

DEVELOPMENT CHARGES – SEMI-ANNUAL ADJUSTMENT

Recommendation

The Commissioner of Finance/City Treasurer 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 by 2.17% effective July 1, 2011; and
- 2) That the following revised Development Charge Rates (Attachment 1 & 2) be approved.

Contribution to Sustainability

This is not applicable to this report.

Economic Impact

The semi-annual adjustment will provide a 2.17% increase in City-Wide Development Charges and Special Area Development Charges.

Communications Plan

Public notice of the development charges semi-annual adjustment is 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 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 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 increased by 2.17% which reflects the six (6) month increase in the Statistics Quarterly Construction Price Statistics Index (catalogue No. 62-007 Table 327-0043) for the period October 1, 2010 to March 31, 2011.

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 2.17%. 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

Ferrucio Castellarin, CGA
Director of Reserves & Investments
Ext. 8271

Respectfully submitted,

Barbara Cribbett, CMA
Commissioner of Finance/City Treasurer

Ferrucio Castellarin, CGA
Director of Reserves & Investments



Development Charge Schedule

RESIDENTIAL	Single/Semi Detached	Multiple Unit	Apartment	
			2 or more Bedrooms	Less than 2 Bedrooms
City of Vaughan (Effective July 1, 2011)				
Engineering Services	\$ 4,243	\$ 3,591	\$ 2,516	\$ 2,516
General Services	\$ 7,988	\$ 6,762	\$ 4,744	\$ 4,744
Total *	\$ 12,231	\$ 10,353	\$ 7,260	\$ 7,260
NON-RESIDENTIAL	Industrial/Office Institutional		Retail	
City of Vaughan (Effective July 1, 2011)				
Total*		\$ 19.56		\$ 19.56

*Rates are also available at www.vaughan.ca

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

Effective July 1, 2011

**Summary of
Special Area Charges**



BY-LAW	SERVICE	AREA	CHARGE PER HECTARE
231-2008	Rainbow Creek Drainage Works	D-8	\$ 8,118
232-2008	Pressure District 5 West (Woodbridge Watermain)	D-15	\$ 6,755
233-2008	Pressure District 6 West (Major Mackenzie Drive Watermain)	D-18	\$ 3,572
234-2008	Pressure District 6 East (Rutherford Road Watermain)	D-19	\$ 6,563
235-2008	Pressure District 7 Watermain West	D-20	\$ 15,574
236-2008	Dufferin/Teston Sanitary Sewer (OPA 332 Ultimate Outlet)	D-23	\$ 11,524
237-2008	Ansley Grove Sanitary Sub Trunk Extension	D-24	\$ 2,750
238-2008	Zenway/Fogal Sanitary Sub Trunk Extension	D-25	\$ 8,180
239-2008	Highway 27 South Servicing Works	D-26	\$ 171,819

Effective July 1, 2011