

THE REGIONAL MUNICIPALITY OF YORK

Housing York Inc.
December 5, 2013
Report of the
General Manager

RICHMOND HILL HOUSING AND COMMUNITY HUB SERVICING EASEMENT AGREEMENT AND LAND CONVEYANCE

1. RECOMMENDATIONS

It is recommended that:

1. The Board authorize the acquisition of an easement on lands owned by Zamani Homes (Richmond Hill) Ltd. for storm, sanitary and water service connections for the Richmond Hill Housing and Community Hub project being developed at 10415 Yonge Street.
2. The Board authorize a conveyance of land to the Town of Richmond Hill to accommodate the future widening of Yonge Street.
3. The General Manager, or delegate, be authorized on behalf of Housing York Inc. to execute all agreements and documents necessary to acquire the service easement and to convey the road widening lands subject to a review by the Corporation's solicitor.

2. PURPOSE

This report seeks the Board's approval for Housing York Inc. (Housing York) to convey an easement over abutting lands for the purpose of running storm, sanitary and water services to the new Richmond Hill Housing and Community Hub currently under development at 10415 Yonge Street. The easement will run through the east portion of the neighbouring property (see *Attachment 1*) owned by Zamani Homes (Richmond Hill) Ltd. (Zamani Homes).

This report also seeks the Board's approval for a conveyance of a parcel of land on the west portion of the property owned by Housing York at 10415 Yonge Street to the Town of Richmond Hill, allowing for a future widening of Yonge Street. This conveyance is a condition of site plan approval.

3. BACKGROUND

Council authorized the execution of the design-build agreement to construct an affordable housing project to be owned by Housing York at 10415 Yonge Street, Richmond Hill

On April 11, 2012, through the adoption of the private report “Richmond Hill Housing and Community Hub Initiative,” Council authorized the title of 10415 Yonge Street land to be directed to Housing York. Council also authorized the Region to enter into a design-build agreement with VanMar Constructors ON Inc. (VanMar) to build an affordable housing project and a youth hub to be owned by Housing York.

The official plan and zoning approvals have been obtained. VanMar has made application to the Town of Richmond Hill for a building permit and the Town is finalizing the site plan agreement.

4. ANALYSIS AND OPTIONS

Access along Zamani Homes (Richmond Hill) Ltd. land is necessary to bring services to the property

As the design-builder for this project, VanMar is responsible to secure all services to the Housing York building. In order to connect to municipal services, access along the eastern portion of the neighbouring property is necessary.

Agreement has been entered into between VanMar and Zamani Homes for a services easement to be granted to Housing York for the building. The easement cost will be borne by Van Mar as per the terms of the agreement.

The easement will be registered on title and will permit the installation, maintenance and repair of Housing York services upon the Zamani Homes lands. Zamani Homes will not be permitted to build upon the easement lands in the future.

Land conveyance is required due to future road widening along Yonge Street

To allow for the future widening of Yonge Street, the Town of Richmond Hill requires that a 3-meter setback from Yonge Street along the eastern portion of the Housing York property be conveyed to the Town. This is a condition of the site plan agreement.

Link to key Council–approved plans

The development of the Richmond Hill Housing and Community Hub continues to enforce the Region’s Official Plan and Strategic Plan 2011 to 2015 objectives to build healthy communities by creating a high quality, safe and accessible affordable rental building.

5. FINANCIAL IMPLICATIONS

VanMar Constructors ON Inc. is responsible for costs related to the servicing easement

Under the terms of the design-build agreement executed between The Regional Municipality of York and VanMar the design-builder is required to attain all necessary approvals in order for construction to begin. The costs to obtain the service easement from Zamani Homes will be borne by VanMar.

6. LOCAL MUNICIPAL IMPACT

The redevelopment of the Richmond Hill Housing and Community Hub will lead to the creation of 202 units of affordable housing rental units as well as create a hub for youth services in the south end of the Region. The conveyance of land along Yonge Street will assist the Town of Richmond Hill in their future road improvement projects.

7. CONCLUSION

In order to meet the conditions of the site plan agreement and obtain the required building permits for the Richmond Hill Housing and Community Hub, Housing York must acquire a services easement and convey land to the Town of Richmond Hill for a future widening of Yonge Street.

For more information on this report, please contact Sylvia Patterson, Assistant General Manager, Housing York Inc. at Ext.2091.

The Senior Management Group has reviewed this report.

