



## The Corporation of the Township of King Report to Council

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**From:** Growth Management Services Department – Planning Division  
**Report Number:** GMS-PL-2024-033  
**Date:** Monday, December 9, 2024  
**Title:** **Zoning By-law Amendment Application – 20 Doctors Lane**

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### **Recommendation**

1. That Report Number GMS-PL-2024-033 be received; and
2. That Zoning By-law Amendment File No. Z-2021-10, submitted by YRG RE Holdings Inc., pertaining to lands municipally known as 20 Doctors Lane, be approved; and
3. 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 and consistent with the provisions identified in Attachment No. 5, as attached to this report.

### **1. Report Highlights**

1. The Application for Zoning By-law Amendment contemplates site-specific amendments on lands municipally known as 20 Doctors Lane in the Village of Schomberg.
2. The proposed development contemplates a three-storey addition to the existing building, including the addition of four (4) residential units (Floors 3-4) and clinic uses on the basement, first and second floor levels with a gross floor area of 1,405.0 square metres which includes an expansion of the ground floor area and footprint of the building.
3. A total of twenty-nine (29) parking spaces are required for the proposed development. Seven (7) of the required parking spaces are to be provided on-site with the remaining required parking spaces to be supplied off-site under a separate parking lease agreement to be secured with an adjacent landowner.
4. The Planning Division recommends that the Zoning By-law Amendment Application be approved and that the Zoning By-law Amendment be enacted by Council.

### **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.

### 3. Background

The total landholding comprises a single parcel of approximately 0.073 hectares in area with approximately 20 metres of lot frontage along Doctors Lane. The subject lands are located south of King Road and east of Keele Street in the Village of King City. **Attachment No. 1** includes a Location Plan illustrating the extent and location of the subject lands.

Existing land uses include a one-storey building currently in use as a medical clinic. Parking is currently provided in a gravel surface parking area at the rear of the building with access from Doctors Lane via a driveway across lands owned by Canada Post to the north.

Adjacent and surrounding land uses include low-rise, low density residential development (i.e. single storey detached dwellings), commercial (i.e. clinic) and institutional uses (i.e. All Saints Anglican Church) to the south; Township-owned lands comprised of King City Community Hall & Lions Arena and King Memorial Park to the east; commercial and residential land uses, including converted office buildings with frontage onto King Road to the north; and, adjacent commercial land uses with frontage onto Keele Street to the west. The Commercial Core of King City is located approximately 85.0 metres to the north and west with frontage onto King Road and Keele Street. **Attachment No. 2** includes Site Photos illustrating the area in the general vicinity of the subject lands.

The application proposes a three-storey addition to the existing building, including the addition of four (4) two-bedroom apartment dwelling units (Floors 3-4) and clinic uses on the basement, first and second floor levels. The total proposed gross floor area of the building is 1,405.0 square metres which includes an expansion of the ground floor area and footprint of the building. The building addition is proposed with a height of 16.0 metres and floor space index of 1.90.

A total of seven (7) surface parking spaces are proposed in an expanded parking area at the rear and south side of the building. Access to the property is contemplated via a relocated driveway of permeable pavers along the south lot boundary of the property with a proposed curb cut at Doctors Lane. The remaining supply of required parking (22 parking spaces) is proposed off-site under a separate Parking Lease Agreement between the applicant and separate landowner. A Site Plan is provided 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 to a site-specific Core Area – King City Exception Holding ('CAK-20 ('H')) Zone. The application contemplates amendments to zone provisions related to maximum permitted building height, increase in maximum floor space index, reduction in minimum required building setbacks and amenity area and, establishment of a site-specific on-site parking supply ratio.

Site Plan Control Approval (including the execution of a Site Plan Agreement) will also be required to facilitate the proposed development. This process will generally consider items such as, but not limited to, location of required parking spaces, landscaped area, site lighting and refuse disposal, as well as other technical matters such as ingress/egress,

## Zoning By-law Amendment Application – 20 Doctors Lane

grading/drainage and on-site construction management. An application for Site Plan Control Approval (File No. SPD-23-03) has been submitted to the Township concurrent with this application and is also under review.

