



The Corporation of the Township of King Report to Council

From: Growth Management Services - Planning Division

Report Number: GMS-PL-2026-005

Date: Monday, February 9, 2026

Title: Zoning By-law Amendment Application (24 Banner Lane, King City)
File No.: Z-2024-09
Applicant: Banner Lane Inc.

Recommendation

1. That Council receive Report GMS-PL-2026-005 for information.
2. That Zoning By-law Amendment Application, File No. Z-2024-09, submitted by Banner Lane Inc. to rezone the subject property from 'R1C' - Residential- Single Detached "C" to 'CAK-23' – "Core Area - King City Exception Section 7.5.2.23" be approved; and
3. That Zoning By-law Number 2026-007, be enacted at this evening's Council meeting.

1. Report Highlights

- A Zoning By-law Amendment Application (Application) has been submitted and contemplates site-specific amendments on lands municipally known 24 Banner Lane.
- The Application proposes a 4-storey residential apartment condominium building containing 16 units, together with one level of underground parking with 25 spaces (21 resident spaces and 4 visitor spaces), outdoor shared amenity spaces and individual private balconies, and terraces.
- The Planning Division recommends that Council approve the Application and that the amending zoning by-law be enacted by Council.
- Should the Application receive approval, an application for Site Plan Development Approval would be required to be submitted to the Township to address the detailed design for the project. Furthermore, a Draft Plan of Condominium Application will be required to create title to the individual units and identify the common areas to be owned and maintained by the future condominium corporation.

2. Purpose

The purpose of the Report is to recommend approval of the subject Zoning By-law Amendment Application and associated By-law.

3. Background and Proposal

The subject property is municipally known as 24 Banner Lane and is located on the south side of King Road, west of Banner Lane, in the Village of King City. A location map and aerial image of the property are included as Attachment 1. The subject property measures approximately 0.18 hectares in area and has approximately 32 metres of frontage along Banner Lane. The subject property contains a single-detached dwelling, which is proposed to be demolished.

An existing single storey commercial building is located directly north of the subject property. To the south and west of the subject property are low-rise residential neighbourhoods comprised of single detached dwellings. To the east of the subject property is a six-storey condominium building.

The Application proposes a 4-storey residential apartment condominium building containing 16 units, together with one level of underground parking with 25 spaces (21 resident spaces and 4 visitor spaces), outdoor shared amenity spaces and individual private balconies, and terraces. The proposed unit mix consists of three-bedroom units (25%); two-bedroom units (50%); and one-bedroom units (25%). The proposed Site Plan is included as Attachment 2.

The statutory public meeting for this Application was held on Monday, October 7th, 2024. The minutes of the meeting including public deputations are attached as Attachment 3. Comments from the Public were received at the time of the meeting. Comments regarding traffic, affordable housing, architectural design (i.e., building setbacks), land use compatibility, and loss of privacy were raised by Council and the Public. A summary of those comments can be found in Attachment 4, together with a response from Planning Staff. All interested parties have received notification via email of the Application returning to Council.

4. Analysis

Provincial and Regional Policy and Plans

A review of the Provincial and Regional Policies and Plans has been completed by Planning Staff and is included as Attachment 5 to this report. The proposal is consistent with and conforms to Provincial and Region Policies and Plans.

Official Plan “Our King” (2019)

The subject lands are designated ‘Village Core’ by the Township of King Official Plan (“Our King”) (2019), as amended. Uses permitted within the ‘Village Core’ designation include ‘residential buildings including apartments’, as proposed by the Application.

The policies of the 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. Consideration for buildings up to six storeys is contemplated provided that certain criteria are achieved, as follows:

- 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.
- The compatibility of the building with respect to adjacent low-rise residential areas and sensitive uses is addressed using 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
- 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 would be 4 storeys and provide a Floor Space Index (FSI) of approximately 2. The building has been designed in a manner that intends to limit visual impacts by adopting techniques, such as implementing ‘step backs’ into the building design, concentrating taller elements of the building (i.e., the mechanical penthouse) towards the centre of the site and buffered from sightlines, and provides for lower building heights where it transitions to the surrounding established neighborhood. Other design techniques have included the use of landscape and vegetation buffering, privacy screening and balcony features, and amenity areas to mitigate privacy and shadowing impacts. The proposed development conforms with the policies of the Official Plan.

Zoning By-law

The subject property is currently zoned ‘R1C’- Residential – Singled Detached “C”, as per the Zoning By-law for the Schomberg and King City Urban Areas, By-law #2017-66. Permitted uses include a single detached dwelling and a range of accessory uses thereto. The ‘R1C’ zone reflects the existing single detached dwellings that are located within this neighbourhood.

