

Committee of the Whole

Area Specific Development Charges – Teston Road East and West Sanitary Infrastructure



CITY OF VAUGHAN

June 17, 2025

Source: City of Vaughan

HEMSON

ASDC Consultation Program

- ASDC Background Study released for consultation on September 17th, 2024
 - Council Information Session held on September 17th
- Statutory Public Meeting Held on October 8th, 2024
- City staff and Hemson have held several discussions with interested stakeholders before and after the release of the study
- Following the consultation process, a series of adjustments have been made to the analysis to reflect ongoing dialogue and submissions provided

Notable Changes Since the DC Public Meeting

Teston Road East

- Updated sizing and quantities for sanitary sewer works for Jane St to Keele street works (Map 1)
- Includes recovery for Block 27 oversizing work (new project). This cost is reflected in a new “Map 2” charge applicable to Block 28 landowners

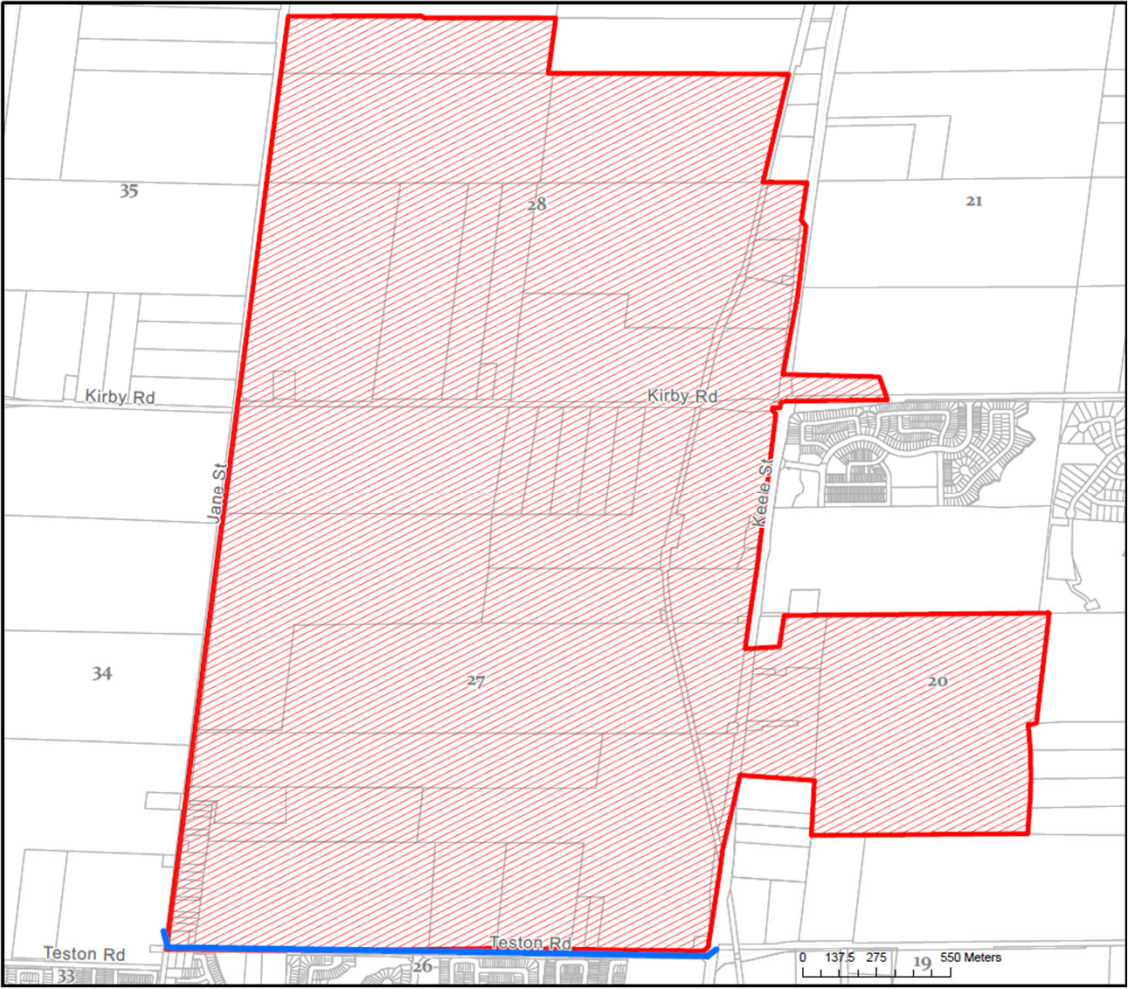
Teston Road West

- Segment B Servicing: updated cost estimates and project requirements: length, tunnelling and diameter
- Revised land areas for Block 34W employment, Block 34W existing residential and Block 35W future lands
- Lands at 10970 Weston Road (TACC) and 11120 Weston Road (Fieldgate) have been removed from the calculations (Note: The existing Weston Road sanitary system was designed to accommodate these lands)
- Segment B works along Weston road sewer updated to terminate at Philips Lane, north of Teston Rd
- Segment C & D works associated with servicing lands north of Kirby Road is removed from the study process at this time. Importantly, this work is still needed to service those lands but will be considered in a subsequent ASDC when introduced in 2026 as part of the comprehensive City-wide DC and ASDC update.

