



October 29, 2019

Attn: Kurt Franklin
Weston Consulting
201 Millway Ave, Suite 19
Vaughan ON
L4K 5K8

RE: Rivers of Life Fellowship Association Inc. – Application for Deferral of Development Charges; 9111 Keele St. City of Vaughan

Dear Mr. Franklin:

Please accept this as a response to your letter dated August 7, 2019 in which you have requested, on behalf of your client Rivers of Life Fellowship Association Inc., that the City of Vaughan ("the City") consider your client's revised application under the City-Wide Development Charges Deferral Policy ("the policy").

You have asserted in your letter that this development is to establish a new place of worship on the subject lands, which includes community use space such as a gym, multi-purpose rooms, activity rooms and classrooms. 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.

Places of worship is not a service or use provided by the City or Region, and therefore does not meet the criteria of the policy. The classroom portion is also not eligible under our current policy as you do not have a Ministry of Education school number.

Based on our review of your development, in consultation with Community Services, we are able to provide a deferral on a portion of your development as it relates to community use, that is available to the general public and is similar to a service provided by the City. The portion of your site would consist of the Lower Level, including the gym, multi-purpose rooms and kids' activity rooms. This area is approximately 2,624 square meters.

It is the City's position that the remaining main and upper levels are not available to the general public and is not related to service normally provided by the City or Region and therefore do not meet the criteria of the policy.

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

Regards,



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



**WESTON
CONSULTING**

planning + urban design

Office of the Chief Financial Officer and City
Treasurer
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

August 7, 2019
File 8368

Attn: Mr. Michael Coroneos, Chief Financial Officer and City Treasurer

Dear Sir,

**RE: Request for City and Regional Development Charges Deferral
Rivers of Life Fellowship Association Inc.;
9111 Keele St
City of Vaughan**

Weston Consulting are the planners for the Rivers of Life Fellowship Association Inc., a non-profit organization that owns the property located at 9111 Keele St. in the City of Vaughan. On May 1, 2019, City Council approved Zoning By-law Amendment File Z.17.039 and Site Development File DA.16.061. These approvals permit the development of the subject lands for a place of worship with ancillary land uses as described in the approved Zoning By-law.

We have reviewed the "*City-Wide Development Charges Deferral Policy*" and are requesting a deferral of both City and Regional development charges (DC's) for the proposed approved development of the subject lands.

The deferral is being requested as the Rivers of Life Fellowship Association is a non-profit volunteer group that is establishing a new place of worship, with ancillary community supportive uses on the subject lands. The Fellowship provides a broad range of community and social services that supports the development of a healthy and complete community. Development charges place a substantial financial burden on the congregation that is best deferred so that fund-raising can focus on the funds required for the construction of the new facility. This will allow for the continuation and expansion of the social and community services provided by the Fellowship as they move into their new and larger facility.

In support of this request, please find attached a letter from the Fellowship providing details on the current and future activities being undertaken by the Fellowship.

Services Provided by the Fellowship

The Rivers of Life Fellowship Association delivers a series of social services that are normally provided by the City of Vaughan and the Region of York as well as a range of other social and community services.

These include:

- **Community Events and Activities:** The proposed building will be used by members of the community and public for social events and celebrations;
- **Social Outreach:** The Fellowship works with the community to address the needs and concerns of persons beyond the congregation. Events open to the public are scheduled in the existing facilities and this will be expanded in the new facilities;
- **Homeless and the Needy:** The Fellowship provides assistance to people who are homeless, hungry or otherwise disadvantaged. This occurs on an as-needed and emergency basis including the collection and distribution of food and supplies to those in need;
- **Youth:** The Fellowship organizes activities for youth in the community. These include evening, weekend and summer activities. All of these activities are open to the public;
- **Library:** The proposed development will incorporate a library space where members of the public, and the congregation, can sign out books for reading and reference;
- **Recreational Activities:** The Fellowship organizes a broad range of youth sports and recreational activities that would also be available to members of the public. This includes an open gym and sports camps in the summer;
- **Facility Rental:** Similar to municipal community centres, meeting rooms and the gym will be available to members of the public for rent. This provides an important resource to the community and helps support the non-profit Fellowship.

