

EXPLANATORY NOTE
TO ACCOMPANY BY-LAW NUMBER #2026-003

By-law 2026-003 is a By-law to amend Zoning By-law 2017-66, being, a By-law for the King City and Schomberg Urban Areas, as amended. Specifically, the proposed amendment concerns lands as identified on Schedule 'A4' of By-law 2017-66, as amended.

The proposed Zoning By-law Amendment pertains to lands comprising a consolidated parcel of approximately 0.18 hectares in area and approximate lot frontage of 26 metres along King Road. The subject lands are located on the north side of King Road; east of William Street and west of King Boulevard, in the Village of King City. The lands are known municipally as 2018-2022 King Road. The development of a six (6) storey commercial building with a ground floor veterinary clinic and offices (Levels 2 to 6) is contemplated by the application. The proposed building contains 2,570 m² of total gross floor area with a floor space index of 1.74 and maximum building height of 26.18 metres (to the top of the roof parapet) (excluding height of mechanical penthouse).

The amendments proposed include those related to permitted use; increases in maximum permitted building height and density; reduction in minimum required parking and loading spaces; and, reductions in minimum required yards and setbacks. The amendments also propose permissions to increase permitted encroachments, reduce minimum required planting strips, minimum parking aisle width and dimensions for a required bicycle parking space and sight triangle and, the requirement for minimum building steps backs above the fourth storey.