



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** March 18, 2019

**Report Number:** SRCFS.19.009

**Department:** Corporate and Financial Services

**Division:** Financial Services

**Subject:** SRCFS.19.009 Jewish Youth Network Robbins  
Family Centre – Deferral of Development  
Charges

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### **Purpose:**

To request approval of a deferral of Development Charges payable for the Jewish Youth Network Robbins Family Centre.

### **Recommendation(s):**

- a) That the Mayor and Clerk be authorized to execute an agreement made pursuant to Section 27 of the Development Charges Act, 1997 between The Corporation of the Town of Richmond Hill and the Jewish Youth Network for deferral of the payment of the development charges otherwise payable with respect to the proposed development of the Jewish Youth Network Robbins Family Centre upon the recommendation of the Director of Financial Services and Treasurer.

### **Contact Person:**

David Dexter, Director of Financial Services and Treasurer, Extension 2484

### **Report Approval:**

**Submitted by:** Mary-Anne Dempster, Commissioner of Corporate and Financial Services

**Approved by:** Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

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### Background:

At the February 4, 2018 Committee of the Whole meeting, representatives from the Jewish Youth Network (JYN) were a delegation requesting a deferral of their Development Charges (DC) payable for the 25,887 square foot Family Centre development at 9131/9135 Bathurst Street. At that meeting the following motions were passed:

- a) That Council supports the deferral of the Development Charges payable by the Jewish Youth Network pursuant to Section 27 of the *Development Charges Act, 1997*;
- b) That staff be directed to report back to the Committee of the Whole meeting on March 18, 2019 with options to facilitate the deferral of the development charges payable by the Jewish Youth Network.

The JYN Centre will be operated on a “not for profit” basis which allows the organization to be exempt from paying Education DC’s and Cash-In–Lieu of Parkland.

The Non-Residential Development Charges payable for the 25,887 square foot Family Centre are as follows:

Town:           \$159,918

Region:       \$563,599

The Region will exempt or defer a development from the payment of development charges if the area municipality in which the development is to be located, does not collect development charges with respect to the development in question.

Staff recommend the conditions of deferral to be as follows.

The deferred Development Charges will become payable on:

- i. The sale or transfer of Lands or any portion thereof by the Jewish Youth Network;
- ii. The use of lands or facilities or any portion thereof other than solely for “not for profit” family centre.

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These conditions are consistent with a previous “not for profit” development in the Town in which Council approved a DC deferral. As a precondition to the Town executing the deferral agreement, the owner of the subject lands must cause to be registered, at no cost to the Town, a restriction pursuant to section 118 of the *Land Titles Act*, R.S.O. 1990, c. L.5 that there shall be no transfer or charge of the subject lands without the consent of the Treasurer of the Corporation of the Town of Richmond Hill in a form satisfactory to the Town Solicitor.

### **Financial/Staffing/Other Implications:**

There are no current financial implications for these DC deferral conditions.

### **Relationship to the Strategic Plan:**

To approve a deferral of Development Charges for the Jewish Youth Network Robbins Family Centre demonstrates wise management of resources in Richmond Hill.

### **Conclusion:**

That the Mayor and Clerk be authorized to execute an agreement made pursuant to Section 27 of the Development Charges Act, 1997 between The Corporation of the Town of Richmond Hill and the Jewish Youth Network for deferral of the payment of the development charges otherwise payable with respect to the proposed development of the Jewish Youth Network Robbins Family Centre upon the recommendation of the Director of Financial Services and Treasurer.

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### Report Approval Details

Document Title:	SRCFS.19.009 Jewish Youth Network Robbins Family Centre Deferral of Development Charges.docx
Attachments:	
Final Approval Date:	Mar 4, 2019

This report and all of its attachments were approved and signed as outlined below:

**David Dexter - Mar 4, 2019 - 9:59 AM**

**MaryAnne Dempster - Mar 4, 2019 - 10:40 AM**

**Neil Garbe - Mar 4, 2019 - 10:52 AM**