



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

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**From:** Growth Management Services Department – Planning Division

**Report Number:** GMS-PL-2025-019

**Date:** Monday, June 2, 2025

**Title:** **Revisions to a Draft Approved Plan of Subdivision & Zoning By-law Amendment Applications – 2710 King Road & 13371 Jane Street**

**File Numbers:** 19T-16K01 & Z-2025-06

**Owner:** King City Residences Corp.

**Agent:** KLM Planning Partners Inc.

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**Recommendation**

1. That Report GMS-PL-2025-019 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.

**1. Property Information**

The subject lands comprise a draft approved plan of residential subdivision within the Village of King City, located on the north side of King Road and east of Jane Street. The subject lands total approximately 42 hectares in area and are municipally known as 2710 King Road and 13371 Jane Street and legally described as Part of the West Half of Lots 6, 7 and 8, Concession 4. **Attachment No. 1** includes a Location Plan.

Existing development on the lands includes a detached dwelling (proposed for demolition). **Attachment No. 2** includes Site Photos illustrating the area in the general vicinity of the subject lands.

**2. Proposal**

A residential draft plan of subdivision and related Official Plan and Zoning By-law Amendments for the subject lands were approved by the Ontario Land Tribunal (OLT) in 2020. The subject applications now propose revisions to the Draft Approved Plan of Subdivision (19T-06K01) and related amendments to Township of King Zoning By-law 2017-66 (Schomberg and King City Urban Areas) to implement the applicable zoning on the lands to facilitate the development of the revised Plan.

The existing approved draft plan proposes 181 residential units (66 single detached units; 115 medium density units (either low-rise townhouses or low-rise apartments)), one existing

detached dwelling, a stormwater management facility, a park, trailway/walkway, and environmental protection area and buffers. **Attachment No. 3** includes the existing Draft Approved Plan.

Subsequent to the approval of the existing plan, the current Owner acquired the subject lands and has been advancing the development. As an element of this transition, the current owner has determined that modifications to the plan are required to be responsive to current market conditions and product preferences.

Proposed revisions to the draft plan include the realignment of the main access road from King Road (due to constraints involving detailed engineering (i.e. grading), environmental, operation and maintenance); reconfiguration of the 'Medium Density Residential Block' (Block B), the 'Existing Residential Block' (Block A), and proposed Lots 64, 65 and 66 to propose five (5) Medium Density Blocks (Block A, Block AA, Block B, Block X and Block Z of Redline Plan) for the development of 46 townhouse dwelling units (combination of freehold and condominium tenure; and, minor revisions to overall lot widths within the plan (resulting in two (2) additional detached dwelling lots (Lots 41 & 42)) in the northeast portion of the Plan. Other minor redline revisions are proposed to the road network based on responses to technical review of the Plan by the applicant's traffic and civil consultants, and as submitted to the Township as part of an overall detailed engineering design review. No changes are proposed for the emergency access route connection to Manitou Drive.

The total land area of Medium Density Residential 'Block B' is proposed to decrease as a result of the layout and design of the proposed townhouse units (and condominium road). An apartment building is proposed to remain as a permitted use, with the zoning of the lands to continue to provide either alternative (i.e. townhouses or apartment building) as an option. This dual alternative approach is consistent with the existing approved zoning for the lands. However, as a result of the decrease of the area of 'Block B', the overall maximum unit yield is proposed to be reduced to 91 units (rather than 115 units as currently permitted). Based on the proposed revisions to the draft plan, an overall unit count of 111 is currently proposed (including, 65 detached and 46 townhouse dwelling units); reduced from 181 units. Pending market conditions in the future, the alternative to construct the apartment building may be advanced, which would result in a revised total unit count.

**Attachment No. 4** includes a copy of the proposed Revised Draft Plan of Subdivision.

### **3. Public Notice**

The applications have been circulated in accordance with the statutory requirements and regulations of the Planning Act. A Notice of Public Meeting was circulated via mail and/or email to the surrounding property owners and external agencies. Notification signs have been posted on the property and a notice has been published in the King Weekly Sentinel newspaper and on the Township of King website.

## **4. Policy**

### **4.1 Provincial Policy and Provincial Plans**

#### **Provincial Planning Statement (PPS) (2024)**

The Provincial Planning Statement (PPS) states that settlement areas shall be the focus of growth and development and that growth should be focused in, where applicable, strategic growth areas, including major transit station areas. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize risks to human health and safety.

