



# BOUSFIELDS INC.

August 6, 2020

King Township Council  
2585 King Road  
King City, Ontario L7B 1A1

Dear Mayor Pellegrini and Members of Council:

**Re: *Our King Official Plan review***  
***Comments on Regional Modifications***  
***Daniel Aquino, 2370 to 2390 King Road***

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We are the planning consultants to Daniel Aquino who owns, or has an interest in, three properties along the north side of King Road, west of John Street in King City (2370 to 2390 King Road, the “subject lands”).

Mr. Aquino had provided written correspondence on the Our King Plan to King Township Planning Department in August of 2018 (see attached correspondence), prior to the adoption of the Our King Plan. We are now writing on Mr. Aquino’s behalf to provide comments on the proposed Our King Plan Regional modifications to be considered at Council on August 10, 2020.

The subject lands, and the lots extending between John and Charles Streets on the north side of King Road, are large single detached residential lots, each with driveway curb cuts onto King Road. King Road is the main four lane Regional arterial road running east-west through King City. These lots are designated Established Neighbourhood under the Our King Plan.

While we understand the general position of the Township to maintain the intact Established Neighbourhoods, it is my opinion that the long term planning direction for King Road in this area should seek to remove the several proposed curb cuts onto King Road. To maintain this stretch of King Road as Established Neighbourhood would promote the long term planning of single detached homes and curb cuts along a Regional corridor, which is inconsistent with the designations of the King City Secondary Plan along King Road. In addition, providing for a more intensified form of development along this stretch of King Road would be more in-keeping with the existing development on the south side of the corridor (seniors apartment building and townhouses) and also reflective of the planned Mixed Use designation west of Charles Street.

The proposed options that were put forward by Mr. Aquino include potentially a commercial development that would serve the nearby residential and seniors apartments, or a townhouse development similar in character to the south side of King Road. Both options would result in a reduction of two curb cuts onto King Road and provide good transition between the arterial road edge and the internal established neighbourhood.

On the foregoing basis we hereby request a modification to the Our King Plan to recognize that intensification along the King Road corridor. This could be achieved through a redesignation of the lands on the north side of King Road from Established Neighbourhood to Mixed Use or Neighbourhood designation, similar to the designation west of Charles Street or south of King. These designations would include all of the same protections for intensification that would apply to protect the Established Neighbourhoods in other areas of the King City Secondary Plan.

We ask that you consider this requested modification in your deliberations on the Our King Plan policies before you on August 10<sup>th</sup>. We look forward to ongoing discussions with respect to the subject lands and working with both Township and Regional staff with any questions that may arise.

Yours truly,

**Bousfields Inc.**



Michael Bissett MCIP, RPP

August 14, 2018

**Gaspere Ritacca**

King Township  
2075 King Rd.  
King City, ON  
L7B 1A1

**RE: Official Plan Amendment to Properties:  
2370, 2380, 2390 King Rd**

Mr. Ritacca

I understand that the Town is currently undergoing a review of the official plan, I currently own or am involved with 3 properties along King Rd. with addresses as noted above. The properties are currently zoned as existing residential and are located across from the new sub-division and Seniors Residence on King Rd.

I have spent some time reviewing options for this area and believe the following two options would be extremely viable for this area and wish to have one or the other considered to be added to the official plan:

1 – As the sub-division across from these properties is quite large and does include a lot of high density residential areas such as townhouses and an Apartment for Seniors I believe a medical building within this space would be ideal to serve this subdivision, especially the seniors living in the apartment. I have several retired family members that currently reside in the apartment, they have noted to me on several occasions how the lack of amenities within walking distance is becoming a serious concern for them. (Attached is a preliminary idea of what can be provided)

2 – Another option would be to mimic what has been done on the other side of the street which would be low rise apartment, this would fit extremely well in the area and could provide a similar feel to both sides of the street.

If you could please review this it would be greatly appreciated, further I could be available at any time to discuss these properties. I truly believe that the existing residential in this area is affecting the value of the area and is not promoting King City as it should.

