

**RELIEF OF CITY DEVELOPMENT CHARGES –
FEDERATION OF VENETO CLUBS OF ONTARIO**

Recommendation

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

That a By-law be enacted to authorize the execution of an agreement under Section 27(1) of the Development Charges Act between the Federation of Veneto Clubs of Ontario and the City of Vaughan provided the land is used for public recreational uses; and

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

Purpose

The Federation of Veneto Clubs of Ontario requested the deferral of the City of Vaughan development charges for a combined community centre and daycare centre to a date later than the date of issuance of a building permit.

Background - Analysis and Options

The Federation of Veneto Clubs of Ontario is proposed to construct a 925 sq metre community and day care centre to complement their existing building. The proposal is as follows:

Community Centre	546.3 sq metres
Daycare Centre	379.2 sq metres

In 1994, the Federation of Veneto Clubs of Ontario, a non-profit organization, constructed a community and tennis centre on City owned/leased lands and received a deferral of City of Vaughan development charges.

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 for services. Council has in the past deferred City of Vaughan development charges for non-profit organizations, predominately on City owned/leased lands if they reduce the demand for municipal services and that if the City of Vaughan provided a similar public recreational services directly, development charges would not be applicable.

Based on previous Council direction on this site, the community centre component could be deferred.

As the City of Vaughan is not in the business of providing daycare services and based on our current City of Vaughan Development Charges By-law, the daycare component of the complex will be subject to the City of Vaughan development charge at the prevailing non-residential rate.

Conclusion

To ensure consistency with the Council's previous direction with respect to City of Vaughan development charges for the Federation of Veneto Clubs of Ontario community centre and daycare centre, and provided that the land is used for public recreational uses, staff recommend deferral of the development charges for the community centre component only. For deferral/waiver requests with respect to the Region's development charges and the Education development charges, the applicant must contact the Regional Municipality of York and School Boards respectively.

Attachments

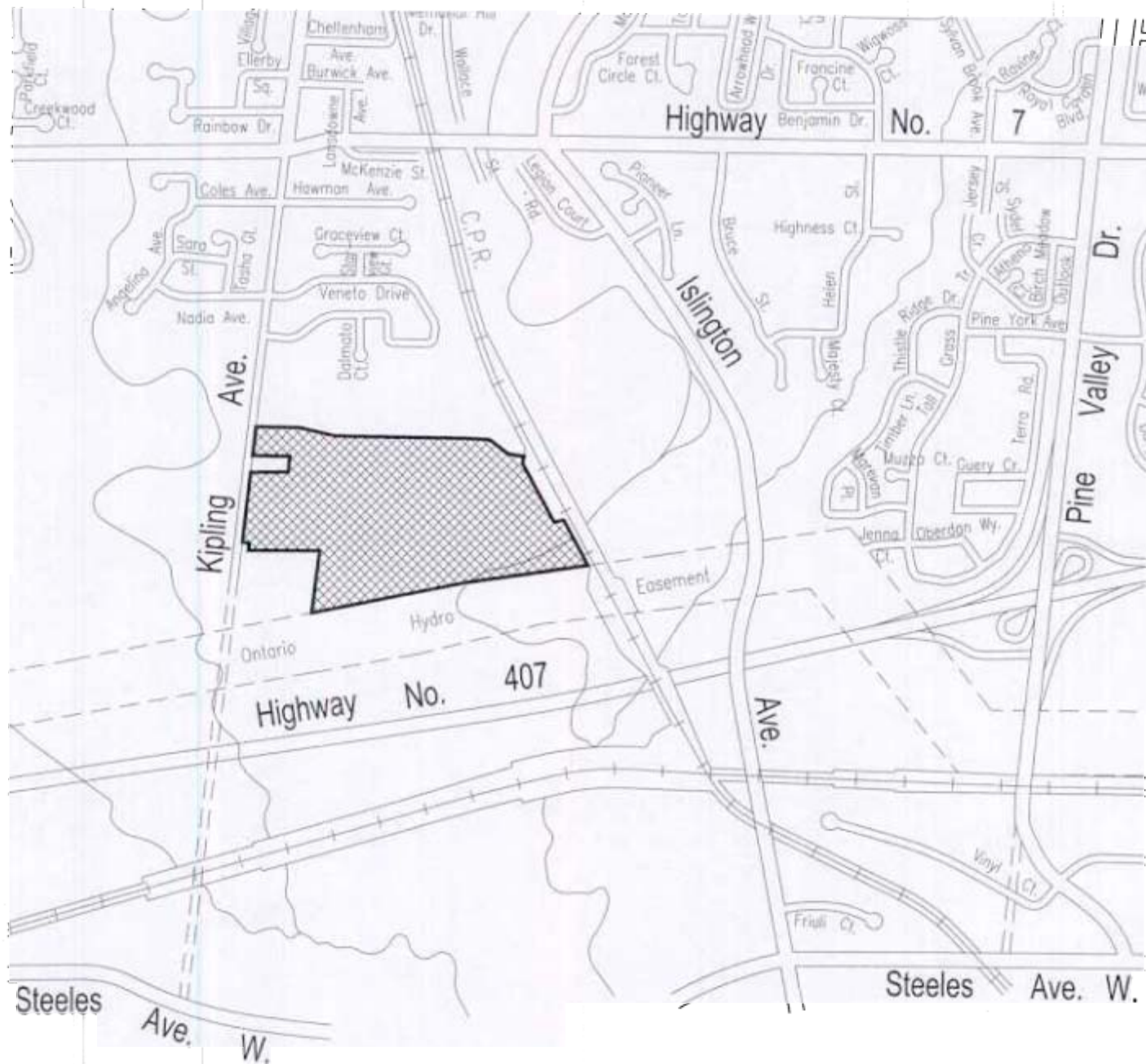
1. Location Map

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ferruccio Castellarin". The signature is fluid and cursive, with the first name "Ferruccio" written in a larger, more prominent script than the last name "Castellarin".

Ferruccio Castellarin
Director of Reserves and Investments

LOCATION MAP



LEGEND



SUBJECT LANDS



NOT TO SCALE