

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 24, 2017

Item 1, Report No. 9, of the Finance, Administration and Audit Committee, which was adopted without amendment by the Council of the City of Vaughan on October 24, 2017.

1 DEVELOPMENT CHARGES REQUEST FOR DEFERRAL – HOSPICE VAUGHAN

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Chief Financial Officer and City Treasurer and Director, Financial Planning & Development Finance and Deputy City Treasurer, dated October 2, 2017:

Recommendation

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

1. That the application from Hospice Vaughan 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 Hospice Vaughan and the Toronto and Region Conservation Authority to defer the City of Vaughan's Development Charges in a form satisfactory to the Deputy City Manager, Legal and Human Resources, upon Council approval of the associated Site Plan DA.17.011.

Contribution to Sustainability

Hospice Vaughan provides key services to the general public in the area of palliative care. 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 \$141,725 would be deferred until the date the facility ceases to operate as a Hospice Vaughan Palliative Care Facility. 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 Hospice Vaughan to defer DCs for the proposed Residential Hospice Palliative Care Facility.

Background - Analysis and Options

A request for deferral of DCs was received from Weston Consulting, on behalf of Hospice Vaughan, who is proposing to construct a two-storey 10 bed hospice palliative care facility on lands owned by the Toronto and Region Conservation Authority (TRCA). The lands are north of Rutherford Road and East of Islington Avenue and are the subject of Site Plan application DA.17.011 proposing a 2,500 square metre facility.

CITY OF VAUGHAN

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Hospice Vaughan is a registered non-profit organization providing services that are available to the general public. The proposed facility will include 10 private bedrooms for palliative care, inter-professional education and research on patient care, hospice day programs open to all members of the community, day programs and counselling for children with a loved one staying at the facility and spiritual and psychosocial programs.

On August 8, 2016, the Province announced it was committing to invest \$1.05 million annually in Hospice Vaughan, once construction of its new 10-bed care hospice facility is complete.

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. Palliative care and other services provided by Hospice Vaughan in the proposed facility are services typically 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 Hospice Vaughan 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 \$481,650.

Conclusion

Staff recommends that the application for deferral of DCs from Hospice Vaughan be dealt with as a specific exception to the City’s Policy.

Attachments

1 – Development Charges Deferral Request- Weston Consulting on behalf of Hospice Vaughan

Report prepared by:

Terry Liuni, Manager, Development Finance, Ext. 8354

(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.)

FINANCE, ADMINISTRATION AND AUDIT COMMITTEE – OCTOBER 2, 2017

DEVELOPMENT CHARGES REQUEST FOR DEFERRAL – HOSPICE VAUGHAN

Recommendation

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

1. That the application from Hospice Vaughan for deferral of Development Charges be dealt with as an exception to the City Wide Development Charge Deferral Policy; and
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Terry Liuni, Manager, Development Finance, Ext. 8354

Respectfully submitted,

Laura Mirabella-Siddall, CPA, CA
Chief Financial Officer and City Treasurer

Lloyd Noronha, CPA, CMA
Director, Financial Planning & Development Finance
and Deputy City Treasurer



WESTON CONSULTING

planning + urban design

Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

May 2, 2017
File 7895

Attn: Laura Mirabella-Siddall
Chief Financial Officer and City Treasurer

RE: City-Wide Development Charges Deferral Request
9383 Islington Avenue
North of Rutherford Road and East of Islington Avenue
City of Vaughan

Weston Consulting has been retained by Hospice Vaughan to provide planning services for the development of lands located north of Rutherford Road and east of Islington Avenue in the City of Vaughan (herein referred to as the 'subject property'). The subject property is owned by the Toronto Region Conservation Authority (TRCA) and Hospice Vaughan is the applicant of the active Zoning By-law Amendment and Site Development Approval applications, City File No.'s Z.17.007 and DA.17.001. The applications were deemed completed on March 3, 2017. The applications are proposed in order to facilitate the development of a Residential Hospice Palliative Care Facility.

Deferral Request

Hospice Vaughan will be providing the City of Vaughan with an essential service, as there is nearly a complete lack of palliative care and residential hospice beds in Vaughan. Given that Hospice Vaughan is a non-profit organization providing a service/use in the City, it is our interpretation of the deferral policies that they are eligible for a deferral of City-Wide Development Charges. The purpose of this correspondence is to formally request a deferral of the City-Wide Development Charges following the requirements outlined under Section 2 of the City of Vaughan's City-Wide Development Charges Deferral Policy.

