



**24 Banner Lane, King Township**  
**Banner Lane Inc.**  
Zoning By-law Amendment Application

**PUBLIC MEETING**  
**October 7<sup>th</sup>, 2024**

# Site Context

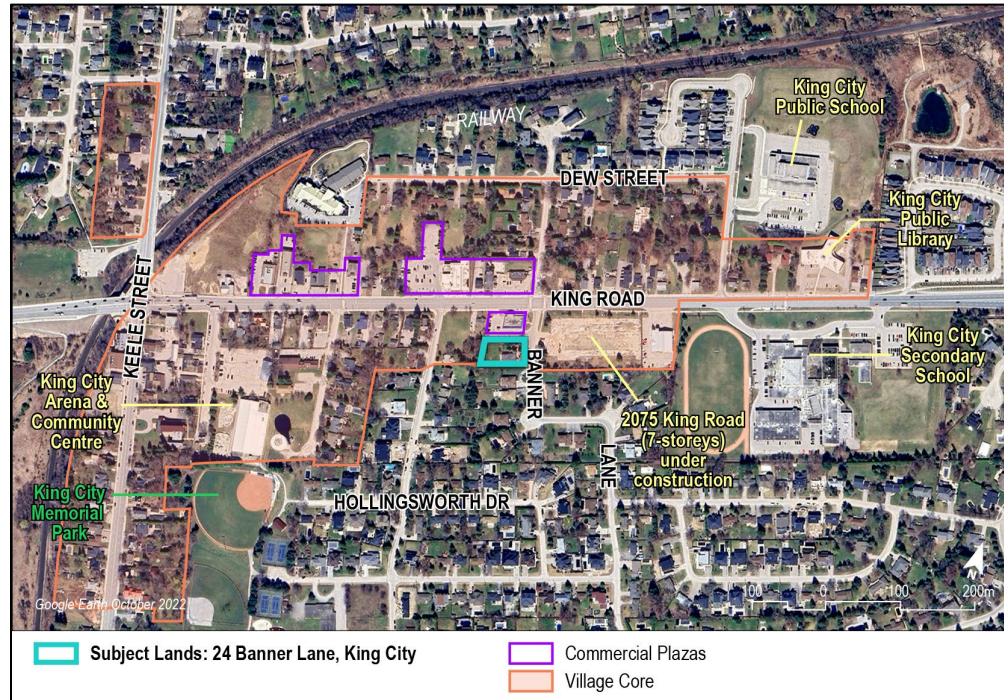
Located 50 m south of King Road

Area: 0.19 hectares

31.0 m of frontage on Banner Lane

Across from 2075 King Road (Zancor Development, 7 storeys)

