

Development Charges Deferral for Large Office Buildings

Approved By: Regional Council

Approved On: June 26, 2025

Policy Statement

A policy governing the deferral of Regional development charges and area-specific development charges for large office buildings that meet the policy criteria.

Application

Subject to the terms and conditions as set out in this policy, this policy is available for office buildings that meet the following criteria:

- Minimum four storeys above grade
- Minimum 75,000 square feet of gross floor area
- Located on Regional Centres and Corridors, Major Transit Station Areas (MTSAs), or on Specific Local Centres for those local municipalities without lands on Regional Centres and Corridors

Specific Local Centres to which the policy applies are:

- Georgina: Glenwoods Urban Centre, Maskinonge Urban Centre, Uptown Keswick Urban Centre, as well as Mixed-Use Corridor 1 and 2
- King: Village Core and Mixed-Use areas of King City, Nobleton, and Schomberg
- Whitchurch-Stouffville: Western Approach Mixed-Use Area, Gateway Mixed Use Area, and Highway 48 Mixed-Use Corridor

Purpose

The purpose of this policy is to incentivize the development of new large office buildings on the Regional Centres and Corridors, MTSAs, or Specific Local Centres to:

- Encourage 'place-making' through a mix of uses
- Promote live/work within Region
- Make better use of significant infrastructure investments made by the Region and local municipalities, including the two subways and transit
- Help alleviate north-south congestion on the roads network as residents have increased opportunities to work within the Region

Definitions

Act: The *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended, revised, re-enacted or consolidated from time to time, and any successor statute.

Development: The construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or changing the use thereof from non-residential to residential or from residential to non-residential and includes redevelopment.

Development charges: The Region's development charges, including any area-specific development charges.

Gross Floor Area: As defined in the Region's Development Charges Bylaw No. 2022-31 or any successor development charges bylaw.

Specific Local Centres: Specific Local Centres that qualify under this policy are:

- Georgina: Glenwoods Urban Centre, Maskinonge Urban Centre, Uptown Keswick Urban Centre, as well as Mixed-Use Corridor 1 and 2
- King: Village Core and Mixed-Use areas of King City, Nobleton, and Schomberg
- Whitchurch-Stouffville: Western Approach Mixed-Use Area, Gateway Mixed Use Area, and Highway 48 Mixed-Use Corridor
- Should any Local Centres identified in this policy change in the future by the local municipality, this policy will be deemed to be amended as such to reflect those changes

Major Transit Station Areas (MTSAs): As identified in Appendix A. Should the MTSAs identified in this policy change in the future, this policy will be deemed to be amended as such to reflect those changes

Office: As defined in the Region's Development Charges Bylaw No. 2022-31 or any successor development charges bylaw.

Regional Centres and Corridors: As depicted on Map 1 – Regional Structure, attached as Appendix B and noted below.

- Markham Centre (Highway 7 and Warden Avenue)
- Newmarket Centre (Yonge Street and Davis Drive)
- Richmond Hill/Langstaff Gateway (Highway 7 and Yonge Street)
- Vaughan Metropolitan Centre (Highway 7 and Jane Street)

Schedule 'I' Bank: As referenced in subsection 14(1)(a) of the *Bank Act*, S.C. 1991, c. 46. These are domestic banks authorized under the *Bank Act* to accept deposits, which may be eligible for deposit insurance provided by the Canadian Deposit Insurance Corporation.

Storey: A portion of a building that is above grade and is situated:

- a) Between the top of any floor and the top of the floor next above it, or
- b) Between the top of the floor and the ceiling above the floor, if there is no floor above it

Description

1. Development Charges Deferral Agreement

Any developer wishing to defer development charges for an office building covered under this policy must enter into a development charges deferral agreement with the Region and provide a form of security acceptable to the Region.

A development charges deferral agreement will only be executed by the Region provided that the developer can immediately, upon execution of the agreement, attain building permit issuance by the local municipality.

2. Duration of the Deferral

a) Duration

The duration of the development charges deferral will vary based on the eligible gross floor area of the building in accordance with Table 1.

Table 1
Duration of Development Charges Deferral

Gross Floor Area Size Threshold	Duration of Development Charges deferral available on Regional Centres and Corridors, MTSAs, <u>or</u> on specific Local Centres
Between 75,000 square feet and less than 150,000 square feet	5 years*
Between 150,000 square feet and less than 250,000 square feet	10 years*
250,000 square feet and greater	20 years*

*Note: Once threshold is crossed, entirety of gross floor area in office building is deferred for this timeframe (or as it applies to Terms 12, 13, and 14 of this policy)

b) Start date

- i. Development charges are deferred until 15 days immediately following the date that is 5 years, 10 years, or 20 years (as applicable) after the date that the building permit is issued by the local municipality, for:
 - Applications submitted for approval of a development in a site plan control area under subsection 41(4) of the *Planning Act* for an office building prior to January 1, 2020, or
 - Applications submitted for an amendment to a by-law passed under section 34 of the *Planning Act* prior to January 1, 2020
- ii. Development charges are deferred until 15 days immediately following the date that is 5 years, 10 years, or 20 years (as applicable) after the earlier of the date of issuance of a permit under the *Building Code Act, 1992*, authorizing occupation of the building or the date the building is first occupied, for:
 - Applications submitted for approval of a development in a site plan control area under subsection 41 (4) of the *Planning Act* for an office building including and after January 1, 2020, or
 - Applications submitted for an amendment to a by-law passed under section 34 of the *Planning Act* including and after January 1, 2020

If the occupation of the building is not authorized by a permit under the *Building Code Act, 1992*, the developer must notify the Region within five business days of the building first being occupied, whereupon the deferral period will begin. Failure to notify the Region within five business days of the

building first being occupied will constitute a material default of the deferral agreement.

Development charges will be payable prior to the timeframe indicated in Table 1 should any of the following trigger events occur:

- Change of use from an office building
- Sale, or transfer of ownership, of the property unless an assumption agreement is entered into
- Any other material default as defined in the agreement(s)

Notification to the property owner on the tax roll will occur immediately after the trigger event. If any development charges (including any interest) are unpaid within 15 business days immediately following notification of a trigger, subject to Term '7' of the policy, they may be added to the tax roll.

3. Development Charges Rates

The development charges rate will be the amount determined under the applicable development charges bylaw:

- a. Day of building permit issuance
 - i. Applications submitted for approval of a development in a site plan control area under subsection 41(4) of the *Planning Act* for an office building prior to January 1, 2020, or
 - ii. Applications submitted for an amendment to a bylaw passed under section 34 of the *Planning Act* prior to January 1, 2020

- OR -
- b. Day application is deemed complete
 - i. Applications submitted for approval of a development in a site plan control area under subsection 41 (4) of the *Planning Act* for an office building including and after January 1, 2020, or
 - ii. Applications submitted for an amendment to a bylaw passed under section 34 of the *Planning Act* including and after January 1, 2020

For greater clarity, if clauses b(i) or b(ii) do not apply to an office building that is seeking to defer development charges, or in the event they do apply but the prescribed time under section 26.2(5) has lapsed, the development charges rate will be determined on the day the development charges is payable in accordance with section 26 of the Act.

4. Development Charges Payable

The amount of development charges payable to the Region, as required under the Act, will be based on the rates determined under Term '3' of this policy multiplied by the gross floor area of the office building, which will be determined on the day that the developer enters into a development charges deferral agreement with the Region.

For greater clarity, the qualifying gross floor area will only be on a per building basis.

5. Interest Waiver

All interest will be calculated using the development charges payable in Term '4' to this policy until the date the development charges are fully paid.

All deferred development charges will bear interest at the prime rate charged by an agreed upon 'Schedule I' commercial bank, wholly owned and operated in Canada, plus 2% per annum. All interest will accrue and be compounded.

The time period will be calculated beginning on the date the local municipality issues the building permit for the proposed structure.

The Region will forgive all amounts due and owing on account of interest, provided the development charges are paid in full to the Region at the time required (within 15 business days immediately following notification of a trigger event as defined in Term '2' of this policy).

