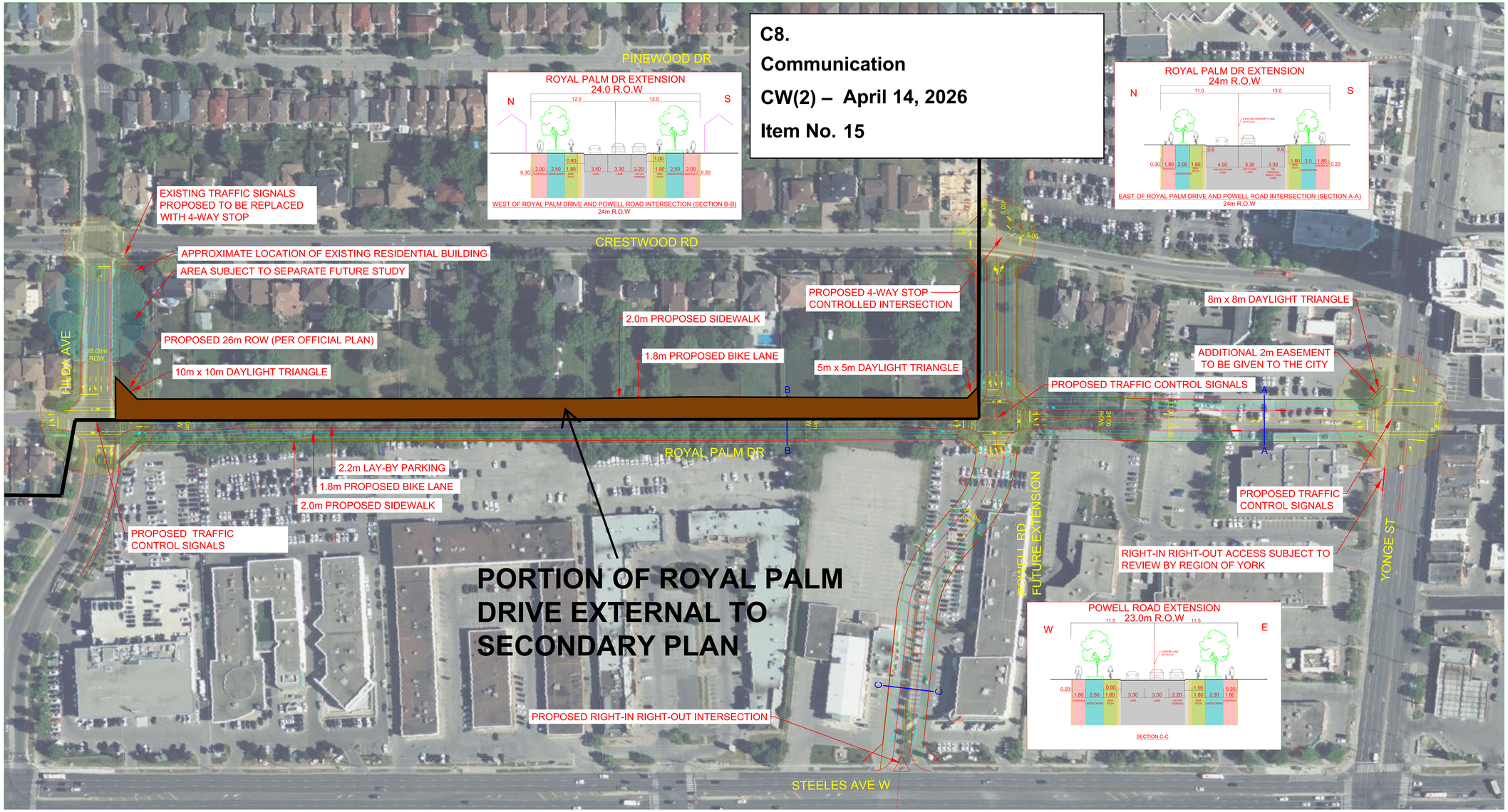
RECOMMENDED DESIGN CONCEPT - ROYAL PALM DRIVE AND POWELL ROAD



C8.
Communication
CW(2) – April 14, 2026
Item No. 15

LEGEND

- LIMIT OF RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- CURB AND GUTTER
- BIKE LANE
- SIDEWALK
- TRAVEL/PARKING LANE

DRAFT

1. ALL DIMENSIONS ARE IN METRES AND / OR MILLIMETRES UNLESS OTHERWISE INDICATED.
2. DRAWINGS ARE NOT TO BE SCALED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY UPON FINDING.
4. THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY CONSULTING THE UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE.
5. BENCHMARKS FOR LAYOUT ARE TO BE OBTAINED FROM THE CITY OF VAUGHAN ENGINEERING DEPARTMENT.

