

## Major Office Development Charges Deferral

### Purpose and Anticipated Benefits

- a) To incentivize the creation or maintenance of employment in the identified Community Improvement Plan Area.
- b) To incentivize major office uses that would have significant economic benefit to the City, or to fill an existing gap in advancing Vaughan's business economy.

### Development Charge Deferral

- a) Outlined as follows:
  - i. 75,000 sq. ft. – 149,999 sq. ft.: 50% development charge deferral;
  - ii. 150,000 sq. ft. – 249,999 sq. ft.: 75% development charge deferral; and,
  - iii. 250,000 sq. ft. – 600,000 sq. ft.: 100% development charge deferral.

### Eligibility Criteria

- a) All general criteria set out in Section 5 must be met, as well as any criteria included within the City of Vaughan Major Office DC Deferral Policy.
- b) A minimum floor area of 75,000 sq. ft. in a mixed-urban format.
- c) The office use is a minimum of four storeys above grade.

## Eligible Costs

- a)** City-portion office-related development charges due in a standalone or mixed-use building or development, a portion of which is an office building or use.
- b)** The applicant is required to enter into a Development Charges Deferral Agreement with the City at the time of approval, and the agreement will outline program criteria which must be satisfied.
- c)** Projects that are not eligible for a 100% deferral would be required to pay the remaining portion of development charges due as normally required.
- d)** The deferral would only be applied to City-Wide development charges and would not be applicable to area specific development charges.

## Payment

- a)** The development charge will be deferred immediately following the date of building permit issuance, until the use of the office building changes to no longer meet the definition of an office building.
- b)** Development charges will be payable at any time should the following occur:
  - i. change of use from an office building;
  - ii. sale, transfer of ownership of the property unless an agreement is entered into;
  - iii. any other material default as defined in the agreement(s) or the Major Office DC Deferral Policy.
- c)** In accordance with the Major Office DC Deferral Policy, the deferral will be subject to interest at prime +2% per annum, compounded, until paid. Interest will be waived if DCs are paid within 15 business days after they become payable. If unpaid after 15 business days, DC amounts and interest may be added to tax roll. Securities required include an agreement registered on title, a Letter of Credit or a Pay-on-Demand Surety Bond.