



The Corporation of the Township of King Report to Council

From: Growth Management Services Department – Planning Division

Report Number: GMS-PL-2024-026

Date: Monday, September 23, 2024

Title: **Zoning By-law Amendment Application – 12958-12972
Highway 27 and 15 Wellington Street**

Recommendation

1. That Council receive Report GMS-PL-2024-026; and
2. That Zoning By-law Amendment Application Z-2022-07, submitted by Crisdan Holdings Inc. and Kingvit Estates Inc., pertaining to lands municipally known as 12958, 12966, 12972, 12978 Highway 27 & 15 Wellington Street, be approved; and
3. That the implementing Zoning By-law, attached as Attachment No. 6 to Report GMS-PL-2024-026, including Holding Provisions, be approved.

1. Report Highlights

1. Application for Zoning By-law Amendment contemplates site-specific amendments on lands municipally known as 12958, 12966, 12972, 12978 Highway 27 and 15 Wellington Street.
2. Proposed development contemplates a six (6) storey mixed-use building with 160 residential units and ground floor commercial land uses with a gross floor area of 200.50 m². A total of 217 parking spaces are proposed on-site within a two-level underground parking structure and surface parking adjacent to the building. Access to the site is via restricted access onto Highway 27 and Wellington Street.
3. An existing listed heritage dwelling is proposed to be incorporated into the building design and be maintained on the subject lands.
4. The Planning Division recommends that the Zoning By-law Amendment Application be approved and that an amending zoning by-law be enacted by Council.

2. Purpose

The purpose of this Report is to provide a detailed review, and to recommend approval, of the subject Zoning By-law Amendment Application.

3. Background

The total landholding consists of an irregularly shaped consolidated parcel comprised of five (5) properties, generally located west of Highway 27 and south of King Road in the Village of Nobleton. Four of the properties have frontage along Highway 27, while one property is situated to the west (rear) with lot frontage along Wellington Street. The combined lot area of all of the properties is 0.59 hectares. **Attachment No. 1** includes a Location Plan illustrating the extent and location of the subject lands.

Existing land uses on the properties include detached dwellings. One of the properties (12958 Highway 27) consists of a listed heritage structure which is proposed for incorporation into the development, while the remaining structures are contemplated for demolition.

Adjacent and surrounding land uses include single storey detached dwellings to the west; a two-storey detached dwelling to the south; commercial land uses immediately to the north; and, to the east (on the east side of Highway 27). Commercial land uses (including home-based businesses and multi-tenant commercial plaza) and low-density residential land uses are located to the south of the subject lands (on the east and west sides of Highway 27). Additional commercial land uses are located to the north of the subject lands (south of King Road) on the west side of Highway 27 and along the south side of King Road (west of Highway 27). **Attachment No. 2** includes Site Photos illustrating the area in the general vicinity of the subject lands.

The application proposes the development of a 160-unit mixed-use building with a maximum height of six (6) storeys (21.30 metres to the top of the roof or 26.70 metres, including mechanical penthouse), including 200.50 m² of ground floor commercial space. Residential units within the building are proposed as 1-bedroom (54 units); 2-bedroom (89 units); and, 3-bedroom (17 units) suites. The applicant has confirmed that the proposed tenure of the units will be condominium.

The overall floor space index is 2.55. Access to the property is via a restricted movement access (right-out only) onto Wellington Street and a restricted movement access (right-in and out and left turn-in only) from Highway 27. A combination of surface and underground parking is proposed for a total of 217 residential parking spaces. A Site Plan is provided as **Attachment No. 3**. Building Elevations and Floor Plans illustrating the proposed massing and building height as well as distribution of proposed residential units, commercial floor area, loading and storage, bicycle parking and mechanical and indoor amenity areas are included as **Attachment No. 4**.

