CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 27, 2020

Item 15, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 27, 2020.

15. 2019 MUNICIPAL ASSUMPTION ACTIVITY REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management and the Deputy City Manager, Public Works, dated, May 20, 2020:

Recommendation

1. That this report be received for information.

Committee of the Whole (2) Report

DATE: Wednesday, May 20, 2020 **WARD(S):** ALL

TITLE: 2019 MUNICIPAL ASSUMPTION ACTIVITY REPORT

FROM:
Bill Kiru, Acting Deputy City Manager, Planning and Growth Management
Zoran Postic, Deputy City Manager, Public Works

ACTION: FOR INFORMATION

Purpose

To provide a summary of municipal infrastructure delivered through the land development approval process and growth-related projects that were assumed by the City of Vaughan during the period of January 2019 to December 2019.

Report Highlights

- 80 lane kilometres of road and associated underground municipal infrastructure valued at approximately $89 million were assumed by the City of Vaughan in 2019
- Annual operating and maintenance costs associated with this additional infrastructure is estimated at $1.95 million
- Additional operating and maintenance costs to be funded from property taxes and rates

Recommendations

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.
2018 Municipal Assumption Activity Report.

Analysis and Options

Between January 2019 to December 2019, the City of Vaughan assumed municipal services in 24 land development projects which included:

- 80 lane kilometres of roads
- 35 kilometres of sidewalk
- 30 kilometres of watermain
- 28 kilometres of sanitary sewer
- 29 kilometres of storm sewers
- Four 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 $89 million (Attachment No.1).

The estimated annual operating and maintenance costs of this additional infrastructure is approximately $1.95 million (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

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 feedback from industry stakeholders. From January 2019 to December 2019, the City has assumed municipal services in 24 developments valued at approximately $89 million. The annual operating and maintenance cost of this additional infrastructure is estimated at $1.95 million.

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

Attachments

1. 2019 Assumption Municipal Services
2. 2019 Assumption Annual Maintenance Costs
3. Ward Map Assumptions 2019
4. Ward 1 Assumptions 2019
5. Ward 2 Assumptions 2019
6. Ward 3 Assumptions 2019
7. Ward 4 Assumptions 2019
8. Ward 5 Assumptions 2019

Prepared by

Stanislav Tsysar, Acting Manager, Development Inspection & Grading
Antonella Brizzi, Business Analyst, ext. 8364

