

COMMITTEE OF THE WHOLE (1) –APRIL 4, 2023

COMMUNICATIONS

Distributed March 31, 2023

Item No.

- | | | |
|-----|--|----------------|
| C1. | Kayly Robbins, Senior Planner, Weston Consulting, Millway Avenue, Vaughan, dated March 21, 2023. | Presentation 1 |
| C2. | Memorandum from the Deputy City Manager, Planning and Growth Management, dated March 28, 2023. | 2 |

Distributed April 3, 2023

- | | | |
|-----|-----------------------|----------------|
| C3. | Presentation material | Presentation 1 |
|-----|-----------------------|----------------|

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Please note there may be further Communications.

Vaughan City Council
2141 Major Mackenzie Drive West
Vaughan, Ontario
L6A 1T1

March 21, 2023

Attn: Honorable Mayor Del Duca, Deputy Mayor Jackson, and Councillors of Vaughan

**RE: Development Charge Deferral Request – April 4th Committee of Whole Meeting
80 York Hill Boulevard, Ward 5
City File No.: DA.19.077**

Weston Consulting has been retained by Eitz Chaim Schools since 2019 for the expansion of their Thornhill Campus located at 80 York Hill Boulevard. Most recently a Letter of Undertaking was executed between the Eitz Chaim Schools and the City to permit the expansion of the school with 3 classrooms caring for a total of 81 children and 5 daycare classrooms caring for 126 children, an auditorium and an indoor courtyard providing a covered recreational play area. The proposed addition to the school will directly benefit residents of Vaughan and York Region at large by providing additional programming space, parking capacity to support the educational institution, expand day care and nursery use availability, summer camps, mentoring programs for youth and family educational events. The purpose of this communication to Council is to formally request a Development Charge (DC) Deferral for the Eitz Chaim School expansion.

When the school included the provision for portables in 2014, the associated Development Charges were deferred as the school has always and continues to operate as a non-profit organization. In 2020, Policy 12.C.07 imposed a policy change to exclude private religious schools from DC deferrals. It is our opinion, the requested deferral satisfies the criteria met for a DC Deferral outlined in Policy 12.C.07; these details are further outlined in our letter dated December 16, 2022 (enclosed) which was originally submitted to City Staff requesting a deferral. Staff responded advising private religious schools are not a service or use provided by the City or Region, and a different course of action for a DC Deferral would be requesting Council to direct staff as an exemption to the current deferral policy.

We are requesting your support to defer the DCs to a time in which the school no longer operates as a non-profit organization or the use changes. Our attached letter details how the proposed expansion meets the criteria for DC Deferral. The current request is consistent with the existing Deferral Agreement for the recent portables on site.

Should you have any questions or concerns, we will be present with representatives of Eitz Chaim Schools at the April 4th Committee of the Whole Meeting to answer questions.

Yours Truly,
Weston Consulting
Per:



Kayly Robbins, MPL, MCIP, RPP
Senior Planner

Incl. City-Wide Development Charges Deferral Request Letter
City of Vaughan Response Letter

City-Wide Development Charges Deferral Request Letter

Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive West
Vaughan, Ontario
L6A 1T1

December 16, 2022
File 8616

Attn: Michael Coroneo
Deputy City Manager, City Treasurer and Chief Financial Officer

RE: City-Wide Development Charges Deferral Request
80 York Hill Boulevard
City of Vaughan

Weston Consulting has been retained by Eitz Chaim Schools to provide planning services for the expansion of the existing school building located south of Clark Avenue and east of York Hill Boulevard in the City of Vaughan (herein referred to as the 'subject property'). Site Plan Approval and Minor Variance applications have been submitted for the subject property as it relates to the proposed expansion of the existing school under City File numbers are DA.19.077 and A132/22.

Proposed Building and Uses

The active site plan application for the subject lands (DA.19.077) proposes a two-storey addition to the existing school building. Eitz Chaim Schools is a non-profit educational institution that provides community services including a daycare operation (nursery and pre-nursery) and elementary school.

