

## **COMMITTEE OF THE WHOLE MEETING MAY 5, 2008**

### **VAUGHAN HEALTH CARE FOUNDATION**

#### **Recommendation**

The City Manager and Deputy City Manager/Commissioner of Finance and Corporate Services in consultation with the Commissioner of Planning and Director of Legal Services requests:

1. That the resolution, provided as Attachment 1, in response to the Vaughan Health Care Foundation's request for assistance in the collection of voluntary contributions be approved.
2. THAT Council direct staff to take the necessary steps to implement a system for the collection of Voluntary Contributions in support of the Vaughan Health Care Foundation's fundraising efforts towards the future Hospital to be located in the City of Vaughan.

#### **Economic Impact**

The economic impact is unknown at this time but will consist mainly of staff time for receiving and forwarding of contributions and appropriate information to the Vaughan Health Care Foundation.

#### **Communications Plan**

Corporate Communications and the Foundation will issue a joint news release on Council's support for the Foundation's initiative. The news release, as well as a "backgrounder" and a project overview promoting the activities of The Vaughan Health Care Foundation and a link between the two websites will be created. Corporate Communications will monitor the progress of the program and identify opportunities for further publicity.

Potential contributors will be informed of this initiative when applying for a building permit.

#### **Purpose**

To support the Vaughan Health Care Foundation in its fundraising efforts for the construction of a Hospital in the City of Vaughan.

#### **Background - Analysis and Options**

The City Manager together with the Deputy City Manager and the Commissioner of Planning have met with representatives of the Vaughan Health Care Foundation to determine how the City might best assist the Foundation in their fundraising efforts for the City of Vaughan's future Hospital.

Attached to this report as Attachment 2, is a copy of a letter from the Chair of the Vaughan Health Care Foundation outlining background information, respecting a voluntary contribution program and a request for the City's assistance in the collection of the voluntary contributions.

It is intended that all contributions would be collected at the permit issuance stage for residential, commercial and industrial development. Staff have created an additional form attached to this report as Attachment 3, that will be handed out at the time of the permit application. This new form will reflect the applicant's opportunity to provide a contribution to the Vaughan Health Care Foundation. The contributions will be received by the Building Standards Department at permit issuance and forwarded to the Finance Department who will in turn consolidate the contributions and forward them to the Vaughan Health Care Foundation. A Monthly Building Permit Issuance Report will be produced by the Building Standards Department and forwarded together with the

cheques to Reserves and Investments. Finance staff will work with Building Standards staff to reconcile payments against permits issued. Once reconciled, it will be forwarded to the Vaughan Health Care Foundation on a monthly basis enabling them to follow-up directly with permit holders as appropriate.

Notwithstanding the above where a new "Block" is being processed for development, it will be the responsibility of the block captain to facilitate the collection of contributions and forwarding of same directly to the Vaughan Health Care Foundation. In addition the block captain shall be required to provide a list of contributors to the Planning Department which will then coordinate with the Building Standards Department to ensure identification of properties for which contributions have been received through the block process.

### **Relationship to Vaughan Vision 2020**

To enhance and ensure community safety, health and wellness. Specifically "provide continued support for the development of a future hospital for Vaughan and continue to work with other levels of government and the Vaughan Health Campus of Care to provide comprehensive and integrated health care to residents".

### **Regional Implications**

Not applicable.

### **Conclusion**

Upon the adoption of the resolution and Council direction, staff will initiate the process to assist in the fundraising efforts of the Vaughan Health Care Foundation.

### **Attachments**

1. Attachment #1 – Resolution.
2. Attachment #2 – A copy of a Letter dated January 23, 2008, from the Chair, Vaughan Health Care Foundation.
3. Attachment #3 – Vaughan Health Care Foundation Form.

