



PUBLIC MEETING

October 7th, 2024

Official Plan Amendment & Zoning By-law Amendment Application

File No. Z-2024-09

Owner: Banner Lane Inc.

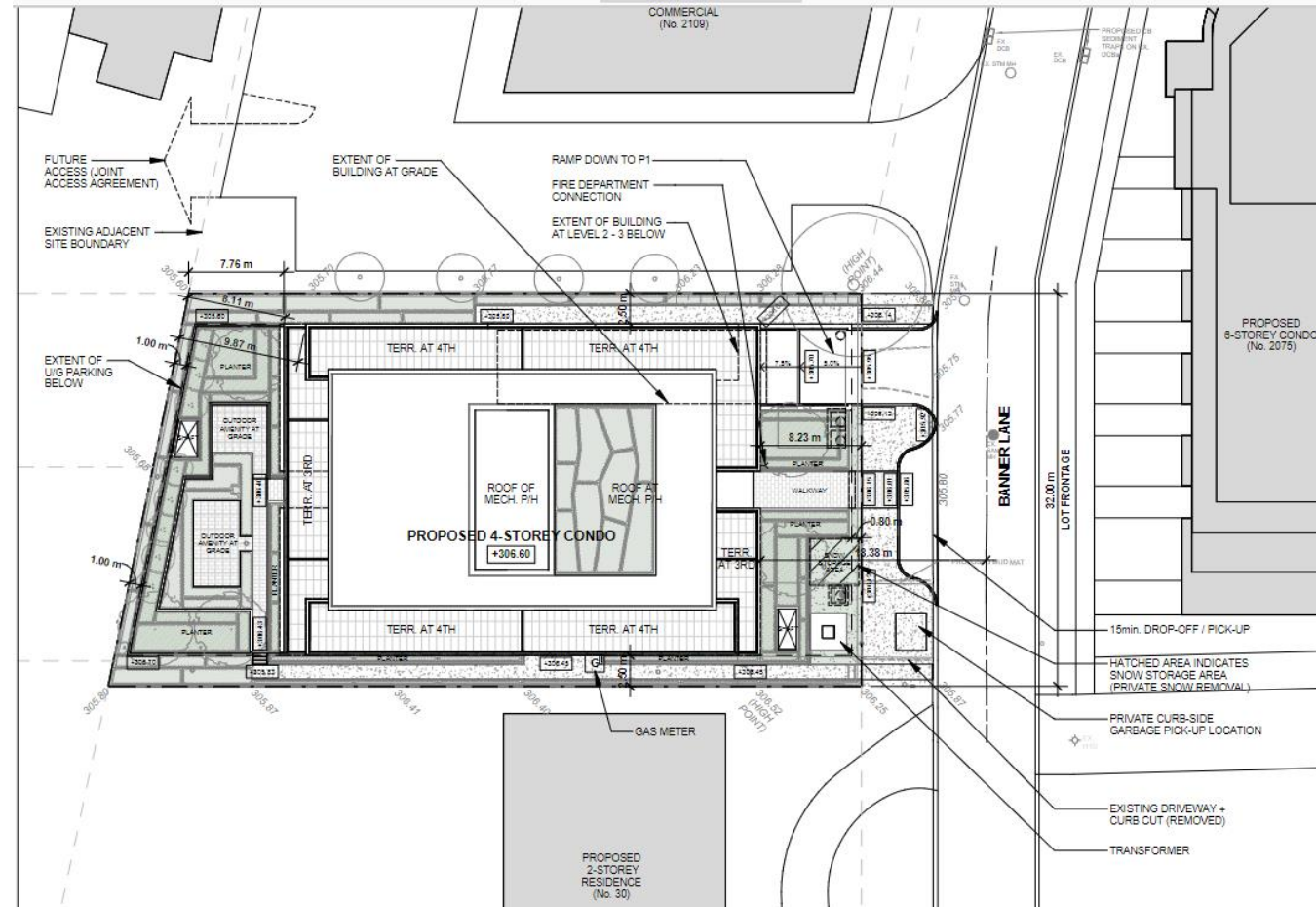
Agent: Joan MacIntyre, c/o. Malone Given Parsons Ltd.