If unpaid development charges are added to the tax roll (Term '7'), interest will continue to accrue and be compounded until all outstanding charges are fully paid.

For greater clarity, this term has no effect on any interest charged in accordance with Region's Development Charge Interest Policy - Under sections 26.2 and 26.3 of the Act, as may be amended by Regional Council from time to time.

6. Local Participation

The Region will only enter into a development charges deferral agreement if the local municipality has provided a similar, if not better incentive for the proposed development.

It will be up to the Commissioner of Finance and/or the Chief Administrative Officer, in consultation with the Commissioner of Corporate Services, to decide what constitutes "similar, if not better", and this includes, but is not limited to:

- Whether there is a prescribed timeframe for incentive, and what that is
- Whether interest is waived for any deferral
- Other incentives that may be provided, be they financial or otherwise

7. Unpaid Development Charges

If any development charges (including any interest) are unpaid within 15 business days immediately following notification of a trigger event identified in Term '2' of this policy, or at the end of the development charge deferral timeframe when payment has not been made, those development charges (including interest) will be added to the tax roll and collected in the same manner as taxes (in accordance with section 32 of the Act).

If unpaid development charges are added to the tax roll, interest will continue to accrue and be compounded until all outstanding total charges are fully paid (development charges plus interest).

8. Security

The Region may accept the following as security, at the Region's discretion:

- A form of security will be taken and registered against the title to the land at the execution of the development charges deferral agreement with the Region. The Region's security interest will always be, at minimum, *pari passu*, or of equal footing, to that of the local municipality offering a similar, if not better, deferral of development charges; or
- A Pay-On-Demand Surety Bond, subject to Region's Surety Bond Policy, as amended, revised, re-enacted or consolidated from time to time; or
- A Letter of Credit, subject to the Region's Letter of Credit Policy, as amended, revised, re-enacted or consolidated from time to time.

9. Other Agreements Required

To take advantage of this policy, the developer must enter into a development charges deferral agreement with the Region.

In addition, the developer will enter into other agreements as required by the Regional Solicitor and General Counsel if a Letter of Credit or Pay-on-Demand Surety Bond is not used. Those include, but may not be limited to:

- Charge
- Assignment of Rents
- Restrictive Covenant
- *Pari Passu* Agreement
- General Security Agreement
- Other agreement(s) as deemed necessary

10. Legal and Administration Fees

The developer will pay all legal fees of the developer and Region, including any costs incurred by the Region to prepare and register any other agreements required by the Regional Solicitor, and other associated administration fees.

11. Non-Applicability – 48-month (Maximum) Development Charges Deferral

For greater clarity, any Office Building that avails itself of the deferral under this policy is not eligible for the Region's 48-month (maximum) development charges deferral for office buildings greater than four storeys.

12. Multiple Use Buildings or Developments

This policy does apply to office buildings, or uses, in a multiple use building or development.

However, for greater clarity, this policy does not apply to the non-office development charges due for any multiple use building or development, a portion of which is an office building, or use, that is a minimum of 75,000 square feet.

13. Mixed-Use Buildings or Developments

This policy does apply to office buildings, or uses, in a mixed-use building or development.

However, for greater clarity, this policy does not apply to the residential development charges due for any mixed-use building or development, a portion of which is an office building, or use, that is a minimum of 75,000 square feet.

14. Multiple and Mixed-Use Buildings or Developments

This policy does apply to office buildings, or uses, in a multiple use and mixed-use building or development.

However, for greater clarity, this policy does not apply to the residential or non-office, development charges due in a multiple and mixed-use building or development, a portion of which is an office building, or use, that is a minimum of 75,000 square feet.

15. Special Provision

On October 24, 2024, Regional Council, [directed](#) staff to consider a development charges discount for large offices, as part of the 2026 Development Charges Bylaw process. This Special Provision actions that direction by way of a development charges deferral agreement under section 27 of the Act. This Special Provision will be bounded by:

Development Charges Deferral for Large Office Buildings

- Location: Regional Centres and Corridors, Specific Local Centres, MTSAs
- Capping: Maximum 1.5 million sq. ft. eligible for Special Provision
- Duration: Up to 10 years from this Special provision in this policy coming into effect

Qualifying large offices must, subject to the restrictions in this Term and others in this policy as they apply, enter into a development charges deferral agreement to effectively discount the development charges owed, in accordance with the table below.

Size Threshold (square feet)	DC discount	Development charges deferral guidance
75,000 sq. ft. to 149,999 sq. ft.	50%	50% of the development charges are deferred until the office building changes use
150,000 sq. ft. to 249,999 sq. ft.	75%	75% of the development charges are deferred until the office building changes use
250,000 sq. ft. and above	100%	100% of the development charges are deferred until the office building changes use

Note: Once threshold is crossed, the entirety of space is 'discounted'/deferred by applicable %

For greater clarity, this Special Provision does apply to qualifying office buildings, or uses, in a mixed-use building or development as well as qualifying office buildings, or uses, in a multiple use building or development. Any office still owing development charges, after the use of the Special Provision may still defer development charges subject to the terms of this policy. All other Terms in this policy, as appropriate, will continue to apply to this Special Provision Term.

Finally, in the event more than one office building wishes to enter into a development charges deferral agreement with the Region on the same day and avail themselves of this Special Provision, the result of which would exceed the square footage cap, it will be up to the Commissioner of Finance and the Chief Administrative Officer to determine qualification and whether the square footage cap may be exceeded.

16. Report Back to Council

Staff will report back to Council annually on the uptake of this policy.

17. Effective Date

This policy will take effect the day it is passed by Regional Council and may be repealed by Council at any time.

Responsibilities

Chief Administrative Officer, York Region

- Responsibilities as identified under the Terms of this policy
- Signing of security agreements

Commissioner of Finance and Regional Treasurer

- Responsibilities as identified under the Terms of this policy
- Signing of security agreements

Regional Solicitor and General Counsel

- Draft and prepare for execution the deferral agreement between the Region and the developer
- Draft and prepare for execution any additional agreements required
- Registration of security on title

Commissioner of Corporate Services

- Responsibilities as identified under the Terms of this policy

Director, Treasury Office, Finance Department

- Administer the deferral policy, including assisting stakeholders in determining if they qualify for the policy, the development charges rates to be applied, the amount of qualifying gross floor area and the development charges payable
- Enforce the deferral policy
- Collect all development charges when due
- Monitor timing of payment to ensure compliance with Term '5' of the policy
- Notify, through the Commissioner of Finance, to the treasurer of the local municipality if development charges are not paid/received within the prescribed timeframe and to have said charges added to the tax roll of that municipality
- Undertake any additional administrative obligations as determined through the agreements
- Maintain copies of all executed deferral and other agreements, as required

Director, Corporate Shared Financial Services, Finance Department

- Process the draw upon the letter of credit or pay-on-demand surety bond

Director, Development Services, Corporate Services Department

- Assist in identifying structures as within Regional Centres and Corridors or MTSA's

Delegation of responsibilities

- As appropriate, and as permitted, some responsibilities identified in this policy may be delegated to a designate(s)

Compliance

The **Director, Treasury Office**, shall ensure compliance with the Act, the development charges bylaw, this policy and all other legislative requirements.

Immediately upon the occurrence of any of the trigger events identified in Term '2' of this policy, the **Director, Treasury Office** will notify the owner of the property on the tax roll that development charges are due within 15 business days, the timing of which will begin with the mailing, by registered mail, of notice.

The **Director, Treasury Office** will also monitor the payment of the development charges due to ensure interest is only forgiven (Term '5' of the policy) when the development charges are paid in full to the Region within 15 business days immediately following notification of a trigger event.

The **Director, Corporate Shared Financial Services** will process the draw upon the letter of credit or pay-on-demand surety bond.

