

EXPLANATORY NOTE
TO ACCOMPANY BY-LAW NUMBER 2020-038

By-law Number 2020-038 is a by-law to adopt Official Plan Amendment #96 for the Township of King Planning Area. Specifically, the amendment concerns a commercial property measuring 0.95 hectares located on the south east corner of King Road and Banner Lane, in the Village of King City and municipally known as 2075 King Road. The site currently supports a strip plaza.

Amendment #96 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 include a special policy exception, to provide for a total of approximately 284 apartment dwelling units in a building of up to 6 storeys and which does not exceed a floor space index of approximately 2.5. The building is to be located or tiered in height to minimize visual and shadowing impacts and shall address compatibility matters through the use of setbacks, buffers, angular plane requirements as well as the sensitive location of windows and balconies to minimize privacy impacts.