

KING
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EST. 1850

September 8, 2025

Public Planning Meeting

Zoning By-law Amendment Application

King Square Developments LP
c/o Humphries Planning Group Inc.

2018-2022 King Road, Village of King City

king.ca

Presentation Outline

1. Site Location and Context
2. Development Proposal
3. Public Consultation
4. Next Steps

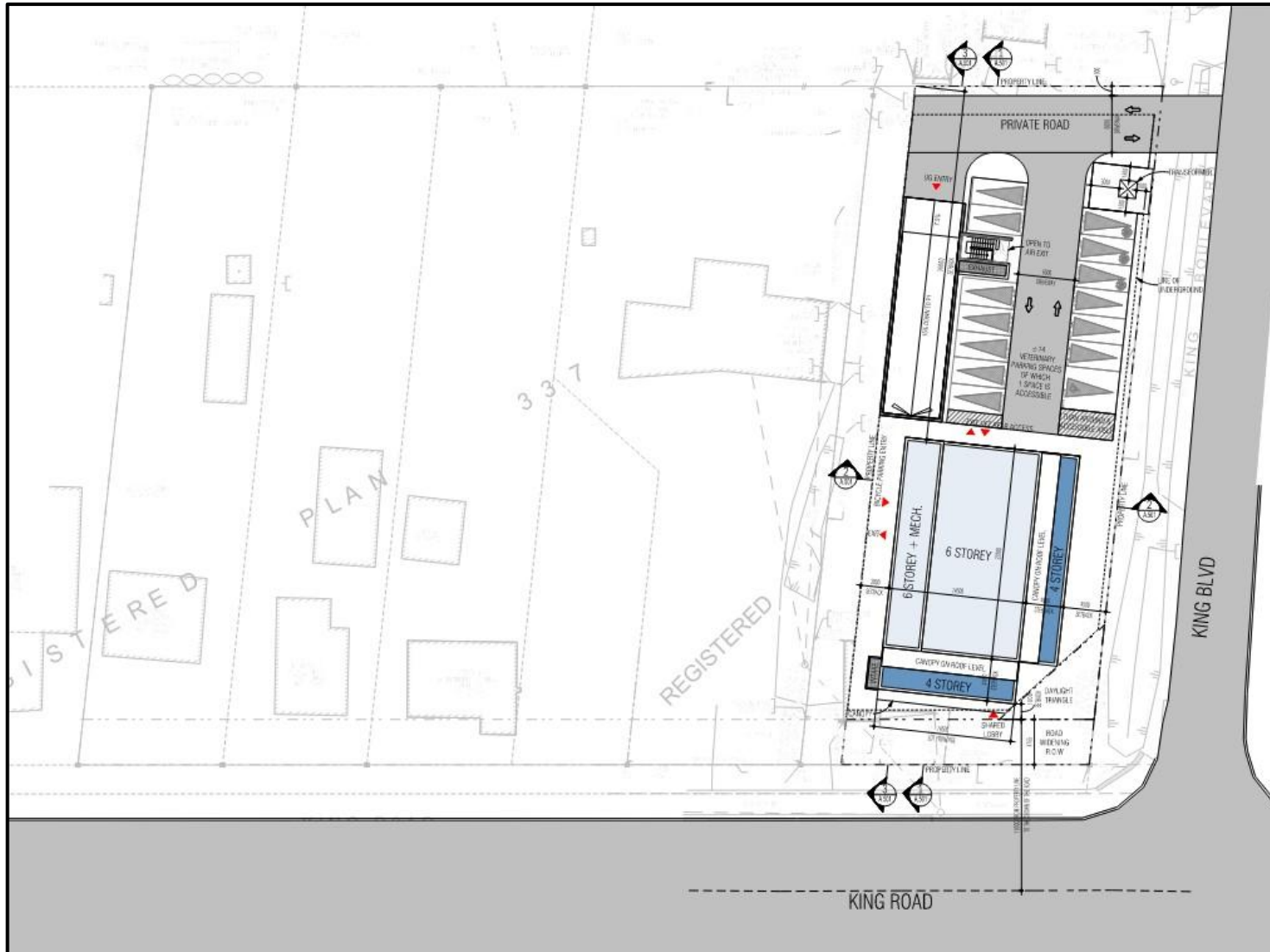
Site Location & Context



Development Proposal

- Six (6) storey commercial building with a proposed maximum building height of 31.56 metres.
- Proposed gross floor area of the building is 2,641 m² and net floor space index of 1.56.
