



The Corporation of the Township of King Report to Council

From: Growth Management Services Department – Development Division

Report Number: GMS-DEV-2025-002

Date: Monday, February 10, 2025

Title: **Fandor Homes (Via Moto) Inc. – Phase 3, Stage 1 Subdivision Agreement**

Recommendation

1. That Council receive Report GMS-DEV-2025-002; and
2. Council enact By-Law 2025-008, to authorize the Mayor and Clerk to sign the Phase 3, Stage 1 Subdivision Agreement between the Township of King and Fandor Homes (Via Moto) Inc., when finalized by the Director of Growth Management Services and the Township Solicitor; and
3. That a total of twenty-three (23) single detached equivalent (SDE) units and eighteen (18) townhouse equivalent (MTU) units of sanitary sewer and water allocation be confirmed for 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; and
5. Council enact By-law 2025-012, to dedicate the following 0.3m reserves as public highway in the Township of King to allow construction of Phase 3, Stage 1; and
 - 65M-4703 - Blocks 46, 47, 48, 49, 50 and 51
 - 65M-4655 – Block 59

1. Report Highlights

- Staff are recommending Council authorize the Mayor and Clerk to sign the Phase 3, Stage 1 Subdivision Agreement with Fandor Homes (Via Moto) Inc., when finalized by the Director of Growth Management Services and the Township Solicitor.
- Staff are recommending 0.3m reserves be dedicated as public highway in the Township of King allowing the construction of Phase 3, Stage 1.

2. Purpose

The purpose of this report is to obtain Council's approval to enter into a Subdivision Agreement (Phase 3, Stage 1) between Fandor Homes (Via Moto) Inc and the Township of

King and dedicate 0.3m reserves as public highway in the Township of King to allow construction of this phase.

3. Background

Fandor Homes (Via Moto) Inc. is the owner/developer of the development lands located on the north side of King Road, west of Highway 27, in Nobleton. The subject lands measure approximately 14 hectares and has frontage on King Road as well as having direct access to Russell Snider Drive and Sheardown Drive. The subject site is situated within an existing low density residential area and is surrounded by single detached residential dwellings neighborhoods.

Full build out of the development will include 152 units, open space block, park block, and stormwater block. The development is being constructed in multiple phases due to the limitations on the available wastewater treatment capacity.

On December 12, 2016, Council granted Draft Plan Approval for Phase 1 of the development, including Pre-Conditions and Conditions related to the Draft Plan Approval. Approval was not granted for any phase beyond Phase 1 of the proposed plan as Phases 2 and 3 relied on additional sanitary and water servicing capacity being made available by the Region of York. As an element of Council's decision on the subject application in its entirety, approval authority was delegated to the Director of Planning (now Director of Growth Management Services) for the subsequent phases of the Draft Plan for the purpose of the formal issuance of the notice of Draft Plan Approval. Phase 2 received draft plan approval on September 21, 2020. Both Phase 1 and 2 have since been registered. Phase 3 was draft plan approved by the Director of Growth Management Services on October 18, 2024.

4. Analysis

The attached draft Phase 3, Stage 1 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 has constructed the municipal services as part of the Phase 2 Agreement 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 landscaping drawings have been reviewed and approved by Township staff and the Township's engineering review consultant (R.J. Burnside & Associates).

The Phase 3, Stage 1 Subdivision Agreement incorporates all draft plan conditions of the Township, Region and other agencies.

5. Financial Considerations

The properties are currently assessed at \$4,860,000.00. As of January 22, 2025, the property tax account is current. If the proposed development were to proceed as planned, the property's taxable assessment value would change to reflect the developments that occur

from the current four (4) lots to the proposed twenty-three (23) single family dwelling lots and eighteen (18) townhouse lots.

Development Charges for hard services will be paid upon registration and the remaining services are paid at building permit issuance.

The Owner shall be responsible for the Cash Payments and Letter of Credits identified in the final Subdivision Agreement. All applicable fees are in accordance with the current 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 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: Complete Communities

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

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 Phase 3, Stage 1 Subdivision Agreement between the Township and Fandor Homes (Via Moto) Inc., when finalized by the Director of Growth Management Services and the Township Solicitor and dedicate 0.3m reserves as public highway in the Township of King to allow construction of this phase.

8. Attachments

Attachment 1 - Draft Phase 3, Stage 1 Subdivision Agreement

Attachment 2 - Draft Phase 3, Stage 1 draft M-plan

Attachment 3 - 65M-4703

Attachment 4 - 65M-4655

Prepared by:

David Van Veen

Development Project Manager

Fandor Homes (Via Moto) Inc. – Phase 3, Stage 1 Subdivision Agreement

Recommended by:

Stephen Naylor, MCIP, RPP

Director of Growth Management Services

Approved for submission by:

Daniel Kostopoulos, P.Eng

Chief Administrative Officer