

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 4.94% effective January 1, 2005; and
- 2) That the following revised Development Charge Rates (Attachment 1) 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 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 4.94% which reflects the six (6) month increase in the index for the period April 1, 2004 to September 30, 2004.

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 4.94%. 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.



The City Above Toronto

Development Charge Schedule

RESIDENTIAL	Single/Semi Detached	Multiple Unit	Apartment	
			2 or more Bedrooms	Less than 2 Bedrooms
City of Vaughan (Effective January 1, 2005)				
Engineering Services	\$ 2,395	\$ 2,053	\$ 1,335	\$ 1,335
General Services	\$ 6,146	\$ 5,269	\$ 3,424	\$ 3,424
Total *	\$ 8,541	\$		
Region of York (Effective June 23, 2004 to June 22, 2005)				
Hard Services	\$ 10,936	\$ 9,374	\$ 6,875	\$ 4,374
General Services	\$			
Total	\$ 12,695			
Boards of Education (Effective July 5, 2004)				
Public	\$ 1,193	\$ 1,193	\$ 1,193	\$ 1,193
Separate	\$ 477	\$ 477	\$ 477	\$ 477
Total				
Total Per Unit	\$ 22,906	\$ 19,786	\$ 14,345	\$ 11,465
NON-RESIDENTIAL				
	Industrial/Office Institutional		Retail	
City of Vaughan (Effective January 1, 2005)				
Total*	\$ 14.78		\$ 14.78	
Region of York (Effective June 23, 2004 to June 22, 2005)				
Hard Services	\$ 28.96		\$ 41.98	
General Services				
Total				
Boards of Education (Effective July 5, 2004)				
Public	\$ 2.05		\$ 2.05	
Separate	\$			
Total				
Total (per Square Metre of GFA)	\$ 51.70		\$ 68.17	

* 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	\$ 8,261
352-2003	Pressure District 6 Watermain - Residential	D-3	\$
352-2003	Pressure District 6 Watermain - Non Residential	D-3	\$
353-2003	Western Maple Subtrunk Sanitary Sewer (Keele to Maple Collector)	D-4	\$ 611 \$ -
354-2003	Western Maple Subtrunk Sanitary Sewer (Rutherford Road to Keele St.)	D-5	\$ 2,205 \$ -
355-2003	Rainbow Creek Drainage Works	D-8	\$ 6,006
356-2003	Langstaff Road Watermain		
357-2003	Pressure District 5 West (Woodbridge Watermain)	D-15	\$ 7,529
358-2003	Concord Trunk Extension (Segment One)	D-16	\$ 4,673
359-2003	Concord Trunk Extension (Segment Two)	D-17	\$ 12,348
360-2003	Pressure District 6 West (Major Mackenzie Drive Watermain)	D-18	\$ 2,905
361-2003	Pressure District 6 East (Rutherford Road Watermain)	D-19	\$ 5,340
362-2003	Pressure District 7 Watermain West	D-20	\$ 12,670
363-2003	Dufferin/Teston Sanitary Sewer (OPA 332 Ultimate Outlet)	D-23	\$ 9,374
364-2003	Ansley Grove Sanitary Sub Trunk	D-24	\$ 2,002

Effective January 1, 2005