise Kleinburg External Services	19T-06V14	n/a	1	61 & 54	131-2018	\$0	\$7,500	\$230	\$0	\$470	\$0	\$0	\$45,470	\$53,670	\$6,405,980
Vista Parc Ltd - External Services	DA11.069	n/a	2	44	028-2018	\$1,070	\$0	\$414	\$0	\$0	\$0	\$0	\$0	\$1,484	\$121,000
West Woodbridge Village Towns	19T-12V010	65M-4449	2	51	184-2018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,150
Lormel/Ozner Subdivision Ph 2A	19T-00V03	65M-4283	3	33	037-2018	\$1,170	\$760	\$260	\$2,580	\$1,470	\$600	\$0	\$0	\$6,840	\$375,940
Vellore Park Ph 1	19T-00V10	65M-3914	3	33W	055-2018	\$13,100	\$8,490	\$2,880	\$28,860	\$23,770	\$5,280	\$0	\$0	\$82,380	\$2,929,770
Vellore Park Ph 2 & 2A	19T-00V10	65M-4107 65M-4213	3	33W	056-2018	\$8,410	\$5,450	\$1,850	\$18,530	\$5,160	\$2,880	\$0	\$0	\$42,280	\$1,375,410
Red Shelf Ph 1	19T-00V05	65M-3910	3	33W	053-2018	\$7,850	\$5,080	\$1,720	\$17,280	\$6,670	\$3,000	\$0	\$0	\$41,600	\$1,731,450
Red Shelf Ph 2 & 2A	19T-00V05	65M-4111 65M-4212	3	33W	054-2018	\$780	\$170	\$510	\$1,720	\$2,090	\$240	\$0	\$0	\$5,510	\$161,230
Majormack Investments Inc Residential	19T-07V06	65M-4275	3	40	132-2018	\$12,500	\$8,100	\$2,750	\$27,530	\$9,650	\$5,880	\$0	\$0	\$66,410	\$3,599,260
Block 33 W Spine Services	n/a	n/a	3	33W	134-2018	\$45,700	\$29,610	\$17,130	\$151,020	\$56,950	\$26,040	\$10,230	\$0	\$336,680	\$19,342,360
Upper Thornhill Midvale Ph 2/2A	19T-03V16	65M-4056	4	12	038-2018	\$3,050	\$1,980	\$670	\$6,730	\$2,090	\$1,440	\$0	\$0	\$15,960	\$402,000
Country Wide Homes (1213 Teston Rd)	19T-10V01	65M-4304	4	12	057-2018	\$1,420	\$920	\$310	\$3,130	\$4,850	\$840	\$0	\$0	\$11,470	\$746,640
Arband Ph 3	19T-00V19	65M-4253	4	18	073-2018	\$9,690	\$6,280	\$2,130	\$21,350	\$8,020	\$3,960	\$0	\$0	\$51,430	\$2,299,190
Nine-Ten West Phase 1	19T-95066	65M-4004	4	11	071-2018	\$8,730	\$5,660	\$1,920	\$19,240	\$8,020	\$4,800	\$0	\$0	\$48,370	\$3,466,430
Royal Garden Homes Ph 2	19T-03V12	65M-4102	4	12	072-2018	\$1,420	\$920	\$310	\$3,130	\$1,590	\$600	\$0	\$0	\$7,970	\$514,500
Royal Garden Homes Ph 2A	19T-03V12	65M-4200	4	12	072-2018	\$2,370	\$1,540	\$520	\$5,220	\$2,130	\$960	\$0	\$0	\$12,740	\$777,330
Block 18 Spine Services SWMP B1, B2 & C only	n/a	n/a	4	18	126-2018	\$0	\$0	\$0	\$0	\$37,370	\$0	\$10,230	\$0	\$47,600	\$2,806,320
Block 11 Spine Services SWMP No. 5 only	n/a	n/a	4	11	125-2018	\$0	\$0	\$0	\$0	\$14,890	\$0	\$3,410	\$0	\$18,300	\$507,800
Mackenzie Ridge Subdivision	19T-05V11	65M-4286	4	11	128-2018	\$200	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$550	\$91,550
Arband Ph 2	19T-00V19	65M-4113	4	18	130-2018	\$280	\$180	\$60	\$630	\$4,070	\$0	\$0	\$0	\$5,220	\$193,510
Nine-Ten West Phase 2	19T-00V17	65M-4072	4	8	185-2018	\$2,780	\$1,800	\$610	\$6,130	\$3,800	\$1,200	\$0	\$0	\$16,320	\$1,116,470
Mackenzie Ridge/King Jane Developments	DA.12.089	n/a	4	11	188-2018	\$0	\$0	\$0	\$0	\$1,670	\$0	\$0	\$0	\$1,670	\$86,100
Minto Yonge and Arnold Inc External Services	DA 08.024	n/a	5	1	133-2018	\$0	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$50	\$228,200
Legacy Park Condominium External Services	DA.12.057	n/a	5	9	187-2018	\$0	\$1,380	\$0	\$0	\$0	\$0	\$0	\$0	\$1,380	\$488,400
TOTAL MAINTENANCE COSTS BY CATEGORY						\$142,310	\$97,640	\$39,794	\$363,770	\$221,440	\$69,720	\$23,870	\$45,470	\$1,004,014	\$59,255,083
TOTAL INFRASTRUCTURE VALUE ASSUMED BY CATEGORY						\$6,483,677	\$8,940,442	\$14,741,842	\$12,556,101	\$7,566,562	\$2,193,929	\$3,776,480	\$2,996,050	\$59,255,083	
TOTAL QUANTITY OF MUNICIPAL SERVICES BUILT						14 KM	15.3KM	17.8KM	46KM	N/A	526 streetlights	3 SWM Ponds	1 Pumping Station		