Reference

Legislative and other authorities

- [Development Charges Act, 1997, S.O. 1997, c. 27](#)
- [Ontario Regulation 82/98](#)
- [Planning Act, R.S.O. 1990, c. P.13](#)
- [York Region Development Charges Bylaw No. 2022-31](#)
- [Council Report, Large Office Financial Incentives, October 24, 2024](#)
- [Council Report, 2026 Development Charges Bylaw – Update, June 26, 2025](#)
- [Letter of Credit Policy, February 23, 2023](#)
- [Surety Bond Policy, June 26, 2025](#)
- [Fees and Charges for Services and Activities Bylaw, 2020-04](#)

Appendices

- [Appendix A - York Region Major Transit Station Areas \(MTSAs\)](#)
- [Appendix B - Map 1 - Regional Structure](#)

Contact

Title	Director, Treasury Office
Branch	Treasury Office
Department	Finance Department

Approval

Council Date: June 26, 2025	Committee Date: June 12, 2025
Council Minute Item: H.1	Committee Minute Item: I.2.2

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Accessible formats or communication supports are available upon request.

Appendix A - York Region Major Transit Station Areas



YORK REGION MAJOR TRANSIT STATION AREAS (MTSAs)

PMTSA: PROTECTED MAJOR TRANSIT STATION AREAS

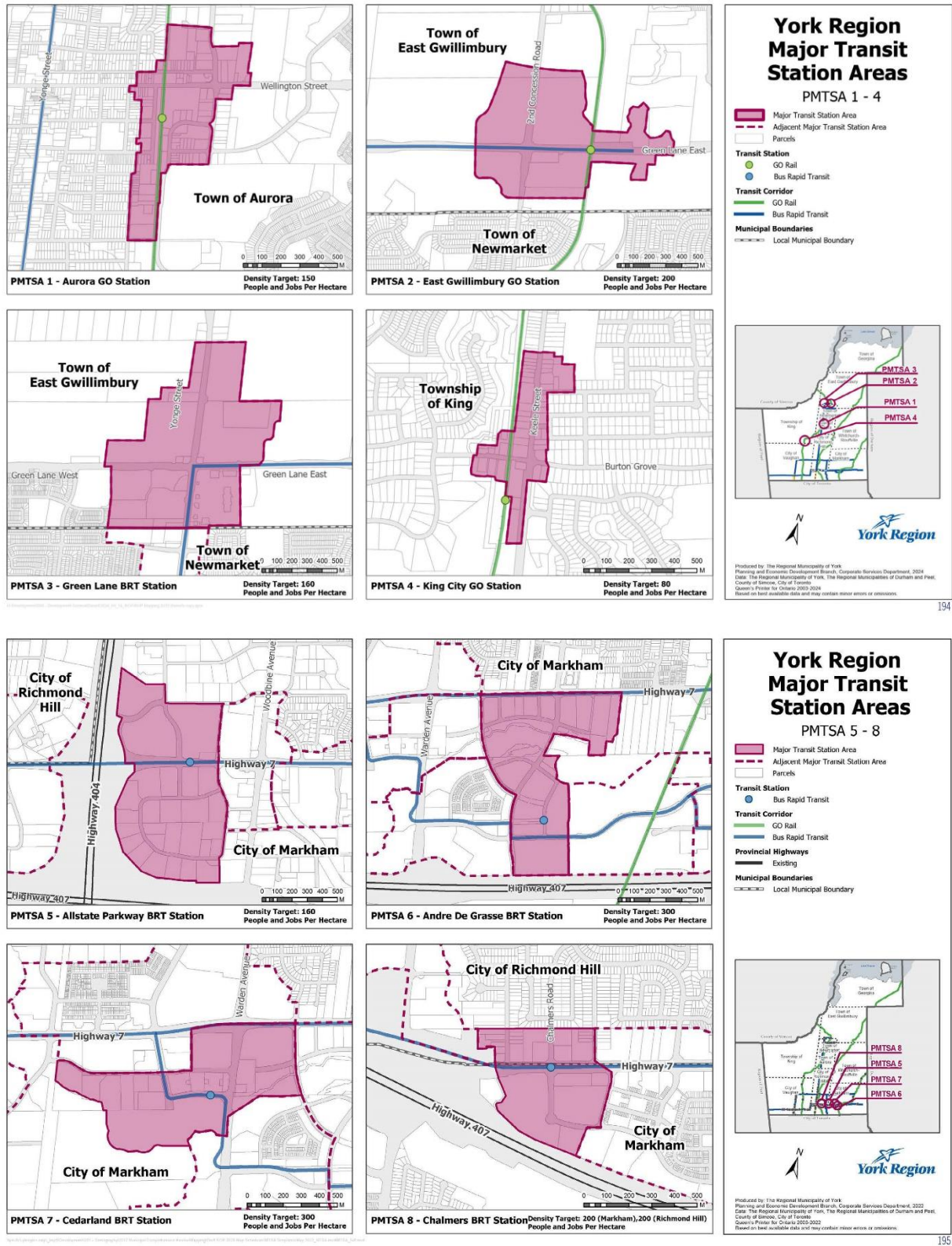
MTSA ID	STATION NAME	MUNICIPALITY	PROPOSED MINIMUM DENSITY TARGET
PMTSA 1	Aurora GO Station	Aurora	150 PEOPLE and JOBS/HA
PMTSA 2	East Gwillimbury GO Station	East Gwillimbury	200 PEOPLE and JOBS/HA
PMTSA 3	Green Lane BRT Station	East Gwillimbury	160 PEOPLE and JOBS/HA
PMTSA 4	King City GO Station	King	80 PEOPLE and JOBS/HA
PMTSA 5	Allstate Parkway BRT Station	Markham	160 PEOPLE and JOBS/HA
PMTSA 6	Andre De Grasse BRT Station	Markham	300 PEOPLE and JOBS/HA
PMTSA 7	Cedarland BRT Station	Markham	300 PEOPLE and JOBS/HA
PMTSA 8	Chalmers BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 9	Clark Subway Station	Markham	250 PEOPLE and JOBS/HA
PMTSA 10	Cornell BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 11	East Beaver Creek BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 12	Enterprise BRT Station	Markham	250 PEOPLE and JOBS/HA
PMTSA 13	Langstaff GO-Bridge Station	Markham	400 (PMTSA), 1,200 (TOC) PEOPLE and JOBS/HA
PMTSA 14	Leslie-Highway 7 BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 15	McCowan BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 16	Milliken GO Station	Markham	250 PEOPLE and JOBS/HA
PMTSA 17	Montgomery BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 18	Mount Joy GO Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 19	Royal Orchard Subway Station	Markham	250 PEOPLE and JOBS/HA
PMTSA 20	Steeles Subway Station	Markham	300 PEOPLE and JOBS/HA
PMTSA 21	Town Centre BRT Station	Markham	200 PEOPLE and JOBS/HA
PMTSA 22	Unionville GO Station	Markham	300 PEOPLE and JOBS/HA
PMTSA 23	Valleymede BRT Station	Markham	250 PEOPLE and JOBS/HA
PMTSA 24	Warden BRT Station	Markham	300 PEOPLE and JOBS/HA
PMTSA 25	West Beaver Creek BRT Station	Markham	250 PEOPLE and JOBS/HA
PMTSA 26	Woodbine BRT Station	Markham	160 PEOPLE and JOBS/HA
PMTSA 27	Bonshaw BRT Station	Newmarket	160 PEOPLE and JOBS/HA
PMTSA 28	Eagle BRT Station	Newmarket	200 PEOPLE and JOBS/HA
PMTSA 29	Highway 404 BRT Station	Newmarket	160 PEOPLE and JOBS/HA
PMTSA 30	Huron Heights BRT Station	Newmarket	160 PEOPLE and JOBS/HA



