

15 Charles Street

King City, Ontario

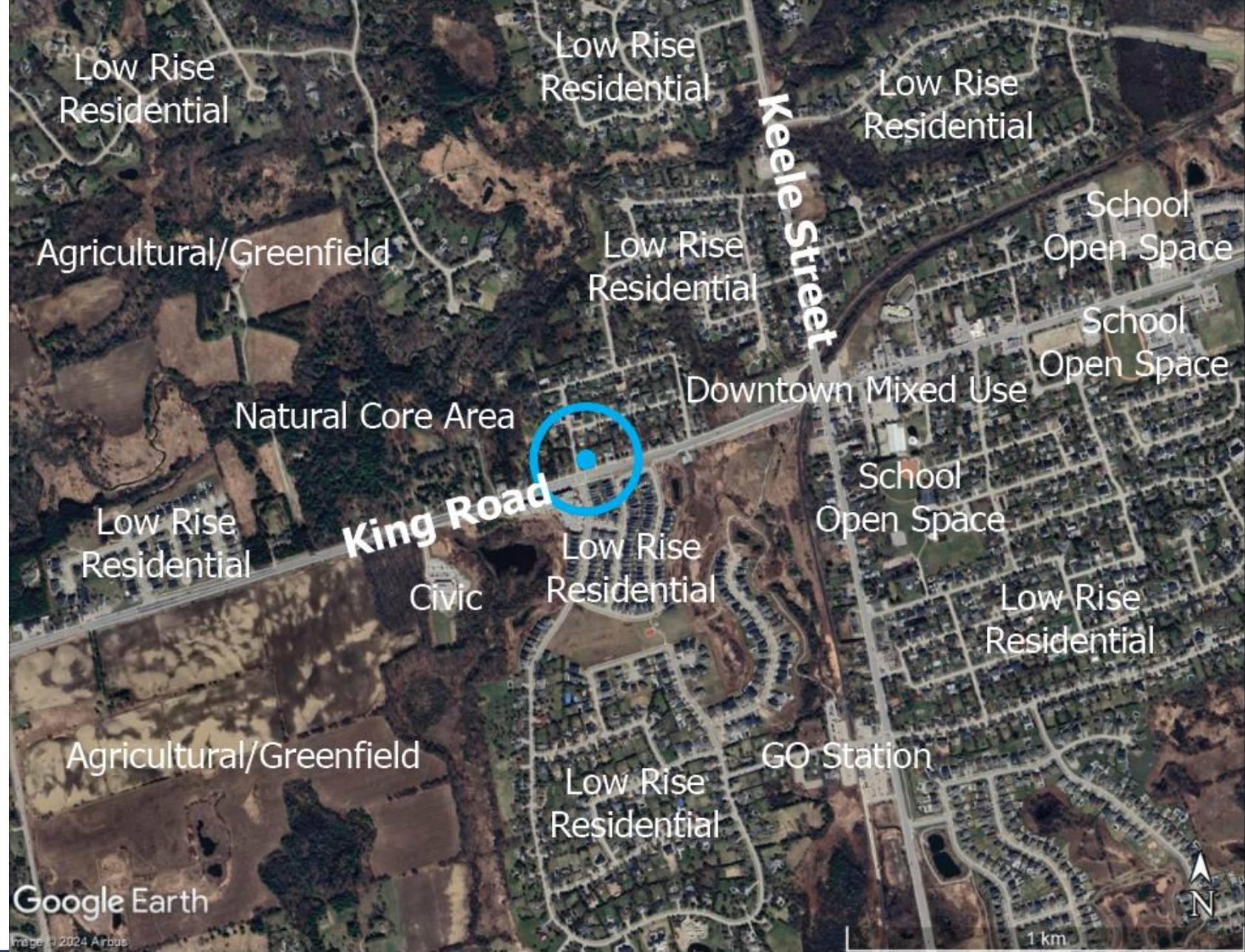
November 4, 2024

JKO Planning Services Inc.

The subject property is located in King City along a segment of King Road that is generally characterized by low density residential uses.

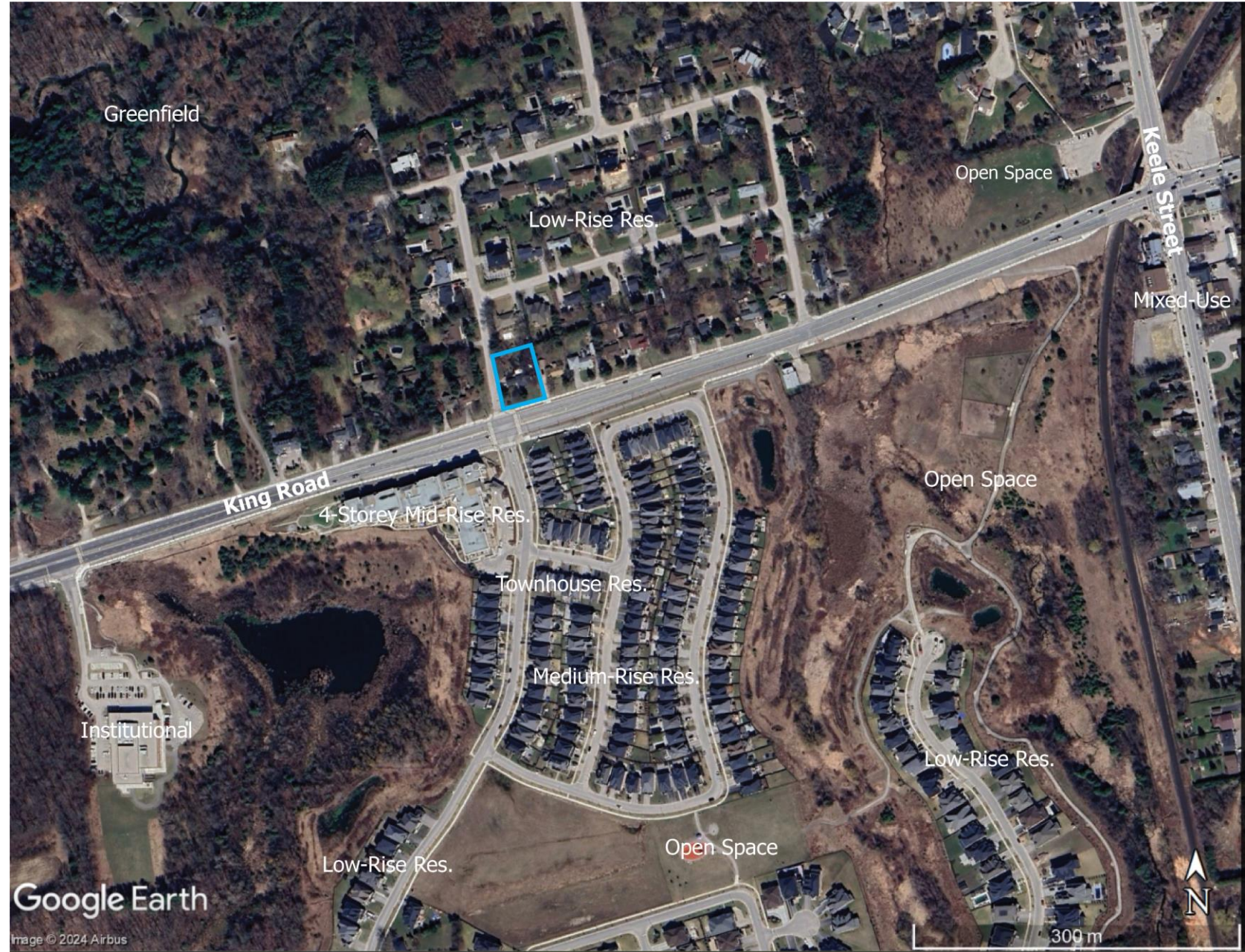
Surrounding land uses within a 1 km radius are predominantly residential and commercial, mixed use, institutional as well as open space.

The subject property is within walking distance of public transit stops, as well as recreational and open space uses.

