

**June 1, 2023**

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# 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 109-2022	RESIDENTIAL (\$/Unit)				NON-RESIDENTIAL (\$/Sq. M)
	Single/ Semi	Multiples	Large Apt (≥700 sq. ft.)	Small Apt (< 700 sq. ft.)	
City-wide Engineering	44,780	36,841	27,827	20,055	188.91
City -wide General	19,556	16,090	12,152	8,758	13.22

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

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

Visit [vaughan.ca/DevelopmentCharges](http://vaughan.ca/DevelopmentCharges) for DC by-laws and area specific DC maps.

## CITY OF VAUGHAN

### DEVELOPMENT CHARGE INFORMATION PAMPHLET

#### 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	44,780	36,841	27,827	20,055	188.91	188.91	188.91
City - General	19,556	16,090	12,152	8,758	13.22	13.22	13.22
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
<b>Total (\$)</b>	<b>133,762</b>	<b>112,034</b>	<b>87,645</b>	<b>62,641</b>	<b>738.16</b>	<b>426.44</b>	<b>310.19</b>