

Committee of the Whole (2) Report

DATE: Tuesday, December 10, 2024

WARD(S): ALL

**TITLE: AUTHORIZATION TO ENTER INTO AGREEMENTS AND
ASSUME INFRASTRUCTURE FOR SPECIFIED PRIVATE
RESIDENCES**

FROM:

Vince Musacchio, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

This report requests Council's approval to authorize the Development Engineering Department to enter into Development Agreements and assume infrastructure for maintenance purposes. These agreements will authorize the creation and future assumption of mainline municipal infrastructure, extending existing systems to service private residential lots located at:

- **2050 Kirby Road:** Installation of approximately 300 meters of 200mm diameter sanitary sewer to service a private single residence.
- **46 Briarose Avenue:** Installation of approximately 100 meters of 150mm diameter watermain to service a private single residence.
- **6299 Rutherford Road:** Installation of approximately 150 meters of 150mm diameter watermain to service a single private property.

Report Highlights

- Council approval is requested to grant the Development Engineering Department authority to enter into Development Agreements for the purpose of extending existing mainline infrastructure in order to service private lots at 2050 Kirby Road, 46 Briarose Avenue and 6299 Rutherford Road.
- Assumption of these services by the City would occur in the future, in accordance with the City's standard process.

Recommendations

1. That Council authorize the Director of the Development Engineering Department to execute such agreement(s) as may be required to permit the construction of the necessary sanitary sewer and watermain infrastructure for 2050 Kirby Road, 46 Briarose Avenue, and 6299 Rutherford Road and in a form acceptable to the City Solicitor.

Background

Currently, there is no authority or procedure in place which allows for the extension of existing mainline municipal infrastructure to service private lots that fall outside the City's standard planning or permitting procedures and there isn't an opportunity to assume this infrastructure without entering into development agreements.

This issue has emerged from the need to service private residential lots that are not connected to municipal infrastructure. While infrastructure may be close by, it must be extended to the front of these private lots. Without the necessary infrastructure, these lots cannot be developed or adequately serviced.

The Development Engineering Department has identified that extending municipal services would promote long-term growth and enable sustainable development.

Previous Reports/Authority

N/A

Analysis and Options

There is currently an urgent need to enter into development agreements to extend existing mainline municipal infrastructure services to the following three private residential lots, in order to secure performance of the necessary works to the City's standards:

- **2050 Kirby Road:** Installation of approximately 300 meters of 200mm diameter sanitary sewer to service a private single residence.
- **46 Briarose Avenue:** Installation of approximately 100 meters of 150mm diameter watermain to service a private single residence.
- **6299 Rutherford Road:** Installation of approximately 150 meters of 150mm diameter watermain to service a single private property.

Extending municipal services to these lots ensures they can connect to City of Vaughan's existing infrastructure. By granting the Development Engineering Department the authority to enter into Development Agreements to support the extension of these services, we are ensuring we can support City of Vaughan's Growth Management Strategy, promoting uniformity in municipal services and reducing the burden of alternative systems such as septic tanks.

Assumption of these services by the City would occur in the future, in accordance with the City's standard process.

Overall, extending municipal services presents several benefits, including enhanced development potential, as access to essential services increases the value and usability of residential lots. It also supports sustainable growth strategies and improves the quality of life for residents by providing necessary services like water and sewer.

Financial Impact

If council grants Development Engineering the authority to enter into development agreements for these three private properties, such agreements will specifically outline the financial responsibilities for both the landowner and the City of Vaughan. To summarize the financial impact that will be specified in the agreement, the total costs for infrastructure creation will be borne by the landowner, and the City of Vaughan will take on the maintenance and operational responsibilities upon the future assumption of the newly extended infrastructure. The City of Vaughan may need to plan and adjust future budgets to account for ongoing maintenance and potential expansion of this infrastructure.

Operational Impact

Development Engineering will be involved in the design and construction of the new infrastructure, specifically the review and approval of engineering drawings, executing the development agreement, and inspection and monitoring until assumption. No significant impacts are expected on any other Departments within the City of Vaughan.

Broader Regional Impacts/Considerations

This decision aligns with broader regional infrastructure initiatives, ensuring cohesive development across municipal and private lots. Regional partners may be consulted to ensure synchronization with adjacent projects and shared infrastructure goals.

Conclusion

Granting authority to the Development Engineering Department to enter into Development Agreements will allow us to formalize an agreement with lot owners to extend critical mainline infrastructure and assume responsibility for long-term maintenance. This strategy supports sustainable growth and provides a foundation for future residential development.

For more information, please contact Eric Vonk, Manager of Inspections and Grading, Development Engineering at Eric.vonk@vaughan.ca or extension 8054.

Attachments

N/A

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