The purpose of the application is to amend the existing zoning of the lands from Core Area ('CA') Zone and Residential Single Detached – "A" ('R1A') Zone to a site-specific Core Area Exception Holding ('CA-12('H)') Zone. The application contemplates amendments to zone provisions related to maximum permitted building height, reduction to minimum required yards, and other site-specific zone provisions.

Site Plan Control Approval (including the execution of a Site Plan Agreement) will also be required to facilitate the proposed development. This process will generally consider items

such as, but not limited to, location and number/type of required parking spaces, landscaped area, site lighting, tree removals and refuse disposal, as well as other technical matters such as ingress/egress, grading/drainage and on-site construction management. An application for Site Plan Control Approval has not been submitted to the Township for review as of the date of preparation of this report and will be reviewed as part of a separate Planning review process.

A statutory Public Meeting was held on December 5, 2022 to present the application to, and obtain comments from, Council and the Public ([GMS-PL-2022-46](#)). Comments received at the Public Meeting included those related to massing/architectural design (i.e. building height), traffic and parking, availability of infrastructure (including public transit), site access and safety (ingress/egress), noise/lighting, land use compatibility, loss of privacy (i.e. reduced setbacks), construction management (including mitigation measures), affordable housing, property values and heritage impacts and preservation. Other comments received with respect to the application are summarized in a later section of this report, as well as the manner in which they have been addressed.

Subsequent to the holding of the statutory Public Meeting, the applicant submitted the current revised development concept in September 2023. Changes to the proposal included a reduction in the overall unit count (a reduction of 9 units); a reduction in ground floor commercial area (from 805.0 m² to 200.50 m²); reduction in overall parking spaces; modifications to massing of building (taller portions of structure aligned with Highway 27 frontage with portions of building with lower heights oriented to the rear of the property where abutting existing residential neighbourhood); relocation of existing heritage building from Highway 27 frontage to the rear (west) side of property (with frontage onto Wellington Street); reconfiguration of entrances into the site and onto Highway 27; and, changes to location of indoor and outdoor amenity areas.

Approximately 200 people have registered as 'interested parties' with respect to this application. In accordance with the Township of King Public Notice Policy, a non-statutory Notice to Interested Parties was circulated on September 3, 2024 to those residents or individuals who have notified the Township of their interest to be informed of any future staff reports or Council Meetings for consideration of this matter.

4. Analysis

4.1. Provincial Policy and Plans

The Province has recently released a new streamlined provincial planning document that will replace the 'Provincial Policy Statement (PPS)' and 'A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan)'. The new 'Provincial Planning Statement' provides municipalities with the tools and flexibility required to focus on building more homes. The 'Provincial Planning Statement' comes into effect on October 20, 2024 and therefore, the current PPS and Growth Plan remain the applicable provincial planning documents for the purpose of this application.

4.1.1. Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides policy direction on land use planning and development matters of provincial interest and sets the policy foundation for regulating the development and use of land. The PPS also supports the wise use and management of resources by providing policy direction on natural heritage features and agriculture.

Section 1.6.6.2 of the PPS states that municipal sewage and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.

Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted where feasible to optimize the use of the services.

The proposed redevelopment represents intensification within the Village Core of Nobleton as is contemplated by the replacement of five (5) detached dwellings with 160 apartment dwelling units and ground floor commercial uses. The development is proposed to be serviced with full municipal infrastructure (i.e. municipal sewage and water services) and is in close proximity to regional transportation networks (i.e. Highway 27) and existing public service facilities, as well as lands currently under study as part of the Old King Road Neighbourhood Plan project. Active transportation is promoted by the location of the proposed development along municipal sidewalks that connect the subject lands to public use facilities (i.e. community and recreation centre) and open space areas to the east and other commercial and amenity areas within the village to the north and south. 'Proposed cycling facilities' are identified in the Region's Official Plan and are shown to align north-south along Highway 27 and east-west along King Road.

The proposal is consistent with the Provincial Policy Statement (2020).