### **Report prepared by:**

Clayton Harris, Deputy City Manager/Commissioner of Finance and Corporate Services

John Zipay, Commissioner of Planning, ext. 8445

Leo Grellette, Director of Building Standards, ext. 8218

Respectfully submitted,

Michael DeAngelis  
City Manager

Clayton D. Harris  
Deputy City Manager and  
Commissioner of Finance and Corporate Services

**WHEREAS** the City of Vaughan originally created the Vaughan Health Care Task Force to get a commitment for a healthcare facility in Vaughan; and

**WHEREAS** the Vaughan Health Care Foundation has subsequently been established to raise both the awareness of the need for a new hospital as well as raise funds in support of the construction of a Vaughan Hospital; and

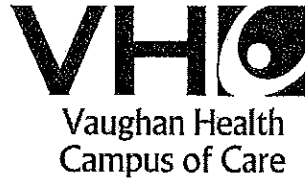
**WHEREAS** as part of the City's Strategic Plan 2020 the City of Vaughan deems it a priority to protect the health and well-being of the citizens of Vaughan; and

**WHEREAS** the Vaughan Health Care Foundation initiated a process with the development to generate voluntary contributions;

**WHEREAS** the City of Vaughan Health Care Foundation has requested the City assist in formally establishing the voluntary contribution program;

**WHEREAS** the City of Vaughan wishes to provide assistance to the Vaughan Health Care Foundation in its fund raising efforts;

**NOW THEREFORE BE IT RESOVLED** that the City of Vaughan through the building permit issuance process will endeavor to collect voluntary financial contributions from applicants with residential, commercial and industrial building permit applications.



January 23, 2008

Mr. Michael DeAngelis  
City of Vaughan  
City Manager  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**Re: The Vaughan Hospital Landowners Voluntary Contribution Program**

Dear Mr. DeAngelis,

Thank you for meeting with our Vice Chair, Lou Greenbaum and Secretary, Quinto Annibale on October 5, 2007 and again on November 15, 2007 to discuss the status of the Vaughan Hospital Landowners Voluntary Contribution Program. We are writing to outline how the program has been implemented to date and to seek the City's assistance in making the program more universal. It is the hope of the Vaughan Health Care Foundation that with the City of Vaughan's assistance, we can integrate the program into the Building Permit Issuance Process to maximize the philanthropic potential of the development community in Vaughan.

To date, there has been widespread acceptance of a funding program by the development community, and we are hoping that the implementation of this new program will provide all local developers the same opportunity to contribute. We are confident that all developers will be supportive of these additional measures which are intended to give them the opportunity to contribute on an equal basis. The City of Vaughan's involvement in this process will bring certainty and consistency to the Vaughan Hospital Landowners Voluntary Contribution Program and will ensure that all opportunities for contributions have been canvassed for the Vaughan Health Care Foundation. Support from every part of our community is vital to the success of building a hospital in our City.

**BACKGROUND**

It should be stressed that this initiative is based on a principle of voluntary contributions by developers. Its entire success or failure is dependant on the generosity of individual developers. It is recognized that with the introduction of amendments to the Development Charges Act in 1997, the ability of municipalities to compel the payment of development charges for the purposes of hospital construction was eliminated. However, many Vaughan developers have already demonstrated a willingness to make contributions to this program to assist in financing the delivery of high quality health care in their community by participating in this program.

In late 2005 and early 2006, a number of the local Landowner groups involved in the Block Plan process in new development areas were approached and asked to voluntarily contribute to the development of a hospital in Vaughan. They were asked to voluntarily contribute \$200 for each low and medium residential unit and \$1000 per acre for high density development and for non residential blocks within a plan of subdivision. All of the Block Plan owners who were approached agreed in principle to the concept of a voluntary contribution. Some of the Blocks agreed to incorporate the voluntary payments into their Developer Group Cost Sharing Agreements. Others felt more comfortable making the contributions by way of a pledge agreement in favour of the Foundation. In both cases, the amounts have been collected by the Trustees for the Developers Groups. The amounts continue to be paid to the Trustee prior the registration of each plan of subdivision.

