

Zoning By-law Analysis and Summary

Below is a table showing the requirements of the Core Area King City (CAK') Zone taken from By-law # 2017-066, the Zoning By-law for the King City and Schomberg Urban Areas, and the standards of the proposed development. Proposed amendments are noted within a separate column and in bold.

Requirement	Core Area King (CAK Zone) By-law #2017-066	Zoning Standards of Proposed Development	Amendments Required - Draft Zoning By-law (#2026-007)
Minimum Lot Area	700.0 m ²	1859.25 m ²	NO
Minimum Lot Frontage	15.0 m	31.99 m	NO
Minimum Front Yard	2.0 m	8.21 m	NO
Maximum Front Yard	4.5 m	8.21 m	YES 8.25 m
Minimum Rear Yard	7.5 m	7.58 m	NO
Minimum Interior Side Yard	1.0 m (on one side) 4.5 m (on the other side)	1.94 m (North) 3.06 m (South)	YES 3.0 m
Minimum Exterior Side Yard	4.5 m	N/A	NO
Maximum Lot Coverage	50%	57%	YES 58%
Minimum required step back for all storeys above the second storey	1.0 m	0 m	YES 0 m
Minimum number of storeys for the main building(s)	2	4	NO
Minimum Height	7.0 m	18.64 m	NO
Maximum Height	11.0 m	18.64 m	YES 19 m
Maximum Floor Space Index (excluding accessory buildings and structures)	0.5	1.99	YES 2.0
Other minimum density requirements	For stand-alone residential uses with no commercial uses, a maximum density of 20 dwelling units per hectare shall apply	86 Units Per Hectare	YES 90 Units per Hectare

A planning analysis detailing the review of the proposed amendments and general standards is included below.

Increase to Maximum Permitted Height, Density and Floor Space Index

Planning Staff note that the provisions found in Zoning By-law (2017-66) for height, density and Floor Space Index all reflect the policies found in the King City Community Plan. This was the Official Plan in place at the time of adoption of Zoning By-law #2017-066. The policies of the Township of King Official Plan, "Our King" (2019) permit a maximum Floor Space index of 2.5 and heights of up to six-storeys. The proposed Zoning provisions for height, density and Floor Space Index are consistent with the policies found in the Official Plan and conform with policies aimed at accommodating growth through intensification in both the Province's Planning Statement and Regional Official Plan.

To minimize the visual impacts of taller buildings in relation to low-rise buildings, design measures have been utilized. Measures that have been adopted include the: adoption of step backs above the third storey of the building to achieve angular plain requirements; increase in proposed setback between the proposed apartment building and low-rise residential dwellings to the south; implementation of appropriate landscaping around the perimeter of the site; and installation of privacy screens and planters along the terraces. Furthermore, the location of rooftop equipment has been offset to the interior portion of the roof level to mitigate visual impact.

The proposed density of the development is appropriate as it is within the limits contemplated by the Official Plan. The proposal is to provide for a total of sixteen units, a Floor Space Index of approximately 2.0 and Maximum Density of 86 Units per Hectare. The increase in density would not generate traffic concerns as identified within the required transportation studies and the Development Engineering Division's review of technical material. The Functional Servicing Report has identified that there is servicing capacity available to support the density of the proposed development.

Increase to Maximum Lot Coverage

The Zoning By-law Amendment contemplates an increase in lot coverage to provide for the development as proposed. The requested relief seeks to increase the permissible lot coverage in the Core Area King City Zone by approximately 8%. The increase in coverage would provide for larger units, and additional private terrace amenity areas. No adverse impacts on stormwater management have been identified as a result of the increase in lot coverage.

Increase in the Maximum Required Front Yard Setback

The proposed front yard setback of 8.21 metres would extend beyond the maximum permitted setback of the CAK Zone. The intent of the zoning provision is to create consistent and active streetscapes along the Village Core. The subject property is located on Banner Lane, a local municipal road, and the proposed development transitions into the 'Established Neighbourhood' designation. The proposed setback is consistent with the setbacks of developments within the surrounding area. There is no commercial component that is intended to draw visitors to the site. The increased setback provides for the proposed entrance, landscaping, and snow-storage area.