Currently occupied by a two-storey single detached dwelling



# Township of King Official Plan (2019)

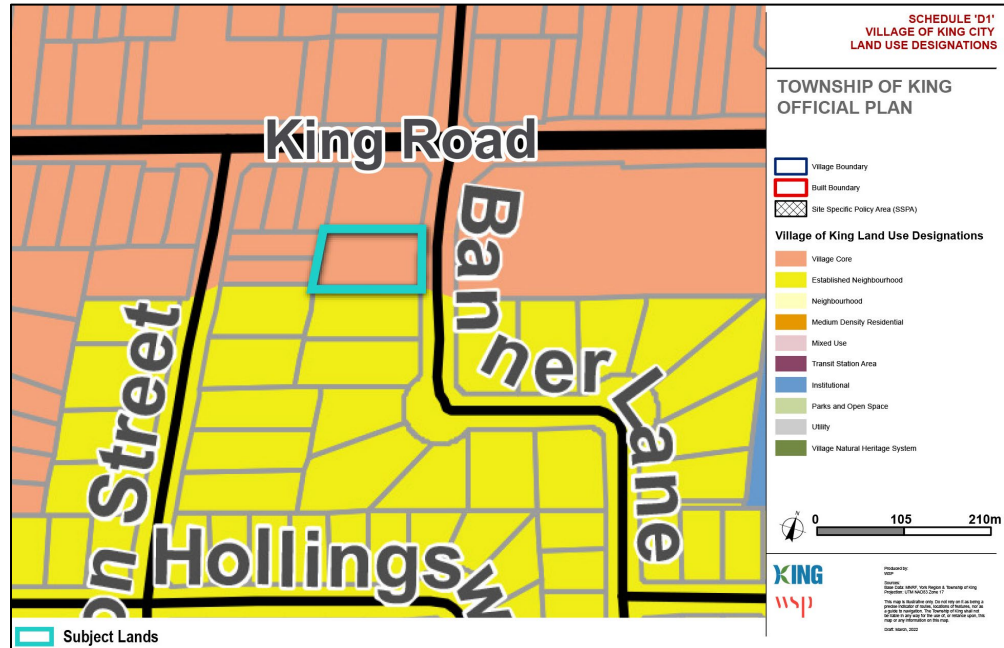
Designated *Village Core*

Permits Mixed-use buildings; commercial uses; and residential townhouses and apartments.

Does **not** permit new single or semi-detached dwellings.

Max height: 6 Storeys

Max density: 2.5 FSI



# Proposed Development

A four-storey residential apartment building

Total Residential Units: 16 Units

Total Density: 2.0 FSI

All parking located underground

Parking provided meets by-law requirements (21 Residential Spaces and 4 Visitor Spaces)

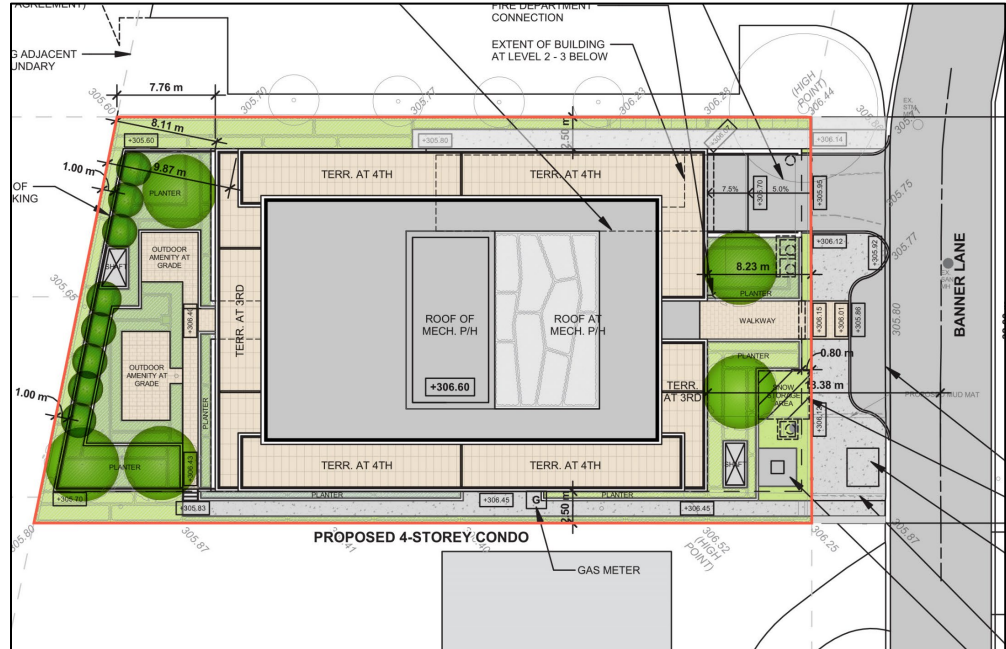


# Proposed Development

Outdoor amenity space provided on terraces and in rear yard

Provides missing middle housing, as anticipated in Town and Region's Official Plan