The proposed school addition contemplates the expansion of the day care program from 3 classrooms caring for a maximum of 81 children to 5 classrooms which will allow for the care of 126 children. Additionally, both outdoor and courtyard play areas are considered as a part of the school expansion. The overall total GFA for the revised addition is 4,192 m² which paired with the existing GFA totals 8,024 m² for the entire school. The submitted site plan includes a total of 69 standard vehicular parking spaces and 4 barrier-free spaces.

The proposed additional will directly benefit residents of Vaughan and York Region at large by providing additional programming space, parking capacity to support the educational institution, expanding day care and nursery uses, summer camps, mentoring programs and family educational events.

Deferral Request

Eitz Chaim Schools will be providing the City of Vaughan with essential education and additional programming that City residents and the community benefit from. Eitz Chaim Schools is a non-profit organization providing a service/use in the City and it is therefore our interpretation of the City's deferral policies that it be eligible for a deferral of City-Wide Development Charges. The purpose of this correspondence is to formally request a deferral of the City-Wide Development Charges following the requirements outlined under Section 1 of the City of Vaughan's City-Wide Development Charges Deferral Policy, effective March 11, 2020 (Policy No. 12.C.07).

Section 1 of the deferral policies requires the following criteria to be met by an organization for services/uses which would otherwise be provided by the City of Vaughan or Region or York.

- 1.1. *Must be a non-profit organization.*
- 1.2. *The 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;*
- 1.3. *That all other consents that are deemed necessary by the City are obtained;*
- 1.4. *The facilities provide a public service or use of similar quality and scope that would otherwise be provided by the City of Vaughan or the Regional Municipality of York or any local board thereof to the satisfaction of the City and/or Region;*
- 1.5. *Registered, in good standing, as a charity with the Canada Revenue Agency; and,*
- 1.6. *Registered, in good standing, where required, with appropriate Province of Ontario Ministries.*

The above criteria are demonstrated to be fulfilled through the following:

- 1.1 Eitz Chaim Schools is a registered non-profit organization. Articles of Incorporation and Charitable Registration are provided in Appendix I.
- 1.2 Eitz Chaim Schools is the registered owner of the subject property and has agreed to consent to the deferral agreement on title, as required. See the attached Parcel Abstract under Appendix II.
- 1.3 There are no additional consents to be obtained at this time, this item is not applicable.
- 1.4 Eitz Chaim Schools provide a public service including education and educational programming including:
 - Early Childhood Education;
 - Saturday Afternoon Groups which have been developed for grade school children offering storytelling, games, trips and discussion on positive values and community participation;
 - Open Study Time offered in a positive environment for parents and children which offer library books and resources for all socio-economic households;
 - Support Groups for Women offering emotional support and practical advice on a variety of topics;
 - Mentorship and counselling to students and families which cater to both immigrants and existing community members adjusting into community; and,
 - Tutoring Programs which support students with additional academic assistance.
- 1.5 Eitz Chaim Schools is registered with the Canada Revenue Agency in good standing. Appendix III provides documentation confirming that Eitz Chaim Schools is a registered charity.
- 1.6 Eitz Chaim Schools is registered with the Ministry of Education as it relates to the preschool as well as the Ministry of Private School for as it relates to the elementary school use on the subject property. See Appendix IIII for confirmation of this information.

Based on the above, it is our opinion that Eitz Chaim Schools meets the requirements for deferral under the City of Vaughan's City-Wide Development Charges Deferral Policy.

We trust that the above, and the materials attached herein provide sufficient information in order to proceed with the deferral request for review and consideration. Should you have any questions or require any additional information, please contact the undersigned at ext. 243 or Eleni Mermigas at ext. 320.