4.1.2. Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe (2020) provides a framework for implementing Ontario's vision for building strong, prosperous communities by managing growth in the region. It establishes the long-term framework for where and how the region will grow.

The Growth Plan directs growth to settlement areas with existing water and wastewater systems that can support complete communities (including intensification); focused in delineated built-up areas and strategic growth areas with existing transit and public service facilities; and, directed away from hazardous lands.

The proposal is in conformity to 'A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)'.

4.2. Region of York Official Plan ('ROP')

The subject lands are designated 'Towns and Villages', 'Community Area', and are identified as located within a 'Built Up Area' by the Region of York Official Plan ('ROP') (2022).

The policies of the ROP generally encourage development within the built-up area of the Towns and Villages, where the majority of housing, personal services, retail, institutional, cultural and recreational services will be located 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. A balance between residential and employment land uses is also to be maintained within the Community Areas.

Residential development through intensification of the built-up area is encouraged as part of the development of compact and complete communities. In accordance with the intensification targets established by the Region of York Official Plan, King Township is to achieve a minimum intensification rate of 52% by 2051 (which represents 4,700 residential units).

In order to attain the intensification targets set by the ROP, development within strategic growth areas, such as Regional Centres, Major Transit Station Areas, Regional Corridors and Local Centres and Corridors, will be required.

The proposed development is contemplated within a Local Centre (outside of a Major Transit Station Area) in proximity to existing and planned community services and infrastructure required to support growth through intensification. The proposal contemplates a mixed-use development with a residential density of 270.50 units per net hectare.

The Region of York Official Plan contains several policies related to the delivery of water and wastewater, specifically as it relates to the provision of these services by the Region in a sustainable and financially responsible manner. These policies are aligned with other growth and infrastructure policies that account for the timing and phasing of these services using a coordinated approach, based on the projected needs of the community, and comprehensively on a Regional basis.

Further discussion about water and wastewater capacity is included as part of a later section of this report. As a pre-condition of the removal of a Holding ('H') Symbol to the amending zoning by-law, Planning Division staff are recommending that sufficient servicing allocation has been confirmed for the proposed development.

The lands are also located within an area identified as Wellhead Protection Area ('WHPA-A' and 'WHPA-B') and Recharge Management Area ('WHPA Q1/Q2') by the Region of York Official Plan.

Wellhead Protection Areas and Intake Protection Zones are intended to protect the quality and quantity of water entering into lake-based municipal water supply facilities. Depending on development or land uses which are proposed within these areas, there may be restrictions on activities (including prohibitions) or mitigation measures that must be implemented prior to approvals and the commencement of development. In some cases, ongoing monitoring may also be needed.

In reviewing the application, Regional staff have indicated that prior to Site Plan Approval, the applicant will be required to complete and submit a Source Water Impact and Assessment

Mitigation Plan (SWIAMP), to the satisfaction of Regional Environmental Services staff (Water Resources Group), to identify and address any potential water quality or water quantity threats to the municipal groundwater supplies as a result of the proposed development.

The proposed development conforms to the applicable policies of the ROP.

4.3. Township of King Official Plan (“Our King”) (2019)

The subject lands are designated ‘Village Core’ by the Township of King Official Plan (“Our King”) (2019), as amended. The property is located within the ‘Nobleton Urban Area’ of the Village of Nobleton. Uses permitted within the ‘Village Core’ designation include ‘mixed-use buildings’ as is proposed by this application. No amendments to the Township of King Official Plan are required or contemplated as they relate to the proposed development.

Schedule ‘G2’ (Village of Nobleton Wellhead Protection Areas) identifies the entirety of the property as being located within a Wellhead Protection Area (WHPA-B), while a portion of the rear (west) of the property is located within a Wellhead Protection Area (WHPA-A).

