

**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 July 1, 2008; and
- 2) That the following revised Development Charge Rates (Attachment 1) be approved.

**Economic Impact**

The semi-annual adjustment will provide a 3.6% 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 3.6% which reflects the six (6) month increase in the index for the period September 30, 2007 to March 31, 2008.

**Relationship to Vaughan Vision 2020**

This report is consistent with the priorities previously set by Council specifically Ensure Financial Sustainability 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 3.6%. 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  
Attachment 2 – Summary of Special Area Charges

**Report Prepared by**

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Director of Reserves & Investments  
Ext. 8271


Respectfully submitted,

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Clayton D. Harris, CA  
Deputy City Manager and  
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
<b>City of Vaughan</b> (Effective July 1, 2008)				
Engineering Services	\$ 2,959	\$ 2,535	\$ 1,649	\$ 1,649
General Services	\$ 7,589	\$ 6,506	\$ 4,228	\$ 4,228
<b>Total *</b>	<b>\$ 10,548</b>	<b>\$ 9,041</b>	<b>\$ 5,877</b>	<b>\$ 5,877</b>
NON-RESIDENTIAL	Industrial/Office Institutional		Retail	
<b>City of Vaughan</b> (Effective July 1, 2008)				
<b>Total*</b>		<b>\$ 18.25</b>		<b>\$ 18.25</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	\$ 10,200
352-2003	Pressure District 6 Watermain - Residential	D-3	\$ 7,563
352-2003	Pressure District 6 Watermain - <b>Non Residential</b>	D-3	\$ 10,059
353-2003	Western Maple Subtrunk Sanitary Sewer (Keele to Maple Collector)	D-4	\$ 755
354-2003	Western Maple Subtrunk Sanitary Sewer (Rutherford Road to Keele St.)	D-5	\$ 2,722
355-2003	Rainbow Creek Drainage Works	D-8	\$ 7,416
356-2003	Langstaff Road Watermain	D-11	\$ 8,152
357-2003	Pressure District 5 West (Woodbridge Watermain)	D-15	\$ 9,296
358-2003	Concord Trunk Extension (Segment One)	D-16	\$ 5,769 \$ -
359-2003	Concord Trunk Extension (Segment Two)	D-17	\$ 15,248
360-2003	Pressure District 6 West (Major Mackenzie Drive Watermain)	D-18	\$ 3,588
361-2003	Pressure District 6 East (Rutherford Road Watermain)	D-19	\$ 6,593
362-2003	Pressure District 7 Watermain West	D-20	\$ 15,644
363-2003	Dufferin/Teston Sanitary Sewer (OPA 332 Ultimate Outlet)	D-23	\$ 11,575
364-2003	Ansley Grove Sanitary Sub Trunk	D-24	\$ 2,472

Effective July 1, 2008