Applications for Official Plan Amendment and Zoning By-law Amendment were submitted in June 2021 and deemed complete. A statutory Public Meeting was held on October 12, 2021, to present the Applications to, and obtain comments from, Council and the Public ([GMS-PL-2021-32](#)). Comments received at the Public Meeting included those related to massing/architectural design (i.e. building height) and building materiality, cultural heritage character, landscaping/soft scaping and sustainable building and site design (i.e. Green Building Standards), traffic and parking, affordable (rental) housing, and land use compatibility.

Other comments also noted support for the continuation and expansion of the current clinic use as it is viewed as an important service for local residents. The addition of dwelling units in the Village Core was also generally supported in comments received.

Subsequent to the holding of the statutory Public Meeting, the applicant has submitted a revised development concept which has responded to comments from Council and the Public. Changes to the proposal since 2021 include:

- increase in the floor area of the proposed area of the addition from 1,039.53 square metres (2021) to 1,053.0 square metres;
- increase in proportion of overall floor area for clinic use from 768.39 square metres (2021) to 775.0 square metres;
- increase in overall building area (Floors 3 & 4) to be comprised of residential apartments from 623.14 square metres (2021) to 630.0 square metres;
- increase in Floor Space Index (FSI) from 1.88 (2021) to 1.90;
- increase in proposed maximum building height from 15.60 metres (2021) to 16.0 metres;
- reduction in proposed on-site parking from 9 parking spaces (including 4 tandem spaces) (2021) to 7 parking spaces (0 tandem spaces proposed);
- increase in the number of accessible parking spaces from two (2) (2021) to three (3);
- increase in proposed number of off-site parking spaces from eight (8) (2021) to 22 (to be secured through parking lease agreement with Township);
- reduction in minimum required front yard setback from 2.50 metres (2021) to 0.0 metres;
- reduction in minimum required rear yard setback from 6.77 metres (existing) (2021) to 5.75 metres (to stairs/porch only; building setback to remain at 6.77 metres); and,
- increase in minimum required interior side yard (north) setback from 0.0 metres (2021) to 1.2 metres.

The applicant withdrew their application for Official Plan Amendment in January 2022, as the approval of the Township's new Official Plan addressed matters otherwise requiring amendments to the former Official Plan. No amendments to the Township of King Official Plan are contemplated as it relates to the proposed development.

The Township has received requests from 'interested parties' who have registered their interest in being circulated on future notifications with respect to this application. In accordance with

the Township of King Public Notice Policy, a non-statutory Notice to Interested Parties was circulated on November 20, 2024, to those residents or individuals who have notified the Township of their interest to be informed of any future staff reports or Council Meetings for consideration of this matter.

## **4. Analysis**

### **Provincial Policy and Provincial Plans**

#### **Provincial Planning Statement (PPS) (2024)**

Section 2.2.1 of the PPS states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market. This may include the provision of housing that is affordable and at residential densities (i.e. intensification) within previously developed areas and redevelopment of sites to efficiently use existing land, resources, infrastructure and public service facilities and to promote the achievement of complete communities.

Section 2.3.1 of the PPS states that settlement areas shall be the focus of growth and development, and that growth should be focused in, where applicable, strategic growth areas, including major transit station areas. The proposed redevelopment represents intensification within the settlement area of the King City Village Core.

Section 3.6.2 of the PPS states that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize risks to human health and safety.

The redevelopment is proposed to be serviced with full municipal infrastructure (i.e. municipal sewage and water services). A Holding Symbol has also been recommended as part of the draft amending zoning by-law, which will ensure that the appropriate capacity and allocation is reserved for the proposed development, as will require Council approval.

Active transportation is promoted by the location of the proposed development along municipal sidewalks that connect the subject lands to public use facilities (i.e. community and recreation centre) and open space areas to the east and other commercial and amenity areas within the village to the north. A new walkway connection between Doctors Lane and Keele Street (to the south of the subject lands) provides direct access to commercial land uses, open space and trail network and regional transit opportunities and a major transit station area (i.e. King City GO Transit Station) to the west.

The proposal is consistent with the Provincial Planning Statement (2024).

#### **Oak Ridges Moraine Conservation Plan (ORMCP) (2017)**

The subject lands are located within the settlement area of the Village of King City pursuant to the Oak Ridges Moraine Conservation Plan ('ORMCP'). Settlement Areas are intended as

areas of focus for urban growth that encourage development of communities with convenient access to an appropriate mix of employment, transportation options and local services and a full range of housing and public service facilities, while minimizing the encroachment and impact of development on ecological functions and hydrological features of the ORMCP Area.