NOTE:

EVERY REASONABLE EFFORT HAS BEEN MADE TO ENSURE THAT THE INFORMATION APPEARING ON THIS PLAN IS ACCURATE AND CURRENT. WE BELIEVE THE INFORMATION TO BE RELIABLE, HOWEVER, THE CITY OF VAUGHAN ASSUMES NO RESPONSIBILITY OR LIABILITY DUE TO ERRORS OR OMISSIONS.

NO.	DESCRIPTION	BY	DATE
8			
7			
6			
5			
4			
3			
2			
1	PRELIMINARY DESIGN	AC	06/09/2025

UPDATES & REVISIONS

ENGINEERING COMPANY NAME:

Stantec

ENGINEER'S STAMP:

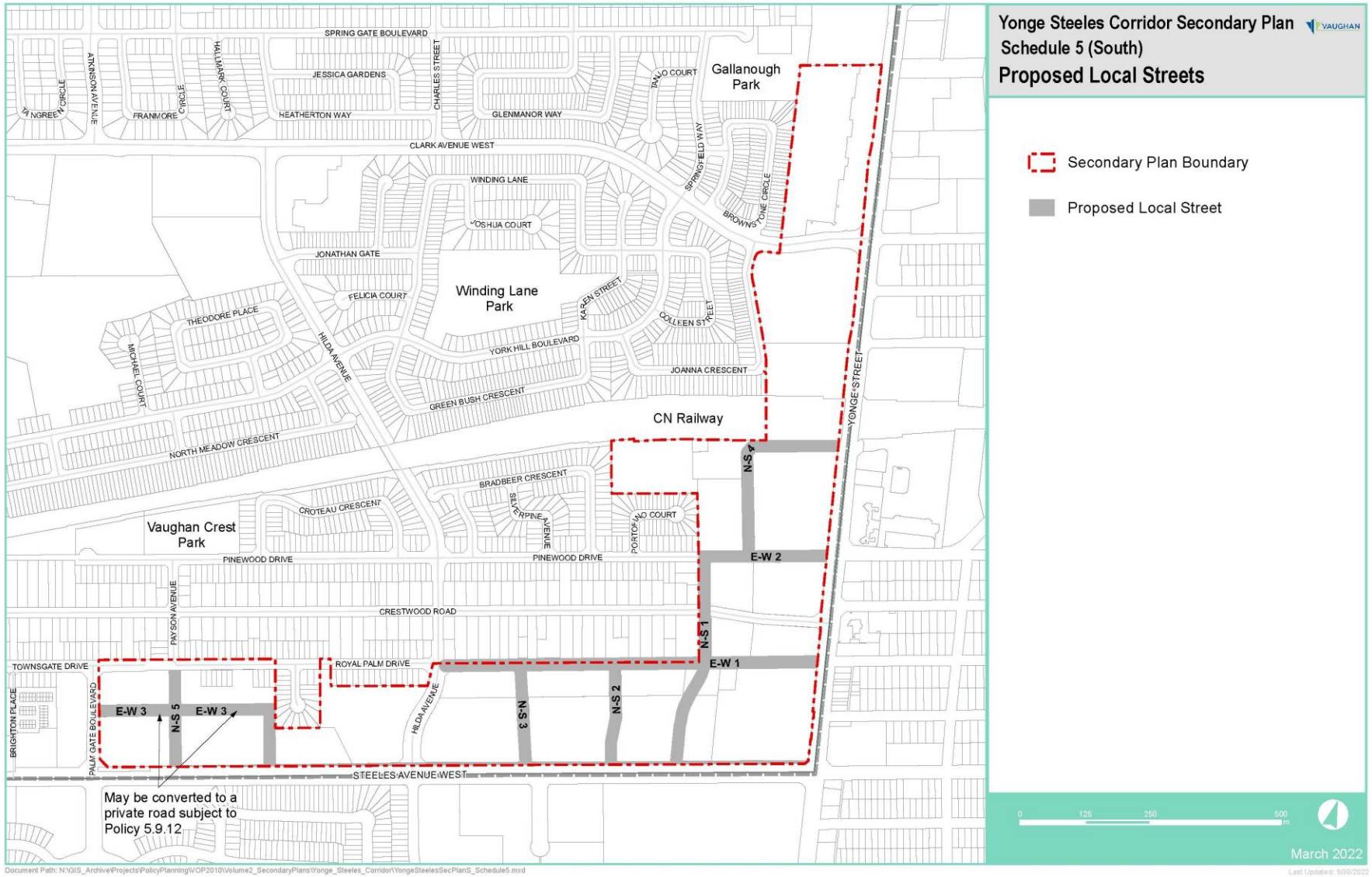
APPROVED AS TO FORM IN RELIANCE, UPON THE PROFESSIONAL SKILL AND ABILITY OF THE CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATIONS.