ATTACHMENT NO.1 - 2019 ASSUMPTIONS OF MUNICIPAL SERVICES

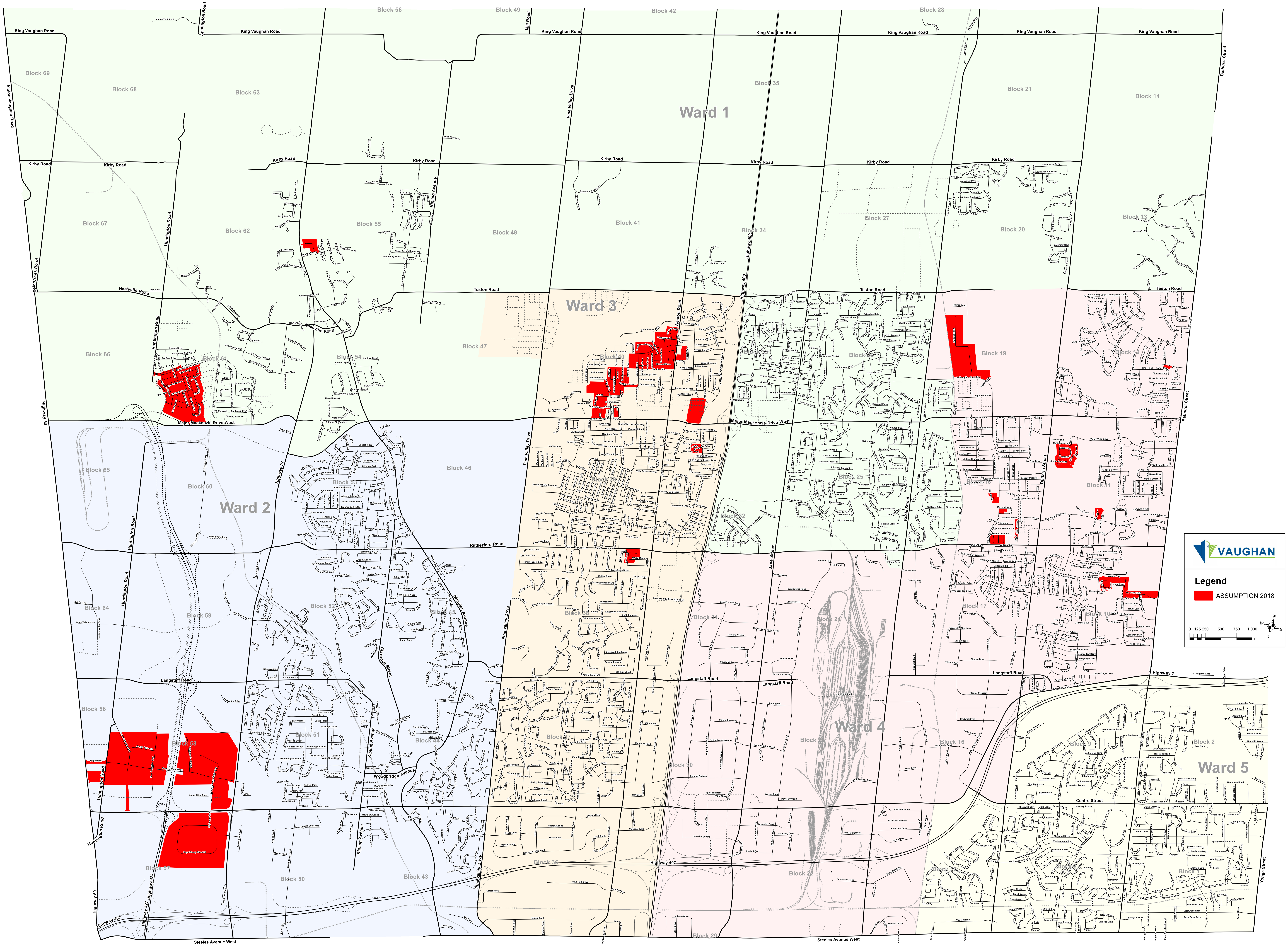
Subdivision Project Name	File Number	Registered Plan	Ward	Block	By-law #	Watermain	Sanitary Sewers	Storm Sewers	Stormwater Management Pond	Roads	Road Lane KM	Sidewalk Lane KM	Streetscaping/ Landscaping/ Trees	Street Lighting	VALUE OF INFRASTRUCTURE PER PROJECT
Humberplex Subdivision Phase 2 (Partial)	19T-01V04	65M-3895	1	55	034-2019	$62,920	$82,890	$179,970	$0	$156,560	0.59	0	$23,100	$74,120	**$579,560**
Nashville Heights Subdivison Phase 1A	19T-10V004	65M-4373 65M-4374	1	61	051-2019	$2,790,990	$2,207,480	$7,162,330	$0	$7,966,480	19.04	8.91	$1,598,850	$905,800	**$22,631,930**
Woodbridge Farmers Development Agreement	B073/14	n/a	2	58	087-2019	$248,300	$128,370	$136,410	$0	$259,080	0.68	0.23	$14,900	$40,200	**$827,260**
Vaughan West II Ltd and Conair Consumer Products	19T-03V19	65M-3992	2	58	088-2019	$294,370	$284,660	$620,320	$0	$806,540	2.48	0.48	$0	$69,300	**$2,075,190**
Vaughan West II Ltd and Seven 427 Developments Inc.	Related File Z.13.011	n/a	2	58	089-2019	$264,890	$184,270	$699,380	$0	$697,190	1.77	0.82	$42,500	$37,170	**$1,925,400**
Vaughan West II Limited Business Park Development	19T-03V19	65M-3992	2	58	090-2019	$1,939,460	$2,056,970	$5,067,150	$979,830	$3,489,090	12.97	8.79	$676,600	$296,000	**$14,505,100**
Vaughan West (North) Business Park Subdivision	19T-89058 19T-99V07	65M-3627	2	58	091-2019	$1,334,280	$1,025,200	$2,471,240	$468,340	$1,585,450	7.79	4.32	$690,680	$143,810	**$7,719,000**
Zancor Woodbridge Residential Subdivision	19T-11V003	65M-4463	3	33W	006-2019	$161,960	$140,330	$303,230	$0	$223,320	0.58	0.41	$37,500	$41,000	**$907,340**
Weston Meadows - Phase 2	19T-87050	65M-3688	3	38	005-2019	$97,960	$101,700	$246,180	$0	$226,630	0.87	0.40	$51,800	$44,200	**$768,470**
Fieldgate Vellore Woods Residential Subdivision	19T-12V008	65M-4418	3	32W	035-2019	$106,000	$115,000	$216,000	$0	$227,500	0.32	0	$20,470	$141,000	**$825,970**
Belmont Residential Subdivision Phase 2	19T-06V07	65M-4291	3	40	050-2019	$672,360	$699,460	$2,052,720	$0	$1,233,100	5.01	2.51	$265,000	$404,000	**$5,326,640**
