



PUBLIC MEETING

November 4th, 2024

Official Plan Amendment & Zoning By-law Amendment Application

File No. OP-2024-03 & Z-2024-07

Owner: Bijan Mirzaagha

Agent: Jim Kotsopoulos c/o. JKO Planning Services Inc.

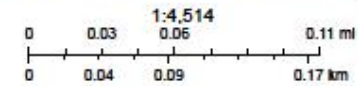
LOCATION MAP

15 Charles St. - Location Map



10/24/2024

■ Subject Property — Regional Road
— Urban Road



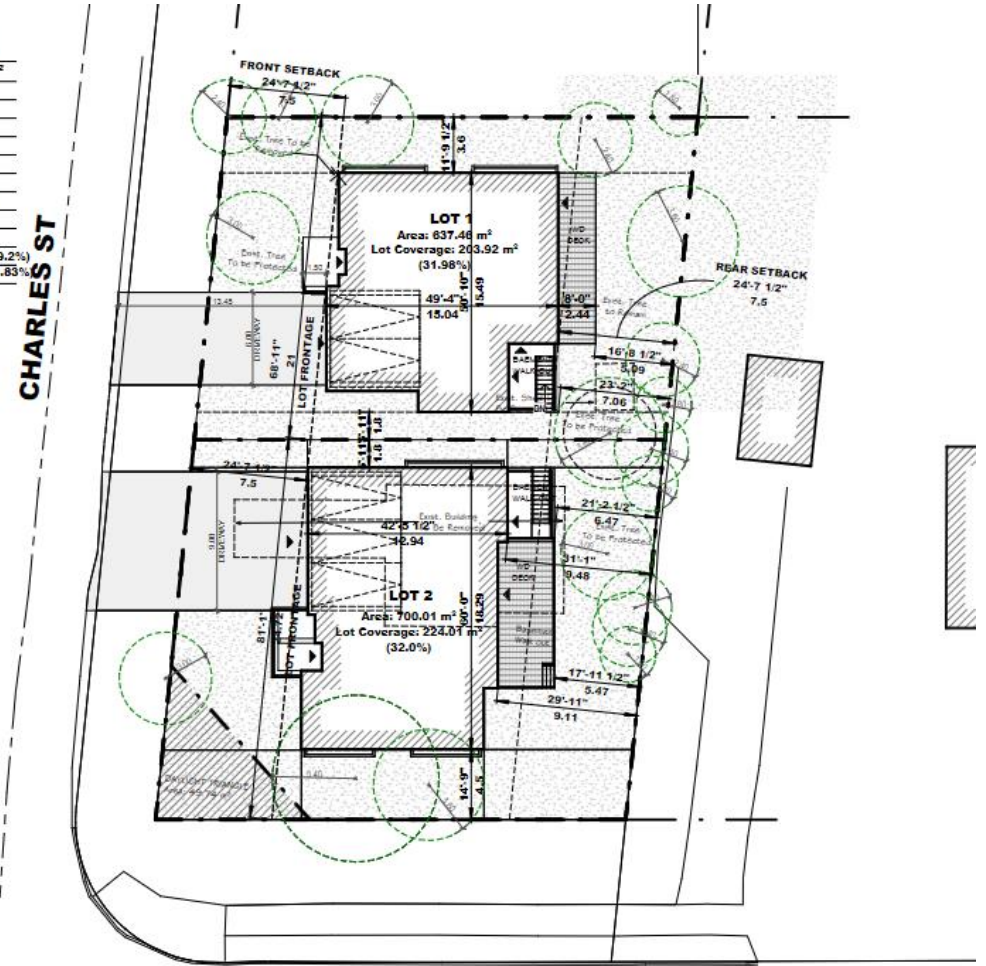
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Township of King GIS
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PROPOSAL

- An Official Plan Amendment and Zoning By-law Amendment is required to facilitate the following proposal:
 - Severance of the existing lot containing one single detached dwelling for the purposes of creating an additional residential lot. The existing dwelling is to be demolished and two single-detached dwellings are proposed to be constructed.