DATE

HORIZONTAL: 0 10 50 100m

YONGE-STEELES COLLECTOR ROADS EA
ROYAL PALM DR AND POWELL RD
RECOMMENDED DESIGN CONCEPT

DESIGNED & DRAWN BY: ____ CHECKED BY: ____
SURVEYED BY: ____ APPROVED BY: ____
SCALE: HORIZONTAL: 1:500 VERTICAL: 1:100
PROJ. No. 18-_____
TENDER No. T18-____
DWG. No. _ of _


Yonge Steeles Corridor Secondary Plan
Schedule 5 (South)
Proposed Local Streets
VAUGHAN
Secondary Plan Boundary
Proposed Local Street
SPRING GATE BOULEVARD
JESSICA GARDENS
HEATHERTON WAY
GLENMANOR WAY
CLARK AVENUE WEST
WINDING LANE
JOSHUA COURT
JONATHAN GATE
FELICIA COURT
Winding Lane Park
Gallanough Park
THEODORE PLACE
MICHAEL COURT
HILDA AVENUE
YORK HILL BOULEVARD
GREEN BUSH CRESCENT
JOANNA CRESCENT
KAREN STREET
COLLEEN STREET
SPRINGFIELD WAY
BROWNSTONE CIRCLE
CN Railway
YONGE STREET
NORTH MEADOW CRESCENT
BRADBEER CRESCENT
CROTEAU CRESCENT
SILVERPINE AVENUE
PORTOFINO COURT
Vaughan Crest Park
PINEWOOD DRIVE
CRESTWOOD ROAD
PAYSON AVENUE
TOWNSGATE DRIVE
ROYAL PALM DRIVE
BRIGHTON PLACE
PALM GATE BOULEVARD
STEELES AVENUE WEST
E-W 1
E-W 2
E-W 3
N-S 1
N-S 2
N-S 3
N-S 4
N-S 5
May be converted to a private road subject to Policy 5.9.12
0 125 250 500 m
March 2022
Document Path: N:\GIS_Archive\Projects\PolicyPlanning\VOP2010\Volume2_SecondaryPlans\Yonge_Steeles_Corridor\YongeSteelesSecPlanS_Schedule5.mxd
Last Updated: 9/30/2022