Vaughan Official Plan

From a policy perspective, the proposed place of worship, with community supportive uses, is part of the City's definition of a *'Complete Community'* as the Fellowship's services help *"meet people's needs for daily living"*.

Policy 7.2.1 specifically includes *'places of worship'* as part of the *'Community services and facilities'* needed in the community. This policy further states that *'Community services and facilities should be integrated into existing and New Community Areas'*. The proposed development is to be located near the border of Wards 3 and 4 allowing it to serve both the Maple

community and the Concord/Thornhill North community. The site is also on a Regional Road with regular transit service.

This policy also notes that *"A variety of private and non-governmental organizations provide community services and facilities that improve the quality of life for Vaughan residents and employees, augmenting community infrastructure provided by Vaughan and York Region"*. The services provided by the Fellowship at the new facility support and enhance the social and community services available in the City of Vaughan.

Other DC Deferrals

The City has provided deferrals to other organizations over the past several years, even when the service being provided is not specifically provided by the City or Region. These include:

- **Hospice Vaughan:** City Council approved a request to defer DC's for Hospice Vaughan. While Hospice services are not provided by the City or Region, as per the DC deferral policy, Council and staff agreed that the social service provided by Hospice Vaughan was beneficial to the Community and worthy of Council's support;
- **Vitanova Foundation:** Similar to above, City staff supported, and Council approved, a request by the Vitanova Foundation to defer development charges. As noted in the staff report, the Vitanova Foundation provides *"shelter and addiction services to individuals and families"*. While these services are not provided by the Municipality, both City staff and Council determined that they were worthy of support.

The Rivers of Life Fellowship provides place of worship and community support services that are also worthy of the City's support. As discussed above, the Fellowship augments services already provided in the community while also expanding community services into areas not normally provided by the City. The breadth of services provided by the Fellowship *"contribute directly to the health and social wellbeing of communities"* (Policy 7.2.1).

Support Material

The Rivers of Life Fellowship Association Inc. is a registered charitable organization as required by the City's DC deferral policy. Attached please find the following support material:

- Parcel register showing ownership of the subject lands;
- Confirmation from the Government of Canada of the Association's charitable organization status.
- We also confirm that the proposed place of worship, with ancillary community supportive uses, is available to the general public.

It would be greatly appreciated if a report could be sent to City Council authorizing the appropriate staff to prepare a Deferral Agreement for City-wide DC's. Also, if this could be coordinated with Region of York Financial staff so that the Association's Regional DC's could be deferred as well, that would be more than welcome.

We look forward to working with you to have this agreement prepared, signed, and registered on title of the subject property. If you have any questions, or require additional information, please do not hesitate to contact the undersigned. Thanks in advance for your help with this issue.

Yours truly,

Weston Consulting



Kurt Franklin BMath, MAES, MCIP, RPP
Vice President

cc. Rafik Lotfi, Rivers of Life Fellowship Association Inc.
Nelson Pereira, Manager Development Finance
Mark Antoine, Sr. Planner



Rivers of Life Fellowship Association Inc.

21 Highbridge Road, Richmond Hill, Ontario, L4B 1Y3

Tel. 905 886 3750 www.riversoflife.ca

Not for profit corporation - Incorporated Ontario laws October 28, 1997 No. 1259294
Charity Business Number Registration 86890 8369 RR0001 Pastor Guirguis Halim

Office of the Chief Financial Officer and City Treasurer

City of Vaughan

2141 Major Mackenzie Drive.

Vaughan, Ontario L6A 1T1

July 4th, 2019

Attn: **Mr. Michael Coroneos**, Chief Financial Officer and City Treasurer

Dear Mr. Coroneos,

RE: **Rivers of Life Fellowship Association Inc. – Application for Deferral
Of Development Charges; 9111 Keele St, City of Vaughan**

I am writing to thank you for your letter dated June 3, 2019 regarding Rivers of Life Fellowship Association Inc. – Application for Deferral Development Charges; 9111 Keele St, City of Vaughan (the City"). Stating that a place of worship is not a service or use provided by the city or Region, and therefore does not meet the criteria of City-wide Development Charges Deferral Policy ("the policy").