- 42 parking spaces with a combination of surface parking (14) and one (1) level of underground parking (28). Access to the parking areas are proposed via an internal driveway and ramp at the rear (north) of the building.
- Proposed uses include a Veterinary Clinic (Ground Floor); Offices (Levels 2 to 5); and, Club (Level 6).

Development Proposal



Site Statistics

Site Area: 0.18 hectares
0.46 acres

Site Frontage: 30.5 metres
along King Road

Deeming By-law approved by
Council in May 2024

Proposed Lot Coverage: 28%

Permanent access to proposed
development via future mid-block
connection.

Subject lands located within an
area subject of a Comprehensive
Development Plan (Block Plan).

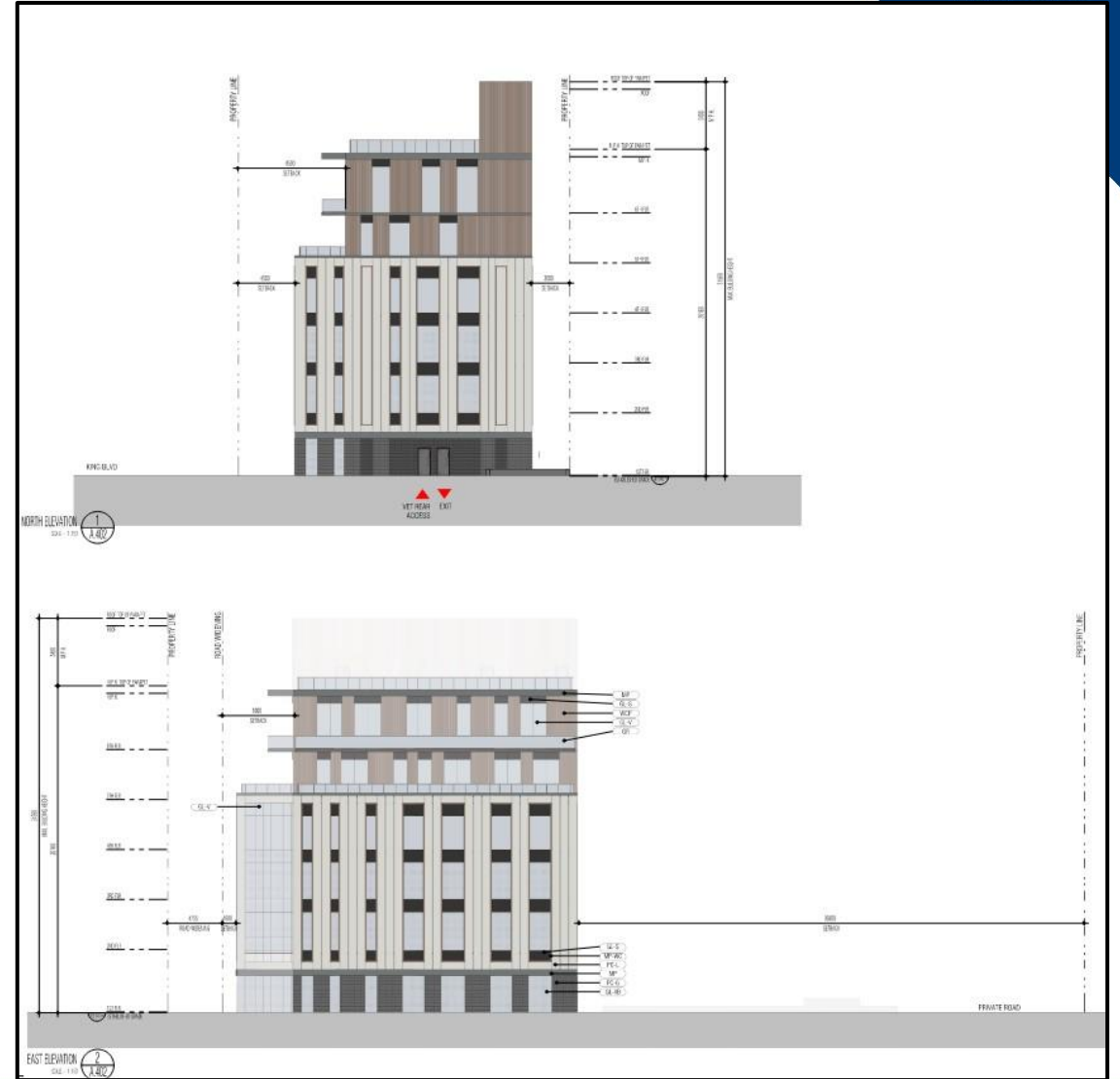
Existing dwelling proposed for
demolition.

