

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017**

Item 8, Report No. 10, of the Finance, Administration and Audit Committee, which was adopted, as amended, by the Council of the City of Vaughan on November 21, 2017, as follows:

***By approving the recommendation contained in the report of the Chief Financial Officer and City Treasurer and the Director, Financial Planning & Development Finance and Deputy City Treasurer, dated November 6, 2017; and***

***By receiving the following Communications:***

- C2**     ***Mr. Michael Federico, Vitanova, Rutherford Road, Woodbridge, dated November 14, 2017;***  
**C5**     ***Chief Financial Officer and City Treasurer, Director of Financial Planning and Development Finance, City Solicitor, and Acting Director, Legal Services, dated November 16, 2017; and***  
**C7**     ***Mr. Richard Lorello, dated November 21, 2017.***

*Councillor Carella declared an interest with respect to this matter as he is the Corporate Secretary for the not-for-profit organization which owns the property known as 6299 Rutherford Road, which leases to the Vitanova Foundation, and did not take part in the discussion or vote on the matter.*

### **8        DEVELOPMENT CHARGES REQUEST FOR DEFERRAL – THE VITANOVA FOUNDATION**

**The Finance, Administration and Audit Committee recommends:**

- 1)        That consideration of this matter be deferred to the Council meeting of November 21, 2017 to allow staff to report back regarding the history of deferred development charges relating to this site;**
- 2)        That staff report back to Council regarding the matters raised by the deputant; and**
- 3)        That the deputation of Mr. Richard Lorello, Treelawn Boulevard, Kleinburg, be received.**

#### **Recommendation**

The Chief Financial Officer and City Treasurer and Director, Financial Planning & Development Finance and Deputy City Treasurer in consultation with the City Solicitor recommend:

1. That the application from The Vitanova Foundation for deferral of Development Charges be dealt with as an exception to the City Wide Development Charge Deferral Policy; and
2. That Council delegate authority to the Chief Financial Officer and City Treasurer to execute a Development Charge Deferral Agreement with The Vitanova Foundation and Vitanova Shelter Corporation to defer the City of Vaughan's Development Charges in a form satisfactory to the City Solicitor.

#### **Contribution to Sustainability**

The Vitanova Foundation provides key services to the general public by providing shelter and addiction services to individuals and their families. While this is not a service performed by the municipality it still contributes to the sustainability of key social and health services to Vaughan residents.

#### **Economic Impact**

The estimated City of Vaughan Development Charges (DCs) in the amount of \$11,338 would be deferred until the date the facility ceases to operate as a shelter and addiction services centre.

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This is not seen as a significant impact to the City's overall DC collections and associated capital program.

#### **Communications Plan**

This report will be available through the public agenda process and no additional communication plan is recommended.

#### **Purpose**

To address the request from The Vitanova Foundation to defer DCs for the proposed Chapel at the Vitanova Shelter.

#### **Background - Analysis and Options**

A request for deferral of DCs was received from The Vitanova Foundation, who is leasing the proposed 1-storey 200 square metre chapel on lands owned by the Vitanova Shelter Corporation. The Foundation operates the shelter and provides programs to individuals of all backgrounds who seek assistance in recovering from substance use, abuse and addiction. The proposed chapel is intended to better meet the spiritual need of the Foundation's clients who reside at the shelter. The lands are on the south side of Rutherford Road and west of Regional Road 27 and are the subject of Site Plan application DA.16.102.

The Vitanova Foundation is a registered non-profit organization providing services that are available to the general public.

In 2005, Council adopted a City Wide DCs Deferral Policy ("the Policy") setting out the qualifying criteria enabling all qualified applicants to receive deferral of the City of Vaughan's City Wide DCs.

Deferral for services/uses provided by the City of Vaughan or the Regional Municipality of York or any local board thereof may be considered under the policy. Addiction services and other services provided by The Vitanova Foundation facility are services provided for or funded by the Province of Ontario. Provincial services were excluded from the Policy, however Staff are of the opinion that the spirit of the Policy would suggest that such services should be considered for DC deferrals. Staff are therefore recommending that an exception to the Policy be approved. Staff will consider including Provincial services in the next review and update of the Development Charge Deferral Policy planned in 2018.

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

Support to The Vitanova Foundation relates to the Council Priority of "Ensuring the safety and well-being of citizens". It will provide key social and health services to Vaughan residents through its provincially funded mandate.

#### **Regional Implications**

Per past practice, it is expected that York Region will follow the City's lead and provide a deferral on Regional DCs estimated at \$38,532.

#### **Conclusion**

Staff recommends that the application for deferral of DCs from The Vitanova Foundation be dealt with as a specific exception to the City's Policy.

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**Attachments**

1- Development Charge Deferral Request – The Vitanova Foundation

**Report prepared by:**

Terry Liuni, Manager, Development Finance, Ext. 8354

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)