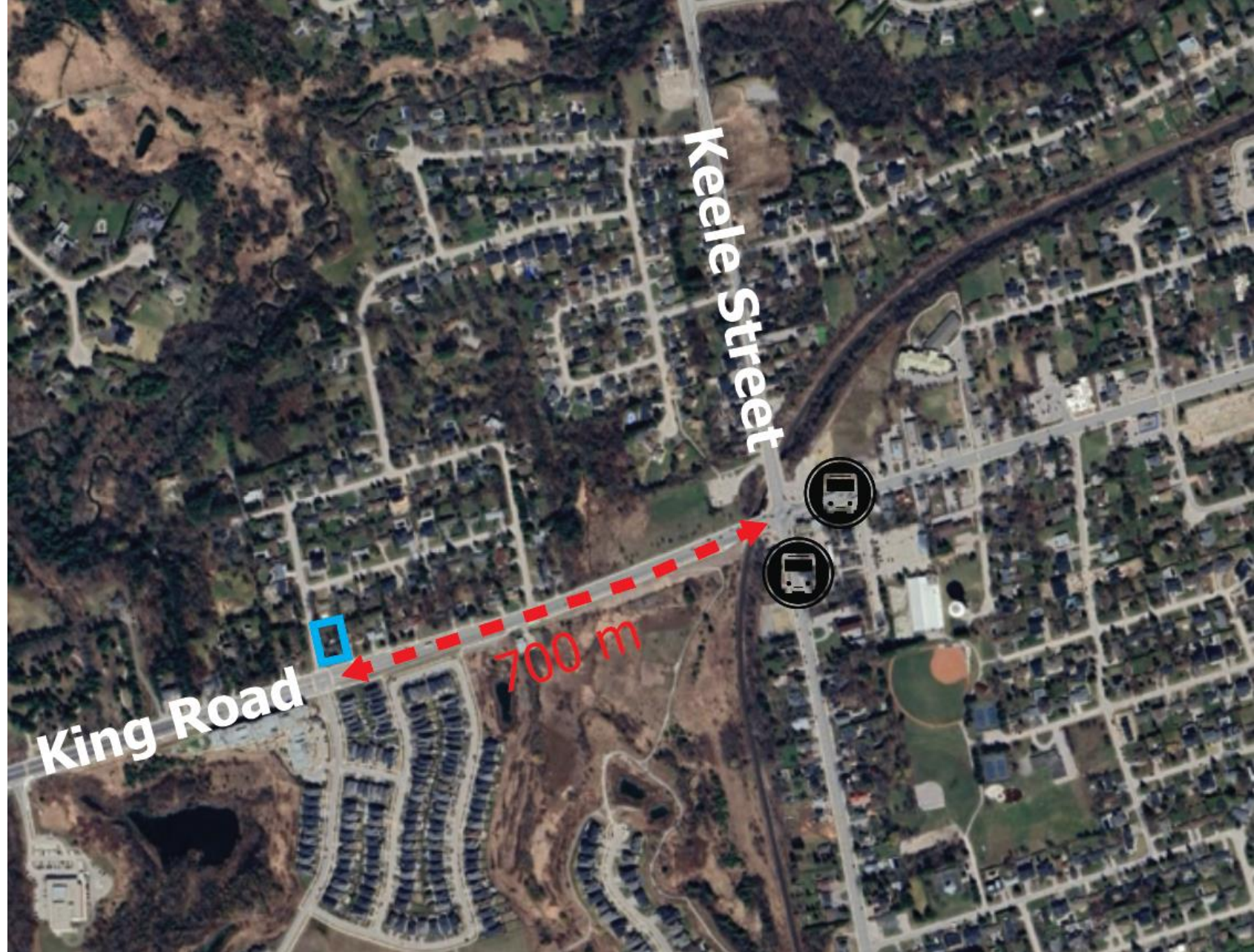


The residential neighbourhood immediately south of the subject property contains higher residential densities than single-detached, including a four (4) storey apartment building, as well as townhomes.

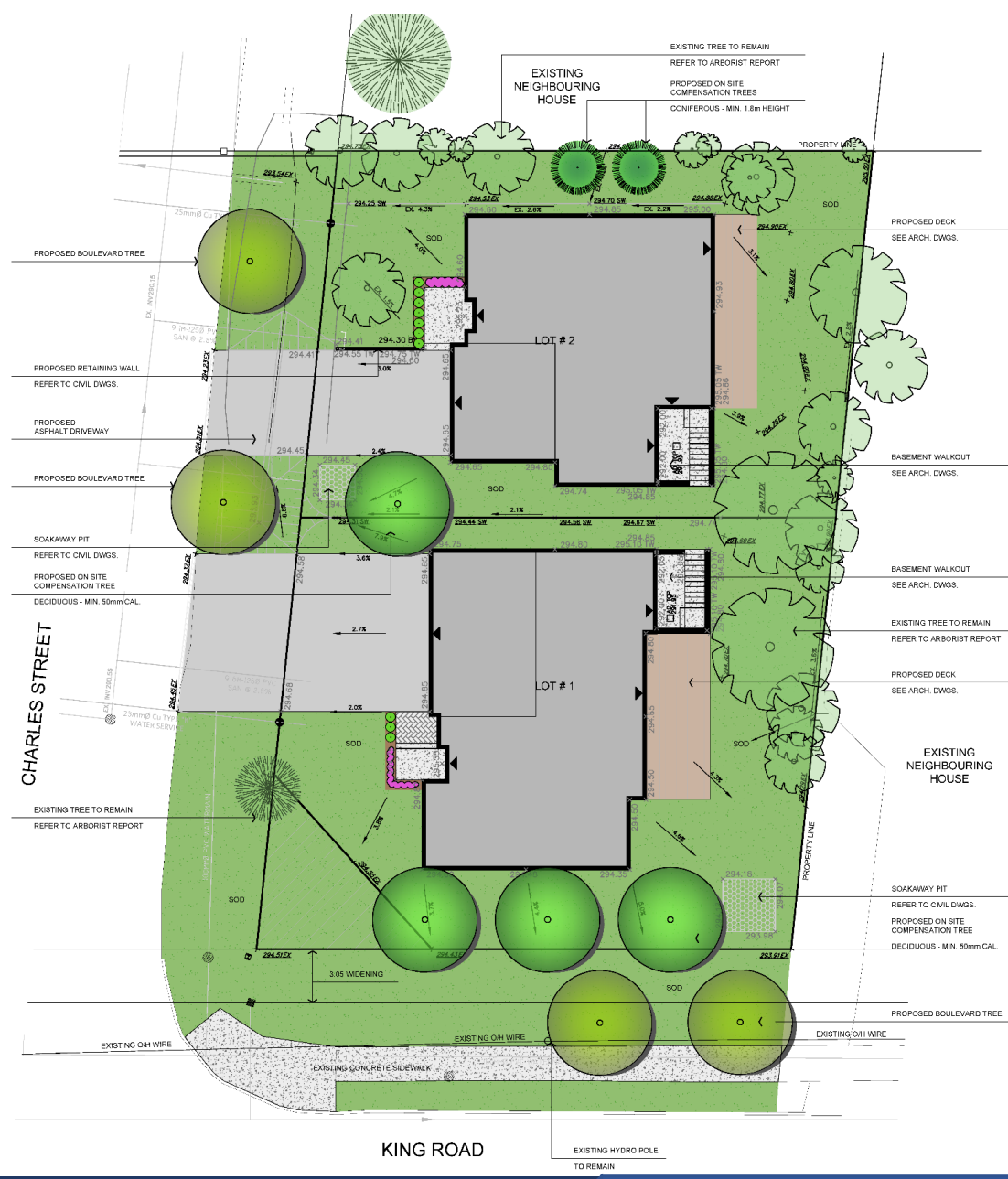
The presence of these densities demonstrates the compatibility of smaller lots, infill development, and intensification along King Road.



The subject property is located on a corner lot at the intersection of Charles Street and King Road, being an arterial road under the jurisdiction of the Region of York. York Regional Transit (YRT) Route 96 operates along east-west along King Road west of Keele Street, and north-south along Keele Street south of King Road. The subject property is approximately 700 metres west of bus stops for Route 96 located at the intersection of King Road and Keele Street.



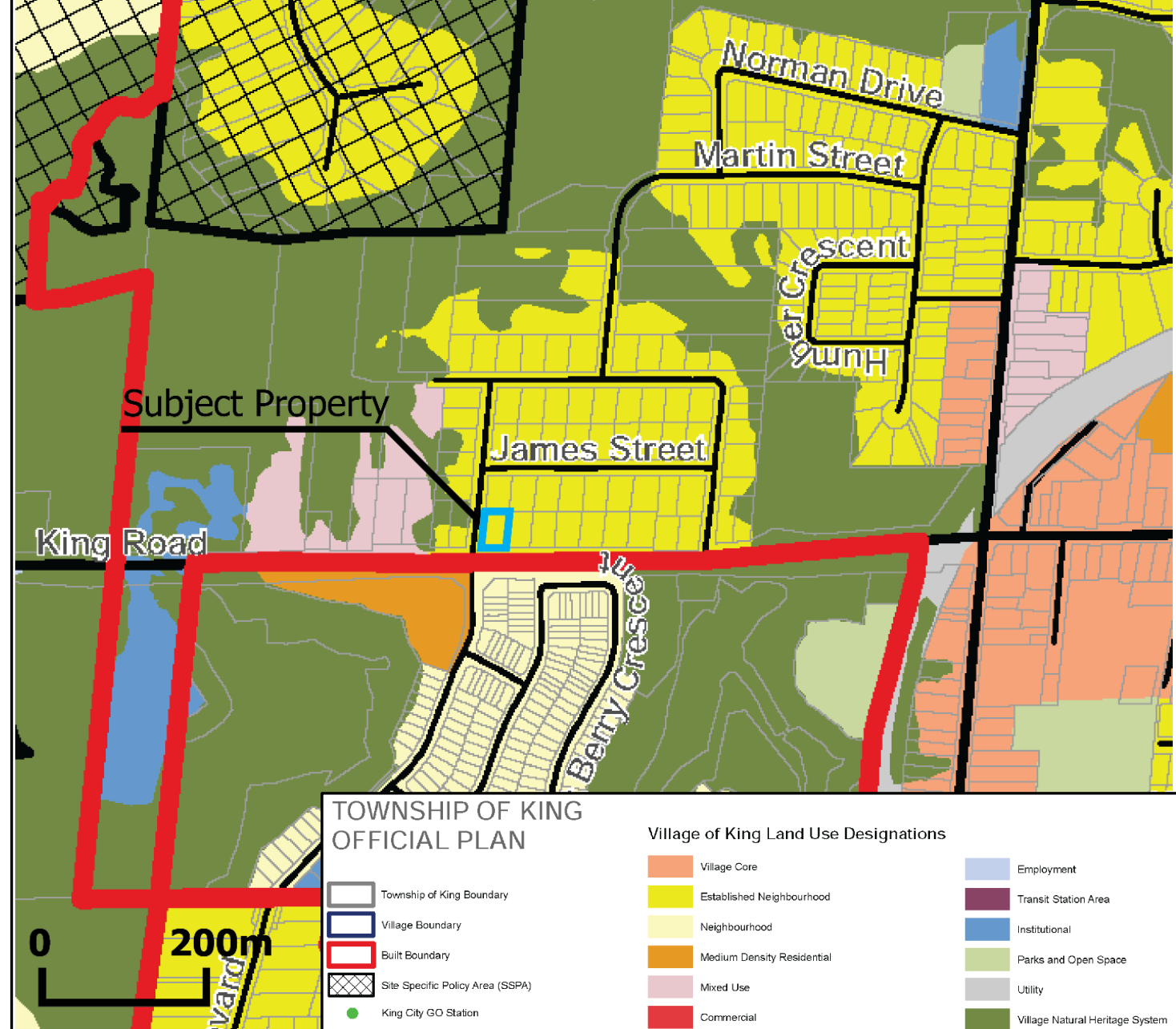




Landscape Plan

The subject property is within the “Established Neighbourhood” land use designation under the Our King Official Plan.