Building Perspectives

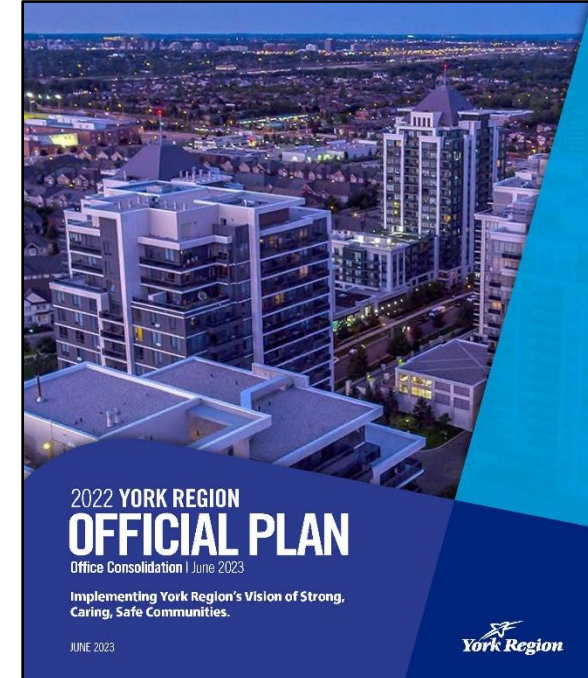
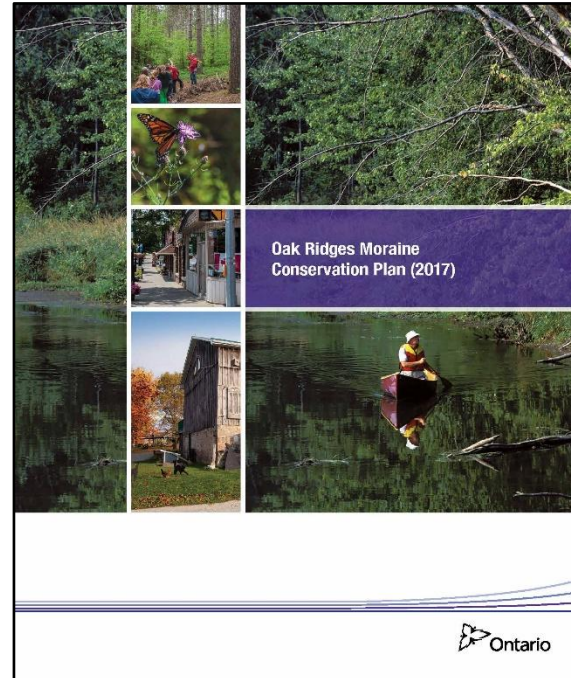
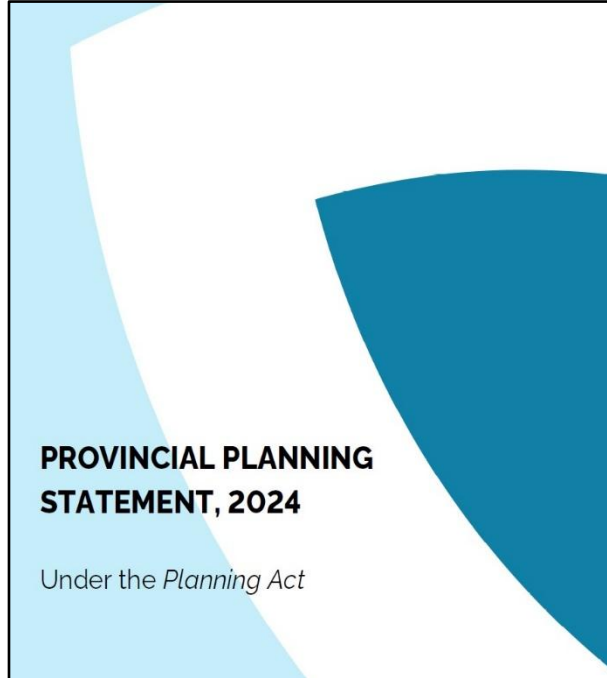