Yours truly,
Weston Consulting
Per:

Sabrina Sgotto, HBA., MCIP, RPP
Vice President

- encl. Appendix I: Articles of Incorporation and Charitable Registration
Appendix II: Parcel Abstract
Appendix III: Registered Charity Information Return Summary
Appendix IIII: Registration with Ministry of Education and Private Schools
- cc. Eitz Chaim Schools

Appendix I: Articles of Incorporation

CANADA

PROVINCE OF ONTARIO

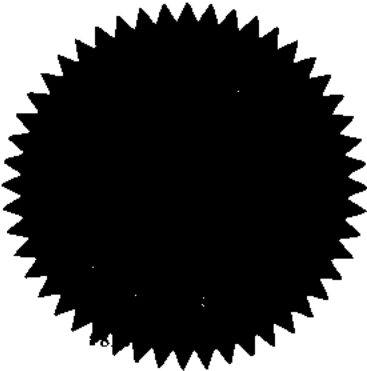
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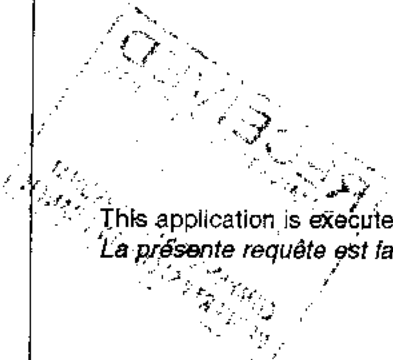
**TO ALL WHOM THESE PRESENTS
MAY COME, BE SEEN OR KNOWN**

I, AARON S. GRUBNER, a Notary Public in and for the Province of Ontario, by Royal Authority duly appointed, residing in the City of Toronto, in the said Province, **DO CERTIFY AND ATTEST** that the paper-writing hereto annexed is a true copy of a document produced and shown to me and purporting to be the Application for Supplementary Letters Patent changing the name of Torath Emeth Congregation to Eitz Chaim Schools, certified by the Ministry of Consumer and Business Services on the 29th day of March, 2004, the said copy having been compared by me with the said original document, an act whereof being requested I have granted under my Notarial Form and Seal of Office to serve and avail as occasion shall or may require.

IN TESTIMONY WHEREOF I have hereto subscribed my name and affixed my Notarial Seal of Office at Toronto, Ontario, this 14th day of April, 2004.



A Notary Public in and for
the Province of Ontario


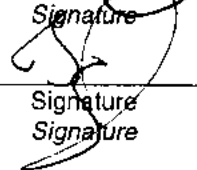


This application is executed in duplicate
La présente requête est faite en double exemplaire.

TORATH EMETH CONGREGATION

Current Name of Corporation
Dénomination sociale actuelle de la personne morale

By
Par :


Signature
Signature

Signature
Signature

Aaron S. Grubner, Co-President
Description of Office
Fonction

Marvin Sigler, Co-President
Description of Office
Fonction



Resources
Online services
Forms and publications
A to Z index
Enquiries

Detail page

i Use this page to confirm an organization's status and its Business/Registration number. The Charities Directorate has not necessarily verified the other information provided by the organization.

EITZ CHAIM SCHOOLS

Business/Registration number:	129799599 RR 0001
Status:	Registered
Effective date of status:	1967-01-01
Type of qualified donee:	Charity
<u>Sanction:</u>	N/A
Language of correspondence:	ENGLISH
Designation:	Charitable organization
Charity type:	Advancement of Education
Category:	Teaching Institutions
Address:	80 YORK HILL BLVD
City:	THORNHILL
Province, territory, outside of Canada:	ON
Country:	CA
Postal code/Zip code:	L4J2P6
Email address:	
Website address:	WWW.EITZCHAIM.COM

View this organization's quick view information [Quick view](#)

Appendix II: Parcel Abstract

LAND
REGISTRY
OFFICE #65

03251-0003 (LT)

PAGE 1 OF 1
PREPARED FOR jpolce
ON 2022/12/14 AT 13:36:05



* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 115-4, SEC M2008 ; PT BLKS 115 & 116, PL M2008 , PART 2 & 3 , 65R8360; CITY OF VAUGHAN

PROPERTY REMARKS: CORRECTION: INSTRUMENT NUMBER LT291111 WAS ENTERED IN ERROR AGAINST THIS PROPERTY AND WAS REMOVED AND CERTIFIED ON 2000/05/17 BY JOAN YOUNG.