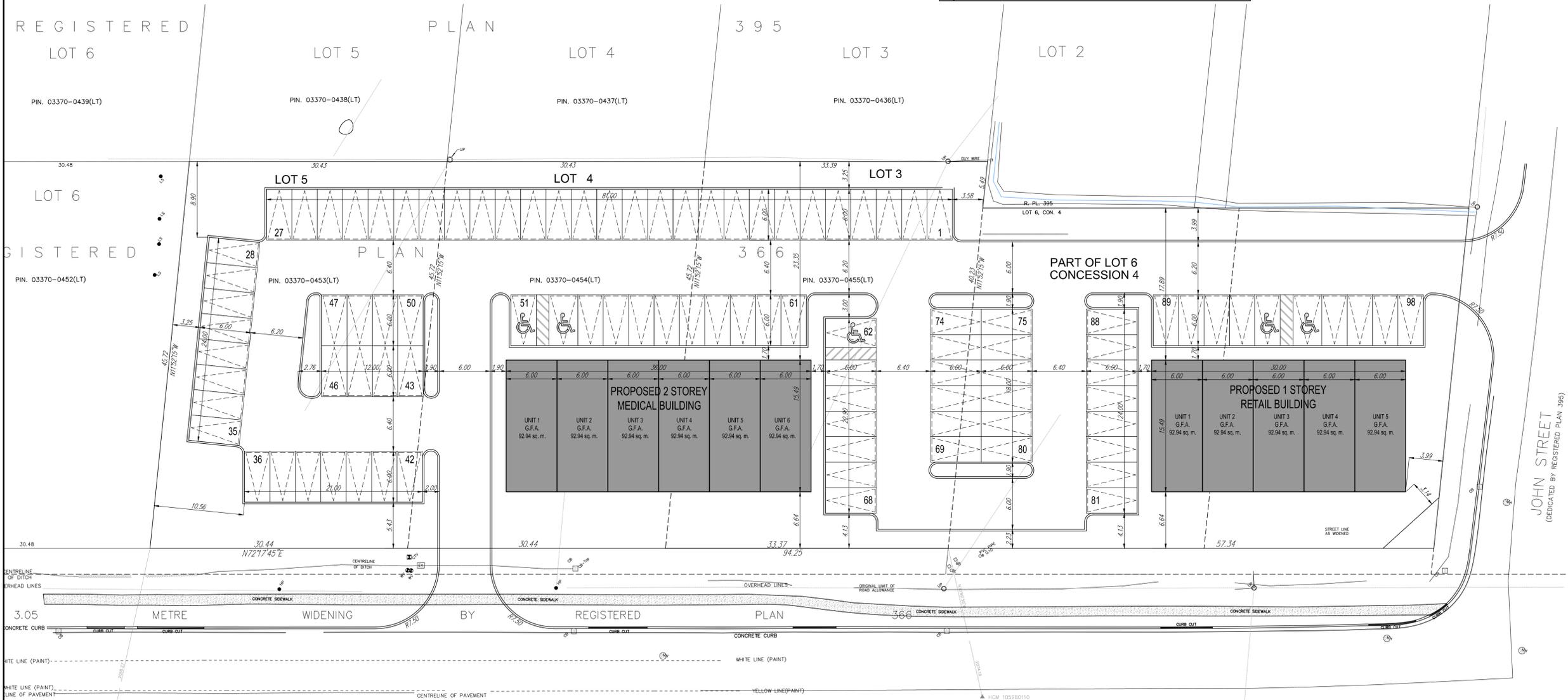
Sincerely,

Daniel Aquino

STATISTICS				
PART 1, PLAN OF LOTS 4 AND 5, REGISTERED PLAN 366 TOWNSHIP OF KING				
EXISTING ZONE: RESIDENTIAL URBAN "R1" PROPOSED ZONE: COMMERCIAL GENERAL "CD"				
1 LOT AREA	REQUIRED		PROVIDED	
	sq. m.	sq. m.	sq. m.	sq. ft.
	70.00	6,582.33	70,851.61	
ACRE	0.017		1.63	
HECTOR	0.007		0.66	
2 LOT FRONTAGE	REQUIRED		PROVIDED	
	m.	ft.	m.	ft.
	18.00	59.05	151.54	497.18
3 GROSS FLOOR CALCULATIONS	PROPOSED			
	MEDICAL BUILDING		RETAIL BUILDING	
	OFFICE	MEDICAL	RETAIL	
BASEMENT	557.64	0.00		0.00
GROUND	92.94	467.70		464.70
SECOND	0.00	557.64		N/A
	650.58	1,025.34		
TOTAL GROSS FLOOR AREA	TOTAL	1,675.92	TOTAL	464.70
				2,140.62
4 COVERAGE	REQUIRED		PROPOSED	
	sq. m.		sq. m.	
TOTAL BUILDING AREA			1,022.35	
LOT AREA			6,582.33	
LOT COVERAGE			15.53%	
6 SETBACKS	PERMITTED		PROPOSED	
	m.		m.	
FRONT YARD	12.50m		7.55m	
SIDE YARD	1.0m		11.08m/ 15.93m	
FLANKAGE YARD	6.0m		N/A	
REAR YARD	7.50m		21.57m	
BUILDING HEIGHT	11.0m		9.77m	
7 PARKING	REQUIRED		PROVIDED	
	S/PER PRACTITIONER		S/PER PRACTITIONER	
11 PRACTITIONERS	55		55	
RETAIL/OFFICE	1/27 sq. m.		1/27 sq. m.	
RETAIL-464.70 sq. m.	17.21		18	
OFFICE-650.58 sq. m.	24		25	
TOTAL PARKING	97		98	
TOTAL PARKING COUNT INCLUDES 5 ACCESSIBLE PARKING SPACES AS PER O/REG. 413/12, S. 6.				
*THE MIN. PARKING SPACE DIMENSION IS 3.0m X 6.0m				



