


PLANNING AND INFRASTRUCTURE DEVELOPMENT



# 2025

# Delivery Report





In 2025, the City of Vaughan's Planning and Infrastructure Development portfolio progressed and delivered a range of key projects across the city.

The community gathered for the grand opening of the state-of-the-art Carrville Community Centre, and major milestones were achieved in the development of North Maple Regional Park, including the groundbreaking of a 15-acre Family Recreation Area.

Progress was made on major infrastructure projects that will transform how residents and goods move throughout the city, such as the Canada Drive-America Avenue Bridge and the Kirby Road Extension. And when urgent repairs were required to a section of Kirby Road, between Highway 27 and Kipling Avenue, the team responded quickly, restoring this important connection and keeping residents moving.

These projects, among many others, supported key priorities in the 2022-2026 Term of Council Service Excellence Strategic Plan, with planning underway for future initiatives that will help Vaughan continue to grow as a world-class city.



# Content

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Message from the Mayor .....	4	Facilities and Parks Delivery .....	26
Message from the City Manager .....	5	2025 Project Highlights: Facilities.....	26
Message from the Deputy City Manager, Planning and Infrastructure Development.....	6	2025 Project Highlights: Parks .....	27
Purpose and Values .....	7	2025 Project Highlights: Project Management Office (PMO).....	31
Portfolio Core Values .....	7	2025 Delivery Updates by Asset Group .....	32
Executive Summary.....	8	Active Transportation.....	33
Capital Programs .....	10	Facilities.....	34
Strategic Alignment .....	11	Parks .....	35
2025 Expenditures by Strategic Priority ....	11	Roads.....	36
2025 Delivery Updates by Department.....	14	Stormwater .....	37
Infrastructure Planning and Corporate Asset Management.....	14	Wastewater .....	38
2025 Project Highlights .....	14	Water .....	39
Technical Analysis, Reviews and Support...	18	Municipal Excellence .....	40
Development Engineering .....	20	Awards and Accolades .....	40
2025 Project Highlights .....	20	Grant Funding .....	41
2025 Assumption Summary.....	21	Project Communications .....	42
2025 to 2026 Active and New Development Engineering Projects .....	21	2026 Outlook .....	44
Infrastructure Delivery .....	22	Projected Expenditures .....	44
2025 Project Highlights .....	22	Projected Expenditures .....	45
		Cashflow Rate: 2022 to 2025.....	46

## MESSAGE FROM THE Mayor

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We're building Vaughan into a world-class city – one of continuous progress, delivering the roads, bridges and essential infrastructure that keep Vaughan moving forward. All this depends on the dedicated professionals in the Planning and Infrastructure Development portfolio who are both behind the scenes and on the ground, shaping our city. The 2025 Delivery Report is a testament to the hard work this team does to keep our city moving.

Together, we are creating a city that is not only efficient, but vibrant, resilient and welcoming. We are taking decisive action to fight traffic congestion so residents can spend less time on the road and more time with their families. Through our Nine Point Action Plan to Reduce Traffic Gridlock, we are delivering real results. Projects such as the Canada Drive-America Avenue Bridge, and the Kirby Road and Bass Pro Mills Drive extensions are redefining how residents and visitors travel across our city.

Over the past year, we have advanced key infrastructure projects that strengthen our foundations and enhance daily life – from the Black Creek Renewal project to reduce flooding risk, new watermain upgrades, streetscaping and landscaping improvements, cycling facilities and roadway paving in Kleinburg Village.

As Mayor, I am proud to lead a city that is growing with purpose, and I want to thank each and every member of the Planning and Infrastructure Development team for their continued dedication. I also want to extend my sincere thanks to our residents for their patience as we continue building the infrastructure and services needed for a stronger, more livable future – where less time spent in traffic means more time spent with family. I'm looking forward to another year of progress and building a stronger, more connected and efficient city.

A handwritten signature in black ink, appearing to read "S. Del Duca". The signature is fluid and cursive.

**Steven Del Duca**  
Mayor

## MESSAGE FROM THE **City Manager**

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At the City of Vaughan, we invest in purpose-driven projects – ones that make a real difference in the day-to-day lives of residents and visitors. The 2025 Delivery Report outlines the incredible work of the Planning and Infrastructure Development team, who are dedicated to overseeing these projects from start to finish, ensuring each step along the way is right on track and hits the mark for our vision of building a city of the future.

They play a key role in shaping Vaughan’s future by planning the city’s essential infrastructure – from community centres and fire stations to roads, bridges and watermains – and manage our assets to maintain strong, dependable services for residents. They also create high-quality parks and open spaces that support healthy, active lifestyles for all ages and abilities.

Ultimately, this is a team of dedicated experts who can be relied upon to deliver infrastructure to our city with Service Excellence. My sincere thanks to the entire Planning and Infrastructure Development portfolio for your vital contributions – of which this report shows there is no shortage. I look forward to continuing our work together on the many projects that lie ahead.

A handwritten signature in black ink, appearing to be 'Zoran Postic'. The signature is stylized and somewhat abstract, with a large loop at the top and several horizontal strokes at the bottom.

**Zoran Postic**  
City Manager

## MESSAGE FROM THE

# Deputy City Manager, Planning and Infrastructure Development



In 2025, the Planning and Infrastructure Development portfolio delivered meaningful progress across the city by aligning growth, infrastructure investment and service excellence. Through strategic planning, disciplined project delivery and strong collaboration, our teams advanced 388 infrastructure and city-building projects, representing approximately \$182 million in capital investment across Vaughan.

From advancing major transportation and mobility initiatives under the Nine Point Action Plan to Fight Traffic Gridlock, to opening new community facilities, expanding parks, strengthening utility systems and reinvesting in state of good repair assets, our focus remained on delivering the right infrastructure at the right time and in the right locations to support a growing and evolving city. These efforts are helping create complete communities, support economic vitality and improve quality of life for residents.

I would like to sincerely thank the dedicated staff across the Planning and Infrastructure Development portfolio for their exceptional work throughout the year. Their professionalism, collaboration, technical expertise and commitment to service excellence were instrumental in advancing a complex and diverse capital program. Despite ongoing challenges and increasing demands, staff remained focused on delivering results, supporting Council priorities and serving the community with integrity and accountability. I am proud of their collective efforts and the positive impact their work continues to have on the city.

Together, their commitment ensures Vaughan continues to grow as a complete, connected and sustainable city. A city that meets today's needs while planning responsibly for the future.

A handwritten signature in black ink, appearing to read 'V. Musacchio', written in a cursive style.

**Vince Musacchio**  
Deputy City Manager,  
Planning and Infrastructure Development

# Purpose and Values

In support of the City’s vision, mission, values and Service Excellence Strategic Priorities, the Planning and Infrastructure Development portfolio’s purpose statement provides staff with the “what, how and why” as it relates to their vital roles and functional responsibilities.

***“We deliver City spaces through creative and inspired thinking to shape exceptional experiences.”***

In addition, the portfolio’s supplementary core values help foster a culture of innovation, collaboration and creativity. These supplementary core values complement the City’s values of RESPECT, ACCOUNTABILITY and DEDICATION, and further support and advance our purpose.

## Portfolio Core Values

### We are a **TEAM**

We treat everyone with dignity, value their contributions and help one another succeed.

### We build **COMMUNITY**

We plan, design, deliver and maintain infrastructure that improves quality of life for residents.

### We are **INNOVATIVE**

We explore creative solutions that keep us and the organization relevant.



# Executive Summary

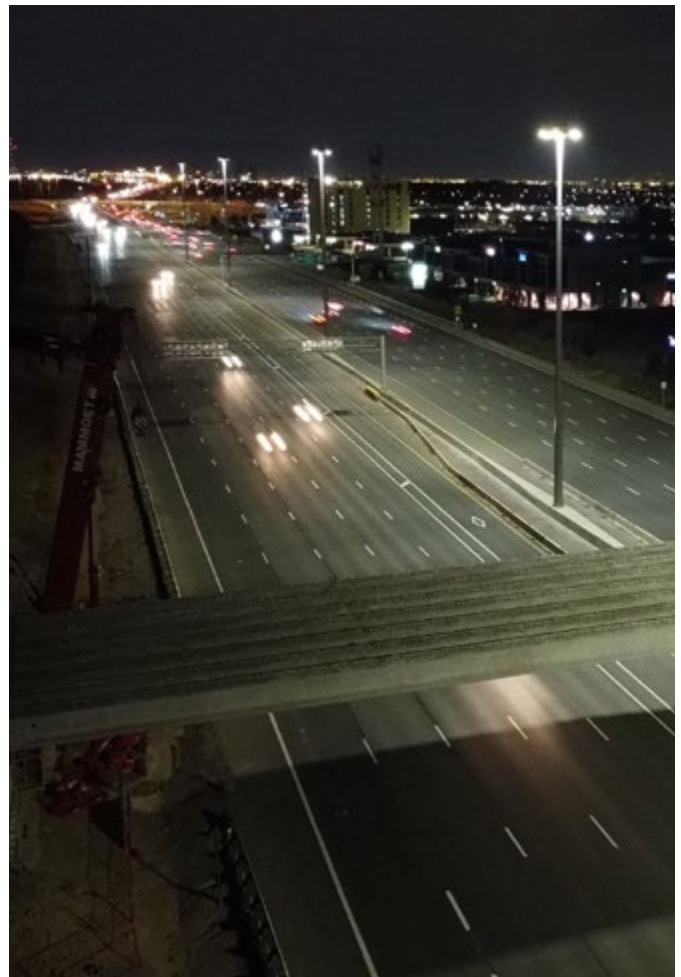
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## **Infrastructure assets are planned, designed, built, owned, operated and maintained by the City**

Assets provide the necessary services that contribute to the high quality of life in Vaughan. It is imperative to ensure services are delivered in a safe, reliable and efficient manner, while sustaining a growing community. Important elements of the City's asset management cycle are the acquisition, renewal and replacement of infrastructure that provide these services. Last year alone, the City spent \$181.6 million on 388 projects in various asset groups.

