



The Corporation of the Township of King Report to Council

From: Growth Management Services Department – Planning Division

Report Number: GMS-PL-2026-002

Date: Monday, January 26, 2026

Title: **Comprehensive Development Plan, File No. FSDAS-2020-01
Zoning By-law Amendment Application, File No. Z-2025-14
2018-2022 King Road (Village of King City)**

Recommendation

1. That Council receive Report GMS-PL-2026-002 for information.
2. That Comprehensive Development Plan Application File No. FSDAS-2020-01, be endorsed and that Council authorize staff to continue to refine and/or respond to changes or revisions to the Plan, in substantial conformity with the Plan included as Attachment No. 8.
3. That Zoning By-law Amendment Application File No. Z-2025-14, submitted by King Square Developments LP (c/o Humphries Planning Group Inc.), pertaining to lands municipally known as 2018-2022 King Road be approved.
4. That Council direct staff to bring forward at a future meeting of Council for adoption, an implementing Zoning By-law Amendment to the King City and Schomberg Urban Area Zoning By-law 2017-66 to establish a site-specific Core Area – King City Exception Zone, together with a Holding Symbol in accordance with Attachment No. 5.

1. Report Highlights

- The application for Zoning By-law Amendment contemplates site-specific amendments on lands municipally known 2018-2022 King Road.
- The proposed development contemplates a six-storey commercial building with a veterinary clinic on the ground floor and office uses proposed for the upper floors (Levels 2 to 6) with a gross floor area of 2,570 m² and a floor space index of 1.74.
- The proposed commercial building represents the initial development within the King Square Block Plan Area, which is a Comprehensive Development Plan (CDP) contemplated for the lands bounded by King Road to the south, William Street to the west, King Boulevard to the east, and Dew Street to the north, within the Village of King City.

2. Purpose

The purpose of this Report is to provide a detailed review, and to recommend approval of the subject Zoning By-law Amendment Application and Council endorsement of the surrounding Comprehensive Development Plan (King Square Block Plan).

3. Background

The subject lands in relation to the site-specific Zoning By-law Amendment Application are located within the Village of King City, at the northwest corner of King Road and King Boulevard and comprise a parcel with a lot area of approximately 0.18 hectares and approximate lot frontage of 26 metres along King Road as shown on **Attachment No. 1**.

Existing land uses on the property include a detached dwelling (2022 King Road), while the lands located at 2018 King Road are vacant. The existing dwelling is proposed to be demolished as part of the overall redevelopment plans. Adjacent and surrounding land uses include existing low-density residential land uses to the north and west and institutional and public land uses to the east. Additional land uses include an approved townhouse development on the northeast corner of King Road and King Boulevard and institutional, public and residential land uses on the south side of King Road. **Attachment No. 2** includes site photos illustrating the area of the subject lands.

The application proposes a six (6) storey commercial building, with a veterinary clinic proposed for the ground floor with offices (Levels 2 to 6) contemplated for the upper floors of the proposed building. A total gross floor area of 2,570 m² is proposed for the building with a floor space index (ratio of floor area to site area) of 1.74. The proposed building height is contemplated as approximately 26 metres (to the top of the roof parapet).

A total of 41 parking spaces, including 4 accessible parking spaces, and 14 bicycle parking spaces are proposed on site in a combination of surface parking (14) and one level of underground parking (27). Access to these parking areas is proposed by an internal driveway and ramp at the rear (north) of the building.

Permanent access to this lot is contemplated by a future mid-block connection ('private laneway') between William Street (west) and King Boulevard (east), which has been proposed as an element of a broader Comprehensive Development Plan (CDP) planning exercise for the surrounding area. A summary of the background and public consultation which occurred as part of the CDP process has been provided in Section 6.5 of this report. The extent and location of the proposed building subject to this report is shown on the Site Plan included as **Attachment No. 3**. Conceptual Building Elevations illustrating the proposed massing and building height are included as **Attachment No. 4**.