Ward 1 Assumptions 2018

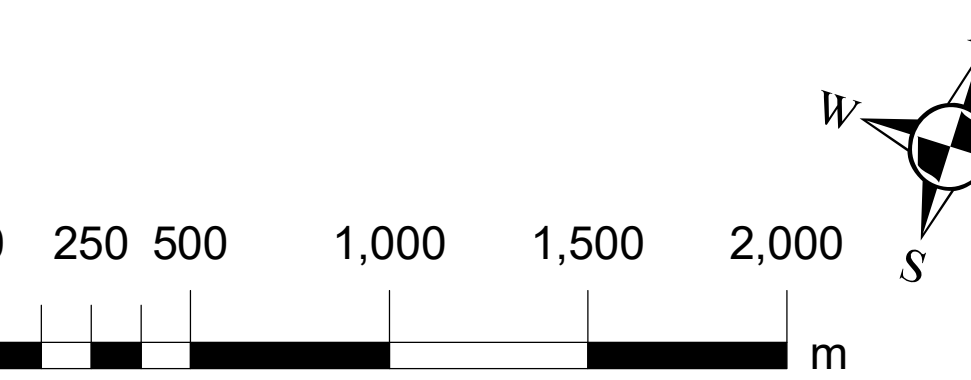


- 1. Kleinburg Estates
- 2. Molise Kleinburg Estates Phase 1
- 3. Molise Kleinburg Estates Phase 2
- 4. 2000 Kirby Road External Service
- 5. Molise Kleinburg External Services



