



The Corporation of the Township of King Report to Council

From: Growth Management Services Department

Report Number: GMS-PL-2025-020

Date: Monday, May 12, 2025

Title: **Principles - Nobleton Municipal Capital Facilities Agreements**

Recommendation

1. That Council receive Report GMS-PL-2025-020 for information.
2. That Council endorse the Principles outlined in Report GMS-PL-2025-020, the purpose of which are to form the basis of two Municipal Capital Facility Agreements ("MCFA") between the Township of King and Crisadan Holdings Inc. ("Crisadan") and Mosaik 5905 King Inc. ("Mosaik"), and one with the Nobleton Heritage Developments Inc. (Nobleton Heritage").
3. That Staff be delegated the authority to finalize a Municipal Capital Facility Agreement with Crisadan, Mosaik and Nobleton Heritage that meets the Principles and achieves the objectives as outlined in Report GMS-PL-2025-020.
4. That the Mayor and Clerk be authorized to execute the Municipal Capital Facility Agreements upon confirmation by the Chief Administrative Officer and Township Solicitor that the final form of the Agreement is satisfactory and substantially in accordance with the Principles and objectives included in Report GMS-PL-2025-020.

1. Report Highlights

- The Township of King has been requested by Crisadan, Mosaik and Nobleton Heritage to consider entering into Municipal Capital Facilities Agreements for the purposes of providing voluntary contributions for municipal capital facilities under section 110 of the Municipal Act, 2001.
- The voluntary contributions would be used to partially fund municipal capital facilities in accordance with Ontario Regulation 603/06.
- Principles on which the Agreements would be based are outlined in Report GMS-PL-2025-020 and are recommended for approval by Council.
- Should the Principles be approved, Staff would negotiate and finalize the Agreements substantially in accordance with the approved Principles.

2. Purpose

The purpose of this Report is to recommend that the Township enter into two Municipal Capital Facility Agreements with Crisadan and Mosaik, and one with Nobleton Heritage that would provide voluntary contributions to the Municipality to partially fund municipal capital facilities for core area revitalization project(s) in the Village of Nobleton. The contributions would be provided after the landowner receives any necessary approvals from the approval authority through the typical public planning process.

3. Background

The Township was approached by representatives of Crisadan, Mosaik and Nobleton Heritage with requests to consider Municipal Capital Facility Agreements. Staff have considered what draft Principles would be appropriate to form the basis of any potential MCFA. This review has now reached a point where Staff requires Council's direction prior to proceeding further toward finalizing draft Municipal Capital Facility Agreements.

4. Analysis

The Principles that are the basis of the Municipal Capital Facility Agreement are as follows:

1. The MCFA contribution is primarily to be in monetary form to provide flexibility to use the contribution for municipal infrastructure and community benefits as determined by the Township in accordance with the Municipal Act, 2001 and Ontario Regulation 603/06, subject to a future Report to Council.
2. The voluntary financial contribution follows, and is independent of, the requisite planning approvals being obtained by the landowners through the typical planning process mandated under the Planning Act and through the approval of Council.
3. The lands to which the 3 MCFA's pertain are:
 - a. Crisadan (Condominium): The subject lands are located at 12958 – 12978 Highway 27 and 15 Wellington Street in the Village of Nobleton, Township of King. A Zoning By-law Amendment Application was approved on September 23, 2024, permitting a six storey mixed use, 160 unit condominium building.
 - b. Mosaik (Townhouses): The subject lands are located at 5885 King Road in the Village of Nobleton, Township of King. The lands were recently purchased from the Township. It is anticipated that Planning Applications will be submitted in the near future to request approval of Official Plan/Zoning By-Law Amendments, together with Draft Plans of Subdivision and Condominium and Site Plan. Staff understand that the proposal will include 60 townhouse units.
 - c. Nobleton Heritage: The subject lands are located at 6012/6024/13046 Highway 27 and 13056/13062 Highway 27 in the Village of Nobleton, Township of King. A Planning Application for approval of a proposed Zoning By-law Amendment was approved on June 10, 2019. Staff are currently working with Nobleton Heritage to

finalize Site Plan approval. The current proposal is for approximately 33 residential apartment units and 1,877 square metres of commercial space.

4. The total contribution that is anticipated to be realized at this time (discussions are still on-going) from the three developments is estimated to be between \$2 to \$3 million. In addition, the rehabilitation/conservation of the Hambly House heritage property would be secured.
5. The MCFA would provide for the landowner to receive allocation of sewer and water capacity by the Township, sufficient to service the units approved for their development. The priority of said allocation would be subject to the previous, pre-existing legal obligations the Township has with respect to servicing allocation commitment, including a reserve to be held by the Municipality for future core area developments, and the availability of the wastewater treatment capacity following the Regional upgrades to the infrastructure, estimated to be Q1 2028. The Agreement will also include a time limit within which the servicing allocation is to be utilized.

5. Financial Considerations

The Municipal Capital Facility Agreement (MCFA) will cause a contribution to be remitted to the Municipality and used to partially fund municipal capital facilities for core area revitalization project(s) in accordance with the requirements of the Municipal Act, 2001 and Ontario Regulation 603/06. The funding received will be placed in the Nobleton MCFA Reserve Fund. Any contributions made in accordance with a Municipal Capital Facilities Agreement or similar contribution agreement, to be used for Infrastructure projects identified in the Nobleton Area and would be brought forward as part of the budget process for Council approval.

6. Alignment to Strategic Plan

The 2023-2026 Corporate Strategic Plan (CSP) was adopted by Council on June 12, 2023. The CSP reflects the priorities of utmost importance to the community and defines the obligations and commitments of the Township of King to its citizens and to the public. The CSP is aligned with the Townships long-term vision defined in the “Our King” Official Plan. The CSP also aims to ensure that staff initiatives focus on and work towards supporting King’s Vision, Mission and Values.

This report is in alignment with the CSP’s Priority Area(s), and/or associated Objective(s) and/or Key Results(s):

Priority Area: Sustainable Asset Management

Objective: Enrich community well-being and make King the ideal place to live, work and play.

Key Result: Choose a Key Result (if applicable).

7. Conclusion

The purpose of this Report is to recommend entering into three Municipal Capital Facility Agreements with Crisadan, Mosaik and Nobleton Heritage. The purpose of these Agreements is to secure a voluntary contribution to partially fund municipal capital facilities for core area revitalization project(s) in the Village of Nobleton.

Principles that would form the basis of the Agreement have been outlined in Report GMS-PL-2025-020. It is requested that Council delegate authority to Staff to finalize the Agreements, and that the Mayor and Clerk be authorized to execute the final form of the Agreements, provided that the Chief Administrative Officer and Township Solicitor confirm that the final form of the Agreement is satisfactory and substantially in accordance with the Principles and objectives included in Report GMS-PL-2025-020. In the event that one or more of the Principles change materially, Staff will not finalize the Agreement until further consultation with Council.

8. Attachments

NA

Prepared and Recommended by:

Stephen Naylor

Director of Growth Management Services

Approved for submission by:

Daniel Kostopoulos

Chief Administrative Officer