

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 | 45,205 | 37,287 | 27,570 | 19,870 | 187.48 |
| City -wide General | 25,470 | 21,009 | 15,532 | 11,195 | 18.82 |

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

| BY-LAW | AREA SPECIFIC DC - SERVICE | \$ PER HECTARE |
|----------|--|----------------|
| 110-2022 | Rainbow Creek Drainage Works | 3,432 |
| 111-2022 | Pressure District 5 West (Woodbridge Watermain) | 6,466 |
| 112-2022 | Zenway/Huntington Road Sanitary Sub Trunk | 8,464 |
| 113-2022 | Highway 27 South Servicing Works | 138,071 |
| 114-2022 | Huntington Road Sewer (Tradevalley to Rutherford) | 6,857 |
| 161-2021 | Edgeley Pond and Black Creek Channel Works: | |
| | Immediately Affected Landowners - Map 1 | 8,459,109 |
| | Vaughan Metropolitan Centre Draining to Edgeley - Map 2 | 625,924 |
| | Undeveloped Lands in the Black Creek Drainage Shed - Map 3 | 81,944 |
| 115-2022 | VMC-Interchange SWM Pond Retrofit Works | 1,210,034 |
| 116-2022 | Steeles West Sanitary Sewer Improvement Works | 57,350 |
| 117-2022 | Steeles West SWM Works | 987,806 |
| 118-2022 | Woodbridge Avenue Sanitary Sewer Improvements | 23,993 |
| 121-2022 | Rainbow Creek Sanitary Sub-Trunk | 2,534 |

| 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 | 1,242 |
| | Townhouse & Multiple | 1,025 |
| | Large Apartment (≥ 700 sq. ft) | 758 |
| | Small Apartment (< 700 sq. ft) | 546 |
| | Non-Residential – Charge per Square Metre | 13.70 |
| 119-2022 | VMC SE Doughton Sanitary Sewer Improvements | |
| | Charge Per Residential Unit: | |
| | Single & Semi-detached | 567 |
| | Townhouse & Multiple | 467 |
| | Large Apartment (≥ 700 sq. ft) | 353 |
| | Small Apartment (< 700 sq. ft) | 254 |
| | Non-Residential – Charge Per Square Metre | 5.58 |

| | | |
|----------|---|------|
| 120-2022 | VMC Jane Street Sanitary Trunk Sewer Improvements | |
| | Charge Per Residential Unit: | |
| | Single & Semi-detached | 276 |
| | Townhouse & Multiple | 227 |
| | Large Apartment (>= 700 sq. ft) | 171 |
| | Small Apartment (< 700 sq. ft) | 123 |
| | Non-Residential – Charge Per Square Metre | 3.05 |

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 | 44,636 | 37,137 | 28,820 | 18,744 | 439.52 | 181.18 | 79.48 |
| Region of York–Soft & Go Transit | 16,694 | 13,870 | 10,750 | 6,988 | 82.41 | 29.03 | 14.48 |
| Public School Board | 6,633 | | | | 11.84 | | |
| Separate School Board | 1,463 | | | | 2.26 | | |

*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 | 45,205 | 37,287 | 27,570 | 19,870 | 187.48 | 187.48 | 187.48 |
| City - General | 25,470 | 21,009 | 15,532 | 11,195 | 18.82 | 18.82 | 18.82 |
| Region - Hard | 44,636 | 37,137 | 28,820 | 18,744 | 439.52 | 181.18 | 79.48 |
| Region–Soft & Go Transit | 16,694 | 13,870 | 10,750 | 6,988 | 82.41 | 29.03 | 14.48 |
| Public School Board | 6,633 | 6,633 | 6,633 | 6,633 | 11.84 | 11.84 | 11.84 |
| Separate School Board | 1,463 | 1,463 | 1,463 | 1,463 | 2.26 | 2.26 | 2.26 |
| Total (\$) | 140,101 | 117,399 | 90,768 | 64,893 | 742.33 | 430.61 | 314.26 |