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1996/12/16

OWNERS' NAMES
EITZ CHAIM SCHOOLS

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/12/16 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/12/16						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
LT30982	1980/12/01	NOTICE AGREEMENT			THE CORPORATION OF THE TOWN OF VAUGHAN	C
LT37263	1981/02/24	NOTICE AGREEMENT			THE CORPORATION OF THE TOWN OF VAUGHAN	C
65R8360	1985/08/22	PLAN REFERENCE				C
LT288723	1986/04/28	TRANSFER	\$64,247		TORATH EMETH CONGREGATION	C
REMARKS: THE CONSENT OF THE YORK REGIONAL LAND DIVISION COMMITTEE IS ATTACHED THERETO						
LT1434029	1999/12/09	APL CH NAME INST		THE MUTUAL LIFE ASSURANCE COMPANY OF CANADA	CLARICA LIFE INSURANCE COMPANY	C
REMARKS: MULTI CORRECTIONS: 'INSTRUMENT TYPE' CHANGED FROM 'APPL CH NAMES' TO 'APPL CH NAMES' ON 2002/01/02 BY DIANNE WALTERS.						
YR664316	2005/07/08	APL CH NAME OWNER		TORATH EMETH CONGREGATION	EITZ CHAIM SCHOOLS	C
YR1688592	2011/08/02	CHARGE	\$1,000,000	EITZ CHAIM SCHOOLS	THE TORONTO-DOMINION BANK	C
YR2210624	2014/11/03	BYLAW		THE CORPORATION OF THE CITY OF VAUGHAN		C
REMARKS: BY-LAW NO. 045-2013. A BY-LAW TO IMPOSE CITY-WIDE DEVELOPMENT CHARGES.						
YR2210673	2014/11/03	NOTICE		THE CORPORATION OF THE CITY OF VAUGHAN	EITZ CHAIM SCHOOLS	C
YR2221924	2014/11/27	NOTICE		THE REGIONAL MUNICIPALITY OF YORK	EITZ CHAIM SCHOOLS	C

Appendix III: Registered Charity Information Return Summary



Government
of Canada

Gouvernement
du Canada

[Home](#) > [Canada Revenue Agency](#) > [Charities and Giving](#) > [Search](#)

> [T3010 Registered Charity Information Return](#)

T3010 Registered Charity Information Return

Schedule 6 - Detailed financial information

Name:

EITZ CHAIM SCHOOLS

BN/Registration

number:

129799599 RR 0001

Fiscal period:

July 01, 2020 to June 30, 2021

Schedule 6 - Detailed financial information

▼ Statement of financial position

4020 Was the financial information reported below prepared on an accrual or cash basis?

Accrual

Assets

Description of assets	Amount (CAN\$)	Amount (CAN\$)
Cash, bank accounts, and short-		4100 \$9,261,0

term investments			
Amounts receivable from non-arm's length persons		4110	
Amounts receivable from all others		4120	\$2,114,6
Investments in non-arm's length persons		4130	
Long-term investments		4140	
Inventories		4150	\$40,0
Land and buildings in Canada		4155	\$8,474,1
Other capital assets in Canada		4160	\$2,575,9
Capital assets outside Canada		4165	
Accumulated amortization of capital assets (enter negative amount)		4166	\$-5,494,9

Other assets		4170	\$134,0
10 year gifts	4180		
Total assets (add lines 4100 to 4170)		4200	\$17,104,8

Assets not used in charitable activities	Amount (CAN\$)
Amount included in lines 4150, 4155, 4160, 4165 and 4170 not used in charitable activities	4250

Liabilities

Description of liabilities	Amount (CAN\$)
Accounts payable and accrued liabilities	4300 \$2,474,486.00
Deferred revenue	4310 \$553,804.00
Amounts owing to non-arm's length persons	4320
Other liabilities	4330 \$293,135.00
Total liabilities (add lines 4300 to 4330)	4350 \$3,321,425.00

▼ Statement of operations - Revenue

Revenue

Description of revenue	Amount (CAN\$)	Amount (CAN\$)

