

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 083-2018

A By-Law to impose City-Wide Development Charges.

Whereas subsection 2(1) of the Development Charges Act, 1997, S.O. 1997, c.27 (hereinafter referred to as the “Act”) provides that the council of a municipality may pass by-laws for the imposition of a development charge against land where the development of the land would increase the need for services;

And Whereas the Council of the Corporation of the City of Vaughan held a public meeting on April 3, 2018 to consider the enactment of a City-wide development charge by-law, in accordance with section 12 of the Act;

And Whereas the Council of the Corporation of the City of Vaughan has given notice in accordance with section 12 of the Act, of its intention to pass a by-law under section 2 of the said Act;

And Whereas a development charges background study has been prepared by Hemson Consulting Ltd. dated March 9, 2018 and amended on May 16, 2018, wherein the background study indicated that the development of any land within the City of Vaughan will increase the need for services as defined therein;

And Whereas copies of the background study and the proposed by-law were made available to the public on March 9, 2018 in accordance with Section 12 of the Act;

Now therefore the Council of the Corporation of the City of Vaughan enacts as follows:

DEFINITIONS

1. For the following words and phrases if used in this by-law:

- (1) **“accessory use”** means the use of any building or structure that is naturally and normally:
 - (a) incidental;
 - (b) subordinate to; and
 - (c) devoted exclusively to the main use on the same lot; and for the purpose of this By-law, detached buildings or structures which are accessory uses shall not exceed 100 square metres of gross floor area;
- (2) **“agreement”** means a contract between the City and an owner and any amendment thereto;
- (3) **“agricultural use”** means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed, or intended for use for the purpose of a bona fide farming operation, including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities, and any other activities customarily carried on in the field of agriculture; but does not include a commercial use or a medical marijuana operation;
- (4) **“air supported structure”** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure;
- (5) **“apartment building”** means a residential use building, or the residential use portion of a mixed-use building, other than a townhouse or stacked townhouse containing four or more dwelling units each of which shall have access to above grade common halls, stairs, elevators, and yards;
- (6) **“area specific development charge”** and **“special service area development charge”** mean a charge imposed with respect to growth-related net capital costs against a defined land area for specified services under the applicable by-law;
- (7) **“atrium”** means a large open space extending through several floors in a building that is open to the ceiling;
- (8) **“basement”** means a storey, the floor of which is at least 0.75 metres below finished grade, provided that not more than one half of its height from the floor of the underside of the floor joist is below the finished grade;

- (9) **“building or structure”** means a permanent enclosed structure occupying an area greater than 10 square metres, consisting of a wall, roof, and/or floor, or any of them, or a structural system serving the function thereof, which includes, but is not limited to, air-supported structures or industrial tents; a canopy however shall not be considered a building or structure for the purpose of this By-law and shall not attract development charges;
- (10) **“building permit”** means a permit issued under the *Building Code Act, 1992*, which permits the construction of a building or structure, or which permits the construction of the foundation of a building or structure;
- (11) **“canopy”** means an overhanging, projection, or covering connected to a principal use on the lands, such as over a gas bar or outdoor storage;
- (12) **“capital cost”** means costs incurred or proposed to be incurred by the City or a local board directly or by others on behalf of, and as authorized by, a Municipality or Local Board under an agreement, required for the provision of services designated in the by-law within or outside the City:
- (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct, or improve buildings and structures;
 - (d) to acquire, lease, construct, or improve facilities including:
 - (i) rolling stock with an estimated useful life of seven (7) years or more years;
 - (ii) furniture and equipment, other than computer equipment; and
 - (iii) materials acquired for circulation, reference, or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, c. P. 44;
 - (e) to undertake studies in connection with any of the matters in clauses (a) to (d);
 - (f) of the development charge background study required before enactment of this by-law; and
 - (g) of interest on money borrowed to pay for costs described in any of the matters in clauses (a) to (d);

