

COMMITTEE OF THE WHOLE MARCH 4, 2002

RELIEF OF CITY DEVELOPMENT CHARGES – FRIULI LONG-TERM CARE

Recommendation

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

That Council provide direction to staff with respect to the attached request to defer City of Vaughan development charges.

Purpose

To bring forward a request from the Famee Furlane Mutual Benefit Society for relief from City development charges. The proposal relates to a long-term care facility.

Background - Analysis and Options

The Famee Furlane Mutual Benefit Society (FFMBS) is proposing to construct a 10,062 sq metre, 7 storey 168 bed long term care facility to be located at the Famee Furlane lands near Islington Avenue and Steeles Avenue. FFMBS is respectfully requesting that the City of Vaughan agree to waive the development charges associated with this proposed Friuli Long Term Care facility. Their request is attached.

In 1987 FFMBS constructed a seniors building and received a waiver of all lot levies and the parkland dedication. Since that time development charges legislation has been introduced in the Province and municipalities have passed the associated development charge by-laws.

Staff understand that the Friuli Long Term Care (FLTC) was incorporated January 30, 2001 as a non-profit corporation. The Ministry of Consumer and Corporate Relations has approved FLTC as a charity and CCRA has issued a charitable number. Based on our current City of Vaughan development charge by-law, the FLTC will be subject to the City's development charges at the prevailing non-residential rate. We also believe that Regional and Education development charges will also apply.

To date, there have been four (4) other long-term care facilities constructed in Vaughan since the introduction of development charges. Pine Grove Lodge (1993), Villa Da Vinci (1999) and Central Park Lodge (2002) all paid all applicable development charges. The fourth long-term care facility located at 10424 Keele Street is a Region of York facility and as a result was not subject to applicable development charges under the City's by-law.

The City of Vaughan Development Charges By-law 299-99 does not provide for an exemption of development charges for non-profit organizations on the basis that all forms of growth increase demand on services. Council has in the past deferred City of Vaughan development charges for some non-profit organizations, predominantly on City owned/leased lands on the basis that they reduce the demand for municipal services and that if the City of Vaughan provided a similar public recreational service directly; development charges would not be applicable. The City has also deferred City development charges for non-profit based schools registered with the Ministry of Education.

With an aging population, staff anticipate an increase in the number of both for profit and non-profit long term care facilities. A deferral of development charges would create a precedent for the future.

Conclusion

Staff request direction with respect to the Famee Furlane Mutual Benefit Society request for the relief of City of Vaughan development charges on their Friuli Long Term Care project. For deferral/waiver requests with respect to 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

Letter from Friuli Long-Term Care

Respectfully submitted,

Clayton D. Harris, CA
Commissioner of Corporate Services/Treasurer

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Friuli Long-Term Care

c/o 200 Ronson Drive, Suite 305, Toronto, Ontario, M9W 5Z9 - Phone (416) 243-9919 - Fax (416) 243-7192

January 30, 2002.

Madam Mayor and Members of Council
Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Madam Mayor and Members of Council

RE: DEVELOPMENT CHARGES

We write respectfully requesting the City of Vaughan to agree to waive the development charges associated with the proposed Friuli Long Term Care facility to be located at the Famee Furlane campus of lands near Islington Avenue and Steeles Avenue. The Famee Furlane was established in 1932 with the purpose of community service. We have been located in Vaughan since 1968. Through the years, our community service mandate has been enhanced. Examples include the development of a Seniors Residence in 1990 and recently expanded Adult Day Care, which now serves 65 persons in the community.

The proposed Long Term Care facility is a much needed addition to address the significant health challenges facing York Region. We are excited to be an integral part of the community response to those health care needs. Our current facility only allows service provision to Seniors who can largely live with a low level of assistance. The proposed Long Term Care facility moves the bar upwards to provide full assisted living for persons so requiring.

Please note, we are not seeking any property tax concessions. The proposed facility will be a taxpayer contributing its share to the City's coffers. Rather, we are seeking the forgiveness of the development charges to allow this building to be built and, by extension, our community service mandate to expand.

In conclusion, we thank you for extraordinary support for this project. Rest assured a positive response to this request would go a long way to achieving our mutual goals of assisting members of the community who cannot help themselves. On behalf of the Long Term Care Committee, I thank you once again.

Yours very truly,

FRIULI LONG TERM CARE


Matthew F. Melchior
Chair

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FEB 13 2002
OFFICE OF THE MAYOR
CITY OF VAUGHAN

RECEIVED
FEB 11 2002
OFFICE OF
COMMISSIONER
OF DEVELOPMENT SERVICES

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COUNCIL CHAMBERS
CITY OF VAUGHAN