Section 2 of the deferral policies require the following criteria to be met for services/uses otherwise provided by the City of Vaughan or the Region of York:

- i. A non-profit organization; and,
- ii. Services/uses that would otherwise be provided by the City of Vaughan (other than seniors housing) or the Regional Municipality of York or any local board thereof; and,
- iii. Lands are owned by the non-profit organizations or are leased lands where the land owner has consented to register the deferral agreement on title and agrees to pay the deferred amount, if required;

- iv. That all other consents that are determined necessary by the City are obtained;
- v. Registered, in good standing, as a charity with the Canadian Customs and Revenue Agency;
- vi. Registered in good standing, where required, with the appropriate province of Ontario Ministries; and
- vii. The service is available to the general public.

The above criteria are demonstrated to be fulfilled through the following:

- i. Hospice Vaughan is a registered non-profit organization. Articles of incorporation are submitted herein. Articles of Incorporation are provided in Appendix I.
- ii. Hospice Vaughan is proposing to provide a variety of services as described further in Proposed Building and Uses section below. Most notable grief and bereavement counselling, and hospice care. It is our understanding the Region of York currently provides bereavement services and services for 1 hospice bed in the Region at this time.
- iii. The lands are owned by the Toronto and Region Conservation Authority (TRCA), and leased by Hospice Vaughan for the proposed use. The TRCA has agreed in principle to consent to the deferral agreement on title, as required.
- iv. Not applicable at this time.
- v. Hospice Vaughan is registered with the Canadian Customs and Revenue Agency in good standing. Appendix II provides documentation confirming that Hospice Vaughan is a registered charity.
- vi. Hospice Vaughan is registered with the Ministry of Health and Long Term Care through the province of Ontario.
- vii. The proposed Residential Hospice Palliative Care Facility will be open to the general public.

Based on the above, it is our opinion that the proposed use meets the requirements for deferral under the City's policies.

Proposed Building and Uses

The proposed 10 bed Residential Hospice Palliative Care Facility is two-storeys with access off Islington Avenue. The main floor of the building is split into two wings, containing the bedroom suites, and the second storey is located only above the central portion of the building, not extending over the two winged areas, and is intended to be a research centre for the facility. The first storey has a total building area of 1812.3 m² (19,507.00 ft²) and the second storey is 522.1 m² (5620.0 ft²). The architectural drawing set has been attached to this letter to illustrate the building footprint.

The facility is unique in that it maintains a home-like setting, and includes a range of uses such as office, medical, community facility and recreational, research and educational uses. A detailed break-down of the uses which will directly benefit and service the community, City and Region, is provided below. An approximation of the gross floor area attributed to each use is also included:

- Medical/Palliative care bedrooms - This facility provides 10 private bedrooms for palliative care residents (GFA: 2920 ft²/271.3 m²).
- Inter-professional education and research on patient care (GFA: 779 ft²/2.4 m²).
- Enhanced hospice day programs – These drop-in day programs will be provided by Hospice Vaughan and are open to all members of the community (GFA: 321 ft²/29.8 2.4 m²).
- In-house counselling, bereavement and spiritual supports for patients and their families (GFA cannot be specified at this time).
- Children's programs – In-house day programs and counselling for children with a loved one staying at the facility (GFA 309 ft²/28.7 m²).
- Spiritual and psychosocial programs (343 ft²/31.9 m²).

Hospice Vaughan is providing a much needed service to the City and Region and would benefit greatly from relief of City-Wide Development Charges.

We trust that the above, and the materials attached herein provide sufficient information in order to proceed with the deferral request for review and consideration. Should you have any questions or require any additional information, please contact the undersigned at ext. 243 or Jenna Thibault at ext. 309.

Yours truly,

Weston Consulting

Per:



Sabrina Sgotto, BA Hons., MCIP, RPP

- c. L. Noronha, Director, Financial Planning & Development Finance and Deputy City Treasurer. (Letter Only)
- encl. Appendix I: Articles of Incorporation, Hospice Vaughan
Appendix II: Registered Charity Information Return Summary