



**DATE:** April 25, 2023

**TO:** Mayor and Members of Council

**FROM:** Haiqing Xu, Deputy City Manager, Planning and Growth Management

**RE:** COMMUNICATION – Council, April 25, 2023

Report #18, Item #3

City of Vaughan Development Service Fee Structure Review –  
Development Planning, Development Engineering and Building  
Standards Fees

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**Recommendation**

The Deputy City Manager, Planning and Growth Management recommends:

THAT the following are additions/amendments to the recommendations set out in the April 18, 2023 Committee of the Whole (2) Report No.18 Item #3:

4. THAT the following fees within Attachment #1 of the report on the April 18, 2023 Committee of the Whole (2) agenda be further reviewed and amended to better reflect the City's application process:
  - a. Street naming and numbering fees
    - i. Address change application (per application/property): \$436
    - ii. Street name change (per application/property): \$1,523
    - iii. New street name – proposed (per street name): \$4,922
    - iv. New street name from City's pre-approved list (per street name): \$2,854
    - v. Street number – lot through consent (per address): \$2,109
    - vi. New Street/Unit Address (per address & per Unit): \$2,109
  - b. Design Review Panel fee
  - c. Zoning By-law Surcharge fee

5. THAT the following fees within Attachment #1 of the report on the April 18, 2023 Committee of the Whole (2) agenda be amended for the following:
  - a. Heritage Review Fee to:
    - i. Delete "*The Heritage Review (To be paid at Draft Plan of Subdivision or Site)*" and replace with "*The Heritage Review (For Developments that are not subject to review process under Planning Act)*"
    - ii. Revise the fee from \$0 to \$1,917.
  - b. Delete "*Sections 37 & 45(9)/Community Benefit or Stratified Title Agreement Surcharge*" in the Zoning By-law Amendment Application section and replace with "*Sections 37 & 45(9)/Community Benefit Agreement Surcharge*"
  - c. Add a separate category in the Zoning By-law Amendment Application for "*Stratified Title Agreement Surcharge*" with a 2022 fee of \$20,388.
  - d. Add a Community Infrastructure and Housing Accelerator (CIHA) category with a notation indicating the following: "CIHA request will be equivalent to the combined fees charged for the processing of an Official Plan and Zoning By-law Amendment. Staff retain the ability to determine whether an Official Plan and/or Zoning By-law Amendment is deemed major or minor in nature."
  - e. That under the Draft Plan of Subdivision "Tree Protection Fee (Agreement)" 2022 fee of \$1,928 be deleted and replaced with \$4,246.
6. THAT Attachment #1 of the report on the April 18, 2023 Committee of the Whole (2) agenda be adjusted to apply the 2023 inflation rate, as applied in By-law 010-2023 as part of the amendment to the Fee by laws.

### **Background**

Upon further review of the proposed fees, City Staff would like to review in detail the fees under recommendation 4 to find opportunities to combine them with or separate them from other fees in order to better reflect the development application process and to provide transparency.

In addition, staff would like to provide minor clarifications in terminology and corrections in the calculation of fees and to ensure that the 2023 inflation rate is captured as the report is based on 2022 fee structure.

## **Conclusion**

The Deputy City Manager, Planning and Growth Management recommends that the fees under recommendation 4 be further reviewed and the administrative amendments per recommendations 5 and 6 be made to the report.

## **Prepared By**

For more information, contact Shahrzad Davoudi-Strike, Manager of Urban Design and Cultural Heritage, ext. 8695

Respectfully submitted by,

A handwritten signature in cursive script, appearing to read 'Haiqing Xu', written in black ink.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management