

EXPLANATORY NOTE

TO ACCOMPANY BY-LAW NUMBER 2021-072

By-law Number 2021-072 is a By-law to adopt Official Plan Amendment #98 for the Township of King Planning Area. Specifically, the Amendment concerns two contiguous parcels located at the northeast corner of King Boulevard and King Road, in the Village of King City that together measure a total of 0.3041 hectares (0.84 acres) in size with frontage on both King Road and King Boulevard. The subject lands are municipally known as 2000 and 2008 King Road.

Amendment #98 amends the Township of King Official Plan Amendment No. 54 (King City Community Plan), as amended by Official Plan Amendment No. 540 (Oak Ridges Moraine Conservation Plan Amendment) on a site-specific basis to re-designate the subject lands to include a special policy exception to facilitate a residential infill development consisting of a total of twelve (12) freehold common element townhouse dwelling units with a maximum gross density of 40 units per hectare.



THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER – 2021-072


**BEING A BY-LAW TO ADOPT AMENDMENT NO. 98
TO THE OFFICIAL PLAN OF KING PLANNING AREA**

The Council of the Corporation of the Township of King, in accordance with the provisions of the *Planning Act*, **ENACT AS FOLLOWS:**

1. **THAT** Amendment No. 98 to the Official Plan of the Township of King Planning Area, constituting the attached Schedules “1” and “2” and explanatory text, is hereby adopted.
2. **THAT** this By-law shall come into force and take effect on the date of the final passing thereof.

READ a FIRST and SECOND time this 28th day of June, 2021.

READ a THIRD time AND FINALLY PASSED this 28th day of June, 2021.



Steve Pellegrini
Mayor



Kathryn Moyle
Director of Corporate Services
Township Clerk

(Ref. Planning Dept. Report No: GMS-PL-2021-26,
C.O.W. June 28, 2021)

AMENDMENT NO. 98
TO THE OFFICIAL PLAN
OF THE
TOWNSHIP OF KING PLANNING AREA

Lots 9 and 10, Registered Plan 337 and Part of Lot 6, Concession 3

2000 and 2008 King Road Street

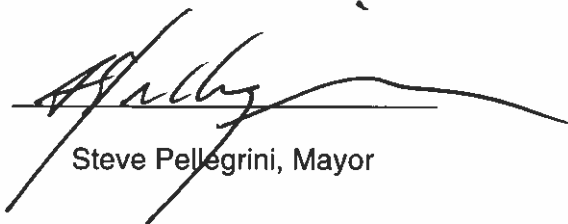
June 2021



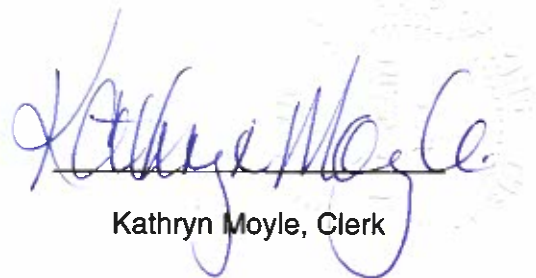
THE CORPORATION OF THE TOWNSHIP OF KING

THE CERTIFICATE PAGE FOR
AMENDMENT NO. 98
TO THE OFFICIAL PLAN
OF THE TOWNSHIP OF KING
(KING CITY COMMUNITY PLAN)

The attached text and schedules constituting Amendment No. 98 to the Official Plan for the Township of King (King City Community Plan) were adopted by the Council of the Corporation of the Township of King by By-law No. 2021-072 in accordance with Sections 17 and 22 of the Planning Act, R.S.O on the 28th day of June 2021.



Steve Pellegrini, Mayor



Kathryn Moyle, Clerk

AMENDMENT NUMBER 98
TO THE OFFICIAL PLAN

FOR THE TOWNSHIP OF KING
PLANNING AREA

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A summary of the background and basis of this document.

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PART A

THE PREAMBLE

1. Amendment Structure

PART A - THE PREAMBLE is included for information purposes and is not an operative part of this Official Plan Amendment.

PART B - THE OFFICIAL PLAN AMENDMENT, including Schedules '1' and '2' attached thereto, indicates specific amendments to the Official Plan being affected by Official Plan Amendment No. 98 and is an operative part of this Official Plan Amendment.

The APPENDICES are included for information purposes only and are not an operative part of this Official Plan Amendment. They include background reports relating to the preparation of the Official Plan Amendment.