## **Alignment with the 2022-2026 Term of Council Service Excellence Strategic Plan**

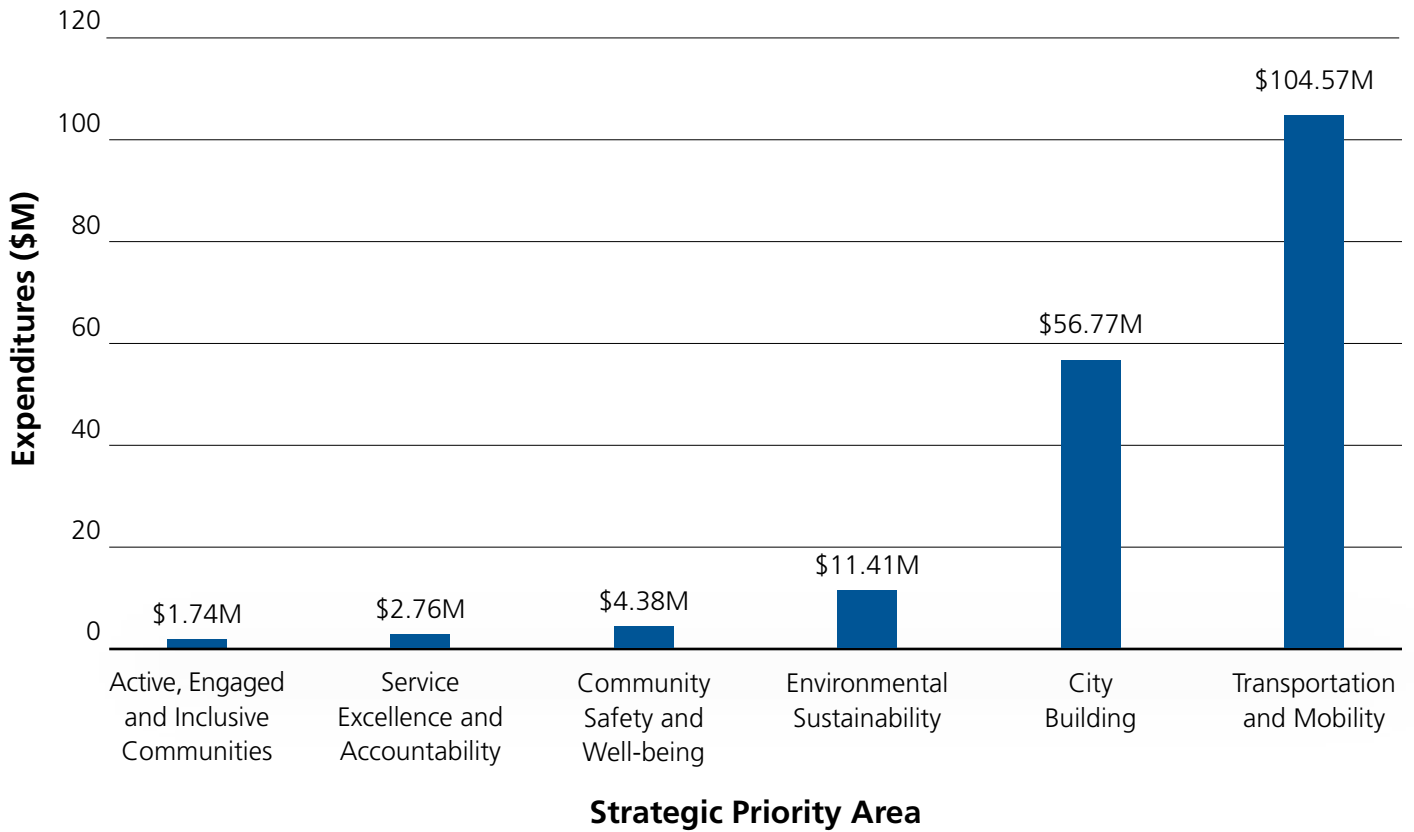
The Planning and Infrastructure Development portfolio continues to contribute to the City's Strategic Plan by planning, designing, initiating and completing projects that support most of the priority areas. This contribution significantly aids in delivering on Vaughan's vision of becoming a city of choice that promotes diversity, innovation and opportunity for all residents, and fosters a vibrant community life that is inclusive, progressive, environmentally responsible and sustainable.



## **Continuing support of the Nine Point Action Plan to Fight Traffic Gridlock in Vaughan**

In 2025, the Planning and Infrastructure Development portfolio worked to progress key city-building projects identified in the Council-approved [Nine Point Action Plan to Fight Traffic Gridlock](#). The portfolio's contributions will help keep residents moving seamlessly throughout Vaughan and accommodate future growth in the city.

The following is a summary of the 2025 expenditures by strategic priority:



# Capital Programs

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The City's capital program is divided into **State of Good Repair** and **Growth-Related** programs.

**State of Good Repair Program:** This program reviews the condition of Vaughan's current infrastructure assets and determines investment requirements – including rehabilitation and replacement – that ensure the City achieves maximum value for money. Funding sources for this program are generally capital dollars collected through taxes, infrastructure reserves and the provincial gas tax.

**Growth-Related Program:** This program delivers new infrastructure to support growth. This includes community infrastructure (e.g. community centres, parks and fire stations), as well as linear infrastructure (e.g. watermains, sewers, sidewalks, cycle tracks and roads). These programs are typically established through the City's Growth Management Strategy and the corresponding master plans that support development. The funding source for this program is primarily collected through development charges.

The City made significant investments in State of Good Repair and Growth-Related programs in 2025.

**State of Good Repair:** \$52.06 million

**Growth-Related:** \$129.52 million

**Total:** 388 projects in various asset groups for a total of \$181.6 million in expenditures

- 123 road and bridge projects: \$93.32 million
- 58 water, wastewater and stormwater projects: \$21.43 million
- 32 buildings and facilities projects: \$22.13 million
- 122 parks and open spaces projects: \$25.13 million
- 26 active transportation projects: \$18.68 million
- 27 non-asset related projects \$951,387

Breakdown of all 2025 projects by phase:

- Study phase: 66
- Design phase: 94
- Construction phase: 46
- Completed: 144

# Strategic Alignment

Throughout 2025, the Planning and Infrastructure Development portfolio helped progress the City's 2022-2026 Term of Council Service Excellence Strategic Plan by contributing to many of its strategic priority areas.



## 2025 Expenditures by Strategic Priority



**Transportation and Mobility**  
\$104.57 million



**City Building**  
\$56.77 million



**Environmental Sustainability**  
\$11.41 million



**Community Safety and Well-being**  
\$4.38 million



**Active, Engaged and Inclusive Communities**  
\$1.74 million



**Service Excellence and Accountability**  
\$2.76 million

**Total: \$181.63 million**

In 2025, the Planning and Infrastructure Development portfolio also made significant contributions to the Council-approved [Nine Point Action Plan to Fight Traffic Gridlock](#). The plan features several city-building projects that will enhance residents’ quality of life and strengthen the City’s economic competitiveness to retain and attract investment. Projects include:

Project	Planning and Infrastructure Development’s Contribution in 2025
Link Kirby Road between Dufferin and Bathurst streets	Construction started with tree clearing and grading in December 2024 on the Kirby Road Extension, between Dufferin Street and Bathurst Street. This road extension, which will enhance Vaughan’s transportation network to keep residents moving, is well underway and is anticipated to be complete by summer 2026.
Build two new bridges at Highway 400	<ul style="list-style-type: none"> <li>• Bridge girders were successfully installed on the Canada Drive-America Avenue Bridge, a significant milestone, in April 2025. This bridge is expected to be completed by summer 2026.</li> <li>• Awarded the Environmental Assessment Study and Detail Design for Colossus Drive Extension over Highway 400.</li> </ul>
Extend Bass Pro Mills Drive to Weston Road	Advanced the Bass Pro Mills Drive extension in 2025 with an awarded contract for the design and administration of the extension. Design efforts are ongoing with construction on the initial phase expected to commence in 2026.
Champion the Yonge North Subway Extension	Continued to protect the City’s interest and support the Yonge North Subway Extension, led by Metrolinx, in achieving key milestones. In 2025, this project reached a significant milestone with the award of the advance tunneling contract.
Widen Highway 7 to six lanes between Wigwoss Drive and Kipling Avenue	Awarded the Highway 7 Environmental Assessment for widening and 30 per cent design of the preferred alternative, including the Rainbow Creek Bridge, Humber River Bridge and the Canadian Pacific Rail underpass grade separation.

Project	Planning and Infrastructure Development's Contribution in 2025
Support enhanced GO Train service	<ul style="list-style-type: none"> <li>The City of Vaughan commenced the Concord GO Centre Secondary Plan Review and Update in conjunction with a Transportation Master Plan and a Storm Drainage Master Plan in order to comprehensively plan for the future of the Concord area as a new Transit Oriented Mixed-Use Community anchored by a proposed new GO Station.</li> <li>City staff have been collaborating with the subject landowner, Province and Metrolinx on the development of a potential Transit Station Charge or Station Contribution Fee under the GO Transit Station Funding Act, 2023 to pay for the proposed new GO Station in order to make it a reality.</li> </ul>
Connect Langstaff Road across the CN MacMillan Yard and upgrade the interchange at Langstaff Road and Highway 400	York Region Council's 2025 decision to transfer the jurisdiction of Langstaff Road, across the CN MacMillan Yard, to the City of Vaughan empowers the City to lead future planning for this new connection.
Connect Teston Road between Keele and Dufferin streets	<ul style="list-style-type: none"> <li>Following York Region Council's 2025 decision to transfer jurisdiction of Teston road (between Keele and Dufferin streets) to the City of Vaughan, the City is now responsible, and planning, for delivering the design and construction phases of the Teston Road Missing Link project.</li> <li>This project was added to York Region's 10-year Capital Program in 2023.</li> </ul>
Advocate for more Bus Rapid Transit	Continued to support the Jane Street Bus Rapid Transit study, managed by York Region.