Total eligible amount of all gifts for which the charity issued tax receipts		4500	\$
Total eligible amount of tax-receipted tuition fees	5610	\$5,395,302.00	
Total amount of 10 year gifts received	4505		
Total amount received from other registered charities		4510	\$
Total other gifts received for which a tax receipt was not issued by the charity (excluding amounts at lines 4575 and 4630)		4530	
Total revenue received from federal government		4540	\$
Total revenue received from provincial/territorial governments		4550	
Total revenue received from municipal/regional governments		4560	

Total tax-receipted revenue from all sources outside of Canada (government and non-government)	4571	
Total non tax-receipted revenue from all sources outside Canada (government and non-government)		4575
Total interest and investment income received or earned		4580
Gross proceeds from disposition of assets	4590	
Net proceeds from disposition of assets (show a negative amount with minus sign)		4600
Gross income received from rental of land and/or buildings		4610
Total non tax-receipted revenues received for memberships, dues and association fees		4620

Total non tax-receipted revenue from fundraising		4630	
Total revenue from sale of goods and services (except to any level of government in Canada)		4640	
Other revenue not already included in the amounts above		4650	
Specify type(s) of revenue included in the amount reported at 4650	4655	CHANGE IN FV OF INVESTMENTS	
Total revenue (add lines 4500, 4510 to 4560, 4575, 4580, and 4600 to 4650)		4700	\$1

▼ Statement of operations - Expenditures

Expenditures

Description of expenditures	Amount (CAN\$)	Amount (CAN\$)	
Advertising and promotion		4800	\$571
Travel and vehicle expenses		4810	

Interest and bank charges		4820	\$71
Licences, memberships, and dues		4830	
Office supplies and expenses		4840	\$349
Occupancy costs		4850	\$912
Professional and consulting fees		4860	\$387
Education and training for staff and volunteers		4870	\$137
Total expenditure on all compensation (enter the amount reported at line 390 in Schedule 3, if applicable)		4880	\$10,111
Fair market value of all donated goods used in charitable activities		4890	

Purchased supplies and assets		4891	
Amortization of capitalized assets		4900	\$333
Research grants and scholarships as part of charitable activities		4910	
All other expenditures not included in the amounts above (excluding gifts to qualified donees)		4920	\$81
Specify type(s) of expenditures included in the amount reported at 4920	4930	MOTHER'S ASSOC., BUS TRANSPORT	
Total expenditures before gifts to qualified donees (add lines 4800 to 4920)		4950	\$12,956

Of the amounts at line 4950:		
(a) Total expenditures on charitable activities	5000	\$11,179,195.00
(b) Total expenditures on management and administration	5010	\$1,349,377.00
(c) Total expenditures on fundraising	5020	\$427,674.00
(d) Total other expenditures included in line 4950	5040	
Total amount of gifts made to all qualified donees		5050
Total expenditures (add lines 4950 and 5050)		5100 \$12,956

Other financial information

Show all amounts to the nearest single Canadian dollar. All relevant fields must be filled out.

Permission to accumulate property

Only registered charities that have written permission to accumulate should complete this table.

Description of permission to accumulate property	Amount (CAN\$)
Enter the amount accumulated for the fiscal period, including income earned on accumulated funds	5500
Enter the amount disbursed for the fiscal period for the specified purpose	5510

Permission to reduce disbursement quota

Description of permission to reduce disbursement quota	Amount (CAN\$)
If the charity has received approval to make a reduction to its disbursement quota, enter the amount for the fiscal period	5750

Property not used in charitable activities

Property not used in charitable activities	Amount (CAN\$)
Enter the average value of property not used for charitable activities or administration during the 24 months before the BEGINNING of the fiscal period	5900
Enter the average value of property not used for charitable activities or administration during the 24 months before the END of the fiscal period	5910

[Return to previous page](#)

Appendix III: Registration with Ministry of Education and Private Schools

SCHOOL FORM

* indicates that this data must be provided

Region Code CR	Board Number B78215 - CR Private Non-Inspected
School Number 887234	Status School Open
	Previous Board B85650

* Language

English

French as a Second Language Offered

Yes No N/A

French as a Second Language Programs

– Select one or more FSL Program(s) –

- FSL - Core
- FSL - Extended
- FSL - Immersion

* School Name
Eitz Chaim Schools
Please contact the Private Schools and International Education Unit to make a school name change.

