

**SUBJECT:** Unionville Home Society (4300 HWY 7 East)  
Construction Agreement (Ward 3)

**PREPARED BY:** Mansoor Ali, P. Eng., Senior Development Engineer, Ext. 2523

**REVIEWED BY:** Nhat-Anh Nguyen, P. Eng., Senior Manager,  
Development and Environmental Engineering, Ext. 2849

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**RECOMMENDATION:**

- 1) That the report titled “Unionville Home Society (4300 HWY 7 East) Construction Agreement (Ward 3)” be received; and,
- 2) That Council authorize the Mayor and Clerk to execute a Construction Agreement with Unionville Home Society, to allow for the construction of municipal sewers and watermain within the Unionville Home Society lands to service the proposed re-development; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this report is to seek authorization from City Council for the City to enter into a Construction Agreement with Unionville Home Society (the Owner) to construct municipal sewers and watermain within the Unionville Home Society lands in advance of the execution of a site plan agreement and final site plan approval by City Planning to meet the Owner’s development and construction schedules.

**BACKGROUND:****Unionville Home Society / Regional Municipality of York / Minto Communities Development Plans**

The subject lands have an area of approximately 7.29 hectares and are located on the north side of Highway 7 between Sciberras Road and the Stouffville GO rail tracks. Figure 1, attached to this report, shows the location of the subject lands. The lands are currently occupied by the Unionville Long Term Care Facility, the Wyndham Gardens retirement residence, and the Heritage Village seniors’ bungalow townhouses.

The subject lands comprise five separate parcels, created through previous Consent to Sever applications. The boundaries of those parcels will be required to be adjusted through future part lot control exempt or consent application(s) to correspond to the boundaries of the proposed developments.

Development Services Committee at its meeting dated January 29, 2018 endorsed in principle, the site plan application for York Region's proposed affordable rental apartment building. City Council, at its meeting of February 13, 2018, approved Official Plan and Zoning By-law amendments to permit the following:

- Replacement of the existing 91 rental Heritage Village seniors bungalow townhouses in the north portion of the lands with market townhouses by Minto Communities;
- Construction of a new 12-storey, approximately 260 unit affordable rental apartment building in the central portion of the lands by the Region of York; and,
- Future expansion of the existing Union Villa long-term care facility owned and operated by the Unionville Home Society.

The existing Wyndham Gardens retirement apartments affiliated with the Unionville Home Society is proposed to remain.

### **Permission is required to install municipal services ahead of development approvals**

Multiple ownerships will result on the subject lands because of the proposed redevelopment. Accordingly, municipal sewers and watermain will be required to service the different developments on the subject lands. The Owner's development partner (Minto Communities) is requesting permission to install municipal sewers and watermain on the lands to service the Region's proposed affordable rental apartment building in advance of execution of the site plan agreement and final site plan approval by City Planning for that application. The Owner's development partner indicated that the construction of the sewers and watermain need to commence in the summer of 2018 in order to meet the Region's development schedule for the proposed affordable rental apartment building.

### **DISCUSSION:**

#### **Construction Agreement required to permit installation of municipal services**

A construction agreement will need to be entered into between the City and the Owner to grant permission to install municipal services in advance of the execution of a site plan agreement and final approval of the site plan application. The agreement will require the Owner to comply with the City's standard requirements, including but not be limited to the following:

- Confirmation of approvals received from all applicable external agencies;
- Submission of satisfactory design drawings;
- Submission of financial securities and applicable fees; and
- Providing insurance and agreeing to indemnify and save harmless the City from and against any and all damages.

Granting permission to the Owner to install municipal services by way of construction agreements in advance of the execution of the site plan agreement will assist the Owner in expediting the construction timeline.

**CONCLUSION:**

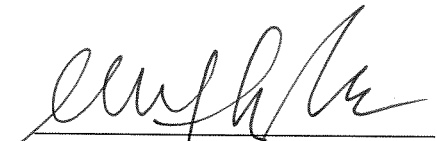
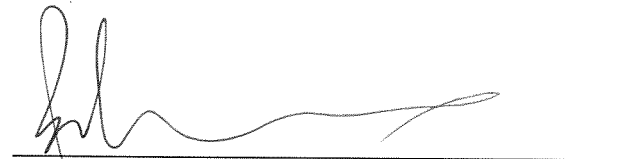
Staff recommend that Council authorize the Mayor and Clerk to enter into a Construction Agreement with Unionville Home Society to install municipal sewers and watermain within the Unionville Home Society lands.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

The cost of installing the municipal services will be funded by the Owner and is not subject to development charge credits or contributions by the City.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Legal Services and Planning have reviewed this report and concur with the recommendations.

  
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Loy Cheah, P. Eng.  
Acting Director of Engineering  
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Brian Lee, P. Eng.  
Acting Commissioner of Development Services

**ATTACHMENTS:**

**Figure 1 - Subject Lands**