# 2025 Delivery Updates by Department

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## INFRASTRUCTURE PLANNING AND CORPORATE ASSET MANAGEMENT

The Infrastructure Planning and Corporate Asset Management department provides strategic guidance for the development of new infrastructure and the operational and fiscal sustainability of existing infrastructure. This includes undertaking master plans, strategies and studies that identify, prioritize and enable new growth infrastructure and completing asset management plans for existing infrastructure. The department is also responsible for protecting the City's interests and needs through oversight and review of projects, plans and initiatives undertaken by third parties such as York Region, Metrolinx and the Ministry of Transportation, which may impact Vaughan's infrastructure.

## 2025 Project Highlights

### Environmental Assessments

- In 2025, the Environmental Assessment study for the widening of Highway 7, between Wigwoss Drive and Kipling Avenue near the existing Canadian Pacific Kansas City rail bridge west of Islington Avenue, commenced. This key deliverable will enable further design and future construction.
- The [Colossus Drive extension](#) over Highway 400 advanced in 2025 through a combined Environmental Assessment and Detail Design study, which will shorten project timelines for this critical link in the Weston Road and Highway 7 and Vaughan Metropolitan Centre (VMC) growth areas.

### Shared Micromobility Pilot

- In 2025, Vaughan launched a two-year [Shared Micromobility Pilot project](#) to evaluate the impacts and potential of this emerging form of transportation in key areas of the city. From June to October 2025, more than 60,000 trips were logged, covering nearly 180,000 kilometres across the city.

### Transportation Innovation Program

- Since the program's launch in 2023, the [Transportation Innovation Program](#) has received over 80 applications from both local and international innovators.



### Ontario Vehicle Innovation Network (OVIN) Demonstration Zone

- Vaughan piloted eight demonstrations through the OVIN Demonstration Zone, testing a range of emerging technologies from AI-based traffic safety solutions to augmented reality tools for firefighters and mobile electric vehicle charging. The City amplified the program's impact through technology showcases that connected innovators, stakeholders and investors, while real world testing generated valuable data to inform evidence-based municipal policy and future procurement. Post demonstration reports captured lessons learned and recommendations to guide future implementation and help participating companies refine their solutions.

### Transportation Youth Ambassador Program

- In 2025, the second cohort of students completed the City's [Transportation Youth Ambassador Program](#). The program provides local high school students with hands on experience at Vaughan City Hall, working alongside the Transportation Planning and Engineering team, while also giving participants opportunities to engage peers on transportation challenges and collaborate on solutions.

### Integrated Urban Water Plan

- The City initiated the Integrated Urban Water Plan program. Projects identified within this program are based on the City's [Integrated Urban Water Plan](#), which received Council approval in May 2024. The plan addresses Vaughan's water, wastewater and stormwater systems, with a focus on sustainability and resilience.

### Concord GO Centre Storm Drainage Master Plan

- The City launched the [Concord GO Centre Storm Drainage Master Plan](#) to support redevelopment in the area, including the potential for about 25,000 new residential units. The study focuses on identifying infrastructure upgrades needed in the Concord GO Centre study area to reduce or eliminate flood risks.

### Stormwater Management Modelling project

- The City launched the Stormwater Management Modelling project to create a comprehensive city-wide stormwater model and upgrade the current system in high-risk areas to a fully integrated two-dimensional model. This enhanced model will help identify flood-prone locations during heavy rainfall and guide future infrastructure improvements.

### Area-Specific Development Charges By-law

- The City implemented the Area-Specific Development Charges By-law for lands north of Teston Road in 2025 to help fund essential infrastructure, including the Teston Road East and West sanitary sewers. These charges ensure that new development contributes to the costs of the required infrastructure that will support growth in the area.

### Infrastructure System Optimization Program (ISOP)

- The ISOP continued to support the City's efforts to optimize existing municipal services infrastructure (i.e. wastewater and stormwater management), improve system performance and maximize capacity. As part of the contract, the flows at 30 key sewer locations (21 wastewater and nine stormwater) are being monitored across the city.

### Mobility Action Plan

- Through the Mobility Action Plan, which is expected to be completed in 2026, key policies and programs from the Vaughan Transportation Plan began to roll out in 2025. This included launching a modern outreach and education program, supporting the Transportation Innovation Program, developing a city-wide electric vehicle charging strategy and recommending monitoring strategies to track progress toward the Plan's goals.



### Yonge North Subway Extension

- In August 2025, the tunnelling contract for the Yonge North Subway Extension was awarded. City staff continue to work closely with Metrolinx, advocating for required City infrastructure and helping adjust project plans to reduce construction impacts.

## Yonge-Steeles Corridor Secondary Plan Collector Roads Environmental Assessment

- Initiated in 2023, [this study](#) supports future growth in the area surrounding the planned subway station. Consultations with landowners, technical stakeholders and the public in 2024 helped refine the proposed collector road network. The Environmental Study Report is expected to be submitted in 2026.

## McNaughton Road West Environmental Assessment

- Completed in 2025, [this project](#) will now move into detailed design and construction. It recommends enhancements to McNaughton Road West, including new sidewalks, cycling facilities, mid block trail crossings and intersection upgrades.

## Weston Road and Highway 7 Transportation Master Plan

- In Sept. 2025, Council approved the [Weston 7 Transportation Master Plan](#), which identifies the transportation infrastructure and policies necessary to support planned growth in the Weston Road and Highway 7 area.



## State of Infrastructure Update

The [Asset Management State of Infrastructure Update](#) (PDF) summarizes the state of the City's infrastructure assets that are essential to providing vital community services. This is the third annual update on the state of the City's infrastructure since the 2021 and 2022 completion of [Asset Management Plans](#) for core and non-core assets.

Updated Asset Management Plans were approved by Council in May 2025. These updates completed the final requirements of Ontario Regulation 588/17, including the identification of funding gaps and population growth impacts for infrastructure assets.

## Technical Analysis, Reviews and Support

**Development applications:** Technical analysis and support provided on key projects in the city, including:

- Block 34 east sanitary sewer capacity constraints analysis
- Weston Road sanitary sewer at Teston Road, capacity constraints analysis
- Yonge-Steeles Secondary Plan
- VMC Jane Street wastewater alternatives



## Third-Party Project Reviews

Third-party co-ordination for more than 45 projects is underway by our partners at York Region, the Ontario Ministry of Transportation, Metrolinx, Peel Region and neighbouring municipalities. These projects include regional road improvements, such as Peel Region's Highway 50 Widening, from Rutherford Road to Albion-Vaughan Road, and York Region's Jane Street Environmental Assessment, from Teston Road to Kirby Road. In addition, the City has been involved in future transit projects, such as the Jane Street Bus Rapid Transit Study, from Highway 7 to Major Mackenzie Drive. Participation in and review of each of these protects the City's interests in these key infrastructure studies.



## DEVELOPMENT ENGINEERING

The Development Engineering department is responsible for efficiently reviewing, approving, inspecting and processing municipal services for land development.

### 2025 Project Highlights

#### Construction Cost Index Study

- Implemented a City-managed Construction Cost Index Study to establish a consistent basis for determining development securities, fees and agreement values.

#### Agreement Modernization Phase 2

- This project aims to expedite development agreement preparation and circulation to less than 10 weeks through process efficiencies and digitization.

#### New Developers Handbook for Winter Maintenance

- Developed a guide to assist developers in winter snow-clearing standards for roads and sidewalks.

#### Hydrogeological Assessment Guideline (Development Applications)

- Developed guidelines that provide information and technical direction for developers and their consultants related to hydrogeological assessment requirements for conventional development applications.

2025 Intake Summary	Total Number
Pool permits	204
Grading permits	592
Inspections performed	10,307



## 2025 Assumption Summary

Municipal infrastructure delivered through the development approval process and growth-related projects that were assumed by the City.

### 32 land development projects with a value of \$97.3 million

- 43.9 lane kilometres of road
- 22.1 kilometres of watermain
- 19.6 kilometres of sanitary sewer
- 21 kilometres of sidewalk
- 18.5 kilometres of storm sewers
- 554 streetlights
- 5 stormwater management ponds
- 1 pedestrian bridge

2025 Development Services	Total Number
Active agreements	20
Committee of Adjustment files processed	199
Fully executed agreements	17

## 2025 to 2026 Active and New Development Engineering Projects



**46**

Total number of **active** projects

**1**

Total number of **new** projects

## INFRASTRUCTURE DELIVERY

The Infrastructure Delivery department is responsible for capital project programming, designing, reviewing, tendering, constructing and inspecting the City's linear infrastructure.

### 2025 Project Highlights

#### Black Creek Renewal

- The City is reconstructing and renewing the [Black Creek corridor](#), from Highway 7 and Highway 407, to mitigate flooding in the VMC. The work, which will be delivered in three phases, commenced in 2025 with improvements to Edgeley Pond and Park, located at the northeast corner of Highway 7 and Jane Street.



#### Stormwater Management Facility Improvements

- [Stormwater management improvements](#) and tennis court upgrades were completed in Rainbow Creek Park (5450 Highway 7).

#### Watermain Improvements and Road Rehabilitation

- The City replaced the aging watermain on Bruce Street at Highway 7.

#### Kirby Road Slope Improvements and Culvert Replacement

- Emergency slope stabilization, a culvert replacement and full road reconstruction was completed on [Kirby Road, between Highway 27 and Kipling Avenue](#). The work was completed ahead of schedule, restoring a key connection and ensuring long-term road safety in the area.



