



PUBLIC MEETING

March 3, 2025

Zoning By-law Amendment Application, File No. Z-2024-11

Reg. Plan 337, Lots 21, 22 and Part Lot 23

125, 137-145 Dew Street, King City

Owner: 1000029269 Ontario Inc. & CLSN Holdings Limited

Agent: Groundswell Urban Planners Inc.

LOCATION MAP





PROPOSAL

- 32 townhouse units being 3 storeys
 - 27 Units with access from a private road
 - 5 Units with access directly from Dew Street
- 1 Block of 5 units fronting on Dew Street
- 1 Block of 6 units
- 3 Blocks of 7 units
- Each unit will have a single car garage with one private driveway parking space;
- 8 Visitor Parking Spaces;
- All units proposed as 3-bedrooms;

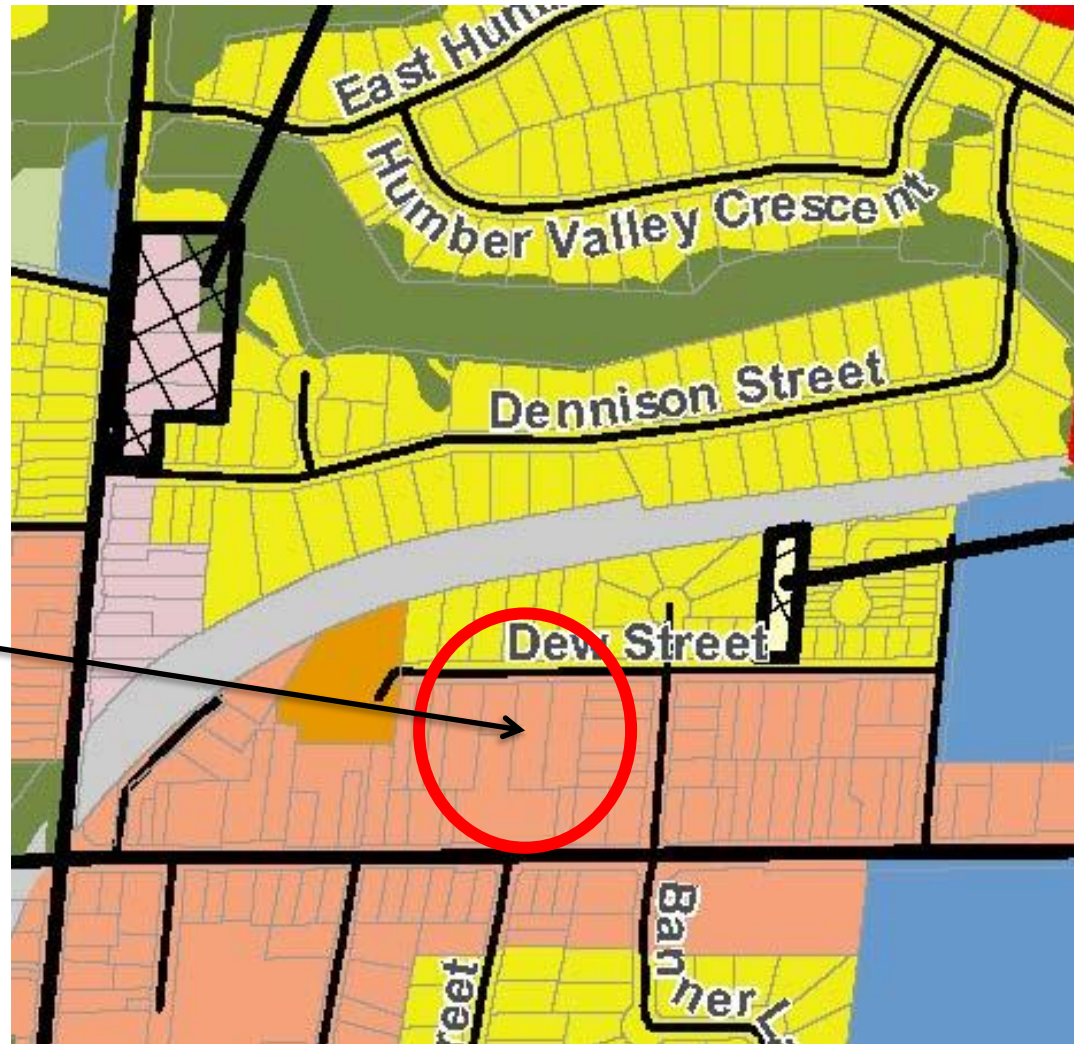
BACKGROUND

- A Pre-consultation meeting occurred with Township staff in February 2023.
- A Stage 2 CAP submission was provided in January 2024 which included a comprehensive submission of plans and reports for review by Township staff and the Region of York.
- A summary of comments were provided to the Applicant in April 2024.
- An Application for Zoning By-law Amendment was filed in November 2024 and deemed complete.
- The Applicant undertook a Public Information Consultation at the King City Library on January 27 2025.

SITE PLAN



'OUR KING' OFFICIAL PLAN



Subject Site



OFFICIAL PLAN POLICIES

- The subject site is designated as ‘Village Core’.
- The purpose of the designation is to provide a wide range of commercial, residential, institutional and complementary uses in a compact form and encourages intensification where it is compatible with the small-scale village character and adjacent land uses.
- The Village Core designation permits residential uses including townhouses.
- The Village Core policies allow for new buildings to be two to three storeys in height.
- Compatibility with adjacent uses looks to consider lot depth, lot orientation, height, location and size of windows, fencing and existing vegetation to minimize privacy impacts.



ZONING PROVISIONS

Zone Standards – Residential Townhouse Zone (R3) – By-law 2017-66

Provisions	By-law Requirement	Proposed
Lot Area Minimum	175 sq.m	140 sq.m*
Lot Frontage Minimum	6.0 metres 9.0 m for a corner lot	6.0 metres 7.0 metres*
Front Yard Minimum	4.5 metres	5.2 metres
Rear Yard Minimum	7.5 metres	6.0 metres*
Interior Side Yard Minimum	1.5 metres	1.2 metres*
Minimum Exterior Side Yard	4.5 metres	1.0 metres*
Maximum Lot Coverage	40%	60%*
Maximum Height	11.0 metres	13.2 metres*

*Requires Amendment to By-law



BUILDING ELEVATIONS



FRONT ELEVATION
BLOCK 1



BUILDING ELEVATIONS



REAR ELEVATION
BLOCK 1



APPLICATION REVIEW and FUTURE PLANNING APPLICATIONS

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

- Future Planning Applications include:
 - Draft Plan of Subdivision
 - Site Plan Development Approval
 - Draft Plan of Condominium/Part Lot Control



RECOMMENDATIONS

- Planning staff requires further opportunity to continue to review the application, work with the applicant to review and address issues raised in the staff report, agency comments, and by the public and Council.
- That the Planning staff report be received and that the application be referred back to staff, together with any public and Council comments.
- QUESTIONS?