LOCATION MAP



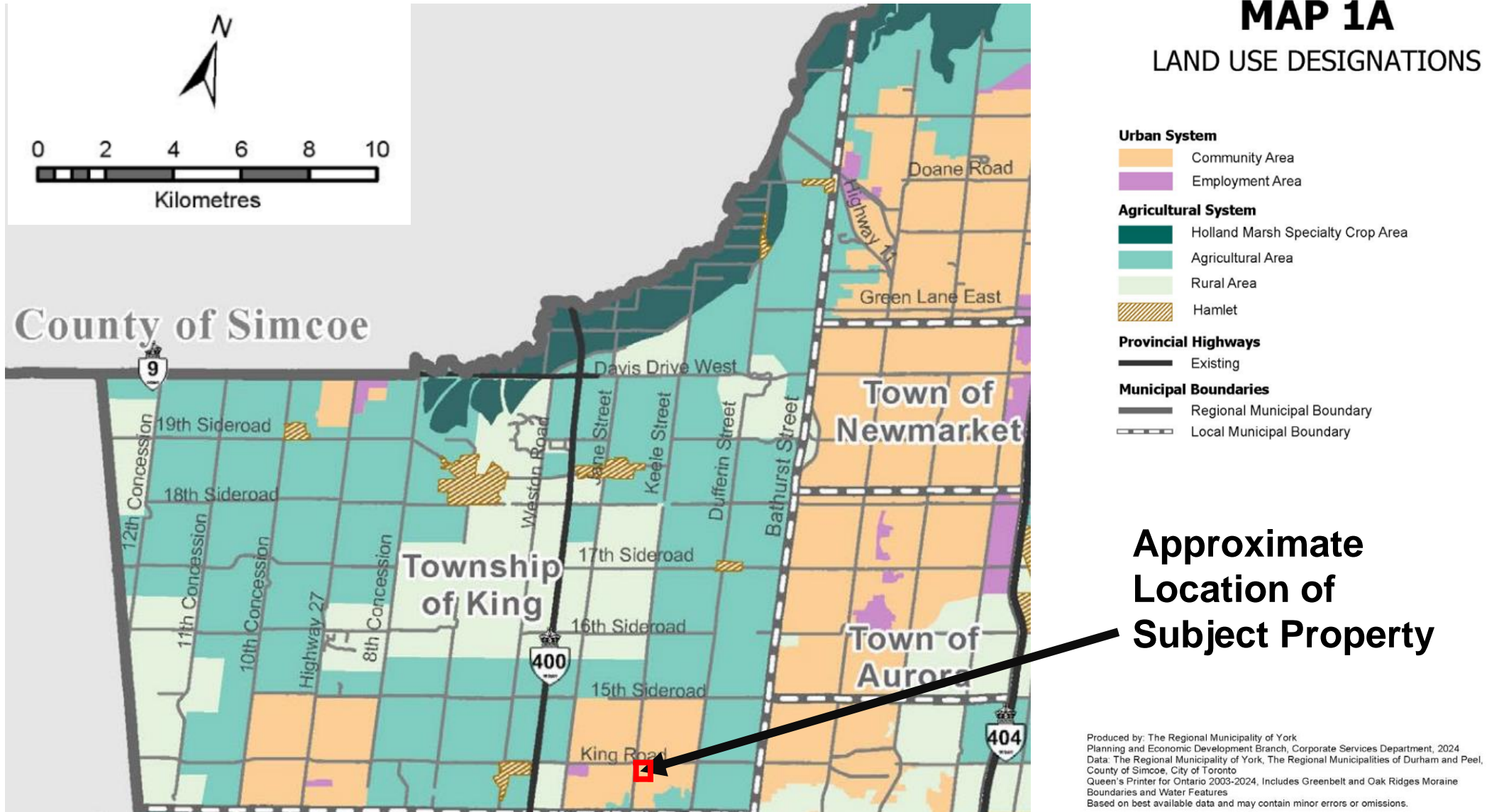
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- A Zoning By-law Amendment is required to facilitate the following proposal:
 - Redevelopment of the subject property that contains a single detached dwelling to a four-storey apartment building.
 - 16 Residential Units (1-3 Bedrooms)
 - Gross Floor Area (GFA) of 3,690 m²
 - 248 m² of Amenity Area
 - Floor Space Index (FSI) 1.99
 - 25 Underground Parking Spaces (2 Accessible, 4 Visitor).