The purpose of the application is to amend the existing zoning of the lands from Core Area – King City ('CAK') Zone and Residential Single Detached "C" ('R1C') Zone to a site-specific Core Area – King City Exception Holding ('CAK-22 ('H')) Zone to facilitate the proposed building. An application for Site Plan Control Approval (File No. SPD-25-10) has been submitted to the Township concurrent with this application and is also under review.

A statutory Public Meeting was held on September 8, 2025, to present the application for Zoning By-law Amendment to, and obtain comments from, Council and the Public ([GMS-PL-2025-038](#)). The Applicant subsequently submitted a revised building design in response to comments concerning architectural/urban design (i.e. building height) and parking that were raised at the Public Meeting. The revised concept also included the removal of the proposed 'club' use presented at that time.

Notice to interested parties of this matter returning to Council was circulated on January 12, 2026 to residents or individuals who expressed an interest in receiving further notification or information about any future staff reports or Council Meetings related to this matter.

4. Analysis

Provincial and Regional Policy and Plans

A review of the Provincial and Regional Policies and Plans has been evaluated by Planning Staff and is included as part of **Attachment No. 9** to this report. The proposal is consistent with and conforms to Provincial and Region Policies and Plans.

Township of King Official Plan (“Our King”) (2019)

The subject lands are designated as 'Village Core' by the Township of King Official Plan (“Our King”) (2019), as amended. The lands are also shown within a Wellhead Protection Area (Quantity) ('WHPA-Q1' and 'WHPA-Q2') by the Official Plan. The property is located within the 'Built Boundary' of the Village of King City. The 'Village Core' designation permits a wide range of commercial, residential, institutional and mixed uses. The proposed office and veterinary clinic uses of the proposed building are permitted by the Village Core policies.

The Village Core Policies of the Township of King Official Plan state that the minimum height for new buildings shall be two functional storeys and the maximum height for new buildings is generally three storeys. However, these policies also state that development up to six storeys may be permitted provided:

- (a) The building is located or tiered in height to minimize visual and shadowing impact on streets and public areas, and provides for appropriate transition with adjacent buildings;
- (b) The compatibility of the building with respect to adjacent low-rise residential areas and sensitive uses is addressed through the use of setbacks, buffers, angular plane requirements as well as the sensitive location of windows and balconies to minimize privacy impacts, as detailed in the implementing zoning by-law, detailed design guidelines and through Site Plan Control; and,
- (c) The development does not exceed a floor space index of approximately 2.5 to ensure the density and scale of the development is suitable in the Village context.

The proposed building contemplates an overall building height of six (6) storeys. The building has been designed in a manner so as to limit visual and land use impacts by providing for a lower degree of building massing at the lot frontage and exterior side lot lines

(four-storeys) where setbacks are at their minimum, and by incorporating 'step backs' on the upper floors where adjacent to the public realm and street line.

Lands located immediately adjacent to the subject lands (west and north) are comprised of low-density residential land uses. In general, the Comprehensive Development Plan Area is predominated by low-rise residential development. It is anticipated that additional medium density development will occur over time within this area as is contemplated by the Comprehensive Development Plan (CDP). The applicant's landholdings include other parcels within the CDP with frontage along King Road.

Urban Design Reports (including an angular plane analysis) for both the overall Comprehensive Development Plan and the site-specific Zoning By-law Amendment Application have been prepared and submitted for review by Planning Division staff and the Township's architectural and urban design peer review consultant. The Township's peer review consultant has concluded that the proposed development (including proposed commercial building) aligns with the overall vision for King City's Village Core from an architectural and urban design perspective.

As noted above, the policies of the Official Plan require matters with respect to compatibility of the proposed development with adjacent low density residential uses to be considered.

It is anticipated that the future implementation and development contemplated by the Official Plan and, more specifically, the CDP will result in the redevelopment of the abutting low-density residential land uses, in the manner contemplated by the CDP. The design and implementation of that Plan has considered design and land use controls that are to be reviewed at the time of individual development planning applications for this area.