The Applicant has submitted a Zoning By-law Amendment Application to facilitate the rezoning of the subject property to ‘CAK-23’- “Core Area – King City Exception Section 7.5.2.23”. More specifically, the proposed Zoning By-law Amendment would implement site-specific exception provisions to facilitate the development as proposed. The proposed site-specific exception provisions would provide for increases in the permitted: lot coverage; height; density; maximum front yard setback; and Floor Space Index. The proposed site-specific exception provisions would reduce the: minimum interior side yard along one (south) side of the building and minimum required step-back requirements for the building. The proposed Zoning By-law Amendment is included as Attachment 6. The proposed By-law incorporates a Holding (H) symbol to address the assignment of water and sanitary servicing allocation.

A detailed summary and analysis of the proposed amendments and overall compliance with the development standards of the Zoning By-law have been provided and is included as Attachment 7. The proposed zoning amendments are consistent with the policies of Our King

(2019) and achieve intensification targets outlined in Provincial and Regional policies and plans. The proposed amendments represent appropriate planning and facilitate the design as proposed.

Planning Discussion

Height and Density

The proposed building utilizes step backs at the 4th floor of 3.6 metres at the north and south elevations, and 1.8 metres at the east and west elevations, to achieve a 45-degree angular plane from the property line. The angular plane is used as a planning tool to minimize privacy and overlook concerns with taller buildings by increasing the setback of the building away from neighboring properties as it gets taller. In practice, this means that the proposed building will not infringe on a sight line of a person standing at the property line, looking upward at a 45-degree angle. The angular plane requirement is demonstrated on Building and Elevation Plans included as Attachment 8. A shadow study, submitted with the Application, has evaluated the height of the building and impacts on neighbouring lots during the Spring Equinox, Summer Solstice, and Winter Solstice between 10 AM to 6 PM. These are standard times for which a shadow study should be conducted. Overall, the shadow analysis demonstrates limited impacts on residential uses to the west and south. Most of the shadowing impact from the proposed building would be limited to the commercial surface parking area directly north of the subject property.

The building is proposed to be sited in a manner which maximizes the separation distances from the low-rise residential located to the south, while still providing sufficient separation on the north side where it abuts the existing commercial lands. The proposal also provides sufficient rear yard separation to accommodate the proposed courtyard, which creates additional separation from the residential property to the rear. Concerns related to privacy and the rear yard of the adjacent neighbour to the south are proposed to be mitigated by the installation of a 1.8-metre-tall privacy screen. In addition, planters are proposed to be incorporated into the balconies above the second storey which will further mitigate privacy and overlook concerns.

Landscaped areas are also proposed to be utilized to assist in mitigating concerns related to privacy. Planting strips along the southern and northern property boundaries are proposed and would provide visual screening between the proposed development and the neighbouring residential lots. The proposed rear courtyard area consists of plantings and landscaping features which, together with the existing vegetation on the site, provides additional screening and privacy.

Urban and Architectural Design

The proposal has been reviewed by the Township's Peer Review Architect and has been determined to be in conformity with the Township of King Official Plan and Village Urban Design Guidelines. The proposed development has been identified as having the potential to make a positive contribution to the Village Core area and would serve as a transitional site

between the single-detached residential neighbourhood to the south and the Village Core lands along King Road.

The primary entrance to the proposed building is located along Banner Lane, with the secondary and tertiary entrances being located along the southern and northern property boundaries. Therefore, pedestrian activity would be focused along Banner Lane and would interface with the existing six-storey condominium to the east, whose primary entrance is located at the intersection of Banner Lane and King Road. The proposed building would be setback approximately 8 metres from Banner Lane. The setback of the building along the front yard provides sufficient area for landscaping, snow-storage, and waste collection pick-up. All primary building entrances are located at grade and are universally accessible, with no stairs required for entry.

The proposal would provide common amenity space at the rear yard (courtyard). An accessible route to the outdoor amenity space is provided via a walkway along the west elevation, which connects to the rear building entrance by way of a ramp. The proposal also incorporates private terraces, which enhances the overall functionality of the building, providing opportunities for private outdoor recreation. The roof is to be finished with a high albedo finish and is to include a green roof that is to measure approximately 91 square metres.

The proposed development would measure 4 storeys in height and be setback beyond the third storey to transition the proposed development from adjacent low-rise buildings. All building elevations are broken up using step backs and terrace features. The proposal would also consist of a variety of materials and colours which contribute to a dynamic building façade and minimize the impacts of building mass on the street and surrounding lands. The primary exterior façade material for the proposed building will consist of brick. Further detailed review of the material specifications would be carried out and finalized through the Site Plan Application.

Traffic Impact Assessment

A Transportation Study was submitted in support of the proposed development and provided analysis of existing transportation networks, future traffic forecasts, site access and circulation. The proposed site layout consists of a single driveway connection with Banner Lane, located approximately 50 metres south of King Road leading to a one-level underground parking structure with a total of 25 parking spaces. Of the 25 proposed parking spaces, 4 parking spaces are designated for visitors, and 2 parking spaces are designated as barrier free. The report forecasts that during peak hours six morning (AM) and seven evening (PM) peak hour vehicular trips. Additional traffic from the proposed development would be less than daily traffic variations typically experienced (10%). The proposed number of parking spaces is consistent with the requirements of the Zoning By-law, and no concerns have been raised through the Transportation Study.