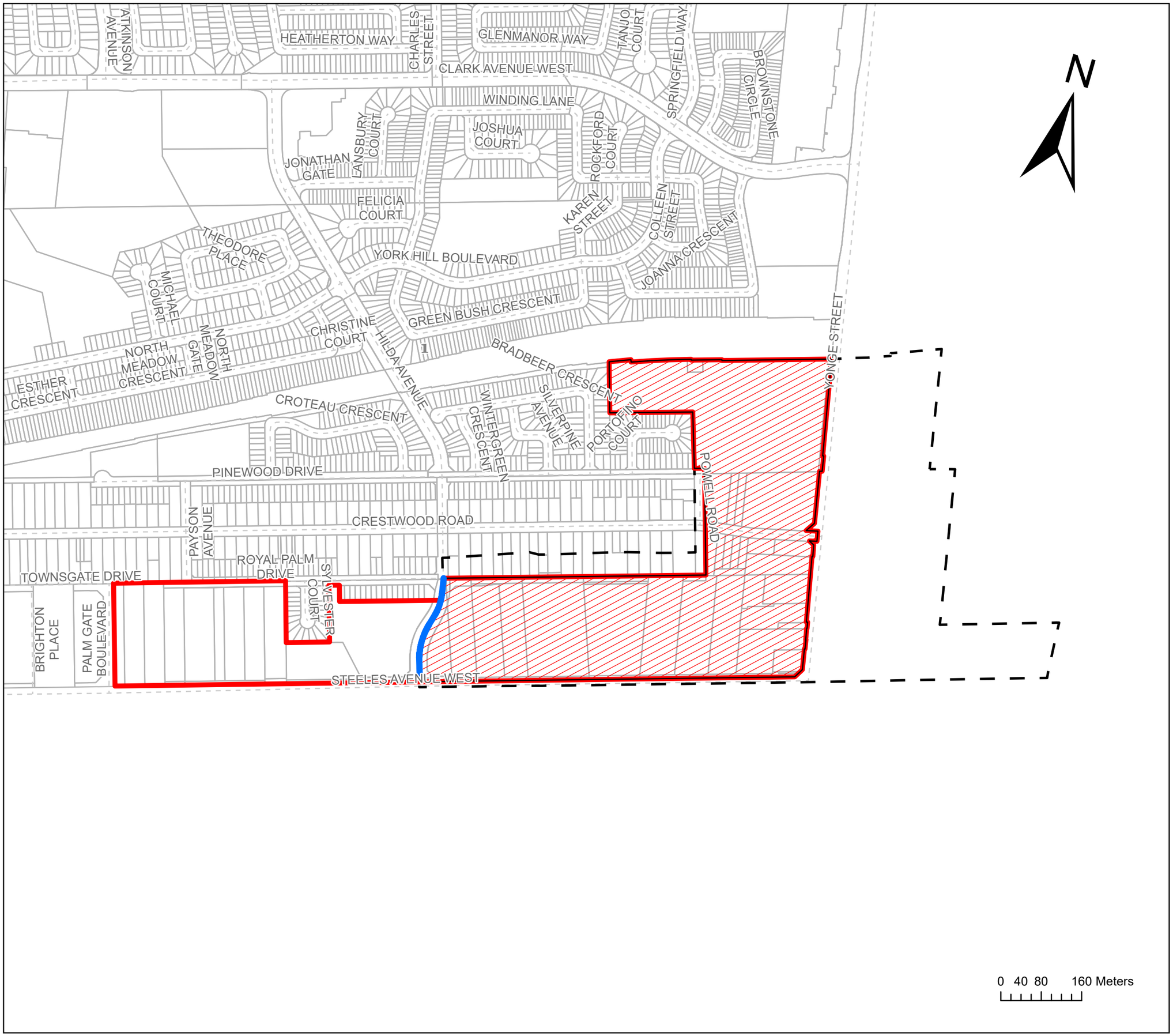
APPENDIX I-14 – YONGE STEELES SOUTH SANITARY IMPROVEMENTS (EAST)

This appendix provides the detailed analysis undertaken to establish the Area-Specific Development Charge rates for the sanitary improvements required in Yonge Steeles South (East).

The basis of the development-related capital program is the City of Vaughan Integrated Urban Water Plan (IUWP) dated September 2024. The projects identified in the capital program are required to service the demands of anticipated development in Yonge Steeles South (East) to occur over the planning period from 2026 to build out.

The following map and tables provide details of the projects included in the area-specific engineered infrastructure development charge calculations for the Yonge Steeles South (East) Sanitary Improvements. The content is as follows:

- Map 1: Map of Identified Benefitting Area
- Table 1: Development-Related Capital Program
- Table 2: Calculated Area-Specific Development Charges



MAP I-14.1

AREA SPECIFIC DEVELOPMENT CHARGES

AREA: Yonge Steeles South Sanitary Sewer Improvement East (Steeles Subway Station/Hilda Avenue)

Legend

- PROPOSED SANITARY WORKS
- Intensification Areas
- Secondary Plan Areas
- Benefiting Areas

VAUGHAN

Created by: IPE	Date:
Projection: Name: NAD 1983 UTM Zone 17N	November 05, 2025

Disclaimer:
Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to the Infrastructure Management Division.

A. ANTICIPATED DEVELOPMENT

The Yonge Steeles South Sanitary Improvements (East) Service Area is anticipated to service 30,201 new people and approximately 5,050 employees translating into 247,303 square metres of new non-residential floor space to build-out. The information regarding the development forecast was provided by City staff informed by the servicing plans for each area.

B. ALLOCATION OF CAPITAL COSTS

The projects and costs have been identified and allocated through discussions with City staff. All costs are represented in current (2026) dollars and shown in Table I-14.1.

The area-specific capital program totals $1.3 million. No grants, subsidies or other recoveries are identified. The capital includes one project along Hilda Avenue from Royal Palm Drive to Steeles Avenue West (825mm diameter sewer). As the works are required to support development in the area, no benefit to existing or replacement shares are applied.

