

**DEVELOPMENT CHARGES – SEMI-ANNUAL ADJUSTMENT**

**Recommendation**

The Director of Reserves & Investments in consultation with the Commissioner of Finance and Corporate Services recommends:

That in accordance with the appropriate semi-annual adjustment sections of each respective development charge By-law, the City Wide Development Charge rates and Special Service Area Development Charge rates be increased by 4.2% effective January 1, 2003.

That the following revised development charge rates, as attached, be approved.

**Purpose**

To obtain Council approval to index the City of Vaughan Development Charges pursuant to the semi-annual adjustment provisions in the respective City of Vaughan Development Charge By-law.

**Background - Analysis and Options**

The Development Charges Act authorizes municipalities to pass By-laws for the recovery of capital costs incurred to provide services to all new development and re-development.

A clause in each of the City of Vaughan's Development Charge by-laws states the development charges can be adjusted semi-annually without amendment to the by-law, as of the 1<sup>st</sup> day of January and the 1<sup>st</sup> day of July in each year, commencing January 1, 2000 in accordance with the most recent change in the Statistics Canada, Construction Price Statistics (catalogue 62-007).

In order to protect the municipality from the escalating construction costs and based on a review of the Statistics Canada Quarterly, Construction Price Statistics (catalogue No. 62-007), the city wide development charges and special services area development charge rates should be increased by 4.2%. There has been significant increases in the cost of construction projects experienced in recent tenders as compared to costs provided for the basis of the Development charge Background Study approved in August 1999. An increase in rates will assist in addressing these short falls.

**Conclusion**

Staff recommend that the City of Vaughan development charges be increased by 4.2%. The City wide development charge and special service area development charges may be indexed without amending the existing by-law. Revised schedules reflecting the new rates are attached.

**Attachments**

1. Revised Development Charge Rates

Respectfully submitted,



Ferruccio Castellarin  
Director of Reserves & Investments

## DEVELOPMENT CHARGES

RESIDENTIAL	Single/Semi Detached	Multiple Unit	Apartment	
			2 or more Bedrooms	Less than 2 Bedrooms
City of Vaughan				
Engineering Services	\$ 1,959	\$ 1,707	\$ 1,103	\$ 1,103
General Services	\$ 5,860	\$ 5,105	\$ 3,299	\$ 3,299
<b>Total *</b>	<b>\$ 7,819</b>	<b>\$ 6,812</b>	<b>\$ 4,402</b>	<b>\$ 4,402</b>

NON-RESIDENTIAL	Industrial/Office Institutional	Retail
City of Vaughan		
<b>Total* (per GFA)</b>	<b>\$ 14.03</b>	<b>\$ 14.03</b>

\*City Rate Increased by 4.2%



*The City Above Toronto*

# SUMMARY OF SPECIAL AREA CHARGES

BY-LAW	SERVICE	AREA	NET ASSESSED AREA (Ha)	CHARGE PER NET HECTARE
302-99	Clarence Street Sanitary Sewer	D-2	511	\$ 7,662
303-99	Pressure District 6 Watermain - Residential	D-3	226	\$ 5,681
303-99	Pressure District 6 Watermain - <b>Non Residential</b>	D-3	468	\$ 7,556
304-99	Western Maple Subtrunk Sanitary Sewer -Keele to Maple Collector	D-4	1023	\$ 566 \$ -
305-99	Western Maple Subtrunk Sanitary Sewer -Rutherford Road to Keele St.	D-5	162	\$ 2,045 \$ -
307-99	Rainbow Creek Drainage Works	D-8	477	\$ 5,570
310-99	Langstaff Road Watermain	D-11	24	\$ 6,123

**Increased 4.2%**