Greenbrooke Developments Phase 1	19T-06V04	65M-4106	3	40	085-2019	$1,198,310	$1,083,410	$2,641,460	$0	$1,770,790	6.79	0.25	$262,810	$393,110	**$7,349,890**
Greenbrooke Developments Phase 2	19T-06V04	65M-4251	3	40	086-2019	$600,820	$691,590	$981,390	$0	$980,870	3.71	0.88	$259,000	$263,500	**$3,777,170**
Majormack Investments Phase 1A	19T-07V06	65M-4346	3	40	139-2019	$0	$0	$0	$0	$0	0	0	$24,500	$0	**$24,500**
Kortridge Estates Phase 1	19T-07V04	65M-4250	3	40	185-2019	$221,820	$222,770	$760,440	$0	$350,190	1.6	0.64	$228,690	$102,500	**$1,886,410**
Kortridge Estates Phase 1A	19T-07V04	65M-4327	3	40	185-2019	$0	$0	$0	$0	$3,000	0	0	$0	$0	**$3,000**
Major Weston Centres	Related File DA.08.088	Related File DA.08.088	3	33W	186-2019	$193,450	$129,800	$508,570	$0	$326,560	1.11	0.68	$106,530	$62,200	**$1,327,110**
McNaughton Community Plan North	19T-05V05(N)	65M-4330	4	19	016-2019	$515,430	$333,240	$966,790	$104,810	$1,394,520	2.8	2.78	$844,870	$143,240	**$4,302,900**
Queen Filomena Residential Development	BO65/14 BO74/14	65R-35400	4	12	036-2019	$0	$0	$10,020	$0	$33,380	0.1	0	$3,500	$0	**$46,900**
Rutherford Contwo Residential Subdivision	19T-05V06	65M-4126	4	10	037-2019	$782,220	$648,980	$2,032,320	$952,380	$1,935,910	4.8	2.46	$611,680	$162,900	**$7,126,390**
Nine-Ten West Phase 2	19T-95066	65M-4089	4	11	066-2019	$38,710	$40,550	$65,530	$0	$166,170	0.4	0	$16,250	$40,600	**$367,810**
Nine-Ten West Phase 2A	19T-00V17	65M-4188	4	18	067-2019	$0	$0	$0	$0	$635,570	1.3	0.11	$198,000	$48,000	**$881,570**
Bathurst Contwo Investment Phase 2	19T-98V11	65M-3808	4	10	140-2019	$231,650	$211,410	$549,590	$0	$682,910	4	0.90	$108,500	$80,020	**$1,864,080**
The Bridalpath of Thornhill Phase 1	19T-03V01	65M-4053	4	11	184-2019	$186,170	$187,320	$395,730	$0	$483,700	1.5	0	$390,600	$159,500	**$1,803,020**
TOTAL VALUE OF INFRASTURUCTURE PER CATEGORY						**$11,942,070**	**$10,575,400**	**$28,066,770**	**$2,505,360**	**$25,634,510**	**80.21**	**35.53**	**$6,476,330**	**$3,652,170**	**$88,852,610**