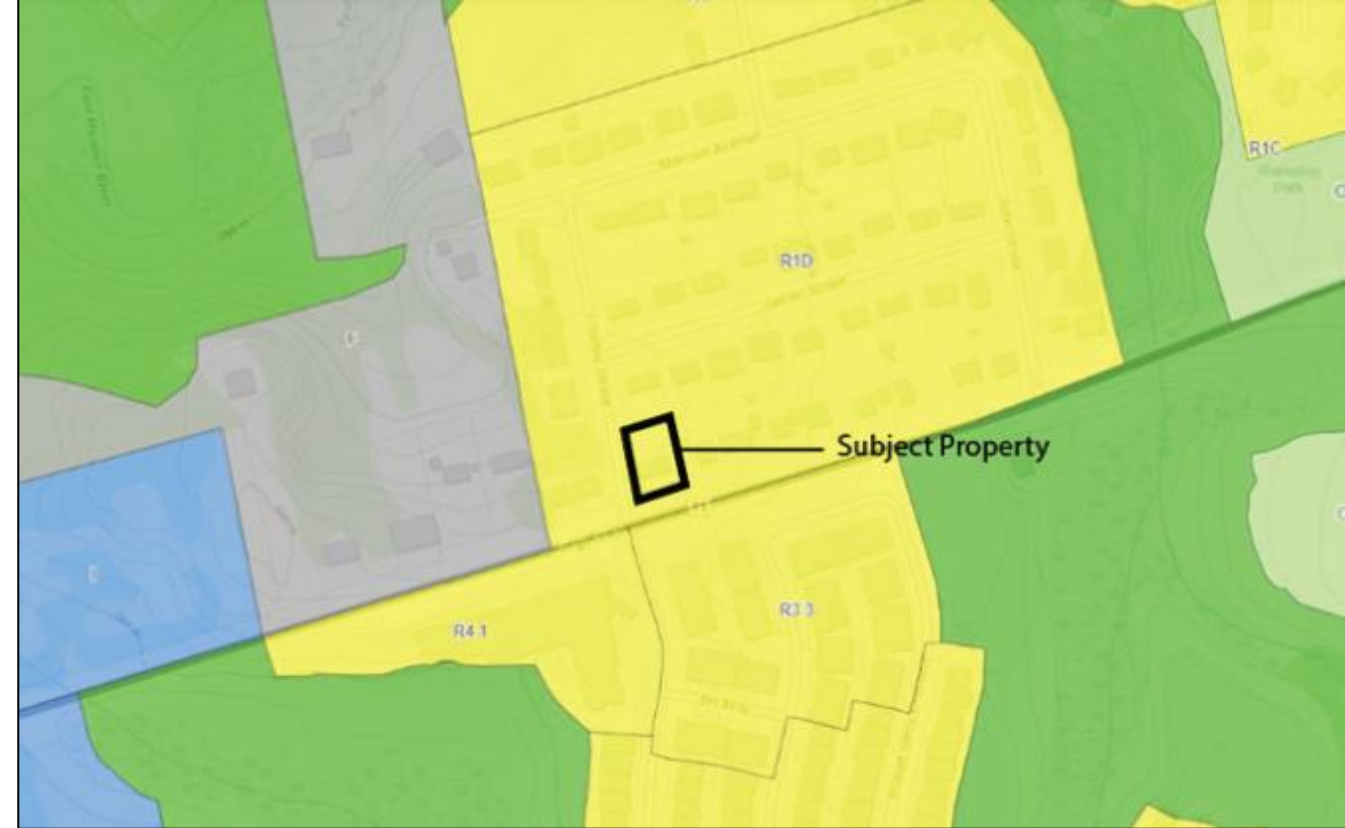
Established Neighbourhoods are primarily characterized by low-rise, low-density residential uses. Lot creation and infill development is permitted where an application satisfies the requirements of 5.5.4.



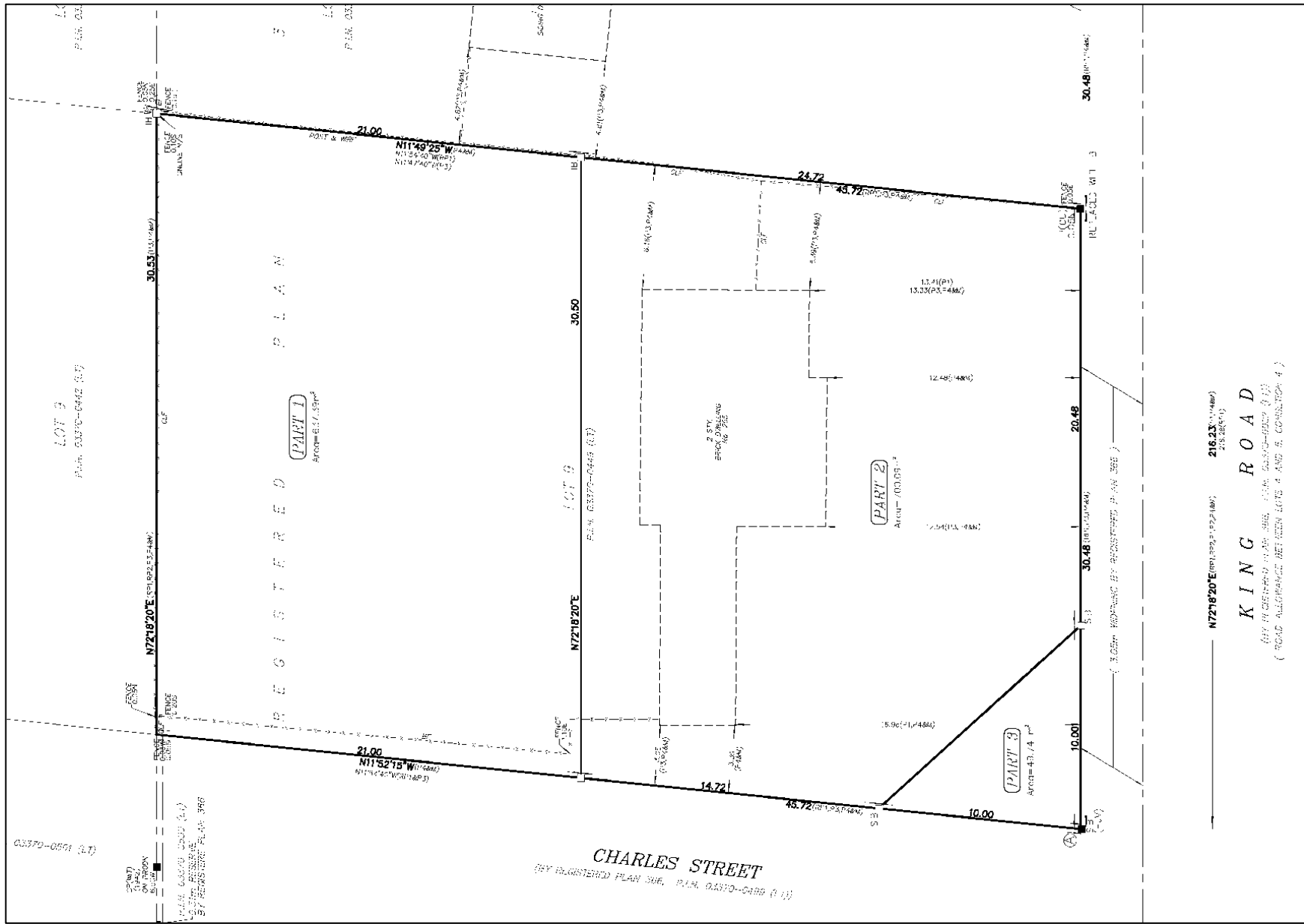
The subject property is currently zoned as “Residential Single Detached (R1D)” under the Township of King By-law No. 2017-66.

By-law No. 2017-66 establishes performance standards and permitted uses for lands within King City, and Schomberg in the Township of King. R1D zones are described as *“single detached dwellings on lots within a minimum lot frontage of 21.0 m.”*

The R1D zone permits single detached dwelling units as well as other minor uses including home occupations, bed and breakfasts, and second dwelling units, among others.

