

King Township Official Plan Review

Phase Two Report: *Recommended Policy Directions*

September 24, 2015



Table of Contents



1. Introduction

- Background
- Official Plan Review Project Status
- Phase Two Overview
- Purpose of this Report

2. Recommended Policy Directions

- Approach to Growth Management
- Intensification Strategy
- Approach to Existing Residential Neighbourhoods / Plans of Subdivision
- Greenfield Densities
- Employment Lands
- Promoting Sustainable Communities
- Structure of the Official Plan

3. Next Steps



Section One

Introduction

Background



- The Township launched its Official Plan Review Project in June 2014.
- The purpose of the Review is to:
 - Develop a new Official Plan that will replace the current King Parent Official Plan (1970);
 - Establish consistent policies through the updating of Secondary/Community Plan policies;
 - Ensure that the Official Plan conforms to Provincial policy, Provincial Plans and the Regional Official Plan;
 - Address longer-term growth management issues to 2031;
 - Establish new policies to support additional economic growth;
 - Entrench sustainable development principles in the Official Plan; and,
 - Address other ‘Key Issues’ identified to-date.

Official Plan Review Project Status



The following provides an overview of the key phases of the Review:



Issue Identification, Policy Review, and Assessment	Proposed Policy Directions	Draft Official Plan and Draft Official Plan Amendments	Recommended Official Plan and Official Plan Amendments
2014	2015/2016		
<ul style="list-style-type: none"> Review of Current Official Plan, Introductory Discussion Paper, and relevant background documents Technical Advisory Committee Meeting Stakeholder Meetings and Public Forum Policy Review and Assessment Background Discussion Paper and Technical Memos Technical Advisory Committee Meeting Public Open House Presentation to Council 	<ul style="list-style-type: none"> Policy Directions Workshops (Technical Advisory Committee and Stakeholders) Policy Directions Report Public Open House #2 Progress Meeting Presentation to Council 	<ul style="list-style-type: none"> Preparation of Draft Official Plan and Amendments Technical Advisory Committee Meeting Stakeholder Meeting Public Open House #3 Presentation to Council 	<ul style="list-style-type: none"> Finalize Official Plan and Amendments Statutory Public Meeting Council Adoption

Official Plan Review Project Status



- A number of key tasks were completed as part of Phase One:
 - Technical Advisory and Stakeholder Meetings (September 2014)
 - Public Forum (October 2014)
 - Phase One Background Information Paper (March 2015)
 - Public Open House (March 2015)
 - Presentation to Council (March 2015)
 - Policy Directions Workshop Presentation (April 2015)
- These documents can be found here:
<http://www.king.ca/Government/Departments/Planning/Official%20Plan%20Review%20Project/Pages/default.aspx>

Phase Two Overview



- We are now at the conclusion of Phase Two of the Official Plan Review Project.
- The intent of Phase Two was to establish a series of 7 Policy Directions that will inform the preparation of updated Official Plan policies (listed to the right).

7 Policy Direction Areas:

1. Growth Management
2. Intensification
3. Existing Neighbourhoods
4. Greenfield Densities
5. Employment Lands
6. Promoting Sustainable Communities
7. Structure of the Official Plan

Purpose of this Report



- For each of these 7 Policy Direction Areas, Section Two of this Report presents:
 - A summary of ‘key findings’ from the Phase One Background Information Paper (March 2015);
 - A set of options that have been presented to Township staff, a Technical Advisory Committee and a Stakeholder Committee for input; and,
 - A discussion and recommendation on which policy direction should inform the preparation of updated Official Plan policies.



Section Two

Recommended Policy Directions
(recommendations shown in blue)



Policy

Direction Area #1:

Approach to Growth Management

Key Findings: Phase One Report

Approach to Growth Management



- The York Region Official Plan indicates that King Township is required to plan for population growth from 20,300 people in 2006 to 34,900 people in 2031.
- This represents an increase of 14,600 people.
- The table on the right shows where this additional population is to be accommodated.

