

**DEVELOPMENT CHARGES – SEMI-ANNUAL ADJUSTMENT**

**Recommendation**

The Commissioner of Finance & Corporate Services and the Director of Reserves & Investments 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 4.02% effective January 1, 2007; and
- 2) That the following revised Development Charge Rates (Attachment 1) be approved.

**Economic Impact**

The semi-annual adjustment will provide a 4.02% increase in City-Wide Development Charges and Special Area Development Charges.

**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 1<sup>st</sup> day of January and the 1<sup>st</sup> 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 4.02% which reflects the six (6) month increase in the index for the period April 1, 2006 to September 30, 2006.

**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 4.02%. 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,

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

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Ferruccio Castellarin, CGA  
Director of Reserves & Investments

RESIDENTIAL		Single/Semi Detached	Multiple Unit	Apartment	
				2 or more Bedrooms	Less than 2 Bedrooms
City of Vaughan (Effective January 1, 2007)					
Engineering Services		\$ 2,684	\$ 2,300	\$ 1,496	\$ 1,496
General Services		\$ 6,884	\$ 5,902	\$ 3,836	\$ 3,836
<b>Total *</b>		<b>\$ 9,568</b>	<b>\$ 8,202</b>	<b>\$ 5,332</b>	<b>\$ 5,332</b>
NON-RESIDENTIAL		Industrial/Office Institutional		Retail	
City of Vaughan (Effective January 1, 2007)					
<b>Total*</b>			<b>\$ 16.56</b>		<b>\$ 16.56</b>

*\* 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](http://www.vaughan.ca)*



**Summary of  
Special Area Charges**

<b>BY-LAW</b>	<b>SERVICE</b>	<b>AREA</b>	<b>CHARGE PER HECTARE</b>
351-2003	Clarence Street Sanitary Sewer	D-2	\$ 9,254
352-2003	Pressure District 6 Watermain - Residential	D-3	\$ 6,861
352-2003	Pressure District 6 Watermain - Non Residential	D-3	\$ 9,125
353-2003	Western Maple Subtrunk Sanitary Sewer (Keele to Maple Collector)	D-4	\$ 685
354-2003	Western Maple Subtrunk Sanitary Sewer (Rutherford Road to Keele St.)	D-5	\$ 2,469
355-2003	Rainbow Creek Drainage Works	D-8	\$ 6,728
356-2003	Langstaff Road Watermain	D-11	\$ 7,396
357-2003	Pressure District 5 West (Woodbridge Watermain)	D-15	\$ 8,434
358-2003	Concord Trunk Extension (Segment One)	D-16	\$ 5,234 \$ -
359-2003	Concord Trunk Extension (Segment Two)	D-17	\$ 13,833
360-2003	Pressure District 6 West (Major Mackenzie Drive Watermain)	D-18	\$ 3,255
361-2003	Pressure District 6 East (Rutherford Road Watermain)	D-19	\$ 5,982
362-2003	Pressure District 7 Watermain West	D-20	\$ 14,192
363-2003	Dufferin/Teston Sanitary Sewer (OPA 332 Ultimate Outlet)	D-23	\$ 10,501
364-2003	Ansley Grove Sanitary Sub Trunk	D-24	\$ 2,242

**Effective January 1, 2007**