



The Corporation of the Township of King Report to Council

From: Growth Management Services – Planning Division

Report Number: GMS-PL-2025-010

Date: Monday, March 17, 2025

Title: **Draft Plan of Condominium – Standard - 19CDM-24-K01
2075 King Road, King City (Zancor Homes (King Cort) Ltd.)**

1. Recommendation

- a. That Report GMS-PL-2025-010 be received;
- b. That Plan of Condominium Application CDM-24-K01 BE APPROVED subject to the Draft Plan Conditions attached as Appendix A;
- c. That Council authorize the Township Clerk to issue the required Notice of Decision for Draft Plan Approval.

2. Report Highlights

- The Owner has submitted a Draft Plan of Condominium Application for the lands municipally known as 2075 King Road, located at the southeast corner of King Road and Banner Lane in King City.
- The purpose of the Application is to establish a Standard Draft Plan of Condominium to change the form of tenure to condominium ownership for 284 apartment units, one guest suite, 349 resident parking spaces and 288 lockers, and place the ownership of common features with a Condominium Corporation.
- The Planning Division recommends that the Draft Plan of Condominium Application be approved, subject to the Draft Plan conditions identified in Appendix A.

3. Purpose

The purpose of this Report is to provide a detailed review and recommend approval of the subject Draft Plan of Condominium Application.

4. Background

The subject site is located at the southeast corner of King Road and Banner Lane in the Village of King City (see Schedule 1). The proposed Standard Draft Plan of Condominium consists of a total of 284 apartment units, one guest unit together with 349 resident parking spaces and 288 lockers. The condominium process will place the individual apartment units, parking spaces and lockers into single transferable ownerships with the common elements consisting of the access driveway, visitor parking, sidewalks and landscaping will be under the ownership

of the Condominium Corporation (see Schedule 2). The development fronts onto King Road and Banner Lane and is provided with full municipal servicing provided by the Township. The construction of the development is nearing completion, and it is appropriate to proceed with the subject Application to change the form of tenure to condominium ownership.

A site-specific Official Plan Amendment and Zoning By-law Amendment (#2020-039) were approved by Council in August 2020. The amendment to the Official Plan provided for the re-development and intensification of a maximum 6-storey apartment building containing 284 units and a maximum floor space index of 2.5. The zoning by-law was amended to establish site-specific maximum height requirements, minimum parking standards, minimum amenity spaces, the size of planting strips and yards amongst other provisions.

On September 26, 2022, the Owner entered into a Site Plan Development Agreement with the Township, which obligates the Owner to construct in accordance with the approved plans. The Agreement remains in effect and securities remain held by the Township for the development.

In accordance with the relevant provisions of the Condominium and Planning Acts, the subject Application for Standard Draft Condominium Approval does not require a statutory public meeting. As per Township policy, a notice of the Draft Plan of Condominium Application was posted on the municipal website.

5. Analysis

Planning staff have carried out a review of the Application. A full internal and external circulation of the draft plan has been completed. Comments received are included in Appendix B to this report. Conditions of Draft Plan approval are also included in Appendix A to this report and will be required to be addressed by the Owner, prior to registration of the Condominium Plan.

The majority of agencies and departments have no comments, no objections to, and/or support plan approval. Some agencies and departments have recommended conditions of approval.

6. Financial Considerations

The property at 2075 King Road is currently assessed at \$4,286,000 RTEP Current Value Assessment (CVA). The finance conditions are current as of February 27, 2025.

Once the development is completed as planned, the property's taxable assessment value would change to reflect the change in use with Municipal Property Assessment Corporation (MPAC) from one unit to the individual condo units.

All associated fees have been submitted in addition, any external costs incurred by the Township through the processing and review of this application will be recovered by the applicant in accordance with the Township's standard practice and the acknowledgement through the application form.

7. 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), associated Objective(s) and/or Key Action(s):

Priority Area: Complete Communities

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

Key Result: Not Applicable.

The subject Draft Plan of Condominium application for 284 apartment units has been reviewed in the context of the Township’s Corporate Strategic Plan and is consistent with the objectives of providing for intensification in the Core Area of King City and thereby providing additional housing choice and tenure.

8. Conclusion

The condominium approval process is the required process which provides for the sale of the individual units within the Condominium Plan. As such, the Plan of Condominium will set out the defined limits of the individually owned units and describe the various common elements which will become the ongoing ownership and maintenance obligations of the Condominium Corporation. The condominium lands are subject to an executed Site Plan Development Agreement subject to several conditions addressing the development of the site. The responsibility of fulfilling the Site Plan Development Agreement rests with the Owner of the lands and therefore will eventually rest with the Condominium Corporation.

As the majority of standard development-related conditions have been addressed or included in the associated Site Plan Development Agreement, the list of draft plan conditions for this particular Application is less extensive.

The conditions that staff has received are considered standard and the Applicant has not indicated any concern with any of the conditions at the time of the writing of this report. In conclusion, staff is recommending that Council approve the Application for Draft Plan of Condominium Approval, together with the draft plan conditions identified in Appendix A to this report.

9. Attachments

Schedule 1 - Location Map

Schedule 2 - Proposed Draft Condominium Plan – Standard

Appendix A – Conditions of Draft Plan of Condominium Approval
Appendix B – Department Agency Comments

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