The proposal is in conformity to the Oak Ridges Moraine Conservation Plan (ORMCP) (2017).

### **Region of York Official Plan (ROP)**

The subject lands are designated 'Towns and Villages' and 'Community Area' and are identified as located within a 'Built Up Area' by the Region of York Official Plan ('ROP') (2022).

The policies of the ROP generally encourage development within the built-up area of the Towns and Villages, where the majority of housing, personal services, retail, institutional, cultural and recreational services will be located within Community Areas. Community Areas are to include a range and mix of housing types, sizes, and tenures and to achieve regional intensification targets through municipal implementation. A balance between residential and employment land uses is also to be maintained within the Community Areas.

Residential development through intensification of the built-up area is encouraged as part of the development of compact and complete communities. In accordance with the intensification targets established by the Region of York Official Plan, King Township is to achieve a minimum intensification rate of 52% by 2051 (which represents 4,700 residential units).

In order to attain the intensification targets set by the ROP, development within strategic growth areas, such as Regional Centres, Major Transit Station Areas, Regional Corridors and Local Centres and Corridors, will be required. The ROP also envisions significant amounts of mixed-use (including street-related commercial) and employment growth be directed to strategic growth areas; particularly, where located adjacent to existing and future rapid transit corridors. The subject lands are located within a Strategic Growth Area.

The proposed development is contemplated within a Local Centre (outside of a Major Transit Station Area) in proximity to existing and planned community services and infrastructure required to support growth through intensification (i.e. public transit). The proposal contemplates a mixed-use development with a residential density which is in keeping with the policies of the ROP.

The Region of York Official Plan contains several policies related to the delivery of water and wastewater, specifically as it relates to the provision of these services by the Region in a sustainable and financially responsible manner. These policies are aligned with other growth and infrastructure policies that account for the timing and phasing of these services using a coordinated approach, based on the projected needs of the community, and comprehensively on a regional basis.

Further discussion about water and wastewater capacity is included as part of a later section of this report. As a pre-condition of the removal of a Holding ('H') Symbol to the amending

zoning by-law, Planning Division staff are recommending that sufficient servicing allocation has been confirmed for the proposed development.

The lands are also located within an area identified as Wellhead Protection Area ('WHPA-D') and Significant Groundwater Recharge Area and Recharge Management Area ('WHPA Q1/Q2') by the Region of York Official Plan.

Wellhead Protection Areas and Intake Protection Zones are intended to protect the quality and quantity of water entering lake-based municipal water supply facilities. Depending on development or land uses which are proposed within these areas, there may be restrictions on activities (including prohibitions) or mitigation measures that must be implemented prior to approvals and the commencement of development. In some cases, ongoing monitoring may also be needed.

The Region has advised that they have no comments with respect to this application, with comments anticipated through the review of the concurrent Site Plan Application.

The proposed development conforms to the applicable policies of the ROP.

### **Township of King Official Plan ("Our King") (2019)**

The subject lands are designated as 'Village Core' to Schedule 'D1' (Village of King City Land Use Designations) of the Township of King Official Plan ("Our King") (2019), as amended.

The property is located within the 'Built Boundary' of the Village of King City. Uses permitted within the 'Village Core' designation include 'mixed-use buildings' as is proposed by this application. No amendments to the Township of King Official Plan are required or contemplated as they relate to the proposed development.

Schedule 'G1' (Village of King City Wellhead Protection Areas) identifies the entirety of the property as being located within a Wellhead Protection Area (WHPA-D).

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 development contemplates an overall building height of four (4) 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 (two-storeys) where setbacks are at their minimum and by incorporating 'step backs' on the upper floors of the front and side elevations. The tiered approach to the exterior design is consistent with these policies as well as the applicable zone provisions as they relate to minimum required step backs for all storeys above the second storey (1.0 metre).

The development design has proposed building and site design elements, such as window placement, landscape and vegetation screening, buffering to adjacent land uses (i.e. rear yard amenity area) and select use of traditional building materials (i.e. wood composite) as exterior cladding in an effort to address visual transition between adjacent and surrounding low-rise buildings and the proposed development.

With a maximum floor space index contemplated at 1.90, the proposed development is in keeping with the floor space index ratio for development envisioned within the Village Core Areas.

