

RELIEF OF CITY DEVELOPMENT CHARGES – VILLA CHARITIES LONG-TERM CARE

Recommendation

The Commissioner of Finance & Corporate Services 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 address the request from Villa Charities Inc. for relief from City of Vaughan development charges on their proposed long-term care facility.

Background - Analysis and Options

Villa Charities Inc. is proposing to construct a 13,151 square metre, 160 bed long-term care facility to be known as the Villa Colombo Di Poce Campus located at 10443 Regional Road 27 in the City of Vaughan. Villa Charities Inc. incorporated in 1971 as the Italian Canadian Benevolent Corporation is a charitable non-profit organization registered with the Canada Revenue Agency (CRA). Most of its community development activities are centered on a 18 acre site at Dufferin and Lawrence in Toronto. Villa Charities Inc. is respectfully requesting that the City of Vaughan agree to waive the development charges associated with their proposed long-term care facility. Attachment 1 is a copy of their request.

Based on our current City of Vaughan development charge by-law, Villa Charities Inc. will be subject to the City's development charges at the prevailing non-residential rate. We believe that Regional and Education development charges will also apply.

To date there have been five (5) other long-term care facilities constructed or under construction in Vaughan. Pine Grove Lodge, Villa Da Vinci and Central Park Lodge, for profit organizations, did not request deferrals and therefore paid all applicable development charges. The Region of York facility was not subject to applicable development charges under the City by-law. The fifth facility, Friuli Long-Term Care, incorporated as a non-profit corporation requested relief from City Development Charges. Council in 2002 approved their request to defer City Development Charges.

The City of Vaughan Development Charges By-law 350-2003 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. The City has also deferred City development charges for non-profit based schools registered with the Ministry of Education.

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 request direction with respect to Villa Charities Inc. request for the relief of the City of Vaughan development charges on their Villa Colombo Di Poce Campus Long-Term Care project. For deferral/waiver request to the Region's development charges and the Educational development charges, the applicant must contact the Regional Municipality of York and the School Boards respectfully.

Attachments

Attachment 1 – Letter from Villa Charities Inc.
Attachment 2 – Location Map

Report prepared by:

Ferrucio Castellarin, CGA
Director of Reserves & Investments, ext. 8271

Respectfully submitted,

Clayton D. Harris, CA
Commissioner of Finance & Corporate Services



VILLA CHARITIES

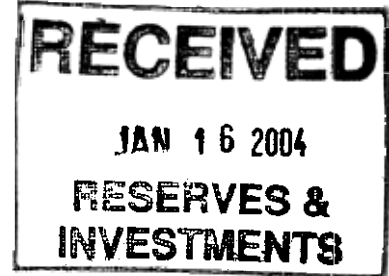
15 January 2004

Villa Charities Inc.

901 Lawrence Ave. West
Toronto, Ontario
M6A 1C3
TEL 416-789-7011
FAX 416-789-3951

Villa Charities (1995)
formerly
Italian Canadian
Benevolent
Corporation (1971)

Mr. Ferruccio Castellarin
Reserves & Investments Director
City of Vaughan
2141 Major Mackenzie Drive
VAUGHAN, Ontario
L6A 1T1



Dear Sir,

Re: Site Development File DA.02.058 (City of Vaughan)
Villa Charities Inc./Villa Colombo Di Poce Campus

Today we have submitted a building permit application for the above captioned to the City of Vaughan Building Department.

We are writing to you to request the waiver of development charges. I understand there are precedents to approve our request, the most recent being the request approved for the Friuli Long-Term Care Centre at Islington and Steeles.

Below is some information for your consideration:

Villa Charities Inc. is a charitable non-profit organisation registration no: 12364-6374-RR0001, incorporated in 1971 as the Italian Canadian Benevolent Corporation. Most of its community development activities are centred on an 18 A site at Dufferin and Lawrence in Toronto.

2. Over the past three decades Villa Charities has developed the concept, raised the funds, purchased the land, built and currently oversees the operations of:
 - a) Villa Colombo Services for Seniors – 393 bed long-term care facility with other community programmes such as Elderly Person Centre, Frail Elderly, Meals on Wheels and Supportive Housing;
 - b) Columbus Centre – 180,000 sq.ft. community facility with a day care, cultural courses, art gallery and fitness facility with a membership of 4500;



Villa Colombo
Services for Seniors
Centro Anziani



- c) VITA Community Living Services, which operates 25 group homes/sites for developmentally, handicapped adults. Four of our group homes are in York Region, the rest in Toronto;
- d) Caboto Terrace and Casa Del Zotto Apartments for independent seniors have 462, mostly, one-bedroom apartments for approximately 600 seniors;
- e) Centro Abruzzo, the 25,000 sq.ft. community centre of Casa Abruzzo at Keele & 401 was taken over in December 2003. Programmes to be announced in the first quarter of 2004.

In keeping pace with the primary and historical community which Villa Charities serves, and its movement north-by-north-west, Villa Charities has been working on development of the property at Highway #27 and Nashville Side Road for the past four years to construct and operate a 160 bed long-term-care facility in response to an RFP issued by the Ministry of Health in 2000.

I enclose, for your files, a copy of "The Story of Villa Charities" published on the occasion of our 25th anniversary, which will give you a more complete account of our community activities for over a quarter of a century.

Should you require more information, or a presentation by our staff and/or volunteer Board and Committee members, please do not hesitate to contact the writer at 416-789-7011 Ext. 219.

Yours truly,



Palmacchio (Pal) Di Iulio
Executive Director.

cc: Michael De Angelis, Manager, City of Vaughan



Attachment
1

FILE No.:
 DA.02.058
 May 8, 2003
 Not to Scale

CITY of
Vaughan

Community Planning Department

Location Map

Lot 23,
 Concession 8
 APPLICANT:
 VILLA CHARITIES INC. / VILLA COLOMBO