

**BLUE WILLOW DEVELOPMENT – RELIEF OF DEVELOPMENT CHARGES
AND RELATED BUILDING PERMIT FEES**

Recommendation

The Director of Reserves & Investments in consultation with the Director of Legal Services and the Director of Building Standards recommends:

That Council not approve the Regional Municipality of York request for a waiver or reduction of the City of Vaughan building permit fees.

Purpose

The purpose of this report is to bring forward a request from the Region of York Community Services and Housing Department for the waiver or reduction of fees related to the Blue Willow Development – Affordable Rental Housing Senior Apartments and Senior Active Living Centre Development.

Background - Analysis and Options

The Region of York together with the City of Vaughan have worked together to develop and construct a mixed use project which it is proposed will consist of a seniors active living centre operated by the City of Vaughan and a senior rental housing apartments constructed and owned by the Region of York and leased to the Region's Municipal Housing Corporation, Housing York Inc.

The project is located on City of Vaughan owned lands known as Block 68, Plan 65M-3218 (Highway No. 7 and Weston Road area of Woodbridge). This project has received financial commitments from the Federal/Provincial Governments through the Community Rental Housing Program – Affordable Housing Pilot Project. A Memorandum of Understanding between the City of Vaughan and the Region of York was executed on June 24, 2002 for this project. The Region of York is requesting financial assistance from the City of Vaughan in the form of a waiver or reduction of its fees and charges for this project; specifically building permit fees and development charges.

Development Charges

City of Vaughan - Seniors Active Living Centre

The Development Charges Act and the City of Vaughan City Wide Development Charges By-Law 350-2003 exempts lands used for the purpose of a municipality. The Seniors Active Living Centre is located on City owned lands. The Seniors Active Living Centre component of this project is exempt from development charges under the City's By-law. No Council approval is required.

Region of York - Seniors Apartments

The City of Vaughan City Wide Development Charge By-law 350-2003, Section 2 (2) states that this by-law does not apply to any land, building or structure within the City owned by and used for the purposes of the Regional Municipality of York or any local board. This project is on City owned lands, constructed by the Region of York and leased to the Region's housing corporation, Housing York Inc. Therefore, the Seniors Apartment component would be exempt from City of Vaughan City Wide Development Charges. As a result, no Council approval is required.

Building Permit Fees

Whenever a building permit is required to be issued for a City of Vaughan project, Region of York project or School Board project, City of Vaughan building permit fees are calculated, charged and paid in full prior to the issuance of the building permit. The City of Vaughan does not provide relief for building permit fees on any building permits issuance including those of the City of Vaughan, Region of York or the School Boards.

Staff do not recommend relief in the form of a waiver or reduction of the building permit fees applicable to the Blue Willow Development 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 do not recommend a waiver or reduction in building permit fees as they relate to the Blue Willow Development – Affordable Rental Housing Senior Apartments and Senior Active Living Centre Development.

Attachments

Attachment 1 – Letter from the Region of York – Community Services & Housing

Respectfully submitted,

Ferruccio Castellarin, CGA
Director of Reserves & Investments



JOANN SIMMONS, Commissioner
Community Services and Housing Department

April 20, 2004

Mr. Clayton Harris
Commissioner of Finance & Corporate Services Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Mr. Harris:

**Re: City of Vaughan—York Region Partnership Project
Blue Willow Development – Affordable Rental Housing Senior Apartments and
Seniors' Active Living Centre Development**

Please be advised City of Vaughan (Vaughan) and York Region (Region) staff have been working for the past year to develop and construct a mixed use project consisting of a seniors' active living centre operated by Vaughan and senior rental housing apartments managed by the Region's municipal housing corporation, Housing York Inc.

I am writing to request that Vaughan give consideration to the waiver or reduction of all municipal fees and charges applicable to this partnership project located on City owned land known as Block 68, Plan 65M-3218 (Highway #7 and Weston Road area in Woodbridge).

To date, we have received financial commitments from the Federal/Provincial Governments through the Community Rental Housing Program—Affordable Housing Pilot Project for up to \$1.62 million for the senior apartments. A Memorandum of Understanding between Vaughan and the Region stipulates that Vaughan is responsible for all capital and operating costs associated with the seniors' active living centre. The Region is responsible for all capital and operating costs of the senior apartments.

A financial contribution from the City of Vaughan in the form of a waiver or reduction of its fees and charges will assist with the economic viability of this partnership project. It would also demonstrate good intergovernmental co-operation as we move forward with this joint partnership project.

This project presents an excellent opportunity for Vaughan and the Region to combine their respective resources to deliver much needed affordable housing and community services for seniors in Vaughan.

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April 20, 2004
Clayton Harris, City of Vaughan

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Thank you in advance for your assistance and I look forward to a positive response from the City of Vaughan.

Yours truly,



Joann Simmons
Commissioner
Community Services and Housing Department

Copy to:

M. Kallideen, Commissioner of Community Services, City of Vaughan
✓ F. Castellarin, Director of Reserves and Investments, City of Vaughan
S. Patterson, Director, Housing and Residential Services, York Region