The proposed building is to be sited at minimum setbacks to the front and exterior side yards and contemplates a direct relationship between the interface of the public (i.e. street and sidewalk) and private realms (i.e. building lobby). Building articulation of the front and side (east) walls of the proposed building; particularly, the architectural detail on the southeast corner of the building further emphasizes the prominence of the building on the site as viewed from and along the street.

In general, the policies of the Official Plan envision the continued revitalization of the Village Core to support active building frontages, where the ground floor facing the street is occupied by commercial uses and where the upper storeys are occupied by residential, office and/or community uses. The proposed building will further contribute to the vitality of the Village Core, as will the implementation of the CDP as a mixed-use precinct.

The proposed building conforms to the applicable policies of the Township of King Official Plan.

Township of King Village Urban Design Guidelines (2023)

The Council of the Township of King adopted the Village Urban Design Guidelines (VUDGs) on December 11, 2023. The Village Urban Design Guidelines as well as the applicable

design policies of the Official Plan have been examined as it relates to this application and the subject application has been found to be in general conformity with the Guidelines. The proposed building will be reviewed in greater detail in this regard as part of the processing of the concurrent Site Plan Control Approval Application, within the scope of recent changes to the Planning Act.

Township of King Sustainable Development Program (ThinKING Green)

Adherence to the Township of King ThinKING Green Sustainable Development Program will be considered as part of the concurrent review of the Site Plan Control Approval Application as it relates to the proposed building.

Township of King Zoning By-law 2017-66 and Proposed Amendments

The subject lands are split-zoned Core Area - King City ('CAK') Zone and Residential Single Detached "C" ('R1C') Zone by the Township of King Zoning By-law 2017-66 (King City and Schomberg Urban Areas). Portions of the property with frontage onto King Road are zoned 'CAK' Zone with the balance of lands to the north (rear) zoned 'R1C' Zone.

The Application proposes site-specific amendments to the Zoning By-law to revise specific development standards, and to consolidate the zoning on the subject lands to a Core Area – King City Exception Holding ('CAK-22 ('H')) Zone to facilitate the development of the proposed commercial building. A detailed summary and analysis of the proposed amendments and overall compliance with the development standards of the Zoning By-law has been provided and is included as **Attachment No. 6**.

A Holding (H) Zone Symbol is proposed to be included on the lands until such time that Council is satisfied that matters relating to the execution and registration of an off-site parking agreement(s); approval of a Site Plan Control Application and execution of a Site Plan Development Agreement; and, adequacy of downstream sanitary capacity and municipal water and servicing capacity and allocation have been satisfactorily confirmed and addressed.

The draft amending zoning by-law is included as **Attachment No. 5** to this report.

Planning Discussion

The application was circulated to external agencies and internal departments for review. A summary of some of the key planning issues and associated comments is provided below.

Sanitary & Water Servicing Capacity

Development Engineering has reviewed the application with respect to availability and adequacy of site servicing, and general servicing layout design. Additional details and assessment of the servicing strategy and adherence to Township standards will be required as part of the review of the concurrent Site Plan Control Approval Application.

The Township's water and wastewater modelling consultant has also reviewed the relevant materials submitted with this application and has advised that there is sufficient watermain capacity to accommodate the proposed development.

Development Engineering staff has advised that as individual development applications are submitted for the wider CDP, matters related to conveyance of wastewater downstream will need to be evaluated separately at that time.

Traffic and Site Access

Development Engineering has reviewed the application for transportation impacts as summarized in a Transportation Impact Study (September 2025) and Traffic Management Plan (February 2025) as submitted with the application.

The Region of York has confirmed no comments with respect to the Zoning By-law Amendment Application but has confirmed that technical comments will be provided through the concurrent Site Plan Control Approval Application.