Please allow me to introduce our Place of worship's nature and services/uses and how Spiritual services and other services provided by Rivers of Life can demonstrate that the spirit of the policy can suggest that such services should be considered for DC deferrals, and therefore recommending that a specific exception to the policy be approved.

Rivers of Life fellowship is proposing 2-storey 6,942 square meter Master Plan Place of worship with 3.605 square meter phase one on a land owned by Rivers of Life fellowship. The proposed place of worship is intended to better meet the **spiritual need** of the City of Vaughan's community. The land is on the south side of Rutherford Road and east of Keele and is the subject of Site Plan application DA.16.061. Rivers of Life fellowship is a registered non-profit organization providing services since 1997 that are available to the general public and in good standing.

In 2005, Council adopted a City Wide DCs Deferral Policy ("the Policy") setting out the qualifying criteria enabling all qualified applicants to receive deferral of the City of Vaughan's City Wide DCs. Deferral for services/uses provided by the City of Vaughan or the Regional Municipality of York or any local board thereof may be considered under the policy.

Rivers of Life fellowship and its role in the Community:

Our Church is fulfilling a variety of needs within the community and helps to meet the objectives of building safe, healthy and complete communities. We provide for multiple functions all week long and/or all day long. We also provide space for non-profit essential activities, hubs of information and gathering places. This helps to create community cohesion and to assist people in their everyday lives, **Spiritual services** and other services provided by Rivers of Life fellowship are services provided to the general public of the City of Vaughan and Ontario.



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Some of Rivers of Life Community Services/uses

Worship and preaching Ministry to fulfill the spiritual needs, with Pastoral counseling in daily basis, Prayer meetings everyday, with a lot of different ministries to serve the community,

Outreach Ministry: Outreach ministries are called to deal with the needs and concerns of persons beyond the congregation, relating the ministry of the local church to the needs of the world through compassion, justice, and advocacy.

Homeless Ministry: It is the intentional interaction between Christians and homeless persons, regardless of their faith. The ministering typically occurs in the environment in which the homeless reside. It may include distribution of provisions such as food, clothing, and blankets. The ministry often involves building relationships with the homeless and providing them with information and relational care. Prayer, conversation, and ministering to spiritual needs are part of the process.

Needy ministry: the Needy Ministry provides a vehicle through which a comprehensive and compassionate ministry can take place to the members of Rivers of Life and to the surrounding community. It touches and provides assistance to people who are homeless, hungry or disadvantaged and in need on an emergency basis. One of the special efforts of this ministry is achieved by providing groceries, and non-perishable items for families at Christmas time. Additionally, this ministry is a testament that God is a provider to those who have various needs and are to be supported and encouraged.

Youth and Children Care Ministry: The Mission of Rivers of Life youth and Children's Ministry is "To see youth and children come to know Christ and be Biblically disciples, to consistently grow in Christ, develop a Biblical World-view, and serve Him." The Vision of The Rivers of Life youth and Children's Ministry is "To reach into the lives of children in our church and community with the Gospel, portray the love of Christ and teach them the things of the Lord." We count it an awesome privilege and responsibility to reach and teach these little ones for Him! With a big heart for the local community and the world. Everybody is welcome to our meetings and our camps.