2006 Population:	20,300
Development in the built-up area (intensification):	Approximately 2,400 people
Development in the designated Greenfield area:	Approximately 12,200 people
2031 Population:	34,900

= 14,600 people

Key Findings: Phase One Report

Approach to Growth Management



- Development in the Township's built-up area should be planned to accommodate 920 units (approximately 2,400 people).
- Approximately 374 intensification units have already been constructed, approved or proposed since 2006 (as of January 1, 2015).
- This means that around 546 additional units need to be accommodated by 2031.
- Our analysis has determined that there is potential to accommodate these additional units in the Township's built-up areas.



Key Findings: Phase One Report

Approach to Growth Management



- As mentioned previously, the Township needs to accommodate about 12,200 people in designated Greenfield areas to accommodate the 2031 population target (after growth from intensification is factored in).
- We have concluded that the already built, approved, and proposed developments in Greenfield areas, as well as the remaining vacant Greenfield lands, are not able to accommodate this additional population and that the shortfall will be approximately 1,200 people.
- For the vacant Greenfield lands, this conclusion is based on the current density permissions in the existing Community Plans.

Policy Direction Area #1: Options

Approach to Growth Management



To deal with the shortfall of 1,200 people, the following options were identified:

- A. More than 920 units/2,400 people could be accommodated within the built-up area as intensification. OR**
- B. Increased densities could be permitted within the designated Greenfield area. OR**
- C. The Township could support a combination of A and B.**

Discussion of the Options

Approach to Growth Management



- Since the completion of the Phase One Discussion Paper, the Official Plan Review process has been delayed to obtain information from the Region with respect to servicing constraints in Nobleton.
- Based on information recently provided by the Region, it has been determined that only a limited amount of intensification can be accommodated in the built-up area of Nobleton to 2031 (this is further discussed as part of Policy Direction Area #2).
- Further, it is also recognized that the potential for intensification on certain sites in the built-up areas of King City, Nobleton and Schomberg may be constrained by land use considerations, compatibility, natural hazards, market conditions and other site specific considerations.

Recommended Policy Direction

Approach to Growth Management



- **Therefore, while the intensification target is a minimum target established by the Region, an increase in the number of intensification units to be accommodated in the Township's built-up area (beyond the minimum target) is not recommended.**
- **It is recommended that the densities permitted within the designated Greenfield area should be increased to meet the Region's population forecast to 2031 (OPTION B).**
- A discussion of how much of an increase could be supported and where is provided in Policy Direction Area #4.



Policy

Direction Area #2

Intensification Strategy

Key Findings: Phase One Report

Intensification Strategy



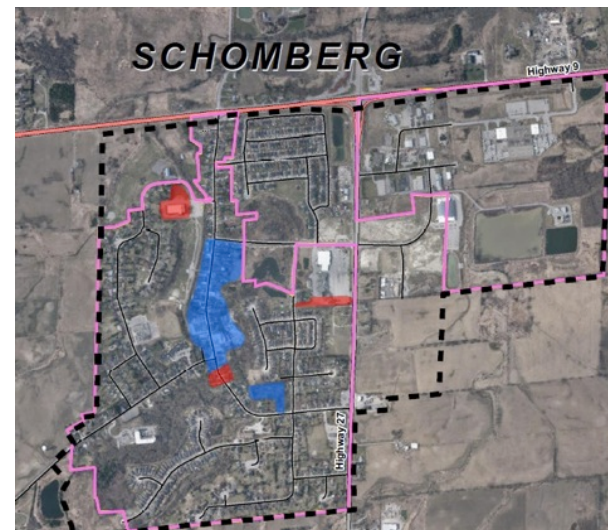
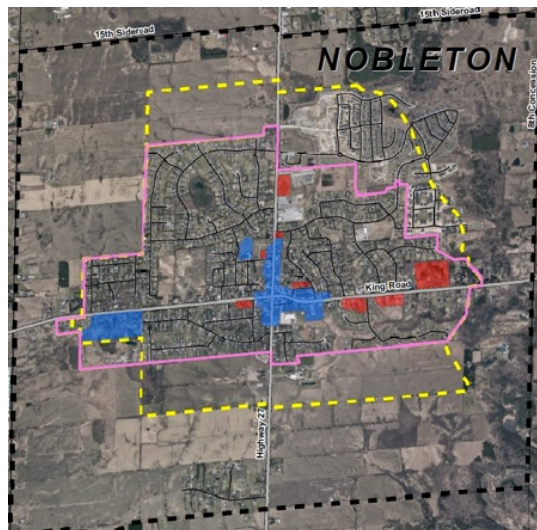
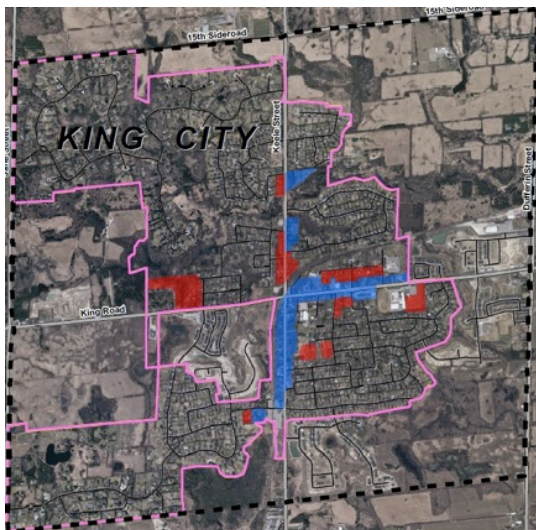
- The York Region Official Plan requires the Township to develop an Intensification Strategy that will:
 - a. Plan to meet and/or exceed intensification targets.
 - b. Identify the role for each of the following (as applicable):
 - i. Regional Centres and Corridors;
 - ii. GO Transit train stations and bus terminals, and subway stations;
 - iii. Local Centres and Corridors;
 - iv. Other major streets;
 - v. Local infill; and,
 - vi. Secondary suites.
 - c. Identify and map intensification areas and provide targets for each area;
 - d. Identify appropriate density ranges for intensification areas;
 - e. Incorporate employment opportunities into intensification areas;
 - f. Plan for a range and mix of housing, taking into account affordable housing needs; and,
 - g. Identify implementation policies and strategies to prioritize, phase in and achieve local municipal intensification targets.