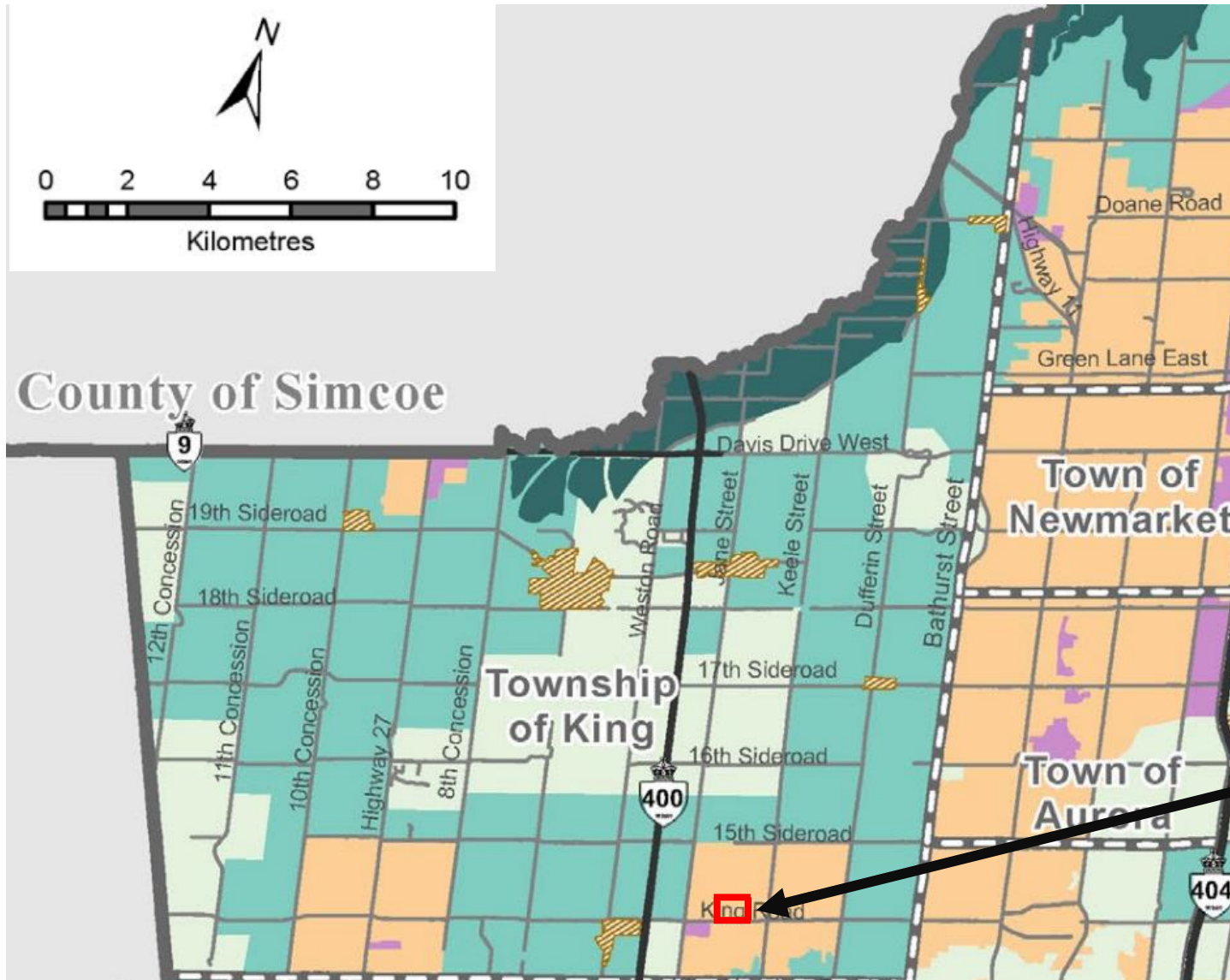
	Lot 01	Lot 02
Lot Frontage	21.00 m	24.72 m
Lot Area	637.46 m ²	700.01 m ²
Front Setback	7.5m	7.5 m
Rear Setback	7.5m	9.11 m
Interior Side Setback	1.8 m, 3.6 m	1.8 m
Exterior Side Setback	n/a	4.5 m
Height	9.0 m	9.0 m
Lot Coverage	31.98%	32.0%
Gross Floor Area	3917 ft ²	3948 ft ²
Number of Story	2	2
Number of Parking Spot	2	3
Pervious Surface (Lot)	336.35 m ² (52.7%)	344.57m ² (49.2%)
(Front Yard)	110.11 m ² (66.2%)	78.41 m ² (48.83%)