Legend

ASSUMPTION AREA



Ward 2 Assumptions 2018

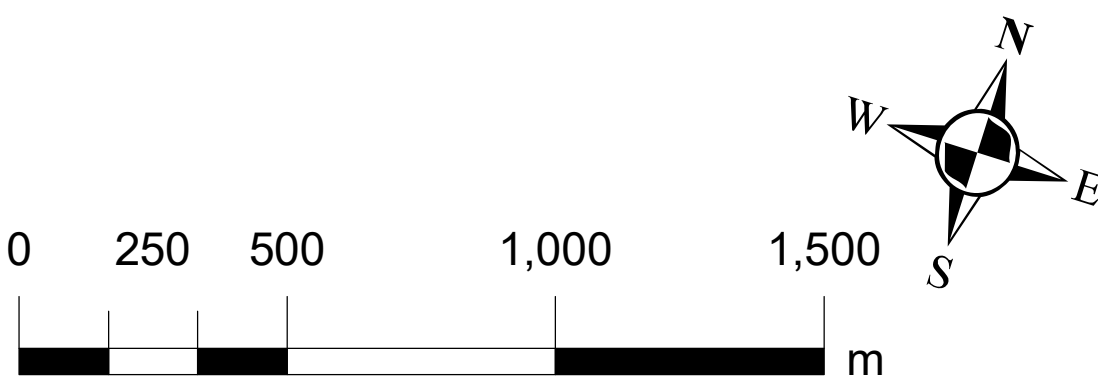


- 1 Vista Park Ltd. External Services
- 2 West Woodbridge Village Towns

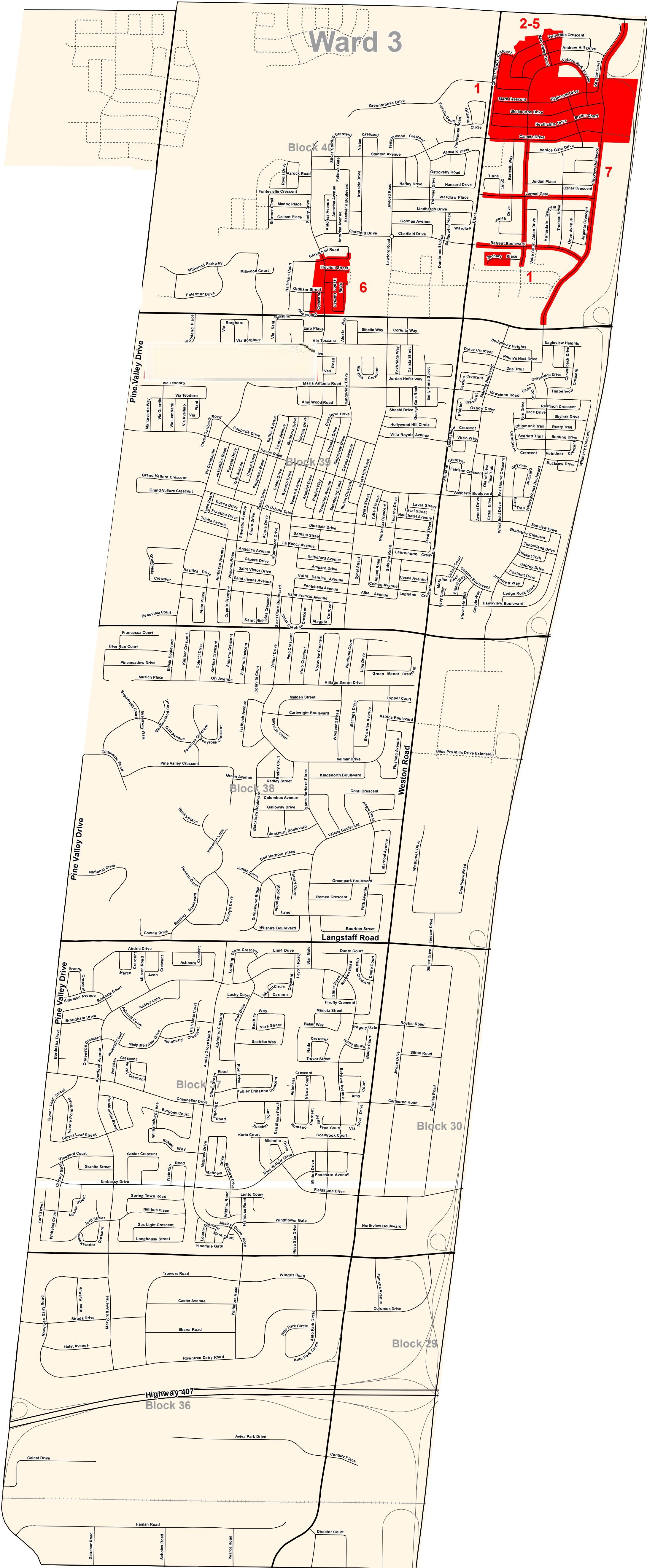


Legend

 ASSUMPTION AREA



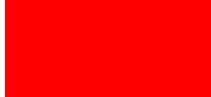