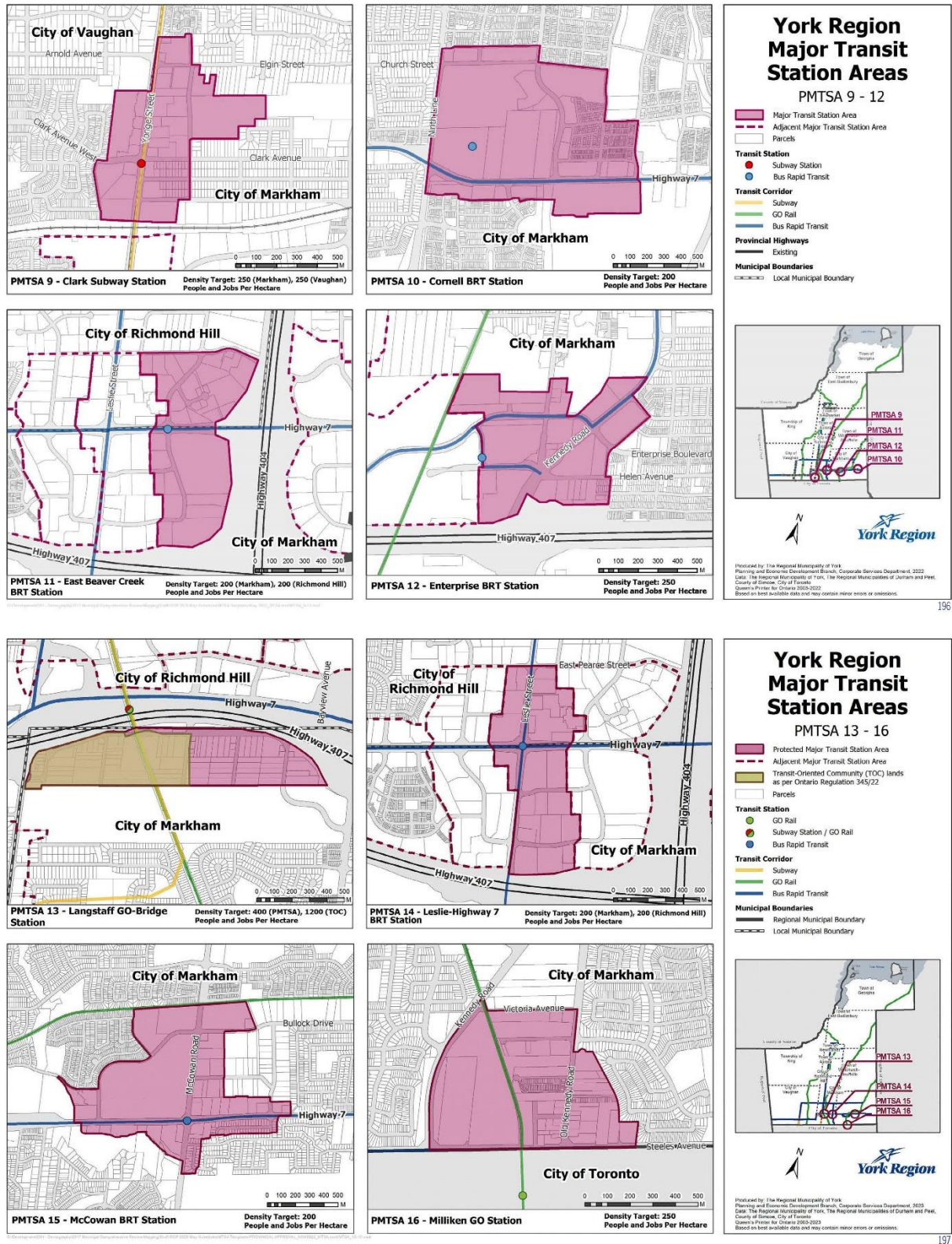
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PMTSA 31	Leslie-Davis BRT Station	Newmarket	160 PEOPLE and JOBS/HA
PMTSA 32	Longford BRT Station	Newmarket	200 PEOPLE and JOBS/HA
PMTSA 33	Main BRT Station	Newmarket	160 PEOPLE and JOBS/HA
PMTSA 34	Mulock BRT Station	Newmarket	160 PEOPLE and JOBS/HA
Future MTSA 35	Mulock GO Station	Newmarket	
PMTSA 36	Savage-Sawmill BRT Station	Newmarket	160 PEOPLE and JOBS/HA
PMTSA 37	Southlake BRT Station	Newmarket	200 PEOPLE and JOBS/HA
PMTSA 38	Yonge-Davis BRT Station	Newmarket	250 PEOPLE and JOBS/HA
PMTSA 39	16th-Carrville BRT Station	Richmond Hill	300 PEOPLE and JOBS/HA
PMTSA 40	19th-Gamble BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 41	Bantry-Scott BRT Station	Richmond Hill	200 PEOPLE and JOBS/HA
PTMSA 42	Bathurst-Highway 7 BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 43	Bayview BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 44	Bernard BRT Station	Richmond Hill	200 PEOPLE and JOBS/HA
PMTSA 8	Chalmers BRT Station	Richmond Hill	200 PEOPLE and JOBS/HA
PMTSA 45	Crosby BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 11	East Beaver Creek BRT Station	Richmond Hill	200 PEOPLE and JOBS/HA
PMTSA 46	Elgin Mills BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 14	Leslie-Highway 7 BRT Station	Richmond Hill	200 PEOPLE and JOBS/HA
PMTSA 48	Major Mackenzie BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 49	Richmond Hill Centre Subway Station	Richmond Hill	400 (PTMSA), 1,400 (TOC) PEOPLE and JOBS/HA
PMTSA 50	Richmond Hill GO Station	Richmond Hill	150 PEOPLE and JOBS/HA
PMTSA 23	Valleymede BRT Station	Richmond Hill	250 PEOPLE and JOBS/HA
PMTSA 51	Weldrick BRT Station	Richmond Hill	200 PEOPLE and JOBS/HA
PMTSA 25	West Beaver Creek BRT Station	Richmond Hill	160 PEOPLE and JOBS/HA
PMTSA 52	Ansley Grove BRT Station	Vaughan	200 PEOPLE and JOBS/HA
PMTSA 53	Atkinson BRT Station	Vaughan	160 PEOPLE and JOBS/HA
PMTSA 9	Clark Subway Station	Vaughan	250 PEOPLE and JOBS/HA
PMTSA 54	Commerce BRT Station	Vaughan	350 PEOPLE and JOBS/HA
PMTSA 55	Concord Station BRT Station	Vaughan	160 PEOPLE and JOBS/HA
PMTSA 56	Creditstone BRT Station	Vaughan	300 PEOPLE and JOBS/HA
PMTSA 57	Disera-Promenade BRT Station	Vaughan	200 PEOPLE and JOBS/HA
PMTSA 58	Dufferin BRT Station	Vaughan	160 PEOPLE and JOBS/HA
PMTSA 59	Highway 407 Subway Station	Vaughan	0 PEOPLE and JOBS/HA
PMTSA 60	Keele BRT Station	Vaughan	160 PEOPLE and JOBS/HA
Future MTSA 61	Kirby GO Station	Vaughan	
PMTSA 62	Maple GO Station	Vaughan	150 PEOPLE and JOBS/HA
PMTSA 63	Pine Valley BRT Station	Vaughan	160 PEOPLE and JOBS/HA
PMTSA 64	Pioneer Village Subway Station	Vaughan	200 PEOPLE and JOBS/HA
PMTSA 19	Royal Orchard Subway Station	Vaughan	200 PEOPLE and JOBS/HA
PMTSA 65	Rutherford GO Station	Vaughan	100 PEOPLE and JOBS/HA
PMTSA 20	Steeles Subway Station	Vaughan	300 PEOPLE and JOBS/HA
PMTSA 66	Taiga BRT Station	Vaughan	160 PEOPLE and JOBS/HA
PMTSA 67	Vaughan Metropolitan Centre Subway Station	Vaughan	400 PEOPLE and JOBS/HA
PMTSA 68	Weston BRT Station	Vaughan	250 PEOPLE and JOBS/HA
PMTSA 69	Wigwoss-Helen BRT Station	Vaughan	160 PEOPLE and JOBS/HA
PMTSA 70	Old Elm GO Station	Whitchurch-Stouffville	150 PEOPLE and JOBS/HA
PMTSA 71	Stouffville GO Station	Whitchurch-Stouffville	150 PEOPLE and JOBS/HA
Future MTSA 72	Langstaff BRT Station	Vaughan	
Future MTSA 73	Major Mackenzie BRT Station	Vaughan	
Future MTSA 74	Norwood BRT Station	Vaughan	
Future MTSA 75	Pennsylvania BRT Station	Vaughan	
Future MTSA 76	Springside BRT Station	Vaughan	
Future MTSA 77	Vaughan Mills BRT Station	Vaughan	

