

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013**

Item 1, Report No. 17, of the Finance and Administration Committee, which was adopted without amendment by the Council of the City of Vaughan on December 10, 2013.

#### **1                      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 December 2, 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 adjustment sections of the City Wide Development Charge and Special Service Area Development Charge by-laws that the associated rates be increased by 0.1% effective January 1, 2014; and
2. That the following revised Development Charge Rates (Attachments 1, 2, 3, 4 & 5) 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 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 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 April 1, 2013 to September 30, 2013.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013**

#### **Item 1, Finance Report No. 17 – Page 2**

Attachment 1 to this report provides the indexed City Wide rates applicable from January 1, 2014 to March 20, 2014.

Attachments 2, 3 and 4 to this report provide the indexed rates applicable to each of the three remaining phase-in dates of the new City Wide by-law that comes in to effect on March 21, 2014, September 21, 2014 and March 21, 2015 respectively. The future phased-in rates will continue to be indexed every January 1<sup>st</sup> and July 1<sup>st</sup> until the phase-in has been completed on March 21, 2015.

Attachment 5 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**

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 0.1%. The City Wide Development Charge 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**

Attachment 1 - Indexed City Wide Rates applicable from January 1, 2014 to March 20, 2014  
Attachment 2 - Indexed City Wide Rates applicable from March 21, 2014 to September 20, 2014  
Attachment 3 - Indexed City Wide Rates applicable from September 21, 2014 to March 20, 2015  
Attachment 4 - Indexed City Wide Rates applicable from March 21, 2015 onwards  
Attachment 5 - Indexed Special Service Area Charges from January 1, 2014 onwards

#### **Respectfully submitted,**

John Henry, CMA  
Acting Commissioner of Finance & City Treasurer

Lloyd Noronha, CMA  
Director of Development Finance and Investments

(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 adjustment sections of the City Wide Development Charge and Special Service Area Development Charge by-laws that the associated rates be increased by 0.1% effective January 1, 2014; and
2. That the following revised Development Charge Rates (Attachments 1, 2, 3, 4 & 5) 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 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 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 April 1, 2013 to September 30, 2013.

Attachment 1 to this report provides the indexed City Wide rates applicable from January 1, 2014 to March 20, 2014.

Attachments 2, 3 and 4 to this report provide the indexed rates applicable to each of the three remaining phase-in dates of the new City Wide by-law that comes in to effect on March 21, 2014, September 21, 2014 and March 21, 2015 respectively. The future phased-in rates will continue to be indexed every January 1<sup>st</sup> and July 1<sup>st</sup> until the phase-in has been completed on March 21, 2015.

Attachment 5 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**

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 0.1%. The City Wide Development Charge 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**

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- Attachment 2 - Indexed City Wide Rates applicable from March 21, 2014 to September 20, 2014
- Attachment 3 - Indexed City Wide Rates applicable from September 21, 2014 to March 20, 2015
- Attachment 4 - Indexed City Wide Rates applicable from March 21, 2015 onwards
- Attachment 5 - Indexed Special Service Area Charges from January 1, 2014 onwards

Respectfully submitted,

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John Henry, CMA  
Acting Commissioner of Finance & City Treasurer

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Lloyd Noronha, CMA  
Director of Development Finance and Investments



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

(Effective from January 1, 2014 to March 20, 2014)

**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	\$4,419	\$10,448	\$14,867
Multiple Unit Dwellings	\$3,740	\$8,898	\$12,638
Large Apartments	\$2,621	\$6,401	\$9,022
Small Apartments	\$2,621	\$4,592	\$7,213

**Non-Residential Use Development Charges<sup>4</sup>**

			<b><i>Total Per Sq.M. of GFA Development Charge</i></b>
High Density Mixed Use Non-Residential <sup>5</sup>	\$17.32	\$5.53	\$22.85
Non-Mixed Use Non-Residential	\$17.32	\$5.84	\$23.16

<sup>1</sup> All rates subject to normal indexing - rates shown are current as of January 1, 2014

<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> Total Non-Residential Development Charges paid at Building Permit issuance

<sup>5</sup> See definition section of by-law for definition of "High Density Mixed Use"

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

(Effective from March 21, 2014 to September 20, 2014)

