

**AVENTURA PROPERTIES INC. –
REQUEST FOR DEVELOPMENT CHARGES DEFERRAL**

Recommendation

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

That Council not grant a deferral of City of Vaughan Development Charges to Aventura Properties Inc.

Purpose

To respond to Aventura Properties Inc. request for a three year deferral of development charges for their two story Sports complex that is being constructed in Vaughan and meet with the applicant as directed by Council.

Background - Analysis and Options

Aventura Properties Inc., a for profit corporation, appeared before Committee of the Whole – April 19, 2004 requesting a three year deferral of development charges for their sports complex to a date later than the date of issuance of a building permit.

Staff provided a report, in response to the deputation's request, for Council's consideration at the meeting of April 26, 2004. At this meeting Council directed as follows:

“That this matter be deferred to allow the local Councillor and staff to meet with the proponent to assess the potential for mutual benefits and that a report be provided on the outcome of the meeting.”

Staff and the local Councillor met with the applicant on April 29, 2004 to discuss opportunities where both the City and the applicant could mutually benefit.

The outcome of the meeting was as follows:

- 1) The applicant did not offer any additional community services that would benefit the City other than those originally included in their business plan.
- 2) As was the requirement for previous deferrals for “for profit” development in obtaining financial security such as a letter of credit prior to the execution of an agreement to guarantee the payment of all City development charges plus estimated interest, the applicant is not prepared to provide a letter of credit.

Staff have concerns with:

- 1 The ability to develop a manageable policy that would apply across the City to avoid bonusing to one development.
- 2) That the purpose for the request for the deferral is as a result of the difficulty in obtaining financing for this type of project.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

Staff recommend denial of the Aventura Properties Inc. request for a deferral of City of Vaughan Development Charges.

Attachments

Attachment 1 – Aventura Properties Inc. - Request for Development Charges Deferral

Attachment 2 – Council April 26, 2004 – Council Extract

Respectfully submitted,

Ferruccio Castellarin, CGA
Director of Reserves & Investments



Aventura Properties Inc.
COMMERCIAL & INDUSTRIAL

March 18, 2004

City of Vaughan
Accounting Department

Attn: Mr. Ferruccio Castellarin
2141 Major Mackenzie Dr.
Maple, Ontario L6A1T1

Ref: Deferral of Developing Levis:

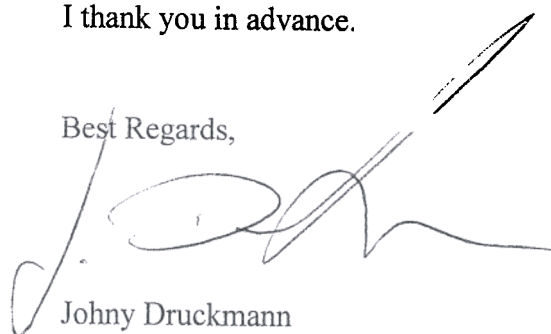
Dear Mr. F. Castellarin

As per our telephone conversation of March 17th 2004 , we are in the Permit Stage (04-582-1100013568) of a Sports Facility of approximately 150,000 sq/ft., which includes **Two** NHL size ice arenas, **Two** swimming pools, **One** state of the art Daycare Centre, a beautiful Spa, a Restaurant, as well as the most advanced Exercise and Sports areas etc., in all of this, this will be a one of a kind facility in Canada.

Further more as you know Financing is extremely difficult for this type of project at the front end and we need all the help the city can provide.

I thank you in advance.

Best Regards,



Johny Druckmann

P.S. The Centre's proximity to the City's Sports Park, will benefit the whole area and enhance the city nationally.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES APRIL 26, 2004

139. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 37

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM – 50 DEPUTATION – MR. WINSTON SEAGAL
 AVENTURA PROPERTIES INC.
 REQUESTING THE DEFERRAL OF DEVELOPMENT CHARGES

MOVED by Councillor Di Vona
seconded by Regional Councillor Ferri

THAT Item 50, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By approving the following recommendation contained in the additional report of the Director of Reserves & Investments, dated April 26, 2004:

“That Council deny the request by Aventura Properties Inc. for a deferral of City of Vaughan Development Charges.”

NOT VOTED UPON

MOVED by Councillor Meffe
seconded by Councillor Yeung Racco

That this matter be deferred to allow the Local Councillor and staff to meet with the proponent to assess the potential for mutual benefits and that a report be provided on the outcome of the meeting; and

That the additional report of the Director of Reserves & Investments, dated April 26, 2004, be received.

CARRIED UPON A RECORDED VOTE

YEAS

Councillor Carella
Regional Councillor Ferri
Regional Councillor Frustaglio
Regional Councillor Jackson
Councillor Kadis
Councillor Meffe
Councillor Yeung Racco

NAYS

Mayor Di Biase
Councillor Di Vona