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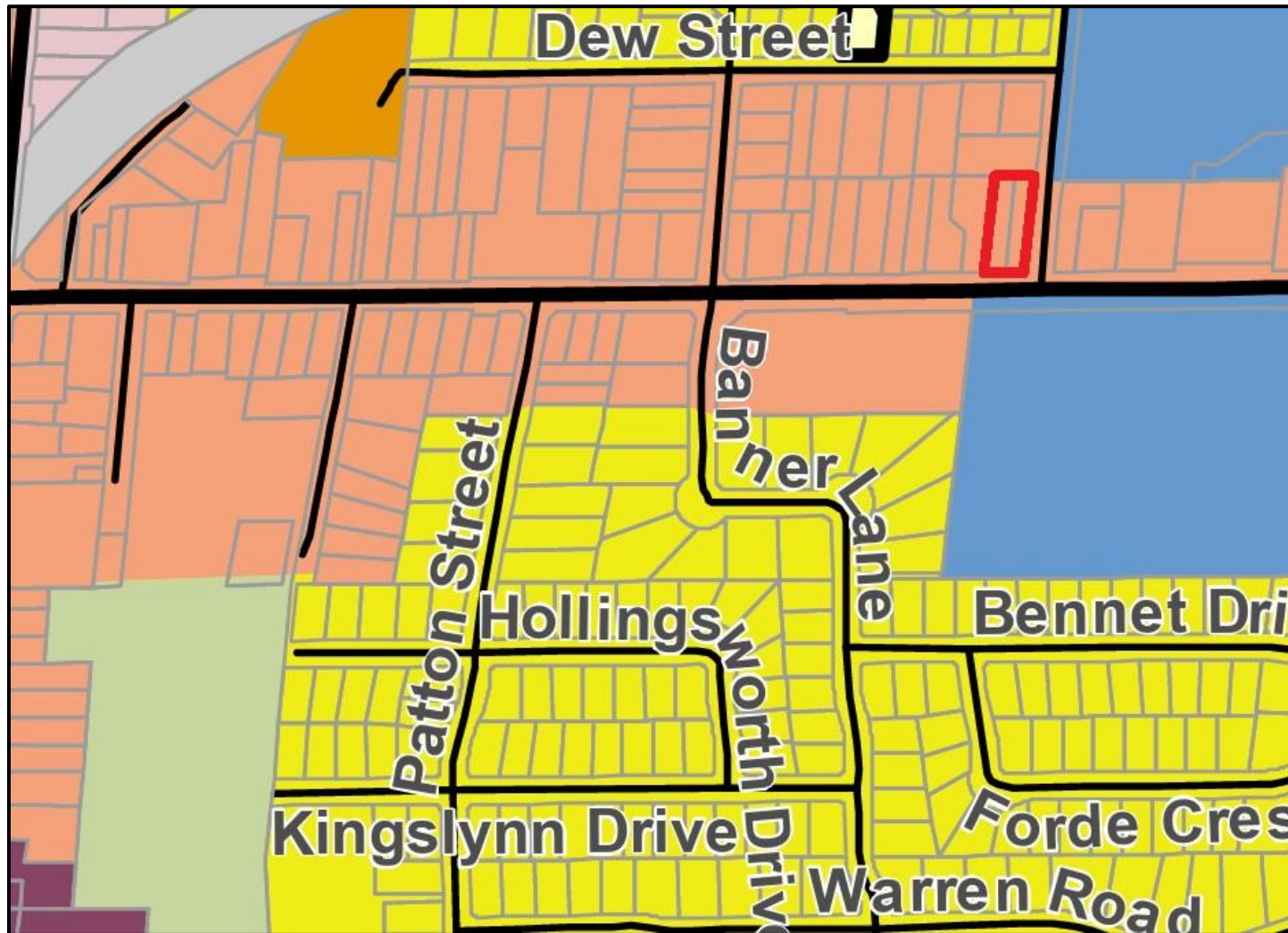
Building Perspectives