2. Purpose

The purpose of the subject Official Plan Amendment ("OPA") application is to provide site-specific policy for lands municipally described as 2000 and 2008 King Road, as shown on Schedules '1' and '2' attached hereto. The purpose of this Amendment is to change the land use from "Core Area" and "Institutional" to "Core Area – Exception Policy 6.8.3 viii)" to facilitate a residential infill development consisting of a total of twelve (12) freehold common element townhouse dwellings. The purpose of the Amendment is also to amend the density policies to increase the permitted density on the site from 20 units per hectare to 40 units per hectare, for medium density residential development.

3. Location

The lands subject to this Amendment are shown on Schedules '1' and '2'. The lands affected by this Amendment consist of two contiguous parcels located at the northeast corner of King Boulevard and King Road, in the Village of King City. Together the lots measure a total of 0.3041 hectares (0.84 acres) in size, with frontage on both King Road and King Boulevard. The lands are legally described as Lots 9 and 10, Registered Plan 337 and Part of Lot 6, Concession 3, Township of King, and is municipally known as 2000 and 2008 King Road. The surrounding land uses consist of single-family dwellings, King Boulevard to the west, a public elementary school to the north, a single-family dwelling to the east and a high school south of King Road.

4. Basis

The proposed OPA is appropriate, and represents good planning, based on the following:

- I. It has regard to matters of Provincial interest under s. 2 of the *Planning Act*, particularly: the protection of natural areas, the adequate provision of sewage and water services, the orderly development of safe and healthy communities, the accessibility for persons with disabilities, the adequate provision of a full range of housing, the appropriate location of growth, the

promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

II. It is consistent with the *Provincial Policy Statement, 2020*. In particular:

- The OPA promotes efficient development and land use patterns that avoid public health and environmental concerns, make appropriate use of infrastructure in the area, and are compatible with the surrounding land uses. The development and intensification for a medium density residential development respects the land use pattern of the area (Policies 1.1.1(a) and (e)).
- The Subject Lands are located in a “Settlement Area” and the Township’s “Built-up Area”, and are within an area that is appropriate for minor intensification and redevelopment (Policies 1.1.3.3, 1.1.3.4 and 1.1.3.5)
- The OPA contributes to meeting the Township’s minimum intensification targets.
- The OPA supports an appropriate range and mix of housing types and densities required to meet projected residential growth (Policies 1.4.1 and 1.4.3(b).2).

III. The proposal conforms with the *Growth Plan for the Greater Golden Horseshoe, A Place to Grow, 2019, as amended by Amendment 1 (2020)*. In particular:

- The Subject Lands are within a “Settlement Area” and are within the Township’s “Built Boundary”, signifying that the location is appropriate for accommodating minor intensification in order to meet growth targets (Policies 2.1 and 2.2.1.2.(c)(i)).
- The proposal contributes to the Township’s minimum intensification target and housing supply while providing a mix of unit sizes (Policies 2.2.2, 2.2.6 and 2.2.6.3).
- The development provides for housing types that will be developed with high quality, thus ensuring the protection and enhancement of the existing neighbourhood character and land use.

IV. The OPA conforms with the *Oak Ridges Moraine Conservation Plan* (“ORMCP”). In particular:

- The OPA promotes the efficient use of land through intensification and redevelopment within an existing urban area (Policy 18(1)(b)).
- The proposal consists of a permitted use pursuant to the Official Plan for the Township of King Planning Area, as amended (Policy 18(3)).
- There are no Key Natural Heritage or Hydrologic features on the subject property or within 120 metres of the subject property.

V. The OPA conforms with the Regional Municipality of York Official Plan.

Specifically:

- The OPA directs growth through infill and intensification at an appropriate scale and contributes to meeting the minimum residential development target of 40% within the Built-up Area (Policy 5.3.1).
- The proposal contributes to meeting the Township's residential intensification targets of 920 units within the 2006 to 2031 timeframe (Policy 5.3.3).

VI. The OPA conforms with the King City Community Plan (OPA540).

Specifically:

- The Amendment will permit a residential development that makes efficient use of available land and infrastructure while ensuring compatibility with surrounding land uses.
- The development provides for appropriate transition to the established low-density areas surrounding the subject lands through the side design and the use of setbacks, building heights and landscaping.
- The townhouse dwelling built form with a maximum height of three storeys is a permitted use within the Medium Density Residential Area designation and is consistent with the provisions of the designation.
- The proposed development has been reviewed for consistency with the Community Design policies of Section 9 and the development review criteria as per Section 10.