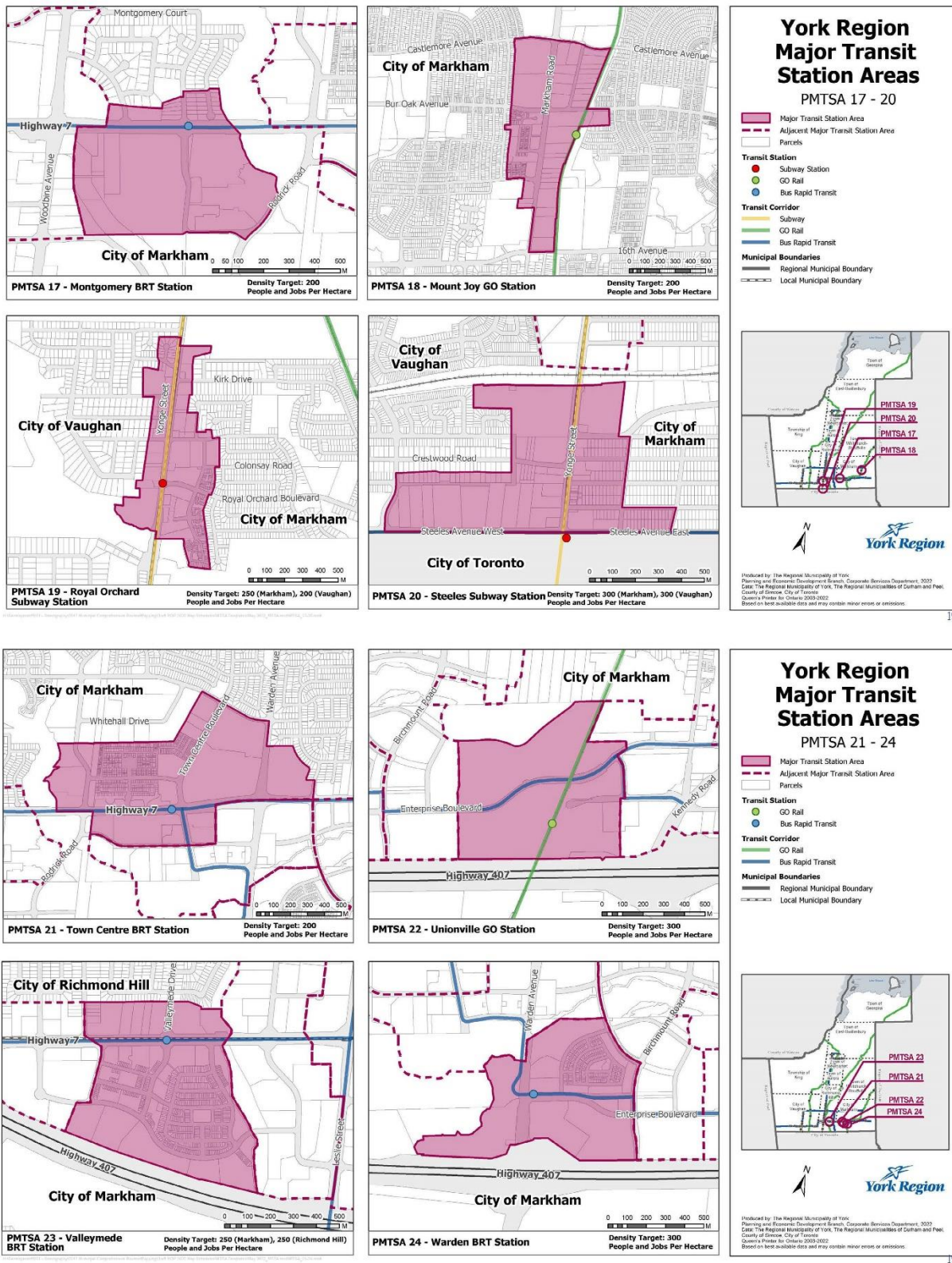
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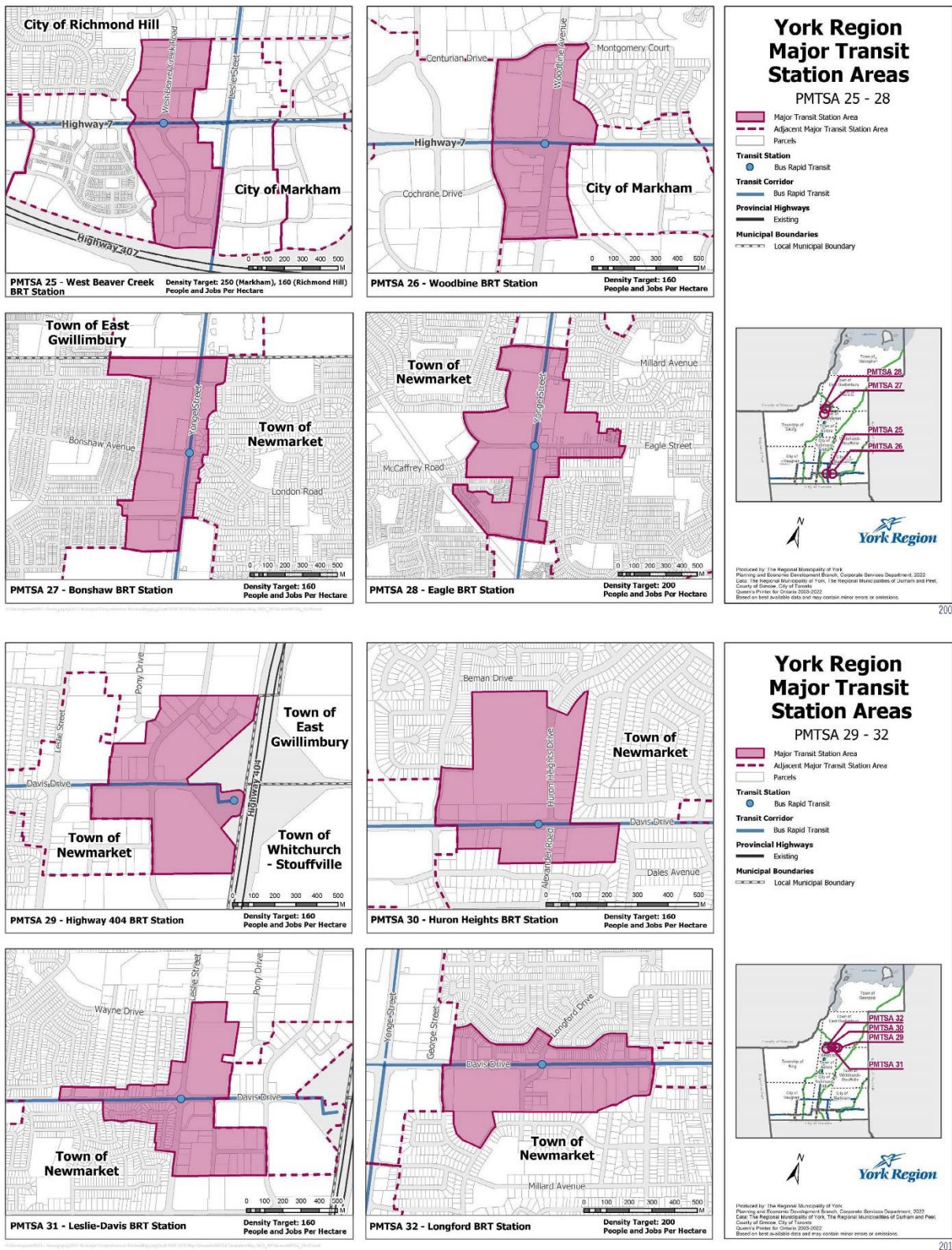
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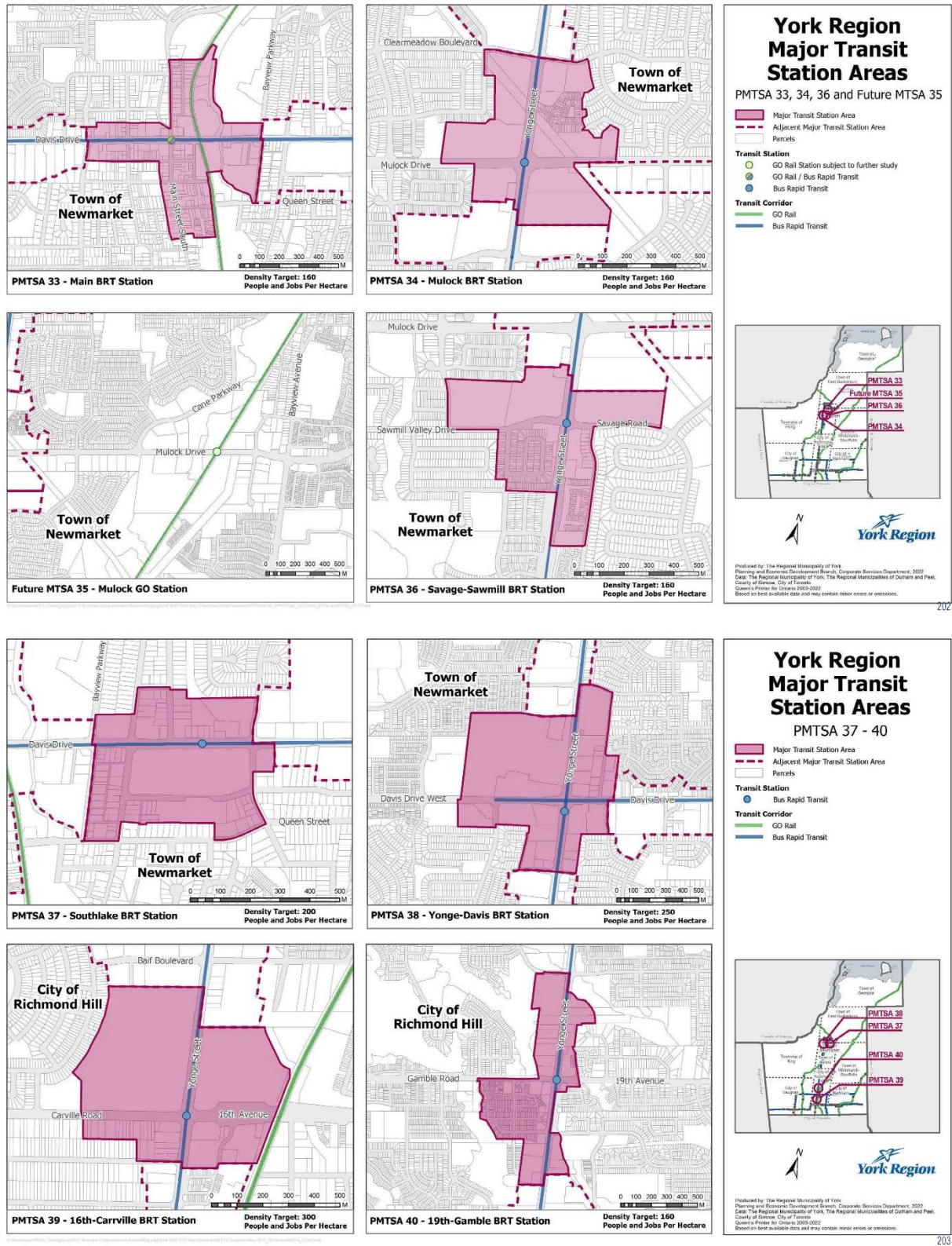
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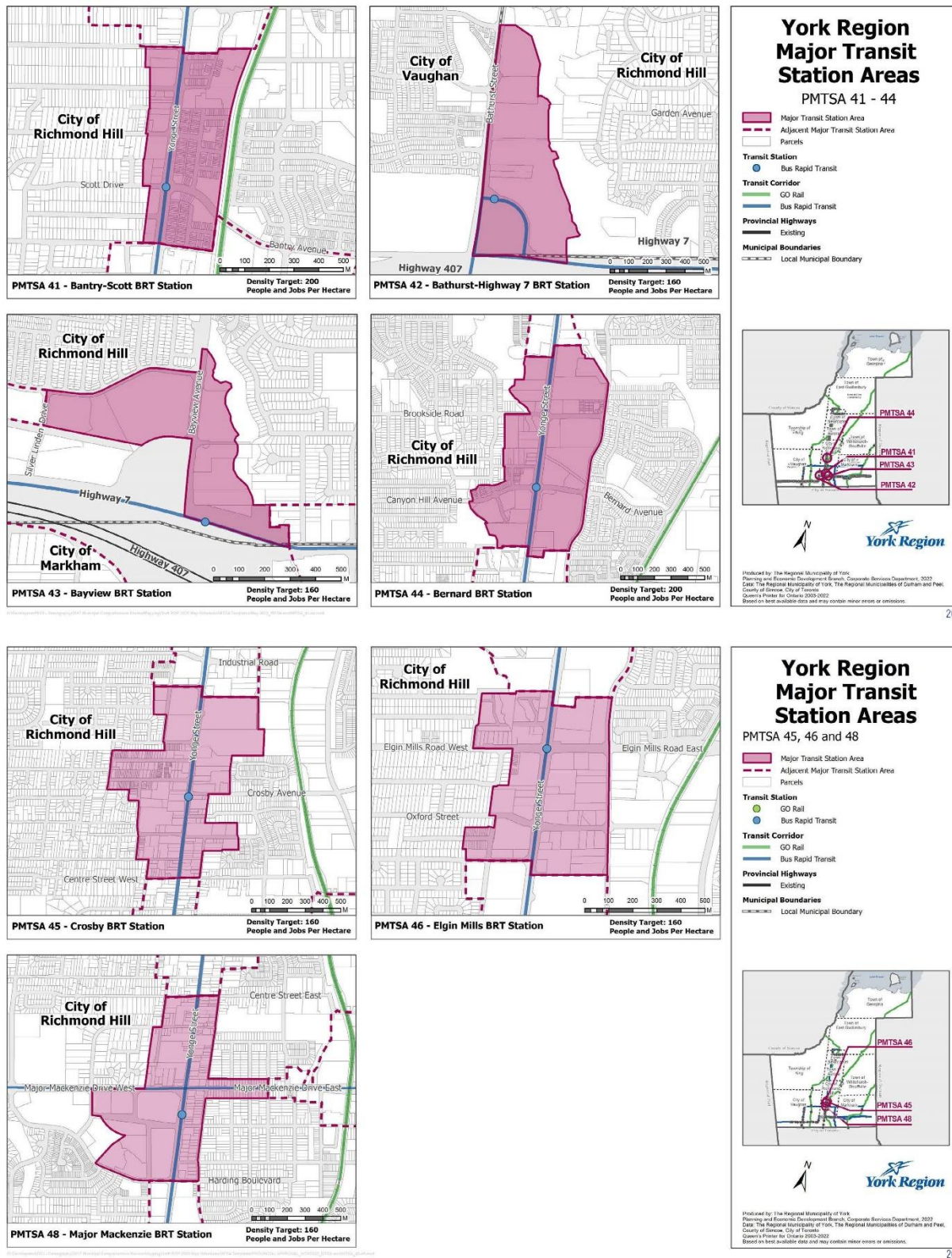