(Hyphen Studio, 2024)

MAP 1A

LAND USE DESIGNATIONS



**Approximate
Location of
Subject Property**

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 – “OUR KING” (2019)

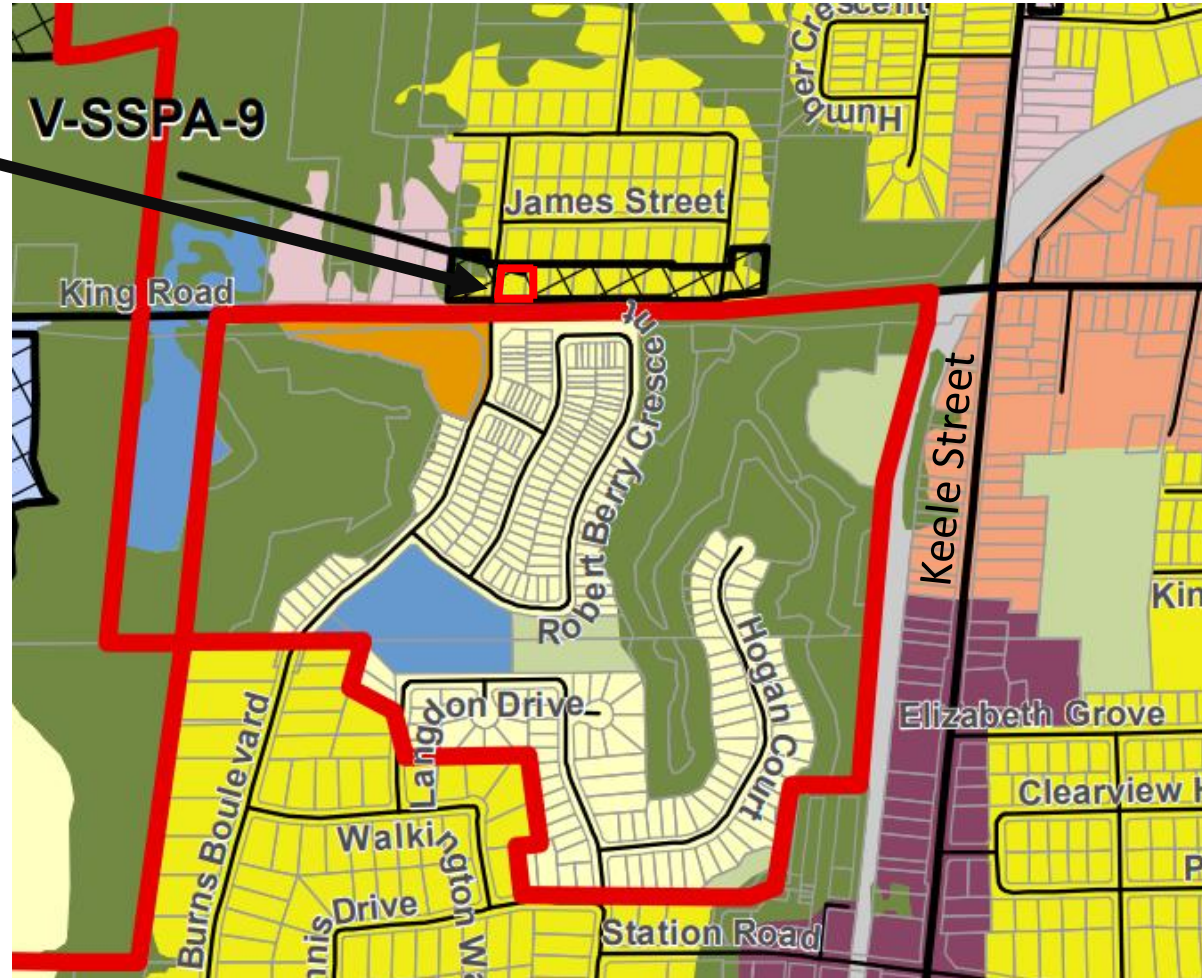
TOWNSHIP OF KING OFFICIAL PLAN

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

Subject Property

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





OFFICIAL PLAN (OP) POLICIES –TOWNSHIP OF KING

- Section 5.5 of the OP, *Our King* (2019) prescribes policies for the Established Neighbourhood Designation.
 - Section 5.5.1 of the OP, *Our King* (2019) identifies the Objectives for the Established Neighbourhood Designation:
 - *Recognize, maintain, and protect the character and identity of existing low density residential neighbourhoods and plans of subdivision, where minimal change with respect to lotting is anticipated during the planning horizon.*
 - *Ensure that proposed replacement dwellings and dwelling additions occurs in a manner that maintains and protects the existing neighbourhood character.*
 - *Provide for limited new development/redevelopment on existing lots in a manner that maintains and protects the existing neighbourhood character.*
 - Subject Property is Located within Village Site Specific Policy Area (V-SSPA-9) . As per Section 5.17.9 of the OP, *Our King* (2019) it is noted that:
 - *Lands subject to V-SSPA-9 merit further study for low-rise residential or mixed-use redevelopment...*



OFFICIAL PLAN (OP) POLICIES –TOWNSHIP OF KING

Section 5.5.4 of the OP, *Our King* (2019) identifies the policies related to lot creation within the Established Neighbourhood Designation:

- *The creation of new lots for residential purposes is not encouraged, and is not permitted in the Established Neighbourhood designation except by way of a Zoning By-law Amendment to demonstrate:*
 - *a.) That the lot area, lot frontage, and lot depth of the new and retained lots are equal to or greater than the average areas, frontages, and depths of lots existing on the date of application in the neighbourhood to maintain and preserve the existing neighbourhood lotting pattern. For corner lots, recognizing that the lot frontage may have a unique characteristic and is typically larger than interior lots, emphasis shall be placed on having a lot area and depth that is consistent with that of existing corner lots in the neighbourhood.*
 - *b.) The depth of the new lot and retained lots are adequate to provide for rear amenity space that is consistent with that of adjacent lots, and is similar to lots in the neighbourhood.*
 - *c.) The trees and vegetation on the new and retained lots will be preserved and enhanced, where possible. Additional landscaping will be provided to integrate the proposed development with adjacent lots and lots within the neighbourhood.*
 - *d.) That new driveway(s) are sited to minimize tree loss.*