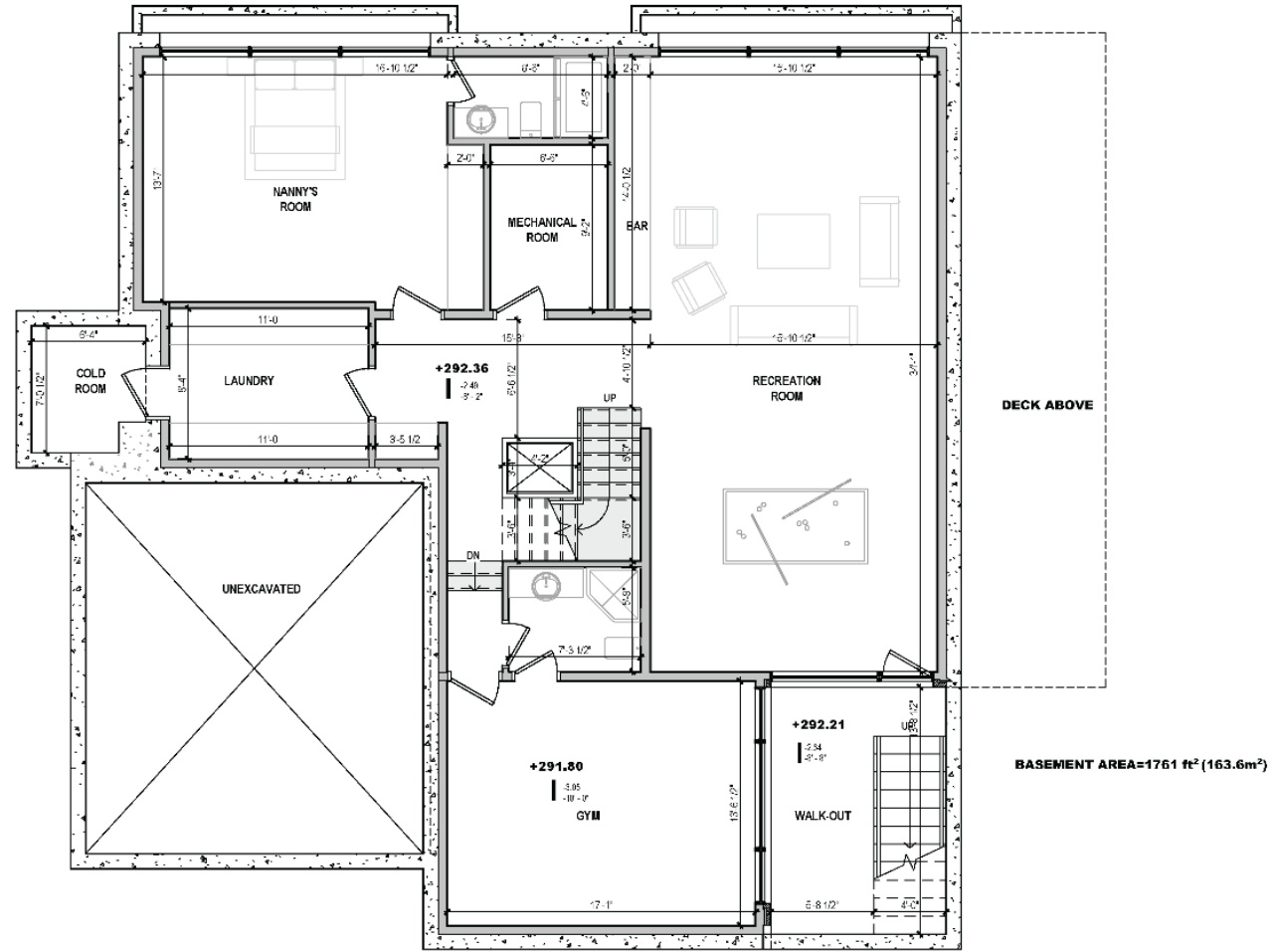


Standard	R1D	Proposed Lot 1 (Retained)	Proposed Lot 2 (Severed)
Min. Lot Area	As legally existing	637.46m ²	700.01m ²
Min. Lot Frontage	21.0m	21.00m	24.72m
Min. Front Yard	7.5m	7.5m	7.5m
Min. Rear Yard	7.5m	7.5m	7.5m
Min. Int. Side Yard			
Height ≤ 6.0m		-	-
Height ≥ 6.0m	3.6m	1.8m	1.8m
Min. Ext. Side Yard	4.5m	n/a	4.54m
Max. Lot Coverage	30%	31.98%	32.0%
Min. Pervious Surface (as % of lot)	45%	52.7%	49.2%
Min. Pervious Surface (as % of front yard)	40%	66.2%	48.83%
Max. Height	9.0m	9.0m	9.0m

