

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 7, Report No. 8, of the Finance and Administration Committee, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

7 DEVELOPMENT CHARGES – SEMI-ANNUAL ADJUSTMENT

The Finance and Administration Committee recommends approval of the recommendation contained in the following report of the Acting Commissioner of Finance & City Treasurer and Director of Development Finance and Investments, dated June 10, 2013:

Recommendation

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

- 1) That in accordance with the appropriate semi-annual adjustments sections of each respective existing and newly enacted development charge by-law, the City Wide Development Charge rates and Special Service Area Development Charge rates be increased by 0.1% effective July 1, 2013; and
- 2) That the following revised Development Charge Rates (Attachments 1 & 2) be approved.

Contribution to Sustainability

This is not applicable to this report.

Economic Impact

The semi-annual adjustment will provide a 0.1% 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 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 0.1% 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, 2012 to March 31, 2013.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 7, Finance Report No. 8 – Page 2

Attachment 1 to this report provides the indexed City Wide (1A) and Special Area (1B) rates applicable from July 1, 2013 to September 20, 2013.

Attachment 2 to this report provides the indexed rates applicable to each of the four phase-in dates (Attachments 2A, 2B, 2C, 2D) of the new City Wide by-law that comes in to effect on September 21, 2013. Attachment 2E provides the indexed rate for the rolled over, revised and new Special Area Charges coming in to effect on September 21, 2013. No phase-ins apply to the Special Area Charge by-laws. The future phased-in rates will continue to be indexed every January 1st and July 1st until the phase-in has been completed on March 20, 2015.

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 recommends that both the existing and newly approved City of Vaughan Development Charges be increased by 0.1%. The City Wide Development Charge and the Special Service Area Development Charges may be indexed without amending the existing or newly enacted by-laws. The revised schedules reflecting the new rates are attached.

Attachments

- Attachment 1 - Indexed Development Charge Rates in Existing Development Charge By-laws
- Attachment 2 - Indexed Development Charge Rates in Newly Enacted Development Charge By-laws

(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.)

DEVELOPMENT CHARGES – SEMI-ANNUAL ADJUSTMENT**Recommendation**

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

- 1) That in accordance with the appropriate semi-annual adjustments sections of each respective existing and newly enacted development charge by-law, the City Wide Development Charge rates and Special Service Area Development Charge rates be increased by 0.1% effective July 1, 2013; and
- 2) That the following revised Development Charge Rates (Attachments 1 & 2) be approved.

Contribution to Sustainability

This is not applicable to this report.

Economic Impact

The semi-annual adjustment will provide a 0.1% 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

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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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Respectfully submitted,

John Henry, CMA
Acting Commissioner of Finance & City Treasurer

Lloyd Noronha
Director of Development Finance and Investments



City of Vaughan City Wide Development Charges (By-Law 230-2008)

(Effective Rates from July 1, 2013 to September 20, 2013)

Residential Use Development Charges

	<i>Engineering Services</i>	<i>General Services</i>	<i>Total Per Unit Development Charge</i>
Single & Semi Detached Dwellings	\$ 4,414	\$ 8,313	\$ 12,727
Multiple Unit Dwellings	\$ 3,737	\$ 7,037	\$ 10,774
Large Apartments	\$ 2,619	\$ 4,937	\$ 7,556
Small Apartments	\$ 2,619	\$ 4,937	\$ 7,556

Non-Residential Use Development Charges

			<i>Total Per Sq.M. of GFA Development Charge</i>
Mid-High Density Mixed Use Non-Residential	\$ 17.30	\$ 3.05	\$ 20.35
Non-Mixed Use Non-Residential	\$ 17.30	\$ 3.05	\$ 20.35



City of Vaughan Special Area Development Charges
(Effective July1, 2013 to September 20, 2013)

BY-LAW	SERVICE	AREA	CHARGE PER HECTARE
231-2008	Rainbow Creek Drainage Works	D-8	\$ 8,448
232-2008	Pressure District 5 West (Woodbridge Watermain)	D-15	\$ 7,030
233-2008	Pressure District 6 West (Major Mackenzie Drive Watermain)	D-18	\$ 3,718
234-2008	Pressure District 6 East (Rutherford Road Watermain)	D-19	\$ 6,830
235-2008	Pressure District 7 Watermain West	D-20	\$ 16,208
236-2008	Dufferin/Teston Sanitary Sewer (OPA 332 Ultimate Outlet)	D-23	\$ 11,992
237-2008	Ansley Grove Sanitary Sub Trunk	D-24	\$ 2,862
238-2008	Zenway/Fogal Sanitary Sub Trunk	D-25	\$ 8,513
239-2008	Highway 27 South Servicing Works	D-26	\$ 178,813



City of Vaughan City Wide Development Charges¹ (By-Law 045-2013)
(Effective from September 21, 2013 to March 20, 2014)