- (13) **“cellar”** means the portion of a building below the lowest storey which has more than one-half of its height from the floor to the underside of the floor joists below the finished grade;
- (14) **“City”** means the Corporation of the City of Vaughan;
- (15) **“commercial parking garage”** means a building or structure, or any part thereof, whose principal use is for the parking of motor vehicles for remuneration, or in the case where parking is provided as an accessory to a principal use on the lands, where such parking is provided in a building or structure, or part thereof, whether or not there is remuneration paid by the owner or user for the motor vehicle, the portion of parking as required by the Zoning By-law shall not attract development charges for the purpose of this By-law;
- (16) **“development”** means the construction, erection, or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, and includes redevelopment;
- (17) **“development charge”** means a charge imposed with respect to growth-related net capital costs against land under this by-law;
- (18) **“duplex”** means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade;
- (19) **“dwelling unit”** means a room or suite of two or more rooms, designed or intended for use by a single household in which sanitary conveniences are provided, and in which facilities are provided for cooking or the installation of cooking equipment;
- (20) **“engineering services”** means services related to a highway, and may include water supply services, waste water services, and storm water drainage and control services;
- (21) **“existing industrial building”** means an existing building or structure to be used, or designed or intended for:
- (a) manufacturing, producing, processing, storing, or distributing something;
 - (b) research or development in connection with manufacturing, producing, or processing something;
 - (c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;

- (d) office or administrative purposes, if they are:
 - (i) carried out with respect to manufacturing, producing, processing, storage, or distributing of something; and
 - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
- (22) **“funeral home”** means a building or structure with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services;
- (23) **“future development”** means development which requires a subsequent planning approval, in addition to a building permit, which planning approval shall include a site plan approval or the approval of a plan of condominium;
- (24) **“grade finished”** means the average elevation of the finished ground level at the wall(s);
- (25) **“gross floor area”** means, in the case of a non-residential building or structure, or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure, or from the centre line of a common wall separating a non-residential and a residential use, and:
 - (a) includes the floor area of a mezzanine and the space occupied by interior walls and partitions; and
 - (b) excludes in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium; and
 - (c) excludes the area of any self-contained structural shelf and rack storage facility approved by the Building Materials Evaluation Commission; and
 - (d) includes any part of a building or structure above or below grade used as a commercial parking garage; and
 - (e) for the purposes of this definition, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure;
- (26) **“growth-related net capital cost”** means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital costs that results or will result from development in all or a defined part of the City;

- (27) **“heritage property”** means a property that contains cultural heritage value as defined under the Ontario Heritage Act;
- (28) **“home occupation”** means an occupation permitted in a dwelling unit and which:
- (a) is clearly secondary to the use of the dwelling unit;
 - (b) does not change the external character of the dwelling unit; and
 - (c) does not create or become a public nuisance, in particular in respect to noise, traffic, or parking;
- (29) **“household”** means one or more persons occupying or sharing all areas of the dwelling unit;
- (30) **“large apartment”** means a dwelling unit in an apartment building or plex that is 700 square feet or larger in size;
- (31) **“live-work unit”** means a unit intended for both residential and non-residential uses concurrently;
- (32) **“local board”** means a local board as defined in section 1 of the Municipal Affairs Act, other than a board as defined in subsection 1(1) of the Education Act;
- (33) **“lot”** means a parcel of land fronting on a street separate from any abutting land to the extent that a subdivision or a consent contemplated by the Planning Act would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of a street;
- (34) **“medical marijuana operation”** means the cultivation, growth, harvesting, processing, composting, destruction, packaging, storage and distribution of plants or parts of plants of the genus Cannabis (marijuana) as lawfully permitted and authorized under the Government of Canada’s Marijuana for Medical Purposes Regulations;
- (35) **“mid-high density mixed-use”** means a building or structure used, designed, or intended for residential and non-residential uses, where:
- (a) the non-residential uses comprise not more than fifty percent (50%) of the gross floor area of the building;
 - (b) the non-residential uses comprise a minimum of five percent (5%) of the gross floor area of the building; and