#### **Oak Ridges Moraine Conservation Plan (ORMCP) (2017)**

The subject lands are located within the settlement area of the Village of King City pursuant to the Oak Ridges Moraine Conservation Plan ('ORMCP'). Settlement Areas are intended as areas of focus for urban growth that encourage development of communities with convenient access to an appropriate mix of employment, transportation options and local services and a full range of housing and public service facilities, while minimizing the encroachment and impact of development on ecological functions and hydrological features of the ORMCP Area.

### **4.2 Region of York Official Plan ("ROP 2022")**

The subject lands are designated 'Towns and Villages' and 'Community Area' and are identified as being located within a 'Designated Greenfield Area' by the Region of York Official Plan ('ROP') (2022). Designated Greenfield Areas are those lands within the urban area and towns and villages but are outside of the built-up area.

'Towns and Villages' are to be planned for the majority of housing, personal services, retail, institutional, cultural and recreational services within 'Community Areas'. Community Areas are to include a range and mix of housing types, sizes, and tenures and to achieve Regional intensification targets through municipal implementation.

No amendments to the Region of York Official Plan are contemplated or required with respect to the proposed development.

### **4.3 Township of King Official Plan ("Our King") (2019)**

The subject lands are designated 'Neighbourhood' and 'Village Natural Heritage System' ('Village Site-Specific Policy Area-6') to Schedule 'D1' (Village of King Land Use Designations) of the Township of King Official Plan ("Our King") (2019), as amended.

Policies of the Township Official Plan related to the development of these lands as a plan of residential subdivision were established through a site-specific Official Plan Amendment, as approved by the OLT in 2020.

The site-specific policies relate to the protection and preservation of areas of natural heritage significance (i.e. Minimum Vegetation Protection Zones) and, where applicable, measures for the compensation, restoration and/or rehabilitation of these areas; establishment of a maximum gross residential density (i.e. 7.5 to 8.0 units per hectare) and the identification of areas designated for higher density residential in the form of either townhouses or apartments; establishment of a maximum permitted number of residential units (i.e. 181 units) and overall unit composition; and, the location of a public park, emergency access route, and trail links as shown on the approved Schedule.

#### **4.4 Township of King Zoning By-law 2017-66 (Schomberg and King City Urban Areas)**

An amending zoning by-law to facilitate the development of the draft approved plan was approved by the OLT in 2020. The by-law established site-specific permitted uses and zone provisions related to the development proposed at that time.

The subject lands are zoned Residential Single Detached 'A' – K1 Holding ('R1A-K1')('H') Zone; Residential Single Detached 'A' – K2 Holding ('R1A-K2')('H') Zone; Residential Single Detached 'A' – K3 Holding ('R1A-K3')('H') Zone; Residential Single Detached 'A' – K4 Holding ('R1A-K4')('H') Zone; Residential Single Detached 'A' – K5 Holding ('R1A-K5')('H') Zone; Residential Apartment – K1 Holding ('R4-K1')('H') Zone; Open Space ('OS') Zone; Environmental Protection ('EP') Zone; and, Institutional Exception ('I-XX') Zone to Schedule 'A3' of Zoning By-law 2017-66.

The subject lands are also located within a 0-2 Year, 2-5 Year, and 10-25 Year Zone Wellhead Protection Area (ORM Conservation Plan Special Provisions) in accordance with Schedule 'C4' (Wellhead Protection Areas) of Zoning By-law 2017-66.

Proposed amendments to the zoning by-law required to implement the revisions to the draft plan include:

- re-alignments to the boundaries and provisions of the various Residential Zones to reflect the refinements to the residential lot and unit type fabric and layout (including minimum lot area), and the alignment of Street 'A', within the revised draft plan of subdivision. These changes also include additional freehold townhouses which have been incorporated along Street 'A'. Refer to **Attachment No. 4**.
- a decrease in the overall number of apartment dwellings permitted on Block B (from 115 to 91).
- amendments to zone standards related to proposed townhouse and detached dwellings (i.e. increase in permitted lot coverage and reductions in minimum required yards, where applicable) and increase in permitted building height of townhouse and detached dwellings on select lots (from 11.0 metres to 12.0 metres and 11.0 metres to 13.0 metres, where applicable) to accommodate grading and groundwater separation requirements. Accordingly, revised definitions for 'Lot Coverage' and 'Established Grade' are also proposed by the site-specific amending zoning by-law.