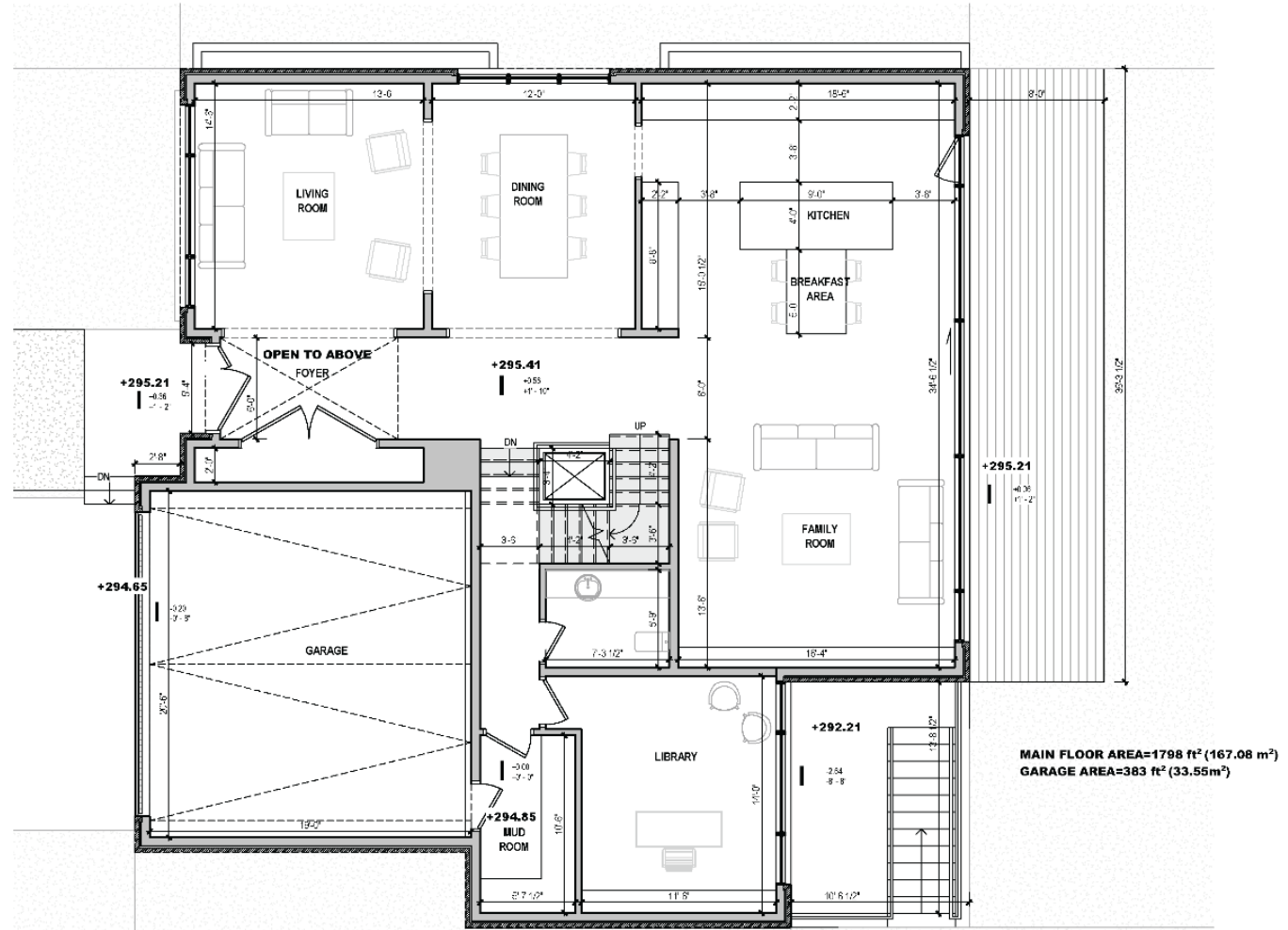




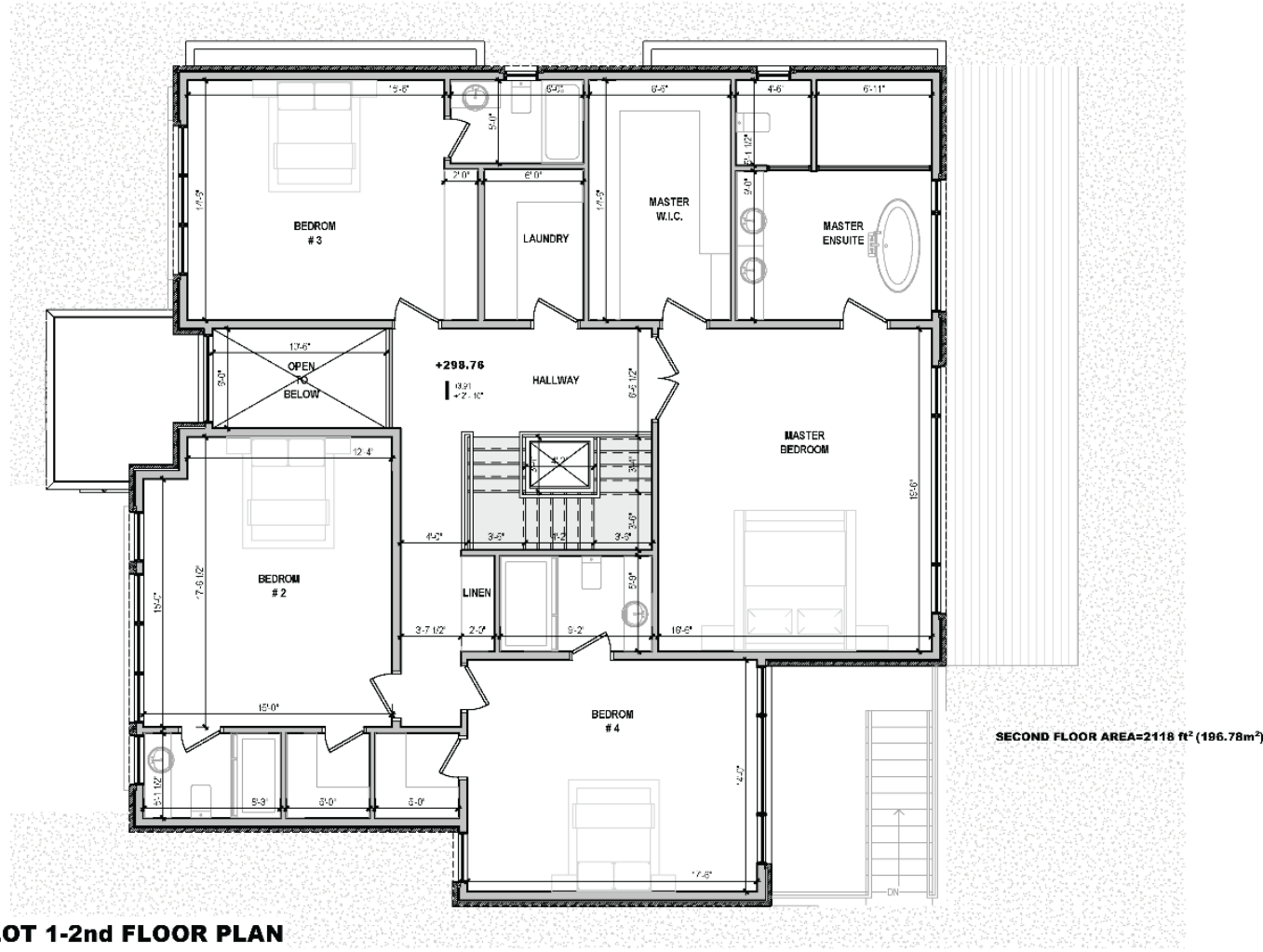




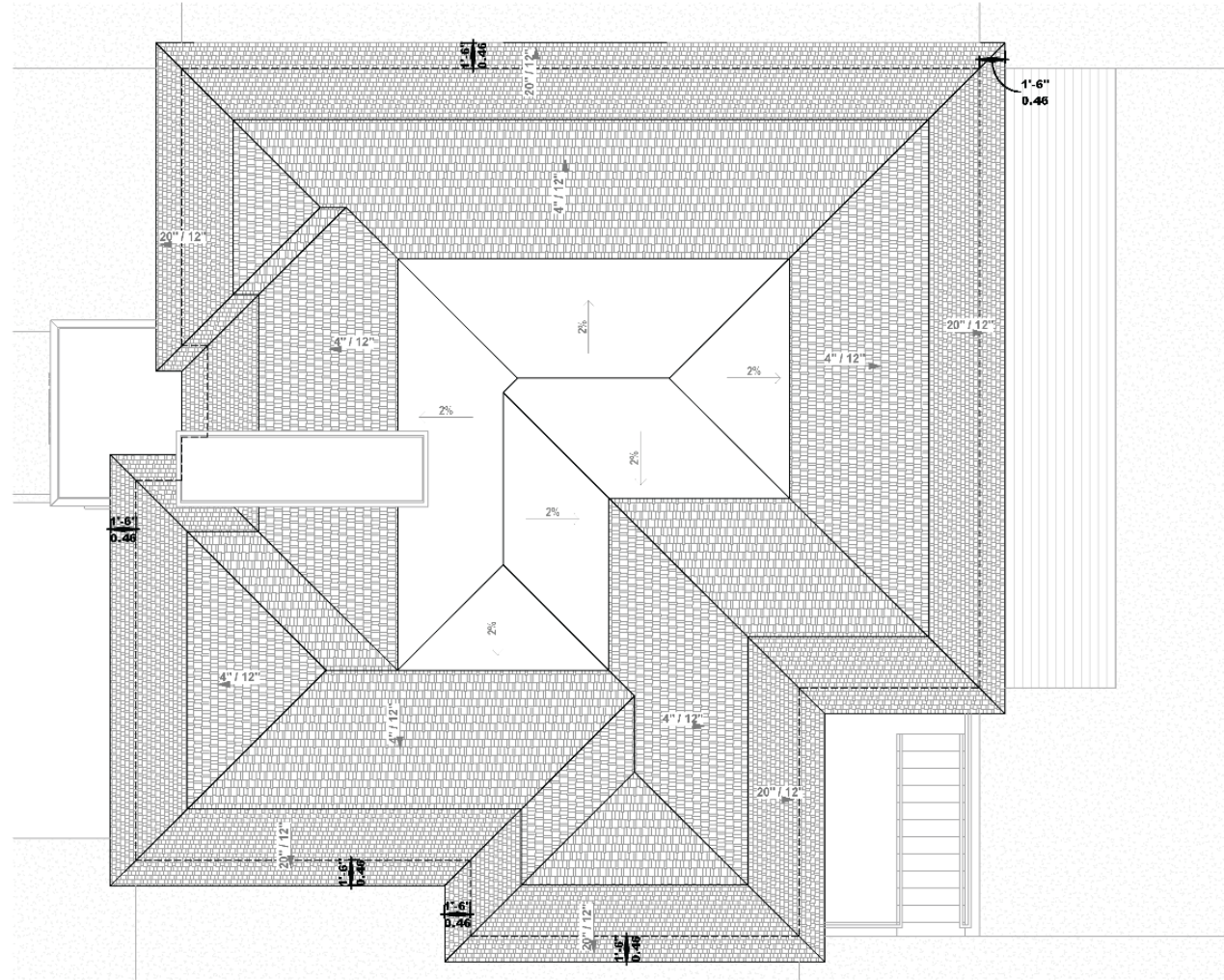
1 LOT 1-BASEMENT PLAN
Scale: 1 : 75



1 **LOT 1-MAIN FLOOR PLAN**
 Scale: 1 : 75

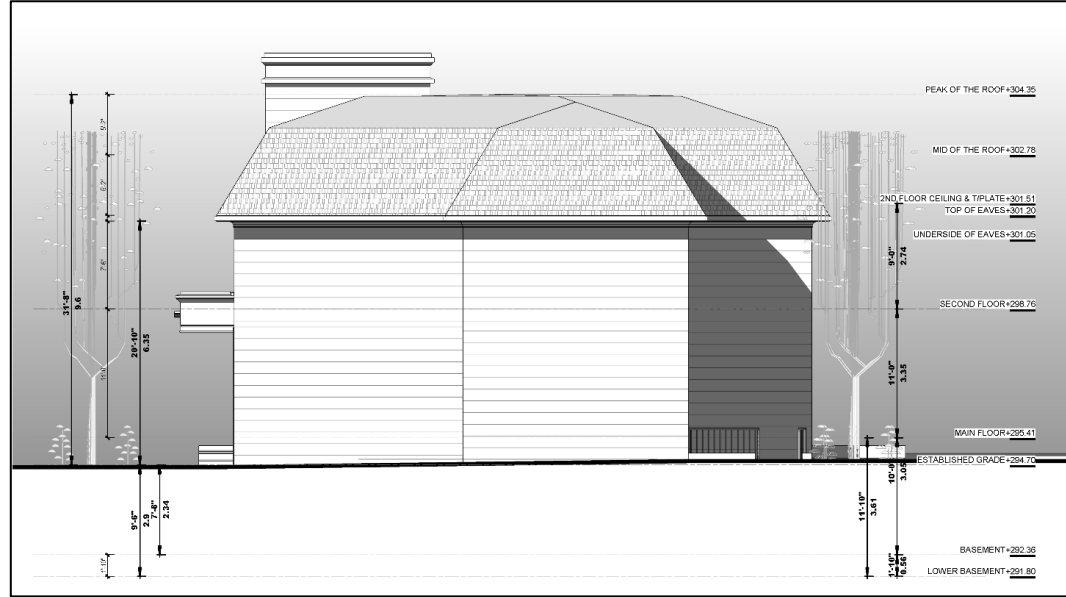
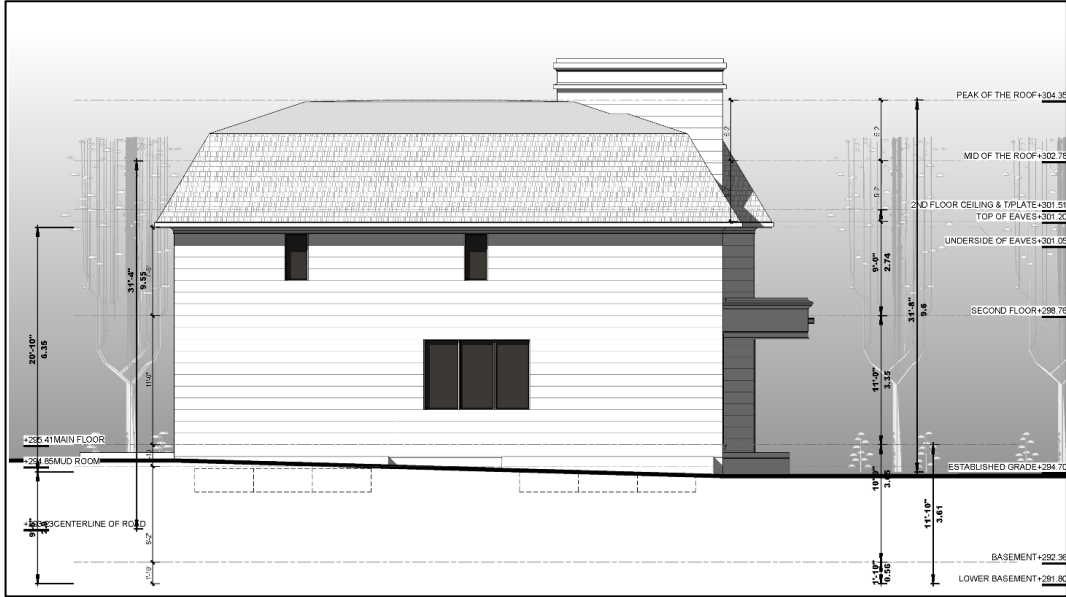
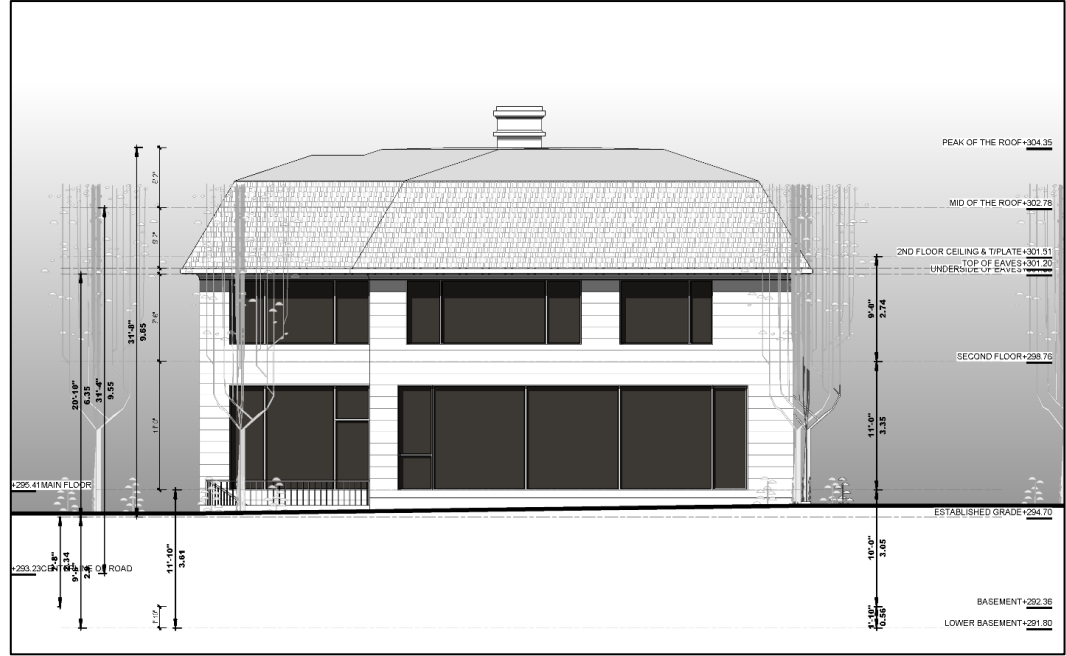
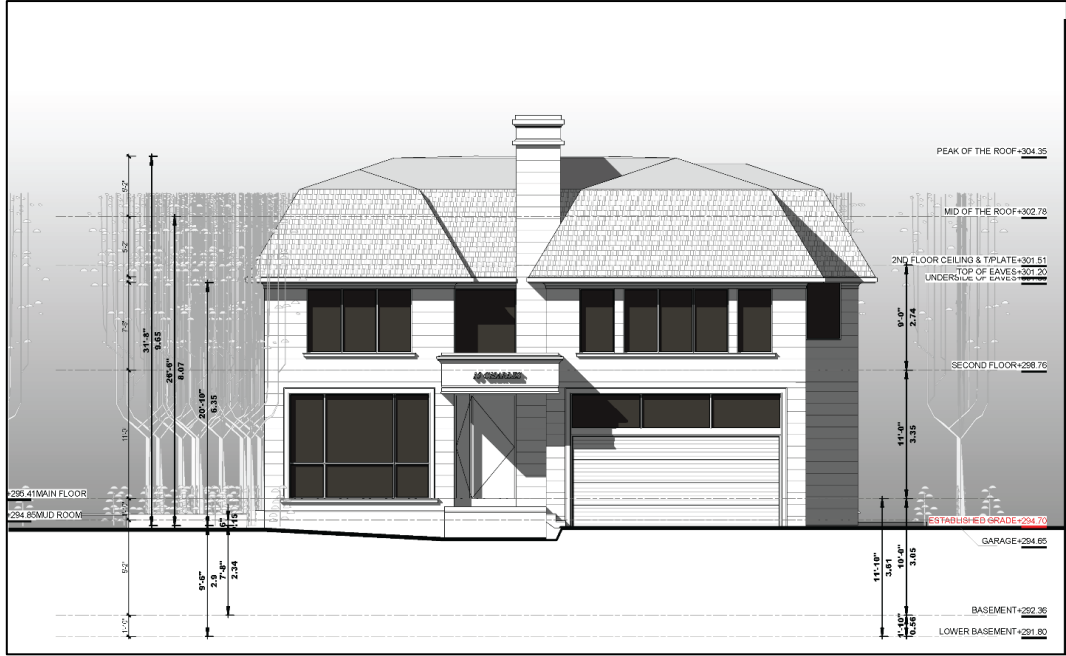