MAP 1A

LAND USE DESIGNATIONS



Produced by: The Regional Municipality of York
 Planning and Economic Development Branch, Corporate Services Department, 2024
 Data: The Regional Municipality of York, The Regional Municipalities of Durham and Peel,
 County of Simcoe, City of Toronto
 Queen's Printer for Ontario 2003-2024, Includes Greenbelt and Oak Ridges Moraine
 Boundaries and Water Features
 Based on best available data and may contain minor errors or omissions.



OFFICIAL PLAN (OP) POLICIES – YORK REGION

- Map '1A' – Land Use Designations - 'Community Area' within the 'Urban System'.
- Section 4.0 of the York Region Official Plan 2022 (YROP 2022) prescribes policies for An Urbanizing Region.
 - Section 4.1 of the YROP 2022 identifies policies for an Urban System and notes:
 - *That the primary location for growth and development within York Region take place within the Urban System which includes the following structural elements: ...*
 - b. Community Area and Employment Area land use designations, as shown on Map 1A;*
 - Section 4.2 of the YROP 2022 identifies policies for Community Areas and notes:
 - *That Community Areas shall contain a wide range and mix of housing types, sizes, tenures that include options that are affordable to residents at all stages of life. To require that local municipal official plans implement this mix and range of housing consistent with other Regional forecasts, intensification and density targets and the objectives of the Plan.*



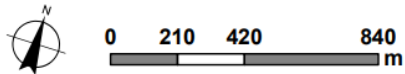
Official Plan – “Our King” (2019)

TOWNSHIP OF KING OFFICIAL PLAN

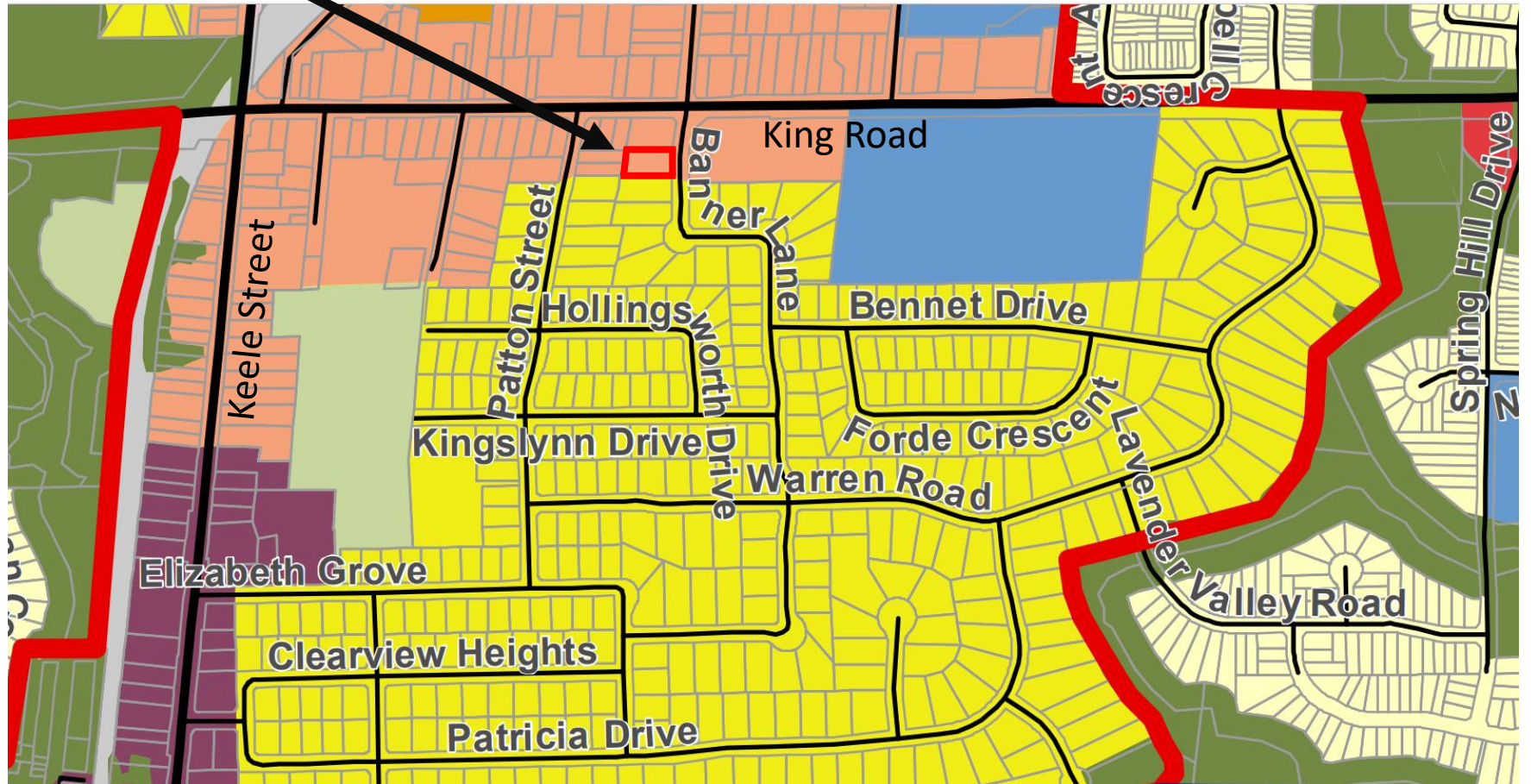
- Township of King Boundary
- Village Boundary
- Built Boundary
- Site Specific Policy Area (SSPA)
- King City GO Station