The total $1.3 million is brought forward into the development charge calculation. This is allocated 86 per cent to residential development and 14 per cent to non-residential development in the area. The allocation of costs is based on the future shares of population in new units and employment growth in new space in Yonge Steeles South (East) to build out. The residential share of the capital program totals $1.2 million and, when divided by the forecast growth in population in new units (30,201), results in a development charge of $38.21 per capita. The non-residential share of $192,844 is applied against the forecasted 247,303 square metres of non-residential floor space and yields a development charge of $0.78 per square metre.

C. CALCULATED DEVELOPMENT CHARGES

Table I-14.2 provides a summary of the calculated Area-Specific Development Charges for Yonge Steeles South Sanitary Improvements (East).

The calculated charge for residential development by type ranges from $141 per unit for singles & semis to $73 for small apartments. The non-residential charge per square metre of $0.78 is applied to non-residential development.

APPENDIX I-14
TABLE I-14.1

CITY OF VAUGHAN
DEVELOPMENT-RELATED CAPITAL PROGRAM
YONGE STEELES SOUTH SANITARY IMPROVEMENTS (EAST)

Project Description	Timing	Gross Project Cost	Grants, Subsidies & Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares (%)	Replacement & BTE Shares ($)		Prior Growth	2026 to Build Out	Other Development Related
1.0 YONGE STEELES SOUTH SANITARY IMPROVEMENTS (EAST)										
1.1 Hilda Avenue - Royal Palm Drive to Steeles Avenue West [825mm Diameter Sewer (7-8m depth)]	Various	$ 1,346,674	$ -	$ 1,346,674	0%	$ -	$ 1,346,674	$ -	$ 1,346,674	$ -
TOTAL YONGE STEELES SOUTH SANITARY IMPROVEMENTS (EAST)		**$ 1,346,674**	**$ -**	**$ 1,346,674**		**$ -**	**$ 1,346,674**	**$ -**	**$ 1,346,674**	**$ -**

Residential Development Charge Calculation		
Residential Share of DC Eligible Costs	86%	$1,153,830
Growth in Population in New Units		30,201
Unadjusted Development Charge per Capita		$38.21
Non-Residential Development Charge Calculation		
Non-Residential Share of DC Eligible Costs	14%	$192,844
Growth in Square Metres		247,303
Unadjusted Development Charge per Square Metre		$0.78

APPENDIX I-14

TABLE I-14.2

YONGE STEELES SOUTH SANITARY IMPROVEMENTS (EAST)

CALCULATED AREA-SPECIFIC DEVELOMPENT CHARGES

Area	Residential Charge by Unit Type [1]				Non-Residential Charge per Square Metre
	Singles & Semis	Townhouses & Multiples	Large Apartment (≥ 700 sq.ft.)	Small Apartment (< 700 sq.ft.)	
Yonge Steeles South Sanitary Improvements (East)	$141	$124	$99	$73	$0.78
[1] Based on a Persons per Unit of:	3.70	3.25	2.60	1.90	

APPENDIX I-15

YONGE STEELES SOUTH SANITARY IMPROVEMENTS (WEST)