The Village Core Policies of the Township of King Official Plan state that the minimum height for new buildings shall be two functional storeys and the maximum height for new buildings is generally three storeys. However, these policies also state that development up to six storeys may be permitted provided:

- (a) The building is located or tiered in height to minimize visual and shadowing impact on streets and public areas, and provides for appropriate transition with adjacent buildings;
- (b) The compatibility of the building with respect to adjacent low-rise residential areas and sensitive uses is addressed through the use of setbacks, buffers, angular plane requirements as well as the sensitive location of windows and balconies to minimize privacy impacts, as detailed in the implementing zoning by-law, detailed design guidelines and through Site Plan Control; and,
- (c) The development does not exceed a floor space index of approximately 2.5 to ensure the density and scale of the development is suitable in the Village context.

The proposed development contemplates an overall building height of six (6) storeys. The building has been designed in a manner so as to limit visual and land use impacts by providing for a lower degree of building massing which interfaces with adjacent low density residential development. These techniques have included ‘step backs’ and tiering of the exterior building design, with the concentration of taller elements of the building toward the centre of the site and along Highway 27, and lower building heights where transitions to the surrounding established neighborhood built form occurs (i.e. detached dwellings). Other design techniques have included the use of inset balconies, landscape and vegetation buffering, fencing, and the location of amenity areas on portions of the site abutting adjacent non-residential uses or interior to the building.

The Village Core Policies also address listed and designated heritage buildings and state that it is the policy of Council to require the applicant to restore or enhance the building façade in order to maintain the architectural character and identity of the Village Cores. Where a building has been identified by the Township as having heritage characteristics in accordance with Section 3.7 (Conserving Our Heritage) of the Official Plan, and where the development proposal requires a Planning Act approval, regard is required to matters such as architectural details, building materials, colour palettes, traditional signage, window treatments, waste disposal and outdoor storage.

The proposed development concept includes the preservation and relocation of an existing 1.5 storey heritage dwelling to the rear (west) portion of the property, with frontage along Wellington Street. The proposed relocation of the building will further contribute to the transition in building massing and heights presented by the proposal and in land use compatibility in the form of a proposed 'amenity space' within the relocated heritage building. Details such as exterior building materials and other operational details (i.e. waste disposal) will be addressed as part of Site Plan Approval.

The Village Core Policies states that a proposed residential use shall meet the following criteria:

- (a) The proposed use will enhance the Village Core;
- (b) Parking areas for these are not located at the front of the building; and,
- (c) The building is designed to complement adjacent buildings.

The proposed building has been designed with regard to adjacent land uses and built form (i.e. low density residential land uses) while contributing to achieving the land use goals of the 'Village Core' (i.e. intensification). Required parking is proposed primarily via two (2) levels of underground parking with ramp access situated toward the rear of the building. Limited surface parking spaces (including accessible parking) are proposed along the south lot line at the side of the building. No parking is proposed at the front of the building and visibility of parking and service areas from Highway 27 will be limited (as will driveway access into and out of the site).

The Official Plan further states that over time, the Plan envisions the continued revitalization of the Village Cores to support active building frontages, where the ground floor facing the street is occupied by commercial uses, and where the upper storeys are occupied by residential, office or community uses.

The proposed development contemplates a total of 200.50 m² of ground floor commercial area with residential units located above the first floor. This portion of the building has been designed to be directly accessible to the street (Highway 27) by individual entrances from the municipal sidewalk. Increased front yard setbacks to the commercial area provide additional opportunity for enhancements to the public realm through outdoor patios or public art.

Vehicular and bicycle parking for customers is provided interior to the site with limited visibility from the street. Uses permitted for the proposed commercial space will be prescribed by the amending zoning by-law.

Section 5.4.3.8 (Village Core Policies - Compatibility with Adjacent Uses) of the Township of King Official Plan, requires matters with respect to compatibility of the proposed development with adjacent low density residential uses to be considered. These include criteria related to lot depth and orientation, building height, location and orientation of parking areas and dwellings, location and size of windows, the nature of surrounding uses and trees, vegetation, and fencing.