Provincial & Regional Context



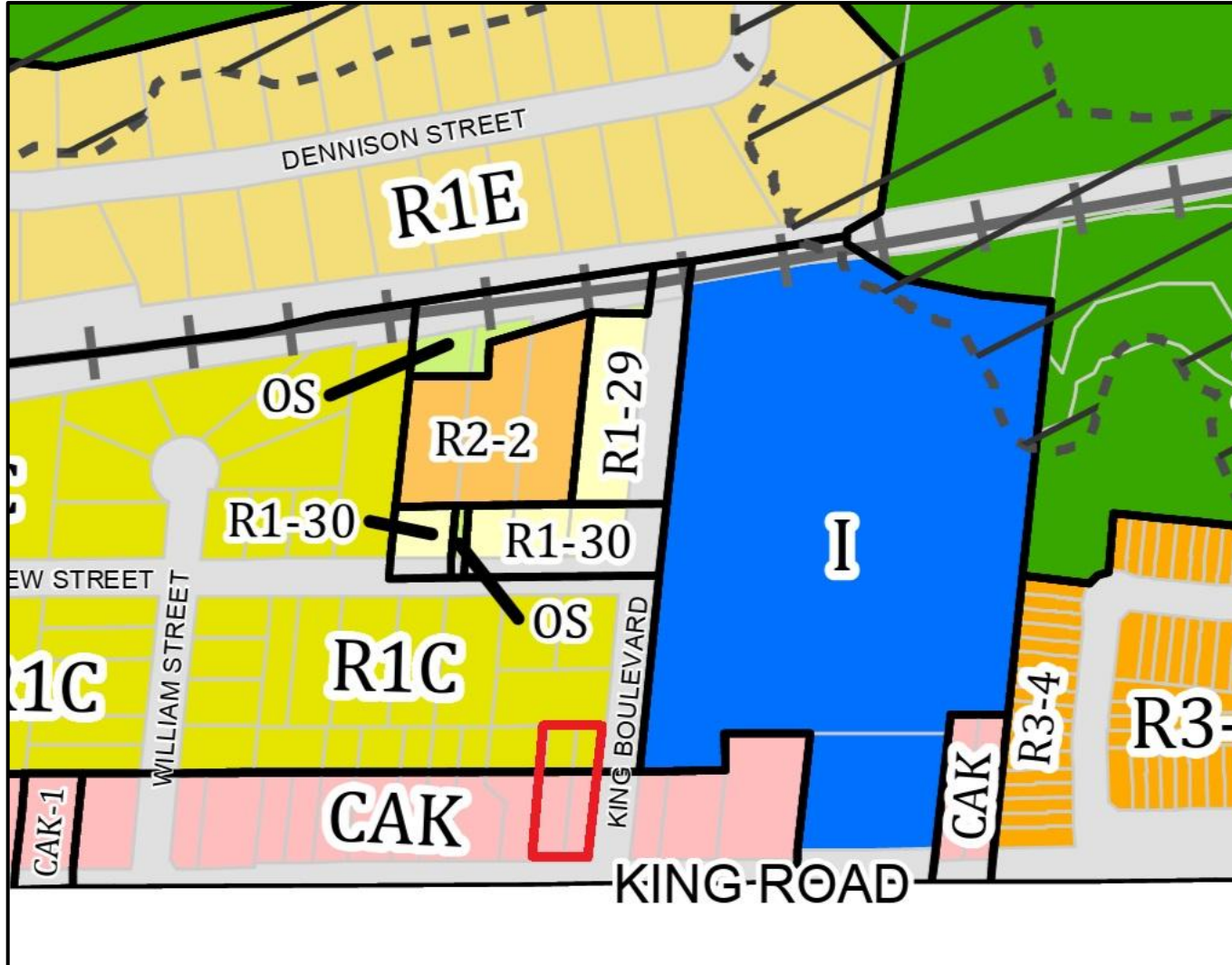
Township of King Official Plan ("Our King") (2019)



