

## **MEMBERS' RESOLUTION**

### **Committee of the Whole Report (1)**

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**DATE:** Tuesday, January 21, 2025

**TITLE:** VAUGHAN AND ONTARIO PARTNERING TO BUILD A NEW  
NOT-FOR-PROFIT LONG-TERM CARE FACILITY

**FROM:**

Mayor Steven Del Duca  
Councillor Adriano Volpentesta

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**Whereas**, the April 2022 Council-approved *Creating a city for all ages: Vaughan Age-Friendly Community Action Plan* identifies the urgent need for more long-term care beds in Vaughan: “As of January 31, 2020, there were 886 long-term care beds in Vaughan, and 2,493 people were waiting for basic beds, 517 people were waiting for semiprivate beds and 2,081 were waiting for private beds (Central LHIN, 2020)”. This plan further calls for the City of Vaughan to work with housing providers, including long-term care housing providers, to meet the needs of residents; and

**Whereas**, the Ontario government has plans for a future 256-bed long-term care state-of-the-art facility on provincially owned lands at 7231 Martin Grove Road. This long-term care facility will be managed by Mariann Home, a non-profit founded in the 1970s in Richmond Hill by The Missionary Sisters of the Precious Blood; and

**Whereas**, these provincially owned lands have a ministerial zoning order and zoning approval and will be subject to site-plan approval; and

**Whereas**, providing this development charge funding relief in January 2025 by the City of Vaughan will allow the provincial government to budget for the construction of the new long-term care facility in the upcoming 2025 provincial budget, with plans to have shovels in the ground and work underway by the fall of 2025; and

**Whereas**, this new long-term care bed facility will result in the creation of 400 construction and skilled trade jobs and will be a boost to Vaughan's local economy; and

**Whereas**, other municipalities across Ontario have taken similar action to exempt development charges towards advancing the construction of critically needed long-term care facilities to care for vulnerable individuals, including Vaughan's older adult community, in need of support; and

**Whereas**, the City of Ottawa approved an exemption from development charges for the non-profit provider of long-term care St. Patrick's Home of Ottawa Inc. This home is owned by the Grey Sisters of the Immaculate Conception, and this facility is like the plans for the Mariann Home long-term care facility presented in this Members' Resolution; and

**Whereas**, in the City of Toronto all non-profit long-term care homes are exempt from development charges. All non-profit and for-profit long-term care homes are exempt from development charges in the City of Greater Sudbury. The City of Brampton is anticipated to bring forward a motion with their municipal budget in January 2025 to waive development charges for not-for-profit long-term care homes. Peel Region has a program for not-for-profits that waives 50 per cent of development charges, with the possibility of further expanding this program to have the remaining 50 per cent waived.

**It is therefore recommended:**

1. THAT the City of Vaughan grant an indefinite deferral of the City's portion of development charges on the site of 7231 Martin Grove Road in January 2025 as part of the Ontario government's plans to build a new 256-bed long-term care state-of-the-art facility to be managed by Mariann Home; and
2. THAT this Members' Resolution be forwarded to York Region staff to coordinate with City of Vaughan staff to execute; and
3. THAT this Members' Resolution is approved by Council.

**Financial and Staff Resource Impact:** It is estimated that the City's portion of the current development charge (DC) amount for the Mariann Home long-term care facility project is approximately \$4.3 million, pending site-plan approval and the City's confirmation of the gross floor area (GFA).

**Attachments:** April 2022 Council-approved [Creating a city for all ages: Vaughan Age-Friendly Community Action Plan](#)