* School Level Type 1-Elementary	* School Type 7-Private Non-Inspected	* School Special Condition Type 0-Not applicable
-------------------------------------	--	---

* School Semester Indicator Type Not Applicable	* School Grade Range Type JK-8
--	-----------------------------------

* Date Opened 1969/09/01	Date Closed	Requested Close Date
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School Number – Previous Owner School Name – Previous Owner

School Number – New Owner School Name – New Owner

Submit

Ministry of Education

Child Care Quality Assurance
and Licensing
77 Wellesley Street West, Box 980
Toronto, ON M7A 1N3

Ministère de l'Éducation

Assurance de la qualité
des services de garde
d'enfants et délivrance de permis
77, rue Wellesley Ouest, B.P 980
Toronto (Ontario) M7A 1N3



February 18, 2022

Amir Kohl
Eitz Chaim Schools
475 Patricia Avenue,
Toronto, ON
CA, M2R 2N1

Re: Eitz Chaim Schools (SF)
Licence No. 56229
80 York hill Boulevard,
Thornhill, ON
CA, L4J 2P6

A regular licence has been issued to operate the above-named child care centre for the period of February 18, 2022 to February 18, 2023.

You are required to be in compliance with the conditions of the licence including the licensed capacity. Please ensure that the licence is posted in a conspicuous place in the child care centre at or near an entrance commonly used by parents.

In addition to the director approvals that appear on your licence, the following approvals have been granted:

Director approval is granted for Lee-Ann Lebowitz as the approved supervisor of the centre and to take the place of an RECE for this position.

Director approval is granted for Gina Epstein to take the place of a Registered Early Childhood Educator.

This approval is subject to the conditions set out in the director approval letter or as follows:

- (1) The individual shall successfully complete the **Child Care and Early Years Act, 2014** (CCEYA) self-test on the Child Care Licensing System.
- (2) Director approval is granted for the individual to take the place of a Registered Early Childhood Educator in the preschool group.
- (3) The individual shall continue her/his Early Childhood Education training offered by an Ontario College of Applied Arts and Technology (OCAAT) or a program on the College of Early Childhood Educator's Approved Post-Secondary Programs List. The licensee shall provide a status update on the training completed at the time of licence renewal.
- (4) The licensee shall ensure that the mentoring plan submitted to the Ministry of Education is followed and documentation remains on-site to support this individual.

Please note that director approvals are not transferable and are granted for the child care centre noted above. The approval may be subject to review at the time of licence renewal and any time during the licensed period.

Please review the conditions on the licence.

Licensees with findings of non-compliance are encouraged to complete a **Compliance Action Plan**, available on the Early Years Portal, to reflect on identified non-compliances and develop strategies for maintaining and monitoring compliance with requirements that were not met at the time of the inspection. Completion of a **Compliance Action Plan** may assist licensees in improving overall compliance with licensing requirements and ultimately, their centre's tier assessment.

Please note that Section 25 of the **Child Care and Early Years Act, 2014** provides that where a licensee is dissatisfied with a change made with respect to a regular licence, such as to its status or its conditions, the licensee may, within 15 days of receiving notice of the change, serve a written request for a hearing to the director and to the Licence Appeal Tribunal. The Tribunal can affirm, amend or cancel the change or direct other actions. Information about the Licence Appeal Tribunal is available at <http://www.lat.gov.on.ca>

If you wish to make changes during the term of this licence, for example changes to the approved supervisor, capacity of the child care centre or changes to the premises or playground area, you must discuss those proposed changes with your program advisor before making changes as they will require the written approval of the director under the **Child Care and Early Years Act, 2014**.

Should you have any questions, please contact your program advisor, Whitney Agnew.