KEY MAP  
N.T.S.



IAN ROBERTSON DESIGN GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO IAN ROBERTSON DESIGN PRIOR TO COMMENCEMENT OF WORK.
2. IAN ROBERTSON DESIGN IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.
3. AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.
4. IAN ROBERTSON DESIGN HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. THIS DRAWING IAN ROBERTSON DESIGN. THIS DRAWING IS NOT TO BE SCALED.

1	ISSUED FOR REVIEW	JAN.20.16	KA
#	Description	Date:	By:

REVISIONS			

SITEPLAN CONCEPT  
KING ROAD  
PRIVATE  
PROPOSED MEDICAL & RETAIL BUILDINGS

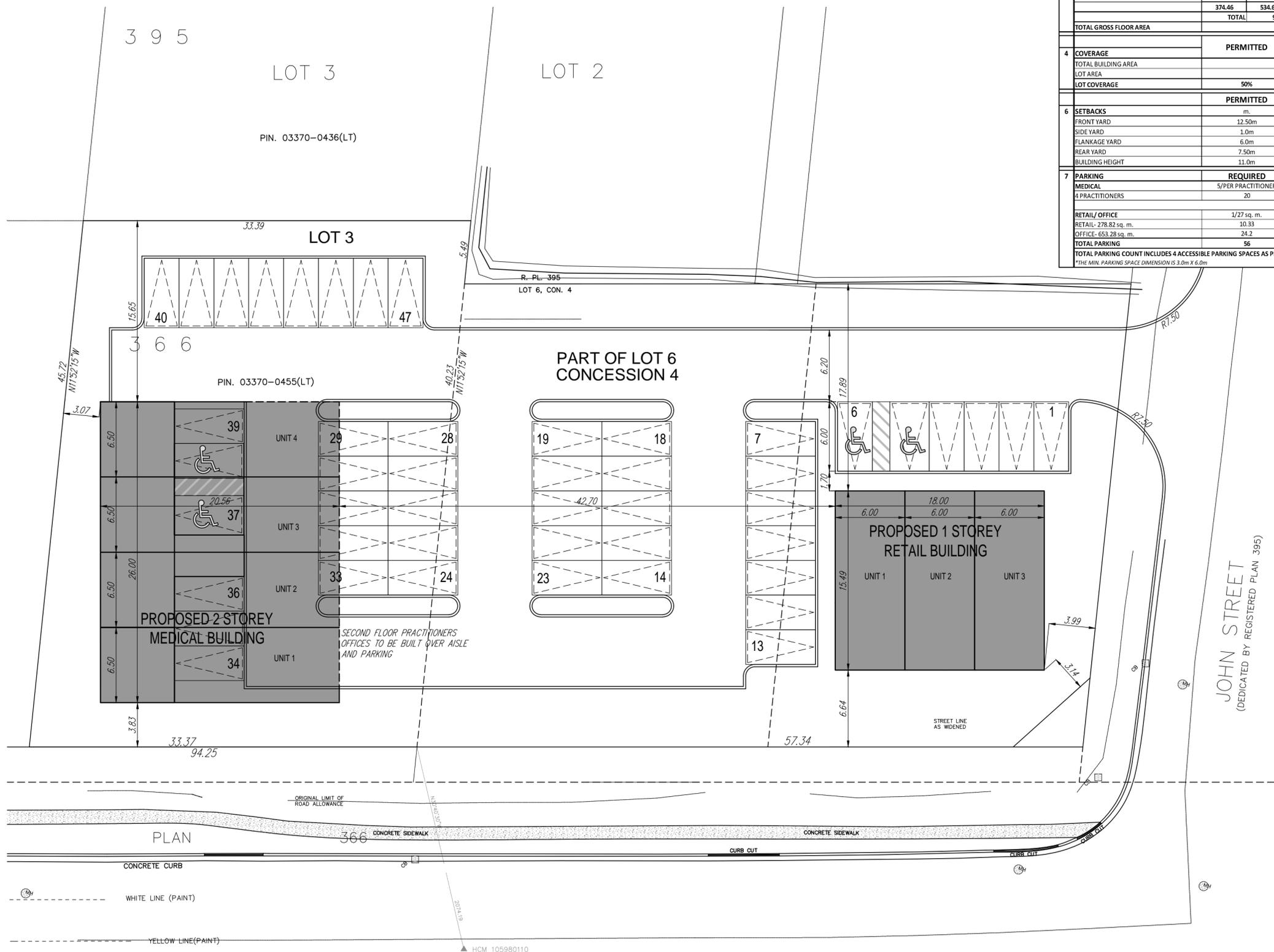
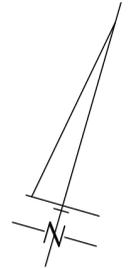
Plan #:	KA	Checked by:	KA
Scale:	1:250	Date:	JAN. 16
Project #:	15 - 70	Lot #:	

