



**The Corporation of the Township of King
Report to Council
Public Planning Meeting**

From: Growth Management Services Department – Planning Division
Report Number: GMS-PL-2025-005
Date: Monday, March 3, 2025
Title: **Zoning By-law Amendment - 125, 137-145 Dew Street**
File Number: Z-2024-11
Owner: 1000029269 Ontario Inc and CLSN Holdings Limited
Agent: Groundswell Urban Planners Inc.

1. Recommendations

That Report GMS-PL-2025-005 be received and referred back to Staff for a future recommendation report to be presented to Council upon receipt and review of all relevant Township Departments, Council and public comments.

2. Property Information

The subject property is located on the south side of Dew Street, west of William Street in the Village of King City (see Appendix 1). The site measures 0.71 hectares with 91.42 metres of frontage on Dew Street and currently supports three single detached dwellings, a detached garage and a shed.

3. Proposal

The purpose of the Application is to facilitate the re-development of the subject properties for the construction of 32 townhouse units consisting of 3-storey dwellings with single-car garages (see Appendices 2 & 3). A private condominium road will serve as access for 27 townhouse units, and 5 townhouse units will have frontage directly on to Dew Street and obtain access from the public road.

The Application proposes to re-zone the subject lands from Residential – Single Detached “C” (R1C) to Residential – Townhouse “R3” Site Exception Section 6.5.10.xx to provide for a residential townhouse use and establish site specific zone provisions addressing minimum lot area, lot frontage, yard requirements, lot coverage and building height.

Additional Planning applications will be required in the future to implement the development including applications for Site Plan Development Approval and Draft Plan of Condominium.

4. Public Notice

The Application has been circulated in accordance with the requirements of the *Planning Act*. Notice of the Public Meeting was mailed to the surrounding property owners and other agencies. A notice sign has been posted on the property, and notice has been posted to the Township website.

5. Policy

Provincial Plans and Policies

The new Provincial Planning Statement (PPS 2024) came into effect on October 20, 2024, and replaces the previous Provincial Policy Statement 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019. The PPS 2024 provides municipalities with the tools and flexibility required to focus on building more homes. Settlement areas are to be the focus for growth and where intensification and redevelopment are supported to achieve complete communities, including a range and mix of housing options. The PPS continues to identify the need to establish minimum targets for intensification and redevelopment within built-up areas based on local conditions.

The subject site is also located within the Provincial Oak Ridges Moraine Conservation Plan (ORMCP) area and located within a Settlement Area. Under the ORMCP, Settlement Areas are encouraged to continue to develop for a range of uses, including transit supportive densities through intensification and re-development within existing urban areas while minimizing impacts on ecological functions and hydrological features.

Regional Official Plan 2022 (ROP)

As of July 1st, 2024, planning responsibilities were removed from the Region of York as directed by the Province through Bill 185, "Cutting Red Tape to Build More Homes Act". As a result, the Township of King now assumes the administration of the Regional Official Plan (ROP), including amendments to the Plan. The subject property is identified within the Urban system and designated as 'Community Area' under the ROP.

The Community Areas of the Official Plan are where a majority of housing, commercial, institutional, and cultural and recreational uses are intended to be located. The Region's Official Plan forecasts a population of 51,000 persons and employment of 17,700 jobs for King Township to the year 2051. Intensification has a significant role in accommodating future growth and the Regional Official Plan has identified a target of 4,700 residential units for King Township.

Township of King Official Plan, "Our King" (2019)

The Official Plan designates the subject site as "Village Core" on Schedule "D1". The "Village Core" designation is intended to provide for a wide range of commercial, residential, institutional, and complementary uses in a compact form in a manner that ensures compatibility with the small-scale Village character and is compatible with adjacent land uses. Permitted uses include mixed use buildings, commercial uses, and residential uses including townhouses.

The Village Core policies provide for buildings with a maximum of three storeys. Compatibility with adjacent uses are to be considered, including the orientation of lots, building height, location of parking, the nature of uses of abutting yards and nature and health of existing trees. Parking, access, loading and site design are further considered with development in the Village Core. Emphasis is placed on creating opportunities for convenient pedestrian connectivity, adequate on-site parking, and interconnected sites.

Schomberg and King City Urban Areas Zoning By-law (2017-66)

The subject property is zoned Residential – Single Detached - “C” (R1C) under the Schomberg and King City Urban Areas By-law. The R1C zone provides for single detached dwellings together with specified accessory uses. The Applicant has submitted a Zoning By-law Amendment Application together with a Draft Zoning By-law (see Appendix 4) to re-zone the subject lands from R1C to an R3 Residential - Townhouse zone to implement the proposed development. Specifically, the by-law amendment would provide for townhouse dwellings together with the following site-specific provisions:

| ZONE STANDARD | CURRENT R3 ZONE STANDARD | PROPOSED R3 ZONE STANDARD |
|---|--------------------------|---------------------------|
| Minimum Lot Area | 175 square metres | 140 square metres |
| Minimum Lot Frontage (corner lot) | 9.0 metres | 7.0 metres |
| Minimum Rear Yard | 7.5 metres | 6.0 metres |
| Minimum Interior Side Yard | 1.5 metres | 1.2 metres |
| Minimum Exterior Side Yard along a Condominium Road | 4.5 metres | 1.0 metre |
| Maximum Lot Coverage | 40% | 60% |
| Maximum Height | 11.0 metres | 13.2 metres |

6. Planning and Land Use Matters Under Review

The subject changes to the Application are currently undergoing a planning review together with anticipated technical responses from internal departments and external agencies with respect to the details of the proposal. The primary planning and land use matters being considered include:

- Compatibility with adjacent properties;
- Future integration with surrounding lands;
- Building height and massing;
- Traffic and parking impacts;

- Appropriateness of site-specific zone provisions.

7. Next Steps

Staff will continue to process the Application and identify planning and land use comments with the Applicant, including comments provided by the public and Council, and comments raised through the technical review of the application by Township departments and external agencies. Based on these comments, the Applicant will have an opportunity to address the issues and comments presented. A Staff Report will be brought forward to Council at a later date with recommendations in regard to a decision on the Application.

8. Attachments

Appendix 1 – Location Map

Appendix 2 – Site Plan

Appendix 3 – Elevation Plan

Appendix 4 – Draft Zoning By-law Amendment

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