Ward 3 Assumptions 2018

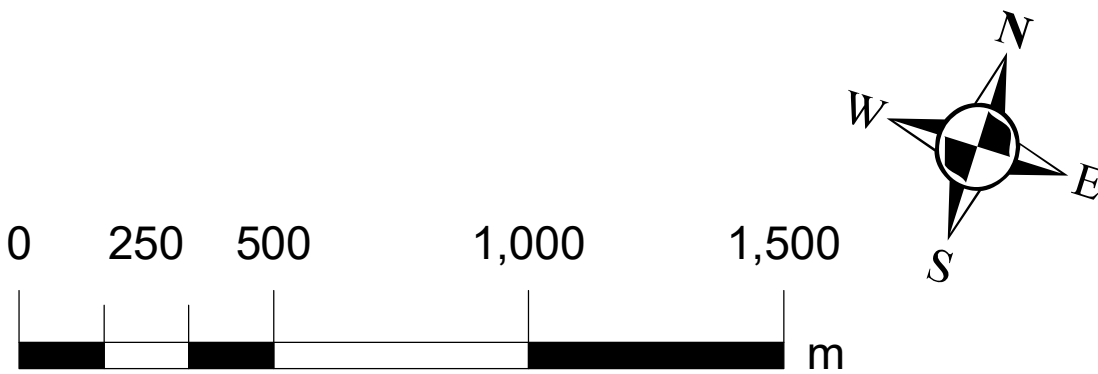


- 1 Lormel/Ozner Subdivision Ph 2A
- 2 Vellore Park Ph 1
- 3 Vellore Park Ph 2 & 2A
- 4 Red Shelf Ph 1
- 5 Red Shelf Ph 2 & 2A
- 6 Majormack Investments Inc. Residential
- 7 Block 33 W. Spine Services

