



**DATE:** NOVEMBER 16, 2017

**TO:** MAYOR AND MEMBERS OF COUNCIL

**FROM:** LAURA MIRABELLA-SIDDALL, CHIEF FINANCIAL OFFICER AND CITY TREASURER  
LLOYD NORONHA, DIRECTOR, FINANCIAL PLANNING AND DEVELOPMENT FINANCE  
CLAUDIA STORTO, CITY SOLICITOR  
MICHAEL, TOSHAKOVSKI, ACTING DIRECTOR, LEGAL SERVICES

**RE:** FINANCE, ADMINISTRATION AND AUDIT COMMITTEE – November 6, 2017  
DEVELOPMENT CHARGES REQUEST FOR DEFERRAL – THE VITANOVA FOUNDATION

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### **Purpose**

The purpose of this communication is to provide historical information, as it relates to Development Charges, for the Vitanova Foundation property located at 6299 Rutherford Road as well as to address a deputant's question regarding the financial particulars of the Foundation raised at the November 6, 2017 Finance, Administration and Audit Committee meeting.

### **Background**

At the November 6, 2017 meeting of the Finance, Administration and Audit Committee, Members of Council directed staff to provide further contextual information regarding the history of Development Charges paid or Deferred on the subject property. Staff have reviewed the development history of the property and can confirm that there have been no previous Development Charges assessed for the property.

In 1976 a building permit was issued for the development of a residential dwelling. This timing predates the Development Charges Act and while there may have been "lot levies" paid at that time under the old lot levy regime, there is no data available on such payments.

The property was converted to the existing institutional use in 1995. This conversion did not result in Development Charges owing.

Since then, building permits have been issued for minor works that included, interior alteration and additions to the garage that would not have attracted Development Charges.

Following the Finance, Administration and Audit Committee meeting, a communication dated November 14, 2017 was received from the Vitanova Foundation. This communication addresses the question posed by the deputant at the meeting regarding payments made from the Foundation to the Vitanova Shelter Corporation and financial benefits received by the Shelter's directors. Further inquiries regarding the Foundation's financial particulars may be directed to the Foundation or the Federal Charities Directorate.



# memorandum

## Conclusion

The addition of the chapel at 6299 Rutherford Road is the first development on the site that required assessment of Development Charges and staff continue to recommend that a deferral is appropriate.

Respectfully submitted,



on BEHALL OF

Laura Mirabella-Siddall  
Chief Financial Officer and City Treasurer



Lloyd Noronha  
Director of Financial Planning and Development  
Finance and Deputy City Treasurer



Claudia Storto  
City Solicitor



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Michael Toshakovski  
Acting Director, Legal Services