



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-2025-038  
**Date:** Monday, September 8, 2025  
**Title:** **Zoning By-law Amendment Application – 2018-2022 King Road**  
**File Number:** Z-2025-14  
**Owner:** King Square Developments LP  
**Agent:** Humphries Planning Group Inc.

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### Recommendations

1. That Report GMS-PL-2025-038 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 lands are located within the core of the Village of King City at the northwest corner of King Road and King Boulevard and comprise two (2) formerly separate parcels of land with a combined lot area of approximately 0.18 hectares and approximate lot frontage of 30.5 metres along King Road. A Deeming By-law (By-law No. 2024-042) was approved by Council in May 2024 which had the effect of merging the two properties into a single consolidated property.

The lands are municipally known as 2018-2022 King Road. **Attachment No. 1** includes a Location Plan illustrating the extent and location of the subject lands. Existing land uses on the properties include a detached dwelling on 2022 King Road with the lands located at 2018 King Road being vacant. The existing dwelling is proposed to be demolished as part of the overall redevelopment plans.

Adjacent and surrounding land uses include existing low-density residential land uses to the north and west; institutional and public land uses to the east (on the east side of King Boulevard) and an approved common element condominium townhouse development on the northeast corner of King Road and King Boulevard; and, institutional, public and residential land uses, including a six (6) storey residential condominium development on the south side of King Road. **Attachment No. 2** includes Site Photos illustrating the area in the general vicinity of the subject lands.

## 2. Proposal

The subject development is proposed as a six (6) storey commercial building with a veterinary clinic proposed for the ground floor, offices and a club use (refer to section 4.4 of this report for more detail regarding this use) proposed for the upper floors of the development. A total of 42 parking spaces (and 14 bicycle parking spaces) are proposed for the development with a combination of surface parking (14) and one (1) level of underground parking (28). Access to the parking areas is proposed via an internal driveway and ramp at the rear (north) of the building. Permanent access to this lot is contemplated by a future mid-block connection between William Street (west) and King Boulevard (east) which has been proposed as an element of a broader Comprehensive Development Plan (Block Plan) planning exercise for the surrounding area. The extent and location of the proposed development is shown on **Attachment No. 3**.

The proposed building is to be comprised of 2,641 m<sup>2</sup> of gross floor area with a net floor space index of 1.56. **Attachment No. 4** includes preliminary building elevations illustrating the exterior massing, height and design of the proposed development.

Site-specific amendments to the Township of King Zoning By-law performance standards are required to facilitate the proposed development, as are summarized in the following Table:

Development Standard	Existing Zoning By-law	Proposed Amendments
<b>Maximum Height</b>	11.0 metres (‘CAK’ Zone) (South)	31.56 metres
	9.0 metres (‘R1C’ Zone) (North)	
<b>Maximum Floor Space Index</b>	0.5 (‘CAK’ Zone) (South)	1.56
	N/A (‘R1C’ Zone) (North)	
<b>Minimum Front Yard</b>	2.0 metres (‘CAK’ Zone) (South)	1.7 metres
<b>Minimum Interior Side Yard</b>	4.5 metres (‘CAK’ Zone) (South)	3.0 metres
	2.4 metres (‘R1C’ Zone) (North)	
<b>Parking Requirements</b>	1.0 parking space per 27.0 m <sup>2</sup> of gross floor area (2,641 m <sup>2</sup> )  98 parking spaces	42 parking spaces (1 parking space per 63 m <sup>2</sup> of gross floor area)
<b>Loading Area Requirements</b>	A minimum of one (1) loading space	Zero loading spaces

A Site Plan Control Approval Application has been submitted with the application for zoning by-law amendment. The applications have been circulated and are being reviewed concurrently.

### **3. Public Notice**

The Zoning By-law Amendment Application was deemed ‘complete’ by the Township of King on July 25, 2025 and notification of receipt of the application has been circulated in accordance with the statutory requirements and regulations of the Planning Act. A Notice of Public Planning Meeting was circulated via mail and/or email to the surrounding property owners and external agencies. Notification signs have been posted on the properties, and a Notice has been published on the Township of King website. At the time of the writing of this report, there have been no comments received from the public.

### **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”)**

As of July 1, 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’).

The subject lands are designated ‘Towns and Villages’ and ‘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. A balance between residential and employment land uses is to be maintained within the Community Areas.

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

The subject lands are designated as ‘Village Core’ by the Township of King Official Plan (“Our King”) (2019), as amended. The lands are also shown within a Wellhead Protection Area (Quantity) (‘WHPA-Q1’ and ‘WHPA-Q2’) by the Official Plan.

The property is located within the ‘Built Boundary’ of the Village of King City. Uses permitted within the ‘Village Core’ designation include offices and commercial uses. The ‘Village Core’ designation also includes a range of other permitted uses, including residential, however, the proposed development is limited to the commercial uses noted above.

The ‘Village Core’ designation policies contain specific land use development and design criteria that relate to, among other matters, maximum building height and density. The maximum height for new buildings is generally three (3) storeys, however, development of up to six (6) storeys with a maximum floor space index of approximately 2.5 may be permitted, subject to meeting specific criteria with respect to compatibility with surrounding lands. These criteria assess such elements as:

- (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.

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

The subject lands are split-zoned Core Area - King City (‘CAK’) Zone and Residential Single Detached “C” (‘R1C’) Zone by the Township of King Zoning By-law 2017-66 (King City and Schomberg Urban Areas). Portions of the property with frontage onto King Road are zoned ‘CAK’ Zone with the balance of lands to the north (rear) zoned ‘R1C’ Zone. **Attachment No. 5** illustrates the existing boundaries of each Zone category on the property as delineated by the bolded red outline.

The Application proposes site-specific amendments to the Zoning By-law to revise specific performance standards as summarized in an earlier section of this report, and to consolidate the zoning on the subject lands to a Core Area – King City Exception ('CAK-XX') Zone to facilitate the development of a commercial building. A 'veterinary clinic', 'office' and 'club' are permitted uses in the 'CAK' Zone but are not permitted uses in the 'R1C' Zone, which in part necessitates the need for amendments to the Zoning By-law.

The proposed 'club' use is defined by the Zoning By-law as "a meeting place for members of an organization and includes a lodge, athletic or recreational club, social club, a fraternity or sorority house, legion and a labour union hall".

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

The proposed amendments are currently undergoing a detailed technical review. The primary planning and land use matters being confirmed include:

- Land use compatibility;
- Architectural and urban design considerations;
- Traffic/parking generation and site access and safety;
- Public realm treatment (i.e. landscape and interface with public streets); and,
- Integration with overall Comprehensive Development Plan (i.e. Block Plan)

## **6. Next Steps**

Planning staff will continue to process the application and summarize any planning and land use concerns with the applicant, including addressing comments received from internal departments and external agencies as part of the technical review of the application, and 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 application. A Planning Division Staff Report will be brought forward at a later date for consideration by Council and for a decision on this application.

## **7. Attachments**

- Attachment No. 1 – Location Plan
- Attachment No. 2 – Site Photos (August 5, 2025)
- Attachment No. 3 – Site Plan
- Attachment No. 4 – Building Elevations
- Attachment No. 5 – Existing Zoning

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