

**COMMITTEE OF THE WHOLE - FEBRUARY 4, 2002**

**DEVELOPMENT CHARGES – ISLAMIC SPORTS AND EDUCATIONAL CENTRE**

**Recommendation**

The Director of Reserves & Investments in consultation with the Commissioner of Corporate Services/Treasurer and the Director of Legal Services recommends:

That subject to confirmation that the school is registered with the Ministry of Education and confirmation of the school's non-profit status, a By-Law be enacted to authorize the execution of an agreement under Section 27(1) of the Development Charges Act between the Islamic Shia Ithna-Asheri Jamaat of Toronto and the Corporation of the City of Vaughan; and

That the agreement defer the payment of the City of Vaughan development charges for the school component of the development to a date later than the date of issuance of a building permit.

**Purpose**

The Islamic Shia Ithna-Asheri Jamaat of Toronto, a non-profit organization, has requested the deferral of the City of Vaughan development charges for the school component of the development to a date later than the date of issuance of a building permit.

**Background - Analysis and Options**

The Islamic Shia Ithna-Asheri Jamaat of Toronto is proposing to construct a 14,789 sq metre Islamic Sports and Education Centre to complement their Islamic School at 9000 Bathurst Street. The proposal which has not yet received site plan approval is as follows:

School	12,537 sq metre
Place of Worship	1,822 sq metre
Community Centre	430 sq metre

The City of Vaughan has previously deferred the payment of the City of Vaughan development charges by agreement for other non-profit based schools. The Islamic Shia Ithna-Asheri Jamaat of Toronto is requesting that a similar agreement be permitted to allow for the deferral of their payment of development charges for the school component (approximately) \$168,748.

**Conclusion**

To ensure consistency with the Council's previous direction with respect to City of Vaughan development charges for non-profit based schools registered with the Ministry of Education staff recommends deferral of the development charges for the school component only.

With the change in the income tax treatment for private school tuition, staff anticipate an increase in the number of private schools. In anticipation of additional requests, staff recommend that development charge deferrals only be provided to schools that have registered with the Ministry of Education and operate on a non-profit basis.

It should be noted that this deferral relates only to the City of Vaughan development charges. For any consideration covering the Region's development charges and the Educational development charges, the applicant must contact the Regional Municipality of York and The School Boards respectively.

**Attachments**

Location Map

**Report prepared by:**

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Respectfully submitted,

Ferrucio Castellarin  
Director of Reserves & Investments



ATTACHMENT '1'  
LOCATION MAP

FILE#  
DA.00.124

LOCATION  
PART LOT 14, CONC. 2  
BLOCK # 10

 SUBJECT LANDS

CITY OF WILSHAW  
PLANNING DEPARTMENT

DATE: 01/03/01  
SCALE: NOT TO SCALE

ISLAMIC SHA ISHA-ASHER JANAM OF TORONTO



ATTACHMENT '2'  
CONTEXT SITE PLAN

FILE# DA.00.124  
LOCATION: PART LOT 14, CONC. 2  
BLOCK # 10

CITY OF VAUGHAN  
PLANNING DEPARTMENT

ISLAMIC SHA (ITHNA-ASHERI) JAMAAT OF TORONTO

DATE: 01/03/01  
SCALE: NOT TO SCALE