

Memorandum

Date: February 15, 2023

To: Members of Council

From: Rita Juliao, Manager, Development Engineering, Engineering Services
Antonio Pallotta, Supervisor Development Inspections, Engineering Services

Subject: 2022 Annual Assumed Subdivision Status Report

This memo provides a summary of the subdivisions that were assumed by the Town in 2021 and 2022 and the associated infrastructure (roads, storm sewers, sidewalks and streetlights) that is now being operated and maintained by the Town's Operations Department. This information is being provided for consideration during the 2023 Annual Operating and Capital Budget deliberations.

Background

On a typical year, the Development Engineering Inspection's group is overseeing approximately sixty active subdivision and development related infrastructure projects. Once a development project has been satisfactorily completed, the municipal infrastructure may be assumed by the Town. Upon assumption, the Town is responsible for the life-cycle cost of the infrastructure including operating, maintaining and ultimate renewal.

In 2021, eleven subdivisions were deemed complete and assumed by the Town. Three of these subdivisions were developments that were essentially completed many years ago but never assumed by the Town because of missing paperwork or minor deficiencies. Practically, the Town has been maintaining these legacy developments for years notwithstanding they were technically not assumed. These are referred to in this report as "legacy subdivisions". In 2022, five subdivisions were assumed by the Town, two of which were legacy subdivisions. The following tables summarize the subdivisions that were assumed in 2021 and 2022 and the related estimated annual operating and maintenance costs.

Table 1. Summary of Roads Assumed in 2021

Development Name	Ward	Street Names	Town linear Infrastructure	Additional annual operating and maintenance cost
Southfields Ph. 2 - 43M-1917	2	Kennedy Road	Total length of roads = 230m Total length of storm sewers= 230m Total length of sidewalks = 460m Number of streetlights = 13	\$2,150
Valewood Drive Extension - 43M-569	3	Valewood Drive	Legacy subdivision	Cost already accounted in current operating budget
Southfields Ph. 3- 43M-2017	2	Bonnieglan Farm Boulevard Helderman Street Maple Cider Street	Total length of roads = 550m total length of storm sewers = 680m total length of sidewalks = 960m number of streetlights = 14	\$5,150
Southfields Stage 3 & Ph. 5- 43M-2016 & 43M-1860	2	Bonnieglan Farm Boulevard Cirrus Crescent Twistleton Street Hamilton Court Brethby Street Craftsman Road	Total length of roads = 1448m total length of storm sewers = 1328m total length of sidewalks = 1643m number of streetlights = 35	\$13,550
Equity Business Park East- 43M-1659	5	Simona Drive Pillsworth Road	Total length of roads = 952m total length of storm sewers = 950m total length of sidewalks = 940m number of streetlights = 23	\$8,900
Equity Business Park East- 43M-1660	5	Parr Boulevard Simpson Road	Total length of roads = 1003m total length of storm sewers = 980m total length of sidewalks = 995m number of streetlights = 23	\$9,380
Southfields Ph. 1-43M-1869	2	Brethby Street Craftsman Road	Total length of roads = 160m total length of storm sewers = 160m total length of sidewalks = 160m number of streetlights = 2	\$1,500
Simpson Rd extension- SPA-11-082	5	Simpson Road	Total length of roads = 70m total length of storm sewers = 170m total length of sidewalks = 0m number of streetlights = 1	\$655
Mellow Gardens Development	2	Livingston Drive Hutton Crescent Gardenia Way	Legacy subdivision	Cost already accounted for

Development Name	Ward	Street Names	Town linear Infrastructure	Additional annual operating and maintenance cost
-43M-1049 & 43M-1050		Royal Valley Drive Astoria Place Cliffview Court Valleywood Boulevard Flemington Drive Snelcrest Drive		in current operating budget
Mellow Gardens Development -43M-1391	2	Treeview Crescent Garden Wood Avenue Vista View Court	Legacy Subdivision	Cost already accounted for in current operating budget
Papertious Investments Inc-43M-2048	5	Humbershed Crescent	Total length of roads = 155m total length of storm sewers = 135m total length of sidewalks = 135m number of streetlights = 7	\$1,450
Total annual operating and Maintenance Costs				\$ 68,520

Table 2. Summary of Roads Assumed in 2022

Development Name	Ward	Street Names	Town Infrastructure	Town Maintenance Costs
Fernbrook (Anthem) Homes - 43M-1845	2	Snellview Boulevard Prince Phillip Court Gentile Fox Drive Enoch Street Kezia Crescent Prince Michael Court Cedarholme Avenue Sleepy Meadow Drive	Total length of roads = 3050m Total length of storm sewers= 2832m Total length of sidewalks = 3306m Number of streetlights = 82	\$28,520
Southfield Community - Stage 1- 43M-1801	2	Waterville Way	Total length of roads = 84m Total length of sidewalks = 84m	\$785
Kennedy Trails – 43M-2042	2	Newhouse Boulevard	Total length of roads = 960m	\$8,980

Development Name	Ward	Street Names	Town Infrastructure	Town Maintenance Costs
		Portman Street Sparrowbrook Street Phyllis Drive	total length of storm sewers = 838m total length of sidewalks = 1660m number of streetlights = 25	
Academy Homes Inc, (Mondy Estates)- 43M-1270	5	Jolley Court	Legacy subdivision	Cost already accounted for in current operating budget
Steeles - Jane Properties- 43M-808	5	Nixon Road McEwan Drive Loring Drive	Legacy subdivision	Cost already accounted for in current operating budget
Total Annual Operating and Maintenance Costs				\$ 61,410

In 2021, approximately 4.6km of public streets was added to the Town's inventory of infrastructure including the associated municipal services such as storm sewer, catchbasins, maintenance holes, sidewalk, street signage and street lighting (excluding electricity costs). In 2022, another 4.0km of public roadway was added to the Town's inventory of infrastructure. Combined, the annual operating and maintenance cost associated with this new infrastructure is approximately \$130,000.

Currently, there remains approximately forty-six additional un-assumed subdivisions at different stages of construction in the Town.

FINANCIAL IMPLICATIONS

The Town's annual operating and maintenance costs per kilometre of road (2-lane) is estimated at approximately \$15,000.00. Based on the addition of 8.66 kilometres of new road and associated infrastructure that were assumed by the Town in 2021 and 2022, the Town's Operations Department budget has captured the increase of \$130,000 to ensure minimum maintenance standards are being met. This has been submitted as part of the 2023 budget.

ATTACHMENTS

None.