



The Corporation of the Township of King Report to Council

From: Growth Management Services - Development Division
Report Number: GMS-DEV-2025-003
Date: Monday, April 14, 2025
Title: **Via Moto Phase 1 – 19T-12K01 – Fandor Homes (Via Moto) Inc. – Amending Subdivision Agreement**

Recommendation

1. That Report GMS-DEV-2025-003 be received.
2. That Council enact By-law 2025-024 to authorize the Mayor and Clerk to sign an Amending Subdivision Agreement between the Township of King and Fandor Homes (Via Moto) Inc., when finalized to the satisfaction of the Director of Growth Management Services, to permit the Subdivision to be assumed by the Municipality in Phases.

1. Report Highlights

- The Via Moto Phase 1 Subdivision in Nobleton was Draft Plan approved for 35 single-detached dwellings, 8 townhouse blocks, open space block, park block and a stormwater block in 2016. The Subdivision Agreement was executed in 2020, and did not contemplate assumption in multiple stages.
- An Amending Subdivision Agreement has been prepared for Council approval to allow the assumption of Via Moto Phase 1 to occur in stages.

2. Purpose

The purpose of the report is to obtain Council's approval to enter into an Amending Subdivision Agreement with Fandor Homes (Via Moto) Inc. to allow Phase 1 to be assumed in stages.

3. Background

At the December 12, 2016, meeting, Council draft plan approved the Via Moto Phase 1 Subdivision ([P-2016-52](#)) in Nobleton consisting of 35 single-detached dwellings, 8 townhouse blocks, open space block, park block and a stormwater block.

At the September 24, 2018, meeting, Council authorized the Mayor and Clerk to sign the Subdivision Agreement for Via Moto Phase 1 ([EPW-2018-33](#)), and M-plan 65M-4655 (Attachment 1) was registered on February 18, 2020.

The Certificate of Completion, start of the two (2) year maintenance period, was issued effective March 2, 2023, and Phase 1 is now eligible for assumption.

4. Analysis

During the preparation of the Subdivision Agreement in 2018, it was not contemplated that the development would be assumed in stages.

Via Moto Phase 1 included the construction of Russell Snider Drive and Tomlinson Gate, but did not include the construction of the houses. The lots were draft plan approved as part of Phase 3, and the houses have not yet been constructed. Assumption of Russell Snider Drive and Tomlinson Gate should not occur until after these houses have been constructed, and the lot grading is accepted by the Township.

Phase 1 also included the construction of the stormwater management pond. Assumption of the pond should not occur until the entire development (Phase 1, Phase 2 and Phase 3) and home building program has been completed.

To assume Russell Snider Drive, Tomlinson Gate and the stormwater pond at a later date, the Subdivision Agreement needs to be amended to contemplate assuming Phase 1 in stages (Stage 1 and Stage 2 – see Attachment 1).

The attached draft Amending Subdivision Agreement (Attachment 3) was prepared by the Township Solicitor and is ready to be executed by the Developer upon the approval by Director of Growth Management Services.

5. Financial Considerations

There are no financial implications with 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 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.

Key Result: Represent King’s interest in major developments within the Township.

7. Conclusion

Staff are recommending Via Moto Phase 1 be assumed in stages to ensure the infrastructure still subject to the home building program of Phases 2 and Phase 3 be assumed after the houses are constructed and the lot grading is completed. As the Subdivision Agreement does not contemplate assumption in stages and an Amending Subdivision Agreement has been prepared for Council's approval.

8. Attachments

Attachment 1 - 65M-4655

Attachment 2 - Schedule L – Phase 1, Stage 1 and Stage 2

Attachment 3 - Draft Via Moto Phase 1 Amending Agreement

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