Cell Group Ministry: Cell groups are made of small numbers of Christians, often between 6 and 12, and led by a cell group leader. Members may be in the same cell group because of common locality, schools or interests. Cell group meetings are usually not conducted in the church sanctuary, if any, but in any of the members' homes, rooms in the church building or other third-party venues. Cell group meetings may consist of a fellowship meal, communion, prayer, worship, sharing or Bible study and discussion.

Facility rental Our building will become a valuable tool for mission and meeting community need. Renting the Sanctuary or the meeting rooms, classrooms or the gym will give a wider use of the building by the community.

Recreation Ministry: Rivers of Life has an outstanding ministry of Recreation. Over 200 children and youth play team sports throughout the year. We offer programs for Soccer, Basketball, Volley ball and open gym for our members and the community. A sports camp for these sports and more will be held during the summer. Highly qualified and Christ centered coaches are recruited from parents and other interested adults. Also we have dancing Club and Awana Program to empower the local church with biblical, relevant and easy to use discipleship programs.

Library and book store Ministry: Our Library is open on Sunday mornings before and after the worship service. In mid-fall, we also celebrate our Library with a special day of its own, complete with games, treats and other surprises. Why not drop in to browse through our offerings? Books, DVDs, church archives and other Christian resources are all available. we are always glad to guide you in your search.



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Place of worship and its Contribution to Sustainability:

Places of worship can provide a cornerstone to communities and fulfill a multiplicity of functions all day and all year. They can be hubs in the community, providing support services for people's everyday lives. Since they are often an integral component of complete communities, it is important that they are accessible by transit, connected to biking and walking facilities and are in proximity to residential communities.

Rivers of Life provides key services to the general public in the spiritual needs area, while this is not a service performed by the municipality it still contributes to the sustainability of key social and health services to Vaughan residents.

Place of Worship and its important community building role Extract from : City of Vaughan Official Plan 2010 Volume 1 Ch 7.2 , Community Services and Facilities and 7.2.1 Supporting the provision of community Services and Facilities:

*"Community services and facilities are the wide variety of public programs, buildings and spaces that provide for community health and wellbeing. They include arts and recreation facilities, museums, libraries, community health and resource centres, schools , **places of worship**, day care and long-term care facilities. Vaughan's Active Together Master Plan provides direction for the municipal provision of many of these services and facilities. Community services and facilities also include emergency services such as fire, police and emergency medical services and dispatch centres.*

*A variety of **private** and non-governmental organizations provide community services and facilities that improve the quality of life for Vaughan residents and employees, augmenting community infrastructure provided by Vaughan and York Region. Public school facilities, provided by school boards, play an important community building role and are a convenient location for many functions beyond education. **Places of worship cater to the spiritual needs of a community but also often function as a hub for other activities including celebrations, social services, and child care.** Child care providers play an important role for many and contribute to complete communities . The City of Vaughan will continue to be creative in achieving community services and facilities through traditional and non-traditional means to provide optimal resources for all residents and employees. Conveniently located and accessible community services and facilities are critical to the success of municipal programs and services, and contribute directly to the health and social wellbeing of communities. Community services and facilities should be integrated into existing and New Community Areas , and located within Intensification Areas and other central locations in order to facilitate access and use. In addition to programming and service requirements, facilities should have convenient transit and pedestrian access, site design that prioritizes pedestrian and bicycle movement and should be built to the street for prominence and ease of access."*

Conclusion: Rivers of Life proposed Place of worship that acts as a community center in its nature and services/uses, it offer key services to the general public by providing different **Spiritual services in the spiritual needs area** to the general public, While this is not a service performed by the municipality, it still contributes to the sustainability of **key social and health services to Vaughan residents** that match the spirit of the policy suggesting that such services should be considered for DC deferrals, therefore we are recommending that a specific exception to the policy be approved and to execute a DC Deferral Agreement with Rivers of Life and the City of Vaughan to defer the City of Vaughan's development charges in a form satisfactory to the deputy city manager, Legal and human Resources.

Yours sincerely


Rafik Lotfi, P.Eng
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