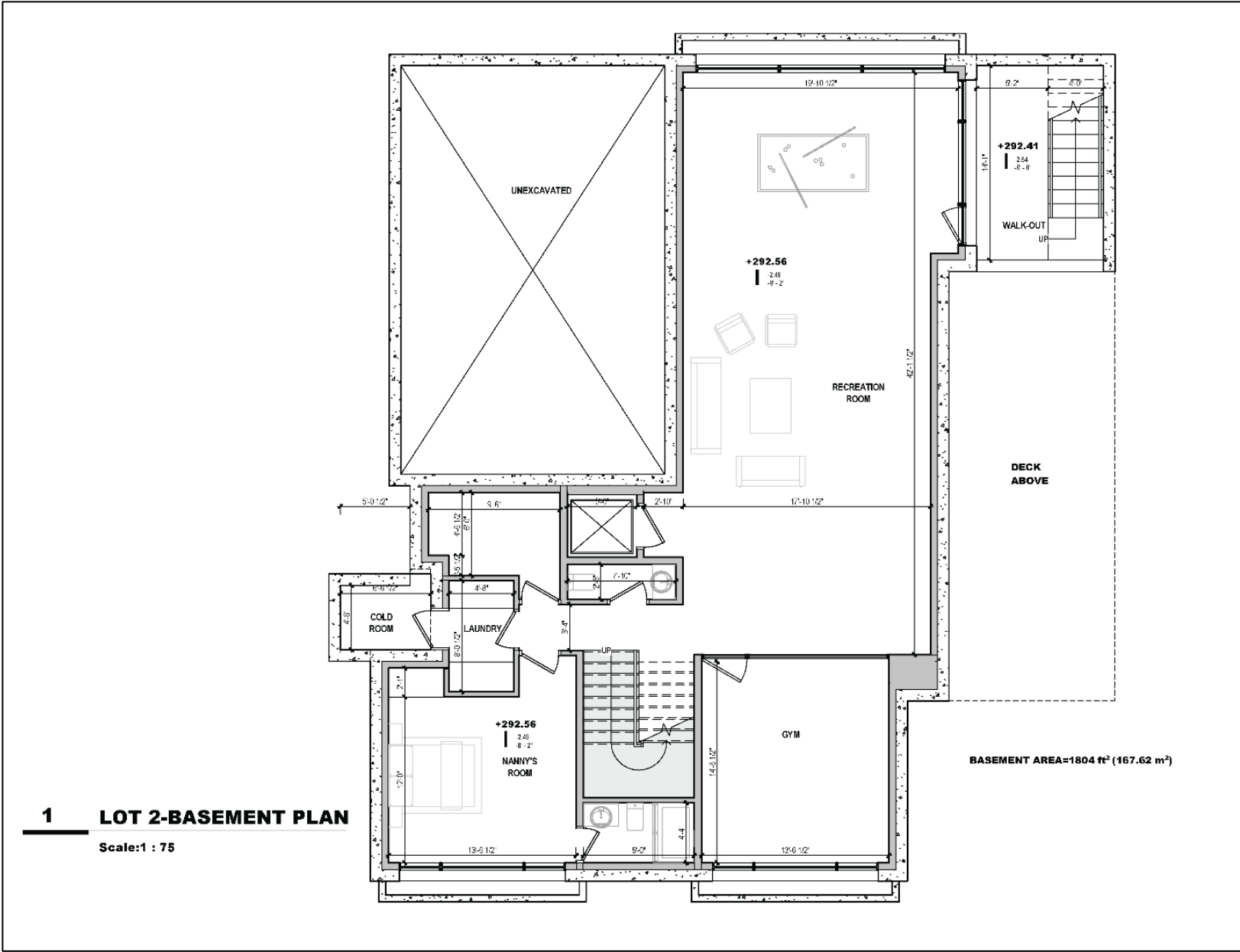
1 **LOT 1-2nd FLOOR PLAN**
 Scale: 1 : 75



