

# The Regional Municipality of York

Housing York Inc.  
September 10, 2015

Report of the  
General Manager

## Acquisition of Lands Adjacent to Keswick Gardens

### 1. Recommendations

It is recommended that:

1. The Board accept the proposed transfer of land from Daycornet (Keswick) Inc. to Housing York Inc.
2. The Board authorize Housing York Inc. to grant an easement to Daycornet (Keswick) Inc. for storm, sanitary and water service connections upon the condition that Keswick Gardens be permitted to connect to the new storm, sanitary and water service connections.
3. The General Manager be authorized on behalf of Housing York Inc. to execute all agreements and documents necessary to acquire the conveyed lands, and grant the easement to Daycornet (Keswick) Inc.

### 2. Purpose

This report seeks Board approval to accept the conveyance of a parcel of land from Daycornet (Keswick) Inc. (Daycornet) to Housing York Inc., located to the east of Keswick Gardens. The conveyance of land is anticipated to occur in 2016.

This report also requests authorization to convey an easement to Daycornet in exchange for the additional land, for the purpose of running storm, sanitary and water services to the planned Daycornet subdivision under development on a neighbouring parcel. The easement will run through the north end of Keswick Gardens' property, impacting the parking lot.

The additional approval of The Regional Municipality of York, in its capacity as sole shareholder of Housing York Inc. (Housing York), is not required by the terms of Housing York's Shareholder Direction as the estimated value of each of the proposed transactions is less than \$10,000.

### 3. Background

The Region has been in discussions with Daycornet since 2008

The Region was contacted in 2008 by Daycornet regarding a future development plan for a housing subdivision that borders the land to the east of Keswick Gardens in the Town of Georgina (see Attachment 1). Daycornet had inquired about negotiating an easement with the Region for storm, sanitary and water services through the north end of the Housing York property.

The easement would allow Daycornet to construct the necessary storm, sanitary and water services on land currently owned by Housing York, in order to service their new development. Daycornet would be responsible for restoring the affected area to its original condition.

Daycornet's new subdivision, which will consist of single family detached dwellings, is planned on properties east of the Keswick Gardens site and is approximately 76 acres. The land that Daycornet has offered to Housing York is located to the west of their development. They offered to convey these lands to Housing York at no cost subject to approval of the requested easement to the north.

### 4. Analysis and Options

Opportunity to connect Keswick Gardens to the new storm, sanitary and water services

Keswick Gardens is located on a 3.18 acres site at 43 The Queensway North in the Town of Georgina. The current apartment building has 120 units and was built in 1991. The land being offered by Daycornet is approximately 0.80 acres and is rectangular in shape.

As part of the Daycornet plan approval, the land to be conveyed to Housing York will be zoned to be consistent with the existing zoning on the Keswick Gardens site.

The easement will also allow for Housing York to connect Keswick Gardens to the new storm, sanitary and water services that Daycornet will be installing for their future development. This will be beneficial as the existing system is standalone and more costly to operate than a system connected to the municipal system.

## Acquisition of Lands Adjacent to Keswick Gardens

An easement plan including topographical information has been provided to the Region for review. Legal Services has reviewed Phase I and II Environmental Site Assessment (ESA) and have concluded that they have no concerns with the reports. A Reliance Letter from the Environmental Consultant has been received from Daycornet. Pending authority from the Board, Legal Services is prepared to begin working on an Agreement of Purchase and Sale.

Upon completion of the storm, sanitary and water services and restoration of the affected area, the easement over this land would be transferred directly to the Town of Georgina as essential links for the new services. Future responsibility to maintain these services will be the responsibility of the Town of Georgina.

### Link to key Council-approved plans

The granting of an easement and acceptance of conveyed lands supports the strategic initiatives articulated in the *2015 to 2019 Strategic Plan* by providing future opportunity to increase the rental housing supply.

The initiative also fits into the goal of *Housing York Inc. Strategic Plan 2012-2016* to manage properties effectively through strategic portfolio management and regeneration and expansion as well as increase the supply of rental housing in the Region.

## 5. Financial Implications

As the land will be conveyed to Housing York at no cost, no land transfer tax will apply. There will however be a minimal increase to the property taxes for Keswick Gardens based on the additional land parcel.

Daycornet will be responsible for all connection fees from the Municipal lines to their subdivision. Once the services are installed, HYI will be responsible for the cost to connect Keswick Gardens.. The funding for this connection will be considered in a future budget. There will be an annual cost savings of approximately \$7,000 as a result of not having to service the pumping stations. This saving is expected to begin in approximately 2017-2018, but is contingent upon Daycornet obtaining necessary planning approvals.

## 6. Local Municipal Impact

Granting the easement to Daycornet will facilitate the development of a 76 acre parcel of land with single family homes and increase housing options in the Town of Georgina. It will also allow for Keswick Gardens to be connected to municipal services, thereby eliminating the possible risk of sewage being leached into the nearby creek during a major pump fail.

## 7. Conclusion

Both Daycornet and the Region will benefit from the proposed arrangement. Furthermore, the easement to Daycornet will be contingent upon obtaining the land conveyance which will increase the open space on the Keswick Gardens site and allow for future opportunities.

For more information on this report, please contact Rick Farrell, General Manager, Housing York Inc. at ext. 72091.

The Senior Management Group has reviewed this report.

Recommended by:

Approved for Submission:

Rick Farrell  
General Manager

Adelina Urbanski  
President

August 14, 2015

Attachment (1)

#6138465

Accessible formats or communication supports are available upon request



### Keswick Gardens Easement and Conveyance Lands






Acquisition of Lands adjacent to Keswick Gardens,  
September 10, 2015

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### Legend

-  Convey Lands to York Region
-  Easement through HYI Site
-  Easement
-  Daycornet Lands
-  Parcel