

DEVELOPMENT CHARGES BACKGROUND STUDY – ADDITIONAL FUNDING

Recommendation

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

1. That the inclusion of the matter on a public committee or Council agenda for the additional funding request identified as Development Charges Background Study Additional Funding is deemed sufficient notice pursuant to Section 2(1)(c) of By-law 394-2002;
2. That an additional \$80,000 be added to the budget for the Development Charges Background Study; and
3. That the source of funding be from City Wide Development Charges – Management Studies (\$72,000) and Taxation (\$8,000).

Purpose

The final billing has been received and a request for additional funding for the Development Charges Background Study is required.

Background - Analysis and Options

Council in 2001 approved the hiring of Hemson Consulting to update the 1999 City of Vaughan Development Charges Background Study at an estimated cost of \$100,000.

The Development Charges Background Study was initially submitted for review to Council at the November 12, 2002 Committee of the Whole – Working Session. For this Study, the 2001 base year was used for the calculation of development charges. Subsequent to this meeting, additional review and work was performed in 2003. Section 11 of the Development Charges Act 1997 states:

“ a development charge by-law may only be passed within one (1) year period following the completion of the development charge by-law.”

As a result, the 2001 base year in the development charge background study presented to Council at November 12, 2002 had expired and to ensure compliance with the provision of the Development Charges Act 1997 and related regulations, staff and Hemson Consulting revisited the Background Study to incorporate 2002 additions to the City infrastructure and calculated revised average service levels. The revised Development Charges Background Study was completed and approved by Council in September 2003.

As a result of the work required to prepare the background study, update the base year and respond to inquiries from the development industry, additional funds are required.

Relationship to Vaughan Vision 2007

Not applicable.

Conclusion

The DC By-law was approved without appeal. The additional funding requested in the amount of \$80,000 would be funded from City Wide Development Charges – Management Studies (\$72,000) and from taxation (\$8,000).

Should Council concur with the proposed additional funding request, this action would be considered as an amendment to the Capital Budget. Pursuant to the Municipal Act 2001, Section 291(1) before amending a budget, a municipality shall give notice of its intention to amend the budget at a Council meeting. When a capital project has been subject to a meeting during the adoption of the approved capital budget and where additional funding is required to complete the approved works, inclusion of the matter in a staff report requesting additional funding on a public Committee or Council agenda is deemed to be sufficient notice pursuant to Section 2(1)(c) of By-law 394-2002. Therefore, no additional notice period is required.

Attachments

None

Respectfully submitted,

Clayton D. Harris, CA
Commissioner of Finance & Corporate Services