The policies of the Official Plan also generally provide for the conservation of built heritage resources where it has been identified by the Township that heritage characteristics are present and encourage the adaptive re-use of such properties. The existing heritage building on the property is included on the Township of King Heritage Register with a 'non-designated' status.

These policies have been considered in the review of the application; notably, with respect to the siting of the proposed building on the lot relative to adjacent residential and commercial land uses, and associated matters related to land use compatibility. Additional assessment of these items, where the application proposes amendments to the implementing zoning by-law, are included in a later section of this report.

In response to the policies of the Village Core designation in regard to parking, access, loading and site design, the proposed development contemplates on-site parking facilities with primary vehicular access from an arterial road with limited turning movements to ensure appropriate transportation planning and engineering standards are met. The placement of the proposed building on the site aims at achieving a strong connection to the street through its architectural built form and direct access between proposed land uses and the public realm. Site design treatments such as enhanced landscaping, building setbacks and step backs, inset balconies, building articulation and location of service and loading areas have all been considered to ensure minimal impacts to adjacent sensitive land uses.

The Township of King Official Plan provides policy guidance for the provision of affordable housing units on a Township-wide basis. The policy states that a minimum of 25% of new housing units be affordable across the Township. A portion of the affordable units shall be accessible for persons of all ages and abilities. This target is not intended to apply to each development application, but to represent an overall target for the Township.

'Affordable' is defined as "(in the case of ownership housing), the least expensive of:

- (a) housing for which the purchase price results in annual accommodation costs not exceeding 30 per cent of gross annual household income for low- and moderate-income households; or,
- (b) housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area;

In the case of rental housing, the least expensive of:

- (a) a unit for which the rent does not exceed 30 per cent of gross annual household income for low- and moderate-income households; or,
- (b) a unit for which the rent is at or below the average market rent of a unit in the regional market area.

For the purposes of this definition, 'low- and moderate-income households' means, in the case of ownership housing, households with incomes in the lowest 60 per cent of the income distribution for the regional market area or, in the case of rental housing, households with incomes in the lowest 60 per cent of the income distribution for renter households for the regional market area.

It should also be noted that policies of the Official Plans of the Region of York and Township of King also contain policies that are geared to the location of affordable housing options in areas of intensification and, particularly in areas that are in general proximity to human and community services and can be accessed by their residents.

The Applicant has confirmed that a minimum of 25% of units in the proposed development will be designed to address the affordable housing requirements, either by way of sale price or rental. An executed agreement between the Region of York and/or Township and the Applicant will be required to secure these units as 'affordable housing' units.

The Village Design Policies of the Township of King Official Plan provides general design policies for development within the Village areas through specific design principles. As they relate to this application, these include matters relating to the following: building height, massing and treatment (i.e. neighbourhood context and integration, transition, and shadowing), site design and lotting (i.e. building orientation, pedestrian and vehicular access, location of commercial uses and public art), lighting (i.e. dark sky and shadowing impacts), parking (i.e. accessibility and encouraging underground parking) and landscaping.

The proposed development conforms to the applicable policies of the Township of King Official Plan.

4.4. Township of King Village Urban Design Guidelines (2023)

The Council of the Township of King adopted the Village Urban Design Guidelines (VUDGs) on December 11, 2023. The Village Urban Design Guidelines provide guidelines and design criteria for three key areas of the Township's Villages (Village Centres, Established Neighbourhoods and Employment Areas). The Urban Design Guidelines work in conjunction with other Township policies and plans, including the Township of King Official Plan and Zoning By-laws to support the Township's urban design objectives. The Village Urban Design Guidelines as well as applicable design policies of the Official Plan will be reviewed as part of the processing of a future Site Plan Control Approval Application.

