



Staff Report for Committee of the Whole Meeting

Date of Meeting: July 3, 2018

Report Number: SRPRS.18.048

Department: Planning and Regulatory Services
Division: Development Engineering & Transportation

Subject: SRPRS.18.048 Authorization to Execute
Servicing Agreement with Collecdev (8868
Yonge) GP Inc. (8868 Yonge St.) and Metroview
Developments (Westwood) Inc. (8890 Yonge St.)
Related Files: D06-12082, D06-12066

Purpose:

To authorize the execution of a tri-party servicing agreement for the construction of a new municipal roadway and the installation of municipal servicing to support growth related projects at the south west corner of Yonge Street and Westwood Lane and to authorize the conveyance of certain related lands to the Town.

Recommendation(s):

- a) That upon the written recommendation of the Commissioner of Planning and Regulatory Services, the Mayor and Clerk be authorized to execute a tri-party servicing agreement with Collecdev (8868 Yonge) GP Inc. and Metroview Developments (Westwood) Inc. for the construction of a new municipal roadway and the installation of municipal servicing to support growth related projects at the south west corner of Yonge Street and Westwood Lane related to Files D06-12082 and D06-12066; and
- b) That Council authorize the fee simple acquisition of lands necessary for the infrastructure identified in a), located within Part of Lot 38, Concession 1, more particularly described as Parts 1, 2, 6, 4, 5 and 9 on Draft Reference Plan prepared by Krcmar Surveyors Ltd. dated November 2, 2017

Contact Person:

Annie Kwok, Project Coordinator, 905-771-2456 and/or
Paul Guerreiro, Manager of Development Engineering - Site Plans/Infill/High Rise
Construction, 905-747-6448

Page 2

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory 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.

Background:

The subject developments are located at the south west corner of Westwood Land and Yonge Street known as 8868 and 8890 Yonge Street as shown on Map 1.

The landowners, being Collecdev GP Inc. and Metro Developments (Westwood) Inc., have made a request to enter into a servicing agreement with the Town for the construction of a public road and the installation of municipal services.

The Owner of 8868 Yonge Street, Collecdev GP, appeared at the Ontario Municipal Board ("The Board"). Through settlement with the Town, "The Board" decision permitted an amendment to Zoning By-Law No. 7-16 requiring the Developer to dedicate certain lands to the Town for a future public highway in order to protect for a north south local road, as identified in the Town's Official Plan (as identified in Appendix A).

These lands will not only support the local road, but will allow for the construction of the necessary municipal servicing and related infrastructure required to service and provide access to the proposed developments to facilitate future growth in this area. The municipal services include the construction of a public roadway and the installation of municipal water supply, storm sewers, sanitary sewers, service connections and related appurtenances.

In order to accommodate the local road and the necessary infrastructure, a 20m public road allowance is required from Westwood Lane to the south limits of the subject lands, as shown on Map 2. This road allowance will need to be acquired by the Town through fee simple land conveyances from both developments.

Both participating landowners currently have active site plan applications (Files: D06-12082 and D06-12066). However, there is a need to advance the construction of the road and municipal services ahead of site plan approval in order to ensure that the road and services can be constructed in a coordinated manner and that they will be completed in time to provide servicing and construction access for both of the development sites.

In order to achieve this, the installation of the municipal infrastructure will be facilitated through a Servicing Agreement between the two parties and the Town. This tri-party agreement establishes the obligations for Collecdev (8868 Yonge) GP Inc. and

Page 3

Metroview Developments (Westwood) Inc. to construct the municipal works, and in accordance with the approved plans and as per Town standards. All necessary securities and fees related to the road and municipal works will be acquired through this agreement.

Town staff support this approach, however, require Council authorization for the execution of this servicing agreement and conveyance of the necessary lands prior to the execution of Site Plan Agreements for 8868 Yonge Street and 8890 Yonge Street.

Financial/Staffing/Other Implications:

Collecdev (8868 Yonge) GP Inc. and Metroview Developments (Westwood) Inc. will be responsible for payment of all fees associated with preparation of all necessary agreements, legal documents, plans, as well as the review of the engineering plans, municipal inspection, and construction costs.

Collecdev (8868 Yonge) GP Inc. and Metroview Developments (Westwood) Inc. will also provide the required financial securities specified in the servicing agreement.

The necessary road allowance is to be conveyed to the Town free of all costs, liens, and encumbrances.

Relationship to the Strategic Plan:

The recommendation in this report aligns with the Town's Official Plan and the Urban Master Environmental Plan. The servicing agreement will fulfill the Town's objective of serving as a role model for municipal management as it anticipates the needs and impacts to the community and wisely manages staff time and resources.

Conclusion:

Based on the above, staff recommends that the Mayor and Clerk be authorized to execute a servicing agreement with Collecdev (8868 Yonge) GP Inc. and Metroview Developments (Westwood) Inc. to advance the construction of the a municipal road and services and that Council authorize the acquisition of all necessary lands in advance of the execution of the site plan agreement for applications D06-12082 and D06-12066, as outlined in this report.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Map 1 – Location Map
- Map 2 – Draft Reference Plan
- Appendix A – Schedule 'B' from By-law No. 7-16

Page 4

Report Approval Details

Document Title:	SRPRS.18.048 - Authorization to Execute Servicing Agreement 8868 and 8890 Yonge Street.docx
Attachments:	- SRPRS.18.048 Map 1.pdf - SRPRS.18.048 Map 2.pdf - SRPRS.18.048 Appendix A.pdf
Final Approval Date:	Jun 26, 2018

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

Dan Terzievski - Jun 25, 2018 - 4:04 PM

Kelvin Kwan - Jun 26, 2018 - 6:56 AM

Neil Garbe - Jun 26, 2018 - 2:21 PM