



The Corporation of the Township of King Report to Council

From: Growth Management Services – Development Division

Report Number: GMS-DEV-2024-009

Date: Monday, October 28, 2024

Title: **Keele West Developments LP (12764, 12780, 12796, 12800 Keele Street) – Pre-Servicing Agreement – Regional By-Pass Storm Sewer**

Recommendation

1. That Council receive Report GMS-DEV-2024-009; and
2. That Council enact By-law 2024-081, to authorize the Mayor and Clerk to execute the Pre-Servicing Agreement with Keele West Developments LP, upon finalization to the satisfaction of the Director of Growth Management Services.

1. Report Highlights

- The works authorized under the Pre-Servicing Agreement would allow the Owner to commence construction of the by-pass storm sewer infrastructure, ahead of the execution of a Site Plan Agreement.
- The construction of the by-pass storm sewer would enable the completion of grading requirements supporting the development, and mitigate potential impacts caused by drainage received by the Metrolinx rail corridor.

2. Purpose

The purpose of this report is to obtain Council's approval to enter into a Pre-Servicing Agreement with Keele West Developments LP, upon finalization, to the satisfaction of the Director of Growth Management Services.

3. Background

The subject lands, developed by Keele West Developments LP (Owner), are located on the west side of Keele Street, north of Station Road in the Village of King City, and consists of four (4) parcels, forming the development site. Together, the site is approximately one (1) hectare and is bounded by Keele Street to the east, residential houses to the north and south, and the Metrolinx rail corridor to the west.

At the November 7, 2022, Council meeting, Council approved the Zoning By-law Amendment Application Z-2021-15 to facilitate the development of a 6-storey apartment building proposing a total of 234 units, subject to a Holding provision ([GMS-PL-2022-041](#)).

A Site Plan Application for this development has been submitted and is concurrently being reviewed by staff.

4. Analysis

Stormwater from the existing residential area on the east side of Keele Street and, from the Keele Street right-of-way, is collected in York Region's storm sewers along Keele Street. The stormwater is discharged onto the subject lands and conveyed west across the northern limits of the subject lands via an open channel feature towards the Metrolinx rail corridor. An existing culvert under the Metrolinx tracks then conveys this external drainage to a receiving watercourse.

To maximize the usable space on the property, the existing open channel feature is proposed to be replaced with a by-pass storm sewer aligned to follow the northern property line, connecting from Keele Street to the existing culvert under the Metrolinx rail tracks. Drainage from the property would also be discharged into the by-pass storm sewer and received by the existing outlet to maintain existing drainage patterns. The realignment of the storm feature in this manner would enable the completion of grading requirements supporting the development, and mitigate potential impacts caused by drainage received by the Metrolinx rail corridor.

As a condition of York Region's Site Plan Approval, the Owner will be responsible for the construction of the by-pass storm sewer and will grant an easement to York Region for ownership and maintenance of the sewer following construction. York Region will compensate the Owner with development charge credits for these works. In advance of the Site Plan Agreement, the Owner has requested permission to commence construction on the by-pass storm sewer so that they may satisfy York Region's condition of approval while the Site Plan Agreement continues to be finalized.

The Owner and their engineer are currently working with York Region to finalize the engineering design for the by-pass storm sewer, and staff are recommending that Council authorize the Mayor and Clerk to execute the Pre-Servicing Agreement once York Region has issued an Engineering Approval for the stormwater management strategy. Staff and the Township's engineering consultant, R.J. Burnside, have reviewed the proposal and have no concerns with the design as it relates to the Township's interest. The Pre-Servicing Agreement is based on the Township's Pre-Servicing Agreement template and was prepared by the Township Solicitor.

It is anticipated that the Owner will commence construction on the by-pass storm sewer during Fall 2024 and will be completed in Spring 2025. Staff will continue to work with the Owner to finalize the design for the remainder of the site and work towards a Site Plan Agreement.

5. Financial Considerations

The subject properties were combined under one tax roll number and is currently assessed at \$2,923,000 Multi-Residential (MTEP). As of October 2024, the property tax accounts are current.

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Any future development would be subject to Development Charges for the King City Urban Serviced area for apartments from \$58,266 to \$83,319 per unit which includes the Township, Region, School Boards, and Go Transit. The Development Charges are estimates based upon information provided to the Township by the application, under the current By-law 2021-002. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on the Development Charges By-law and rates in effect at the time of the building permit, and actual information related to the construction as provided in the application.

Cash in lieu of parkland would also be applicable for this application.

As the Owner is completing these works on behalf of York Region, who will ultimately take ownership of the infrastructure being constructed under this Pre-Servicing Agreement, the Owner will be responsible to post securities as required under York Region's Engineering Approval. All other cash payments and securities associated with the development of the 6-storey apartment building shall be payable upon execution of the Site Plan Agreement, with all applicable fees being in accordance with the fees and charges by-law.

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.

Key Result: Represent King's interest in major developments within the Township.

7. Conclusion

It is recommended that Council authorize the Mayor and Clerk to sign the Pre-Servicing Agreement between the Township and Keele West Developments LP. Execution of the Pre-Servicing Agreement will allow the Owner to commence construction on the by-pass storm sewer that will ultimately become part of York Region's storm sewer infrastructure, and to satisfy York Region's condition of approval while the Site Plan Agreement continues to be finalized.

8. Attachments

Appendix A – Keele West Developments LP – Pre-Servicing Map

Keele West Developments LP (12764, 12780, 12796, 12800 Keele Street) – Pre-Servicing Agreement – Regional By-Pass Storm Sewer

Appendix B – Draft Keele West Developments LP Pre-Servicing Agreement

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