



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

From: Growth Management Services Department – Planning Division
Report Number: GMS-PL-2025-013
Date: Monday, April 7, 2025
Title: **Zoning Bylaw Amendment and Draft Plan of Subdivision
13711 Keele St. (Fandor Homes)**
File Number: Z-2024-16 and 19T-24-K01
Owner: 1049121 Ontario Ltd. (c/o Fandor Homes)
Applicant: Paul Brown & Associates
Agent: Justin Mamone, Paul Brown Associates Inc.

1. Recommendations

1. That Report GMS-PL-2025-013 be received and referred back to Staff for a future recommendation report to be presented to Council upon receipt and review of all Township Departments, Council and public comments.

2. Property Information

The subject property is located at the southeast corner of Keele Street and the 15th Sideroad in the Village of King City (see Schedule 1). The site is vacant and measures 9 hectares. The property also contains provincially significant wetlands, an intermittent stream and significant woodlands and valley lands.

3. Proposal

The purpose of the Applications is to amend the Schomberg and King City Urban Areas Zoning By-law (By-law No. 2017-66) and gain approval of a Draft Plan of Subdivision to facilitate a development consisting of 26 single detached lots and 64 townhouse lots for a total of 90 dwelling units at a density of 12 units per hectare (see Schedule 2). The application also proposes a stormwater management block, two natural heritage conservation blocks, two new streets with a right-of-way width of 18.5 metres together with a road widening block and two 0.3m reserve blocks. The development proposes to obtain access from two road connections from the 15th Sideroad.

Please find below Table 'A' identifying the development details.

TABLE 'A'

Block/Lot Type	Minimum Frontage/Width	# of Units	Total Area of Lot/Block Type	% of Total Units and/or % of Total Plan Area	
RESIDENTIAL					
Single Detached	13.5 metres	26	1.96 ha	28%(units)	21.8%(area)
Townhouses	6.5 metres	64	1.44 ha	72%(units)	16%(area)
Natural Heritage Features/Buffers	N/A	N/A	3.75 ha	N/A	41.7%(area)
Stormwater Pond	N/A	N/A	0.45 ha	N/A	5%(area)
Streets	N/A	N/A	1.19 ha	N/A	13.2%(area)
Road Widening	N/A	N/A	0.19 ha	N/A	2.1%(area)
0.3m Reserves	N/A	N/A	0.01 ha	N/A	0.2%(area)
SUB-TOTAL	N/A	90	8.99 ha	100%	100%

The subject site is designated 'Neighbourhood' and 'Village Natural Heritage System' under the Township Official Plan 'Our King' and is Zoned 'Future Development (F)' and 'Environmental Protection (EP)' by Zoning By-law 2017-66. The purpose of the Zoning By-law Amendment is to re-zone the lands identified for residential development to a site specific 'Residential – Single Detached 'C' (R1C)' zone and a site specific 'Residential – Townhouse (R3)' zone. The natural heritage features, buffers and stormwater management block are proposed to be placed in an Environmental Protection (EP) zone.

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. Notice signs have been posted on the property, a newspaper notice has been published in the King Weekly Sentinel, and notice has been posted to the Township website. To date the Township has received several requests for file information and has received comments regarding traffic management concerns.

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 to be within the ‘Towns and Villages’ designation under the Regional Structure on Map 1 of the Plan and further identified on the Land Use Designation Map 1A as being designated as ‘Community Area’ under the ROP. The Urban System Overlays Map 1B of the Plan identifies the subject property to be within a Designated Greenfield Area.

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. Greenfield development remains as an important means to addressing growth in settlement areas, in particular King City.

Township of King Official Plan, “Our King” (2019)

The Official Plan sets out a policy framework for managing growth through which the Township is to grow to a population of 34,900 people by 2031. This population is to be provided by a combination of development within the existing built-up areas (intensification) and development within designated greenfield areas. (Note that the Official Plan Update that is currently on-going contemplates a 2051 population of 51,000)

The Official Plan designates the subject property as “Neighbourhood” and “Village Natural Heritage System” on Schedule “D1”. The “Neighbourhood” designation permits a range of low and medium density residential uses, including single detached dwellings, semi-detached dwellings, townhouse dwellings and low-rise apartment buildings. The Official Plan identifies a maximum gross density of 7 units per hectare with the potential for an increase up to 12 units per hectare, subject to specific criteria being achieved including a mix of housing, environmental buffers, and the provision of significant public benefits.

The “Natural Heritage System” portion of the subject property includes Provincially Significant Wetlands, unevaluated and non-provincially significant wetlands, significant woodlands and significant valley lands associated with a tributary of the East Humber River. The Natural Heritage System policies of the Official Plan under Section 4 requires that a Vegetation Protection Zone of 30 metres be provided from wetlands, the meander belt from a permanent or intermittent stream, from significant woodlands and valleylands. Only conservation uses, passive recreational trails and infrastructure are permitted to be located in the Natural Heritage System.

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

The subject property is zoned ‘Future Use (F)’ and ‘Environmental Protection (EP)’ under the Schomberg and King City Urban Areas By-law. The F zone reflects designated greenfield lands which are intended for development in accordance with the Township Official Plan. The Applicant has submitted a Zoning By-law Amendment Application together with a Draft Zoning By-law (see Appendix A) to facilitate the re-zoning of the subject property to a ‘Residential – Single Detached (R1C)’ exception zone to provide for single detached lots and to a ‘Residential - Townhouse (R3)’ exception zone to provide for townhouse dwellings. An EP zone will remain and include lands containing the stormwater block, the natural heritage features and related buffers.

Please find below Table ‘B’ identifying the proposed site-specific zone provisions (all other existing zone standards are to conform to the existing By-Law standards).

TABLE ‘B’

ZONE STANDARD	CURRENT ZONE STANDARD	PROPOSED ZONE STANDARD
R1-C Zone (single detached) Minimum Lot Frontage	15.0 metres	13.5 metres
R3 Zone (townhouse) Minimum Lot Area	175.0 square metres per dwelling unit	155.0 square metres per dwelling unit

6. Planning and Land Use Matters Under Review

The subject Applications 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:

- Conformity with the Natural Heritage and Density policies of the Official Plan, including consideration of the proposed public benefits;
- Traffic impacts and street connections;
- Gateway and neighbourhood entrance features;
- Pedestrian, Park and Trail connectivity opportunities;
- Dual frontage townhouse design and amenity space planning;
- Appropriateness of proposed zone standards;
- Availability of sanitary and water servicing capacity and allocation for the proposed development.

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

Schedule 1 – Location Map

Schedule 2 – Draft Plan

Appendix A – Draft Zoning By-law prepared by Applicant

Prepared by:

Paul Kulyk

Project Manager

Recommended by:

Gaspere Ritacca

Manager of Planning and Development Services

Stephen Naylor

Director of Growth Management Services

Approved for submission by:

Daniel Kostopoulos

Chief Administrative Officer