## 2025 Pavement Management Program

- The City completed approximately 20 kilometres of roadway asphalt rehabilitation, including designated curb and sidewalk repairs across the city as part of the [program](#).

## Culvert and Bridge Rehabilitation Program

Significant progress was made on the final phase of the city-wide culvert and bridge rehabilitation program. Projects are anticipated to be completed by summer 2026. Project locations included:

- Ramsay Armitage Park – pedestrian bridge replacement
- Martin Grove Road – roadway culvert replacement
- Kirby Road, west of Weston Road – roadway culvert replacement
- Hilda Avenue – bridge rehabilitation
- Charles Street – roadway culvert rehabilitation
- Charleton Avenue – culvert rehabilitation

## Kleinburg Village Improvements

- The City completed Phase 2 of [this project](#), which included replacing the aging watermain infrastructure, adding new parking lay-by spaces, streetscaping and landscaping enhancements, adding new cycling facilities and roadway paving (outside the village core).

- The final phase of construction will begin in spring 2026 and is scheduled to be completed by the end of 2026.

## Bass Pro Mills Drive Extension

- The detailed design phase commenced for the [Bass Pro Mills Drive Extension](#), from Highway 400 to Weston Road. Construction is expected to commence in 2026.

## Canada Drive-America Avenue Bridge

- The City is [building a bridge over Highway 400](#), to connect Canada Drive and America Avenue. Construction is well underway and is expected to be completed in 2026.

## Kirby Road Extension

- Construction on the [Kirby Road extension](#), between Dufferin Street and Bathurst Street, is underway and is anticipated to be completed in summer 2026. The newly extended road will include four lanes (two in each direction), a new bridge crossing East Patterson Creek, in-boulevard multi-use pathways on either side of the road, roadway lighting and intersection improvements.



### Teston Road Improvements, from Kleinburg Summit Way to Pine Valley Drive

- Design activities for this project continued through 2025.

### Active Transportation Infrastructure

- 24 kilometres of new cycle tracks and multi-use pathways were completed and 7.5 kilometres were resurfaced. Additional projects are currently in the design and/or construction stages.

### Jane Street Uptown Link

- The project will add eight kilometres of [new cycle tracks](#) on each side of Jane Street, and four kilometres of new sidewalks and streetlight enhancements along Jane Street, from Highway 7 to Teston Road. Phase 1 construction, from Highway 7 to Major Mackenzie Drive, progressed through 2025 and is scheduled for completion in summer 2026.
- Phase 2 construction, from Major Mackenzie Drive to Teston Road, commenced in 2025 and is scheduled to be completed in summer 2026.



### **Atkinson Avenue and Centre Street Watermain, Road Rehabilitation and Active Transportation Facilities**

- Construction activities were completed in 2025.

### **Active Transportation Facilities in Ward 4**

- The assignment to undertake the detailed design work was awarded in 2024, with construction scheduled to commence in 2027/2028.

### **Active Transportation Facility on Weston Road and Rutherford Road**

- In 2024, detailed design work to add 13 kilometres of active transportation facilities to the existing road network commenced, including six kilometres on Weston Road, from Chrislea Road/Fieldstone Drive to Major Mackenzie Drive, construction of which is anticipated to begin in summer 2026.



## FACILITIES AND PARKS DELIVERY

The Facilities and Parks Delivery department is comprised of three teams, Facilities Delivery, Parks Delivery and the Program Management Office (PMO).

The Facilities Delivery team is responsible for the planning, design and delivery of community facilities, ensuring they meet the needs of a rapidly expanding population. This includes developing new infrastructure for essential services, such as fire stations, recreation centres and libraries, and overseeing the state-of-good-repair management for existing municipal facilities. By focusing on sustainable and efficient project execution, the department supports the community's well-being, safety and quality of life, while maintaining the functionality and longevity of City assets.

The Parks Delivery team is responsible for the planning, design and construction of new parks and the redevelopment of existing parks and greenspaces across the city. This includes delivering high-quality infrastructure such as playgrounds, sports fields, trails and tennis and pickleball courts. The team ensures projects align with community needs and sustainability goals, enhancing recreational opportunities and contributing to the city's overall livability and environmental stewardship. By collaborating with stakeholders and prioritizing innovative solutions, the Parks Delivery team plays a key role in enriching public spaces for current and future generations.

The PMO is responsible for providing centralized leadership, oversight and support for the City's infrastructure projects. They ensure projects align with organizational goals and are delivered on time, within scope and on budget. The team is involved in developing, planning and executing various city-wide enterprise projects, overseeing project controls, financial management, reporting dashboards and Geographic Information Systems mapping. The PMO also plays a key role in identifying and mitigating risks, ensuring project delivery follows best practices and maintaining consistency across all departments. By fostering collaboration and providing strategic guidance, the PMO helps drive successful outcomes for the City's infrastructure initiatives, enhancing community well-being and supporting long-term development.

### 2025 Project Highlights: Facilities

#### **NEW Carrville Community Centre (655 Thomas Cook Ave.), Library and District Park (266 Valley Vista Dr.)**

- This [new Ward 4 community centre](#) officially opened in July 2025.



### NEW Fire Station 7-12 (9511 Weston Rd.)

- Construction of this [new Ward 3 fire station](#) advanced in 2025 and remains on track for completion in early 2026.

### ENHANCING Fire Station 7-1 (835 Clark Ave.)

- Construction of this [Ward 5 fire station](#) progressed through 2025, with a scheduled completion in 2026. This project aims to modernize the facility and improve operational efficiency.



### ENHANCING Woodbridge Library (150 Woodbridge Ave.)

- [The library](#) reopened to the public in September 2025.

## 2025 Project Highlights: Parks



### NEW Park Developments and Enhancements

- The [MacMillan Farm Master Plan](#) was advanced with the completion of a master plan concept and two rounds of community engagement that received feedback from more than 1,000 residents and students from three schools.
- Eight new pickleball courts opened at [Carrville Community Centre](#) (655 Thomas Cook Ave.) and York Hill District Park (330 York Hill Blvd.).
- Public engagement, including in-depth consultation with the Vietnamese Association of Vaughan, was completed for [Saigon Park](#), coming to the Ward 2 community on the land between Rutherford Road and 8980 Highway 27.

- Public engagement was completed for the future Purpleville Park (140 Brant Dr.) and Maple Hill Park (1818 Major Mackenzie Dr.).
- Public engagement was completed for improvements at Alexander Elisa Park (199 Tallgrass Trail).
- A new artificial turf field was completed at Emily Carr Secondary School (4901 Rutherford Rd.), in partnership with York Region District School Board as part of the Sports Field Intensification Program.



- Construction commenced at the train-themed Nashville Park (639 Barons St.) and the farming-themed Algoma Park (42 Algoma Dr.), both in the Nashville-Kleinburg community.
- Southview Park (1 Southview Dr.) officially opened to the public, complete with a new play area, new shade structure, improved tennis courts with lighting, and a new full-size basketball court.



- In March 2025, Council endorsed the [Tennis and Pickleball Strategy](#), which provides recommendations on tennis and pickleball court infrastructure development, programming, community clubs and court management.
- The redevelopment of the Matthew Park (1 Villa Royale Ave.) tennis courts commenced.
- Advanced improvements at [Doctors McLean District Park](#) (8100 Islington Ave.) and the [Riverwalk Neighbourhood Walk](#), as part of the [Vaughan Super Trail](#), a planned 100-kilometre city-wide trail system.
- Completed 10 State of Good Repair replacements, including playgrounds, tennis courts, basketball courts and shade structures.
- Advanced projects identified in the Vellore Woods Community Improvements Program, including trail improvements, project design and the installation of a new shade structure at Hawstone Park (80 Hawstone Rd.).
- Construction commenced at Velmar Downs Park (30 Velmar Dr.) to redevelop the site.

- Commenced design of a 1.4-kilometre extension of the Humber Trail, from Boyd Conservation Park (8739 Islington Ave.) to Langstaff Road.
- Completed redevelopment of the Honey and Barry Memorial Park (previously Wood Valley Park, located at 2 Marc Santi Blvd.).
- Acquired a 400 square metre public indoor recreation space in the vicinity of Jane Street and Bass Pro Mills Road.

### North Maple Regional Park (NMRP)

- The [Family Recreation Area](#), an all-season amenity, broke ground in July 2025 and is set to open in 2026. The area will feature a nature playground, water play zones, a winter skate trail, a pondside boardwalk, accessible pathways, a large picnic pavilion, gardens and an all-season building with washrooms and amenities.



- The project received a \$10-million grant from the Province of Ontario.
- In June 2025, the City celebrated the grand opening of Vaughan's first-ever cricket field at NMRP. The facility includes three artificial turf wickets, practice cages, sight screens, a digital scoreboard, bleachers, irrigation and sports field lighting.
- On July 1, 2025, NMRP welcomed over 8,000 visitors for the City's Canada Day celebration on the new event lawn. NMRP will continue to serve as the home of this signature event.



- The [NMRP Master Plan](#) and community engagement process is well underway, with feedback from more than 2,500 residents. The master plan will develop a framework for the long-term development, programming and management of the 900-acre park.
- In July 2025, a groundbreaking event for Vaughan’s first-ever indoor soccer dome, in partnership with the Vaughan Soccer Club, was held. The dome, which features an 11 versus 11 artificial turf field and offers year-round indoor programming, opened in December 2025.
- To accommodate increased visitation, the parking lot was expanded by 200 spaces, improving accessibility and visitor convenience.