ATTACHMENT NO.2 -2019 ANNUAL MAINTENANCE COSTS

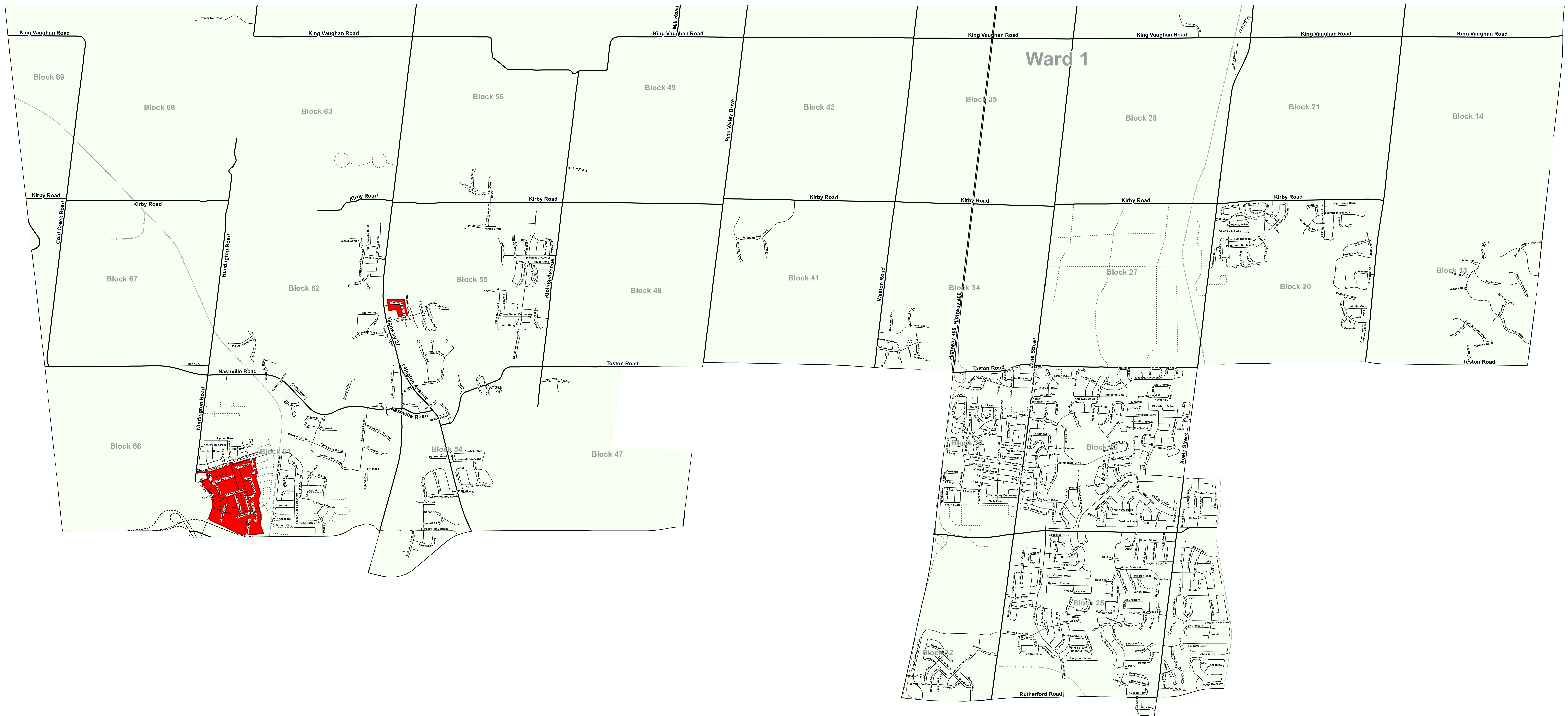
Subdivision Project Name	File Number	Registered Plan	Ward	Block	By-law #	Watermain	Sanitary Sewers	Storm Sewers	Stormwater Management Pond	Roads*	Streetscaping/ Landscaping/ Trees	Street Lighting	ANNUAL MAINTENANCE COST PER PROJECT
Humberplex Subdivision Phase 2 (Partial)	19T-01V04	65M-3895	1	55	034-2019	$2,410	$1,380	$470	$0	$4,610	$1,780	$1,200	**$11,850**
Nashville Heights Subdivision Phase 1A	19T-10V004	65M-4373 65M-4374	1	61	051-2019	$49,720	$27,940	$10,290	$0	$261,160	$95,490	$24,840	**$469,440**
Woodbridge Farmers Development Agreement	B073/14	n/a	2	58	087-2019	$3,050	$690	$270	$0	$9,330	$1,050	$600	**$14,990**
Vaughan West II Ltd and Conair Consumer Products	19T-03V19	65M-3992	2	58	088-2019	$4,540	$2,810	$920	$0	$34,030	$0	$2,760	**$45,060**
Vaughan West II Ltd and Seven 427 Developments Inc.	Related File Z.13.011	n/a	2	58	089-2019	$3,690	$2,020	$670	$0	$24,280	$1,590	$1,080	**$33,330**
Vaughan West II Limited Business Park Development	19T-03V19	65M-3992	2	58	090-2019	$30,430	$18,800	$6,130	$3,410	$177,890	$42,650	$13,080	**$292,390**
Vaughan West (North) Business Park Subdivision	19T-89058 19T-99V07	65M-3627	2	58	091-2019	$19,200	$11,690	$4,190	$3,410	$106,850	$41,680	$8,880	**$195,900**
Zancor Woodbridge Residential Subdivision	19T-11V003	65M-4463	3	33W	006-2019	$2,070	$1,340	$450	$0	$4,550	$1,900	$960	**$11,270**
Weston Meadows - Phase 2	19T-87050	65M-3688	3	38	005-2019	$3,090	$2,280	$770	$0	$6,800	$2,090	$2,040	**$17,070**
Fieldgate Vellore Woods Residential Subdivision	19T-12V006	65M-4418	3	32W	035-2019	$1,140	$740	$250	$0	$2,500	$1,550	$600	**$6,780**
Belmont Residential Subdivision	19T-06V07	65M-4291	3	40	050-2019	$15,620	$9,200	$3,150	$0	$68,780	$36,520	$9,600	**$142,870**