4.5. Township of King Sustainable Development Program (ThinKING Green)

Effective September 1, 2024, the Township of King Sustainable Development Program (ThinKING Green) replaced the Township of King Green Development Standards ('Sustainable King') Program. Adherence to the ThinKING Green Sustainable Development Program will be required upon the submission and as part of the review of a future Site Plan Control Approval Application.

4.6. Township of King Zoning By-law 2016-71 and Proposed Amendments

The subject lands are zoned Core Area ('CA') Zone and Residential Single Detached – "A" ('R1A') Zone to Schedule 'A' (Nobleton Urban Area) of Zoning By-law 2016-71. The lands are also identified on Schedule 'B' (Wellhead Protection Areas) of Zoning By-law 2016-71 as being located within a Significant Threat Area 1 (STA-1) and Significant Threat Area 2 (STA-2) with respect to Wellhead Protection Areas.

The Zoning By-law Amendment Application proposes amendments to the applicable zoning to implement a site-specific Core Area Exception Holding ('CA-12(H)') Zone to facilitate the development as proposed. A Holding ('H') Symbol has also been proposed as part of the amending zoning by-law to require the satisfaction of specific pre-conditions, prior to enactment of the implementing zoning by-law and the development of the lands. Additional detail with respect to the Holding ('H') Symbol provisions are provided in a later section of this report.

The draft amending zoning by-law details the proposed site-specific amendments to Township of King Zoning By-law 2016-71 and is included as **Attachment No. 6** to this report. The amending zoning by-law implements the intent and purpose of the applicable land use designation(s) of the Township Official Plan ("Our King") (2019), as amended.

4.6.1. Holding Symbol

Planning Division staff have recommended, as detailed in the draft amending zoning by-law (By-law No. 2024-069), that a Holding ('H') Symbol be applied to the lands, and that only existing uses are permitted, until such time as the removal of the Holding ('H') Symbol is approved by Council.

Attachment No. 7 to this report summarizes and provides a detailed Planning analysis of each of the specific proposed amendments to the Zoning By-law.

4.7. PLANNING DISCUSSION

The application was circulated to External Agencies and Internal Departments for review. The Planning Discussion section of this report, as below, will summarize how comments and questions raised by residents and Council at the statutory Public Meeting in December 2022, as well as items considered throughout the review of this application, have been addressed.

4.7.1. Sanitary & Water Servicing and Capacity

Development Engineering and the Township peer reviewer have reviewed the application for availability and adequacy of site servicing. The Township Development Engineering Division

has expressed no significant concerns with the proposal for new storm, sanitary and water servicing connections along Highway 27. Acceptance of the proposed connections will be required from the Region and are to be reviewed further at the detailed design stage (i.e. Site Plan Control Approval).

The proposed development will rely upon the planned expansion of the Nobleton Wastewater Treatment Facility by the Region of York. As noted above, a Holding provision is included in the Zoning By-law to ensure that servicing allocation has been committed to the proposed development prior to the Holding Symbol being removed.

4.7.2. Traffic and Site Access

Region of York Transportation Planning staff have reviewed the technical materials related to transportation impacts as submitted with the application and have confirmed no objections to the proposed amendments to the zoning by-law.

Development Engineering and the Township peer reviewer have reviewed the application for transportation impacts. Based on the review of the Transportation Impact Assessment received with the application, they have concluded that there are no major traffic concerns with the proposed development and that any outstanding comments can be addressed at detailed design.

4.7.3. Heritage Conservation

The existing dwelling located at 12958 Highway 27 is listed on the Township of King Heritage Register with a 'non-designated' status. As a component of the development proposal, the dwelling is proposed for relocation from the Highway 27 frontage to comprise amenity space (234.40 m² (including ground floor area and mezzanine level)) at the rear (west) portion of the property adjoining the proposed mixed-use building with frontage onto Wellington Street. The structure is proposed to be retained in its current form.