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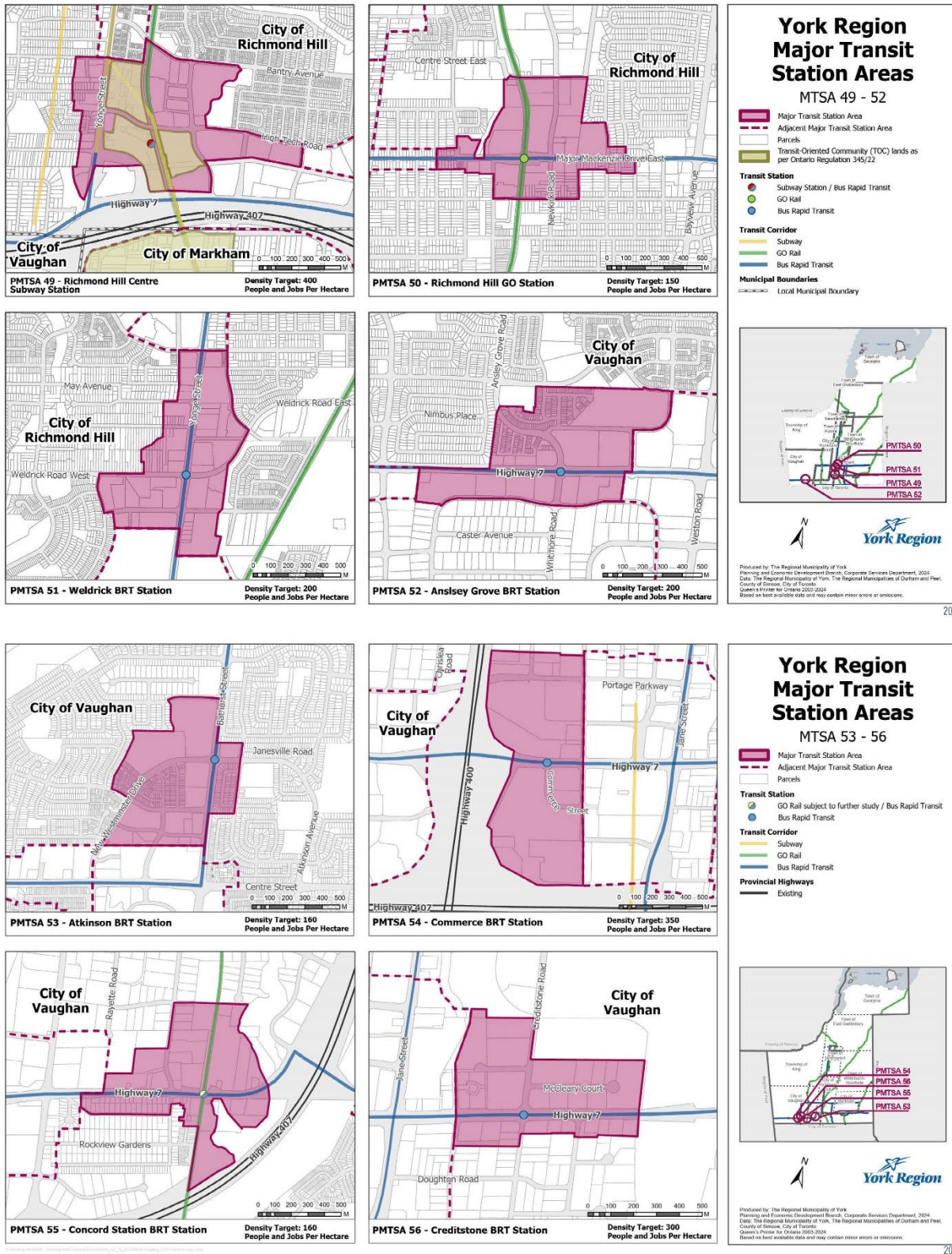
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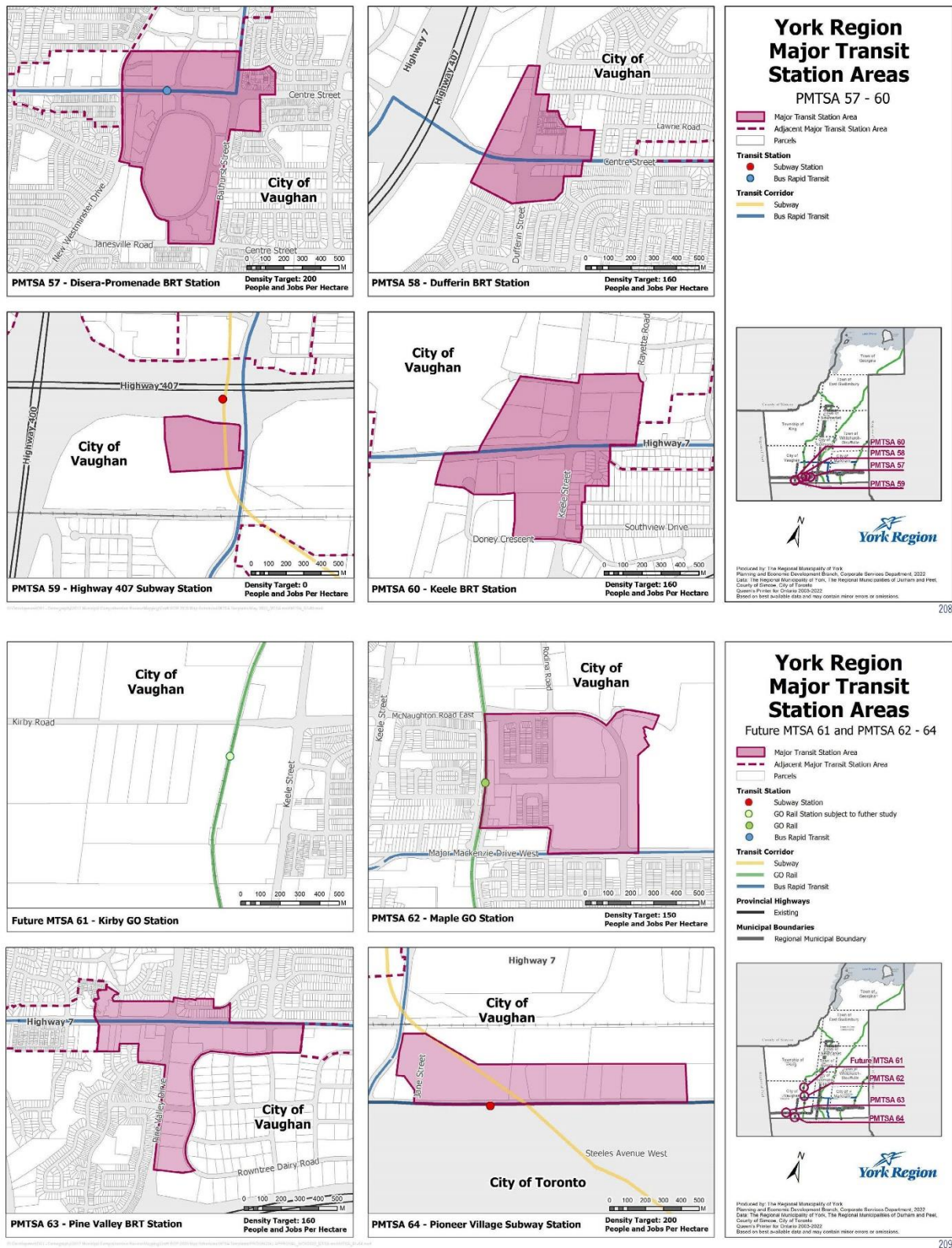
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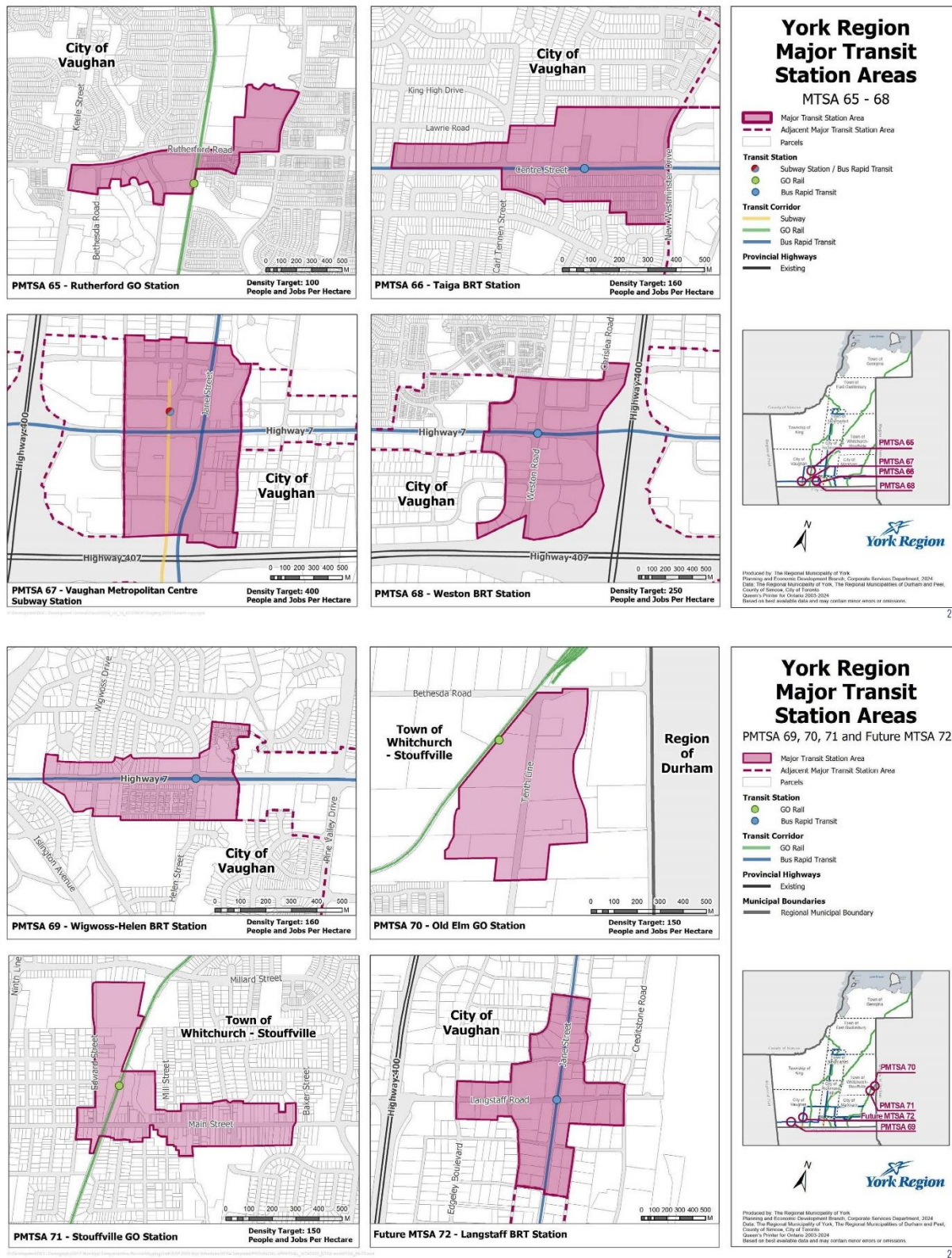