Greenbrooke Developments Phase 1	19T-06V04	65M-4106	3	40	085-2019	$21,480	$14,710	$4,460	$0	$87,230	$34,930	$9,840	**$172,650**
Greenbrooke Developments Phase 2	19T-06V04	65M-4251	3	40	086-2019	$10,440	$6,490	$2,200	$0	$50,940	$10,240	$5,640	**$85,950**
Majormack Residential Phase 1A	19T-07V06	65M-4346	3	40	139-2019	$0	$0	$0	$0	$0	$1,940	$0	**$1,940**
Kortridge Estates Phase 1	19T-03V19	65M-4250	3	40	185-2019	$5,820	$3,540	$1,140	$0	$21,950	$6,630	$2,640	**$41,720**
Kortridge Estates Phase 1A	19T-03V19	65M-4327	3	40	185-2019	$0	$0	$0	$0	$0	$0	$0	**$0**
Major Weston Centres	Related File DA.08.088	n/a	3	33W	186-2019	$2,630	$1,790	$860	$0	$15,230	$1,090	$1,680	**$23,280**
McNaughton Community Plan North	19T-05V05(N)	65M-4330	4	19	016-2019	$9,780	$6,340	$2,150	$3,410	$21,550	$38,890	$3,720	**$85,840**
Queen Filomena Residential Development	BO65/14 to BO74/14	65R-35400	4	12	036-2019	$0	$0	$160	$0	$1,560	$310	$0	**$2,030**
Rutherford Contwo Residential Subdivision	19T-05V06	65M-4126	4	10	037-2019	$16,900	$10,950	$3,720	$3,410	$37,240	$41,600	$8,040	**$121,860**
Nine-Ten West Phase 2	19T-95066	65M-4089	4	11	066-2019	$1,150	$750	$250	$0	$4,450	$940	$600	**$8,140**
Nine-Ten West Phase 2A	19T-00V17	65M-4188	4	18	067-2019	$0	$0	$0	$0	$17,590	$8,840	$1,800	**$28,230**
Bathurst Contwo Investment Phase 2	19T-98V11	65M-3808	4	10	140-2019	$11,310	$7,330	$2,490	$0	$55,970	$9,380	$5,400	**$91,880**
Bridalpath of Thornhill Phase 1	19T-03V01	65M-4053	4	11	184-2019	$5,500	$3,560	$1,210	$0	$23,980	$6,780	$2,400	**$43,430**
ANNUAL MAINTENANCE COSTS BY CATEGORY						**$219,970**	**$134,350**	**$46,200**	**$13,640**	**$1,038,470**	**$387,870**	**$107,400**	**$1,947,900**
MUNICIPAL SERVICES ASSUMED BY CATEGORY						30KM	28KM	29KM	4 SWMP	80.21KM	n/a	915	

