



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

From: Growth Management Services Department – Planning Division
Report Number: GMS-PL-2024- 028
Date: Monday, October 7, 2024
Title: **Growth Management Services Report, GMS-2024- 028**
File Number: **Z-2024-09**
Address: **24 Banner Lane, King City, ON
Plan M 1565, Lot 4**
Owner: **Banner Lane Inc.**
Agent: **Joan MacIntyre, Malone Given Parsons Ltd.**

Recommendations

The Director of Growth Management Services respectfully submits the following recommendation(s):

- That Report GMS-PL-2024-028 **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.

1. Property Information

- The subject Applications submitted to the Township by Banner Lane Inc., concern a residential parcel of land municipally known as 24 Banner Lane and generally located south of King Road, east of Patton Street, and west of Banner Lane, as shown on Appendix 1.
- The subject property measures approximately 0.18 hectares and has 32 metres of frontage along Banner Lane and supports a single detached dwelling. The applicant is seeking to demolish the existing structure and is proposing to construct a four-storey residential apartment building containing 16 units. Site Plan and Elevation Drawings are attached as Appendix 2.
- The Applicant has undertaken the Township's Collaborative Application Preparation Process (CAPP) and submitted preliminary plans and reports for review and comment by the Township and outside agencies. The proposal has now advanced to the submission of a formal application for a Zoning By-law Amendment and is now being

presented to both Council and the public for further commenting prior to further detailed review.

2. Proposal

The applicant is seeking to amend the Schomberg and King City Urban Areas, Zoning By-law #2017-66, to facilitate the rezoning of the subject property from 'R1C'- Residential – Singled Detached "C" to 'R4'- Residential – Apartment with site specific exceptions that address: minimum interior side yard setback, maximum lot coverage, maximum height, planting strip provisions, and parking aisle width provisions. The rezoning would permit the construction of a four-storey apartment building (18.6 metres in height), containing 16 residential units that vary in size from 1- 3 bedrooms. The development will have a total gross floor area (GFA) of 3,690 square metres and a Floor Space Index (FSI) of 1.99. A total of 248 square metres of shared amenity space will be provided for use of residents (77 square metres of this space is to be used for outdoor amenity space at the rear of the property and 171 square metres of this space is to be indoor amenity space that is to be accommodated at grade). Vehicular access to the proposed development will be provided via a 6.0 metre private driveway off Banner Lane. Through this entrance, vehicles can access the underground parking structure which accommodates a total of 25 parking spaces (21 resident spaces and 4 visitor spaces), including 2 accessible spaces, a bicycle storage area, and waste management room.

In addition to the Zoning By-law Amendment application, the proposed development will be subject to a review of an application for Site Plan Approval.

3. 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 a newspaper notice has been published in the King Weekly Sentinel. At the time of the writing of this report, there have been no comments received from the public.

4. Policy

Provincial Plans

The proposed development is in conformity with the Provincial Policy Statement (2020), and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). As per the Oak Ridges Moraine Conservation Plan (2017), the subject property is designated as being located within a "Settlement Area". Settlement Areas are intended to "*reflect a range of existing communities planned by municipalities to reflect community needs and values. Urban uses and development as set out in municipal official plans are allowed.*" The proposal is in conformity with the Oak Ridges Moraine Conservation Plan (2017).

York Region Official Plan (2022)

As of July 1st, 2024, the Township of King is responsible for administering the Regional Official Plan (ROP). The subject property is designated as "Community Area" within the "Urban

System” by the ROP. These areas are where *“the majority of residents, personal services, retail, arts, culture, recreational facilities and human services needs, will be located.”* The Community Areas are to *“contain a wide range and mix of housing types, sizes, tenures that include options that are affordable to residents at all stages of life.”* The proposed development is in conformity with the York Region Official Plan (2022).

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

The subject property is designated as “Village Core” as per the Township of King Official Plan, “Our King”, 2019. It is the objective of the Village Core designation to provide for a wide range of commercial, residential, institutional and complimentary uses. Intensification is encouraged in the Village Core in a manner that is compatible with the small-scale character of the Village. The Village Core is also intended to provide for a predominantly pedestrian-oriented public realm with public amenities and high-quality streetscapes. Permitted uses in the “Village Core” designation include residential uses, specifically townhouses, apartments and existing residential uses. As per the Village Core policies, development up to six storeys may be permitted subject to certain criteria. Further consideration is to be given to compatibility with adjacent uses, parking, access, loading, and site design. The proposed development is in conformity with the Township of King Official Plan “Our King”, 2019.

Zoning By-law #2017-66, Zoning By-law for the Schomberg and King City Urban Areas

The subject property is zoned ‘R1C’- Residential – Singled Detached “C” as per the Zoning By-law for the Schomberg and King City Urban Areas, By-law #2017-66. Permitted uses include a Single Detached Dwelling and a range of accessory uses thereto. A Zoning By-law Amendment application has been submitted to re-zone the subject lands to the ‘R4’- Residential – Apartment Zone with site-specific exceptions to address zoning deficiencies.

The proposed site-specific zone provisions for the subject property include a:

- Reduction in the Minimum Interior Side Yard from 3.5 m to 2.5 m (North Side);
- Reduction in the Minimum Interior Side Yard from 3.5 m to 2.5 m (South Side);
- Increase in the Maximum Lot Coverage from 40% to 57%;
- Relief from the planting strip requirements of the Zoning By-law; and
- Reduction in the Minimum Parking Aisle width from 6.4 m to 6.0 m.

Planning Staff will continue the review of the proposed amendments. A copy of the draft Zoning By-law Amendment is included in Appendix 3.

5. Planning and Land Use Matters Under Review

The subject Application(s) are currently undergoing a detailed technical review and have been circulated to internal departments and external agencies for review and comment. The primary planning and land use matters being considered include:

- Building height and massing impacts;
- Building setbacks and landscape buffers;
- Compatibility with adjacent properties;
- Urban design and public realm enhancements;
- Grading, drainage and stormwater management considerations;
- On-site parking;
- Vehicular access to the site as well as the appropriateness of the location of building services and utilities; and
- General appropriateness of site-specific zone provisions

6. Next Steps

The purpose of this Report is to provide an overview of the proposed development and provide an opportunity to receive comments from Council and the public. The applications have been circulated to various internal and external commenting agencies. Planning staff requires an opportunity to review their comments together with any public comments received at the Public Meeting, and an opportunity to work with the applicant to address the issues raised in the comments and identified in this report. As such, it is respectfully recommended that these applications be received and referred back to staff, together with any public and Council comments, for a further recommendation report.

7. Attachments

Appendix 1- Location Map

Appendix 2- Site Plan & Elevation

Appendix 3 – Draft Zoning By-law Amendment

Prepared by:

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Planner

Recommended by:

Gaspare Ritacca
Manager of Planning and Development Services

Stephen Naylor
Director of Growth Management Services

Approved for submission by:

Daniel Kostopoulos
Chief Administrative Officer