

DEVELOPMENT CHARGES BACKGROUND STUDY

Recommendation

The Commissioner of Finance/City Treasurer and the Director of Reserves & Investments in consultation with the Director of Purchasing Services recommend:

That Hemson Consulting Ltd. be retained to undertake the update of the City's Development Charges Background Study, to an upset limit of the 2011 budget of \$150,000.

Contribution to Sustainability

Not applicable.

Economic Impact

Council during its 2011 Capital Budget deliberations approved capital project RI-0060-11 in the amount of \$150,000 for the preparation of a Development Charges Background Study funded \$135,000 from City Wide Development Charges – Management Studies and \$15,000 from taxation.

Communications Plan

The Public will be advised through this report on the committee agenda. The associations who typically represent the development and building industries will be advised that the City of Vaughan will be updating its Development Charges Background Study.

Purpose

The purpose of this report is to obtain Council commitment to updating the Development Charges Background Study that identifies and costs growth related capital projects required to service growth and retain external expertise.

Background – Analysis and Options

At the Finance and Administration Committee of April 1, 2011, there was discussion on the process to update the 2008 Development Charges Background Study. The City of Vaughan has just approved a new Official Plan and Engineering is in the process of completing the related Transportation and Servicing Master Plans this fall. As these plans will impact the City's growth-related infrastructure needs, it would be prudent to commence with the exercise to update the 2008 Development Charges Background Study.

The work plan for a new Development Charges Background Study will include review and any additional updating of the City's inventory of assets relating to libraries, fire services, indoor recreation, parks and public works, in order to establish the City's 10 year average service level in each of these areas. Additionally, the updated Master Transportation and Master Servicing Studies (anticipated to be completed fall 2011) are required in order to calculate the city wide development charges for these services.

During the preparation of the last three (3) Development Charges Background Studies (1999, 2003, 2008), the City engaged the services of Hemson Consulting Ltd. to assist the City. Historically the City collected the maximum development charges permitted under the legislation without appeals in the past. The City's success can be attributable to the extensive consultative approach taken by the City, the positive working relationship with the development industry and the retention of a firm that has credibility with all stakeholders in the development process.

Retaining the services of Hemson Consulting Ltd. has the advantage of continuity and efficiency given Hemson's familiarity with the City's growth related data. Hemson also completed the City's "Housing Analysis and Employment Land Needs" study in April of 2010, which is data that will be transferred to the DC Background study. Should Council approve the selection of Hemson Consulting Ltd. as the preferred supplier to update the 2008 Development Charges Background, Hemson expects to complete the update to the Development Charges Background Study no later than the spring of 2012.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020.

Regional Implications

The City's growth forecast must be coordinated with that of the Region; however there are no direct regional implications.

Conclusion

The current Development Charges Background Study and associated by-laws were approved in September 2008. In order to maintain continuity and efficiency which should make the update process smoother and assist the City in meeting the Spring 2012 timeframe, staff recommend retaining the services of Hemson Consulting Ltd. to work with the various City departments to prepare the update to the 2008 Development Charges Background Study.

Attachments

Attachment 1 - Proposed Workplan – Hemson Consulting

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