

February 16, 2018

Regional Councillor Heath  
Chair, Housing York Inc.  
The Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

Dear Regional Councillor Heath:

**Re: Granting of Easement and Acquisition of Land for Housing York Inc. at Keswick Gardens in the Town of Georgina**

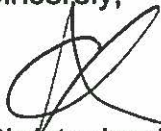
Regional Council, at its meeting held on February 15, 2018, adopted the following recommendations of Committee of the Whole regarding "Granting of Easement and Acquisition of Land for Housing York Inc. at Keswick Gardens in the Town of Georgina":

1. Council authorize Housing York Inc. to grant an easement over certain lands in the Town of Georgina for storm, sanitary and water service connections for lands developed by Treasure Hill Inc., its subsidiaries, or its successor in title.
2. Council authorize Housing York Inc. to accept the gratuitous transfer of a portion of Treasure Hill Inc. lands for potential future use.
3. Council advise the Housing York Inc. Board of its recommendations.

A copy of Clause 9 of Committee of the Whole Report No. 2 is enclosed for your information.

Please contact Rick Farrell, General Manager, Housing Services at 1-877-464-9675 ext. 72091 if you have any questions with respect to this matter.

Sincerely,



Christopher Raynor  
Regional Clerk

/C. Clark  
Attachments

Clause 9 in Report No. 2 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on February 15, 2018.

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Granting of Easement and Acquisition of Land for  
Housing York Inc. at Keswick Gardens in the Town of Georgina

Committee of the Whole recommends adoption of the following recommendations contained in the report dated January 18, 2018 from the Commissioner of Community and Health Services:

1. Council authorize Housing York Inc. to grant an easement over certain lands in the Town of Georgina for storm, sanitary and water service connections for lands developed by Treasure Hill Inc., its subsidiaries, or its successor in title.
2. Council authorize Housing York Inc. to accept the gratuitous transfer of a portion of Treasure Hill Inc. lands for potential future use.
3. Council advise the Housing York Inc. Board of its recommendations.

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Report dated January 18, 2018 from the Commissioner of Community and Health Services now follows:

1. Recommendations

It is recommended that:

1. Council authorize Housing York Inc. to grant an easement over certain lands in the Town of Georgina for storm, sanitary and water service connections for lands developed by Treasure Hill Inc., its subsidiaries, or its successor in title.
2. Council authorize Housing York Inc. to accept the gratuitous transfer of a portion of Treasure Hill Inc. lands for potential future use.
3. Council advise the Housing York Inc. Board of its recommendations.

Granting of Easement and Acquisition of land for Housing York Inc. at Keswick Gardens in the Town of Georgina

2. Purpose

As Shareholder of Housing York Inc. (Housing York), Council must authorize the disposal and acquisition of lands over \$10,000. This report seeks Council authority to permit Housing York to grant an easement over certain lands at Keswick Gardens, in the Town of Georgina, for purposes of allowing a servicing easement on site as set out in Attachment 1. Authority is also being sought to accept a gratuitous transfer of land to Housing York as part of the terms of the agreements contemplating the easement. The basis of this arrangement was approved in principle by Housing York in [September 2015](#), with the intent for Council as Shareholder, to approve the transactions closer to the actual commencement of construction of the neighbouring proposed residential subdivision development.

3. Background

Approval from Council is now required as the developer, Treasure Hill Inc., has received development approval by the Town of Georgina

Keswick Gardens is a 120-unit apartment building for seniors owned by Housing York Inc., located at 43 The Queensway North in the Town of Georgina. On [September 10, 2015](#), the Housing York Inc. Board approved this easement and related agreements in principle.

In December 2017, the Town of Georgina approved the development agreements required in order for construction to begin on the site. The servicing plans and technical specifications of connections are now known, and as such, authority from Council as shareholder is being sought at this time.