Architectural and Urban Design

The Township's architectural and urban design peer review consultant has provided comments in response to the applicant's submission of an Urban Design Brief. In general, the comments address site design and public realm interfaces, building massing and transitions (and visual impact), common amenity space and landscaped open space, site access and circulation, and building façade design and materials. A summary and assessment of those comments in the context of the Township's Village Urban Design Guidelines and applicable policies of the Official Plan is provided as **Attachment No. 7** to this report.

Overall, the proposed development has been found to generally conform with the applicable design policies of the Township of King Official Plan and Village Urban Design Guidelines, as confirmed by the Township's architectural and urban design peer reviewer.

Additional detailed review concerning architectural and urban design elements will be completed as part of the Site Plan Control Approval Application, within the scope of recent changes to the Planning Act.

Parking

Section 4.1 (Table 4.1 – Parking Space Requirements) of the zoning by-law prescribes the required number of parking spaces for permitted commercial uses. A minimum of 1 parking space per 27.0 square metres of gross floor area is required for a 'veterinary clinic' and 'office' use. Based on the combined gross commercial floor area proposed for each use, the number of required parking spaces for the building is 96 parking spaces, while 41 parking spaces are proposed.

Section 4.5 (c) (Special Parking Requirements in the Core Area Zones) of the zoning by-law provides for special parking provisions where the required number of parking spaces may be provided on another lot, subject to specific criteria.

While the overall number of proposed parking spaces is deficient to the zoning by-law and requires an amendment, Planning Division staff have recommended that the remaining

number of required parking, or portion thereof, be accommodated off-site through the execution of a Parking Agreement. The applicant is the owner of other lands within the Comprehensive Development Plan Area. Options to accommodate additional off-site parking on those lands may be explored as part of a future Agreement.

Comprehensive Development Plan

The Township of King Official Plan provides guidance on the preparation and execution of a Comprehensive Development Plan (CDP). The purpose of a CDP is to establish a more detailed level plan, with the aim of ensuring the coordinated and integrated review of site-specific applications and development within a designated area. This planning process is intended to establish the guiding vision for a specific area and to address common issues affecting a wider planning area (i.e. block level). These may include, but not be limited to, land use, density, servicing, urban design, transportation and natural heritage.

The CDP process was initiated in June 2020. At the time, multiple owners of property within the limits of the plan area participated in the collective vision of the Plan and for development of the block. A public consultation program was contemplated from the initiation of the planning process, with two (2) Neighbourhood Open Houses scheduled as part of the project work plan to present various land use and development options for the Block.

A Virtual Neighbourhood Open House was held in January 2021 to present development alternatives for the Block that were derived from consultations with external agencies, internal Township departments and stakeholders. The purpose of these initial consultations was to prepare options illustrating the range of development opportunities and limits within the project area. The anticipated outcome of those early consultations was to focus on the preparation of a preferred option. Neighbourhood Open House No. 1 was attended by approximately 25 residents and stakeholders.

Based on comments received at Neighbourhood Open House No. 1, refinements to the preferred option were to be finalized and presented in a subsequent Neighbourhood Open House with supporting Urban Design Guidelines and Final Plan Report. In general, comments received at the initial Neighborhood Open House included those related to proposed building heights and residential density, land use compatibility (i.e. noise and privacy), availability of existing community infrastructure (i.e. servicing capacity, amenities and schools), need for affordable and seniors housing, traffic generation and safety, tree removals and environmental sustainability.

Neighbourhood Open House No. 2 was held on October 1, 2025 at the Zancor Centre in the Village of King City and was attended by approximately 10 residents and stakeholders. The landowners group presented and summarized the history of the CDP process and detailed the preferred option based on responses from prior public consultations and technical reviews by external agencies, Township departments, other stakeholders and their consulting teams in the interim. Comments received to date in regard to Neighbourhood Open House No. 2 were focused on parking/traffic, servicing and stormwater capacity, density/building height, housing affordability, and construction management.