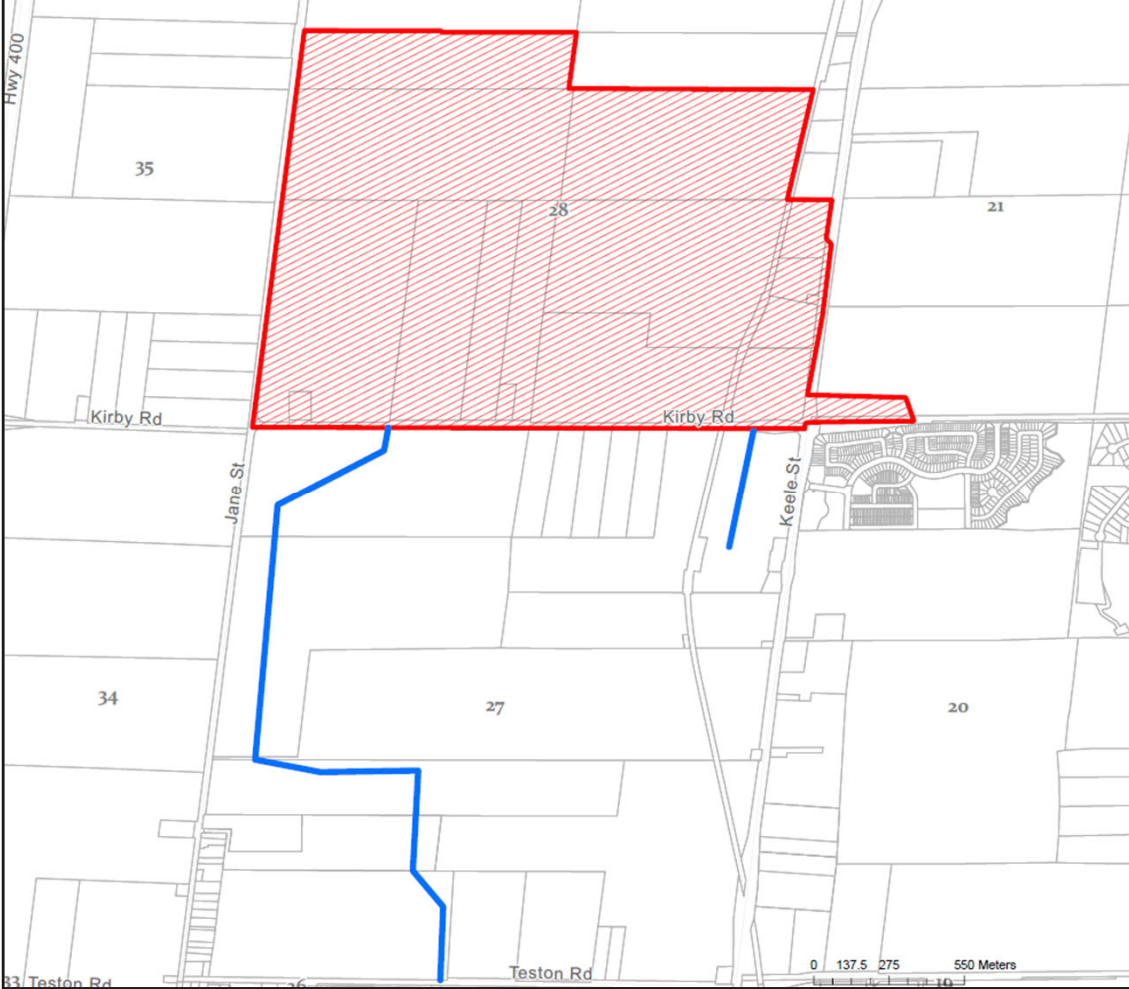
Note: Financing Costs were updated as per recent Infrastructure Ontario rates (applicable to both East and West infrastructure)


