



memorandum

DATE: May 28, 2018

TO: Mayor and Members of Council

FROM: Laura Mirabella, Chief Financial Officer and City Treasurer

RE: **ITEM 4.6 FINANCE, ADMINISTRATION AND AUDIT COMMITTEE,
JUNE 6, 2018
DEVELOPMENT CHARGES – SEMI-ANNUAL ADJUSTMENT**

C 2
COMMUNICATION
FAA - June 6 / 2018
ITEM - 4.6

ACTION: DECISION

Recommendation

The Chief Financial Officer and City Treasurer recommends;

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 1.8% effective July 1, 2018; and
2. That the following revised Development Charge Rates (Attachments 1 and 2) be approved.

Background

Statistics Canada Quarterly, Construction Price Statistics that informs the rate for indexing of Development Charges was published after the above noted report was written. The report recommended that the semi-annual adjustment be brought forward via a communication to Finance, Administration and Audit Committee on June 6, 2018 upon receipt of the Statistics Canada Quarterly, Construction Price Statistics.

Financial Impact

The semi-annual adjustment will provide a 1.8% increase in City-Wide Development Charges and Special Area Development Charges.

Conclusion

Staff recommends that the approved City of Vaughan Development Charges be increased by 1.8%. 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.

For more information, please contact: (Rita Selvaggi, Interim Director, Financial Planning and Development Finance)

Attachments

1. Indexed City-Wide Rates applicable from July 1, 2018
2. Indexed Special Service Area Charges from July 1, 2018

Respectfully submitted,

A handwritten signature in cursive script that reads "Laura Mirabella" followed by a horizontal line extending to the right.

Laura Mirabella
Chief Financial Officer and City Treasurer



**City of Vaughan City Wide Development Charges¹ (By-Law 045-2013)
(Effective July 1, 2018)**

Residential Use Development Charges

| | <i>Engineering Services²</i> | | <i>General Services³</i> | | <i>Total Per Unit Development Charge</i> |
|----------------------------------|---|----|---|----|--|
| Single & Semi Detached Dwellings | \$ 13,761 | \$ | 11,688 | \$ | \$ 25,449 |
| Multiple Unit Dwellings | \$ 11,720 | \$ | 9,954 | \$ | \$ 21,674 |
| Large Apartments | \$ 8,431 | \$ | 7,161 | \$ | \$ 15,592 |
| Small Apartments | \$ 6,049 | \$ | 5,137 | \$ | \$ 11,186 |

Non-Residential Use Development Charges

| | | | | | <i>Total Per Sq.M. of GFA Development Charge</i> |
|---|----------|----|------|----|--|
| Mid-High Density Mixed Use Non-Residential ⁴ | \$ 44.02 | \$ | 6.19 | \$ | \$ 50.21 |
| Non-Mixed Use Non-Residential | \$ 51.92 | \$ | 6.54 | \$ | \$ 58.46 |

¹ All rates subject to normal indexing - Rates shown are current as of July 1, 2018

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 July 1, 2018)

| BY-LAW | SERVICE | AREA | CHARGE PER HECTARE |
|----------|--|-------|--------------------|
| 046-2013 | Rainbow Creek Drainage Works | D-8 | \$ 2,562 |
| 047-2013 | Pressure District 5 West (Woodbridge Watermain) | D-15 | \$ 10,239 |
| 048-2013 | Pressure District 6 West (Major Mackenzie Drive Watermain) | D-18 | \$ 3,958 |
| 049-2013 | Pressure District 6 East (Rutherford Road Watermain) | D-19 | \$ 8,604 |
| 050-2013 | Pressure District 7 Watermain West | D-20 | \$ 12,977 |
| 051-2013 | Dufferin/Teston Sanitary Sewer (OPA 332 Ultimate Outlet) | D-23 | \$ 13,429 |
| 052-2013 | Zenway/Fogal Sanitary Sub Trunk | D-25 | \$ 11,254 |
| 053-2013 | Highway 27 South Servicing Works | D-26 | \$ 193,464 |
| 054-2013 | Huntington Road Sewer (Tradevalley to Rutherford) | D-27 | \$ 10,823 |
| 079-2016 | Edgeley Pond & Black Creek Channel Works | D-28 | |
| | Map 1-Immediately Affected Landowners | D28.1 | \$ 2,722,161 |
| | Map 2-Vaughan Metropolitan Centre Draining to Edgeley Pond | D28.2 | \$ 90,341 |
| | Map 3- Undeveloped Lands in the Black Creek Drainage Shed | D28.3 | \$ 24,445 |

¹ All rates subject to normal indexing - rates shown are current as of July 1, 2018