The Village Core Policies states that a proposed residential use shall meet the following criteria:

- (a) The proposed use will enhance the Village Core;
- (b) Parking areas for these are not located at the front of the building; and,
- (c) The building is designed to complement adjacent buildings.

The Official Plan further states that over time, the Plan envisions the continued revitalization of the Village Cores 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 or community uses. The proposed expansion of the existing clinic will further contribute to the vitality of the Village Core. The prominent placement of the mixed-use building at a minimum setback to the front lot line will provide direct access from, and animation of, the Doctors Lane streetscape. The addition of the apartment dwelling units on the upper floors is also consistent with this policy intent.

Economic Development Division staff have provided comments with respect to this application and have advised that the property would be eligible for a grant under the Village Vibrancy Stream to further incentivize development within the Village Core as is contemplated by the Official Plan and the Community Improvement Grant Program.

On-site surface parking is proposed via driveway access from Doctors Lane. A total of seven (7) parking spaces are proposed (including three (3) accessible parking spaces as is required by the zoning by-law) with two (2) spaces located to the rear of the building and the remaining parking located at the side (south) of the building adjacent to the front entrance. The remaining

required parking (a total of 22 parking spaces) is to be located off-site at a nearby location, as discussed in more detail later in this report. None of the required parking spaces are located within the front yard.

The Township of King Official Plan requires matters with respect to compatibility of the proposed development with adjacent low density residential uses to be considered. These include criteria related to lot depth and orientation, building height, location and orientation of parking areas and dwellings, location and size of windows, the nature of surrounding uses and trees, vegetation, and fencing.

While existing land uses adjacent to the subject lands are predominantly commercial, institutional or public uses, these policies have been considered in the review of the application for overall demonstration of land use compatibility with respect to the siting of the building addition on the lot relative to surrounding uses and associated matters related to land use compatibility. Additional assessment of these items, where the application proposes amendments to the implementing zoning by-law, are included in a later section of this report.

The Township of King Official Plan provides policy guidance for the provision of affordable housing units on a Township-wide basis. The policy states that a minimum of 25% of new housing units be affordable across the Township. A portion of the affordable units shall be accessible for persons of all ages and abilities. This target is not intended to apply to each development application, but to represent an overall target for the Township as a whole. The applicant has confirmed that the apartment dwelling units are intended to be condominium tenure. No specific sales pricing information has been provided at this time. Further consideration can be given to this matter as an element of the future Site Plan Development Agreement.

The Village Design Policies of the Township of King Official Plan provides general design policies for development within the Village areas through specific design principles. As they relate to this application, these include matters related to building height, massing and scale (i.e. neighbourhood context and integration, transition, and shadowing), site and building design (i.e. building orientation/location and materiality, pedestrian and vehicular access, location of commercial uses), parking (i.e. bicycle and on-site surface parking areas) and landscaping.

The proposed development 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 provide guidelines and design criteria for three key areas of the Township's Villages (Village Centres, Established Neighbourhoods and Employment Areas). The Urban Design Guidelines work in conjunction with other Township policies and plans, including the Township of King Official Plan and Zoning By-laws to support the Township's urban design objectives. The Village Urban Design



Guidelines as well as applicable design policies of the Official Plan will be reviewed as part of the processing of a future Site Plan Control Approval Application.

### **Township of King Sustainable Development Program (ThinKING Green)**

Effective September 1, 2024, the Township of King Sustainable Development Program (ThinKING Green) replaced the Township of King Green Development Standards ('Sustainable King') Program. ThinKING Green focuses on implementing the sustainability policies outlined in the Township of King Official Plan ("Our King") for some forms of new development and encourages new development to protect and enhance both the natural and urban environments while utilizing efficient, innovative and sustainable measures.

Adherence to the ThinKING Green Sustainable Development Program will be required as part of the concurrent review of the Site Plan Control Approval Application.

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

The subject lands are zoned Core Area - King City ('CAK') Zone to Schedule 'A6' (King City and Schomberg Urban Areas) of Zoning By-law 2017-66. The lands are also identified on Schedule 'C1' (ORMCP Area of Influence) as being located within the area of influence of a Natural Heritage Feature Boundary and Schedule 'C2' (ORMCP Landform Conservation Areas) further identifies the lands as located within a Landform Conservation Area (Category 2).

