

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016**

Item 4, Report No. 7, of the Finance, Administration and Audit Committee, which was adopted without amendment by the Council of the City of Vaughan on June 7, 2016.

**4**

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

**The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Chief Financial Officer and City Treasurer and Director, Financial Planning & Development Finance and Deputy City Treasurer, dated May 30, 2016:**

##### **Recommendation**

The Chief Financial Officer and City Treasurer and Director, Financial Planning & Development Finance and Deputy City Treasurer 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 1% effective July 1, 2016; and
2. That the following revised Development Charge Rates (Attachments 1 and 2) be approved.

##### **Contribution to Sustainability**

This is not applicable to this report.

##### **Economic Impact**

The semi-annual adjustment will provide a 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 1<sup>st</sup> day of January and the 1<sup>st</sup> 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% 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, 2015 to March 31, 2016.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016**

Item 4, Finance Report No. 7 – Page 2

**Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

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 the approved City of Vaughan Development Charges be increased by 1%. 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 July 1, 2016
- 2 - Indexed Special Service Area Charges from July 1, 2016

**Report prepared by:**

Terry Liuni, Manager, Development Finance, 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.)

## **FINANCE, ADMINISTRATION AND AUDIT COMMITTEE – MAY 30, 2016**

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

#### **Recommendation**

The Chief Financial Officer and City Treasurer and Director, Financial Planning & Development Finance and Deputy City Treasurer recommend:

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#### **Contribution to Sustainability**

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#### **Economic Impact**

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#### **Purpose**

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#### **Background - Analysis and Options**

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### **Report prepared by:**

Terry Liuni, Manager, Development Finance, Ext. 8354

Respectfully submitted,

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Laura Mirabella-Siddall, CPA, CA  
Chief Financial Officer and City Treasurer

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Lloyd Noronha, CPA, CMA  
Director, Financial Planning & Development Finance  
and Deputy City Treasurer



**City of Vaughan City Wide Development Charges<sup>1</sup> (By-Law 045-2013)**  
**(Effective July 1, 2016)**

**Residential Use Development Charges**

	<b><i>Engineering Services<sup>2</sup></i></b>	<b><i>General Services<sup>3</sup></i></b>	<b><i>Total Per Unit Development Charge</i></b>
Single & Semi Detached Dwellings	\$ 12,838	\$ 10,905	\$ 23,743
Multiple Unit Dwellings	\$ 10,934	\$ 9,287	\$ 20,221
Large Apartments	\$ 7,866	\$ 6,680	\$ 14,546
Small Apartments	\$ 5,643	\$ 4,793	\$ 10,436

**Non-Residential Use Development Charges**

			<b><i>Total Per Sq.M. of GFA Development Charge</i></b>
Mid-High Density Mixed Use Non-Residential <sup>4</sup>	\$ 41.07	\$ 5.77	\$ 46.84
Non-Mixed Use Non-Residential	\$ 48.44	\$ 6.10	\$ 54.54

<sup>1</sup> All rates subject to normal indexing - Rates shown are current as of July 1, 2016

<sup>2</sup> Engineering Services portion of Residential Development Charge paid at Subdivision Agreement execution

<sup>3</sup> General Services portion of Residential Development Charge paid at Building Permit issuance

<sup>4</sup> See definition section of by-law for definition of "Mid-High Density Mixed Use"

**City of Vaughan Special Area Development Charges <sup>1</sup>**  
**(effective from July 1, 2016)**

<b>BY-LAW</b>	<b>SERVICE</b>	<b>AREA</b>	<b>CHARGE PER HECTARE</b>
046-2013	Rainbow Creek Drainage Works	D-8	\$ 2,391
047-2013	Pressure District 5 West (Woodbridge Watermain)	D-15	\$ 9,553
048-2013	Pressure District 6 West (Major Mackenzie Drive Watermain)	D-18	\$ 3,693
049-2013	Pressure District 6 East (Rutherford Road Watermain)	D-19	\$ 8,028
050-2013	Pressure District 7 Watermain West	D-20	\$ 12,107
051-2013	Dufferin/Teston Sanitary Sewer (OPA 332 Ultimate Outlet)	D-23	\$ 12,529
052-2013	Zenway/Fogal Sanitary Sub Trunk	D-25	\$ 10,500
053-2013	Highway 27 South Servicing Works	D-26	\$ 180,497
054-2013	Huntington Road Sewer (Tradevalley to Rutherford)	D-27	\$ 10,097

<sup>1</sup> All rates subject to normal indexing - rates shown are current as of July 1, 2016