Revisions to a Draft Approved Plan of Subdivision & Zoning By-law Amendment Applications  
– 2710 King Road & 13371 Jane Street

| <b>Development Standard</b> | <b>Existing Zoning By-law</b>   | <b>Proposed Amendments</b>  |
|-----------------------------|---|---|
| <b>Lot Area</b>             | 7,000 m <sup>2</sup> (R4-K1 Zone)   | 5,600 m <sup>2</sup> (R4-K1 Zone)   |
| <b>Height</b>               | 11.0 metres (R1A-K1 Zone)<br>11.0 metres (R1A-K2 Zone)<br>11.0 metres (R1A-K3 Zone)<br>11.0 metres (R1A-K4 Zone)<br>11.0 metres (R1A-K5 Zone)<br>11.0 metres (R4-K1 Zone) | 12.0 metres (R1A-K1 Zone)<br>12.0 metres (R1A-K2 Zone)<br>12.0 metres (R1A-K3 Zone)<br>13.0 metres (R1A-K4 Zone)<br>12.0 metres (R1A-K5 Zone)<br>13.0 metres (R4-K1 Zone) |
| <b>Lot Coverage</b>         | 40% (R1A-K1 Zone)<br>40% (R1A-K2 Zone)<br>40% (R1A-K3 Zone)<br>50% (R1A-K4 Zone)<br>40% (R1A-K5 Zone)<br>50% (R4-K1 Zone)   | 49% (R1A-K1 Zone)<br>49% (R1A-K2 Zone)<br>49% (R1A-K3 Zone)<br>49% (R1A-K4 Zone)<br>49% (R1A-K5 Zone)<br>NIL (R4-K1 Zone)   |
| <b>Exterior Side Yard</b>   | 3.5 metres (R1A-K1 Zone)<br>4.0 metres (R1A-K4 Zone)<br>3.5 metres (R1A-K5 Zone)<br>3.5 metres (R4-K1 Zone)   | 3.0 metres (R1A-K1 Zone)<br>3.0 metres (R1A-K4 Zone)<br>3.0 metres (R1A-K5 Zone)<br>NIL (for townhouse Block)<br>(R4-K1 Zone)   |
| <b>Interior Side Yard</b>   | 1.8 metres (R1A-K2 Zone)<br>1.2 metres (R1A-K4 Zone)<br>NIL for interior townhouse unit and 1.5 metres for end townhouse unit (R4-K1 Zone)                                | 1.5 metres (R1A-K2 Zone)<br>1.5 metres (R1A-K4 Zone)<br>1.2 metres for end townhouse unit (R4-K1 Zone)  |
| <b>Front Yard</b>           | 4.5 metres to townhouse (R4-K1 Zone)  | 4.0 metres to townhouse (R4-K1 Zone)  |
| <b>Rear Yard</b>            | 6.5 metres (R1A-K4 Zone)<br>7.5 metres (R4-K1 Zone)   | 7.5 metres (R1A-K4 Zone)<br>2.0 metres (townhouse Block) (R4-K1 Zone)   |

\* Note: lands previously identified as R1A-K4 Zone to assume R1A-K5 Zone provisions

Uses permitted within the approved plan are not proposed to be amended. In general, the residential uses that were contemplated by the original site-specific zoning by-law (i.e. detached dwellings, townhouse dwellings and apartments) are to remain as part of the applicable zoning of the lands as it relates to the proposed revised plan.

## **5. Planning and Land Use Matters Under Review**

The proposed Amendment(s) are currently undergoing a detailed technical review. The primary planning and land use matters being considered include:

- Land use compatibility and residential density;
- Urban design considerations and interface with adjacent residential development; and,
- Areas of natural heritage significance (i.e. buffers and wetland area).

## **6. Next Steps**

Planning staff will continue to process the applications and summarize any planning and land use challenges with the applicant, including addressing comments received from internal departments and external agencies as part of the technical review of the applications, raised by the public and Council following the holding of the statutory Public Meeting.

Based on these comments, the applicant will have an opportunity to respond, which may include further revisions to the applications. A Planning Division Staff Report will be brought forward at a later date for consideration of Council and for a decision on these applications.

## **7. Attachments**

Attachment No. 1 - Location Plan

Attachment No. 2 - Site Photos (May 13, 2025)

Attachment No. 3 - Draft Plan of Subdivision (19T-16K01)

Attachment No. 4 - Proposed Revised Draft Plan of Subdivision

Prepared by:

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