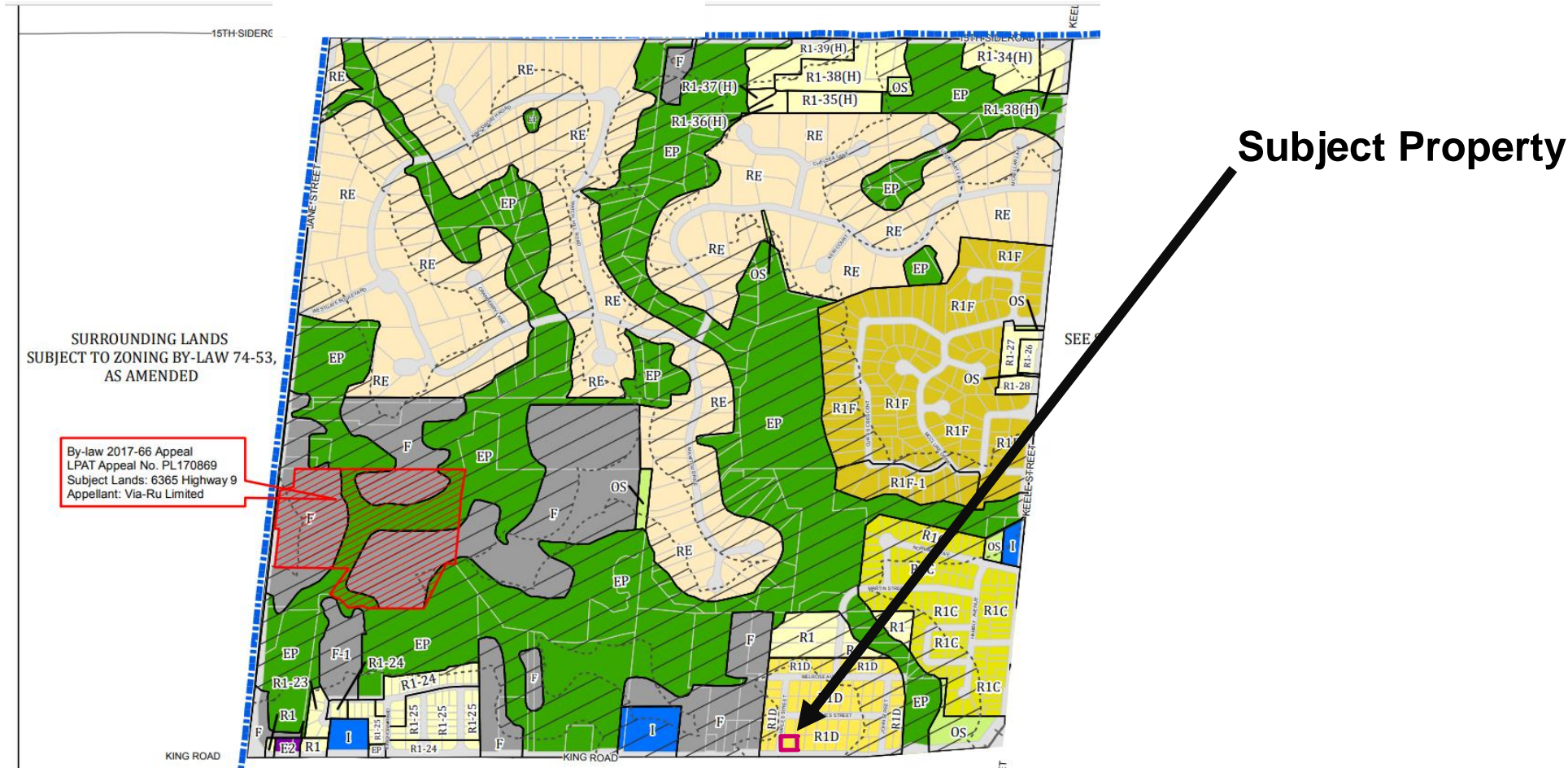
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- *The creation of new lots for residential purposes is not encouraged, and is not permitted in the Established Neighbourhood designation except by way of a Zoning By-law Amendment to demonstrate:*
 - *e.) The width of proposed new driveways is minimized and is no greater than the average width of existing driveways in the neighbourhood.*
 - *f.) The avoidance of proposed new driveway access onto a Regional Road.*
 - *g.) There are no negative impacts on adjacent lots relating to significant natural heritage features, grading, drainage, access, and privacy.*
 - *h.) For the purposes of interpreting the policies of this section, ‘neighbourhood’ shall generally be inclusive of lots fronting into the same local street, as well as any lots backing onto the subject property and the immediate neighbours of the subject property. ‘Adjacent lots’ shall refer to any lots abutting the subject property (sharing all or any portion of a lot line) as well as lots that are located directly across the street from the subject property.*