The subject lands are located within a 10-25 Year Zone Wellhead Protection Area in accordance with Schedule 'C4' (Wellhead Protection Areas) of Zoning By-law 2017-66. The existing and proposed land uses are permitted by the applicable zoning.

Section 3.21 of the zoning by-law includes provisions related to lands located within King City (including the subject lands) that contain Oak Ridges Moraine Conservation Plan Area Special Provisions. These provisions include items such as the requirement of future planning approvals (i.e. Site Plan Control Approval) or completion of additional plans and studies (i.e. Landform Conservation Plan) prior to development.

The Zoning By-law Amendment Application proposes amendments to the applicable zoning to implement a site-specific Core Area – King City Exception ('CAK-20') Zone to facilitate the development as proposed. A Holding ('H') Symbol has also been proposed as part of the amending zoning by-law to require the satisfaction of specific pre-conditions, prior to enactment of the implementing zoning by-law and the development of the lands. Additional detail with respect to the Holding ('H') Symbol provisions are provided in a later section of this report.

The draft amending zoning by-law details the proposed site-specific amendments to Township of King Zoning By-law 2017-66 and is included as **Attachment No. 5** to this report. The amending zoning by-law implements the intent and purpose of the applicable land use designation(s) of the Township of King Official Plan ("Our King") (2019), as amended.

## **Holding Symbol**

Planning Division staff have recommended, as detailed in the draft amending zoning by-law, that a Holding ('H') Symbol be applied to the lands, and that only existing uses are permitted, until such time as the removal of the Holding ('H') Symbol is approved by Council.

**Attachment No. 6** to this report summarizes and provides a detailed Planning analysis of each of the specific proposed amendments to the Zoning By-law.

## **Planning Discussion**

The application was circulated to External Agencies and Internal Departments for review. The Planning Discussion section of this report, as below, will summarize how comments and questions raised by residents and Council at the statutory Public Meeting in October 2021, as well as items considered throughout the review of this application, have been addressed by the most recent resubmission of the application in June 2024 (Submission No. 3).

### **Sanitary & Water Servicing Capacity**

Development Engineering and the Township peer reviewer have reviewed the application for availability and adequacy of site servicing. The Township's engineering peer review consultant has advised that the application is acceptable if adequate water supply is confirmed.

As noted above, a Holding provision is included in the Zoning By-law. A pre-condition of the Removal of the Holding Symbol on the property includes, among other matters, confirmation that servicing capacity is available and allocation has been committed to the proposed development prior to the Holding Symbol being removed.

### **Traffic and Site Access**

Development Engineering and the Township engineering peer reviewer have reviewed the application for transportation impacts as summarized in a revised Traffic Impact Study (May 2024) submitted with the application. The peer review comments noted that the findings of the Study were based on revised corridor growth rates and background development traffic and that improvements to the intersection of Keele Street and King Road needed to accommodate projected growth in the area. The peer review comments deferred to the Region of York with respect to assumptions used in preparing the submitted document.

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.

Metrolinx has also provided comments with respect to the proximity of the subject lands within 300 metres of a railway corridor. Metrolinx has prepared draft wording of associated Warning Clauses which will be incorporated into future Agreement(s); notably, an executed Site Plan Agreement as required for the proposed development.

### 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 Architectural Urban Design Report. In general, the comments addressed site context and interfaces, site organization and design, building form and massing, and landscaped open space. A summary and assessment of those comments in regard to these items is provided as **Attachment No. 7** to this report.

### Parking

The proposed development comprises an overall gross floor area of 1,405.0 square metres, including 775.0 square metres related to an existing/planned expansion of a 'clinic' use. The existing floor area of the clinic is 352.0 square metres (basement and first floor level). A 423.0 square metre expansion to the clinic floor area is proposed on the basement, first and second floor levels as part of the redevelopment concept. Four (4) apartment dwelling units are proposed on the third and fourth floors.

A minimum of 1 parking space per 18.0 square metres of gross floor area is required for a 'clinic' use. The zoning by-law also prescribes that a minimum of 1.25 parking spaces per apartment dwelling unit are required. As the subject lands are located within the Core Area – King City ('CAK') Zone, there is no additional requirement for designated visitor parking in accordance with the zoning by-law.