PART B

THE AMENDMENT

1. Introduction

All of this part of the document entitled **PART B: THE AMENDMENT**, consisting of the following text and the attached maps entitled Schedules '1' and '2' attached hereto, constitutes Amendment No. 98 to the Official Plan for the Township of King Planning Area, as amended by Official Plan Amendment No. 540, to the Official Plan of the Township of King.

2. Details of the Amendment

The Official Plan of the Township of King Planning Area is further amended as follows:

Item 1:

Schedule 4, the Land Use and Transportation Strategy for the King City Community Plan, as amended by Official Plan Amendment No. 540, is further amended by changing the land use designation from "Core Area" and "Institutional" to "Core Area – Policy Section 6.8.3 viii)" as shown on Schedules '1' and '2' to this Amendment.

Item 2:

Section 6.8.3 of the King City Community Plan (OPA 540), as amended, is hereby amended by adding the following Section:

6.8.3 viii)

Lots 9 and 10, Registered Plan 337 and Part of Lot 6, Concession 3
2000 and 2008 King Road Street
Township of King
Official Plan Amendment Number 98

Policies

Notwithstanding the provisions of 6.8.3(iv)(f) of this Plan, or any other provisions of this Plan to the contrary, the maximum permitted gross density shall be 40 units per hectare.

3. Implementation and Interpretation

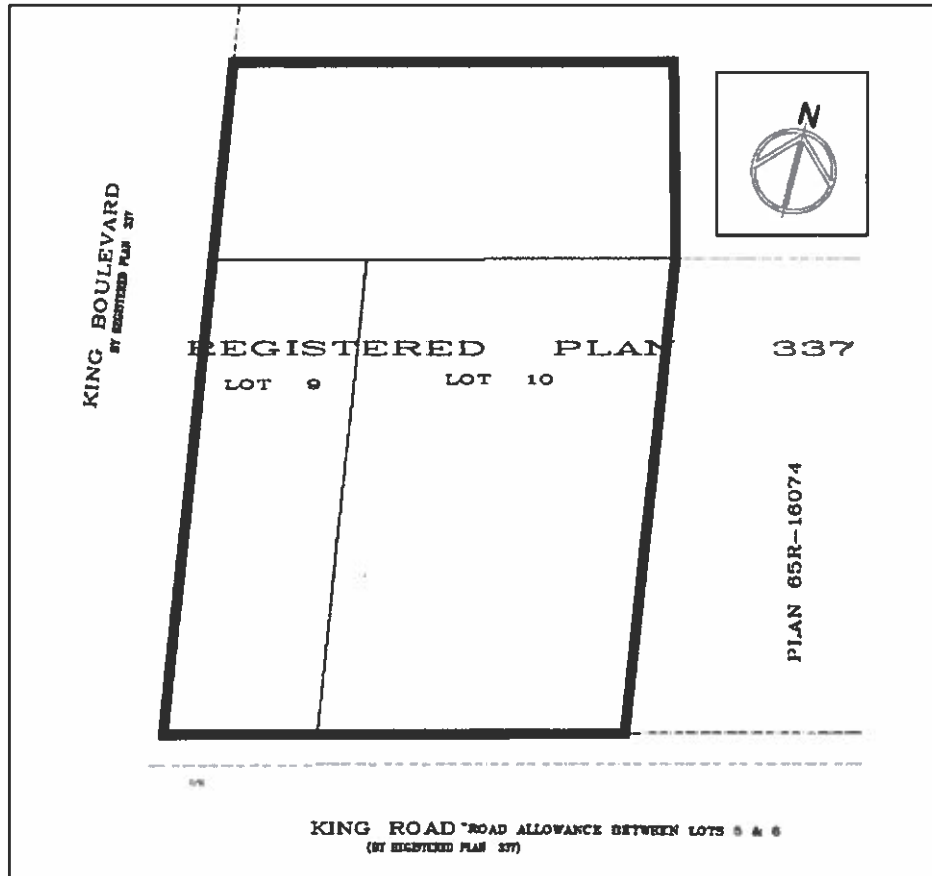
Amendment No. 98 to the Official Plan will be implemented and interpreted in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and the respective policies of the Official Plan of the Township of King Planning Area, as amended, specifically by the King City Community Plan (OPA 54) and as further amended by Official Plan Amendment No. 540, being the King City Community Plan in conformity with the Oak Ridges Moraine Conservation Plan.