- (c) the residential portion of the building or structure is over five (5) storeys in height;
- (36) **“mixed-use building”** means a building or structure containing a residential and non-residential use other than a home occupation;
- (37) **“mezzanine”** means a mezzanine as defined in the Building Code Act;
- (38) **“multiple unit dwelling”** includes stacked townhouses, and all other residential uses that are not included in the definition of apartment, single detached dwelling, or semi-detached dwelling;
- (39) **“net area”** means the gross area of land less the area of lands conveyed or to be conveyed into public ownership for the purpose of open space, parks, woodlots, storm water management facilities, buffers and road widenings along Regional Roads, and Ontario Hydro utility corridors, and less the area of any wood lots in private ownership if zoned as such, but shall include the area of all road allowances dedicated to the City;
- (40) **“net capital cost”** means the capital cost less capital grants, subsidies, and other contributions made to the City, or that the Council of the City anticipates will be made, including conveyances or payments under sections 42, 51, and 53 of the Planning Act in respect of the capital cost;
- (41) **“non-commercial parking garage”** means a building or structure, or any part thereof, that is not a commercial parking garage;
- (42) **“owner”** means the owner of the land or a person who has made an application for an approval of the development of the land upon which a development charge or an area specific development charge is imposed;
- (43) **“plex”** means a duplex, a semi-detached duplex, a triplex, or a semi-detached triplex;
- (44) **“re-development”** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use from a residential to non-residential use or from a non-residential to residential use or from one residential use to another form of residential use;
- (45) **“semi-detached duplex”** means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall;
- (46) **“semi-detached dwelling”** means a building divided vertically into two dwelling units;

- (47) **“semi-detached triplex”** means one of a pair of triplexes divided vertically one from the other by a party wall;
- (48) **“services”** means services designated in this by-law;
- (49) **“single detached dwelling”** and **“single detached”** means a residential building consisting of one dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by footings only shall be considered a single-family dwelling for the purposes of this by-law;
- (50) **“small apartment”** means a dwelling unit in an apartment building or a plex that is less than 700 square feet in size;
- (51) **“stacked townhouse”** means a building, other than a townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally, and each dwelling unit having an entrance to grade shared with no more than 3 other units;
- (52) **“storey”** means the portion of a building other than the cellar or unfinished attic which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres;
- (53) **“subdivision”** includes condominium;
- (54) **“Temporary Sales Centre”** means a Building, including a trailer, that is designed or intended to be temporary, or intended to be removed from the land or demolished after use and which is used exclusively as an Office or presentation centre, or both, for new building sales;
- (55) **“triplex”** means a building comprising 3 dwelling units, each of which has a separate entrance to grade;
- (56) **“use, commercial”** means the use of any land, building or structure for the purpose of buying and selling commodities or supplying services as distinguished from such uses as manufacturing or assembly of goods, warehousing, and construction;
- (57) **“use, industrial”** means the use of any land, building or structure for construction, warehousing, manufacturing, processing, or assembly of materials to finished products or byproducts, including the storage of such materials and products;

- (58) **“use, institutional”** means the use of any land, building or structure by any organization owned or operated for religious, educational, charitable, recreational, or governmental purposes, whether or not supported in whole or in part by public funds;
- (59) **“use, non-residential”** means the use of any land, building or structure, or any part thereof, for use other than a residential use, and shall include commercial use, industrial use, and institutional use;
- (60) **“use, residential”** means the use of any land, building or structure for a single detached dwelling, semi-detached dwelling, multiple unit dwelling, apartment, or any other type of household or dwelling unit;

RULES – APPLICATION, EXEMPTIONS, AND EXCEPTIONS

2.

