



CITY OF VAUGHAN COMMITTEE OF THE WHOLE - DEVELOPMENT CHARGE DEFERRAL REQUEST

EITZ CHAIM SCHOOLS

80 YORK HILL BOULEVARD

APRIL 4, 2023

Communication : C3
Committee of the Whole (1)
April 4, 2023
Presentation # 1

WESTON
CONSULTING



SUBJECT PROPERTY



APPROVED SITE PLAN APPLICATION (DA.19.077)



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CURRENT AND IMPROVED FACILITIES AND PROGRAMS

Current

- Gross Floor Area: 3,844m²
- Currently provides:
 - Saturday afternoon Groups for grade school children
 - Support Groups for Women
 - Mentorship and tutoring programs
 - Summer Camp facilities
 - Kollel
- Includes Grade 1-8 Classrooms (boys)
- Daycare Services (boys and girls)
- Early Childhood Education (boys and girls)

New/Improved

- Gross Floor Area: 8,024m²
- New Community Spaces (multi-use) for indoor and outdoor programs and events
- Improved Library and Study Hall/Learning Commons for community use
- Outdoor basketball courts for community use
- Expanded Summer Camp programming
- Expanding daycare classrooms from 3 classrooms serving 81 children to 5 classrooms serving 126 children
- Adding Grades 1-8 classrooms
- Expanding Educational programming and associated partnerships (Kollel)

DEVELOPMENT CHARGES (DC) DEFERRAL POLICY

- Portables in 2014 approved for DC Deferral
- In 2020, Policy 12.C.07, included policy change to exclude private religious schools from Staff granted DC Deferrals
- Policy 12.C.07 includes DC Deferral Criteria for Non-Profit Organizations
- Request for DC Deferral submitted to Staff on December 16, 2022
- Refusal Letter provided by Staff on January 9, 2023, referencing policy change for private religious schools and advised of potential for Council to review request and provide exemption

DEVELOPMENT CHARGES (DC) DEFERRAL CRITERIA

Criteria	Eitz Chaim Schools Expansion
1.1. Must be a non-profit organization	Eitz Chaim Schools is a registered non-profit organization.
1.2. Lands must be owned by the non-profit organization or are leased lands where the land owner has consented to register the deferral agreement on title and agrees to pay the deferred amount, if required;	Eitz Chaim Schools is the registered owner of the subject property and has agreed to consent to the deferral agreement on title.
1.3. That all other consents that are deemed necessary by the City are obtained;	No additional consents to be obtained at this time (not applicable).
1.4. Facilities provide a public service or use of similar quality and scope that would otherwise be provided by the City of Vaughan or Region of York, or any local board thereof to the satisfaction of the City and/or Region;	<p>Services Provided:</p> <ul style="list-style-type: none"> • New indoor and outdoor Community Spaces for various programs and events • Library / Study Area for community use • Summer camp program for community • Early Childhood Education and Elementary Education (Grades 1-8) • Support Groups for Women • Mentorship and Counselling to students and families • Tutoring Programs
1.5. Registered, in good standing, as a charity with the Canada Revenue Agency; and,	Registered in good standing with the Canada Revenue Agency.
1.6. Registered, in good standing, where required, with appropriate Province of Ontario Ministries.	Registered with the Ministry of Education as it relates to preschool and Ministry of Private School for the elementary school use.

DEVELOPMENT CHARGE DEFERRAL REQUEST

City Council approve, as an exemption to the Development Charge Deferral policy, a Development Charge Deferral for the Expansion of the Eitz Chaim School, associated with the Site Plan Approval (File No. DA.19.077).*

Development Charge Current Estimated Total: \$1,799,949.80.

Rate per Square Metre of Gross Floor Area (For Institutional Use)

- City of Vaughan: \$206.30 (4,180 sq.m x \$206.30 = \$862,334.00)
- Region of York: \$210.21 (4,180 sq.m, x \$210.21 = \$878, 677.80)
- Boards of Education: \$14.10 (4,180 sq.m x \$14.10 = \$58,938.00)

*Should the DC Deferral be granted by City Council the DC's would be required to be paid if the use changes or the institution is no longer a non-profit organization.

Thank You
Comments & Questions?

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