Village of King Land Use Designations

- Village Core
- Established Neighbourhood
- Neighbourhood
- Medium Density Residential
- Mixed Use
- Commercial
- Employment
- Transit Station Area
- Institutional
- Parks and Open Space
- Utility
- Village Natural Heritage System



Subject Property



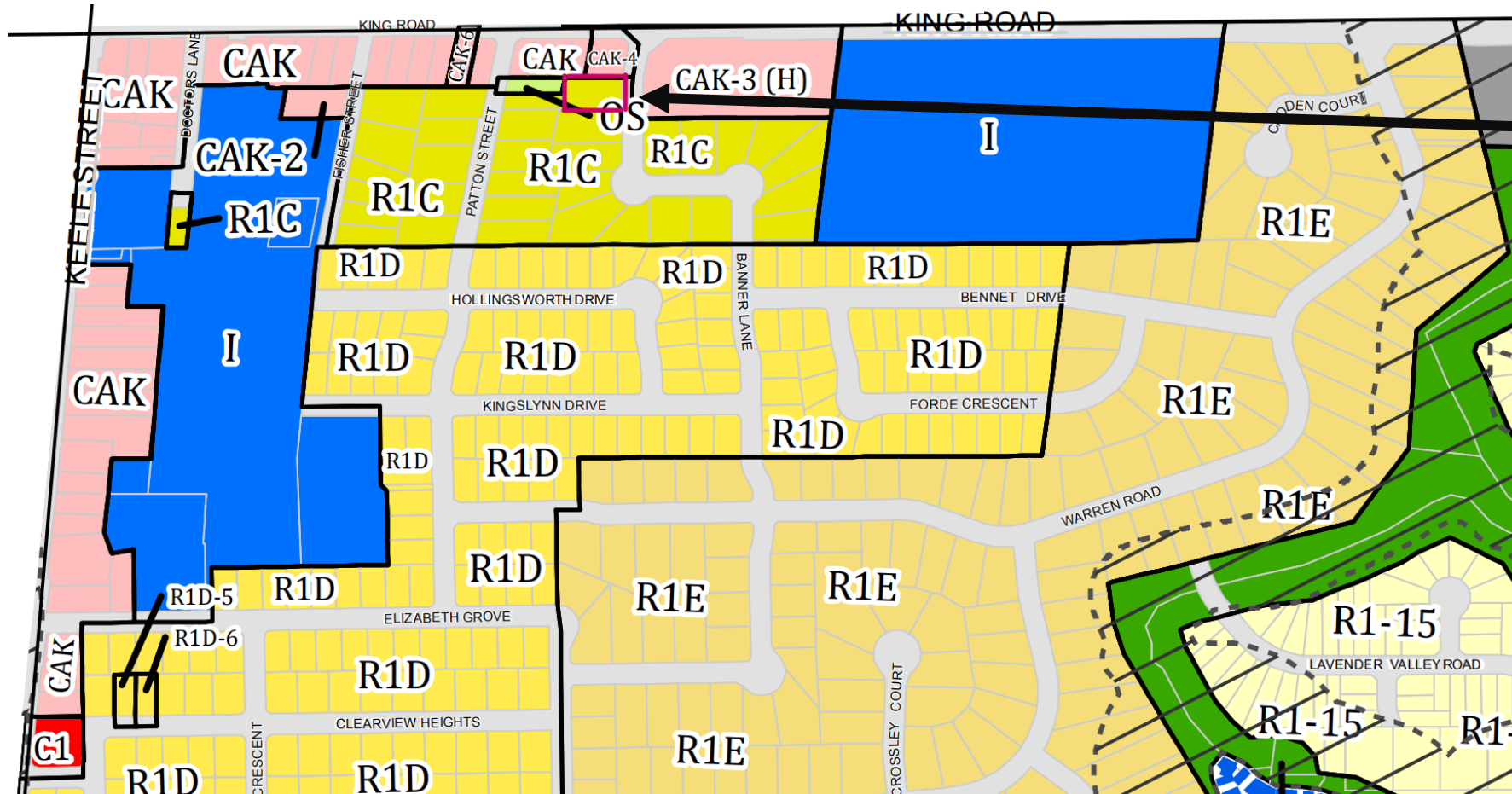


OFFICIAL PLAN (OP) POLICIES –TOWNSHIP OF KING

- Schedule 'D1' - Village of King City Land Use Designations - 'Village Core' .
- Section 5.4 of the OP, *Our King* (2019) prescribes policies for the Village Core Designation.
 - Section 5.4.1 of the OP, *Our King* (2019) identifies the Objectives for Village Core Designation:
 - *Provide for a wide range of commercial, residential, institutional and complementary uses in a compact form, contributing to a vibrant “main street” feel.*
 - Section 5.4.2 of the OP, *Our King* (2019) identifies Permitted Uses for the Village Core Designation and includes:
 - *Residential uses, specifically townhouses, apartments and existing residential uses as well as secondary residential units in accordance with Section 3.8.9;*

Zoning By-law #2017- 066

- Residential – Single Detached “C” - ‘R1C’ - Zoning By-law #2017-066, *Zoning By-law for the King City and Schomberg Urban Areas* .



Subject Property



PROPOSED ZONE STANDARDS

- The entirety of the Subject Property is proposed to be rezoned from Residential – Single Detached “C” – ‘R1C’ to Residential Apartment - Exception XX – ‘R4 (XX)’.
- Site-specific exceptions are proposed to address the maximum height, maximum lot coverage, minimum interior side yard, parking aisle width, and planting strip requirements of the R4 Zone.

Zoning Bylaw 2017-66: R4 – Residential Apartment	Requested Amendment: R4 (XX) – Residential Apartment Exception XX
Lot and Building Requirements - Table 6.3(c)	
Minimum <i>Interior Side Yard</i> : 3.5m	The minimum interior side yard shall be 2.5m.
Maximum <i>Lot Coverage</i> : 40%	The maximum lot coverage shall be 57%.
Maximum <i>Height</i> : 11.0 m	The maximum permitted height shall be 19.0 m.