*sidewalk maintenance included in roads category

Attachment No.3 Ward Map Assumptions 2019



Attachment No.4 Ward 1 Assumptions 2019



VAUGHAN

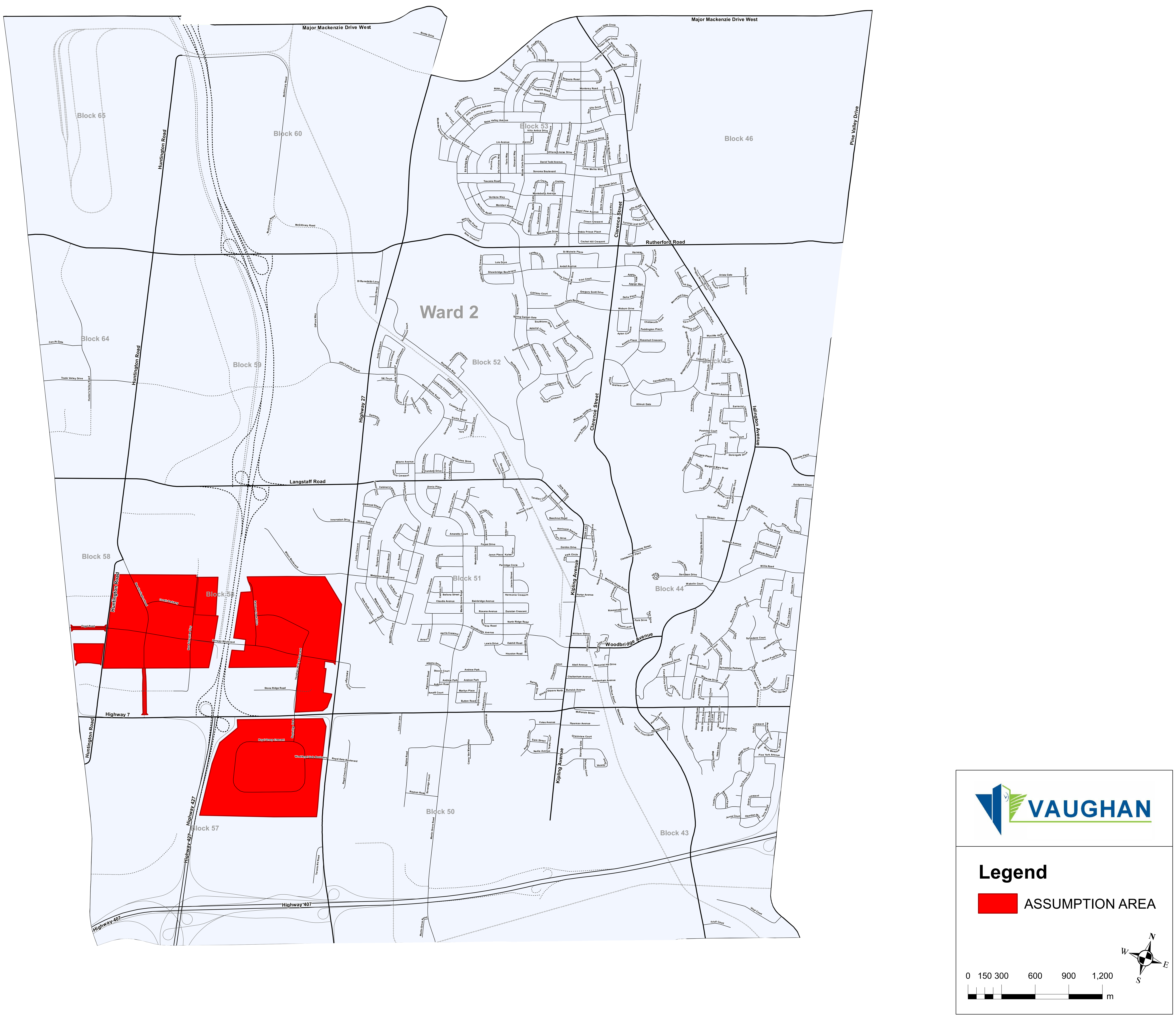
Legend

ASSUMPTION AREA

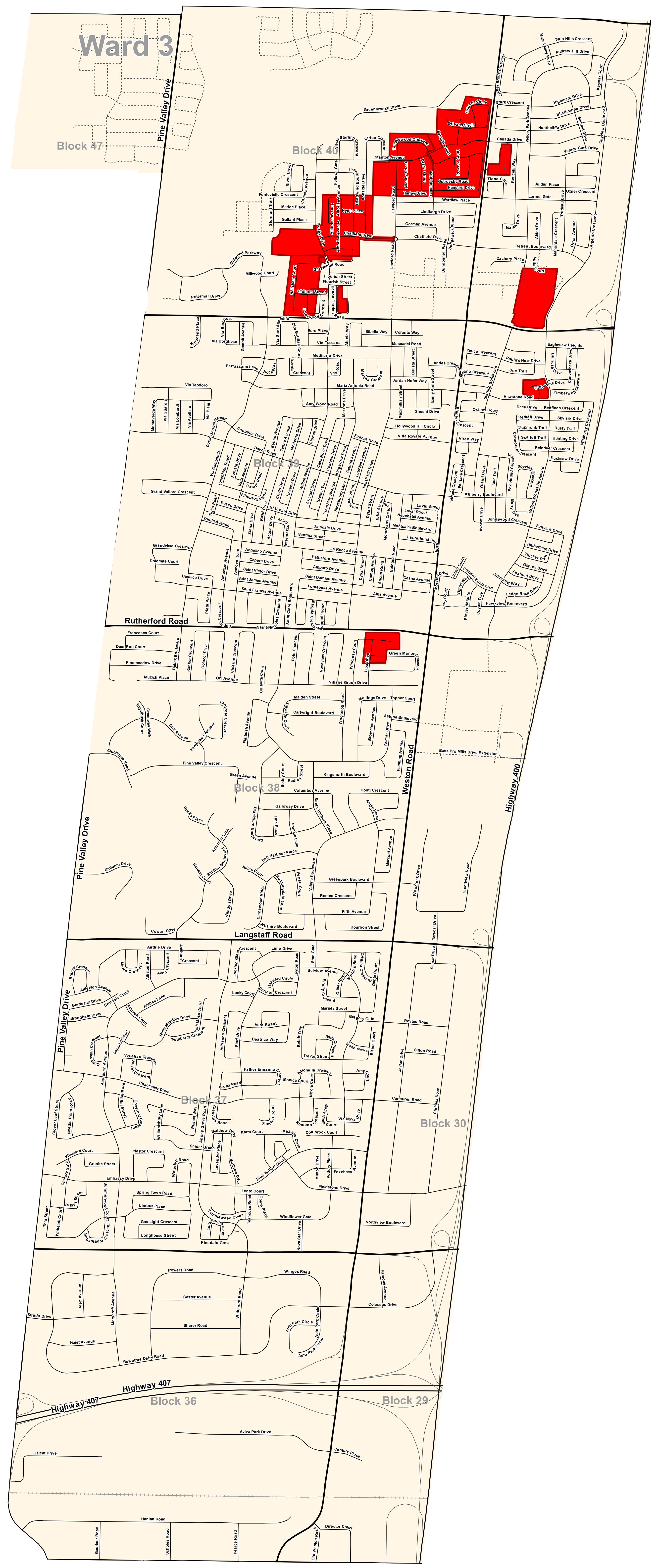
