



## The Corporation of the Township of King Report to Council

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**From:** Growth Management Services – Planning Division

**Report Number:** GMS-PL-2025-011

**Date:** Monday, March 17, 2025

**Title:** **Draft Plan of Condominium – Common Element –  
19CDM-24-K02 re 13151 to 13211 Keele Street, King City**

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### 1. Recommendation

- a. That Report GMS-PL-2025-011 be received;
- b. That Plan of Condominium Application 19CDM-24-K02 BE APPROVED subject to the Draft Plan conditions attached as Appendix A;
- c. That Council authorize the Township Clerk to issue the necessary 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 13151 to 13211 Keele Street, located at the northeast corner of Keele Street and Dennison Street in King City.
- The purpose of the Application is to establish a Common Element Draft Plan of Condominium to change the form of tenure to condominium ownership for the lands constituting the private laneway, visitor parking and common features on the development site.
- 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 on the northeast corner of Keele Street and Dennison Street in the Village of King City (see Schedule 1). The proposed Common Element Draft Plan of Condominium identifies the common areas of the plan such as the access driveway, visitor parking, sidewalks and other features to be shared amongst the owners of the townhouse dwellings. The ownership and maintenance of the common elements will be facilitated through a Condominium Corporation.

The development fronts onto Keele Street and Dennison Street 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.

The site-specific Official Plan Amendment and Zoning By-law Amendment (By-law No. 2020-081) were approved by the Ontario Land Tribunal in its decision dated June 25, 2021. The amendment to the Official Plan provided for the re-development and intensification of the subject lands to a maximum of 48 townhouse dwelling units with freehold or condominium tenure and accessed through a private road. The zoning by-law was amended to provide for townhouse dwellings and to establish site-specific requirements for parking, yard setbacks, lot coverage, and maximum height amongst other provisions.

On September 20, 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 lands have since changed ownership, and the obligations of the agreement are now the responsibility of the current owner. The Site Plan 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 Common Element 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 Plan.

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

The Planning Act permits the Council of a municipality to pass a By-law to exempt any or all lots or blocks within a registered plan of subdivision from part lot control under appropriate circumstances to enable the further subdivision of individual lots and or blocks via the registration of a reference plan. The 48 townhouse units being constructed on the site together with 12 rear garden galleries are proposed to be divided through the Part Lot Control process whereby each townhouse unit will be included together with a private driveway and associated yards and combined under one ownership parcel. The Condominium Plan will tie the common areas of the development to each of the townhouse ownership units through the condominium process.

The application for Part Lot Control exemption has been filed with the Township (file#PLC-2024-01) and will be presented as a by-law (By-law 2025-022) to Council on the same meeting date.

## **6. Financial Considerations**

The property at 13151 - 13211 Keele Street is currently assessed at \$5,705,000 RTEP Current Value Assessment (CVA). The finance conditions are current as of February 27, 2025.

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 has been reviewed in the context of the Township's Corporate Strategic Plan and is consistent with the objectives of providing for intensification in appropriate areas of the Community of King City and thereby providing additional housing choice.

## **8. Conclusion**

The condominium approval process in this instance identifies the common elements of the development and ties them to each of the townhouse units to be created through the Part Lot Control Exemption process. The Plan of Condominium will set out the defined limits of the areas to be held in common ownership 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 concerns 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 indicated attached as Appendix A to this report.

## **9. Attachments**

Schedule 1 - Location Map

Schedule 2 - Proposed Draft Condominium Plan – Common Element

Appendix A – Conditions of Draft Plan of Condominium Approval

Appendix B – Department Agency Comments

Prepared by:

**Paul Kulyk**  
Project Manager

Recommended by:

**Gaspere Ritacca**  
Manager of Planning and Development Services

**Stephen Naylor**  
Director of Growth Management Services

Approved for submission by:

**Daniel Kostopoulos**  
Chief Administrative Officer