1 3-PEAK OF THE ROOF

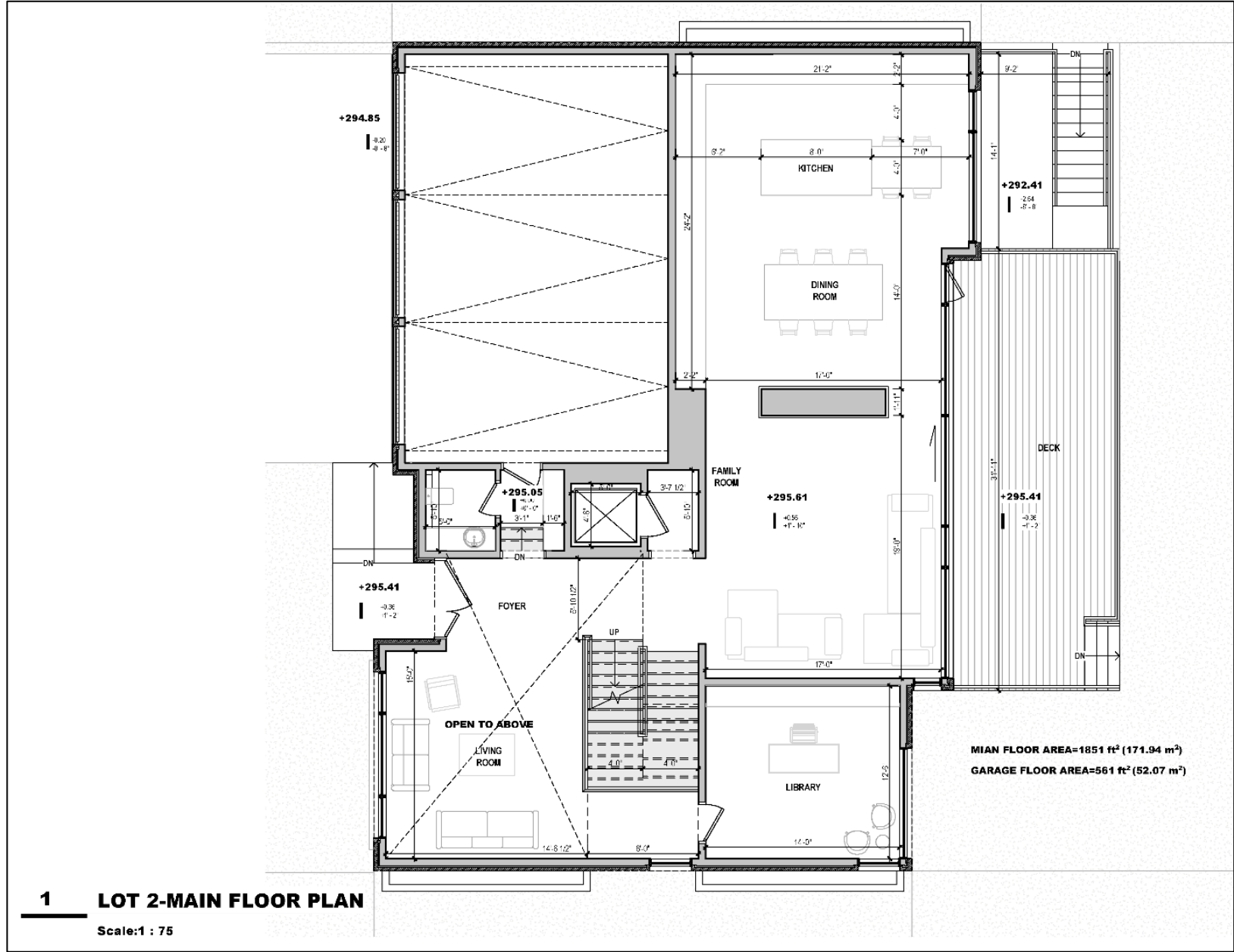
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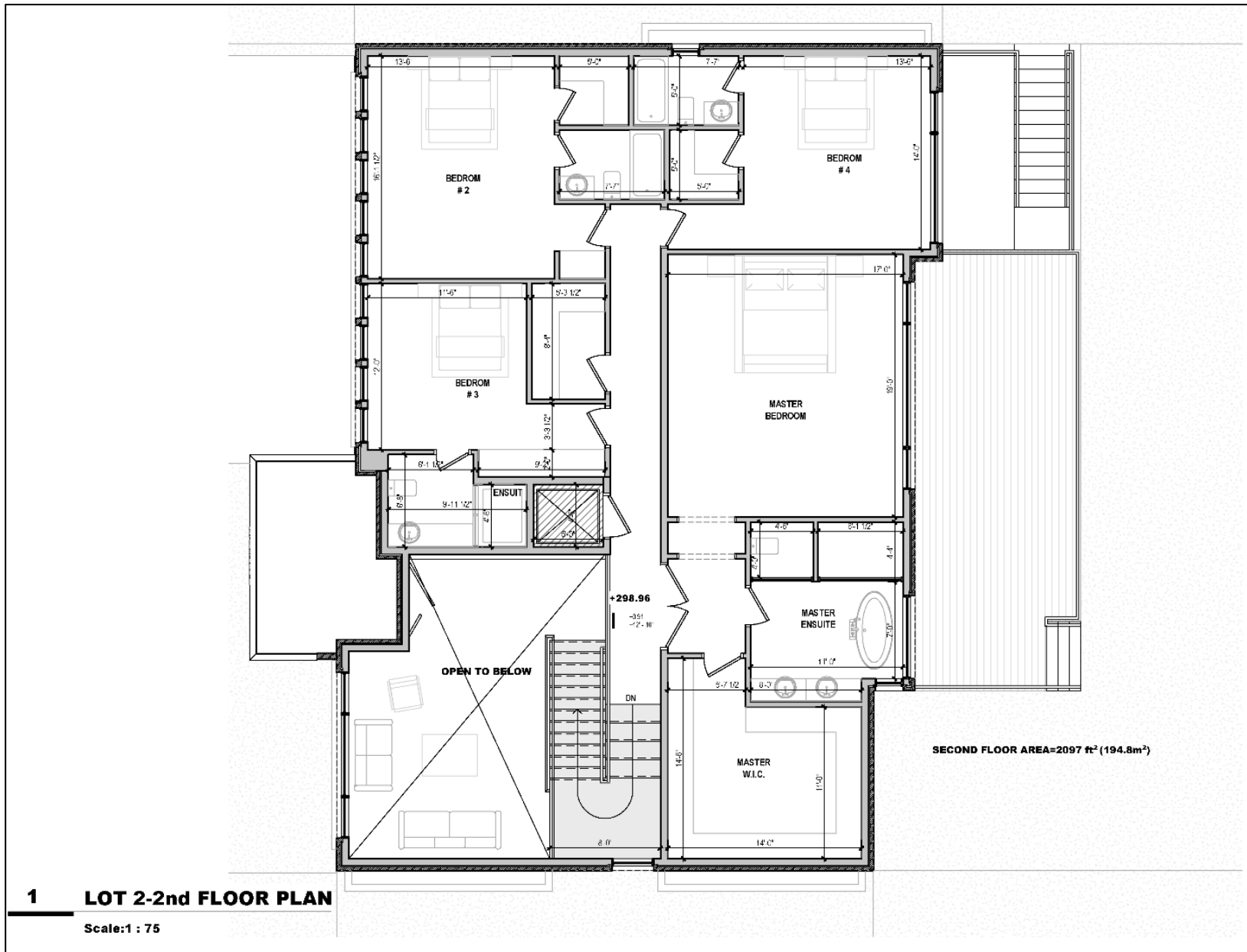