0 250 500 1,000 1,500 2,000 m

N E S W

Attachment No.5 Ward 2 Assumptions 2019



Attachment No.6 Ward 3 Assumptions 2019



VAUGHAN

Legend

ASSUMPTION AREA

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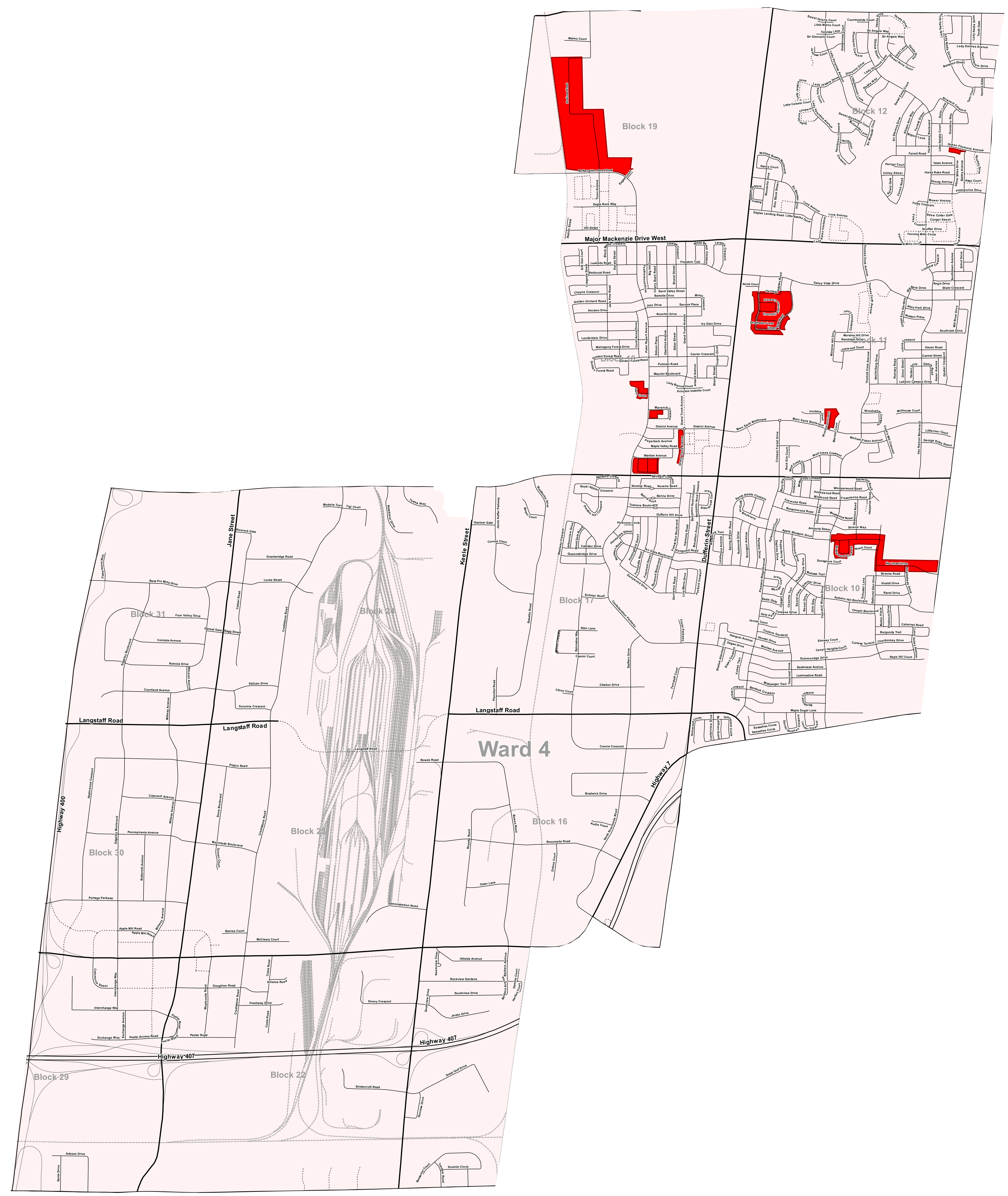
m

