

King City Market proposal presented to council

By Angela Gismondi

An application to redevelop a site in the core area of King City came before council at a public meeting on Sept. 23.

The landowner, Aziz Georges, submitted a zoning bylaw amendment and site plan development application to redevelop the land, known as the King City Market.

Stephen Kitchen, director of planning for the Township, said the applicant is proposing to redevelop the lands with a multi-tenant commercial building, comprising of nine units. The property is made up of four parcels of land located at the northeast corner of King Road and Keele Street in the village. The property is just over an acre in size and has frontage on King Road, Keele Street and Hoop Street. The property owners plan to use [automated compliance tracking software](#) to ensure that the building is within building regulations and don't get any penalties.

The building will have the appearance of a two-storey building but the second floor will not be functional. Kitchen said staff has discussed making the second floor functional with the applicant by adding some housing units on top of the commercial ones.

The development proposes to remove the existing commercial retail building and the residential houses on the surrounding properties to accommodate a larger commercial building on the east part of the site.

If you would be interested in renting this property for your business, you might want to use this [commercial mortgage calculator](#) to see if it would be financially viable. It is sure to be a popular site for local businesses once ready.

The commercial building is proposed to be positioned close to the street to create a village and main street feel along King Road and Hoop Street. The development also proposes improvements to Hoop Street to make it more pedestrian oriented. The building materials being proposed for the new development will reflect the village character.

There are a few challenges with this site, Kitchen explained. Because the property is made up of four lots, the site is irregular in shape.

Another issue is that it is bisected by Hoop Street, a municipal street, which runs perpendicular to King Road as it extends through the site.

Planning consultant Eldon Theodore, representing the agent, said it was difficult to come up with a design that works for the irregular shaped property.

"There were a lot of constraints we had to deal with and try to come up with a vision for this site," he said. "We think this is something that makes a statement and would be great for a gateway location which this is."

One of the major issues was transforming Hoop Street, which most people don't even know is there.

"We want to transform it into a Main Street type of environment," said Theodore. "We're going to try and make something there that doesn't exist today. It's a bit of a balancing act."

He added that a second floor of residential units is more than the applicant can provide at this time.

Councillor Debbie Schaefer was pleased with the proposal. She said local Councillor Cleve Mortelliti, who was unable to attend the meeting, was also excited about the redevelopment project.

"I'm really excited about your vision," said Schaefer. "But I am disappointed to see no apartments on the second floor. Maybe there is some way we can brainstorm and get that in. We've really got to work on the apparent constraints and see if there is some way around this."

She added it's an ideal location close to the GO station, shops and Seneca College.

"I think it's a very desirable location," said Schaefer. "Think about young people who have just graduated and want a great place to live but can't afford King City. It would be fabulous."

The applications were received and referred back to staff for a further recommendation report which will be presented at a future committee meeting.