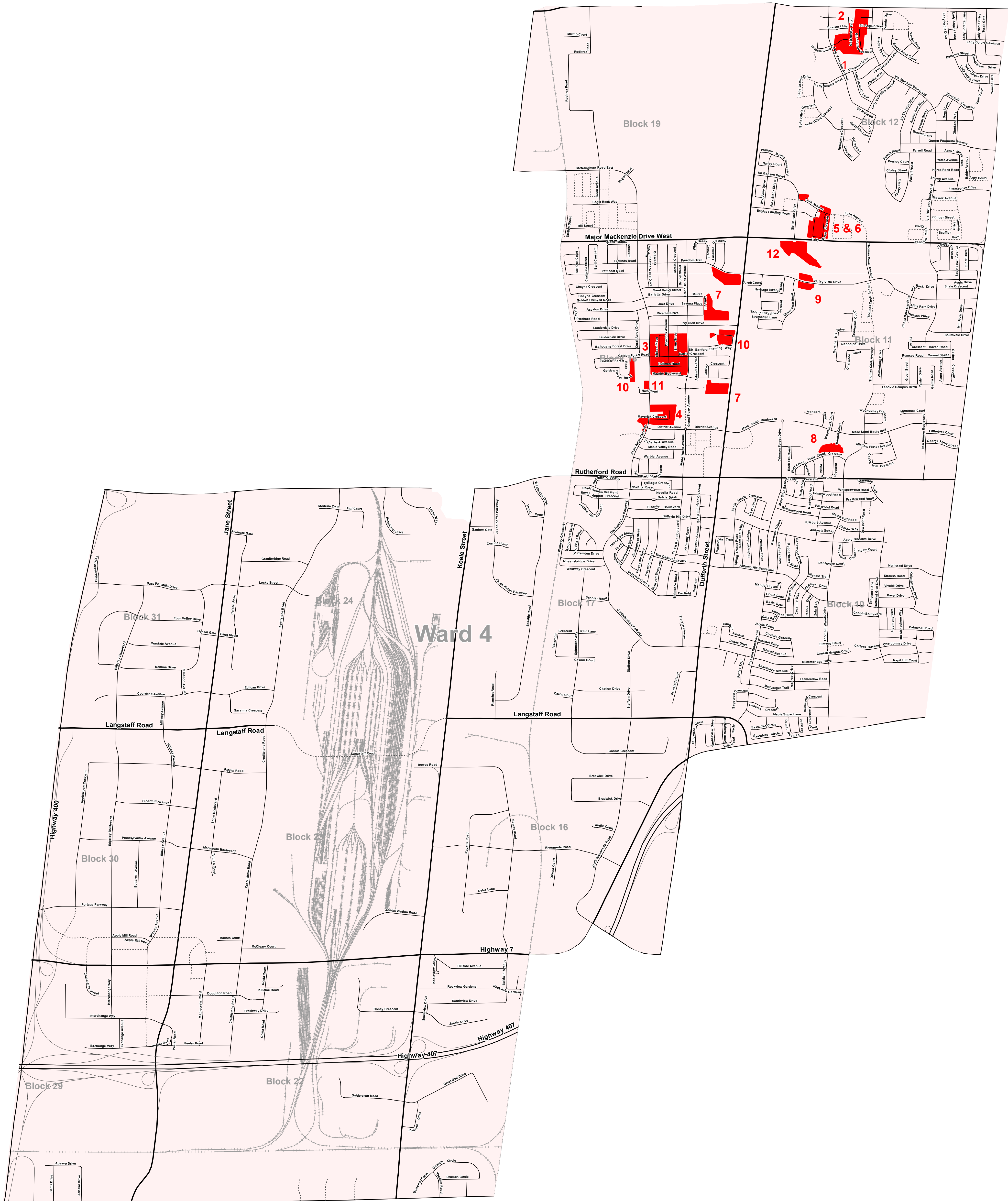


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 ASSUMPTION AREA



Ward 4 Assumptions 2018

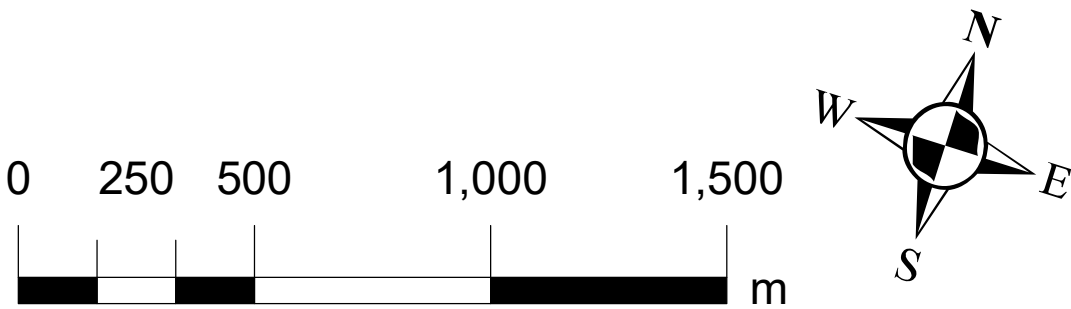


- 1 Upper Thornhill Midvale
- 2 Country Wide Homes
- 3 Arband Ph 3
- 4 Nine-Ten West Phase 1
- 5 Royal Garden Homes Ph 2
- 6 Royal Garden Homes Ph 2A
- 7 Block 18 Spine Services
- 8 Block 11 Spine Services
- 9 Mackenzie Ridge Subdivision
- 10 Arband Ph 2
- 11 Nine-Ten West Phase 2
- 12 Mackenzie Ridge/King Jane Developments