- In 2025, Phase 2 construction was completed, opening approximately 130 acres of parkland. Work included widening Keele Street, adding traffic signals at the park entrance, constructing about four kilometres of new park pathways and building an accessible multi-use trail along Vaughan CARES Way. Additional improvements included pond and wetland restoration, aquatic plantings, grading and servicing and the installation of bat boxes as part of Species at Risk permit requirements, which will help preserve the park's biodiversity.
- A license agreement was executed with Gateway Parks Group to develop and operate a seasonal snow tubing and winter recreation facility at NMRP.



## 2025 Project Highlights: PMO

### Vaughan Vault Replacement Project

- Most of the City's infrastructure drawings are cataloged using intuitive naming standards and are made accessible through the "Vault," which is a web-based map-centric tool that allows staff to spatially locate documents by drawing a selection area on the map to retrieve relevant infrastructure drawings and records. To modernize this system and continue to meet statutory obligations under **Ontario One Call** and the **Getting Ontario Connected Act, 2022 Bill 93**, the City is transitioning the Vault to the latest version of ArcGIS Enterprise. In addition to meeting compliance requirements, this transition provides an opportunity to enhance the overall solution and improve how infrastructure drawings are received, validated, spatially referenced, catalogued and retrieved.

### Public Facing Construction Map

- Developed and implemented an internal and [Public Facing Construction Map](#) with four easy-to-use navigation tabs, that allow staff and residents to explore planned capital construction projects by street address, type, year or ward.

# 2025 Delivery Updates by Asset Group

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# Active Transportation



**Total 2025 expenditures:**

**\$18,676,145**

## REPLACEMENT COST

**\$256,578,000**

## OVERALL CONDITION GRADE

**B**

## CONDITION (FAIR OR BETTER)

**90%**

## ASSET PORTFOLIO

- ▶ **1,119** kilometres of sidewalks and walkways
- ▶ **56** kilometres of cycle tracks
- ▶ **52** kilometres of in-boulevard multi-use pathways
- ▶ **56** kilometres of open space multi-use recreational trails

## TOTAL NUMBER OF PROJECTS

**26**

## PROJECT NUMBER BY PHASE

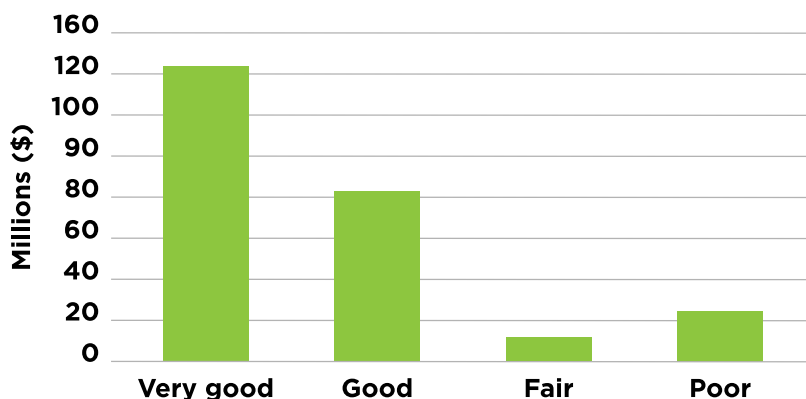
Project Phase	Number of Projects/Phase
Study	5
Design	7
Construction	1
Complete	13

The City of Vaughan has an expansive active transportation network – and it continues to grow. This network includes more than 1,000 kilometres of pedestrian, cycling and shared-use facilities to get people through the city, in whichever mode of transportation they choose, seamlessly.

## Replacement cost summary

2024 replacement cost	<b>\$235,089,000</b>	
<b>Changes</b>		\$21,489,000
New and upgraded assets	\$14,022,000	
Asset evaluation improvements and inflation	\$7,467,000	
Decommissioned assets	\$0	
<b>2025 replacement cost</b>		<b>\$256,578,000</b>

## Condition



## Average age and useful life expectancy in years



# Facilities



**Total 2025 expenditures:**  
**\$22,132,240**

## REPLACEMENT COST

**\$843,166,000**

## OVERALL CONDITION GRADE

**A**

## CONDITION (FAIR OR BETTER)

**99%**

## ASSET PORTFOLIO

- ▶ **2** administration buildings
- ▶ **14** community centres and facilities
- ▶ **11** fire stations
- ▶ **19** heritage buildings
- ▶ **10** libraries
- ▶ **22** parks facilities
- ▶ **14** pump station buildings
- ▶ **7** seniors clubs
- ▶ **6** sport buildings
- ▶ **3** operations yards
- ▶ **27** tanks and generators

## TOTAL NUMBER OF PROJECTS

**31**

## PROJECT NUMBER BY PHASE

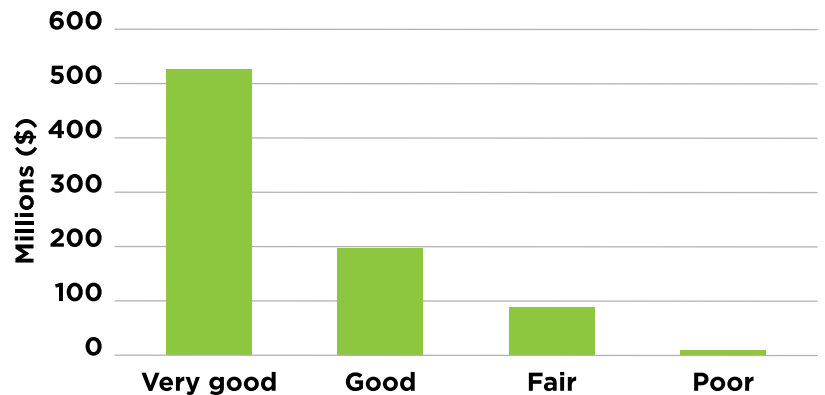
Project Phase	Number of Projects/Phase
Study	7
Design	9
Construction	3
Complete	12

The City operates more than 100 properties, facilities and buildings. These facilities provide a wide range of services and programs offered by the City. Vaughan's Facility Management Operations team focuses on the effective property management services of these assets to ensure each facility meets functional requirements, such as building and safety codes.

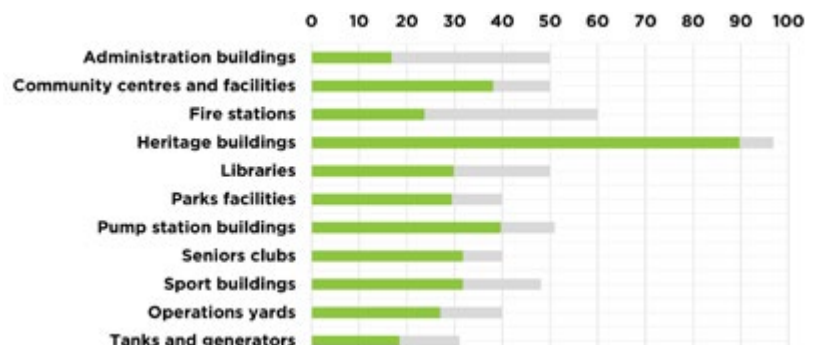
## Replacement cost summary

2024 replacement cost	<b>\$702,658,000</b>	
<b>Changes</b>		\$140,508,000
New and upgraded assets	\$114,403,000	
Asset evaluation improvements and inflation	\$26,105,000	
Decommissioned assets	\$0	
<b>2025 replacement cost</b>		<b>\$843,166,000</b>

## Condition



## Average age and useful life expectancy in years



# Parks



**Total 2025 expenditures:**  
**\$25,131,282**

## REPLACEMENT COST

**\$318,797,000**

## OVERALL CONDITION GRADE

**B**

## CONDITION (FAIR OR BETTER)

**76%**

## ASSET PORTFOLIO

- ▶ **234** parks
- ▶ **61** baseball diamonds
- ▶ **77** basketball courts
- ▶ **22** bocce courts
- ▶ **8** ice rinks and ice trails
- ▶ **10** skate parks
- ▶ **147** soccer fields
- ▶ **136** tennis courts
- ▶ **283** playgrounds
- ▶ **24** splashpads

## TOTAL NUMBER OF PROJECTS

**118**

## PROJECT NUMBER BY PHASE

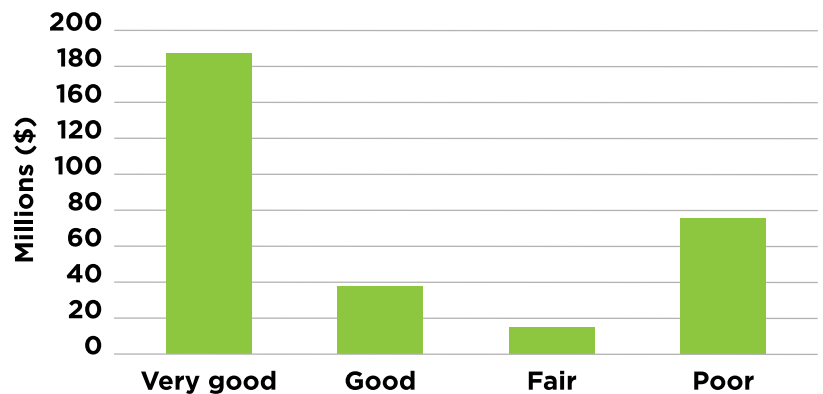
Project Phase	Number of Projects/Phase
Study	15
Design	42
Construction	12
Complete	49

The City's park network features more than 230 locations across 643 hectares of land in Vaughan. The City's Parks Operations team manages these assets to ensure they meet the needs of current and future generations.