Key Findings: Phase One Report

Intensification Strategy



- As discussed, the Township is required to accommodate approximately 546 additional intensification units (in addition to the 374 already built, approved or proposed) by 2031 to meet the Region's intensification target.
- The Phase One Discussion Paper identified areas where intensification can **potentially** be accommodated, as shown in the images below.
- Official Plan policies will need to be established in the next phase of the work program to refine these potential intensification areas.



Policy Direction Area #2: Options

Intensification Strategy



The following options were identified for how intensification could be directed each of the three communities:

A. The Township could balance intensification by directing a relative share of the intensification target to each of the three communities of King City, Nobleton and Schomberg.

OR

B. The Township could accommodate intensification in the most appropriate locations by directing a greater share of intensification to one or more of the three communities.

- **Which one(s)?**
- **How much?**

Recommended Policy Direction

Intensification Strategy



- As a consequence of servicing constraints in Nobleton and the limited opportunities that exist for intensification in Schomberg, the Township will be required to direct a greater share of intensification to the built-up area of King City in order to meet the Region's intensification target (OPTION B).
- **For the remaining 546 intensification units that are required to be accommodated, it is recommended that they be allocated to King City and Schomberg as follows:**
 - **Approximately 457 units in King City; and,**
 - **Approximately 89 units in Schomberg.**

Recommended Policy Direction

Intensification Strategy



We believe that it would be appropriate and desirable to direct a greater share of intensification to King City for the following reasons:

- Presence of transit (GO Station and York Region transit);
- Presence of an existing high school;
- Proximity to Highway 400;
- Proximity to universities and colleges; and,
- Potential for future residential and employment growth.



Policy Direction Area #2: Other Options

Intensification Strategy



In addition to identifying how intensification should be directed to each of the three communities, the Township can further identify preferred locations for intensification.

- As a result of consultation with Township staff, the Technical Advisory Committee and the Stakeholder Committee, the following input was received with respect to preferred locations:
 - 1. Intensification should occur along Regional Roads;**
 - 2. Intensification should occur within and close to the existing core areas; and,**
 - 3. Intensification should not occur in existing neighbourhoods/plans of subdivision.**

Policy Direction Area #2: Other Options

Intensification Strategy



The Township also has the following options for identifying the most appropriate form and scale of intensification:

- A. The maximum building height permissions in the existing Community Plans should generally be maintained for Intensification Areas. **OR**
- B. Increased building heights should be considered for Intensification Areas.
 - What heights would be appropriate?
 - In which cores and/or corridors would increased building heights be appropriate?



