

**SAFEHAVEN – RELIEF OF DEVELOPMENT CHARGES**

**Recommendation**

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

That Council request the Region of York to review the services provided by Safehaven in relation to similar services provided directly or indirectly by the Region of York with a view to providing Safehaven relief from Regional Development Charges on the basis of a reduction in the demand for Regional Services; and

That Council provide direction with respect to a deferral of City of Vaughan Development Charges.

**Purpose**

The Safehaven Project for Community Living is requesting relief of City of Vaughan development charges for a group home that is being constructed in Vaughan.

**Background - Analysis and Options**

The Safehaven Project for Community Living (Safehaven) is a registered charitable organization, which provides relief to families or primary caregiver of children and youth by providing community residential alternatives and respite care for children and youth with multiple disabilities and complex medical needs.

Safehaven applied for and was issued a foundation permit on July 14, 2003. All development charges were paid in full.

The City of Vaughan Development Charges By-Law 299-99 does not provide for an exemption of development charges for charitable organizations on the basis that all forms of growth increases demand for service. A number of group homes operated by charitable organization, have been constructed in Vaughan. They were subject to and paid development charges at the prevailing rate at the time of building permits issuance.

Council has in the past-deferred City Development Charges for non-profit organizations 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.

Council in its deliberation should consider the broader precedent that an indefinite deferral would create for non-profit residential housing.

**Conclusion**

There are no provisions in the By-Law to provide an exemption. Staff request direction with respect to the Safehaven request for a deferral of City of Vaughan Development Charges.

**Attachments**

Attachment 1 – Letter from Safehaven

Respectfully submitted,

Ferrucio Castellarin, CGA  
Director of Reserves & Investments



COPY

July 30, 2003

John Leach, City Clerk  
City of Vaughan  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1  
FAX 905-832-8535

Dear Mr. Leach:

I am writing to request relief on the development changes for our home at 37 Timber Lane. The home is operated by The Safehaven Project for Community Living, which is a not for profit organization that provides residential and respite options to families who have children who are multiply disabled and have complex medical needs. Safehaven has been in operation for 13 years and has locations in North York, Aurora, Toronto and Etobicoke.

We feel privileged to be given the opportunity to open our 5<sup>th</sup> location in the City of Vaughan. There will be 6 children in the 4 bedroom, 3400 sq. ft. bungalow we are building. These children cannot walk, talk, see or hear. The youngest child is 3 years old.

I respectfully make this request and have included a copy of our development changes for your information. If you require any further information, please do not hesitate to call me.

With kindest regards

Beverley Gordon  
Executive Director  
Extension 223

xc Councillor Linda Jackson  
Mr. F. Castellarin, Finance Department, Reserve & Investment