In accordance with Section 12.4 of the Official Plan, the policies of the Township of King Official Plan pertaining to the subject lands will be implemented by way of an amendment to the Township of King Zoning By-law, and through Draft Plan of Subdivision, Draft Plan of Condominium, and Site Plan approvals, pursuant to the *Planning Act, R.S.O. 1990, c. P.13, as amended*.

The boundaries of the subject lands shown on Schedules '1' and '2' attached hereto are approximate. Minor adjustments shall be permitted by the Township of King and shall not require a further amendment to this Official Plan as long as the intent of its policies is maintained.

The provisions of the Official Plan as amended from time to time regarding the interpretation of the Official Plan apply in relation to this Official Plan Amendment No. 98. In the event of conflict with the Official Plan or any amendment thereto, the provisions of this Official Plan Amendment No. 98 shall prevail unless otherwise specified.

PLAN SHOWING
Registered Plan 84, Part Lot 1
(12984 Keele Street, King City)
TOWNSHIP OF KING
REGIONAL MUNICIPALITY OF YORK



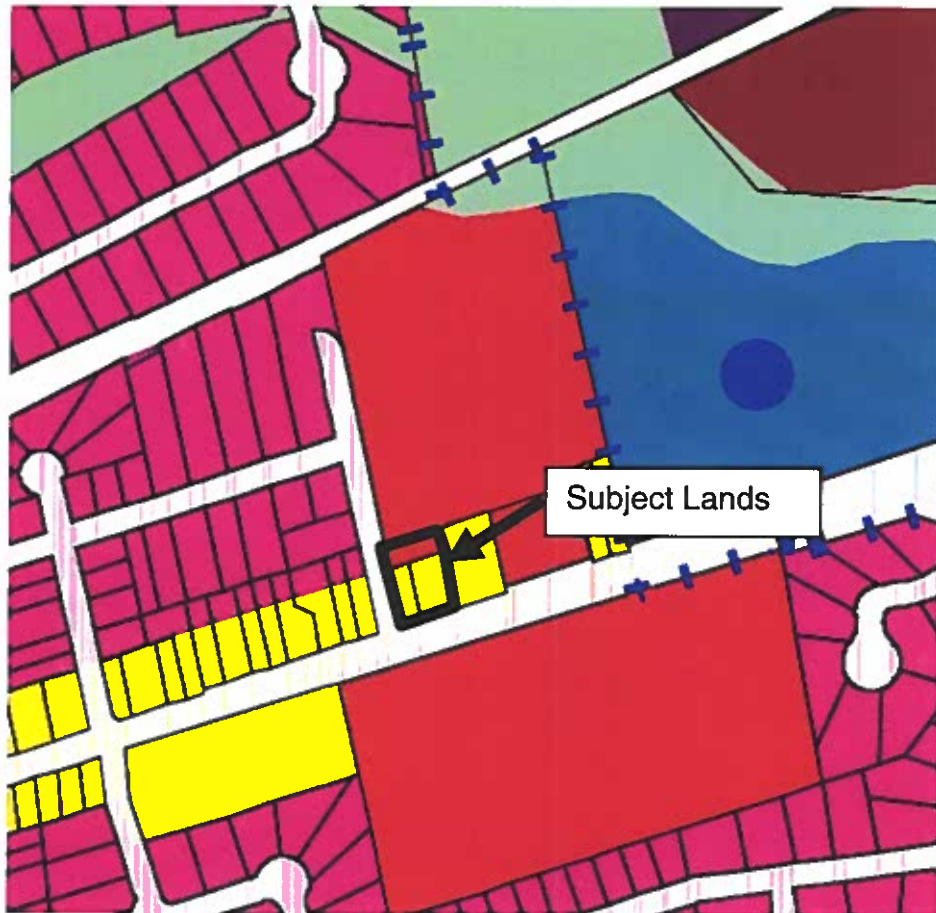
SUBJECT LANDS



"Core Area" and "Institutional" to "Core Area – Policy 6.8.3 viii)"

**THIS IS SCHEDULE '1' TO
OFFICIAL PLAN AMENDMENT NO. 98**

PLAN SHOWING
Registered Plan 84, Part Lot 1
(12984 Keele Street, King City)
TOWNSHIP OF KING
REGIONAL MUNICIPALITY OF YORK



SUBJECT LANDS



"Core Area" and "Institutional" to "Core Area – Policy 6.8.3 viii)"

SCHEDULE 4
LAND USE AND TRANSPORTATION STRATEGY
KING CITY COMMUNITY PLAN (OPA 540)

**THIS IS SCHEDULE '2' TO
OFFICIAL PLAN AMENDMENT NO. 98**