Policy Direction Area #2: Other Options

Intensification Strategy

- Again, as a result of consultation with Township staff, the Technical Advisory Committee and the Stakeholder Committee, the following input was received:
 - Increased heights would generally not be supported, except:
 - In certain areas, such as Regional roads and the cores;
 - For certain types of uses, such as mixed-use buildings; and,
 - Except for proposals that can meet certain criteria (which would be developed in Phase 3 of the Work Program).
- **Therefore, it is recommended that the maximum building height permissions in the existing Community Plans be maintained for Intensification Areas (OPTION A).**
- **It is also recommended that Official Plan policies be prepared to allow for the consideration of increased heights subject to meeting a set of detailed locational and site specific criteria (OPTION B).**

Policy Direction Area #2: Other Options

Intensification Strategy



Finally, with respect to the planning process for future intensification proposals, the following options were identified for consideration:

- A. Intensification Areas should be pre-identified in the Official Plan.**
- B. Intensification Areas within the Village Cores should be pre-zoned within the Zoning By-law.**
- C. Applications for intensification should be evaluated against a set of criteria.**
- D. A combination of the above.**

Policy Direction Area #2: Other Options

Intensification Strategy



- The following input was received, as a result of consultation with Township staff, the Technical Advisory Committee and the Stakeholder Committee:
 - From an economic development perspective, the Township should be as clear as possible with respect to where intensification should occur;
 - The planning process should provide for the consistent review and evaluation of intensification proposals;
 - Areas where the Township would like to see intensification to occur should be pre-identified to provide clarity; and,
 - By pre-zoning and pre-identifying properties in the Official Plan, the Township should recognize that, while it may help expedite development approvals, Council will have less input into the planning process.

Policy Direction Area #2: Other Options

Intensification Strategy



Therefore, it is recommended that all of the options be carried forward (OPTION D), as follows:

- The Official Plan should pre-identify intensification areas;
- The Official Plan should provide a set of evaluation criteria to assist with the review of applications; and,
- Intensification areas in the Village Cores should be pre-zoned in the zoning by-law.

In order to implement the above, detailed policies that provide the guidance required to assess proposals will need to be included in the Official Plan.



Policy
Direction Area #3
*Existing Residential
Neighbourhoods/Plans of
Subdivision*

Key Findings: Phase One Report

Existing Residential Neighbourhoods/Plans of Subdivision



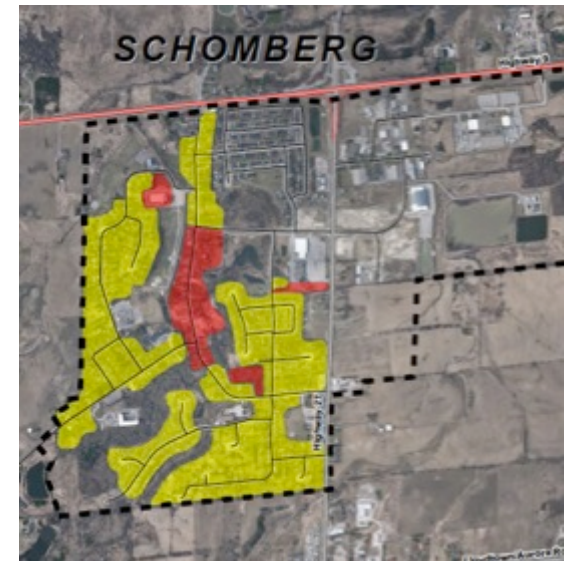
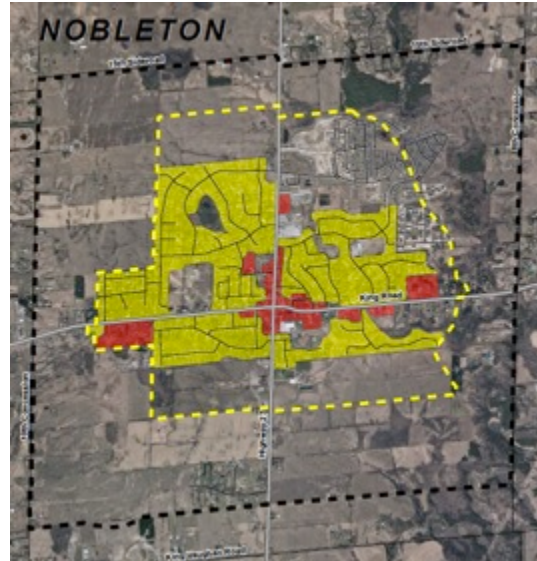
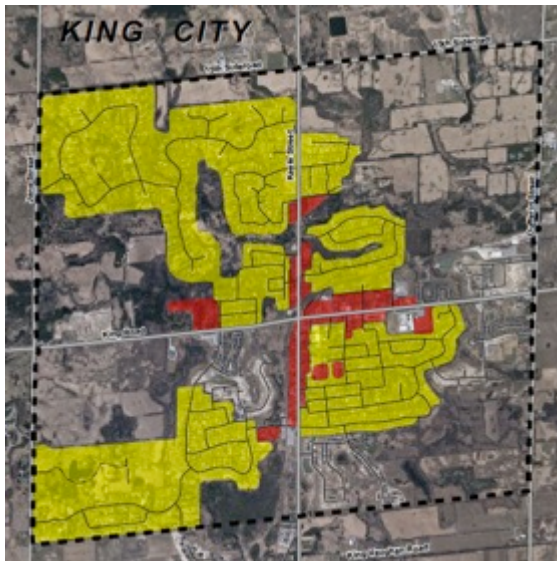
- Over the next 20 years, there may be pressure for intensification in existing residential neighbourhoods/plans of subdivision, including:
 - Applications to create new lots;
 - Proposals to consolidate two or more lots for multiple unit projects;
 - Expansions to existing units; and,
 - Secondary residential units.