Recommended by:

Approved for Submission:

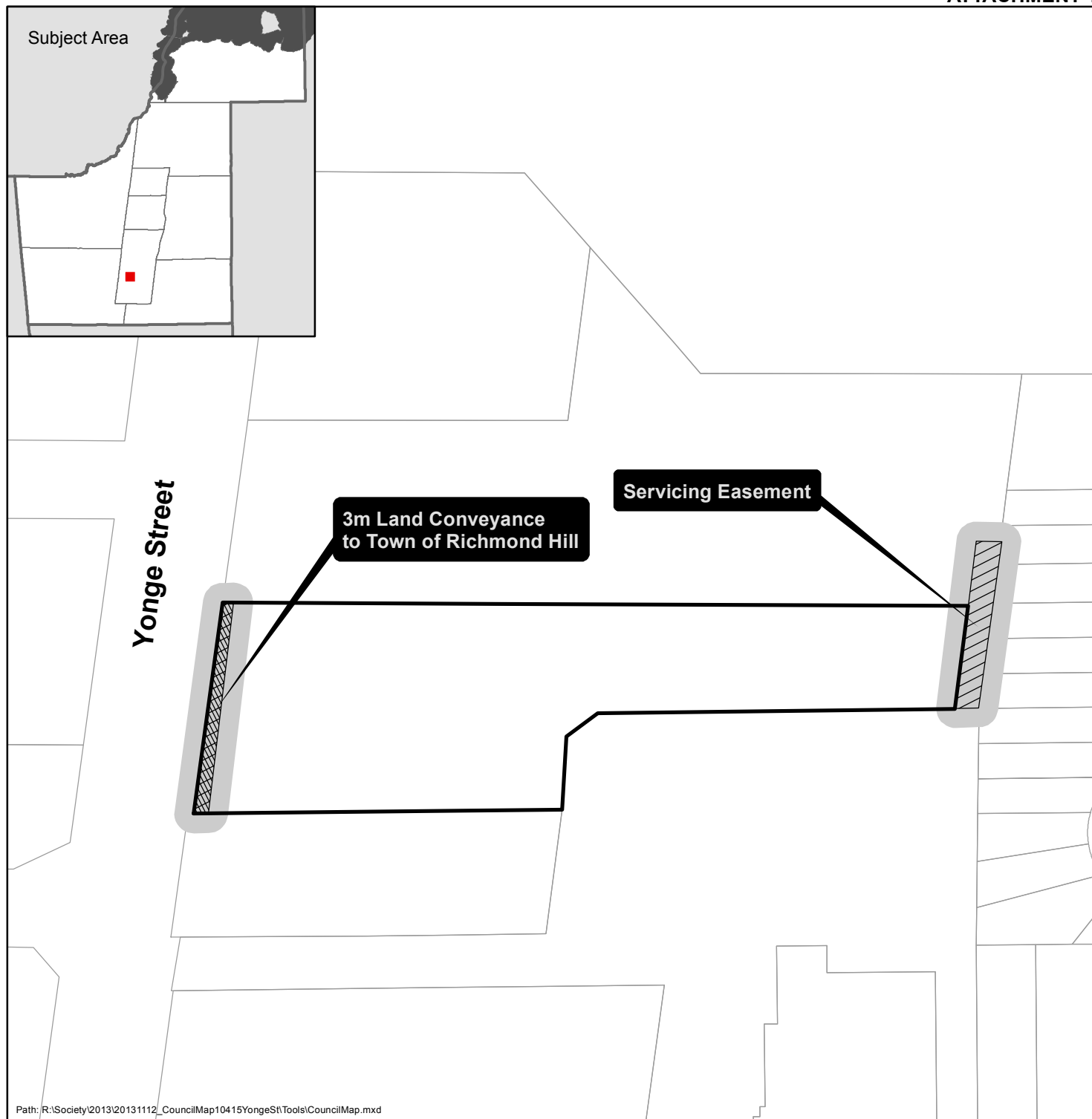
Sylvia Patterson
General Manager

Adelina Urbanski
General Manager

November 19, 2013

Attachment - 1

#5247491
Report Wizard v.2012.01.10



Service Easement and Land Conveyance

Richmond Hill Housing and Community Hub Servicing Easement Agreement and Land Conveyance




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


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Legend

 Land Conveyance to Town of Richmond Hill

 Servicing Easement

 10415 Yonge Street
Richmond Hill Housing & Community Hub