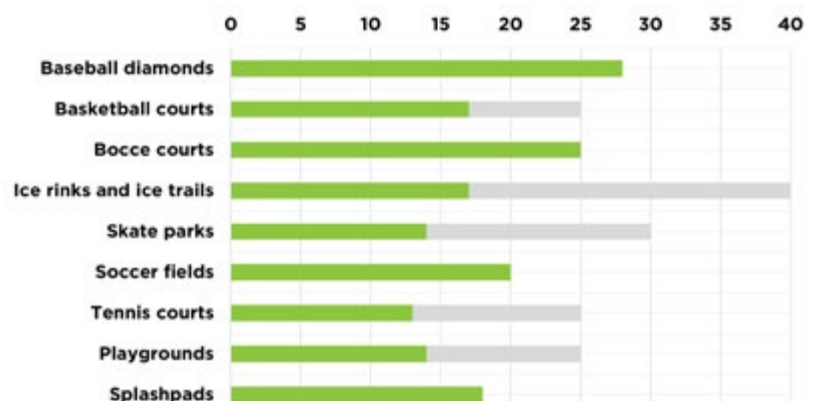
## Replacement cost summary

2024 replacement cost	<b>\$296,476,000</b>	
<b>Changes</b>		\$22,321,000
New and upgraded assets	\$7,249,000	
Asset evaluation improvements and inflation	\$15,440,000	
Decommissioned assets	\$368,000	
<b>2025 replacement cost</b>		<b>\$318,797,000</b>

## Condition



## Average age and useful life expectancy in years



# Roads



**Total 2025  
expenditures:**  
**\$31,812,904**

## REPLACEMENT COST

**\$1,809,569,000**

## OVERALL CONDITION GRADE

**A**

## CONDITION (FAIR OR BETTER)

**100%**

## ASSET PORTFOLIO

- ▶ **1,361** lane-kilometres of local roads
- ▶ **654** lane-kilometres of collector roads
- ▶ **103** lane-kilometres of rural roads
- ▶ **20** lane-kilometres of laneways
- ▶ **27** road bridges
- ▶ **29** kilometres of roadside barriers

## TOTAL NUMBER OF PROJECTS

**114**

## PROJECT NUMBER BY PHASE

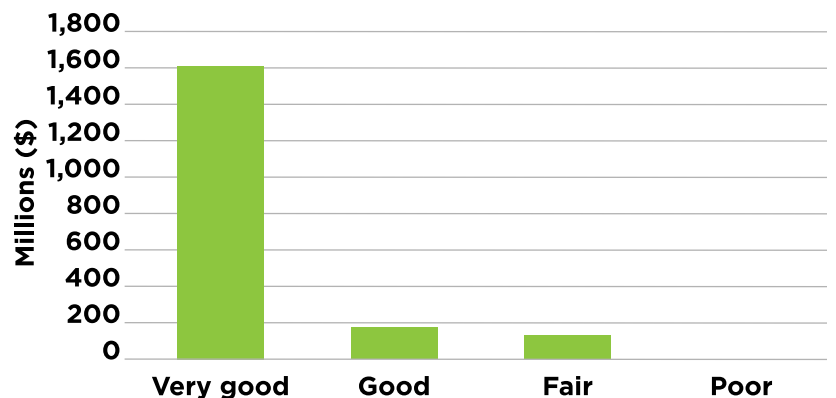
Project Phase	Number of Projects/Phase
Study	25
Design	27
Construction	18
Complete	44

City-owned roads are efficiently maintained to enable safe and effective travel. The City is dedicated to achieving high-quality standards in the maintenance of its road assets through road inspections, crack sealing, pothole repairs and more.

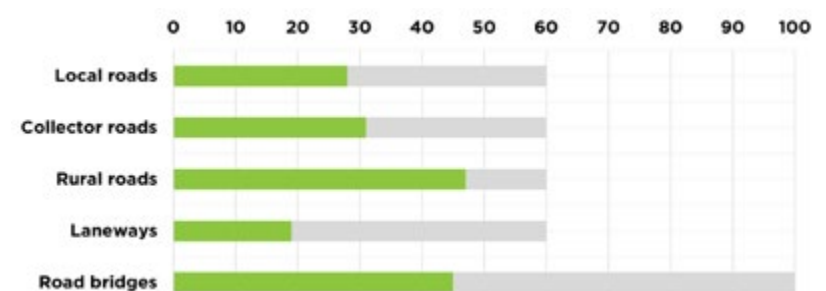
## Replacement cost summary

2024 replacement cost	<b>\$1,560,476,000</b>	
<b>Changes</b>		\$249,093,000
New and upgraded assets	\$21,425,800	
Asset evaluation improvements and inflation	\$227,667,200	
Decommissioned assets	\$0	
<b>2025 replacement cost</b>	<b>\$1,809,569,000</b>	

## Condition



## Average age and useful life expectancy in years



# Stormwater



**Total 2025 expenditures:**  
**\$17,709,563**

## REPLACEMENT COST

**\$2,495,024,000**

## OVERALL CONDITION GRADE

**A**

## CONDITION (FAIR OR BETTER)

**99%**

## ASSET PORTFOLIO

- ▶ **1,185** kilometres of stormwater mains
- ▶ **89,200** laterals
- ▶ **16,450** maintenance holes
- ▶ **22,790** catch basins
- ▶ **136** major culverts
- ▶ **417** minor culverts
- ▶ **961** inlet-outlet structures
- ▶ **490** devices
- ▶ **88** kilometres of ditches
- ▶ **183** stormwater management ponds

## TOTAL NUMBER OF PROJECTS

**17**

## PROJECT NUMBER BY PHASE

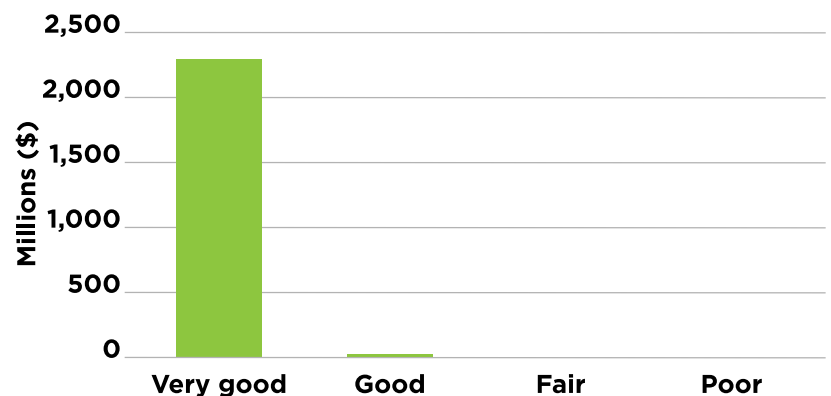
Project Phase	Number of Projects/Phase
Study	4
Design	3
Construction	3
Complete	7

The City's stormwater management approach protects its residents, the environment, property and water quality. The City takes steps to lessen the impacts of climate change with a long-term plan to manage the potentially damaging effects of stormwater.

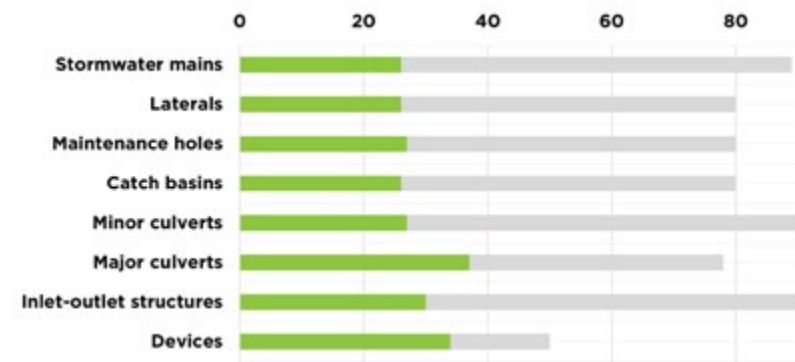
## Replacement cost summary

2024 replacement cost	<b>\$2,444,364,000</b>	
<b>Changes</b>		\$50,660,000
New and upgraded assets	\$15,697,000	
Asset evaluation improvements and inflation	\$34,963,000	
Decommissioned assets	\$0	
<b>2025 replacement cost</b>	<b>\$2,495,024,000</b>	

## Condition



## Average age and useful life expectancy in years



# Wastewater



**Total 2025 expenditures:**  
**\$2,724,902**

## REPLACEMENT COST

**\$1,183,641,000**

## OVERALL CONDITION GRADE

**A**

## CONDITION (FAIR OR BETTER)

**99%**

## ASSET PORTFOLIO

- ▶ **1,020** kilometres of wastewater mains
- ▶ **89,200** laterals
- ▶ **16,633** maintenance holes
- ▶ **12** pump stations
- ▶ **1** generator station

## TOTAL NUMBER OF PROJECTS

**9**

## PROJECT NUMBER BY PHASE

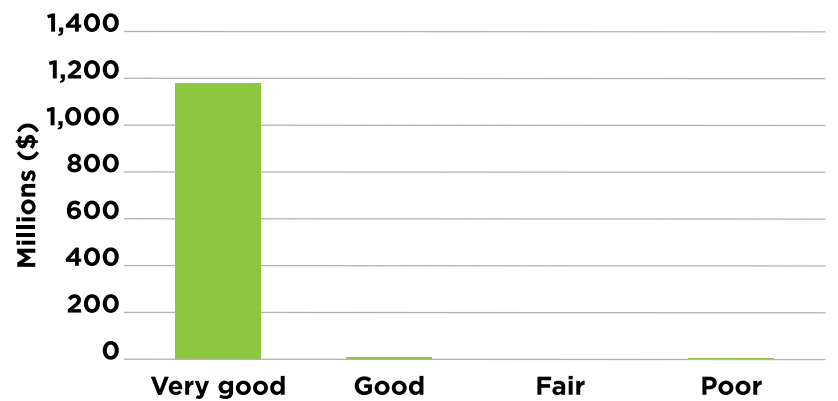
Project Phase	Number of Projects/Phase
Study	3
Design	1
Construction	1
Complete	4

The City's wastewater infrastructure is a combination of linear sewers (pipes) and pumping stations that collect wastewater through gravity and force mains that discharge to York Region's wastewater treatment plants, where it is cleaned and discharged into the environment. The wastewater system is designed to collect residential, commercial and industrial wastewater.

