



**MAGELLAN**  
COMMUNITY CHARITIES

+1.437-914-9110

16 Queen Elizabeth Blvd.  
Toronto, ON M8Z 1L8

[www.magellancommunitycharities.ca](http://www.magellancommunitycharities.ca)

January 29, 2021

His Worship Mayor John Tory &  
Members of City Council  
City of Toronto  
100 Queen Street West  
Toronto, Ontario M5H 2N2

**RE: EX20. 4: Development Charge Policy Updates**

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Dear Mayor Tory and Members of City Council,

On behalf of Magellan Community Charities we are writing to express our overwhelming support for the recommendations made in the staff report EX20.4 to defer development charges for not-for-profit long-term care homes (for as long as they remain non-profit in long-term care). We were delighted that the Executive Committee, at their meeting on January 27th, unanimously endorsed the staff report, and we encourage all members of Council to support their recommendation for the deferral of development charges for new non-profit long-term care homes.

Magellan Community Charities is proudly developing a new unique non-profit long-term care home located at 640 Lansdowne Ave in our city. Our organization has received long-term care bed licenses from the Ontario government, and we are currently finalizing plans to fund, finance and develop the new facility on City of Toronto leased land to provide 256 new beds, including an additional component of 60 affordable non-profit housing units.

We believe that the current Covid-19 pandemic has clearly demonstrated the need for new “state of the art” facilities to provide the necessary accommodation and support for a growing number of seniors. On any given day in Toronto there are more than 7,000 seniors who are unable to access a long-term-care bed. Magellan Community Charities is doing its part to offer a solution to the current crisis in long-term care. In supporting the recommended development charge deferral for new non-profit long-term care providers you will be doing your part in making our project financial viable and contributing to the overall affordability of these beds for future residents.

Upon City Council approving the recommended deferral we look forward to working with City officials in the upcoming Development Charge study and, in anticipation of City Council, in 2022 making the interim policy permanent or adopting a Development Charge waiver for new non-profit long-term care homes.

Thank you in advance for your urgent attention to this matter, and for your support for the proposed Development Charge deferral for new long-term care homes for as long as they remain in long-term care use. We greatly appreciate your support. Our future depends on it. Our seniors depend on it.

Respectively submitted by on behalf of the Board of Directors:



Sara Isabel Dias  
Executive Director



Richard Ramos  
Development Manager

**Board of Directors, Magellan Community Charities**

Angie Camara

Christopher Clapperton

Manuel DaCosta

Irene Faria

John Ferreira

Vitor Fonseca

Elizabeth Mendes

Ulysses Pratas

Jack Prazeres

Charles Sousa