

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 1.8% effective January 1, 2009; and
- 2) That the following revised Development Charge Rates (Attachment 1) be approved.

Economic Impact

The semi-annual adjustment will provide a 1.8% 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 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 reflect 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 1.8% which reflects the three (3) month increase in the index for the period July 1, 2008 to September 30, 2008. The Development rates and By-law were updated in the summer of 2008 and came into effect in the fall of 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 1.8%. 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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Respectfully submitted,

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Deputy City Manager and
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Development Charge Schedule				
RESIDENTIAL	Single/Semi Detached	Multiple Unit	Apartment	
			2 or more Bedrooms	Less than 2 Bedrooms
City of Vaughan (Effective January 1, 2009)				
Engineering Services	\$ 4,337	\$ 3,672	\$ 2,575	\$ 2,575
General Services	\$ 8,168	\$ 6,915	\$ 4,850	\$ 4,850
Total *	\$ 12,505	\$ 10,587	\$ 7,425	\$ 7,425
NON-RESIDENTIAL	Industrial/Office Institutional		Retail	
City of Vaughan (Effective January 1, 2009)				
Total*	\$ 20.00		\$ 20.00	

*Rates are also available at 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
231-2008	Rainbow Creek Drainage Works	D-8	\$ 8,303
232-2008	Pressure District 5 West (Woodbridge Watermain)	D-15	\$ 6,909
233-2008	Pressure District 6 West (Major Mackenzie Drive Watermain)	D-18	\$ 3,653
234-2008	Pressure District 6 East (Rutherford Road Watermain)	D-19	\$ 6,712
235-2008	Pressure District 7 Watermain West	D-20	\$ 15,926
236-2008	Dufferin/Teston Sanitary Sewer (OPA 332 Ultimate Outlet)	D-23	\$ 11,783
237-2008	Ansley Grove Sanitary Sub Trunk Extension	D-24	\$ 2,812
238-2008	Zenway/Fogal Sanitary Sub Trunk Extension	D-25	\$ 8,365
239-2008	Highway 27 South Servicing Works	D-26	\$ 175,696

Effective January 1, 2009