The formal adoption and endorsement of the Comprehensive Development Plan by Council comprises the final stage of the work program. While the endorsement of the CDP is a non-statutory process, the CDP will provide direction and guidance for the future submission and expectations of development applications for lands located within the CDP area. These future applications will be expected to demonstrate consistency with the concepts and principles recommended by the CDP as well as consistency with, and conformity to, applicable Provincial, Region and Township policies.

It is understood that the Plan may require refinements, with the possibility for flexibility and changes over time, pending the receipt of site-specific development applications, which will be required for each of the proposed development blocks within the Plan.

King Square Block Plan (Comprehensive Development Plan)

The property limits of lands located within the Comprehensive Development Plan Area are located within the Core Area of the Village of King City and are bounded by Dew Street (north), William Street (west), King Boulevard (east), and King Road (south). The lands are centrally located within the Village along and in proximity to two major roads (i.e. King Road and Keele Street) and a Major Transit Station Area (King City GO Station). These lands are also situated within a built-up area comprising several complementary land uses in close proximity (i.e. commercial, residential, institutional and open space). As shown in **Attachment No. 8**, the lands identified as the Comprehensive Development Plan Area currently constitute 24 residential properties.

The total landholding of the proposed Comprehensive Development Plan Area is 3.27 hectares and will be comprised of 8 parcels of individually assembled properties within the ownership of multiple property owners (refer to **Attachment No. 8**). The parcels are contemplated for development ranging from residential to commercial and open space with built form of varying building height and density. The development of the individual parcels within the Plan Area will require conformity to the CDP but will also be implemented through the approval of site-specific development applications. A summary of the individual parcels and corresponding development comprising the Plan is provided in the Table below:

Parcel (refer to Attachment No. 8)	Parcel Area (ha)	Proposed Use	Building Height	Gross Floor Area/Floor Space Index (FSI)	Residential Unit Count & Population Equivalent (2.0 ppu)
A	0.54	Residential	3 storeys	4,595 m ² (0.85 FSI)	70 units (140)
B	0.71	Residential	3 storeys	3,010 m ² (0.42 FSI)	45 units (90)
C	0.29	Residential	4 storeys	6,933 m ² (2.39 FSI)	61 units (122)
D	0.56	Residential	6 storeys	15,794 m ² (3.57 FSI)	190 units (380)
E	0.19	Residential	6 storeys	6,745 m ² (3.15 FSI)	93 units (186)

F-1	0.19	Commercial	6 storeys	2,570 m ² (1.74 FSI)	
F-2	0.48	Residential	6 storeys	15,794 m ² (2.17 FSI)	190 units (380)
Open Space (POPS)	0.45	Open Space			
TOTALS	3.41			55,441 m² GFA	649 units (1,298 population)

Proposed development includes a phased approach (3-phases), with the individual development of the parcels intended to achieve a mix of land uses in a compact form. The development horizon of the Comprehensive Development Plan is anticipated to be between 0-5 years (Phase 1 – Near-Term) to 10+ years (Phase 3 - Long-Term). In general, development of the parcels with frontage along King Road are anticipated to be completed first (near – to mid-term) with parcels abutting the established stable neighbourhoods at lower residential densities contemplated for future phases.

A prominent feature which has informed the overall design and layout of the proposed Comprehensive Development Plan is the proposed mid-block connection road extending through the central portion of the Plan Area from William Street (west) to King Boulevard (east). The mid-block connection road is contemplated as a private road (condominium/communal private lane) and is proposed to provide primary access from the rear side of future development fronting onto King Road and for the installation of private infrastructure (i.e. storm sewer). Entrances to underground parking is proposed to be accessed by the mid-block connection and located partially below the private lane.

Future easement and maintenance agreements may be required to facilitate the initial installation and ongoing access to this infrastructure as well as to facilitate potential encroachments and public access. Ultimately and over time, it is anticipated that as development proceeds throughout the Plan Area, that a future ownership entity (i.e. Condominium Corporation) be established to assume these responsibilities with the private road forming a parcel of tied land (POTL) for each of those developments.

