



The Corporation of the Township of King Report to Council

From: Growth Management Services Department – Development Engineering Division

Report Number: GMS-DEV-2024-008

Date: Tuesday, October 15, 2024

Title: **Tribute Nobleton Holding Corp. (19T-15-K01) – Subdivision Agreement – Maidenstone 65M-4448 Block 208**

Recommendation

1. Report number GMS-DEV-2024-008 be received; and
2. Council enact By-Law 2024-078, to authorize the Mayor and Clerk to sign the final Subdivision Agreement between the Township of King and Tribute Nobleton Holding Corp., when finalized by the Director of Growth Management Services and the Township Solicitor; and
3. That a total of twenty-two (22) single detached equivalent (SDE) units of sanitary sewer and water allocation be allocated to the development; and
4. That John G. Williams Limited be identified as the Control Architect for the purposes of certifying compliance with the approved Architectural and Urban Design Guidelines in accordance with Section 6.1.2 of the Subdivision Agreement.

1. Report Highlights

- Staff are recommending Council authorize the Mayor and Clerk to sign the Subdivision Agreement with Tribute Nobleton Holding Corp., when finalized by the Director of Growth Management Services and the Township Solicitor.
- Cash payments and letter of credit are near finalization and will be included in the final Subdivision Agreement.

2. Purpose

The purpose of this report is to obtain Council's approval to enter into a Subdivision Agreement with Tribute Nobleton Holding Corp.

3. Background

The Tribute Nobleton Holding Corporation Draft Plan of Subdivision was approved by Council at the [March 29, 2021](#) meeting. The draft plan of subdivision consisted of 207 single family homes, as well as a school block (Block 208) within Plan of Subdivision 65M-4448. On June

19, 2013 the York Catholic District School Board (YCDSB) advised the Township that they no longer required Block 208 for school purposes, and released the site.

At the March 29, 2021 meeting ([GMS-PL-2021-15](#)), Council approved Draft Plan of Subdivision, File no. 19T-15-K01, subject to Conditions of Draft Plan Approval. The Tribute Nobleton Holdings Corp. (Maidenstone Block 208) lands are located in Nobleton and includes twenty-two (22) single detached lots.

At the May 13, 2024 meeting ([GMS-DEV-2024-002](#)), Council executed a Pre-Servicing Agreement with Tribute Nobleton Holding Corp. to allow the owner to take advantage of the 2024 construction season, and begin underground servicing and the installation of base asphalt.

4. Analysis

The attached draft Subdivision Agreement is based on the standard agreement format, as approved by Council containing all standard requirements and incorporates all Township Department comments.

The Owner shall construct the municipal services such as roads, watermains, storm and sanitary sewers, hydro facilities, etc., as presented on the Construction Drawings in accordance with requirements of the Township and any other authority having jurisdiction.

The Subdivision Agreement incorporates all draft plan conditions of the Township, Region and other agencies.

The engineering, landscaping and utility coordination drawings have been reviewed by Township staff and the Township's engineering review consultant (R.J. Burnside & Associates) and complete. The cash payments and letter of credit will be included in the final Subdivision Agreement.

5. Financial Considerations

As of September 27, 2024, the lands (Block 208, 65M-4448) were assessed at \$4,892,000.00 Residential Taxable English Public (RTEP). As of the same date, the property tax accounts are also current.

If the proposed development proceeds as planned, the property's taxable assessment value would increase as a result of developments that occur from the current lot valuation to reflect the (22) single detached lots.

The development will be subject to Development charges.

Full parkland dedication was provided when Plan of Subdivision 65M-4448 was registered.

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 upmost 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: Complete Communities

Objective: Enrich community well-being and make King the ideal place to live, work and play.in-kind contribution requests by 2024.

This report advances developments that are in alignment with Township planning policies and by-laws, reflecting a community that citizens enjoy living, working within and experiencing.

7. Conclusion

It is recommended Council authorize the Mayor and Clerk to sign the Subdivision Agreement between the Township and Tribute Nobleton Holding Corp., when finalized by the Director of Growth Management Services and the Township Solicitor.

8. Attachments

Draft Subdivision Agreement

Prepared by:
David Van Veen
Project Manager

Recommended by:
Stephen Naylor
Director of Growth Management Services

Approved for submission by:
Daniel Kostopoulos
Chief Administrative Officer