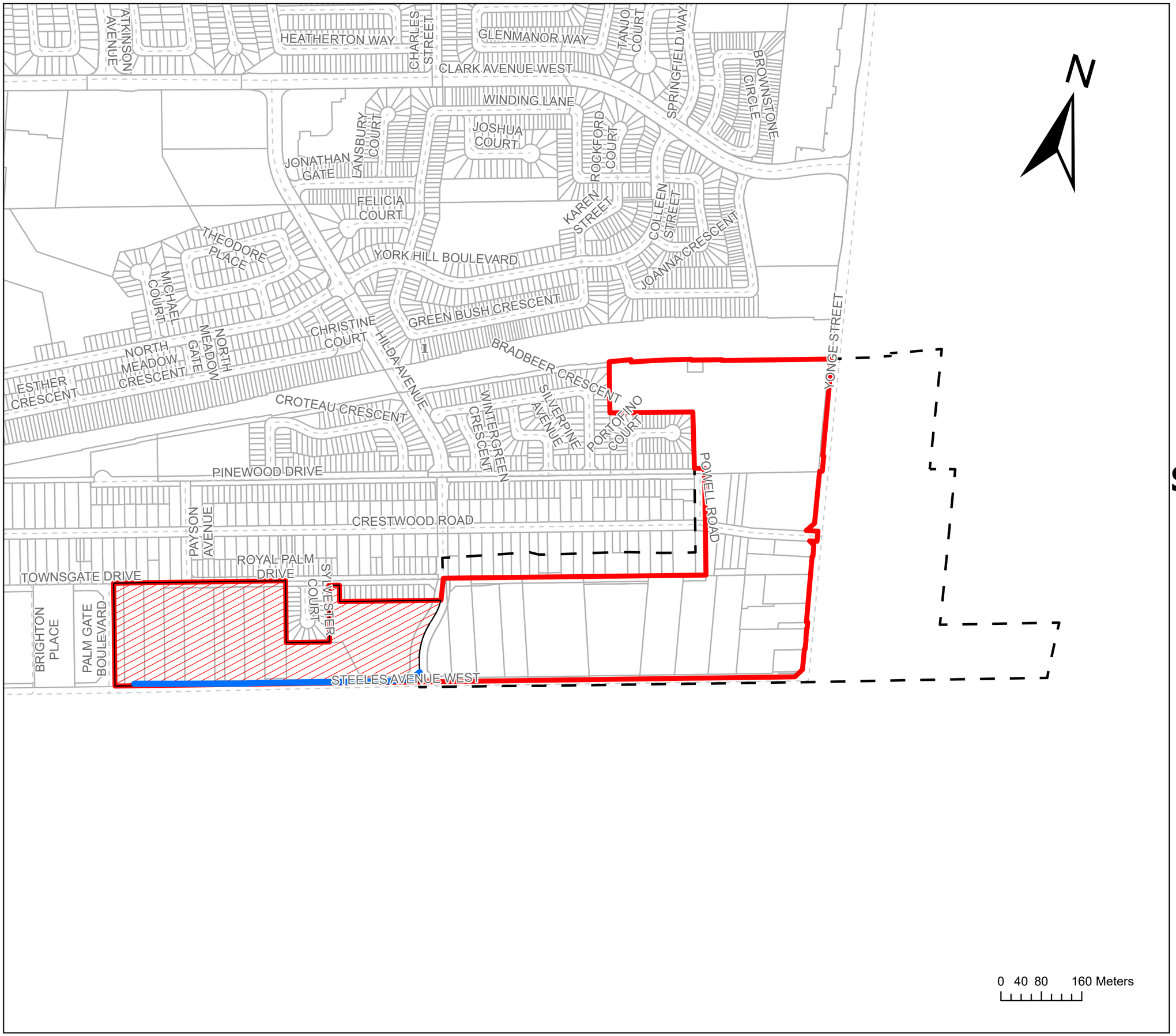
APPENDIX I-15 – YONGE STEELES SOUTH SANITARY IMPROVEMENTS (WEST)

This appendix provides the detailed analysis undertaken to establish the Area-Specific Development Charge rates for the sanitary improvements required in Yonge Steeles South (West).

The basis of the development-related capital program is the City of Vaughan Integrated Urban Water Plan (IUWP) dated September 2024. The projects identified in the capital program are required to service the demands of anticipated development in Yonge Steeles South (West) to occur over the planning period from 2026 to build out.

The following map and tables provide details of the projects included in the area-specific engineered infrastructure development charge calculations for the Yonge Steeles South (West) Sanitary Improvements. The content is as follows:

- Map 1: Map of Identified Benefitting Area
- Table 1: Development-Related Capital Program
- Table 2: Calculated Area-Specific Development Charges



MAP I-15.1

AREA SPECIFIC DEVELOPMENT CHARGES

AREA: Yonge Steeles South Sanitary Sewer Improvement West (Steeles Subway Station)

Legend

- PROPOSED SANITARY WORKS
- Intensification Areas
- Secondary Plan Areas
- Benefiting Areas

VAUGHAN

Created by: IPE	Date:
Projection: Name: NAD 1983 UTM Zone 17N	November 05, 2025

Disclaimer:
Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to the Infrastructure Management Division.

A. ANTICIPATED DEVELOPMENT

The Yonge Steeles South Sanitary Improvements (West) Service Area is anticipated to service 3,896 new people and approximately 650 employees translating into 31,899 square metres of new non-residential floor space to build-out. The information regarding the development forecast was provided by City staff informed by the servicing plans for each area.

B. ALLOCATION OF CAPITAL COSTS

The projects and costs have been identified and allocated through discussions with City staff. All costs are represented in current (2026) dollars and shown in Table I-15.1.

The area-specific capital program totals $7.9 million. No grants, subsidies or other recoveries are identified. The capital includes 572 metres of sewer tunnelling along Steeles Avenue West (300 mm Diameter Sewer). As the works are required to support development in the area, no benefit to existing or replacement shares are applied.