Teston Road – Sanitary Sewer East Segment A and Segment B

Map 1 (Block 20, 27 & 28) - Jane Street to Keele Street



Map 2 (Block 28) – Block 27 Oversizing



- 3
- Legend
-  SERVICE AREA
 -  PROPOSED SANITARY WORKS



Teston Road East – ASDC Calculation Summary

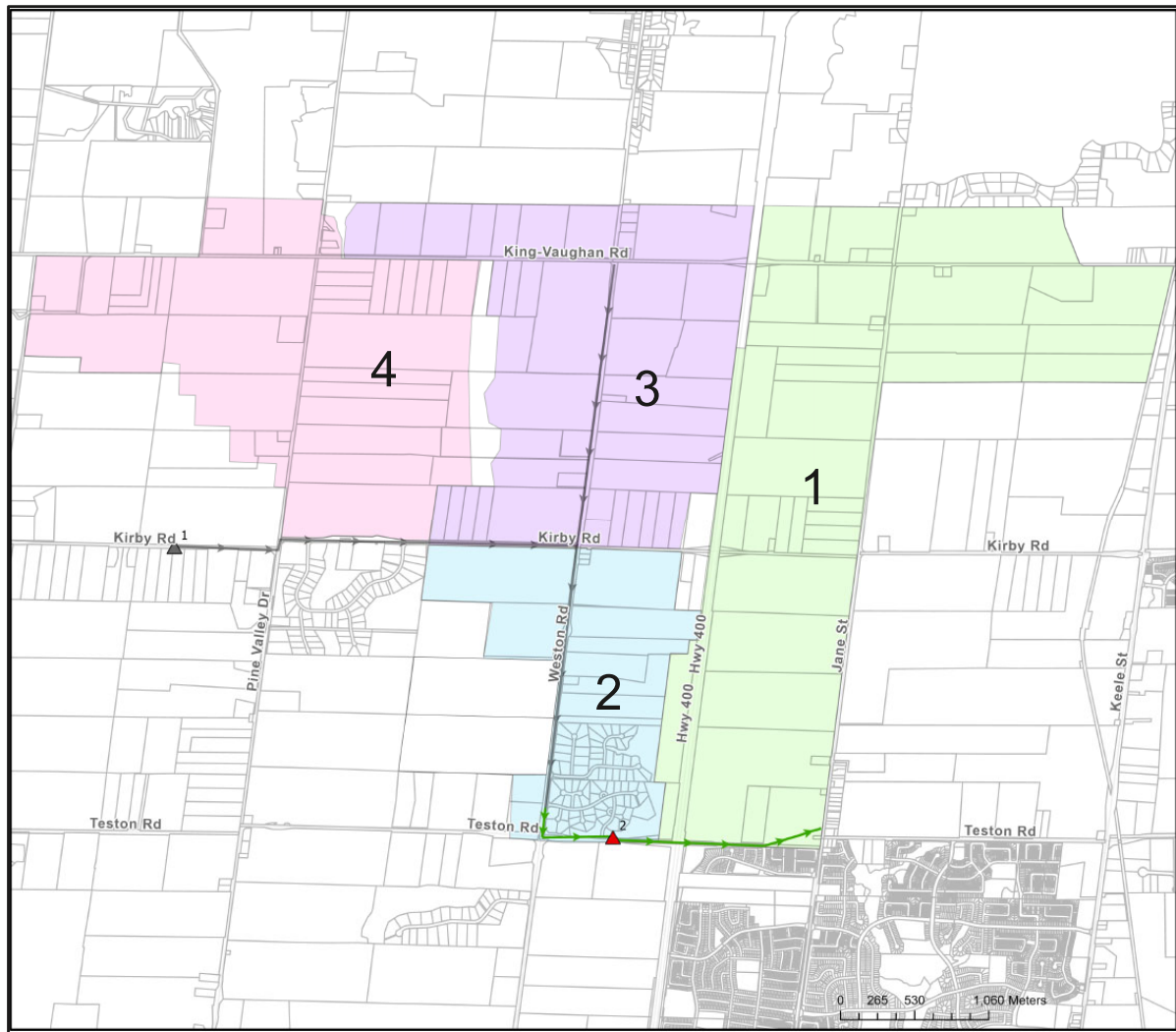
Capital Works	Capital Cost ⁽¹⁾	Benefitting Area	By-law Administration: Calculated Charge (\$/ha)
Teston Road Sanitary Sewer - Jane Street to Keele Street (Segment A)	\$31,086,967	443.55 ha	\$70,086.65
Block 27 Sanitary Sewer Oversizing (Segment B)	\$700,364	180.99 ha	\$3,869.73

Note 1: Figures include financing costs

Teston Road East – ASDC Calculation Summary

Development	Benefitting Infrastructure	By-law Administration: Total Applicable Charges (\$/net ha)
Lands Located in Block 20	Segment A (Map 1)	\$70,086.65
Lands Located in Block 27	Segment A (Map 1)	\$70,086.65
Lands Located in Block 28	Segment A (Map 1) Segment B (Map 2) <i>Total</i>	\$70,086.65 <u>\$3,869.73</u> \$73,956.38

Overview of Teston Road West Sanitary Sewer Infrastructure Benefitting Areas



▲ Pumping Station
Serviced Areas

1
2
3
4

Note: Colored Lines with arrows denote proposed linear works. Works in grey to be considered in future ASDCs

Note: Numbers on this map denote "Areas."

