

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

Item 41, Report No. 41, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 9, 2014.

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DEVELOPMENT CHARGES – SEMI-ANNUAL ADJUSTMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance & City Treasurer and Director of Development Finance and Investments, dated December 2, 2014:

Recommendation

The Commissioner of Finance & City Treasurer and Director of Development Finance and Investments recommend:

1. That in accordance with the appropriate semi-annual adjustment sections of the City Wide Development Charge and Special Service Area Development Charge by-laws that the associated rates be increased by 0.9% effective January 1, 2015; and
2. That the following revised Development Charge Rates (Attachments 1, 2 and 3) be approved.

Contribution to Sustainability

This is not applicable to this report.

Economic Impact

The semi-annual adjustment will provide a 0.9% 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 growth related 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 0.9% 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 April 1, 2014 to September 30, 2014.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

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Attachment 1 to this report provides the indexed City Wide rates applicable from January 1, 2015 to March 20, 2015.

Attachments 2 to this report provide the indexed rates applicable to the remaining phase-in date of the new City Wide by-law that comes in to effect on March 21, 2015.

Attachment 3 provides the indexed rate for all existing Special Service Area Charges. No phase-ins apply to the Special Area Charge by-laws.

Relationship to Vaughan Vision 2020/Strategic Plan

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 recommends that both the existing and future phased-in approved City of Vaughan Development Charges be increased by 0.9%. The City Wide Development Charges and the Special Service Area Development Charges may be indexed without amending the by-laws. The revised schedules reflecting the new rates are attached.

Attachments

- 1 - Indexed City Wide Rates applicable from January 1, 2015 to March 20, 2015
- 2 - Indexed City Wide Rates applicable from March 21, 2015 onwards
- 3 - Indexed Special Service Area Charges from January 1, 2015 onwards

Report prepared by:

Terry Liuni, Development Finance Supervisor, Ext. 8354

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

COMMITTEE OF THE WHOLE – DECEMBER 2, 2014

DEVELOPMENT CHARGES – SEMI-ANNUAL ADJUSTMENT

Recommendation

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2. That the following revised Development Charge Rates (Attachments 1, 2 and 3) be approved.

Contribution to Sustainability

This is not applicable to this report.

Economic Impact

The semi-annual adjustment will provide a 0.9% 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

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Background - Analysis and Options

The Development Charges Act authorizes municipalities to pass By-laws for the recovery of growth related 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).

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Report prepared by:

Terry Liuni, Development Finance Supervisor, Ext. 8354

Respectfully submitted,

John Henry, CPA, CMA
Commissioner of Finance & City Treasurer

Lloyd Noronha, CPA, CMA
Director of Development Finance and Investments

**City of Vaughan City Wide Development Charges¹ (By-Law 045-2013)**

(Effective from January 1, 2015 to March 20, 2015)

Residential Use Development Charges

	<i>Engineering Services²</i>	<i>General Services³</i>	<i>Total Per Unit Development Charge</i>
Single & Semi Detached Dwellings	\$9,819	\$10,605	\$20,424
Multiple Unit Dwellings	\$8,355	\$9,032	\$17,387
Large Apartments	\$5,987	\$6,497	\$12,484
Small Apartments	\$4,546	\$4,661	\$9,207

Non-Residential Use Development Charges⁴

			<i>Total Per Sq.M. of GFA Development Charge</i>
Mid-High Density Mixed Use Non-Residential ⁵	\$32.49	\$5.61	\$38.10
Non-Mixed Use Non-Residential	\$37.27	\$5.93	\$43.20

¹ All rates subject to normal indexing - rates shown are current as of January 1, 2015² Engineering Services portion of Residential Development Charge paid at Subdivision Agreement execution³ General Services portion of Residential Development Charge paid at Building Permit issuance⁴ Total Non-Residential Development Charges paid at Building Permit issuance⁵ See definition section of by-law for definition of "Mid-High Density Mixed Use"

**City of Vaughan City Wide Development Charges¹ (By-Law 045-2013)**

(Effective from March 21, 2015)

Residential Use Development Charges

	<i>Engineering Services²</i>	<i>General Services³</i>	<i>Total Per Unit Development Charge</i>
Single & Semi Detached Dwellings	\$12,486	\$10,605	\$23,091
Multiple Unit Dwellings	\$10,634	\$9,032	\$19,666
Large Apartments	\$7,649	\$6,497	\$14,146
Small Apartments	\$5,488	\$4,661	\$10,149

Non-Residential Use Development Charges⁴

			<i>Total Per Sq.M. of GFA Development Charge</i>
Mid-High Density Mixed Use Non-Residential ⁵	\$39.94	\$5.61	\$45.55
Non-Mixed Use Non-Residential	\$47.11	\$5.93	\$53.04

¹ All rates subject to normal indexing - rates shown are current as of January 1, 2015² Engineering Services portion of Residential Development Charge paid at Subdivision Agreement execution³ General Services portion of Residential Development Charge paid at Building Permit issuance⁴ Total Non-Residential Development Charges paid at Building Permit issuance⁵ See definition section of by-law for definition of "Mid-High Density Mixed Use"

City of Vaughan Special Area Development Charges ¹

(effective from January 1, 2015)

BY-LAW	SERVICE	AREA	CHARGE PER HECTARE
046-2013	Rainbow Creek Drainage Works	D-8	\$ 2,325
047-2013	Pressure District 5 West (Woodbridge Watermain)	D-15	\$ 9,290
048-2013	Pressure District 6 West (Major Mackenzie Drive Watermain)	D-18	\$ 3,591
049-2013	Pressure District 6 East (Rutherford Road Watermain)	D-19	\$ 7,807
050-2013	Pressure District 7 Watermain West	D-20	\$ 11,775
051-2013	Dufferin/Teston Sanitary Sewer (OPA 332 Ultimate Outlet)	D-23	\$ 12,185
052-2013	Zenway/Fogal Sanitary Sub Trunk	D-25	\$ 10,212
053-2013	Highway 27 South Servicing Works	D-26	\$ 175,538
054-2013	Huntington Road Sewer (Tradevalley to Rutherford)	D-27	\$ 9,820

¹ All rates subject to normal indexing - rates shown are current as of January 1, 2015