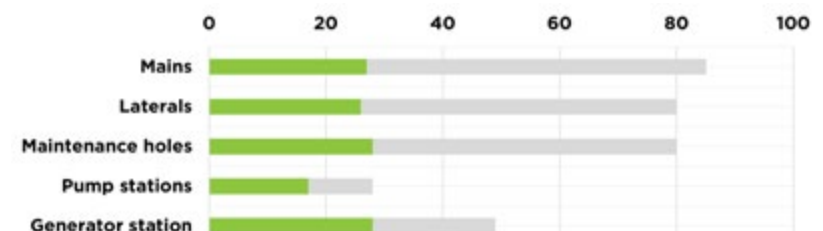
## Replacement cost summary

2024 replacement cost	<b>\$1,143,998,000</b>	
<b>Changes</b>		\$39,643,000
New and upgraded assets	\$125,000	
Asset evaluation improvements and inflation	\$39,518,000	
Decommissioned assets	\$0	
<b>2025 replacement cost</b>	<b>\$1,183,641,000</b>	

## Condition



## Average age and useful life expectancy in years



# Water



**Total 2025 expenditures:**  
**\$7,446,601**

## REPLACEMENT COST

**\$1,522,887,000**

## OVERALL CONDITION GRADE

**A**

## CONDITION (FAIR OR BETTER)

**92%**

## ASSET PORTFOLIO

- ▶ **1,122** kilometres of watermains
- ▶ **89,200** service connections with meters
- ▶ **51,700** valves and curb stops
- ▶ **10,100** hydrants
- ▶ **10,100** chambers
- ▶ **2** pump stations

## TOTAL NUMBER OF PROJECTS

**35**

## PROJECT NUMBER BY PHASE

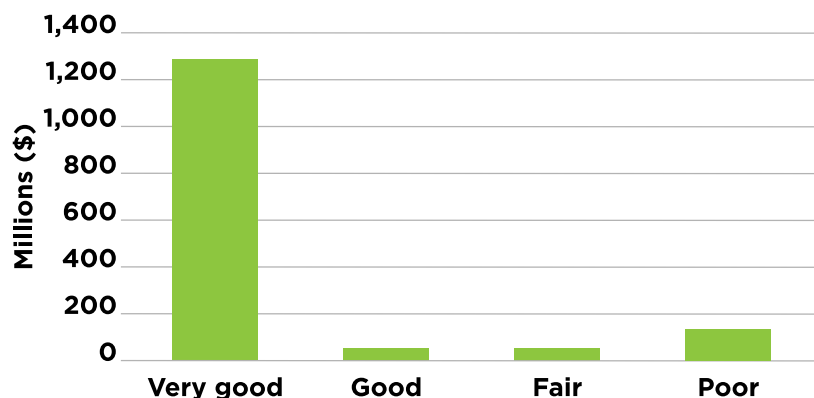
Project Phase	Number of Projects/Phase
Study	7
Design	5
Construction	8
Complete	15

The City's water service provides drinking water and fire protection service to approximately 335,000 residents. Supplying safe, drinkable water to all residential, industrial, commercial and institutional customers involves managing a reliable water system capable of providing sufficient quality, flow and pressure to satisfy business needs.

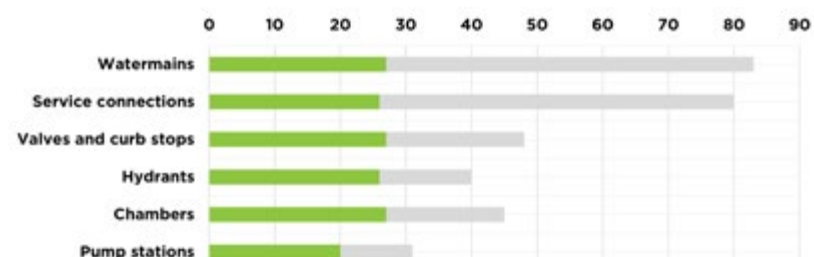
### Replacement cost summary

2024 replacement cost	<b>\$1,540,100,000</b>	
<b>Changes</b>		-\$17,213,000
New and upgraded assets	\$64,000	
Asset evaluation improvements and inflation	-\$17,277,000	
Decommissioned assets	\$0	
<b>2025 replacement cost</b>	<b>\$1,522,887,000</b>	

### Condition



### Average age and useful life expectancy in years



# Municipal Excellence

## AWARDS AND ACCOLADES

In 2025, the Planning and Infrastructure Development portfolio earned significant recognition for its leadership, innovation and commitment to creating a more sustainable, well planned city. Achievements include:

- The [Greenspace Strategic Plan](#) was recognized with the **Ontario Professional Planners Institute 2025 PlanON Vision Award of Excellence**. The plan includes strategies and recommendations to guide future planning, design, implementation and enhancement of parks and greenspaces, to meet the needs of Vaughan's growing population and support equitable access to these spaces over the next 30 years.



- The City's [Geographic Information Systems \(GIS\)](#) solution was recognized with the **BeSpatial Ontario Award**. The award recognizes the City's GIS-enabled internal interactive construction map, which has transformed how staff manage nearly 400 infrastructure projects across the organization.



- The City received first place in the Professional Engineers of Ontario's York Chapter 2024 Engineering Project of the Year Award for the [Gallanough Park Stormwater Management Improvements project](#). The project focused on upgrading stormwater infrastructure in one of Vaughan's community parks, to help reduce the risk of flooding, improve the quality of water entering local waterways and ensure the stormwater system can better withstand changing weather patterns.



# Grant Funding

Numerous Infrastructure Development projects have progressed with the support of grants, reflecting our continued commitment to exploring alternate funding opportunities with a focus on good governance and accountability.

In 2025, grant funding contributed to several of the City's strategic priorities, including the advancement of projects such as the OVIN Demonstration Zone, an initiative that has positioned Vaughan as a testbed for smart mobility innovations.

Grant Name	Organization/ Agency	Amount Awarded	Description
<b>CAPITAL INFRASTRUCTURE</b>			
Housing Enabling Core Servicing Stream (HECS)	Ministry of Infrastructure	\$20M (2025–2028)	Funding for the City's Portage Parkway Widening project, which will reconstruct approximately one kilometre of Portage Parkway, from Applewood Crescent to Jane Street.
Growing Canada's Community Canopies (GCCC) initiative	Federation of Canadian Municipalities (FCM)	\$1.97M (2025–2029)	Funding to plant trees in Vaughan, with approximately \$618,000 allocated to tree planting in NMRP.
Community Sport and Recreation Infrastructure Fund – Stream 2	Ministry of Sport	\$10M (2025–2027)	Funding for the new Family Recreation Area in NMRP.
Zero Emission Vehicle Infrastructure Program (ZEVIP 2)	NRCan	\$230,000 (2025–2026)	Funding secured for the installation of electric vehicle charging station across the city at libraries, municipal buildings, fire halls and community centres, including Carrville Community Centre.
Housing Enabling Water Systems Fund (HEWSF)	Ministry of Infrastructure	\$35M (2025–2027)	Funding for wastewater assets to enable housing development in VMC.
<b>OPERATIONAL</b>			
Ontario Vehicle Innovation Network (OVIN) Demonstration Zone	Ontario Centre for Innovation	\$2.5M (2023–2025)	Co-recipient with City of Markham to launch the OVIN Demonstration Zone, which tests and demonstrates new Ontario-made technologies in an operational environment and assesses their potential benefit to the local and regional transportation system.
Science Horizons	ECO Canada	\$7,000	Development Engineering received employment funding.

# Project Communications

## Enhancing Communications

Throughout 2025, the portfolio – in collaboration with City departments, consultants and our partners in the Communications, Marketing and Engagement department – employed numerous communication tactics to support vital connections with the community, clients, stakeholders, Vaughan Council and staff.



## Project communications included:

- newsletters
- notices
- public service announcements
- news releases
- social media posts
- digital signage across City networks
- reports
- mobile signs
- digital ads
- printed promotional materials such as postcards and posters
- and much more!



**OPEN HOUSE**

**Help shape the future of Saigon Park**

**Nov. 20 | 6 p.m.**

Father E. Bulfon Community Centre



[vaughan.ca/SaigonPark](http://vaughan.ca/SaigonPark)



**Kleinburg Village improvements continue!**

The City of Vaughan's improvement work in Kleinburg Village will resume this spring. Work scheduled to take place in 2025 includes roadway and landscaping enhancements.

Drop by an Open House to learn more about the next phase of the project, construction impacts and timelines. You will also have the opportunity to speak directly to the project team.

Date: **Monday, March 24**  
 Time: **5 p.m. to 7 p.m.**  
 Location: **Kleinburg Library**  
 10341 Islington Ave.

