



The Corporation of the Township of King Report to Council

From: Growth Management Services – Planning Division

Report Number: GMS-PL-2025-014

Date: Monday, May 12, 2025

Title: **Extension to Draft Approval – Mansions of King (19T-16K01)**

Recommendation

1. That Council receive Report GMS-PL-2025-014 for information.
2. That the draft plan approval lapsing provisions for Draft Plan of Subdivision 19T-16K01 (Mansions of King) be extended to May 12, 2028.

1. Report Highlights

- The landowner has submitted a request to extend the draft plan approval of the Mansions of King residential subdivision within the Village of King City for a period of three (3) years.
- The Mansions of King Draft Plan of Subdivision was approved, with conditions, by the Ontario Land Tribunal (OLT) in 2022. The conditions of approval provided for a standard lapsing provision (three (3) years) until June 28, 2025. This is the first extension request related to this plan of subdivision.
- The applicant has submitted applications for Redline Plan of Subdivision and Zoning By-law Amendment to facilitate revisions to the draft plan and to implement these changes through amendments to the applicable zoning. The applicant anticipates that a three (3) year extension to draft approval is required to acquire the approvals needed for the draft plan revisions and implementing zoning and to obtain final plan approval and registration of the Plan.
- The Planning Division has circulated the request for extension to draft approval to the relevant Internal Departments and External Agencies. Based on comments received, no objections to the proposed extension have been received, nor changes to the Draft Plan Conditions have been requested.
- The Planning Division is supportive of the request for extension to draft plan approval to May 12, 2028.

2. Purpose

The subject lands, known as the Mansions of King Plan of Subdivision, are located on the north side of King Road and east of Jane Street within the Village of King City. The landholdings consist of two (2) parcels totaling 41.7 hectares in area and are municipally known as 2710 King Road and 13371 Jane Street. **Attachment No. 1** illustrates the extent and location of the subject lands.

The purpose of this Report is to provide Council with an overview of progress on the clearance of conditions of approval related to the approval of the draft plan.

Conditions of draft approval include requirements such as the submission and approval of detailed engineering plans and the execution of a Subdivision Agreement between the developers and the Township. These and other conditions are required to be fulfilled prior to the granting of final approval and plan registration. A total of 148 Conditions were incorporated into the OLT Approval.

3. Background

Approval of applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision with Conditions of Approval was granted by the Ontario Land Tribunal (OLT) on June 28, 2022. The landowner has three (3) years from the date of OLT approval to satisfactorily address the Conditions of Approval. If all of the Conditions are not met by June 28, 2025, the draft approval will lapse. The OLT approved draft plan includes 181 residential units (66 detached units; 115 medium density units (either low-rise townhouses or low-rise apartments)), one existing detached dwelling, a stormwater management facility, a park, trailway/walkway, and environmental protection area and buffers. **Attachment No. 2** includes the approved draft plan.

Throughout this time, the applicant has been engaged with the Township regarding proposed revisions to the draft plan. These revisions would require changes to the approved Draft Plan of Subdivision and Zoning By-law Amendment.

As the proposed revisions have recently been submitted to the Township, the applicant has also requested the extension, in part, to provide the time needed to review these revisions with Staff through the appropriate processes. Applications for Redline Plan of Subdivision and Zoning By-law Amendment will be circulated to prescribed persons and public bodies for comment, in accordance with the Planning Act, including the scheduling of a statutory Public Meeting to receive comments on these applications from residents and Council.

4. Analysis

Section 51(32) of the Planning Act provides the authority for municipalities to issue draft approval subject to a lapsing provision (being not less than three (3) years). The lapsing date of the draft plan of subdivision is June 28, 2025.

Lapsing provisions are intended to mitigate against delay in the development of subdivisions and ensure draft plans advance expeditiously toward final approval and registration. However, prior to the lapsing occurring, the landowner may request that the draft plan approval be

extended. The consideration of extending draft plan approval provides the municipality with the opportunity to request revisions to the plan where circumstances (i.e. policy, market conditions, etc.) have changed since the original draft approval.

Section 51(33) of the Planning Act states that draft approval may be extended for a time period specified by the municipality prior to the lapsing date of draft approval.

The applicant's extension request has cited areas where progress has continued since the granting of draft approval toward clearance of conditions and final approval and registration of the Plan, and include the following:

- Realignment of the proposed access road from King Road to address feasibility (i.e. operation and maintenance) and environmental concerns. These were affected through detailed engineering review and lot boundary adjustment (approved by Committee of Adjustment in October 2023).
- Proposed revisions to the Stormwater Management (SWM) Block. The revised plan contemplates underground storage within the SWM Block.
- Coordination of road access from King Road with landowners on the south side of King Road for a final intersection adhering to Region of York standards.

An extension to draft approval of three (3) years has been requested by the applicant to facilitate the submission and review process related to proposed redlines to the plan and zoning by-law amendments. As such, Planning staff has recommended that the lapsing provision be extended for a period not to exceed three (3) years with a lapsing date of May 12, 2028, to accommodate the additional time needed to make these adjustments to the plan.

5. Financial Considerations

The property at 2710 King Road is currently assessed at \$1,872,900 RTEP Current Value Assessment (CVA) and 13371 Jane Street is currently assessed at \$4,195,300 RTEP CVA. The finance conditions are current as of May 5, 2025.

A completed Development Charges (DC) Certificate will be required as complete applications for Zoning By-law Amendment. Applicable Development Charges (DCs) payable for the development will be based on the 'freeze' date applied pursuant to the Development Charges Act.

A prescribed rate of interest will be applied until the Subdivision Agreement for hard Development Charge services and building permit issuance for soft Development Charges.

Once the development moves forward, 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 residential 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.

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 Township's 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.

7. Conclusion

Additional time has been requested by the applicant through the request for extension to draft approval to proceed towards the Council consideration and approval of a redline draft plan and implementing zoning by-law amendments. The applicant continues to express an interest in the timely clearance of draft plan conditions and final plan approval and registration of the draft plan, thereafter.

Planning Division staff considers the extension request to be appropriate and recommend an extension to draft approval of the plan of three (3) years with a lapsing date of May 12, 2028.

8. Attachments

Attachment No. 1. Location Map

Attachment No. 2. Draft Plan of Subdivision 19T-16K01 (Mansions of King Inc.)

Attachment No. 3. OLT Decision (Case No. PL170998 – June 28, 2022)

Prepared by:

Gordon Dickson, MCIP, RPP

Supervisor, Planning and Development

Recommended by:

Stephen Naylor, MCIP, RPP

Director of Growth Management Services

Approved for submission by:

Daniel Kostopoulos

Chief Administrative Officer