

CITY OF VAUGHAN

DEVELOPMENT CHARGE INFORMATION PAMPHLET

City of Vaughan Rates only (refer to page 3 for Region and Board of Education DCs)

BY-LAW 083-2018	RESIDENTIAL (\$/Unit)				NON-RESIDENTIAL (\$/Sq. M)
	Single/ Semi	Multiples	Large Apt (≥700 sq. ft.)	Small Apt (< 700 sq. ft.)	
City-wide Engineering	39,154	32,296	23,880	17,210	162.39
City -wide General	22,061	18,197	13,453	9,697	16.30

Area Specific DCs are in addition to above City-wide DCs

BY-LAW	AREA SPECIFIC DC - SERVICE	\$ PER HECTARE
084-2018	Rainbow Creek Drainage Works	3,487
085-2018	Pressure District 5 West (Woodbridge Watermain)	9,974
086-2018	Pressure District 7 Watermain West	3,461
087-2018	Zenway/Huntington Road Sanitary Sub Trunk	13,921
088-2018	Highway 27 South Servicing Works	214,280
089-2018	Huntington Road Sewer (Tradevalley to Rutherford)	10,932
161-2021	Edgeley Pond and Black Creek Channel Works:	
	Immediately Affected Landowners - Map 1	7,326,796
	Vaughan Metropolitan Centre Draining to Edgeley - Map 2	542,140
	Undeveloped Lands in the Black Creek Drainage Shed - Map 3	70,975
090-2018	VMC-Interchange SWM Pond Retrofit Works	891,758
091-2018	Steeles West Sanitary Sewer Improvement Works	75,218
092-2018	Steeles West SWM Works	1,173,257
093-2018	Woodbridge Avenue Sanitary Sewer Improvements	15,342

BY-LAW	AREA SPECIFIC DC - SERVICE	\$ / Per Unit / Sq. M. of Gross Floor Area
107-2021	VMC West Interchange Sanitary Sewer Improvement	
	Charge Per Residential Unit:	
	Single & Semi-detached	1,076
	Townhouse & Multiple	888
	Large Apartment (≥ 700 sq. ft)	657
	Small Apartment (< 700 sq. ft)	473
	Non-Residential – Charge per Square Metre	11.87
095-2018	VMC SE Doughton Sanitary Sewer Improvements	
	Charge Per Residential Unit:	
	Single & Semi-detached	949
	Townhouse & Multiple	783
	Large Apartment (≥ 700 sq. ft)	580
	Small Apartment (< 700 sq. ft)	418
	Non-Residential – Charge Per Square Metre	9.18

Visit vaughan.ca/DevelopmentCharges for DC by-laws and area specific DC maps.

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ADDITIONAL INFORMATION

Bill 108 – More Homes, More Choice Act, 2019

Under Bill 108 - More Homes, More Choice Act, 2019, site plan and/or zoning applications made after January 1, 2020 will be able to freeze DCs, excluding Education DCs. Frozen DCs will remain in place until Council approves the application, at which point there is a 2-year timeframe to issue a building permit at the frozen DC rates. Permits issued after the 2-year timeframe will be subject to DCs at the prevailing rate.

Frozen DCs will be charged interest, as per the City’s DC Interest Policy from the moment the DCs are frozen until the date they are paid in full.

York Region and York Region School Boards are in addition to City of Vaughan DCs

	RESIDENTIAL (\$ /PER UNIT)				NON-RESIDENTIAL (\$/ PER M2)		
	Single/ Semi	Multiple	Large Apt (≥700 sq. ft.)	Small Apt (< 700 sq. ft.)	Retail	Industrial/ Office/ Institutional	Hotel*
Region of York - Hard	58,978	47,476	34,503	25,207	558.00	234.66	107.75
Region of York–Soft & Go Transit	7,026	5,649	4,108	2,980	71.67	27.02	15.40
Public School Board	6,317				11.30		
Separate School Board	1,463				2.15		

*Region Hotel rate – other non-lodging uses such as restaurants, meeting rooms and stores, that are available to guests and/or to the general public may be subject to additional DCs. If the combined gross floor area of other such uses are greater than thirty three percent of the combined gross floor area of the lodging quarters, each non-lodging use in the structure will be assessed at the rate applicable to such other uses.

Change of Use

If you are changing the use from **residential to non-residential** or from **non-residential to residential** or from **one type of non-residential use to another type of non-residential** use, your project may be subject to development charges. Note, the use of the property is used to determine DCs. The zoning of the property has no significance in determining the charge.

Example of non-residential use to another type of non-residential use

Industrial or office use to uses considered “retail” use under the Region of York’s DC By-law are subject to additional Regional DCs. **Examples of retail uses** include but are not limited to, car brokerage, auto repair shops, personal service shops, places providing entertainment, fitness centre, restaurants.

Indexing of charges

City and Region index DCs from time to time. Education DCs have a phased increase on July 1 of each year, as per the Education DC By-laws

All Rates (excluding City Area Specific DCs)

	RESIDENTIAL (\$ /PER UNIT)				NON-RESIDENTIAL (\$/ PER M2)		
	Single/ Semi	Multiple	Large Apt (≥700 sq. ft.)	Small Apt (< 700 sq. ft.)	Retail	Industrial/ Office/ Institutional Retail	Hotel
City - Engineering	39,154	32,296	23,880	17,210	162.39	162.39	162.39
City - General	22,061	18,197	13,453	9,697	16.30	16.30	16.30
Region - Hard	58,978	47,476	34,503	25,207	558.00	234.66	107.75
Region—Soft & Go Transit	7,026	5,649	4,108	2,980	71.67	27.02	15.40
Public School Board	6,317	6,317	6,317	6,317	11,30	11.30	11.30
Separate School Board	1,463	1,463	1,463	1,463	2.15	2.15	2.15
Total (\$)	134,999	111,398	83,724	62,874	821.81	453.82	315.29