



THE CORPORATION OF THE CITY OF VAUGHAN

CORPORATE POLICY

POLICY TITLE: DC DEFERRAL FOR CONVENTION CENTRE

POLICY NO.: 12.C.26

Section:	Finance & Budgets		
Effective Date:	January 27, 2026	Date of Last Review:	Click or tap to enter a date.
Approval Authority: Council	Policy Owner: DCM, Corporate Services, Chief Financial Officer & City Treasurer		

POLICY STATEMENT

This policy governs the City-Wide Development Charges (DCs) deferral for the construction of one new Convention Centre in the City of Vaughan.

PURPOSE

The policy incentivizes the construction of one new Convention Centre to strengthen Vaughan's position as a regional business and tourism hub and support the City's long-term objectives for complete communities and non-residential development under the CIP. The Convention Centre will also fill a market gap in the City while encouraging economic diversification, job creation, job creation, and growth in the City's hospitality sector.

SCOPE

This policy applies to one new Convention Centre project with a minimum of 90,000 square feet or 8,361 square metres of exhibition-hall floor area, located within the Secondary Plan Areas or along the Primary Corridors inside the designated CIPA. The policy applies only to City-wide Development Charges, excluding Area-Specific Development Charges, and is available to only one eligible Convention Centre or for a maximum period of five (5) years from the policy's effective date, whichever occurs first.

LEGISLATIVE REQUIREMENTS

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This policy is prepared pursuant to the Development Charges Act, 1997, S.O. 1997, c. 27, as amended, and also Section 28 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

DEFINITIONS

- 1. Convention Centre:** A facility designed to host exhibitions, conferences, trade shows, and similar events, typically containing a primary exhibition hall and associated meeting rooms, pre-function, and support spaces.
- 2. Community Improvement Plan:** a plan for the community improvement of a community improvement project area, as defined under Section 28 of the Planning Act.
- 3. Community Improvement Project Area (CIPA) (By-law XXX-2025):** Pursuant to Section 28 of the Planning Act, R.S.O. 1990, c. P.13 the City has designated a Community Improvement Project Area as per policies 10.1.2.14 to 10.1.2.16 of the Vaughan Official Plan 2010 and policy 5.3.1.19 of the adopted Vaughan Official Plan, 2025 that defines areas within the City that a municipality may provide financial incentives to stimulate investments.
- 4. Gross Floor Area (GFA):** As defined in the City-wide Development Charges By-law, as amended and replaced from time to time.
- 5. Primary Corridors:** Regional streets identified as Primary Corridor in schedule 1B of the adopted Vaughan Official Plan, 2025, includes but are not limited to Highway 7 and a portion of Bathurst Street. Should the regional streets and corridors identified in this policy change in the future, this policy will be deemed to be amended as such to reflect those changes.

POLICY

1. Agreement Requirements

Approved applicants must enter into a development charge deferral agreement with the City of Vaughan, and any other agreement required by the City Solicitor, prior to building-permit issuance for the Convention Centre. The agreement will include, but is not limited to:

- a. The requirement for the developer to provide security acceptable to the City e.g., Letter of Credit, Pay-on-Demand Surety Bond; and

b. Clauses defining trigger events and default provisions.

2. Size Threshold and DC Deferral Entitlement

Exhibition Hall (GFA)	DC Deferral Entitlement
<90,000 sq. ft.	Not Eligible
>=90,000 sq. ft.	Up to 90,000 sq. ft. will be deferred for 10 years

Note: This program is limited to one Convention Centre project during the CIP implementation period (2026–2030).

3. Development Charge Rates

The development charge rate will be the amount determined under the applicable City-Wide Development Charges By-law in effect and in accordance with the Development Charges Act in effect on the date the development charges first become payable. This policy cannot be used in conjunction with any other development charge reduction or deferral program.

4. Development Charge Payable

Development charges for the Convention Centre use that have applications approved under CIP are deferred in accordance with this policy for ten (10) years from the date of building permit issuance.

DCs become immediately payable upon:

- a. Expiry of the 10-year deferral period as stipulated in the DC deferral agreement;
- b. Change of use from a Convention Centre to another non-eligible use;
- c. Convention Centre size goes below 90,000 square feet or 8,361 square metres; or
- d. Any material default under the agreement.

5. Interest

No interest will be applied.

6. Security and Legal Fees

- a. Upon the developer’s signing of the development charge deferral agreement or any other agreement required by the City Solicitor, the

developer shall provide security to the City in a form and amount satisfactory to the City.

- b. The developer will pay all legal fees of the developer and the City of Vaughan, including any costs incurred by the City of Vaughan to prepare and register on title any agreements required by the City Solicitor, including external legal fees incurred by the City of Vaughan, and any other associated fees in accordance with the City's Fees and Charges By-law.

7. Effective Date and Duration

This policy will take effect the day that it is approved to the satisfaction of the policy committee and will be available to only one eligible Convention Centre or for a maximum period of five (5) years from the policy's effective date, whichever occurs first. Council may extend the policy subject to budget availability and program evaluation.

8. Roles and Responsibilities

Deputy City Manager, Corporate Services and the Chief Financial Officer and City Treasurer

- Signing of the deferral agreements and any amendments or terminations thereof; and
- Maintains administrative authority and responsibility for this policy.

Director, Financial Planning & Development Finance and Deputy City Treasurer

- Responsible for the implementation of, and adherence to, this policy.

Office of the City Solicitor

- Drafts deferral agreements, in accordance with the Development Charges Act, and any other agreements as may be required pursuant to this policy.
- Prepares and registers agreements and documents pursuant to this policy.
- Any other legal requirements with respect to or arising from the deferral agreement or this policy.

Manager, Development Finance

- Responsible for tracking the deferrals and collection of all development charges when due;

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- Processes the draw upon the letter of credit or other security at the point development charges are due, as may be applicable; and
- Responsible for maintaining compliance with this policy and drafting, reviewing and maintaining departmental operating procedures and processes under this policy.
- Updates this policy

ADMINISTRATION

Administered by the Office of the City Clerk.

Review Schedule:	5 Years If other, specify here	Next Review Date:	Click or tap to enter a date.
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Related Policy(ies):	
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Related By-Law(s):	
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Procedural Document:	
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Revision History

Date:	Description:
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January 27, 2026	Approved at Council. Report No. 1 Item No. 8
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Click or tap to enter a date.	
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