

Urban Format Supermarkets, Grocery Stores for New Construction Development Charges Deferral

Purpose and Anticipated Benefits

- a) To incentivize the development of new construction supermarkets and grocery stores, with or without a food service component, within mixed-use buildings in a minimal, resource-intensive way. The program supports the creation of complete communities by promoting active ground-floor uses and accessible food options in growth centres and along key corridors.

Development Charges Deferral

- a) A deferral for up to two years for a supermarket or grocery store, with or without food service.
- b) For a new construction supermarket or grocery store that is a minimum of 12,000 sq.ft. up to a maximum of 675,000 sq.ft.

Eligibility Criteria

- a) All general criteria set out in Section 5 must be met as well as any criteria included in the City of Vaughan Supermarkets, Grocery Stores, and Food Service DC Deferral Policy.
- b) A minimum floor area of 12,000 sq.ft., inclusive or exclusive of accessory food services and beverage retail.
- c) Supermarkets or grocery stores, with or without service space included (inclusive of food services). Food services and drinking places must be co-located with the supermarket or grocery store.
- d) Building permit issuance must be completed within one year of receiving planning approvals.

Eligible Costs

- a) City-portion of supermarket or grocery store-related development charges due in a mixed-use building or development.
- 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) 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 for a maximum of two years.
- b) Development charges will be payable at any time should the following occur:
 - i. change of use from supermarket/grocery use to a non-eligible use; or
 - ii. any other material default as defined in the agreement(s) or the Supermarkets, Grocery Stores, and Food Service DC Deferral Policy.
- c) No interest will be applied to the DC deferral, as securities will be required at time of DC Deferral Agreement. Securities acceptable to the City may include: Letter of Credit, Pay-on-Demand Surety Bonds and any others outlined in the Supermarkets, Grocery Stores, and Food Service DC Deferral Policy.