[vaughan.ca/KleinburgVillage](http://vaughan.ca/KleinburgVillage)



**Get involved in the planning process for MacMillan Farm**

Attend an Open House or take the survey

[vaughan.ca/MacMillan](http://vaughan.ca/MacMillan)




**What future amenities would you like to see at NMRP?**



Help us plan by taking a survey

[vaughan.ca/NMRP](http://vaughan.ca/NMRP)




**Keeping you moving**

Extending Bass Pro Mills Drive, from Highway 400 to Weston Road

**Open House | April 7**



Conceptual rendering only

[vaughan.ca/BassProMillsDrive](http://vaughan.ca/BassProMillsDrive)

# 2026 Outlook

## PROJECTED EXPENDITURES

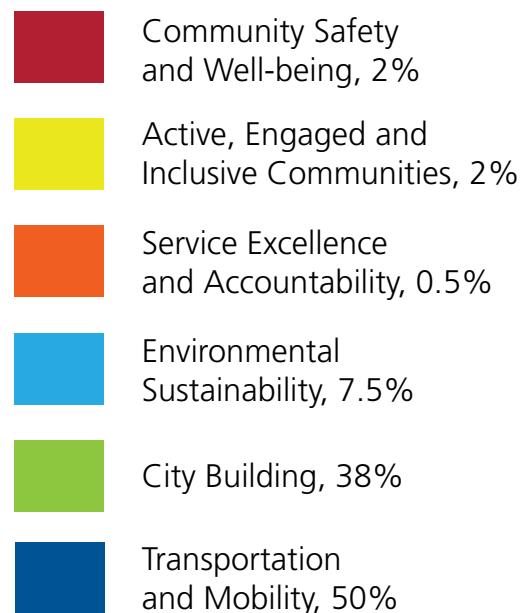
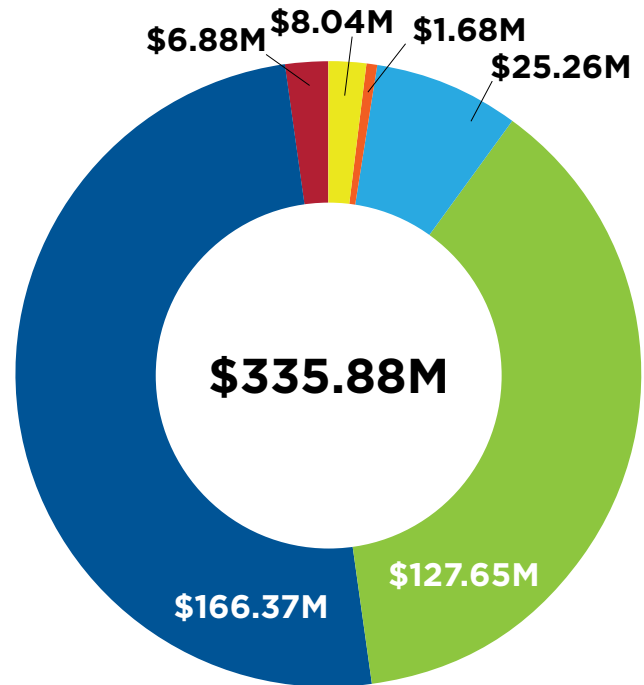
### Breakdown by Strategic Priority

Strategic Priority*	Projected Expenditure**
Active, Engaged and Inclusive Communities	\$8.04M
City Building	\$127.65M
Community Safety and Well-being	\$6.88M
Environmental Sustainability	\$25.26M
Service Excellence and Accountability	\$1.68M
Transportation and Mobility	\$166.37M
<b>TOTAL</b>	<b>\$335.88M</b>

\* Based on 2022-2026 Strategic Priorities

\*\*rounded

### Projected Expenditures by Strategic Priority



## PROJECTED EXPENDITURES

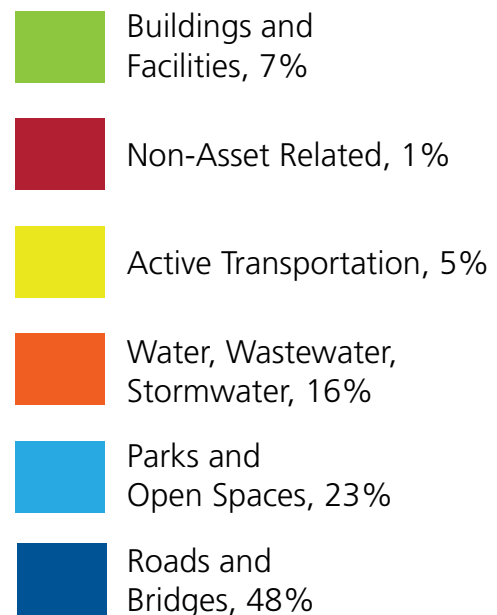
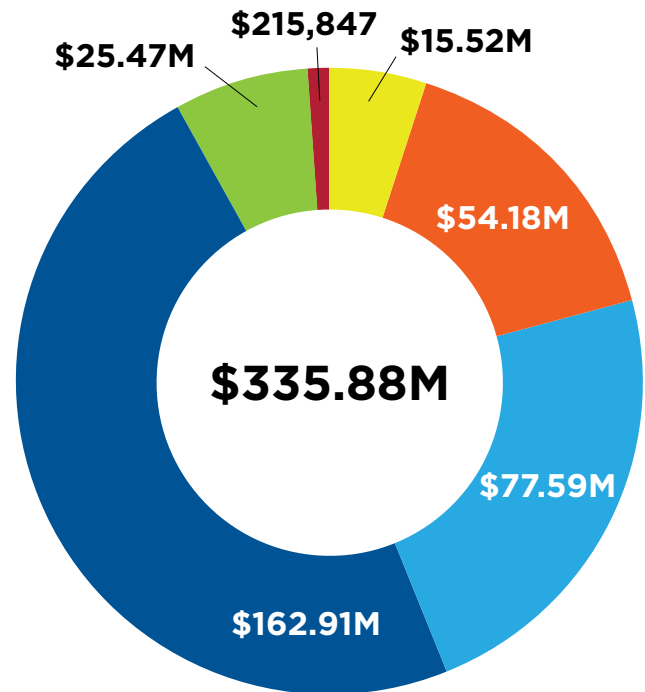
### Breakdown by Asset Group

Strategic Priority*	Projected Expenditure**
Active Transportation	\$15.52M
Buildings and Facilities	\$25.47M
Non-asset Related	\$215,847
Parks and Open Spaces	\$77.59M
Roads and Bridges	\$162.91M
Water, Wastewater and Stormwater	\$54.18M
<b>TOTAL</b>	<b>\$335.88M</b>

\*\*rounded

### Projected Expenditures by Asset Class

For reference only. Pie chart generated based on content to the left



## CASH FLOW RATE: 2022 – 2025

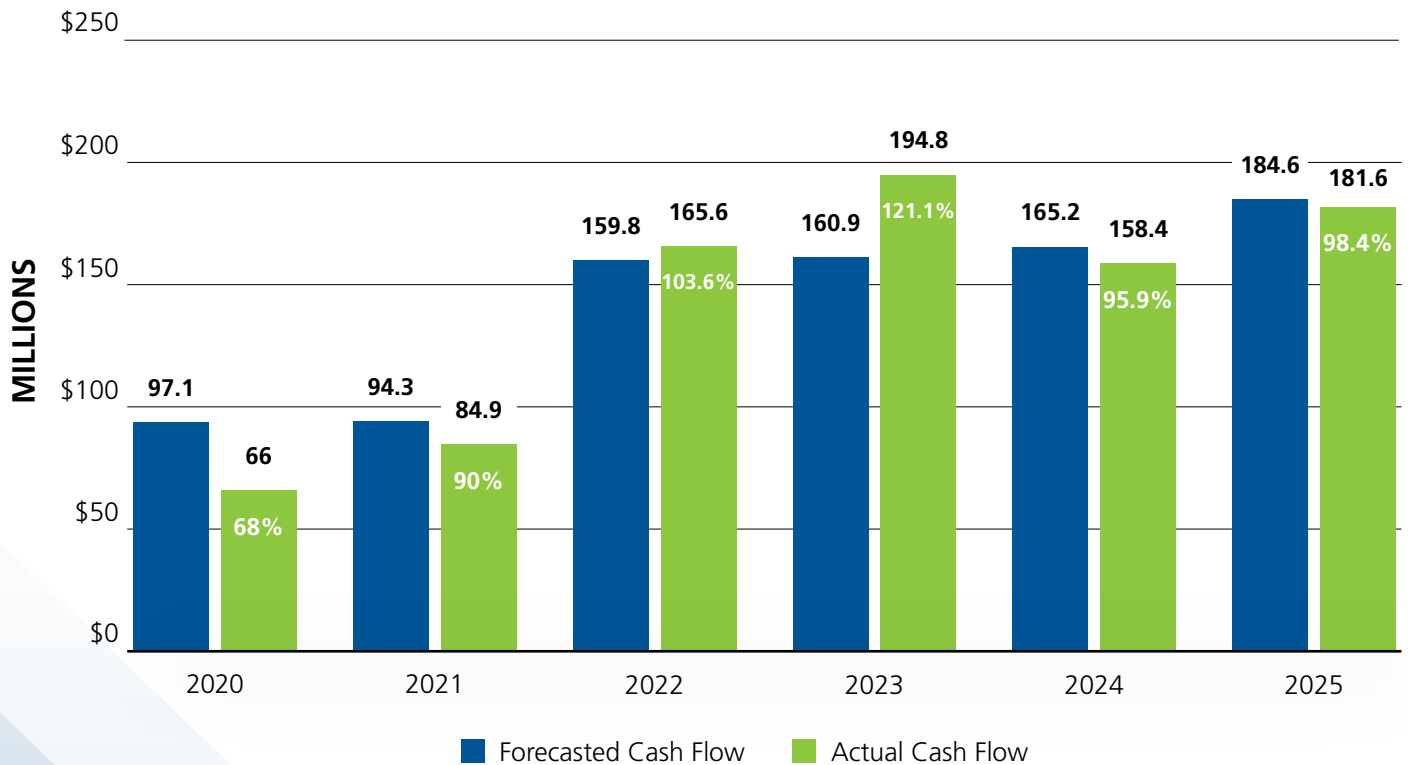
### Breakdown by Asset Group

Year	Forecasted Cash Flow	Actual Cash Flow
2022	\$159,860,814	\$165,653,930
2023	\$160,883,724	\$194,864,848
2024	\$165,226,588	\$158,442,308
2025	\$184,650,024	\$181,636,806



### Annual Forecast to Actual Cash Flow

Note: Percentages on bars represent cash flow rate.





**City of Vaughan**

Planning and Infrastructure Development  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1