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**October 27, 2025**

The Township of King  
2585 King Road,  
King City,  
Ontario L7B 1A1

Attention: Mayor Pelligrini and Members of Council

**Re: Our King: 2015 Official Plan Review  
Doctors Lane Neighbourhood Plan**

Loopstra Nixon represents the ratepayers residing in the Springhill Community of King Township (the “**Ratepayers**”), located in the heart of the Village of King City, which is a well-established and stable residential neighbourhood (the “**Subject Neighbourhood**”).

It is our understanding that the Township of King (the “**Township**”) is undertaking an Official Plan review to prepare a new ‘Our King’ Official Plan to guide growth across the Township to 2051 (the “**2051 OP**”). The review process is currently in Phase 3 of the lifecycle, which as stated on the Township’s website “provides opportunities for public input on key discussion topics and preliminary directions”. We further understand that since the launch of the 2051 OP review in 2023, thirteen discussion papers have been prepared, some of which include conceptual plans for certain neighbourhood study areas, and that a series of open houses have been held. The Ratepayers have been actively engaged in the Township’s process and have previously made representations concerning the Subject Neighbourhood.

Council will be presented with an update on the Official Plan Review Discussion Papers and Preliminary Directions at its meeting on October 27, 2025, and the Ratepayers respectfully submit this letter setting out serious and pressing concerns principally regarding Discussion Paper No. 3 – Intensification and the Doctor’s Lane Neighbourhood Conceptual Plan.

### **Background**

The Subject Neighbourhood is characterized by large lots with frontages ranging from approximately 75 feet to over 100 feet. Single detached dwellings are the only built form typology in the Subject Neighbourhood, many of which are traditional one-and-a-half storey homes and where replacement dwellings have been constructed, these do not exceed two-storeys in height and are compatible with the character of the area. Lots are treed and the road cross-section is typically rural in character with ditches and no sidewalk or as seen along Patton Street, a sidewalk



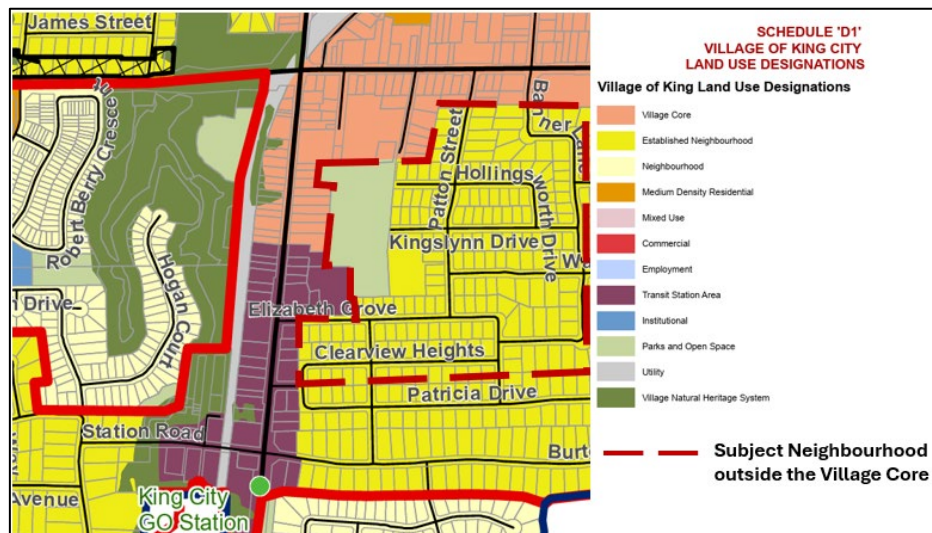
on one side of the road. It is this unique character that the in-force official plan policies seek to protect by ensuring that any new development or redevelopment demonstrates compatibility in terms of lotting pattern, lot frontage, building setbacks, height, and typology.

It is this character that the Ratepayers wish to see reflected in future plans which seek to make use of vacant or underutilized lands in the Village of King City King and particularly the Subject Neighbourhood.

### Township of King, Our King Official Plan 2019

The in-force official plan, Our King Official Plan 2019 (the “**2019 OP**”) designates the Subject Neighbourhood “Established Neighbourhood”, as shown on the extract from Schedule D1 – Village of King City Land Use Designations, coloured bright yellow with outline emphasis added.

The 2019 OP states that “a limited amount of residential intensification may be permitted in the Established Neighbourhood designation, ..... to ensure the continued conservation of the character of these neighbourhoods”.



*Extract from Schd. D1 of the 2019 OP showing the Subject Neighbourhood*

Chapter 5.5 of the 2019 OP outlines the policies governing the Established Neighbourhood Designation, which applies to existing residential areas.

The stated primary objective of this designation is to **recognize, maintain, and protect the character and identity** of these low-density residential neighbourhoods, which are largely developed and are expected to experience minimal change in terms of lotting and density. Replacement dwellings and infill development is only permitted under strict conditions, including site plan control and design compatibility with surrounding properties. New development must reflect the scale, massing, architectural design, and materials of the existing neighbourhood, and must not negatively impact adjacent properties.



As previously mentioned, the 2019 OP provides for very limited intensification in established neighbourhoods and as set out in Section 2.3.4 intensification is directed to Village Cores, Transit Station Areas and Mixed Use Designations. These policies have given local area residents and the Ratepayers certainty regarding the Township's objective to secure the long-term protection of established neighbourhoods.

### **York Region Official Plan 2022**

The York Region Official Plan 2022 (the "YROP") explicitly includes policies to both direct intensification into a defined Urban System hierarchy—prioritizing higher densities in centres and transit corridors while supporting localized infill in existing areas, and to protect established neighbourhoods by promoting controlled, context-sensitive intensification with rigorous design standards to preserve character.

