

# CITY OF VAUGHAN

## DEVELOPMENT CHARGE INFORMATION PAMPHLET

This overview of the City of Vaughan's development charges is intended to be used as a guide. Applicants should review the by-laws and the *Development Charge Act, 1997* and consult with Financial Planning and Development Finance staff at the City of Vaughan. If there is a discrepancy between this information and the by-laws, the by-laws prevail.

### What are development charges?

Development charges (DCs) are fees paid by developers and homeowners. DCs assist in financing capital costs associated with growth and development within the City of Vaughan. These funds are used solely for the purpose for which they are collected.

### Is my project subject to DCs?

You may be required to pay development charges, if you are:

- Constructing a new building
- Making an addition or alteration to an existing building that increases the number of residential units or the non-residential gross floor area
- Redeveloping a property or making interior alterations that result in a change of use to all or part of a building

Every development application is evaluated to determine to what extent DCs are applicable.

### What types of services do City-wide DCs pay for?

DCs help fund the increased need for the following services:

- Engineering services
- Community services
- Fire and rescue services
- Public works
- Library services
- General government

### What are Area Specific DCs?

For more localized services provided by the City of Vaughan, an area-specific approach is used. Area specific DCs are calculated for water, wastewater and stormwater services.

### Who do I call for more information?

<b>City of Vaughan</b>	West of Weston Road – 905-832-2281, extension 8703 East of Weston Road – 905-832-2281, extension 8775
<b>Region of York</b>	(1) 877-464-9675, extension 71696
<b>York Catholic District School Board</b>	416-221-5051, extension 12374

### When are the DCs collected?

Unless otherwise provided by agreement, a DC is calculated and payable on the date a building permit is issued for development on land to which a DC applies. For most residential development pursuant to a plan of subdivision, the engineering service component of the DC and area specific DC (if applicable) are due upon entering into a subdivision agreement, and the balance of the DC is due when the building permit is issued.

### Semi-annual adjustments

DCs will be adjusted semi-annually, without amendment to the current by-laws, as of the first day of January and the first day of July in each year. This is in accordance with the most recent change in Statistics Canada Quarterly, Construction Price Statistics.

### Treasurer's statement

An annual statement identifying opening and closing balances of the reserves funds and the yearly transactions relating to the funds are available for review in the Office of the City Clerk during regular business hours.

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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	33,726	27,820	20,569	14,825	139.88
City -wide General	19,003	15,674	11,589	8,354	14.03

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	3,004
085-2018	Pressure District 5 West (Woodbridge Watermain)	8,591
086-2018	Pressure District 7 Watermain West	2,982
087-2018	Zenway/Huntington Road Sanitary Sub Trunk	11,992
088-2018	Highway 27 South Servicing Works	184,576
089-2018	Huntington Road Sewer (Tradevalley to Rutherford)	9,416
079-2016	<b>Edgeley Pond and Black Creek Channel Works:</b>	
	Immediately Affected Landowners - Map 1	2,859,750
	Vaughan Metropolitan Centre Draining to Edgeley - Map 2	94,908
	Undeveloped Lands in the Black Creek Drainage Shed - Map 3	25,680
090-2018	VMC-Interchange SWM Pond Retrofit Works	768,139
091-2018	Steeles West Sanitary Sewer Improvement Works	64,790
092-2018	Steeles West SWM Works	1,010,614
093-2018	Woodbridge Avenue Sanitary Sewer Improvements	13,215

BY-LAW	AREA SPECIFIC DC - SERVICE	\$ / Per Unit / Sq. M. of Gross Floor Area
094-2018	VMC West Interchange Sanitary Sewer Improvement	
	<b>Charge Per Residential Unit:</b>	
	Single & Semi-detached	550
	Townhouse & Multiple	453
	Large Apartment (≥ 700 sq. ft)	334
	Small Apartment (< 700 sq. ft)	242
	<b>Non-Residential – Charge per Square Metre</b>	5.30
095-2018	VMC SE Doughton Sanitary Sewer Improvements	
	<b>Charge Per Residential Unit:</b>	
	Single & Semi-detached	818
	Townhouse & Multiple	675
	Large Apartment (≥ 700 sq. ft)	500
	Small Apartment (< 700 sq. ft)	360
	<b>Non-Residential – Charge Per Square Metre</b>	7.90

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### ADDITIONAL INFORMATION

**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	55,560	44,724	32,504	23,746	525.71	220.99	101.61
Region of York–Soft & Go Transit	6,610	5,314	3,864	2,803	67.80	25.40	14.75
Public School Board	5,716				10.23		
Separate School Board	1,291				1.94		

\*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, Region and York Boards of Education index DCs from time to time.

#### **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	33,726	27,820	20,569	14,825	139.88	139.88	139.88
City - General	19,003	15,674	11,589	8,354	14.03	14.03	14.03
Region - Hard	55,560	44,724	32,504	23,746	525.71	220.99	101.61
Region–Soft & Go Transit	6,610	5,314	3,864	2,803	67.80	25.40	14.75
Public School Board	5,716	5,716	5,716	5,716	10.23	10.23	10.23
Separate School Board	1,291	1,291	1,291	1,291	1.94	1.94	1.94
<b>Total (\$)</b>	<b>121,906</b>	<b>100,539</b>	<b>75,533</b>	<b>56,735</b>	<b>759.59</b>	<b>412.47</b>	<b>282.44</b>