In accordance with the Township's Official Plan, a Heritage Impact Assessment was prepared by the Applicant and submitted to Township Heritage Planning staff in June 2024 for review in consultation with the Heritage Advisory Committee. The findings of the Heritage Impact Assessment concluded the subject property does not merit designation under the Ontario Heritage Act.

The Township's Heritage Advisory Committee (HAC) has reviewed the proposal. A copy of the applicant's Heritage Impact Assessment was provided to HAC for review and provided background information on the applicant's request to relocate the heritage building and associated recommendations related to the incorporation of the heritage structure within the development, as proposed. These materials were presented to HAC by Township Heritage Planning staff and considered by HAC at a Heritage Advisory Committee Meeting held on July 4, 2024. **Attachment No. 5** includes a copy of the Heritage Planning Staff Recommendation Report and draft Heritage Advisory Committee Minutes from the HAC Meeting.

Planning staff have recommended that a Holding (H) Symbol be applied to the subject lands through the amending zoning by-law. A pre-condition of the removal of the Holding Symbol will include, among other pre-conditions, a stipulation that the 'additional studies' that are recommended for completion by the submitted Heritage Impact Assessment (June 2024) be completed. These include the preparation of a Stabilization Plan prior to the relocation of the heritage dwelling (as prepared by a Heritage Structural Engineer); completion of a Moving Plan (as prepared by or with input from a heritage house mover); and, the preparation of a Conservation Plan in order to ensure the continued stewardship of the heritage house.

As there may be considerable time that elapses between Council approval of an amending zoning by-law (pending) and the approval of a Site Plan Control Application (including the execution of a Site Plan Agreement) and Removal of a Holding Symbol, Planning Division staff have recommended that a pre-condition of the removal of a Holding Symbol be the execution of a 'Memo of Understanding' and/or Agreement between the owner/applicant/developer and the Township of King that states that the existing heritage dwelling be maintained to a good condition standard until such time as the relocation and adaptive re-use of the heritage dwelling occurs, as proposed.

4.7.4. Architectural and Urban Design

The Township's architectural and urban design peer review consultant has provided comments in response to the submission of the revised architectural and massing plans and Sun-Shadow Study, submitted by the applicant. In general, the comments addressed site design and interfaces, site access and circulation, building massing and transitions, building façade design and materials, shadow impacts and common amenity space and landscaped open space. A summary and assessment of those comments in regard to these items is provided as **Attachment No. 8** to this report.

4.7.5. Parking

Required Parking Supply

A total of 217 parking spaces are contemplated for the proposed development. 210 parking spaces are to be accommodated within two levels of underground parking, while the remainder are to be comprised of surface parking spaces, which are to be located within the interior side (south) yard. This area is contemplated for landscape and vegetation screening. No required parking area is to be located within the front yard.

The Zoning By-law prescribes that a minimum of 1.25 parking spaces per apartment dwelling unit are required. As the subject lands are located within the Core Area ('CA') Zone, there is no additional requirement for designated visitor parking.

Based on the total proposed residential unit count of 160, the minimum required number of residential parking spaces is 200, as is shown on the submitted Site Plan. No amendment to the required residential parking supply ratio is proposed or required.

An amendment to the zoning by-law has been proposed and is included as part of the draft amending zoning by-law to require 17 parking spaces (based on parking supply ratio of 1

parking space per 11.79 m²) to be located in both surface and underground parking configurations for ground level commercial uses and to limit those ground floor commercial uses to the following:

- Art Gallery
- Clinic
- Convenience Retail Store
- Day Spa
- Financial Establishment
- Office
- Personal Service Shop
- Retail Store
- Studio

These uses are all otherwise permitted by the applicable Core Area ('CA') Zone and the site-specific amendments are intended to refine the list of permitted uses which could feasibly locate within the ground floor commercial area and comply with the above site-specific parking supply ratio. Based on the list of permitted uses proposed above, the parking supply ratios for these uses would otherwise be 1 parking space per 18 m² gross floor area or 1 parking space per 27 m² gross floor area in accordance with the zoning by-law. The proposed parking supply ratio meets and exceeds the minimum parking space requirements for the permitted uses identified above within the 'CA' Zone.

