

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 Multi-Generational Housing (MGH) Not-For-Profit Charity we are writing to express our overwhelming support for the recommendation in the staff report EX20.4 to defer development charges for not-for-profit long-term care homes for as long as they remain a non-profit long-term care use. We were delighted that the Executive Committee, at their meeting on January 27, unanimously endorsed the staff report, and we encourage all members of Council to support the recommendation providing for the deferral of development charges for new non-profit long-term care homes.

MGH is proudly developing a new non-profit long-term care home located at Don Mills and Eglinton on the new Cross Town LRT. Our organization has received long-term care licences from the Ontario government, and we are currently finalizing plans to fund, finance and develop the new facility to provide 128 new beds (in addition to almost 400 affordable housing units within the same project). **Our development is a \$150 million capital investment in the people and city of Toronto.**

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 part of the 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.

Thank you very much!

*Mohamed*

Mohamed Dhanani  
Volunteer Member  
MGH Not-for-Profit Charity