

**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 decreased by 3.08% effective July 1, 2009; and
- 2) That the following revised Development Charge Rates (Attachment 1) be approved.

**Contribution to Sustainability**

This is not applicable to this report.

**Economic Impact**

The semi-annual adjustment will provide a 3.08% decrease in City-Wide Development Charges and Special Area Development Charges. This adjustment will assist the construction industry during this current economic slow down.

**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 may 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 Table 327-0043).

In order to reflect economic conditions and based on a review of the Statistics Quarterly Construction Price Statistics (catalogue No. 62-007 Table 327-0043), the City Wide Development Charges and Special Service Area Development Charge Rates should be decreased by 3.08% which reflects the six (6) month decrease in the Statistics Quarterly Construction Price Statistics Index (catalogue No. 62-007 Table 327-0043) for the period October 1, 2008 to March 31, 2009.

**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 decreased by 3.08%. 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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Ext. 8271


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 July 1, 2009)				
Engineering Services	\$ 4,203	\$ 3,559	\$ 2,495	\$ 2,495
General Services	\$ 7,916	\$ 6,702	\$ 4,701	\$ 4,701
<b>Total *</b>	<b>\$ 12,120</b>	<b>\$ 10,261</b>	<b>\$ 7,196</b>	<b>\$ 7,196</b>
NON-RESIDENTIAL	Industrial/Office Institutional		Retail	
City of Vaughan (Effective July 1, 2009)				
<b>Total*</b>		<b>\$ 19.38</b>	<b>\$</b>	<b>19.38</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

Effective July 1, 2009



*The City Above Toronto*

Summary of  
Special Area Charges

BY-LAW	SERVICE	AREA	CHARGE PER HECTARE
231-2008	Rainbow Creek Drainage Works	D-8	\$ 8,047
232-2008	Pressure District 5 West (Woodbridge Watermain)	D-15	\$ 6,696
233-2008	Pressure District 6 West (Major Mackenzie Drive Watermain)	D-18	\$ 3,540
234-2008	Pressure District 6 East (Rutherford Road Watermain)	D-19	\$ 6,505
235-2008	Pressure District 7 Watermain West	D-20	\$ 15,435
236-2008	Dufferin/Teston Sanitary Sewer (OPA 332 Ultimate Outlet)	D-23	\$ 11,420
237-2008	Ansley Grove Sanitary Sub Trunk Extension	D-24	\$ 2,725
238-2008	Zenway/Fogal Sanitary Sub Trunk Extension	D-25	\$ 8,107
239-2008	Highway 27 South Servicing Works	D-26	\$ 170,285

Effective July 1, 2009