- (1) This by-law applies to all land and to all uses of any land, building or structure within the City whether or not the land, building or structure, or use thereof, is exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31;
- (2) Despite subsection (1), this by-law does not apply to any land, building or structure within the City owned by and used for the purposes of:
 - (a) a local board;
 - (b) a board of education as defined in Section 1(1) of the Education Act;
 - (c) the City or any local board thereof and, without limiting the generality of the foregoing, including land leased from the Crown in right of Canada or Ontario located within the Parkway Belt Planning Area as defined in Regulation 744, paragraph 16 of the Revised Regulations of Ontario, 1990, provided the same is used for institutional use purposes of a not-for-profit nature;
 - (d) lands, buildings or structures owned by Metrolinx and used for transit related purposes;
 - (e) any area municipality within the Regional Municipality of York;
 - (f) the Regional Municipality of York or any local board thereof; and
 - (g) a public hospital receiving aid under the Public Hospitals Act;
- (3) Development charges for the services designated in Schedule A applicable to all lands in the City of Vaughan shall be imposed and calculated in the amounts specified in

Schedule B and shall be collected in accordance with this by-law on development for residential use or non-residential use purposes;

- (4) Development charges provided for in subsection (3) apply where the development requires:
 - (a) the passing of a zoning by-law or of an amendment thereto under Section 34 of the Planning Act, R.S.O. 1990, c.P.13;
 - (b) the approval of a minor variance under Section 45 of the Planning Act, R.S.O. 1990, c.P.13;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act, R.S.O. 1990, c.P.13 applies;
 - (d) the approval of a plan of subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13;
 - (e) a consent under Section 53 of the Planning Act, R.S.O. 1990, c.P.13;
 - (f) the approval of a description under Section 50 of the Condominium Act, 1998, S.O. 1998, c.19; or
 - (g) the issuing of a permit under the Building Code Act, 1992, S.O. 1992 c.23 in relation to a building or structure;
- (5) The City shall not apply more than one development charge provided for in this by-law on land even though two or more of the actions described in paragraphs 2(4)(a) to (g) are required before the land can be developed;
- (6) Despite subsection (5), if two or more of the actions described in paragraphs 2(4)(a) to (g) occur at different times and if the subsequent action or actions has the effect of increasing the need for services, a development charge shall be imposed, calculated, and collected pursuant to subsection (3) limited to the increase;
- (7) Notwithstanding any other provisions of this by-law, a building or structure shall be exempt from the payment of development charges provided that it is for:
 - (a) a temporary use permitted under a zoning by-law enacted under Section 39 of the Planning Act, R.S.O. 1990, c.P.13;
 - (b) an accessory use and, without restricting the generality of the foregoing, including a tent or canopy used on a temporary or seasonal basis;

- (c) a home occupation;
 - (d) an agricultural use;
 - (e) a renovation of an existing building which does not alter, if a residential use, the number of units, or, if a non-residential use, the gross floor area thereof;
 - (f) a Temporary Sales Centre;
 - (g) the relocation of a built heritage structure that is listed under Section 27 of the Ontario Heritage Act or designated under Part IV or V of the Ontario Heritage Act;
 - (h) Land, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act or any successor thereto, including mausoleums and columbariums, but excluding funeral homes; or
 - (i) Buildings or structures owned by and used for the purpose of a conservation authority, unless such buildings or structures are used primarily for or in connection with (i) recreational purposes for which the conservation authority charges admission, or (ii) any commercial use.
- (8) Subsection (3) shall not apply in respect of an action mentioned in subsection 2(4)(a) to (g) that would have the effect only:
- (a) of permitting the enlargement of an existing dwelling unit; or
 - (b) of creating up to two additional dwelling units in an existing dwelling as set out in the following table:

Name of Class of Residential Building	Description of Class of Residential Building	Maximum Number of Additional Dwelling Units	Restrictions
Single detached dwellings	Residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.

Semi-detached dwellings or row dwellings	Residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
Other residential buildings	A residential building not in another class of residential building described in this table.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.

