

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

Item 7, Report No. 15, of the Finance, Administration and Audit Committee, which was adopted without amendment by the Council of the City of Vaughan on December 13, 2016.

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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 December 5, 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 2.2% effective January 1, 2017; 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 2.2% 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 2.2% 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, 2016 to September 30, 2016.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

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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 2.2%. 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, 2017
- 2 - Indexed Special Service Area Charges from January 1, 2017

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 – DECEMBER 5, 2016

DEVELOPMENT CHARGES – SEMI-ANNUAL ADJUSTMENT

Recommendation

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Report prepared by:

Terry Liuni, Manager, Development Finance, Ext. 8354

Respectfully submitted,

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

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



City of Vaughan City Wide Development Charges¹ (By-Law 045-2013)
(Effective January 1, 2017)

Residential Use Development Charges

	Engineering Services²		General Services³		Total Per Unit Development Charge
Single & Semi Detached Dwellings	\$ 13,121	\$	11,145	\$	\$ 24,266
Multiple Unit Dwellings	\$ 11,175	\$	9,491	\$	20,666
Large Apartments	\$ 8,039	\$	6,827	\$	14,866
Small Apartments	\$ 5,767	\$	4,898	\$	10,665

Non-Residential Use Development Charges

					Total Per Sq.M. of GFA Development Charge
Mid-High Density Mixed Use Non-Residential ⁴	\$ 41.97	\$	5.90	\$	\$ 47.87
Non-Mixed Use Non-Residential	\$ 49.51	\$	6.23	\$	55.74

¹ All rates subject to normal indexing - Rates shown are current as of January 1, 2017

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 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, 2017)

BY-LAW	SERVICE	AREA	CHARGE PER HECTARE
046-2013	Rainbow Creek Drainage Works	D-8	\$ 2,443
047-2013	Pressure District 5 West (Woodbridge Watermain)	D-15	\$ 9,763
048-2013	Pressure District 6 West (Major Mackenzie Drive Watermain)	D-18	\$ 3,774
049-2013	Pressure District 6 East (Rutherford Road Watermain)	D-19	\$ 8,204
050-2013	Pressure District 7 Watermain West	D-20	\$ 12,374
051-2013	Dufferin/Teston Sanitary Sewer (OPA 332 Ultimate Outlet)	D-23	\$ 12,805
052-2013	Zenway/Fogal Sanitary Sub Trunk	D-25	\$ 10,731
053-2013	Highway 27 South Servicing Works	D-26	\$ 184,468
054-2013	Huntington Road Sewer (Tradevalley to Rutherford)	D-27	\$ 10,320
079-2016	Edgeley Pond & Black Creek Channel Works	D-28	
	Map 1-Immediately Affected Landowners		\$ 2,595,587
	Map 2-Vaughan Metropolitan Centre Draining to Edgeley Pond		\$ 86,141
	Map 3- Undeveloped Lands in the Black Creek Drainage Shed		\$ 23,309

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