The total $7.9 million is brought forward into the development charge calculation. This is allocated 86 per cent to residential development and 14 per cent to non-residential development in the area. The allocation of costs is based on the future shares of population in new units and employment growth in new space in Yonge Steeles South (West) to build out. The residential share of the capital program totals $6.7 million and, when divided by the forecast growth in population in new units (3,896), results in a development charge of $1,732.18 per capita. The non-residential share of $1.1 million is applied against the forecasted 31,899 square metres of non-residential floor space and yields a development charge of $35.36 per square metre.

C. CALCULATED DEVELOPMENT CHARGES

Table I-15.2 provides a summary of the calculated area-specific development charges for the Yonge Steeles South Sanitary Improvements (West).

The calculated charge for residential development by type ranges from $6,409 per unit for singles & semis to $3,291 for small apartments. The non-residential charge per square metre of $35.36 is applied to non-residential development.

APPENDIX I-15
TABLE I-15.1

CITY OF VAUGHAN
DEVELOPMENT-RELATED CAPITAL PROGRAM
YONGE STEELES SOUTH SANITARY IMPROVEMENTS (WEST)

Project Description	Timing	Gross Project Cost	Grants, Subsidies & Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares (%)	Replacement & BTE Shares ($)		Prior Growth	2026 to Build Out	Other Development Related
1.0 YONGE STEELES SOUTH SANITARY IMPROVEMENTS (WEST)										
1.1 Steeles Avenue West [572m - 300mm (Tunneling) Diameter Sewer]	Various	$ 7,876,483	$ -	$ 7,876,483	0%	$ -	$ 7,876,483	$ -	$ 7,876,483	$ -
TOTAL YONGE STEELES SOUTH SANITARY IMPROVEMENTS (WEST)		**$ 7,876,483**	**$ -**	**$ 7,876,483**		**$ -**	**$ 7,876,483**	**$ -**	**$ 7,876,483**	**$ -**

Residential Development Charge Calculation		
Residential Share of DC Eligible Costs	86%	$6,748,571
Growth in Population in New Units		3,896
Unadjusted Development Charge per Capita		$1,732.18
Non-Residential Development Charge Calculation		
Non-Residential Share of DC Eligible Costs	14%	$1,127,912
Growth in Square Metres		31,899
Unadjusted Development Charge per Square Metre		$35.36

