

Clause 17 in Report No. 1 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on January 25, 2018.

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Deferral of Development Charges for the Hospice Vaughan
Palliative Care Facility - City of Vaughan

Committee of the Whole recommends adoption of the following recommendation contained in the report dated December 19, 2017 from the Commissioner of Finance:

1. Council authorize staff to execute an agreement with Hospice Vaughan Palliative Care facility and the Toronto Region Conservation Authority to defer the payment of development charges.

Report dated December 19, 2017 from the Commissioner of Finance now follows:

1. Recommendations

It is recommended that:

1. Council authorize staff to execute an agreement with Hospice Vaughan Palliative Care facility and the Toronto Region Conservation Authority to defer the payment of development charges.

2. Purpose

The purpose of this report is to obtain Council's approval to defer the collection of development charges for the proposed Hospice Vaughan Palliative Care facility located in the City of Vaughan.

Deferral of Development Charges for the Hospice Vaughan Palliative Care Facility

3. Background

Hospice Vaughan is constructing a two-storey palliative care facility on lands owned by Toronto and Region Conservation Authority

A request for the deferral of development charges has been received from Weston Consulting on behalf of Hospice Vaughan, a non-profit organization. The proposed structure is a two-storey 10 bed hospice palliative care facility that is located on lands owned by the Toronto Region Conservation Authority (TRCA). The lands are located north of Rutherford Road and East of Islington Avenue.

On October 2, 2017, City of Vaughan Council authorized their staff to execute a similar agreement for the deferral of development charges for this proposed facility.

4. Analysis and Implications

Structures owned by non-profits and used for community use are usually exempt from development charges

The Development Charges Bylaw already authorizes staff to defer the payment of development charges for a building or structure that is owned by a non-profit corporation and is used for a community use, where the local municipality in which the development is located also provides a deferral.

The proposed structure will be owned by the TRCA, which is a non-profit corporation as defined in the Region's Bylaw. However, in order for the applicant to qualify for a deferral of development charges, the building or structure must be used for a community use. Community use is defined in the Region's Bylaw as a "facility traditionally provided by a municipality which serves a municipal purpose and shall include a community centre, library/research facility, recreation facility and a shelter."

Hospice Vaughan is not a facility traditionally provided by a municipality and does not serve a municipal purpose. Hospice services are typically funded or provided by province. The proposed structure does not meet the definition of community use in the Region's Bylaw. Staff therefore cannot defer or exempt the development charge payments for the proposed structure.

In the absence of a deferral agreement, Hospice Vaughan would be required to pay development charges for the entire structure at building permit issuance.

Deferral of Development Charges for the Hospice Vaughan Palliative Care Facility

Hospice Vaughan has requested deferral of development charges for this structure

Palliative care and other services provided by Hospice Vaughan are services typically provided by or funded by the Province of Ontario, so the hospice does not qualify for deferral of development charges under the community use provisions of the Region's bylaw. Other hospices have not paid development charges because they were exempt as the facilities were located within a hospital, they were created prior to the imposition of development charges or they rent space within existing structures. The proposed deferral is consistent with the treatment of other hospices and it is generally consistent with the treatment of publicly funded health care facilities in the Region such as hospitals.

To provide relief from the payment of development charges for this structure, the Region will need to enter into a development charge deferral agreement. The agreement would provide that development charges will not be payable so long as the space remains a palliative care facility. Should this change in the future, the applicant would be required to pay the development charges at the prevailing rates at building permit issuance.

Staff are recommending the deferral of the development charges associated with the Hospice Vaughan Care facility.

Link to key Council-approved plans

The collection of development charges in accordance with the policies of the Development Charges Bylaw is an indicator of success for York Region's *2015 to 2019 Strategic Plan* objective to practice sound fiscal management.

5. Financial Considerations

The amount of Region development charges associated with the entire structure is \$481,650. This amount would be deferred until such time as the use changes, at which point the Region would collect the applicable development charges at the prevailing rates.

6. Local Municipal Impact

The City of Vaughan has approved the deferral of the payment of the development charges for the proposed space associated with the Hospice Vaughan Palliative Care facility. The development supports the City's sustainability initiatives.

Deferral of Development Charges for the Hospice Vaughan Palliative Care Facility

7. Conclusion

It is recommended that the Region enter into an agreement with Hospice Vaughan Palliative Care facility to defer Regional development charges for this structure.

For more information on this report, please contact Edward Hankins, Director, Treasury Office, at 1-877-464-9675 ext. 71644.

The Senior Management Group has reviewed this report.

December 19, 2017

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