



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

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**From:** Growth Management Services, Development Engineering

**Report Number:** GMS-DEV-2025-005

**Date:** Tuesday, April 29, 2025

**Title:** **Acorn – 19T-18K01 – The Acorn Development Corporation – Amending Subdivision Agreement**

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### Recommendation

1. That Report GMS-DEV-2025-005 be received.
2. That Council enact By-law 2025-031 to authorize the Mayor and Clerk to sign an Amending Subdivision Agreement between the Township and The Acorn Development Corporation, when finalized to the satisfaction of the Director of Growth Management Services, to permit the removal of median islands along the East Humber Drive extension.
3. That Council delegates the authority to the Director of Growth Management Services, in consultation with the CAO, to make future minor amendments to Subdivision Agreements as necessary.

### 1. Report Highlights

- The Acorn Subdivision in King City East was Draft Plan approved for 55 single-detached dwellings, and an open space block in 2019. The Subdivision Agreement was executed in 2022 and included the requirement to install median islands along the East Humber Drive extension.
- An Amending Subdivision Agreement has been prepared for Council approval to remove the median islands at the request of the Fire and Public Works Departments.
- The report also seeks delegated authority from Council for the Director of Growth Management Services, in consultation with the Township CAO, to make minor amendments to Subdivision Agreements.

### 2. Purpose

The purpose of this report is to obtain Council's approval to amend the Subdivision Agreement with The Acorn Development Corporation to remove the requirement to install median islands along the East Humber Drive extension.

### 3. Background

At the September 23, 2019, Public Planning meeting, Council draft plan approved the Acorn Subdivision located in the King City East Developer Group lands consists of 55 single-

detached dwellings, and stormwater management, open space, and environmental protected blocks ([P-2019-30](#)). The draft plan conditions required median islands be installed along the East Humber Drive extension.

At the March 21, 2022, meeting, Council authorized the Mayor and Clerk to sign the Subdivision Agreement when finalized ([JR-2022-004](#)). The agreement was executed on November 23, 2023, and servicing work was authorized to begin.

#### **4. Analysis**

During the servicing construction, the base curbs for the median islands within the East Humber Drive extension were installed. Upon further consultation with the Fire and Public Works Department, it was determined that the median islands interfered with the access of Township Fire and Service vehicles along East Humber Drive extension. Specifically, the medians reduced the width of the road so as to inhibit the movement of the Township vehicles.

The Fire Department advised that based on the Draft Plan approved right-of-way width of 20.0 metres, the median islands would be a hinderance to the movements of emergency vehicles attempting to access the subdivision. With the median islands, the lane width would be limited to 3.5 metres whereas the Township's standard design for a 20.0 metre right-of-way allows a lane width of 4.50 metres. Removal of the median islands will allow the road of the East Humber Drive extension to return to the Township's standard design for a 20.0 metre local road and improve the Fire Departments ability to access the development.

The Public Works Department advised that the proposed lane width of 3.5 metres would present challenges with snow clearing. With the snowplow truck wing extending to approximately 3.3 metres, the narrower lane width increases the likelihood of damage to the curbs, resulting in premature repairs/replacement. In addition, during snowfall accumulations of 2-4 cm snow plow operations may require an additional pass increasing labour and material costs.

An amending Subdivision Agreement has been prepared to remove the median islands from the agreement.

The amending Subdivision Agreement includes the reduction of \$167,342.25 to the letter of credit, which is equal to the cost of construction for the median islands.

The amending Subdivision Agreement also includes returning the median island long-term maintenance cash payment of \$39,153.98, that was collected upon execution of the Subdivision Agreement.

It is also recommended that Council delegate the authority to approve minor amendments to subdivision agreements to the Director of Growth Management Services, in consultation with the CAO. The purpose of this would be to allow for minor changes to subdivision agreements to occur without spending staff resources, specifically time, in providing a formal report to Council. Rather than a report, the delegation would cause a Staff memo outlining the proposed revision to the agreement be sent to Council in advance of the by-law amending

the subdivision agreement. Council can then decide whether to approve the by-law approving the revision or not.

## **5. Financial Considerations**

There is no financial implications associated with the removal of the median islands and execution of the Amending Subdivision Agreement. All costs associated with the Amending Subdivision Agreement will be the responsibility of the Developer.

## **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: Sustainable Asset Management

Objective: Improve our linear (transportation and environmental) and non-linear (facilities and parks) assets for continued community use and enjoyment.

## **7. Conclusion**

The Acorn subdivision in King City East was Draft Plan approved for 55 single-detached dwellings, and an open space block in 2019. The Subdivision Agreement was executed in 2022 and included the requirement to install median islands along the East Humber Drive extension. At the request of the Fire and Public Works Departments an Amending Subdivision Agreement has been prepared for Council’s approval to remove the installation of the median islands from the development.

## **8. Attachments**

Attachment 1 - Draft M-plan

Attachment 2 - Amending Subdivision Agreement

Prepared by:

**Carolyn Rodgers**

Manager of Development Engineering

Recommended by:

**Stephen Naylor**

Director of Growth Management Services

Acorn – 19T-18K01 – The Acorn Development Corporation – Amending Subdivision  
Agreement

Approved for submission by:  
**Daniel Kostopoulos**  
Chief Administrative Officer