

DEVELOPMENT CHARGES – SEMI-ANNUAL ADJUSTMENT

Recommendation

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

- 1) That in accordance with the appropriate semi-annual adjustments sections of each respective development charge by-law, the City Wide Development Charge rates and Special Service Area Development Charge rates be increased 2.74% effective July 1, 2004; and
- 2) 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 provision in the respective City of Vaughan Development Charge By-laws.

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 amendments to the by-laws, as of the 1st day of January and the 1st day of July in each year commencing January 1, 2004 in accordance with the most recent change in the Statistics Canada Quarterly, Construction Price Statistics (catalogue No. 62-007).

In order to protect the municipality from escalating construction costs and based on a review of the Statistics Quarterly Construction Price Statistics (catalogue No. 62-007), the City Wide Development Charges and Special Service Area Development Charge Rates should be increased by 2.74%.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

Staff recommend that the City of Vaughan Development Charges be increased by 2.74%. The City Wide Development Charge and the Special Service Area Development Charges may be indexed without amending the existing by-law. The revised schedules reflecting the new rates are attached.

Attachments

Attachment 1 – Revised Development Charge Rates

Respectfully submitted,

Ferruccio Castellarin, CGA
Director of Reserves & Investments



The City Above Toronto

Attachment 1- Revised Development Charge Rates
Effective July 1, 2004

DEVELOPMENT CHARGES

RESIDENTIAL	Single/Semi Detached	Multiple Unit	Apartment	
			2 or more Bedrooms	Less than 2 Bedrooms
City of Vaughan (Effective July 1, 2004)				
Engineering Services	\$ 2,282	\$ 1,956	\$ 1,272	\$ 1,272
General Services	\$ 5,857	\$ 5,021	\$ 3,263	\$ 3,263
Total *	\$ 8,139	\$ 6,977	\$ 4,535	\$ 4,535

NON-RESIDENTIAL	Industrial/Office Institutional	Retail
City of Vaughan (Effective July 1, 2004)		
Total*	\$ 14.08	\$ 14.08

* Note - In addition, specific area development charges may be applicable. Please refer to the "Summary of Special Area Charges" and area maps for details.

*Rates are also available at www.vaughan.ca



The City Above Toronto

Summary of Special Area Charges

BY-LAW	SERVICE	AREA	CHARGE PER NET HECTARE
351-2003	Clarence Street Sanitary Sewer	D-2	\$ 7,872
352-2003	Pressure District 6 Watermain - Residential	D-3	\$ 5,837
352-2003	Pressure District 6 Watermain - Non Residential	D-3	\$ 7,763
353-2003	Western Maple Subtrunk Sanitary Sewer (Keele to Maple Collector)	D-4	\$ 582 \$ -
354-2003	Western Maple Subtrunk Sanitary Sewer (Rutherford Road to Keele St.)	D-5	\$ 2,101 \$ -
355-2003	Rainbow Creek Drainage Works	D-8	\$ 5,723
356-2003	Langstaff Road Watermain	D-11	\$ 6,291
357-2003	Pressure District 5 West (Woodbridge Watermain)	D-15	\$ 7,175
358-2003	Concord Trunk Extension (Segment One)	D-16	\$ 4,453
359-2003	Concord Trunk Extension (Segment Two)	D-17	\$ 11,767
360-2003	Pressure District 6 West (Major Mackenzie Drive Watermain)	D-18	\$ 2,768
361-2003	Pressure District 6 East (Rutherford Road Watermain)	D-19	\$ 5,089
362-2003	Pressure District 7 Watermain West	D-20	\$ 12,074
363-2003	Dufferin/Teston Sanitary Sewer (OPA 332 Ultimate Outlet)	D-23	\$ 8,933
364-2003	Ansley Grove Sanitary Sub Trunk	D-24	\$ 1,908

Effective July 1, 2004