(9) Subject to paragraph (c) of this subsection (9), if a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with the following:

(a) if the gross floor area is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero. For the purpose of this subsection, the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement in respect of that building for which an exemption under Section 4 of the Act is sought;

(b) if the gross floor area is enlarged by more than 50 per cent, the development charges are payable on the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement. For the purpose of this subsection, the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement in respect of that building for which an exemption under Section 4 of the Act is sought;

(c) the exemption for industrial enlargement provided for in this Subsection 2(9) shall apply only to the enlargement of the gross floor area of an existing industrial building:

(i) where such enlargement is attached to the existing industrial building, for the purpose of this Subsection 2(9), the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, shared below-grade connection, foundation, footing, shared connected roof, or parking facility;

(ii) where both the enlargement and existing industrial building are constructed on lands owned by the same beneficial owner; and

(iii) shall only apply to the enlargement or enlargements of the existing industrial

building to a maximum of the aggregate of fifty per cent of the gross floor area of the existing industrial building while this by-law remains in force;

Mixed Use

- (10) Development charges applicable to a mixed-use building shall be the aggregate of the amount applicable to the residential use component and the amount applicable to the gross floor area of the non-residential use component;
- (11) Live-Work units will be assessed at the residential rate based on the assigned class and the non-residential rate for the gross floor area related to the non-residential use.

ADMINISTRATION

Payment

3.

- (1) Unless otherwise provided by agreement, all development charges payable shall be paid by certified funds to the City Treasurer;
- (2) Unless otherwise provided herein or by an agreement, a development charge is calculated and payable, as the case may be, on the date a building permit is issued for development on land to which a development charge applies, and no building permit shall be issued until the development charge is paid in full;
- (3) Unless otherwise provided by agreement, a residential use development pursuant to a plan of subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, shall pay the engineering services component of the development charge as identified on Schedule B immediately upon entering into the subdivision agreement, and the remainder of the development charge shall be payable pursuant to subsection (2) unless such a plan of subdivision includes blocks intended for future development, in which case development charges payable for such blocks shall be determined at building permit issuance. For the purpose of this subsection, the development charge component specified payable shall be calculated on the greater of the actual number of dwelling units proposed in the plan of subdivision or that permitted or proposed in the zoning by-law;
- (4) For a non-residential use, the development charge payable shall be calculated on the basis of the gross floor area applied for pursuant to subsection (2);
- (5) If a use of any land, building or structure that constitutes development but does not require the issuing of a building permit but requires one or more of the actions listed in subsection 2(4)(a) to (g) inclusive, a development charge shall be payable and shall

be calculated and collected on the earliest of any of the actions listed in subsection 2(4)(a) to (g) required, or on a date set by agreement;

Credits

4.
 - (1) Where the City permits the provision of services in lieu of the payment of all or any portion of a development charge, the City shall give a credit for an amount equal to the reasonable cost to the owner of providing the services, as determined by the City, provided such credit shall relate only to the portion of the development charge attributable to the services provided, unless otherwise agreed by the City;
 - (2) The City may by agreement permit an owner to provide services additional to or of a greater size or capacity than is required, and the City may give a credit for an amount up to the reasonable cost to the owner of providing the services as determined by the City, provided that no such credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service described in Paragraph 4 of Subsection 5(1) of the Development Charges Act, 1997;

Redevelopment Allowances

5.
 - (1) Unless otherwise provided, where development is to replace in whole or in part a building or structure that exists or has existed on the land prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another, in order to facilitate the redevelopment, and a building permit is issued within 48 months from the date of issuance of the demolition permit, the development charge applicable to the redevelopment shall be reduced by a redevelopment allowance, without interest, in an amount equal to the total of:
 - (a) for a residential use, the development charge for the number and types of lawful dwelling units shown on the assessment roll for the lot; and
 - (b) for a non-residential use, the development charge for the lawful gross floor area shown on a demolition permit, in the records of the municipality, or on constructed building plans certified as such by a registered professional engineer;
 - (c) all at the development charge applicable to such dwelling units or gross floor area pursuant to subsection 2(3), provided that where such replacement is for a change in use from either residential to non-residential, or from non-residential to residential, only that portion of the development charge for the existing use which is attributable to the services comprising the charge for the proposed use shall apply. For further clarity, where there is a redevelopment that includes a change

of use of all or part of a residential building or structure to a non-residential use, the amount of the reduction will be equal to the amount of the development charge under the service categories: General Government, Fire and Rescue Services, Public Works, and City-Wide Engineering, for the number and type of units being converted to non-residential use;

