

**DEVELOPMENT CHARGES – UJA FEDERATION OF GREATER TORONTO -  
VAUGHAN JEWISH COMMUNITY CAMPUS**

**Recommendation**

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

- 1) That a By-law be enacted to authorize the execution of an agreement under Section 27(1) of the Development Charges Act to be entered into between the UJA Federation of Greater Toronto – Vaughan Jewish Community Campus and the Corporation of the City of Vaughan deferring the payment of the City of Vaughan development charges for the identified school component to a date later than the date of issuance of a building permit;
- 2) That staff provide a further report addressing the treatment of City of Vaughan development charges as it relates to other uses in the complex; and
- 3) That the Region of York and the School Boards be requested to provide a similar exemption.

**Purpose**

The UJA Federation of Greater Toronto – Vaughan Jewish Community Campus has requested the deferral of the City of Vaughan development charges for their entire site to a date later than the date of issuance of a building permit.

**Background - Analysis and Options**

The UJA Federation of Greater Toronto – Vaughan Jewish Community Campus is proposing to construct in Block 11, as the first phase of their campus (Attachment 1):

Community Services Complex  
CHAT Secondary School  
Supportive Care Facility  
Special Needs Education Facility

The City has deferred the payment of the City of Vaughan development charges by agreement for other non-profit based schools registered with the Ministry of Education. The deferrals are registered on title. The UJA Federation of Greater Toronto-Vaughan Jewish Community Campus is requesting that a similar agreement be permitted to allow the deferral of the payment of development charges for their school in their campus. The amount of space and the related development charges for the above deferred remains to be finalized.

Staff will require additional time to review the balance of their request to defer the development charges for the other uses in the complex.

**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**

Consistent with the Council's previous direction with respect to City of Vaughan development charges for the non-profit based schools, staff recommends deferral of the City of Vaughan development charges. Staff require additional time to review the balance of their development charge deferral request as it relates to the other issues.

It should be noted that this deferral request relates only to the City of Vaughan development charges. For any consideration covering the Region's development charges and the Education development charges, the applicant must contact the Regional Municipality of York and the School Boards respectively.

## **Attachments**

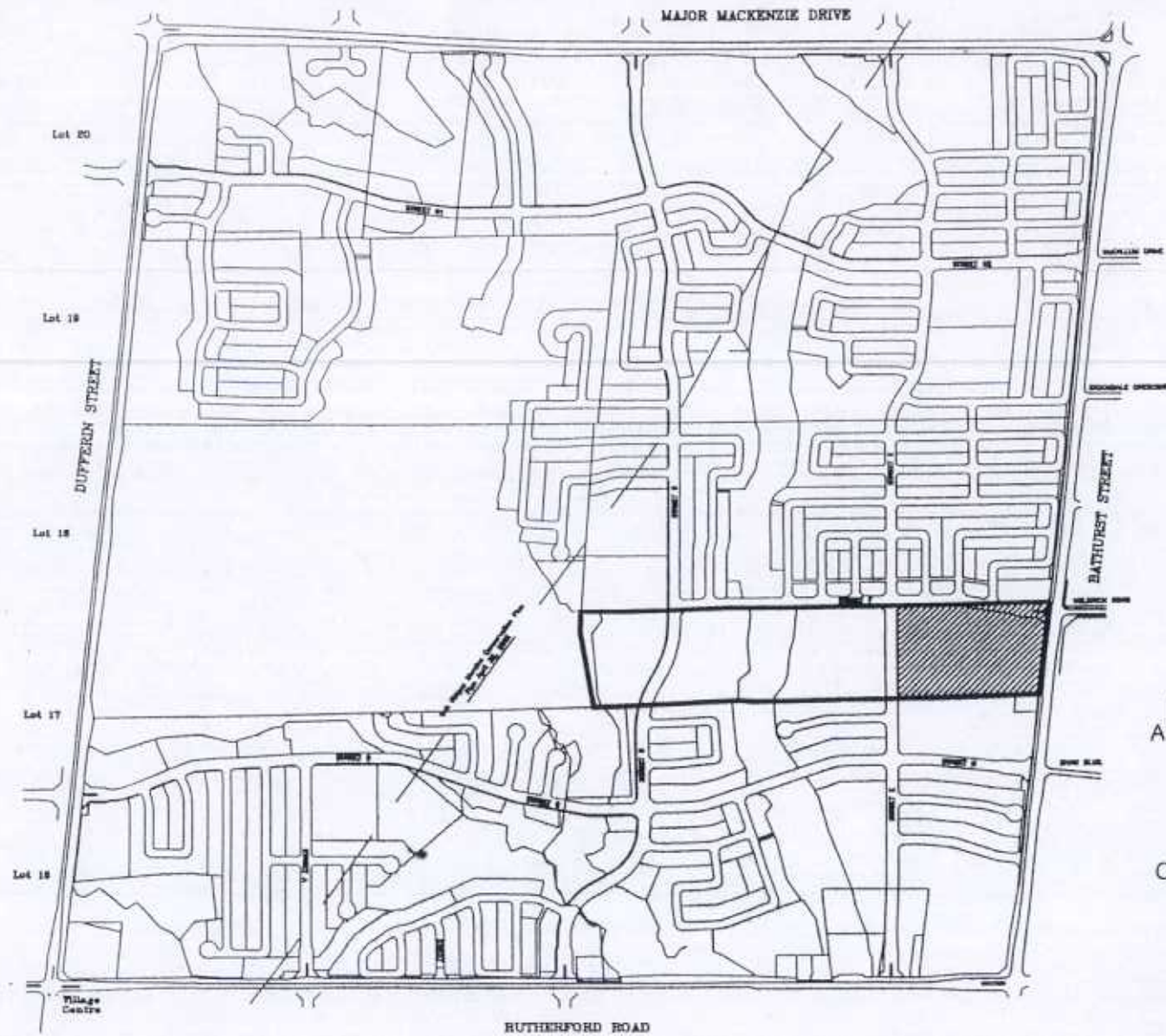
Attachment 1 – Location Map

Respectfully submitted,

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



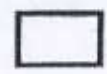
Not to Scale



LANDS SUBJECT TO APPLICATION DA.03.042



OTHER LANDS OWNED BY APPLICANT



# Location Map



# Attachment

# 1

FILE No.: DA.03.042

Part of Lots 17 & 18, Concession 2