

DEVELOPMENT CHARGES – SEMI-ANNUAL ADJUSTMENT

Recommendation

The Commissioner of Finance & City Treasurer 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 1.1% effective July 1, 2012; 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 1.1% 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 1.1% 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, 2011 to March 31, 2012.

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 1.1%. 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 – Development Charge Rates
Attachment 2 – Summary of Special Area Charges

Respectfully submitted,

Barbara Cribbett, CMA
Commissioner of Finance & City Treasurer



Development Charge Schedule

RESIDENTIAL	Single/Semi Detached	Multiple Unit	Apartment	
			2 or more Bedrooms	Less than 2 Bedrooms
City of Vaughan (Effective July 1, 2012)				
Engineering Services	\$ 4,380	\$ 3,707	\$ 2,598	\$ 2,598
General Services	\$ 8,247	\$ 6,981	\$ 4,898	\$ 4,898
Total	\$ 12,627	\$ 10,688	\$ 7,496	\$ 7,496
NON-RESIDENTIAL	Industrial/Office Institutional		Retail	
City of Vaughan (Effective July 1, 2012)				
Total	\$ 20.19		\$ 20.19	

Attachment 2



Summary of
Special Area Charges

BY-LAW	SERVICE	AREA	CHARGE PER HECTARE
231-2008	Rainbow Creek Drainage Works	D-8	\$ 8,381
232-2008	Pressure District 5 West (Woodbridge Watermain)	D-15	\$ 6,974
233-2008	Pressure District 6 West (Major Mackenzie Drive Watermain)	D-18	\$ 3,688
234-2008	Pressure District 6 East (Rutherford Road Watermain)	D-19	\$ 6,776
235-2008	Pressure District 7 Watermain West	D-20	\$ 16,079
236-2008	Dufferin/Teston Sanitary Sewer (OPA 332 Ultimate Outlet)	D-23	\$ 11,897
237-2008	Ansley Grove Sanitary Sub Trunk	D-24	\$ 2,839
238-2008	Zenway/Fogal Sanitary Sub Trunk	D-25	\$ 8,445
239-2008	Highway 27 South Servicing Works	D-26	\$ 177,392

Effective July 1, 2012