Land Use Designation: 'Village Core'

- 'Commercial' and 'Office' uses are permitted. No residential land uses proposed as part of development.
- Development of up to six (6) storeys may be permitted, provided criteria are met
- Development shall generally not exceed 2.5 FSI

Township of King Zoning By-law 2017-66



Existing Zoning

Core Area – King City ('CAK') Zone & Residential Single Detached "C" ('R1C') Zone

- Permitted uses in the 'CAK' Zone include 'veterinary clinic', 'office', and 'club'. Proposed uses not permitted in 'R1C' Zone.
- Maximum permitted building height in 'CAK' Zone is 11.0 metres and 0.5 FSI.

Proposed Zoning

Site-specific 'CAK-XX' Zone with amendments related to permitted use, building height and density, required yards, and parking and loading spaces.

Township of King Zoning By-law 2017-66

Zoning By-law 2017-66 Standards – CAK and R1C Zones		
Applicable Zone Provisions of Core Area – King City ('CAK') Zone (Section 7.3 – Table 7.3a of Zoning By-law 2017-66) and Residential – Single Detached 'C' ('R1C') Zone (Section 6.3 – Table 6.3a of Zoning By-law 2017-66)	By-law Requirement	Proposed by Site-Specific Core Area – King City Exception ('CAK-XX') Zone
Maximum Height	11.0 metres ('CAK' Zone) (South)	31.56 metres
	9.0 metres ('R1C' Zone) (North)	
Maximum Floor Space Index	0.5 ('CAK' Zone) (South)	1.56
	N/A ('R1C' Zone) (North)	
Minimum Front Yard	2.0 metres ('CAK' Zone) (South)	1.7 metres
Minimum Interior Side Yard on one side (west) ('CAK' Zone)	4.5 metres ('CAK' Zone) (South)	3.0 metres
Minimum Interior Side Yard (west) ('R1C' Zone)	Where building height is less than or equal to 6.0 metres: 1.8 metres Where building height is greater than 6.0 metres: 2.4 metres ('R1C' Zone)	

Township of King Zoning By-law 2017-66

Additional Zoning Relief Needed		
Parking and Loading Requirements (Section 4.1 – Parking Space Requirements)	<p>'Veterinary Clinic' (1.0 space per 27.0 m² of gross floor area)</p> <p>'Office' (1.0 space per 27.0 m² of gross floor area)</p> <p>'Club' (1.0 space per 27.0 m² of gross floor area)</p> <p>2,641 m² (GFA) @ 1 parking space per 27 m² gross floor area</p> <p>98 parking spaces</p>	42 parking spaces (1 parking space per 63 m ² of gross floor area)
Loading Area Requirements (Section 4.6.1 - Minimum Loading Space Requirements)	A minimum of one (1) loading space is required for offices and clinics with gross floor area of between 2,000.0 m ² up to and including 10,000.0 m ² .	Zero loading spaces

Application Review & Next Steps

- Planning Division staff will continue to review the application and evaluate comments raised by internal department and agency partners, as well as comments received from the Public and Council this evening.
- Items being considered by Planning Division staff include land use compatibility; architectural and urban design considerations; traffic generation and site access and safety; public realm (i.e. landscape and interface with public streets); and, integration with Comprehensive Development Plan (Block Plan) as contemplated for this area.
- A Recommendation Report to be prepared for consideration by Council upon the complete assessment of the application.

Questions?

For more information:

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Thank You!

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