Reduction to Minimum Interior Side Yard Setback (South)

The proposed side yard setback of 3.06 metres to the southern property limits provides for additional separation from the adjacent single detached dwelling at 30 Banner Lane. This setback is to accommodate the proposed walkway, which provides access to the waste management room and the courtyard within the rear-yard. The implementation of privacy screens among the terrace located at the south-east of the building is to minimize visual overlook concerns.

Interior Side Yard (North) and Rear Yard Setback - No Amendments Required

The proposed setback of 1.94 m from the northern property limits provides adequate separation for an emergency exit and is to have minimal impact on the existing commercial plaza and parking area.

The proposed rear yard setback of 7.58 metres provides adequate separation between the proposed development and the neighbouring low-rise residential developments to the west. These lots have frontages onto Patton Street and benefit from the additional buffer created by their own rear yards. The proposed rear yard is also to provide for a courtyard with plantings as part of the proposed amenity area to mitigate privacy concerns and enhance landscaping.

Below is a table showing specific amendments to various general provisions and parking/ loading provisions contained in the By-law. The table provides a comparison as to how the proposed development compares to existing standards, identifying where amendments are required and where higher standards are being requested.

Requirement	Core Area King (CAK Zone) By-law #2017-066	Proposed Zone Standards	Amendments Required - Draft Zoning By-law (2026-007)
Contiguous Amenity Area at Grade	50 Square Metres	55 Square Metres	NO
Roof Top Landscaping	No Requirement	91 m ²	NO
Total Parking	1.25 spaces per apartment dwelling unit, plus 0.25 spaces per unit designated for visitor parking Total Required: 24	Proposed: 25	NO
Visitor Parking	0.25 spaces per unit designated for visitor parking Required: 4 spaces	Proposed: 4	NO
Parking Space	2.8 m by 5.8 m	2.8 m by 5.8 m	NO
Accessible Parking	Total Number of Required Parking Spaces ii) 16 to 25 required parking spaces Required Accessible Parking Spaces: 2	Proposed: 2	NO
Bicycle Parking	0.25 spaces per apartment dwelling unit Required: 4	Proposed: 21	NO
Loading	Building containing less than 30 apartment dwelling units	None	NO

Planting Strip Requirement	A planting strip with a minimum width of 3.0 m shall be required along the full length of the applicable lot lines: Where a lot in a Commercial, Employment or Institutional zone abuts an interior side lot line or rear lot line of a lot in a Residential zone.	0 metres*	YES 0 metres
Parking Aisle Width	Each parking space shall be accessed either directly by a driveway or a parking aisle. A parking aisle shall have a minimum width of 6.4 m.	6.0 m*	YES 6.0 m

Reduction in Minimum Required Width of a Planting Strip

The application proposes a reduction in minimum width of a Planting Strip along the interior side (south) and rear lot lines from 3.0 metres to 0.0 metres. The proposed setback of the building from the southern lot line is 3.0 metres. Within the southern interior side yard is a landscaped area that measures approximately 1 metre in width and a walkway that provides access to the building and rear yard amenity area. The rear yard setback is currently proposed at 7.76 metres and provides for amenity area consisting of planters, walkways, and a courtyard. The rear yard setback is intended to provide a soft buffer between the development to the north and the existing established residential area to the south and east. Planning Staff note that the proposed amendments seek to omit the proposal from the planting strip provisions identified in (Section 3.26 (b)(i)) of the By-law. An amendment is required as a *Planting Strip* is defined as the area of land abutting a lot line used for no other purpose than landscaping and which may also include a fence. A retaining wall and shaft (i.e. structure) is proposed within the limits of the planting strip. Therefore, the proposal does not provide for a Planting Strip.

Reduction in Parking Aisle Width

The proposed development would reduce the width of a parking aisle from 6.4 metres to 6.0 metres. The reduction is minimal and not anticipated to have an adverse impact on the proposed development. Auto Turn swept path analysis software has identified that all design vehicles can enter, exit and traverse the site without conflict.