

Developer requests sales office on former Holy Name School property

By Angela Gismondi

Signature Communities is looking to set up a new home sales trailer in the parking lot of the recently vacated Holy Name School in King City.

Signature has submitted a zoning bylaw amendment application to permit the temporary use a portion of the former Holy Name School site as the location for a new home sales and marketing trailer. The property, located at 2585 King Road, is currently zoned institutional and the applicant is seeking to temporarily change the zoning to commercial to facilitate the construction of the sales office.

The Township of King bought the former school lands from the York Region Catholic District School Board last June. The plan is to use the property for the Township's new municipal offices, which is expected to take a few years. The property is currently being used for recreation programming.

A public meeting was held on the matter on March 31. The meeting was held to receive comments on proposed amendments to the zoning bylaw. Council also approved a separate report during the council meeting which authorized staff to enter into negotiations with Signature Communities for the potential lease of lands within the parking area.

Signature has proposed that the agreement would be in effect for 15 months and would commence following draft plan approval of the proposed development.

The trailer is related to the Signature Draft Plan of Subdivision proposal located at the southwest corner of Keele Street and McClure Drive in King City. Planning staff and the applicant are still working to address the outstanding matters in the draft plan of subdivision application, but the process is expected to be completed by the end of May.

The situation is unique in that Signature Communities is in need of a high-profile location for its sales offices and the municipality will be the beneficiary of additional, unbudgeted revenues associated with the lease, Mayor Steve Pellegrini explained. Entering into a lease agreement with Signature Communities will result in an additional revenue stream to assist with the required operating costs of the property.

“Having Signature use the vacant parking lot that we're currently not using is a great thing,” said Mayor Steve Pellegrini. “The money we get from this can be used to fund some of the work that needs to be done there.”

The construction of the sales office should have no impact on current programming at the site. Any extension of the 15-month term will have to be approved by council.

The request for the zoning bylaw amendment was received and referred back to staff for a further recommendation report. Council also approved a separate report during the committee of the whole meeting which authorized staff to enter into negotiations with Signature Communities for the potential lease of lands within the parking area.