Residential Use Development Charges

	<i>Engineering Services²</i>	<i>General Services³</i>	<i>Total Per Unit Development Charge</i>
Single & Semi Detached Dwellings	\$4,414	\$10,437	\$14,851
Multiple Unit Dwellings	\$3,737	\$8,889	\$12,626
Large Apartments	\$2,619	\$6,394	\$9,013
Small Apartments	\$2,619	\$4,588	\$7,207

Non-Residential Use Development Charges⁴

			<i>Total Per Sq.M. of GFA Development Charge</i>
Mid-High Density Mixed Use Non-Residential ⁵	\$17.30	\$5.53	\$22.83
Non-Mixed Use Non-Residential	\$17.30	\$5.84	\$23.14

¹ All rates subject to normal indexing - rates shown are current as of July 1, 2013

² Engineering Services portion of Residential Development Charge paid at Subdivision Agreement execution

³ General Services portion of Residential Development Charge paid at Building Permit issuance

⁴ Total Non-Residential Development Charges paid at Building Permit issuance

⁵ See definition section of by-law for definition of "High Density Mixed Use"



City of Vaughan City Wide Development Charges¹ (By-Law 045-2013)
(Effective from March 21, 2014 to September 20, 2014)

Residential Use Development Charges

	<i>Engineering Services²</i>	<i>General Services³</i>	<i>Total Per Unit Development Charge</i>
Single & Semi Detached Dwellings	\$7,039	\$10,437	\$17,476
Multiple Unit Dwellings	\$5,980	\$8,889	\$14,869
Large Apartments	\$4,256	\$6,394	\$10,650
Small Apartments	\$3,546	\$4,588	\$8,134

Non-Residential Use Development Charges⁴

			<i>Total Per Sq.M. of GFA Development Charge</i>
Mid-High Density Mixed Use Non-Residential ⁵	\$24.64	\$5.53	\$30.17
Non-Mixed Use Non-Residential	\$26.99	\$5.84	\$32.83

¹ All rates subject to normal indexing - rates shown are current as of July 1, 2013

² Engineering Services portion of Residential Development Charge paid at Subdivision Agreement execution

³ General Services portion of Residential Development Charge paid at Building Permit issuance

⁴ Total Non-Residential Development Charges paid at Building Permit issuance

⁵ See definition section of by-law for definition of "High Density Mixed Use"

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

(Effective from September 21, 2014 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	\$9,664	\$10,437	\$20,101
Multiple Unit Dwellings	\$8,223	\$8,889	\$17,112
Large Apartments	\$5,892	\$6,394	\$12,286
Small Apartments	\$4,474	\$4,588	\$9,062

Non-Residential Use Development Charges⁴

			<i>Total Per Sq.M. of GFA Development Charge</i>
Mid-High Density Mixed Use Non-Residential ⁵	\$31.97	\$5.53	\$37.50
Non-Mixed Use Non-Residential	\$36.68	\$5.84	\$42.52

¹ All rates subject to normal indexing - rates shown are current as of July 1, 2013² 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 "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	\$12,288	\$10,437	\$22,725
Multiple Unit Dwellings	\$10,465	\$8,889	\$19,354
Large Apartments	\$7,529	\$6,394	\$13,923
Small Apartments	\$5,401	\$4,588	\$9,989

Non-Residential Use Development Charges⁴

			<i>Total Per Sq.M. of GFA Development Charge</i>
Mid-High Density Mixed Use Non-Residential ⁵	\$39.31	\$5.53	\$44.84
Non-Mixed Use Non-Residential	\$46.37	\$5.84	\$52.21

¹ All rates subject to normal indexing - rates shown are current as of July 1, 2013

² Engineering Services portion of Residential Development Charge paid at Subdivision Agreement execution

³ General Services portion of Residential Development Charge paid at Building Permit issuance

⁴ Total Non-Residential Development Charges paid at Building Permit issuance

⁵ See definition section of by-law for definition of "High Density Mixed Use"



City of Vaughan Special Area Development Charges ¹
(Effective from September 21, 2013)

BY-LAW	SERVICE	AREA	CHARGE PER HECTARE
046-2013	Rainbow Creek Drainage Works	D-8	\$ 2,288
047-2013	Pressure District 5 West (Woodbridge Watermain)	D-15	\$ 9,143
048-2013	Pressure District 6 West (Major Mackenzie Drive Watermain)	D-18	\$ 3,535
049-2013	Pressure District 6 East (Rutherford Road Watermain)	D-19	\$ 7,684
050-2013	Pressure District 7 Watermain West	D-20	\$ 11,589
051-2013	Dufferin/Teston Sanitary Sewer (OPA 332 Ultimate Outlet)	D-23	\$ 11,992
052-2013	Zenway/Fogal Sanitary Sub Trunk	D-25	\$ 10,050
053-2013	Highway 27 South Servicing Works	D-26	\$ 172,762
054-2013	Huntington Road Sewer (Tradevalley to Rutherford)	D-27	\$ 9,665

¹ All rates subject to normal indexing - rates shown are current as of July 1, 2013