The proposed mid-block connection will also provide physical separation and a distinct transition between higher density, concentrated development to the south and lower density development (and existing stable residential neighbourhood) to the north.

Pedestrian access is also provided to internal parkettes/courtyards and open spaces via pathway connections which are facilitated by the mid-block connection. These open spaces are currently proposed as privately-owned, publicly accessible space (POPS). A total of 0.45 hectares of POPS is proposed for the Comprehensive Development Plan Area. Township Parks Division staff have confirmed that parkland cash-in-lieu will be required for the balance of the Comprehensive Development Plan as there is no public parkland being proposed. Future use Agreement(s) may also be needed as it relates to the lands shown as POPS.

The construction of the mid-block connection road is anticipated to commence in the near to mid-term future during the early stages of the build-out of the Comprehensive Development Plan Area. The design of the built form and adjoining public and open spaces has

incorporated the vision and principles of the Township's Village Urban Design Guidelines and applicable urban design policies of the Township of King Official Plan. The Final Comprehensive Development Plan & Development Statistics and Conceptual Built Form contemplated by the CDP is illustrated in **Attachment No. 8**.

The Final Comprehensive Development Plan has been reviewed by the Township's architectural and urban design peer review consultant. Their review has concluded that the Comprehensive Development Plan adheres to the applicable policies of the Township of King Village Urban Design Guidelines.

While the Comprehensive Development Plan contemplates a current vision for this area of King City, it is understood that the Plan will remain conceptual, with the possibility for flexibility and changes over time, pending the receipt of site-specific development applications. Council endorsement of the Plan is intended to confirm the general land use and design principles for the area with the implementation of the Plan requiring future detailed technical review and Council approval of site-specific development applications.

5. Financial Considerations

The assessment value of the property is \$654,000.00, and there are no outstanding balances in the utility or property tax accounts for the property. Future development will be subject to Development Charges and Cash-in-lieu of Parkland.

Any external costs incurred by the Township through the processing and review of this application will be recovered by the applicant, in accordance with the Township's standard practice and the completed Zoning By-law Amendment Application Form.

6. Alignment to Strategic Plan

The 2023-2026 Corporate Strategic Plan (CSP) was adopted by Council on June 12, 2023. The CSP reflects the priorities of utmost importance to the community and defines the obligations and commitments of the Township of King to its citizens and to the public. The CSP is aligned with the Townships long-term vision defined in the "Our King" Official Plan. The CSP also aims to ensure that staff initiatives focus on and work towards supporting King's Vision, Mission and Values.

This report is in alignment with the CSP's Priority Area(s), and/or associated Objective(s) and/or Key Results(s):

Priority Area: Complete Communities

Objective: Implement regulatory changes to manage growth that best serves King's unique landscape.

7. Conclusion

In consideration of the development proposal, and in evaluating applicable Provincial, Regional and Township policies, Planning Division staff recommend approval of the Zoning

By-law Amendment Application and the endorsement by Council of the King Square Comprehensive Development Plan.

Pending approval of Council of the Zoning By-law Amendment Application, a future amending zoning by-law will require approval of Council for the removal of a Holding ('H') Symbol to implement the proposed zoning.

8. Attachments

Attachment No. 1 – Location Plans

Attachment No. 2 – Site Photos (August 5, 2025)

Attachment No. 3 – Site Plan (December 16, 2025 – Rev. No. 4)

Attachment No. 4 – Conceptual Building Elevations (December 16, 2025 – Rev. No. 4)

Attachment No. 5 – Draft Amending Zoning By-law

Attachment No. 6 – Amending Zoning By-law Summary & Analysis

Attachment No. 7 – Architectural and Urban Design Summary

Attachment No. 8 – Comprehensive Development Plan (November 2025)

Attachment No. 9 – Review of Provincial and Regional Policy and Plans

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