Attachment No.7 Ward 4 Assumptions 2019



VAUGHAN

Legend

ASSUMPTION AREA

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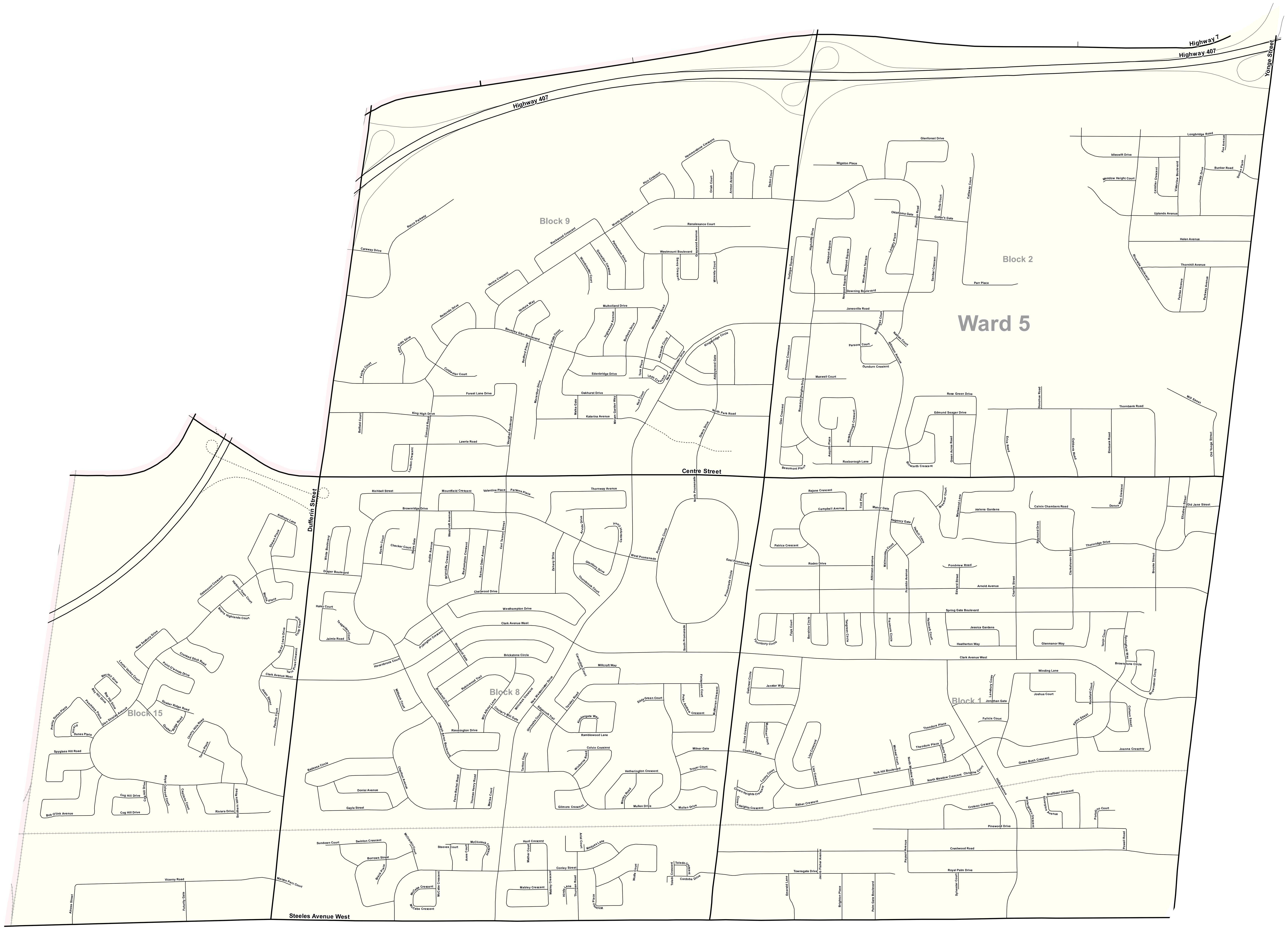
Attachment No.8 Ward 5 Assumptions 2019



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Legend

ASSUMPTION AREA

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m