The subject property currently supplies no on-site parking spaces, whereas 20 parking spaces would be required by the current zoning. A limited portion to the rear of the existing building is comprised of a gravel surface area with a shared access arrangement with the abutting landowner. The proposed development seeks to formally establish a driveway along the south (interior side) lot line to the on-site parking areas.

Section 4.2.4 (Building Additions) of the zoning by-law states that when a building has an insufficient number of parking spaces at the date of passing of the by-law to comply with the requirements, the by-law shall not be construed to require that the deficiency be made up prior to the construction of any addition. No addition may be built, however, and no change of use may occur, the effect of which would be an increase in that deficiency.

Based on the total proposed expansion in gross floor area of the building (including the clinic and the addition of four (4) apartment dwelling units), the total number of required parking spaces based on the parking supply provisions of the zoning by-law is 29 parking spaces, which are to be supplied by a combination of both on-site and off-site parking. There is no anticipated increase in parking deficiency resulting from the current proposal.

The zoning by-law provides for special parking provisions within the Core Area Zones which enable the required number of parking spaces to be provided on another lot, subject to specific criteria.

The proposed development complies with these special parking provision criteria; specifically, as it relates to the requirement to execute a Parking Lease Agreement (to be registered on

title) for the provision of off-site parking, including, delineating the area of lands to be used for parking and other aspects, including but not limited to, the maintenance of those required parking spaces on an ongoing basis.

A Traffic Impact and Parking Study Addendum was prepared in conjunction with the submission of the Zoning By-law Amendment Application. The findings of the Study concluded that the proposed combination of on-site and off-site parking supply options would have minimal impact on the overall parking demands of the King City area and that the proposed parking supply is sufficient for the proposed uses. The Township's engineering technical peer reviewer has confirmed that their previous comments with respect to the proposed parking deficiency have been addressed.

As a recommended pre-condition of the removal of the Holding Symbol associated with the amending zoning by-law, the applicant will be required to execute a Parking License Agreement with the Township of King and register it on title. The Agreement will ensure, among other matters, the location and ongoing maintenance of the parking spaces in the parking lot of the King City Arena and Community Centre and will stipulate a term (i.e. duration) for which the parking spaces will be made available for the land uses associated with the proposed development.

## **5. Financial Considerations**

The assessment value of the property is \$848,000 and there are no outstanding balances in the utility or property tax accounts for the property.

The proposed development will be subject to Township of King, Region of York and Education (Public and Separate School Boards) Development Charges (DC) pursuant to the Township's Development Charges By-law 2021-002. The Township's DC rate for residential is \$29,258 per large apartment unit (> 700 ft<sup>2</sup>) and for non-residential development is \$178 per square metre (based on office use) within the King City Urban Serviced Area. The residential component includes DCs payable for four (4) apartment dwellings. Non-residential DCs are payable for 71.0 square metres for non-residential (basement, first and second floor commercial) development (423 square metres (new) - 352 square metres (existing)).

As per section 26.2 of the DCA 1997, The Township and Regional DC rates are frozen at complete site plan application (December 5, 2022). Interest will accrue on Township and Region DCs until building permit issuance.

The applicable DCs payable are estimates based on information provided with the application and may change if the proposed development is revised prior to building permit issuance.

All associated fees have been submitted. 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 'Applicant's Acknowledgements' section of 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 upmost 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: Implement regulatory changes to manage growth that best serves King's unique landscape.

Staff's review of this application has taken these objectives into consideration as part of the overall planning and design of the development and through consideration of input received throughout the review process.

## **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.

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. Further evaluation of the proposed development will occur as part of a future Site Plan Control Approval process, which will require that the applicant enter into a Site Plan Agreement with the Township, ensuring that matters related to the appropriate development of the proposal are secured through that process.

## **8. Attachments**

Attachment No. 1 – Location Plan

Attachment No. 2 – Site Photos (July 5, 2024)

Attachment No. 3 – Site Plan (November 15, 2024 – Rev. No. 4)

Attachment No. 4 – Conceptual Building Elevations (July 11, 2024 – Rev. 2)

Attachment No. 5 – Draft Amending By-law

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

Attachment No. 7 – Architectural and Urban Design Summary & Assessment

Prepared by:

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Zoning By-law Amendment Application – 20 Doctors Lane

Recommended by:

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Director of Growth Management Services

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Chief Administrative Officer