5. Financial Considerations

The assessment value of each property is listed below:

Property Address	Assessment Value
12958 Highway 27	\$687,000 (Residential)
12966 Highway 27	\$363,000 (Residential) / \$319,400 (Commercial)
12972 Highway 27	\$503,000 (Commercial)
12978 Highway 27	\$594,000 (Residential)
15 Wellington Street	\$595,000 (Residential)

There are no outstanding balances in the water or property tax accounts for either property, however there is an outstanding receivable amount owing.

The proposed development will be subject to Township of King, Region of York and Education (Public and Separate School Boards) Development Charges (DC) pursuant to the Township's Development Charges By-law 2021-002. The Township's DC rate is based on the Zoning By-law Amendment Application (deemed complete in October 2022 and resubmitted November 2023). for residential (\$33,250 per large apartment unit (> 700 ft²))

and \$22,772 per small apartment units (< 700 ft²) and non-residential development (\$183 per square metre (based on retail use)) within the Nobleton Urban Serviced Area. The residential component includes DCs payable for 160 apartments (less DCs payable for four (4) existing single detached dwellings). Non-residential DCs are payable for 200.50 m² for non-residential (ground floor commercial) development.

The applicable DCs payable are estimates based on information provided with the application and may change if the proposed development is revised prior to building permit issuance.

All associated fees have been submitted. Any external costs incurred by the Township through the processing and review of this application will be recovered by the applicant in accordance with the Township's standard practice and the 'Applicant's Acknowledgements' section of the completed Zoning By-law Amendment Application Form.

6. Alignment to Strategic Plan

The 2023-2026 Corporate Strategic Plan (CSP) was adopted by Council on June 12, 2023. The CSP reflects the priorities of utmost importance to the community and defines the obligations and commitments of the Township of King to its citizens and to the public. The CSP is aligned with the Townships long-term vision defined in the "Our King" Official Plan. The CSP also aims to ensure that staff initiatives focus on and work towards supporting King's Vision, Mission and Values.

This report is in alignment with the CSP's Priority Area(s), and/or associated Objective(s) and/or Key Results(s):

Priority Area: Complete Communities

Objective: Implement regulatory changes to manage growth that best serves King's unique landscape.

Staff's review of this Application has taken these objectives into consideration as part of the overall planning and design of the development and through consideration of input received throughout the review process.

7. Conclusion

In consideration of the development proposal, and in evaluating applicable Provincial, Regional and Township policies, Planning Division staff recommend approval of the Zoning By-law Amendment Application.

Pending approval of Council of the Zoning By-law Amendment Application, a future amending zoning by-law will require approval of Council for the removal of a Holding ('H') Symbol to implement the proposed zoning. Further evaluation of the proposed development will occur as part of a future Site Plan Control Approval process, which will require that the Applicant enter into a Site Plan Agreement with the Township, ensuring that matters related to the appropriate development of the proposal are secured through that process.

8. Attachments

Attachment No. 1 – Location Plan

Attachment No. 2 – Site Photos (dated, May 2, 2024)

Attachment No. 3 – Site Plan (May 22, 2024 – Rev. No. 5)

Attachment No. 4 – Building Elevations & Floor Plans (May 22, 2024 – Rev. No. 5)

Attachment No. 5 – Heritage Planning Staff Recommendation Report and Heritage Advisory Committee (HAC) Draft Meeting Minutes (July 4, 2024)

Attachment No. 6 – Draft Amending Zoning By-law

Attachment No. 7 – Amending Zoning By-law Summary & Analysis

Attachment No. 8 – Architectural and Urban Design Summary & Assessment

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