- ASDC is structured by "Maps"
 - Maps 1 to 4
- Maps are made up of "Areas" as shown on the map to the left
- ASDCs will be made up of combination of areas determined by benefiting infrastructure



Teston Road West – ASDC Calculation Summary

Capital Works	Capital Cost ⁽¹⁾	Benefitting Area	By-law Administration: Calculated Charge (\$/ha)
Segment A Servicing <i>Teston Road Sanitary Sewer</i> <u>Map 1</u>	\$4,380,169	Area 1,2,3 and 4 = 1,113.67 ha	\$3,933.09
Segment B Servicing <i>Weston/Teston Sewer & Teston Road Pumping Station</i> <u>Map 2</u>	\$80,670,528	Area 2, 3 and 4 = 681.19 ha	\$118,425.28
Segment C and D Servicing	<i>During the consultation process, it was determined that the cost of this infrastructure will be introduced in a subsequent ASDC by-law in 2026.</i>		

Note 1: Figures include financing costs

Teston Road West – ASDC Calculation Summary

Development	Benefitting Infrastructure	By-law Administration: Total Applicable Charges (\$/net ha)
Lands Located in Area 1	Segment A (Map 1)	\$3,933.09
Lands Located in Area 2	Segment A (Map 1) Segment B (Map 2) Total	\$3,933.09 \$118,425.28 \$122,358.37
Lands Located in Area 3	Segment A (Map 1) Segment B (Map 2) Segment C (Map 3) ⁽¹⁾ Total	\$3,933.09 \$118,425.28 <u>N/A</u> \$122,358.37
Lands Located in Area 4	Segment A (Map 1) Segment B (Map 2) Segment D (Map 4) ⁽¹⁾ Total	\$3,933.09 \$118,425.28 <u>N/A</u> \$122,358.37

Note 1: During the consultation process, it was determined that the cost of this infrastructure will be introduced in a subsequent ASDC by-law in 2026. Therefore, no ASDC is calculated and shown at this time but it is expected that an ASDC would be levied on lands developed in this area which would benefit from Segment C and D servicing works upon the introduction of a new by-law in 2026.

Changes Since the ASDC Study Release

		Development	ASDC Background Study: September 17, 2024	Statutory Public Meeting: October 3, 2024	Updated ASDC Rates – June 2025
Teston East		Teston Road Sanitary Sewer – East	DC Eligible = \$27,573,405 Net developable Area (ha) = 443.55 Calculated Charge /ha: \$62,165.21	DC Eligible = \$27,573,405 Net developable Area (ha) = 443.55 Calculated Charge /ha: \$62,165.21	DC Eligible = \$31,086,967 Net developable Area (ha) = 443.55 Calculated Charge /ha: \$70,086.65
		Teston Road Sanitary Sewer – East – Block 27 Oversizing (for Block 28)	-	-	DC Eligible = \$700,364 Net developable Area (ha) = 180.99 Calculated Charge /ha: \$3,869.73
Teston West		Segment A Servicing Teston Road Sanitary Sewer <u>Map 1</u>	DC Eligible = \$4,363,580 Net developable Area (ha) = 1,164.03 Calculated Charge /ha: \$3,748.68	DC Eligible = \$4,363,580 Net developable Area (ha) = 1,164.03 Calculated Charge /ha: \$3,748.68	DC Eligible = \$4,380,169 Net developable Area (ha) = 1,113.67 Calculated Charge /ha: \$3,933.09
		Segment B Servicing ⁽²⁾ Weston/Teston Sewer & Teston Road Pumping Station <u>Map 2</u>	DC Eligible = \$90,716,184 Net developable Area (ha) = 731.55 Calculated Charge /ha: \$124,005.07	DC Eligible = \$100,942,796 Net developable Area (ha) = 731.55 Calculated Charge /ha: \$137,984.40	DC Eligible = \$80,670,528 Net developable Area (ha) = 681.19 Calculated Charge /ha: \$118,425.28
		Segment C Servicing Weston (Kirby to K/V) Sanitary Sewer <u>Map 3</u>	DC Eligible = \$7,973,003 Net developable Area (ha) = 274.14 Calculated Charge /ha: \$29,084.04	DC Eligible = \$7,973,003 Net developable Area (ha) = 274.14 Calculated Charge /ha: \$29,084.04	-
		Segment D Servicing Kirby Sanitary Sewer and SPS (Kirby) <u>Map 4</u>	DC Eligible = \$45,750,200 Net developable Area (ha) = 265.05 Calculated Charge /ha: \$172,609.70	DC Eligible = \$45,750,200 Net developable Area (ha) = 265.05 Calculated Charge /ha: \$172,609.70	-