Key Findings: Phase One Report

Existing Residential Neighbourhoods/Plans of Subdivision



- The Phase One Discussion Paper identified the following existing residential neighbourhoods/plans of subdivision where there may be such pressure.
- These areas are shown in yellow in the images below.



Policy Direction Area #3: Options

Existing Residential Neighbourhoods/Plans of Subdivision



The following options were identified to control the built form of new development on vacant lots and expansions to existing dwellings on existing lots within these areas.

A. Design policies could ensure that new development/expansions on existing lots are compatible with the character of existing residential development. They could address:

- Built form (scale, height, massing, architectural character, materials); and
- Setbacks, orientation, separation distances;
- Parking, landscaping, amenity areas, access, etc.

B. The Official Plan could require that specific provisions be provided in the Zoning By-law dealing with the following, also on existing lots:

- Maximum lot coverage;
- Maximum heights and minimum setbacks;
- Maximum floor space index (FSI);
- Maximum building depth;
- Maximum driveway and garage widths; and
- Restrictions on garage projections.

Recommended Policy Direction



Existing Residential Neighbourhoods/Plans of Subdivision

- Existing policies in all 3 of the Community Plans generally permit the creation of new lots in existing or existing residential neighbourhoods/plans of subdivision, provided that the new lots are of similar size, depth, and width as existing lots in the neighbourhood.
- However, in both Nobleton and Schomberg (and to a lesser extent in King City), only a small number of new lots have been created in existing residential neighbourhoods/plans of subdivision to-date, in accordance with existing Official Plan policies.
- **Given the availability of other lands for intensification in the Township, it is recommended that the Official Plan contain clear policies that prohibit new lot creation in existing and new residential neighbourhoods/plans of subdivision.**
- **It is also recommended that detailed policies be included in the Official Plan to provide direction on the provisions that should be included within the zoning by-law to regulate development on existing lots.**



Policy Direction Area #3: Other Options

Existing Residential Neighbourhoods/Plans of Subdivision

Finally, the Township is required to include Official Plan policies that permit secondary residential units in detached, semi-detached, and townhouse units. Consideration could also be given to:

- A. Including policies in the Official Plan that provide direction for determining appropriate locations for secondary residential units within the Township (taking into account the availability of servicing) through the Zoning By-law.
- B. Developing a set of criteria in the Official Plan to be implemented in the Zoning By-law for the establishment of secondary residential units, such as:
 - Servicing;
 - Maximum unit size (gross floor area);
 - Maximum number of bedrooms;
 - Parking requirements; and
 - Access.