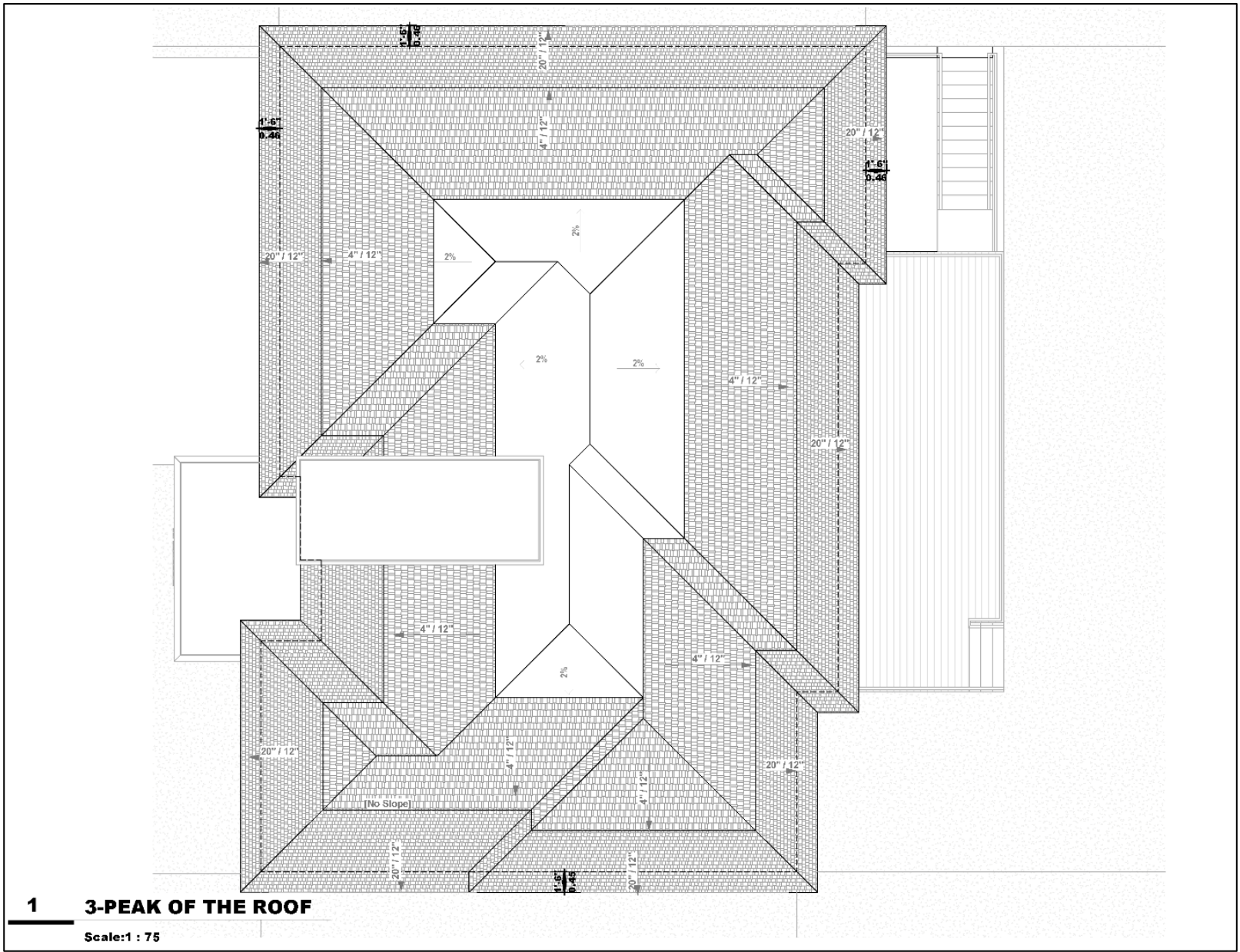


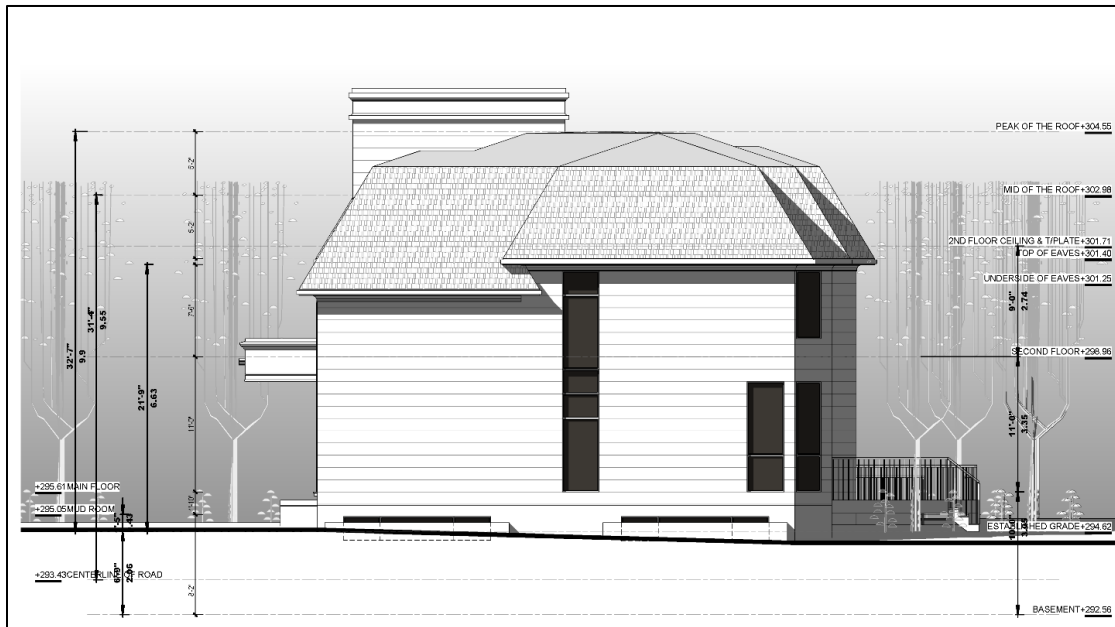
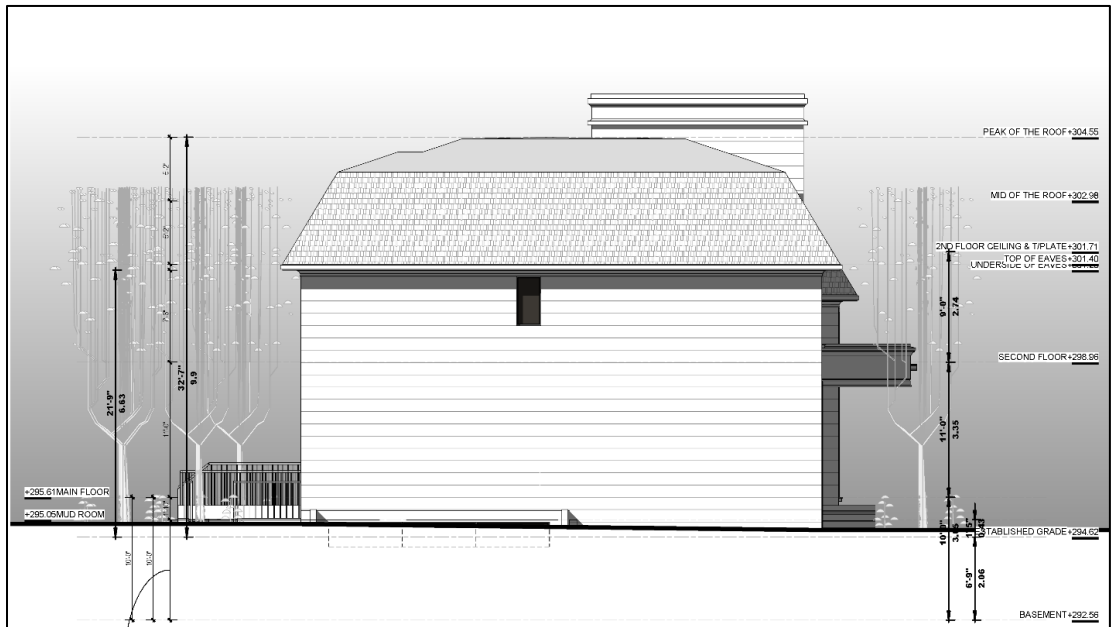
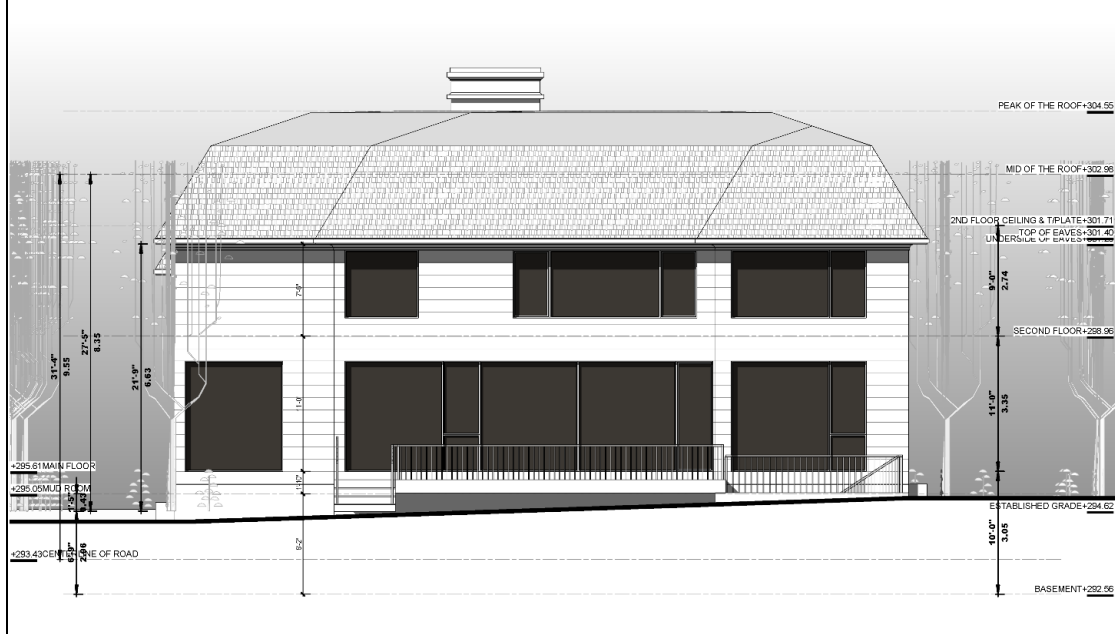
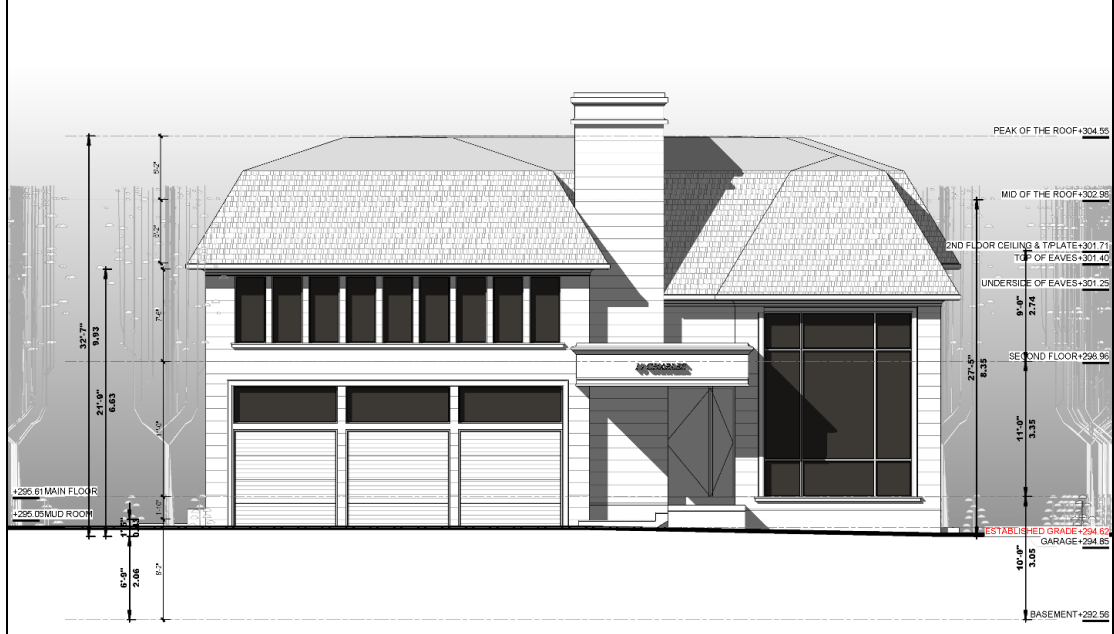
1 LOT 2-BASEMENT PLAN

Scale: 1 : 75









The proposal to sever the subject property to create one (1) additional lot, and to develop two (2) new single detached residential dwellings, one each on the severed and retained lands is appropriate and within the public interest in that it:

- Conforms to the policies of the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, the Region of York Official Plan and many of the objectives of the King City Official Plan;
- Proposes gentle residential intensification in an are that is able to accommodate smaller lot areas and frontages while maintaining compatibility with the surrounding context;
- Is a catalyst for similar gentle residential intensification within King City Neighbourhood Areas abutting major roads that respects the existing low-rise scale of residential uses in the area while providing a compatible increase to density;
- Provides appropriate intensification in an area with transit access, significant infrastructure, as well as municipal services such as public schools and parks;
- Provides for more efficient utilization of land through increased residential density;
- There are no unacceptable adverse impacts from a shadowing or overlook perspective to neighbouring residential lots;
- Provides for an appropriate number of units for the site location and size;
- Is not located on a lot with, or within 120m of, any Key Natural Heritage Features or Key Hydrogeological Heritage Features; and,
- Complies with the minimum setbacks, coverage, landscape area, and height as established under By-law 2017-66.

To implement the proposal, an Official Plan Amendment and Zoning By-law Amendment applications are required to facilitate the proposed site-specific Lot Frontage and Area standards that will have the effect of implementing the Lot Creation provisions of the Official Plan. A subsequent Consent Application will also be required to facilitate the creation of the one (1) additional lot upon Council consideration and approval of the associated Official Plan and Zoning By-law Amendments.