Sections 2.2.1 and 2.2.2 of the YROP define the structure of the Urban System and direct growth to Regional Centres, Corridors, and Major Transit Station Areas. Our client submits that these principles provide clear direction to municipalities to focus intensification along Regional arterial roads, such as Keele Street and King Road and in close proximity to existing or planned transit infrastructure.

Where small-scale intensification in built-up areas is provided for in local official plans, YROP Policy 2.2.9 supports gentle infill and compatibility that preserves neighbourhood character. The Ratepayers acknowledge that there are infill and redevelopment opportunities within the Subject Neighbourhood, and they strongly support this policy approach for sensitive infill that safeguards the community's identity and quality of life.

### **King's Official Plan Review and Discussion Paper No. 3 – Intensification**

As part of the official plan review process Discussion Papers have been prepared and released with Intensification Paper number three (the "Paper No.3") being released on September 15, 2025. Amongst other policy directions, the papers explore key topics intended to shape the future of King Township and guide how the community grows and evolves to the year 2051.

Paper No.3 explores how King can accommodate future growth through intensification, particularly within its built-up areas, while preserving its unique village character and ensuring compatibility with existing neighbourhoods. In summary, Paper No.3 provides the following with regards to future intensification.

Intensification shall be focused in the following areas:

- **Village Core:** Mixed-use redevelopment and revitalization.
- **Transit Station Area:** Higher-density residential and employment uses.



- **Mixed Use Designation:** Transition zones between the Village Core and Neighbourhood areas with the objective of ensuring compatibility with adjacent low-rise residential areas.
- **Secondary Residential Units:** Gentle intensification within existing homes.

The paper recognizes the importance of protecting heritage assets and mature vegetation, compatibility with existing low-rise residential areas and traffic and parking impacts. A mix of housing types is encouraged while the use of site plan control and design standards will ensure compatibility. The paper emphasizes the importance of maintaining King City's **small-town feel**, heritage character, and green landscape and states that intensification must be **context-sensitive**, with transitions in height, massing, and setbacks to adjacent low-rise areas. All sound planning principles with which the Ratepayers agree. It therefore came as a surprise that the conceptual plan for Doctors Lane Neighbourhood does not appear to follow the preceding direction respecting context-sensitive intensification.

### **Draft Doctors Lane Neighbourhood Plan**

Section 6.1.1 of paper No.3 introduces Doctors Lane Neighbourhood Plan referring to this as a **Study** to establish a clear land use framework to guide the development or redevelopment of underutilized lands centered around the King City Arena and including part of the Subject Neighbourhood. It states that most of the lands within the study area are designated Village Core and therefore already identified for intensification. However, the easternmost parcels within the study area are in fact designation Established Neighbourhood where, as previously mentioned, intensification in the form of gentle infill should only be allowed when it is compatibility and preserves neighbourhood character.

Figure 32 of Paper No.3 illustrates three-storey townhouses immediately opposite and adjacent to existing one and two-storey single-detached homes and in some places four-storey mixed-use and commercial buildings.

The Doctors Lane Neighbourhood Plan, in its current form, does not adequately address the principles of compatibility and contextual integration. To uphold the Township's commitment to preserving the character of Established Neighbourhoods, the Plan should be revised to include context-sensitive facing conditions for new residential development, design standards, density caps on edge parcels which will result in true transition to the Village Core intensification areas. We submit that any future development must respect and reinforce the identity of King City's low-rise residential fabric.

Our clients would appreciate the opportunity to meet with Township representatives and planning staff to consider site-specific alternatives that will allay the ratepayers concerns and ensure that the character of the Subject Neighbourhood is respected and protected whilst allowing the Township to meet its intensification goals and make better use of the currently underutilized lands, some of which we are aware are within the Township's ownership.



As an example, we have assessed an alternative concept for Kingslynn Drive that has the potential to yield in the range of six to eleven single-detached units with frontages comparable to those existing frontages along Kingslynn and Patton while at the same time, providing additional parking space for park users, all of which is in a completely context-sensitive and compatible built-form. It is also expected that such a concept would be financially more cost-effective. We believe more sensitive and cost effective built-forms can also be achieved at Elizabeth Grove and the King City arena areas.

**Summary**

The Subject Neighbourhood, defined by its large, treed lots and traditional low-rise single-detached homes, is designated “Established Neighbourhood” under the Township’s in-force Official Plan, which seeks to preserve its distinct character through strict compatibility policies. While the Township and York Region Official Plans support intensification, both direct higher-density growth to designated areas such as Village Cores and Transit Station Areas, and promote gentle, context-sensitive infill elsewhere. Discussion Paper No. 3 reinforces this approach, emphasizing the need for compatibility, transition, and preservation of village character. However, the conceptual Doctors Lane Neighbourhood Plan, which proposes multi-storey townhouses and mixed-use buildings adjacent to low-rise homes, conflicts with these principles. The Ratepayers respectfully submit that any future development must reflect the scale and identity of the surrounding neighbourhood and propose a context-sensitive alternative that balances intensification goals with community character.

The Ratepayers look forward to further discussing these and any related matters and to working cooperatively with the Township toward a viable framework.

We ask that the undersigned be provided with notice of any Notices, meetings and Council decisions in relation to the 2051 Official Plan review. Please note that this letter is submitted on behalf of the Ratepayers as a whole; individual homeowners may provide additional submissions.

Yours truly,

**LOOPSTRA NIXON LLP**

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Partner