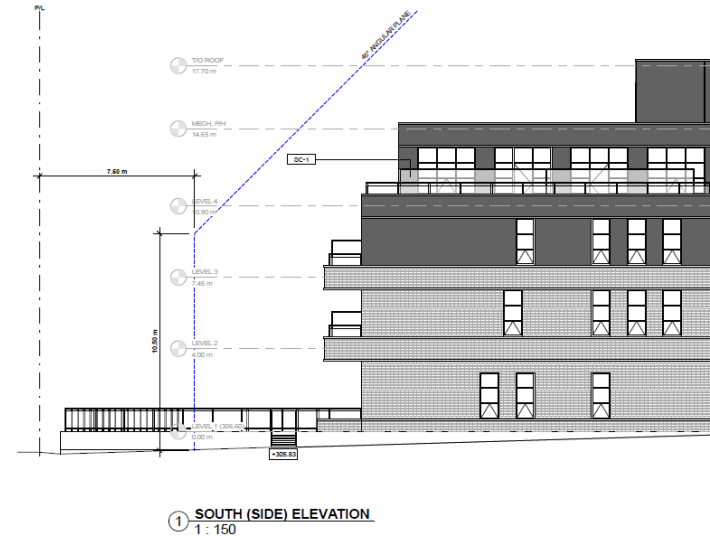
Proposal conforms to the Town's Official Plan



# Supporting Studies

Technical studies required and completed to support the application:

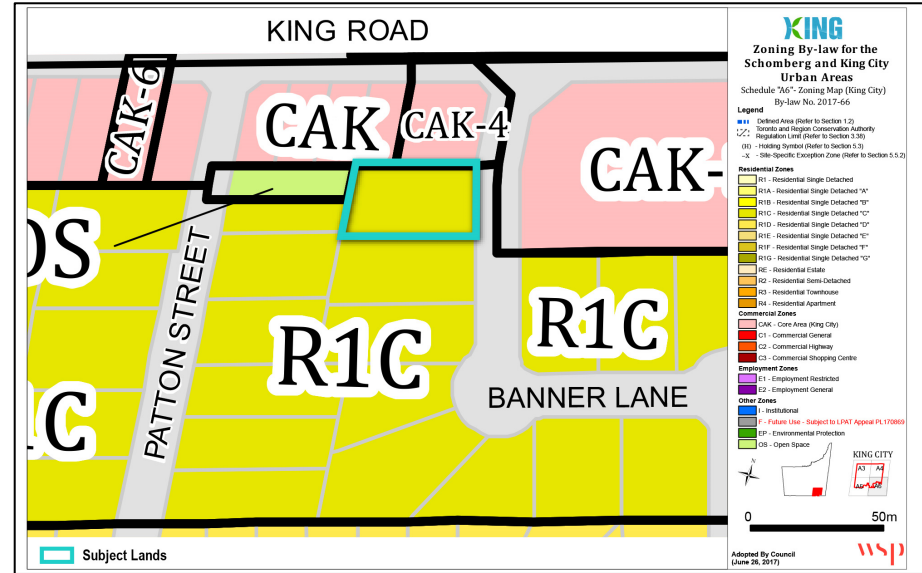
- Planning Opinion Report
- Functional Servicing Report
- Stormwater Management Report
- Noise Impact Study
- Transportation Study
- Sun / Shadow Study
- Site Plan
- Building Plans and Elevations



# Zoning By-law 2017-66

Zoned “Residential – Singled Detached “C” (R1C)”, which permits single detached dwellings on minimum 15m (50’) wide lots.

A zoning bylaw amendment is required to permit the proposed development and to achieve conformity with the *Village Core* designation in the Official Plan.



# Zoning By-law Amendment

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## **To amend ZBL 2017-66 to rezone the Subject Lands**

- From: Residential – Single Detached Dwelling Type “C” – R1C.
- To: Residential Apartment– R4 with site-specific exceptions.

## **Proposed Exceptions Include:**

- Minimum Interior Side Yard: 2.5m (from 3.5m)
- Maximum Lot Coverage: 57% (from 40%)
- Maximum Height: 19.0 m (from 11.0m to include additional floor height and mechanical penthouse)
- Reduce garage parking aisle width.



# Conclusion

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Proposal implements the policies of the Township of King Official Plan, which implements the:

- Growth Plan for the Greater Golden Horseshoe;
- York Region Official Plan; and,
- The Provincial Policy Statement.

Future Applications:

- Site Plan
- Building Permit
- Draft Plan of Condominium