Legend

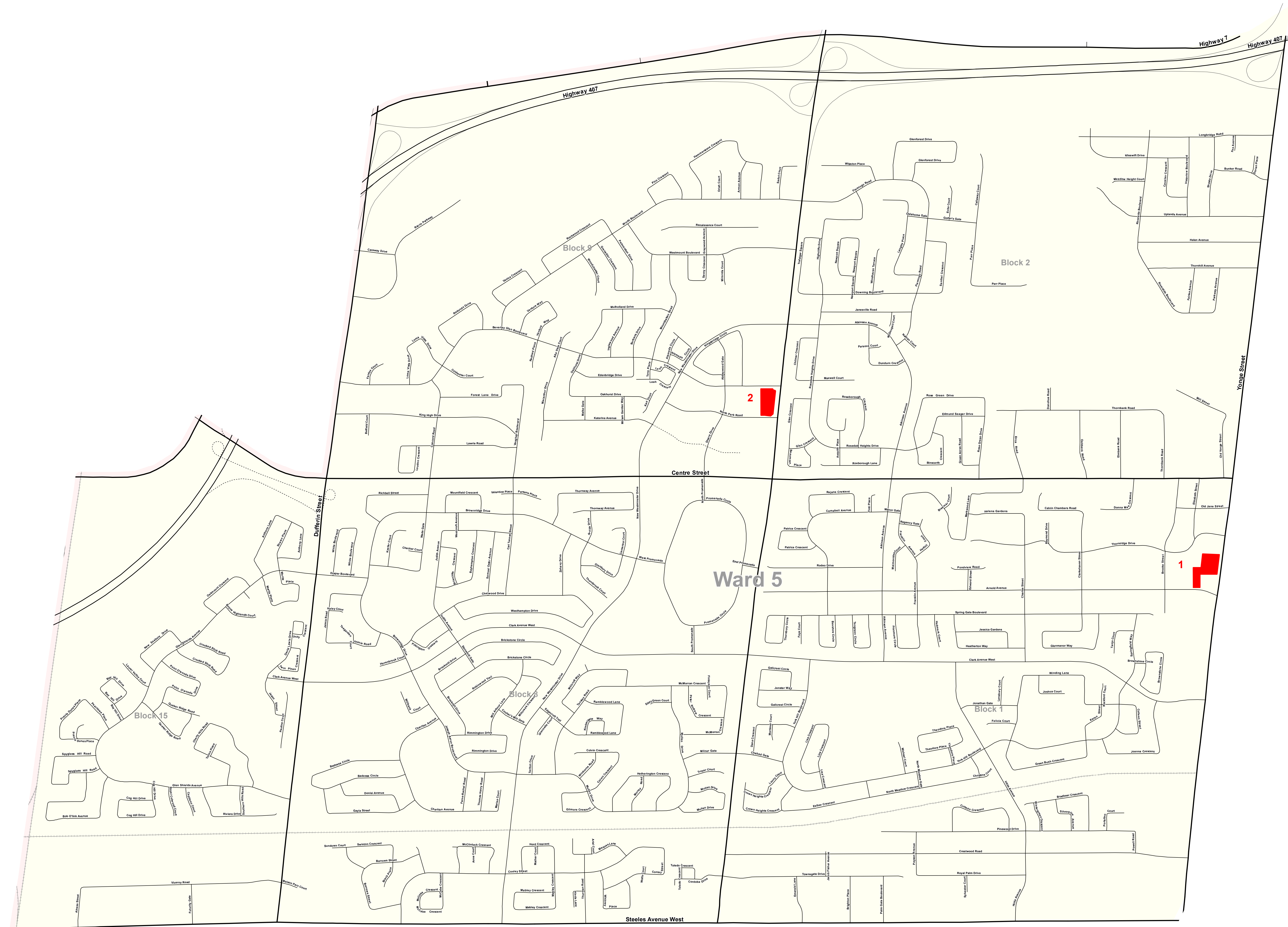
 ASSUMPTION AREA



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W
S
E

Ward 5 Assumptions 2018



- 1 Minto Yonge & Arnold Inc. Ext. Serv.
- 2 Legacy Park Condominium Ext. Serv.



Legend

ASSUMPTION AREA