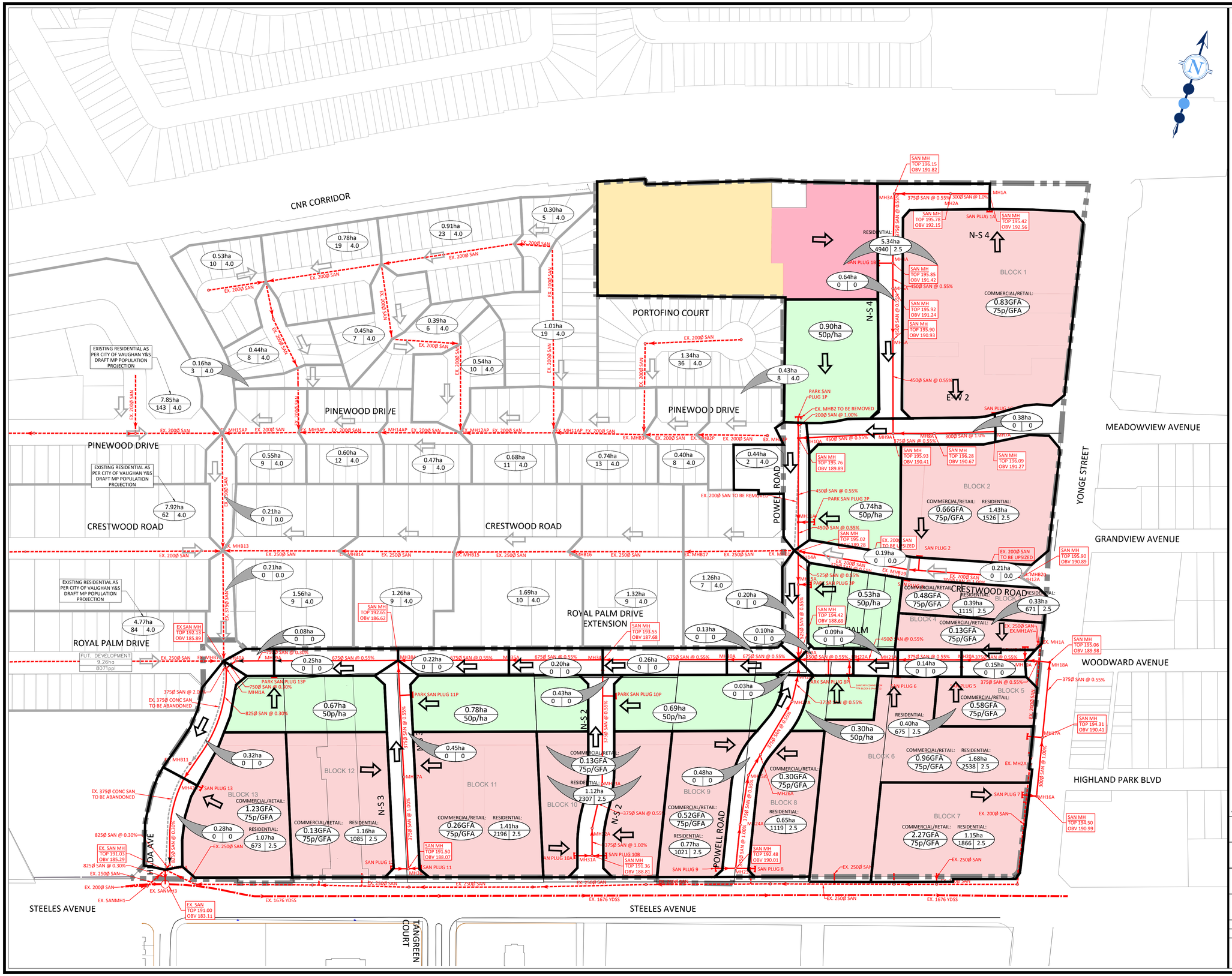
APPENDIX I-15

TABLE I-15.2

YONGE STEELES SOUTH SANITARY IMPROVEMENTS (WEST)

CALCULATED AREA-SPECIFIC DEVELOPMENT CHARGES

Area	Residential Charge by Unit Type [1]				Non-Residential Charge per Square Metre
	Singles & Semis	Townhouses & Multiples	Large Apartment (≥ 700 sq.ft.)	Small Apartment (< 700 sq.ft.)	
Yonge Steeles South Sanitary Improvements (West)	$6,409	$5,630	$4,504	$3,291	$35.36
[1] Based on a Persons per Unit of:	3.70	3.25	2.60	1.90	



LEGEND:

- STUDY AREA
- EXISTING SANITARY SEWER AND MAINTENANCE HOLE
- EXISTING YDSS AND MAINTENANCE HOLE
- PROPOSED SANITARY SEWER AND MAINTENANCE HOLE
- SANITARY DRAINAGE BOUNDARY
- EXISTING SANITARY DRAINAGE BOUNDARY
- SANITARY DIRECTIONAL FLOW ARROW
- EXISTING SANITARY DIRECTIONAL FLOW ARROW
- 1.82ha / 8 | 4.0 — DRAINAGE AREA; POPULATION PER UNIT; NUMBER OF UNITS
- 0.83GFA / 75p/GFA — GROSS FLOOR AREA (ha); PERSONS / ha GROSS FLOOR AREA
- PARK
- HIGH-RISE MIXED USE
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL

COMMERCIAL GFA AND RESIDENTIAL POPULATIONS AS PER KLM PLANNING "GFA STATS & PROPORTIONATE SHARES" DATED AUGUST 1, 2025

POPULATIONS ARE SUBJECT TO CHANGE THROUGH THE DETAILED DESIGN OF EACH BLOCK

*NOTE: LAYOUT IS SCHEMATIC ONLY, DETAILS TO BE PROVIDED AT DETAILED DESIGN STAGE.

SCS consulting group ltd
30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
TEL: (905) 475-1900
FAX: (905) 475-8335

MASTER SERVICING PLAN

YONGE AND STEELES LOG

PRELIMINARY SANITARY DRAINAGE PLAN

DESIGNED BY:	J.S.S.	CHECKED BY:	J.M.P.
SCALE:	1:1500	DATE:	AUGUST 2025
PROJECT No:	1914	FIGURE No:	5.1

File: P:\1914 Yonge-Steeles LOG\Drawings\FSP\Fig\Report Figures\1914P-5.1-SANI.dwg - Revised by <JSTARK> : Tue, Aug 05 2025 - 11:55am