PROPOSED ZONE STANDARDS

Zoning Bylaw 2017-66: R4 – Residential Apartment	Requested Amendment: R4 (XX) – Residential Apartment Exception XX
Other Provisions	
<p>3.26 b) A planting strip with a minimum width of 3.0 m shall be required along the full length of the applicable lot lines:</p> <p>i) Where a lot in a Commercial, Employment or Institutional zone abuts an interior side lot line or rear lot line of a lot in a Residential zone.</p>	<p>Section 3.26(b)(i) shall not apply.</p>
<p>3.26 b) A planting strip with a minimum width of 3.0 m shall be required along the full length of the applicable lot lines:</p> <p>i) Where a lot zoned Residential – Apartment (R4) abuts an interior side lot line or rear lot line of a lot zoned Residential – Single Detached (R1), Residential – Single Detached “A” (R1A), Residential – Semi-Detached (R2) or Residential – Townhouse (R3). An opaque fence not less than 1.8 m high shall also be required as part of the planting strip.</p>	<p>Section 3.26(b)(iii) shall not apply.</p>
<p>4.4.3(a) Each parking space shall be accessed either directly by a driveway or a parking aisle. A parking aisle shall have a minimum width of 6.4 m</p>	<p>A parking aisle shall have a minimum width of 6.0 m.</p>

(Malone Given Parsons Ltd., 2024)

CONCEPTUAL ELEVATIONS



① **EAST (FRONT) ELEVATION**
1 : 150

(Caricari Lee Architects, 2024)

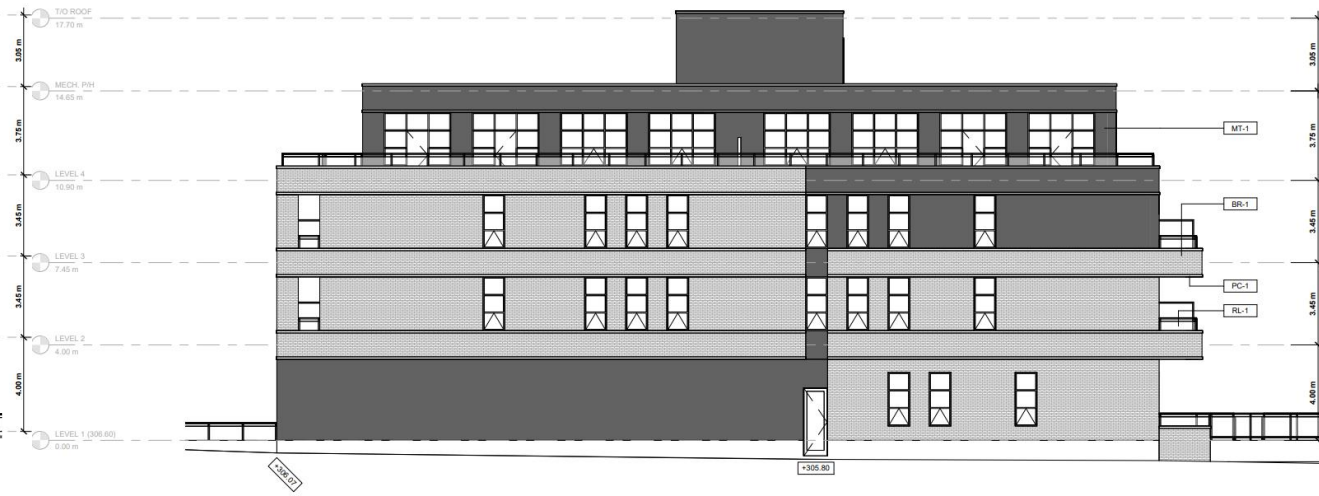


① **WEST (REAR) ELEVATION**
1 : 150

(Caricari Lee Architects, 2024)



CONCEPTUAL ELEVATIONS



① SOUTH (SIDE) ELEVATION
1 : 150

(Caricari Lee Architects, 2024)

① NORTH (SIDE) ELEVATION
1 : 150

(Caricari Lee Architects, 2024)



APPLICATION REVIEW

- The Application is currently undergoing a detailed technical review. The Application has been circulated to internal departments and external agencies for review and commenting. 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



RECOMMENDATIONS

- Planning staff requires further opportunity to continue to review the application, and work with the applicant to review and address any issues that are raised: in the staff report, through agency comments, and by both members of public and Council.
- That the planning staff report be received and that the application be referred back to staff, together with any public and Council comments.
- Questions?