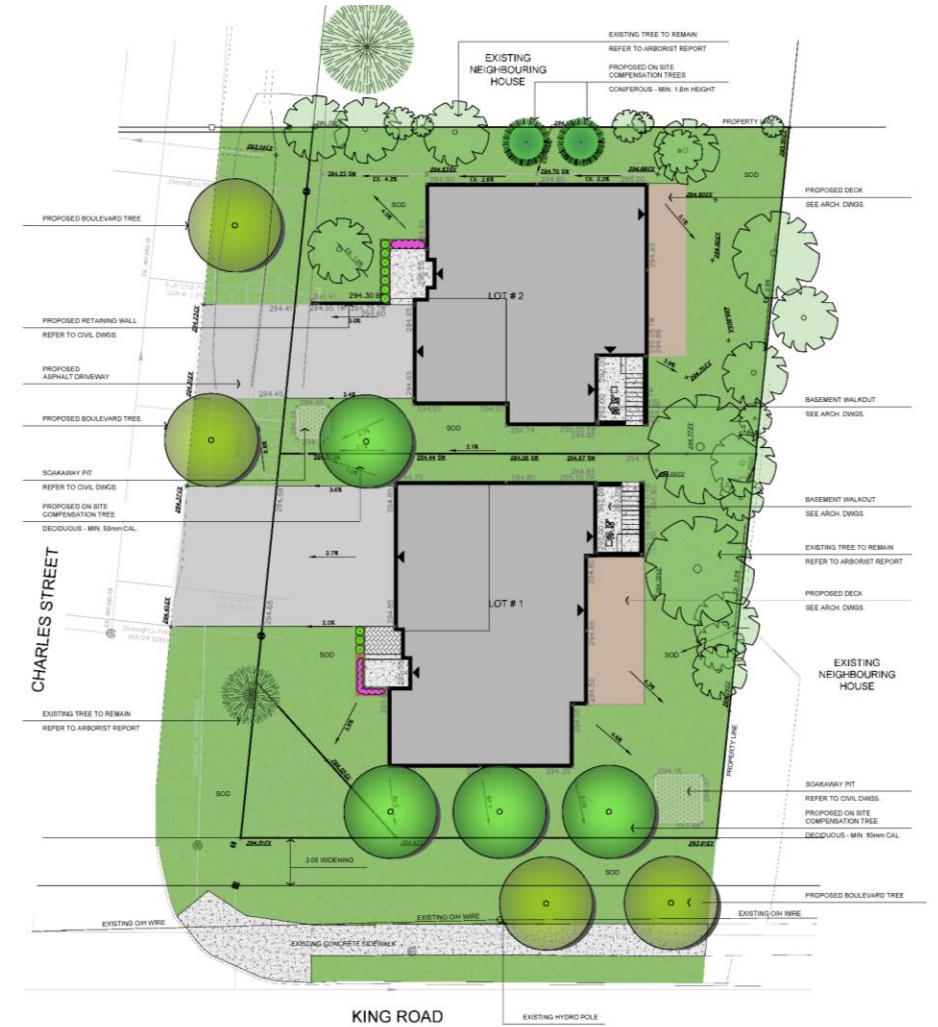
ZONING BY- LAW #2017- 066

- Residential – Single Detached “D” - ‘R1D’ - Zoning By-law #2017-066, *Zoning By-law for the King City and Schomberg Urban Areas* .



PROPOSED ZONE STANDARDS

- The entirety of the Subject Property is proposed to be rezoned from Residential – Single Detached “D” – ‘R1D’ to Residential – Single Detached “D” Exception XX – ‘R1D- XX’;
- Site-specific exceptions are noted below:
 - Reduction in the Minimum Lot Area from “As Legally Existing” (being approximately 1,337 square metres) to 637 square metres for proposed Lot 1 and 700 square metres for proposed Lot 2;
 - Increase in the Minimum Lot Coverage from 30% to 32% for both proposed Lot 1 and Lot 2; and
 - Reduction in the Minimum Side Yard Setback from 3.6 metres (for dwellings greater than 6 metres in height) to 1.8 metres for both Lot 1 and Lot 2





CONCEPTUAL ELEVATIONS



(Hyphen Studio, 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:
 - The appropriateness of the proposed site-specific amendments to both the Official Plan and Zoning By-law to accommodate the proposal, particularly in regard to the consent and lot creation policies;
 - Compatibility of the proposed lot fabric relative to the character of the surrounding neighbourhood;
 - Consideration with respect trees and vegetation preservation and enhancement, traffic, natural heritage, servicing, stormwater management, and drainage; and
 - The compatibility of the design and massing of the proposed dwellings.



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?