Sincerely,



Kelly Lebouc
Director under the **Child Care and Early Years Act, 2014**

c. Lee-Ann Lebowitz, Supervisor
Regional Municipality of York

City of Vaughan Response Letter



January 9, 2023

Sabrina Sgotto
Weston Consulting
201 Millway Ave, Suite 19
Vaughan, ON
L4K 5K8

Dear Ms. Sgotto:

Re: Eitz Chaim School - Application for Deferral of Development Charges; 80 York Hill Blvd, City of Vaughan

Please accept this as a response to your letter dated December 16, 2022 in which you have requested, that the City of Vaughan ("the City") consider your application under the City-Wide Development Charges Deferral Policy ("the policy").

You have asserted in your letter that this development is to expand the current religious school located at 80 York Hill Blvd. As per the City's current policy, development charges can only be deferred, amongst other criteria, if the development provides a service or use normally provided by the City or the Regional Municipality of York. You describe that Eitz Chaim Schools provide a public service including education and educational programming through Early Childhood Education, Saturday afternoon Groups for grade school children, Support Groups for Women, mentorship and tutoring programs. While these are all in support of the public, the City's policy is clear that Private religious schools is not a service or use provided by the City or Region, and therefore does not meet the criteria of the policy.

As previously discussed with Mr. Daniel Fine, an alternative course of action is to request a deputation to Council, through the City Clerk's Office, requesting Council to direct staff as an exemption to our current deferral policy. As you may know, the City had previously granted a DC deferral on this site under the City's previous deferral policy which allowed private religious schools to defer DCs.

Please contact the undersigned or Michael Marchetti (ext. 8271) should you have any questions.

Sincerely,

Michael Coroneos, CPA, CMA
Chief Financial Officer & City Treasurer

City of Vaughan

Copy: Wendy Law, City Solicitor, City of Vaughan

Michael Marchetti, Director, Financial Planning & Development Finance, City of Vaughan

Nelson Pereira, Manager, Development Finance, City of Vaughan

Rose Paolone, Development Clerk, City of Vaughan



memorandum

Communication : C 2
Committee of the Whole (1)
April 4, 2023
Agenda Item # 2

DATE: March 28, 2023
TO: Mayor and Members of Council
FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management
RE: COMMUNICATION – COMMITTEE OF THE WHOLE (1), APRIL 4, 2023

ITEM #2
8741 HUNTINGTON ROAD
ZONING BY-LAW AMENDMENT FILE Z.21.025
DRAFT PLAN OF SUBDIVISION FILE 19T-21V006
WARD 2 - VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

- 1. THAT Table 2 for the “Definition of a Front Lot Line” within Item #2, be revised in accordance with this Communication.

Background

Through discussions with the Owner, Table 2 in Item #2 of the April 4, 2023 Committee of the Whole Meeting identifies an incorrect Street reference as it relates to a requested amendment. Within the “Proposed Exceptions to the EM2 Zone Requirements” for the “Definition of a “Front Lot Line”, the table indicates that it “Shall be the lot line abutting Street ‘1’ (Block 2)” whereas it should be “Shall be the lot line abutting Street ‘2’ (Block 2)”. The revised Table 2 would include the new proposed exception to the definition of “Front Lot Line” as follows:

Table 2:

	Zoning By-law 1-88 Standard	EM2 Zone Requirements	Proposed Exceptions to the EM2 Zone Requirements
a.	Definition of a “Front Lot Line”	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line	Shall be the lot line abutting Street ‘2’ (Block 2)

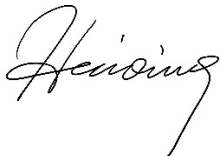
The effect of this revision is that the future development of Block 2 would front onto the proposed Street '2' (future Anatolian Drive) instead of Street '1' (future John Lawrie Street extension), which is consistent with the development of Block 59 West.

Conclusion

The Communication corrects an error and includes a recommendation from the Deputy City Manager of Planning and Growth Management to revise Table 2 within Item #2.

