

**DEVELOPMENT CHARGES – SEMI-ANNUAL ADJUSTMENT**

**Recommendation**

The Deputy City Manager/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 3.5% effective January 1, 2008; and
- 2) That the following revised Development Charge Rates (Attachment 1) be approved.

**Economic Impact**

The semi-annual adjustment will provide a 3.5% increase in City-Wide Development Charges and Special Area Development Charges. The increase is intended to reflect the increase in construction costs.

**Communications Plan**

Public notice through the agenda process.

**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 3.5% which reflects the six (6) month increase in the index for the period April 1, 2007 to September 30, 2007.

**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.

**Regional Implications**

Not applicable.

**Conclusion**

Staff recommend that the City of Vaughan Development Charges be increased by 3.5%. 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  
Deputy City Manager/  
Commissioner of Finance & Corporate Services

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Ferrucio Castellarin, CGA  
Director of Reserves & Investments

 <b>City of Vaughan</b> <i>The City Above Toronto</i>		Development Charge Schedule		
RESIDENTIAL	Single/Semi Detached	Multiple Unit	Apartment	
			2 or more Bedrooms	Less than 2 Bedrooms
City of Vaughan (Effective January 1, 2008)				
Engineering Services	\$ 2,856	\$ 2,447	\$ 1,592	\$ 1,592
General Services	\$ 7,325	\$ 6,280	\$ 4,081	\$ 4,081
<b>Total *</b>	<b>\$ 10,181</b>	<b>\$ 8,727</b>	<b>\$ 5,673</b>	<b>\$ 5,673</b>
NON-RESIDENTIAL	Industrial/Office Institutional		Retail	
City of Vaughan (Effective January 1, 2008)				
<b>Total*</b>		<b>\$ 17.62</b>		<b>\$ 17.62</b>

\*Rates are also available at [www.vaughan.ca](http://www.vaughan.ca)

Note - Specific Area Development Charges may be applicable, maps available on the Web Site



*The City Above Toronto*

**Summary of  
Special Area Charges**

BY-LAW	SERVICE	AREA	CHARGE PER HECTARE
351-2003	Clarence Street Sanitary Sewer	D-2	\$ 9,846
352-2003	Pressure District 6 Watermain - Residential	D-3	\$ 7,300
352-2003	Pressure District 6 Watermain - Non Residential	D-3	\$ 9,709
353-2003	Western Maple Subtrunk Sanitary Sewer (Keele to Maple Collector)	D-4	\$ 729
354-2003	Western Maple Subtrunk Sanitary Sewer (Rutherford Road to Keele St.)	D-5	\$ 2,627
355-2003	Rainbow Creek Drainage Works	D-8	\$ 7,158
356-2003	Langstaff Road Watermain	D-11	\$ 7,869
357-2003	Pressure District 5 West (Woodbridge Watermain)	D-15	\$ 8,973
358-2003	Concord Trunk Extension (Segment One)	D-16	\$ 5,569 \$ -
359-2003	Concord Trunk Extension (Segment Two)	D-17	\$ 14,718
360-2003	Pressure District 6 West (Major Mackenzie Drive Watermain)	D-18	\$ 3,463
361-2003	Pressure District 6 East (Rutherford Road Watermain)	D-19	\$ 6,364
362-2003	Pressure District 7 Watermain West	D-20	\$ 15,100
363-2003	Dufferin/Teston Sanitary Sewer (OPA 332 Ultimate Outlet)	D-23	\$ 11,173
364-2003	Ansley Grove Sanitary Sub Trunk	D-24	\$ 2,386

**Effective January 1, 2008**