- (2) Despite subsection 5(1), no redevelopment allowances shall be made in excess of the development charge payable;

GENERAL

Semi-Annual Adjustment

6.
 - (1) The development charges established pursuant to Section 2 of this by-law shall be adjusted semi-annually, without amendment to this by-law, as of the 1st day of January and the 1st day of July in each year, commencing on July 1, 2018, in accordance with the most recent change in the Statistics Canada Quarterly, Construction Price Statistics (Catalogue No. 62-007 CANSIM II Table 327 – 0039);

Term

7.
 - (1) This By-law shall come into force on September 21, 2018;
 - (2) Nothing in this by-law shall be construed so as to commit or require the City to authorize or proceed with any specific capital project at any specific time;
 - (3) Each of the provisions of this by-law are severable and if any provision hereof should, for any reason, be declared invalid by a court, the remaining provisions shall remain in full force and effect;
 - (4) Schedules A and B are attached hereto and form part of this by-law;

TRANSITIONAL PROVISIONS

8.
 - (1) If before the coming into force of this by-law an owner or previous owner(s) has made a payment for services described in this by-law, or provided services in lieu thereof as required under Vaughan Development Charges By-law, 2013, being By-law 045-2013, the actual amount of such payment or the provision of services as determined by the City without interest shall be credited to the owner as if paid or provided under this by-law;

- (2) By-law 045-2013 is hereby repealed as of September 21, 2018;
- (3) This by-law may be cited as the City-Wide Vaughan Development Charges By-law, 2018.

Enacted by City of Vaughan Council this 23rd day of May, 2018.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 5
of the Finance, Administration and Audit Committee
Adopted by Vaughan City Council on
May 23, 2018.

Schedule A: Services

Engineering Services

- roads
- structures
- sidewalks
- streetlights
- intersection improvements
- growth-related studies
- water supply services
- sanitary sewer services
- storm drainage and treatment services
- streetscape development

Public Works

- public works facilities
- acquisition of land for public works facilities
- city fleet (roads)
- public works equipment

Community Services

- indoor recreation, animal services, and park operation facilities
- acquisition of lands for facilities
- equipment for indoor recreation, animal services, and park operations
- activity spaces and special facilities
- sports fields and courts
- outdoor water facilities and rinks
- playground equipment
- parkland and trail development
- City Fleet (non-roads)

Library Services

- library facilities
- acquisition of land for library buildings
- library circulation material
- facility furniture, equipment, and communication/hardware

Fire & Rescue Services

- fire stations
- acquisition of land for fire stations
- facility furniture
- vehicles and equipment

General Government

- management studies

Schedule B: City-Wide Development Charges

City of Vaughan City Wide Development Charges¹

Effective from September 21, 2018

Residential Use Development Charges			
	<i>Engineering Services²</i>	<i>General Services³</i>	<i>Total Per Unit Development Charge</i>
Single & Semi-Detached Dwellings	\$31,536	\$17,769	\$49,305
Multiple Unit Dwellings	\$26,013	\$14,656	\$40,669
Large Apartments	\$19,233	\$10,836	\$30,069
Small Apartments	\$13,862	\$7,811	\$21,673
Non-Residential Use Development Charges⁴			
	<i>Total Per Square Metre of GFA</i>		
Non-Residential	\$143.92		

¹ All rates subject to normal indexing - rates shown are current as of May 23, 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 Total Non-Residential Development Charges paid at Building Permit issuance