For more information, contact Casandra Krysko, Senior Planner, Development Planning Department, ext. 8003.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Haiqing Xu'.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

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

EITZ CHAIM SCHOOLS

80 YORK HILL BOULEVARD

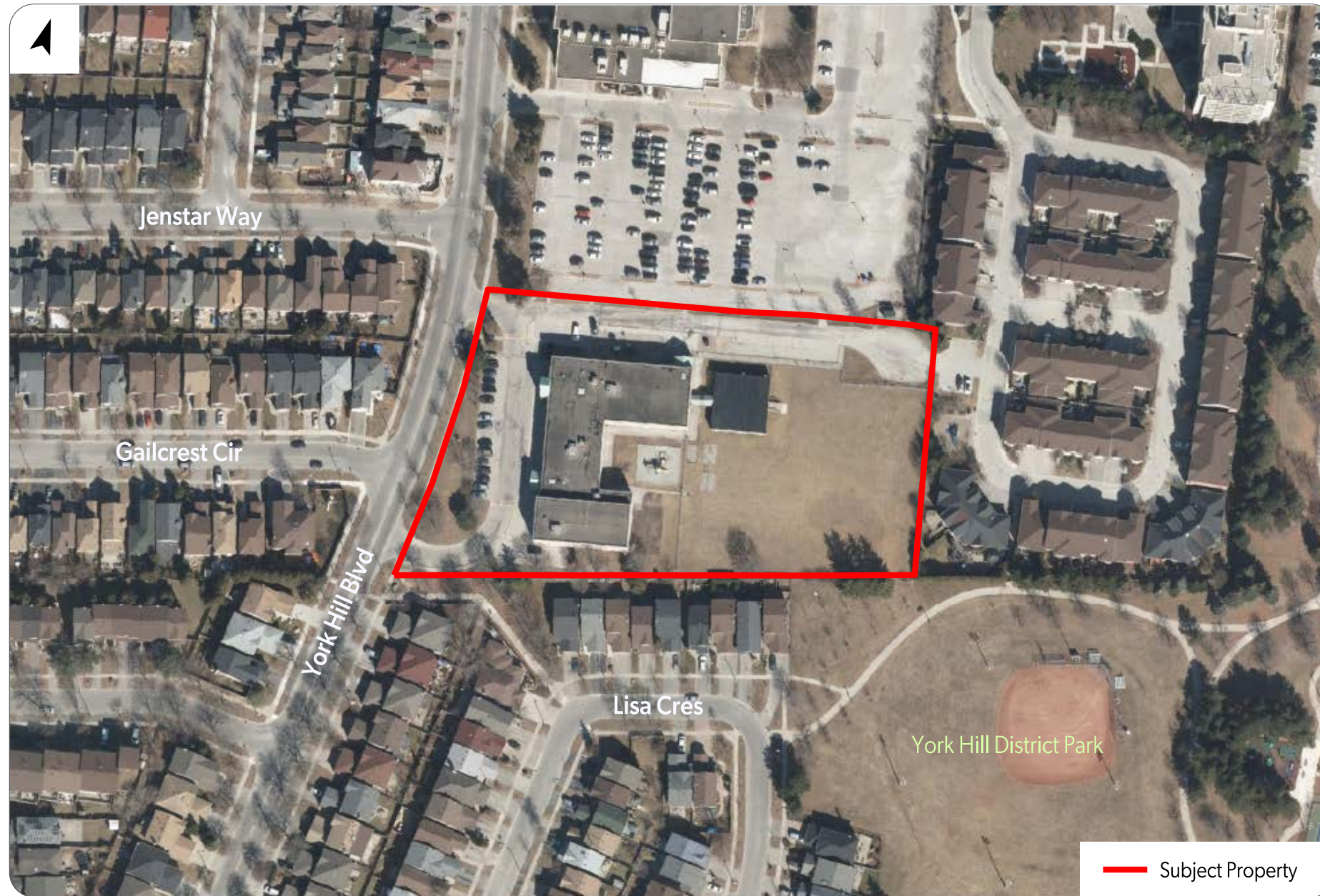
APRIL 4, 2023

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

WESTON
CONSULTING



SUBJECT PROPERTY



APPROVED SITE PLAN APPLICATION (DA.19.077)



APPROVED SITE PLAN APPLICATION (DA.19.077)



APPROVED SITE PLAN APPLICATION (DA.19.077)



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?

Kayly Robbins, MPL, MCIP, RPP
Senior Planner
Weston Consulting

905-738-8080 (ext. 315)
krobbins@westonconsulting.com