A considerable amount of money has been collected to date using this method. However, it was realized that by utilizing this method, not all developers were being asked to contribute equally. For example, we realized that not all Blocks within plans of subdivision would be developed for low density residential purposes. Some would be developed for high density residential and others still would be developed for commercial. This program was established at a time when the demand for high density residential development in Vaughan was not what it is today. High density residential development in Vaughan is becoming more commonplace. As a result, it was felt that the system could be made more equitable by applying a similar per unit charge for high density development within the Block Plans. As well, it was realized that there would be more high density development that would occur by way of site plan approval, outside of the Block Plan process. Again, to make the system more equitable, it was felt that these developers should be given the opportunity to contribute on the same basis as the Block Plan owners. For this reason, we are requesting the City's assistance in implementing a more formal system, which is tied to the issuance of building permits for developments and which is not solely dependant on the Block Plan process.

#### **REQUEST**

Accordingly, The Vaughan Health Care Foundation requests the assistance of the City to formally set up a voluntary collection system, which would request all developers of land within the City (whether residential, commercial or industrial, and whether low, medium or high density) to make a voluntary contribution to the Vaughan Health Care Foundation for the purposes of hospital construction, in accordance with the following formula and criteria:

- o \$200.00 per residential unit, regardless of density;
- o .50¢ per square foot for commercial or industrial development;
- o The building permit application form would be amended to reflect the existence of the program and to indicate that the City will be collecting the voluntary payments on behalf of the Vaughan Health Care Foundation. The form will contain a box for the applicant to check indicating whether they wish to contribute or not;
- o Contributions would be collected by building department staff. Amounts less than the amounts set out above would not be accepted. Amounts in excess of these amounts would be accepted;

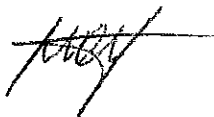
- o These payments would be made payable to the "The Vaughan Health Care Foundation". Contributors will be given an envelope which would contain instructions about how to obtain a tax receipt from the Foundation;
- o The City would advise us, on an ongoing basis, who has agreed to contribute and who has declined;
- o Cheques would be collected by building department staff at the time of issuance of a building permit and would be forwarded to the Foundation;
- o The City would provide the Vaughan Health Care Foundation with public relations assistance in making the program well known in the community.

The Vaughan Health Care Foundation is always mindful of the tremendous ongoing support from Council and staff of The City of Vaughan towards the ultimate goal of bringing a Campus of Care to the City of Vaughan. The integration of the Vaughan Hospital Landowners Voluntary Contribution program with the City's permit application process will greatly support the Foundation in its efforts to bring a hospital to our community, and in the near-term, support the purchase of a site for the facility.

We are hopeful that Council will support our proposal and agree to implement this program to support the Vaughan Hospital. Michael, we greatly appreciate that you have committed to bringing this forward to Council with your recommendation of the Program's implementation. We are also grateful to you and your staff for working with us to develop this program. When the report advances to Council, we would appreciate being notified of the date so that we can have an opportunity to address Council on this very important initiative.

Thank you for your considerable assistance.

Sincerely,



Michael DeGasperis,  
Chair, Board of Directors  
Vaughan Health Care Foundation  
Vaughan Health Campus of Care

Cc: Board of Directors, Vaughan Health Care Foundation



## Vaughan Hospital Landowners Voluntary Contribution Program

The City of Vaughan has committed to assist the Vaughan Health Care Foundation in its fund raising efforts towards the construction of a hospital in the City of Vaughan.

The City will be accepting voluntary contributions with the issuance of each Building permit.

The contributions being requested are as follows:

**Residential** - \$200.00 for each new individual residential unit, or;

**Industrial or Commercial** - \$5.35 per square meter of floor area.

Please submit your cheque(s) made payable to "Vaughan Health Care Foundation" at the time you pick-up your building permit. All cheques received by the City will be forwarded directly to the Vaughan Health Care Foundation who will in turn generate and forward payment receipts as requested.

Enquiries related to the collection of the voluntary contribution should be directed to the Vaughan Health Care Foundation at (905) 303-1998.

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Office Use Only

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Permit Number(S): \_\_\_\_\_