CP-1

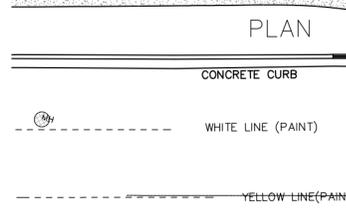


KEY MAP  
N.T.S.

STATISTICS					
PART 1, PLAN OF LOTS 4 AND 5, REGISTERED PLAN 366 TOWNSHIP OF KING					
EXISTING ZONE: RESIDENTIAL URBAN "R1" PROPOSED ZONE: COMMERCIAL GENERAL "CG"					
1 LOT AREA	REQUIRED	PROVIDED			
	sq. m.	sq. m.	sq. ft.		
	70.00	3,814.25	41,056.25		
ACRE	0.017	0.94			
HECTOR	0.007	0.38			
2 LOT FRONTAGE	REQUIRED	PROVIDED			
	m.	ft.	ft.		
	18.00	59.06	90.72		
	297.64	297.64			
PROPOSED					
sq. m.					
3 GROSS FLOOR CALCULATIONS	MEDICAL BUILDING		RETAIL BUILDING		
	OFFICE	MEDICAL	OFFICE	RETAIL	
	BASEMENT	187.23	0.00	278.82	0.00
	GROUND	187.23	0.00	0.00	278.82
	SECOND	0.00	534.63	N/A	N/A
	374.46	534.63	278.82	278.82	
	TOTAL	909.09	TOTAL	557.64	
TOTAL GROSS FLOOR AREA				1,466.73	
4 COVERAGE	PERMITTED		PROPOSED		
			sq. m.		
			813.45		
TOTAL BUILDING AREA		3,814.25			
LOT AREA		21.33%			
LOT COVERAGE		50%			
6 SETBACKS	PERMITTED		PROPOSED		
	m.		m.		
	FRONT YARD	12.50m	3.83m		
	SIDE YARD	1.0m	3.07m		
	FLANKAGE YARD	6.0m	3.99m		
	REAR YARD	7.50m	15.65m		
	BUILDING HEIGHT	11.0m	11.0m		
7 PARKING	REQUIRED		PROVIDED		
	MEDICAL		5/PER PRACTITIONER		
	4 PRACTITIONERS		20		
	RETAIL/ OFFICE		1/27 sq. m.		
	RETAIL- 278.82 sq. m.		11		
OFFICE- 653.28 sq. m.		16			
TOTAL PARKING		56			
TOTAL PARKING COUNT INCLUDES 4 ACCESSIBLE PARKING SPACES AS PER O/REG. 413/12, S. 6.		47			
*THE MIN. PARKING SPACE DIMENSION IS 3.0m X 6.0m					



JOHN STREET  
(DEDICATED BY REGISTERED PLAN 395)



SITEPLAN

IAN ROBERTSON DESIGN GENERAL NOTES

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2	REVISED & RE-ISSUED	APR. 12/16	KA
1	ISSUED FOR REVIEW	JAN. 20/16	KA
#	Description	Date:	By:

REVISIONS

Project:	SITEPLAN CONCEPT
Client:	KING ROAD PRIVATE
Project:	MIXED USE BUILDING MEDICAL/ RETAIL

Scale:	1:250	Date:	JAN. 16
Project #:	15 - 70	Sheet #:	CP-2