**Residential Use Development Charges**

	<b>Engineering Services<sup>2</sup></b>	<b>General Services<sup>3</sup></b>	<b>Total Per Unit Development Charge</b>
Single & Semi Detached Dwellings	\$7,046	\$10,448	\$17,494
Multiple Unit Dwellings	\$5,985	\$8,898	\$14,883
Large Apartments	\$4,259	\$6,401	\$10,660
Small Apartments	\$3,550	\$4,592	\$8,142

**Non-Residential Use Development Charges<sup>4</sup>**

			<b>Total Per Sq.M. of GFA Development Charge</b>
High Density Mixed Use Non-Residential <sup>5</sup>	\$24.66	\$5.53	\$30.19
Non-Mixed Use Non-Residential	\$27.02	\$5.84	\$32.86

<sup>1</sup> All rates subject to normal indexing - rates shown are current as of January 1, 2014<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> Total Non-Residential Development Charges paid at Building Permit issuance<sup>5</sup> See definition section of by-law for definition of "High Density Mixed Use"



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

(Effective from September 21, 2014 to March 20, 2015)

**Residential Use Development Charges**

	<b>Engineering Services<sup>2</sup></b>	<b>General Services<sup>3</sup></b>	<b>Total Per Unit Development Charge</b>
Single & Semi Detached Dwellings	\$9,673	\$10,448	\$20,121
Multiple Unit Dwellings	\$8,231	\$8,898	\$17,129
Large Apartments	\$5,898	\$6,401	\$12,299
Small Apartments	\$4,478	\$4,592	\$9,070

**Non-Residential Use Development Charges<sup>4</sup>**

			<b>Total Per Sq.M. of GFA Development Charge</b>
High Density Mixed Use Non-Residential <sup>5</sup>	\$32.01	\$5.53	\$37.54
Non-Mixed Use Non-Residential	\$36.72	\$5.84	\$42.56

<sup>1</sup> All rates subject to normal indexing - rates shown are current as of January 1, 2014

<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> Total Non-Residential Development Charges paid at Building Permit issuance

<sup>5</sup> See definition section of by-law for definition of "High Density Mixed Use"

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

(Effective from March 21, 2015)

**Residential Use Development Charges**

	<b>Engineering Services<sup>2</sup></b>	<b>General Services<sup>3</sup></b>	<b>Total Per Unit Development Charge</b>
Single & Semi Detached Dwellings	\$12,301	\$10,448	\$22,749
Multiple Unit Dwellings	\$10,476	\$8,898	\$19,374
Large Apartments	\$7,536	\$6,401	\$13,937
Small Apartments	\$5,407	\$4,592	\$9,999

**Non-Residential Use Development Charges<sup>4</sup>**

			<b>Total Per Sq.M. of GFA Development Charge</b>
High Density Mixed Use Non-Residential <sup>5</sup>	\$39.35	\$5.53	\$44.88
Non-Mixed Use Non-Residential	\$46.41	\$5.84	\$52.25

<sup>1</sup> All rates subject to normal indexing - rates shown are current as of January 1, 2014<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> Total Non-Residential Development Charges paid at Building Permit issuance<sup>5</sup> See definition section of by-law for definition of "High Density Mixed Use"



**City of Vaughan Special Area Development Charges <sup>1</sup>**  
(effective from January 1, 2014)

<b>BY-LAW</b>	<b>SERVICE</b>	<b>AREA</b>	<b>CHARGE PER HECTARE</b>
046-2013	Rainbow Creek Drainage Works	D-8	\$ 2,291
047-2013	Pressure District 5 West (Woodbridge Watermain)	D-15	\$ 9,152
048-2013	Pressure District 6 West (Major Mackenzie Drive Watermain)	D-18	\$ 3,538
049-2013	Pressure District 6 East (Rutherford Road Watermain)	D-19	\$ 7,691
050-2013	Pressure District 7 Watermain West	D-20	\$ 11,600
051-2013	Dufferin/Teston Sanitary Sewer (OPA 332 Ultimate Outlet)	D-23	\$ 12,004
052-2013	Zenway/Fogal Sanitary Sub Trunk	D-25	\$ 10,060
053-2013	Highway 27 South Servicing Works	D-26	\$ 172,934
054-2013	Huntington Road Sewer (Tradevalley to Rutherford)	D-27	\$ 9,674

<sup>1</sup> All rates subject to normal indexing - rates shown are current as of January 1, 2014