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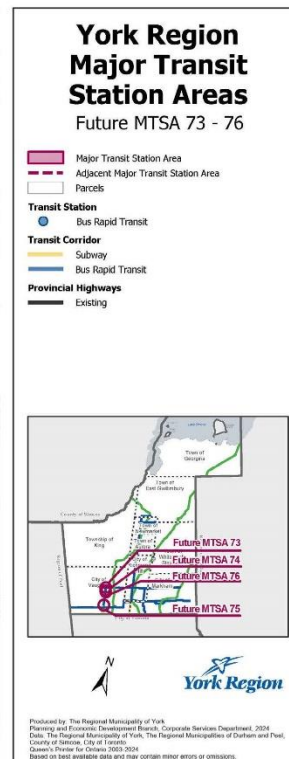
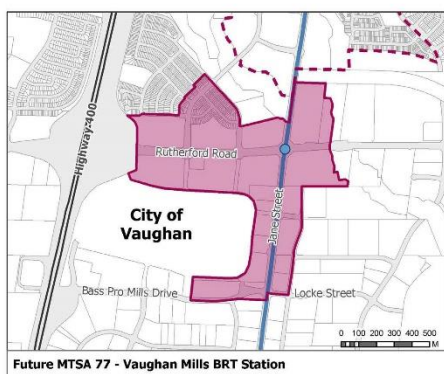
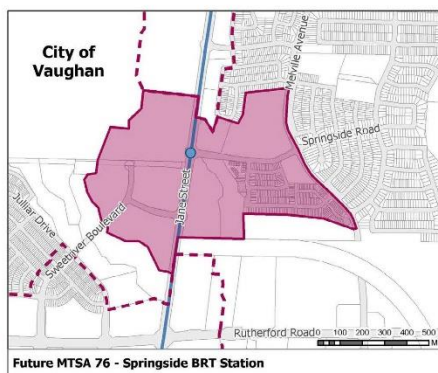
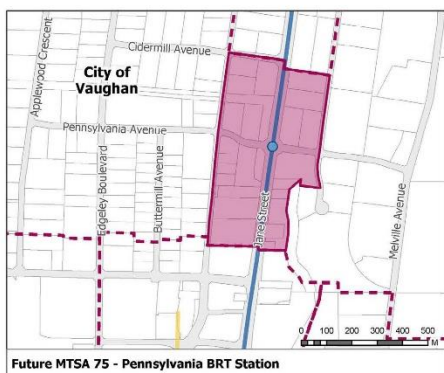
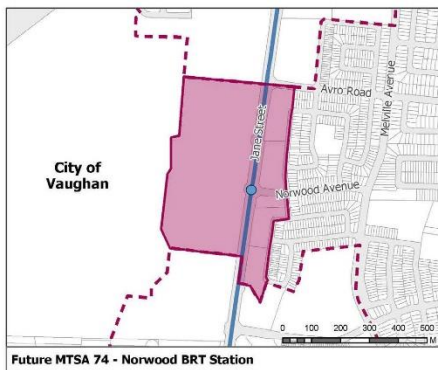
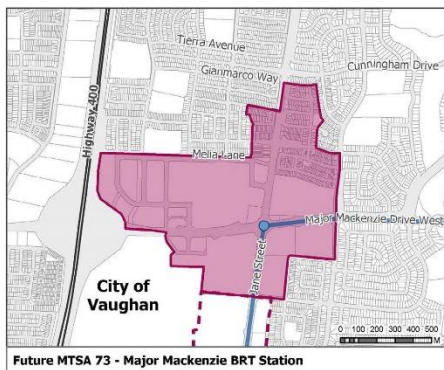
Development Charges Deferral for Large Office Buildings



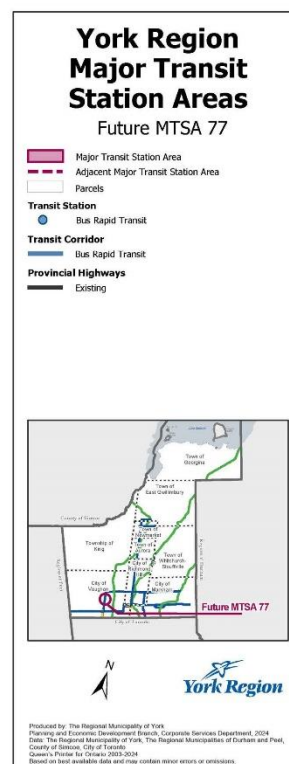
Development Charges Deferral for Large Office Buildings



Development Charges Deferral for Large Office Buildings



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Appendix B - Map 1 – Regional Structure