Overall, the impact of the proposed development on the adjacent transportation network is considered minor from both a volume and an operational perspective. The amount of traffic generated from the proposed development would not result in any adverse impact to the

adjacent transportation network. No improvements, such as auxiliary turn lanes, are required at the proposed site access connection with Banner Lane.

A Transportation Demand Management Plan has also been prepared and identifies measures and initiatives aimed at promoting sustainable travel through reducing site-generated vehicular trips and parking demand. Recommendations include the connection of the site to a future municipal sidewalk along Banner Lane, delivery of information packages to new residents, and installation of cycling infrastructure. Further assessment of commitments is to be undertaken during the subsequent Site Plan Application and secured through a Site Plan Agreement.

Noise

A Noise Impact Study was prepared for the proposed development and includes an assessment of both road and rail traffic noise impacts on the proposed development in accordance with the Ministry of the Environment, Conservation and Parks (MECP) guidelines and the requirements of the Region of York. The sound level predictions identified within the Noise Impact Study have identified that future road and rail traffic sound levels will exceed MECP guidelines. Stationary sources of noise associated with industrial, commercial, and institutional facilities were also assessed separately in accordance with the MECP guidelines. To the north of the subject property is a one-storey commercial building for which the source of sound includes rooftop mechanical equipment, and conveyances, such as truck movements within site boundaries. The findings of the report identify that the predicted sound levels due to the operation of the nearby stationary sources of noise are within the applicable MECP guidelines. Recommendations related to glazing requirements, air conditioning, and warning clauses are to be addressed as part of a future Site Plan Application.

Water and Sanitary Servicing

Water and sanitary servicing allocation will be required to be assigned to the proposed development. It is recommended that a Holding (H) zone be applied to the proposed development in order to ensure that servicing allocation is available and assigned to the project. The Holding (H) zone would be removed, at the discretion of Council, upon the formal allocation of servicing capacity to enable the construction of the development to proceed.

Functional Servicing Report (FSR) and Stormwater Management (SWM) Brief

A Functional Servicing Report was prepared for the purpose of assessing the feasibility of servicing the proposed development.

The Applicant's engineer has identified that sufficient servicing pipe capacity exists to support the proposed development with no upgrades. The water service that serves the existing dwelling is to be removed. Water supply is proposed from the existing watermain along Banner Lane. The building is proposed to be equipped with a sprinkler system and exterior walls with a minimum 1-hour fire resistance rating. The proposed building will also be equipped with a fire department connection, that is within 45 metres of the existing fire hydrant on Banner Lane and is to be unobstructed.

The Applicant's engineer has identified that the proposed development will be serviced by a new sanitary service and determined that the existing local sanitary sewer system along Banner Lane will have sufficient capacity for the proposed development.

Stormwater is proposed to be directed to an underground storage cistern to meet quantity control requirements. To meet quality control requirements, a manufactured treatment device is to be installed. The proposed servicing and stormwater management plans have been reviewed by the Township's Development Services Division and found to be satisfactory.

5. Financial Considerations

The required Application fee has been submitted. Any external costs (peer-review architect, legal, engineering, etc.) incurred by the Township through the processing and review of this Application will be recovered from the Applicant in accordance with the Township's standard practice and owner's acknowledgement through the Application form. Security deposits, levies, development charges, and cash-in-lieu of parkland will be collected at later stages in the development review process.

6. Alignment to Strategic Plan

The Corporate Strategic Plan 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 Township's 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: Enrich community well-being and make King the ideal place to live, work and play.

Key Result: Not Applicable.

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 enactment of the implementing Zoning By-law. Planning Division Staff is satisfied that the review of the Application has advanced to a stage where the remaining technical issues can be appropriately addressed as part of the subsequent application for Site Plan approval.

8. Attachments

Attachment 1: Location Plans

Attachment 2: Site Plan

Attachment 3: October 7th 2024 - Public Meeting Minutes

Attachment 4: Summary of Council and Public Comments with Planning Responses

Attachment 5: Review of Provincial and Regional Policies and Plans
Attachment 6: Draft Zoning By-law Amendment
Attachment 7: Proposed Zoning Standard Summary and Analysis
Attachment 8: Building Elevations and Floor Plans

Prepared by:
Alexander Gambin
Planner

Reviewed by:
Gaspare Ritacca, MCIP, RPP
Manager of Planning and Development

Recommended by:
Stephen Naylor, MCIP, RPP
Director of Growth Management Services

Approved for submission by:
Daniel Kostopoulos
Chief Administrative Officer