Easements to the Town are required to facilitate infrastructure related to servicing the new subdivision

In order to facilitate upgraded sanitary, storm, and water connections to serve the neighboring residential subdivision, an easement to the Town of Georgina is required. The easement will run through the existing parking lot as indicated in Attachment 1, and the infrastructure will also serve the existing Keswick Gardens building. Treasure Hill Inc. (Treasure Hill) has acquired the adjacent subdivision and will construct the required infrastructure upgrades at no cost to the Region or Housing York. In addition, they will transfer an adjacent parcel of land (0.66 acres) to Housing York, which may be used by Housing York to facilitate a future building expansion, enlarged parking area, or greenspace for residents (see Attachment 1).

#### 4. Analysis and Implications

Council Authority is required for the disposal or acquisition of Housing York Inc. land over \$10,000

In order to dispose of any lands (including conveyance of easements) having a value greater than \$10,000, approval by the Region as Shareholder is required under the Housing York Inc. Shareholder Direction (Section 6.3.1(b)), and pursuant to the Housing York Inc. Execution of Documents ([Bylaw 4-14](#)).

The Region has retained a third party independent real estate appraisal firm to complete an appraisal on the lands required for easement, as well as the lands to be transferred to Housing York for future use. Both appraisals have confirmed that the value of the lands are currently over \$10,000 each, therefore Council approval is required for the proposed transactions.

Opportunity for Keswick Gardens to connect to new storm, sanitary and water services as well as pursue potential additional land use benefits

The 2015 agreement benefits the developer and Housing York as it includes infrastructure servicing and a transfer of land to Housing York. The agreement allows Keswick Gardens to connect to new storm, sanitary and water services that Treasure Hill Inc. will be installing for their future development. This will be beneficial as new infrastructure will allow for a simpler connection to the municipal system. Furthermore, the additional 0.66 acres of land being received has the potential to be used for future parking, greenspace or building expansion.

Although there are substantial costs associated with infrastructure upgrades, the business agreements with Treasure Hill Inc. will ensure Housing York will bear none of the costs related to the site works for Housing York's connection into the new infrastructure. Additionally, the agreements will require the developer to ensure that the Keswick Gardens property is left in the same condition at the time prior to commencement of the site works or better, including potential landscape or site improvements.

#### 5. Financial Considerations

There are no anticipated financial costs associated with the proposed easement or transfer of land. Treasure Hill will be responsible for covering any related fees. The agreements with Treasure Hill will ensure the recovery of all Regional related fees such as: consulting, legal or additional costs associated with the work.

Granting of Easement and Acquisition of land for Housing York Inc. at  
Keswick Gardens in the Town of Georgina

6. Local Municipal Impact

The easement will ultimately be for the servicing infrastructure by the Town of Georgina, who has been working with the developer on servicing plans that contemplate this arrangement.

New storm, sanitary and water service connection for Keswick Gardens also means the building will have a simpler connection into municipal servicing.

7. Conclusion

Regional Council approval is required to give Housing York the authority to proceed with executing agreements related to the easement and acquisition. As Shareholder to Housing York Inc., Regional Council must authorize the disposal and acquisition of lands.

Benefits of the easement and acquisition between Housing York and Treasure Hill are mutual. Keswick Gardens will provide a simpler connection to municipal storm, sanitary and water servicing as well as receive land for potential future building expansion, parking area, or greenspace use.

For more information on this report, please contact Rick Farrell, General Manager, Housing Services at 1-877-464-9675 ext. 72091.

The Senior Management Group has reviewed this report.

January 18, 2018

Attachment (1)

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Accessible formats or communication supports are available upon request



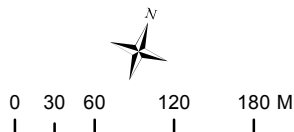
### Keswick Gardens Easement and Conveyance Lands

Acquisition of Lands Adjacent to Keswick Gardens, Town of Georgina

February 1, 2018

Produced by:  
The Regional Municipality of York  
GIS Services, Corporate Services  
July 2015

Data Sources:  
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### Legend

-  Convey Lands to York Region
-  Easement through HYI Site
-  Easement
-  Treasure Hill Inc. Lands
-  Parcel