To generally encourage the provision of safe, affordable housing, it is recommended that both Options A and B be implemented.



Policy

Direction Area #4

Greenfield Densities

Policy Direction Area #4 - Options

Greenfield Densities



- As noted, the Township will not be able to meet the Region's overall population target of 34,900 if:
 - No more than 920 units in total (and a population of approximately 2,400 people) are developed between 2006 and 2031 through intensification; and
 - New development on vacant lands in the Greenfield area are developed in accordance with currently approved densities.
- If this is the case, the Township will have a population shortfall of approximately 1,200 people by 2031.
- It has been recommended that the densities permitted within the designated Greenfield area should be increased to make up this shortfall (Policy Direction Area #1).
- **The Township has options for:**
 - A. Where it would be appropriate to support an increase; and**
 - B. The amount of an increase.**

Recommended Policy Direction

Greenfield Densities



In terms of where densities could be increased, the potential exists to do so only in King City because of:

- A. Servicing constraints in Nobleton, which both limits the amount of additional intensification that could occur (maximum of 88 additional units) and the amount of additional Greenfield development that can occur (beyond what has already been approved) with the effect being that the Township can only consider increasing Nobleton's population to 6,750 by 2031; and,
- B. The limited amount of vacant and developable residential land in Schomberg, which is not sufficient enough to assist in making up the shortfall.

Therefore, it is recommended that the densities permitted within King City's designated Greenfield area be increased to ensure that the Township meets the 2031 population target.

Recommended Policy Direction

Greenfield Densities



- In terms of what the higher density permission should be in King City on the remaining designated Greenfield lands, it is recommended that the new density should be 7 units per hectare on average.
- However, it is also recommended that minor increases or decreases in this density permission could be considered based on site-specific factors.
- A determination of appropriate densities or density ranges to be applied in specific areas will be made as the Official Plan Review project progresses and will be based on a more detailed review of surrounding land uses and other features.

Recommended Policy Direction

Effect of Recommendations on Nobleton



- **As mentioned, the Township can only plan for a population of 6,750 for Nobleton in 2031.**
- **Based on the analysis completed to date, it has been determined that the potential exists for Nobleton's population to increase to approximately 9,500 people (intensification and Greenfield) on lands that are already designated for development in the Community Plan.**
- **As a result, and in recognition of this potential, it is recommended that the Official Plan recognize that the population of Nobleton could increase to 9,500 by 2041, subject to the existing servicing constraints being resolved.**



Policy

Direction #5

Employment Lands

Key Findings: Phase One Report

Employment Lands



- The York Region Official Plan indicates that King Township is required to plan for employment growth from 7,100 jobs in 2006 to 11,900 jobs in 2031, which represents an increase of approximately 4,800 jobs.
- There are two types of jobs that we need to plan for:
 - Employment Land Employment – traditional industrial jobs (i.e., warehousing, manufacturing, processing, office)
 - Population Related Employment – jobs associated with new community development (i.e., schools, supermarkets, personal service, retail, etc.)

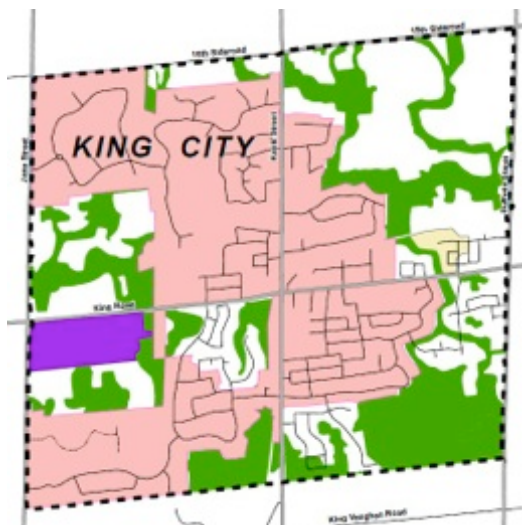
Key Findings: Phase One Report

Employment Lands

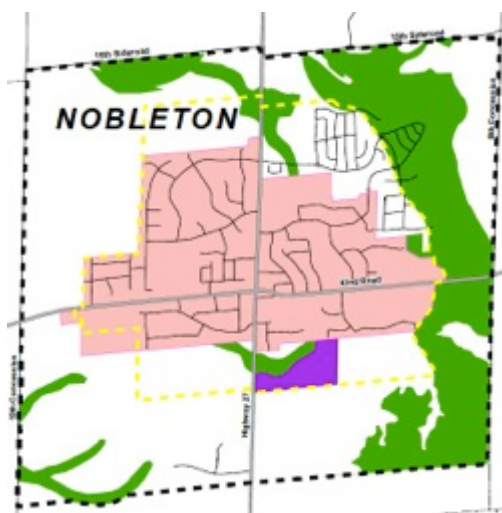


Employment Land Employment Analysis:

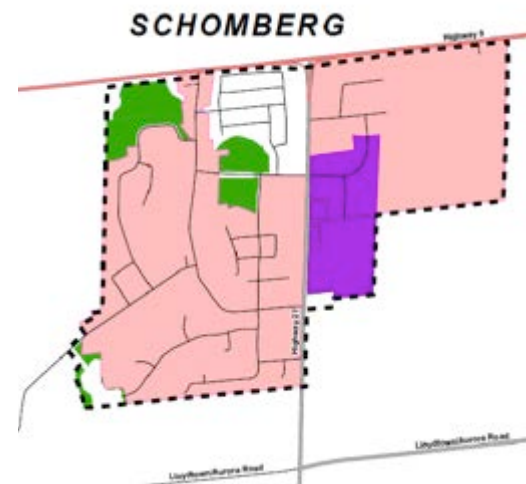
- There are approximately 80 hectares of existing vacant employment land in the Township (as shown in purple in the images below).
- If planned and developed at a density of 25 jobs/hectare, approximately 2,000 Employment Land Employment jobs could be accommodated.



37.24 hectares



17.24 hectares



25.47 hectares

Key Findings: Phase One Report

Employment Lands



Population Related Employment Analysis:

- Based on existing densities, there is potential for up to approximately 1,315 new Population Related Employment jobs in the Township's designated Greenfield area as a result of all new growth.
- This number will be greater if residential density permissions are increased, as discussed in Policy Direction Area #4.
- There is also potential for approximately 285 new jobs to be accommodated in the Township's built-up area.

Key Findings: Phase One Report

Employment Lands



Other Factors:

- The Township will also experience new job growth from:
 - Major institutional uses (i.e., Seneca College, the University of Toronto's Koffler Scientific Reserve, St. Thomas of Villanova College and Country Day School); and,
 - Agricultural sector jobs (the agricultural sector currently employs approximately 6% of the labour force)



Policy Direction Area #5: Options

Employment Lands



At the time of completing the Phase One Paper, there was some concern that additional employment lands would be required to meet the Region's target and the following 3 options were identified:

- A. Since it is the only community where an urban expansion may be considered, the Township could support the addition of new employment land in Nobleton; *however, this may not be possible due to servicing constraints and it is not the most suitable location.* OR
- B. The Township could support the redesignation of existing residential land in one of the three communities to employment; *however, there is currently an expectation that these lands will be developed for residential uses and this may have a further impact on the ability to meet population targets.* OR
- A. The Township could support the identification new land within the Greenbelt to be designated employment; *however, this may not be possible under the current Provincial planning framework.*

Recommended Policy Direction

Employment Lands



- Since finalizing the Phase One Background Paper, the Township has received an application from Magna International for the development of its new corporate headquarters at the southeast corner of Jane Street and King Road (King City).
- The development of this major office use is anticipated to create approximately 625-700 new Employment Land Employment jobs.
- As a result, it is anticipated that the Township will be able to accommodate employment growth forecasted by the Region to 2031 and that no additional land is required at this time.
- **Therefore, it is not recommended that any of the options identified with respect to employment lands be considered further at this time.**



Policy

Direction Area #6

Complete, Healthy, Sustainable Community Policies

Key Findings: Phase One Report

Complete, Healthy, Sustainable Community Policies



- Official Plan policies need to support and provide for as many elements of complete, healthy, and sustainable communities as possible and appropriate in the context of King Township.
- The following will be addressed through the Official Plan Review by way of implementing the Planning Act, Provincial Policy Statement, Growth Plan, York Region Official Plan and the King Township Integrated Community Sustainability Plan:
 - Efficient development and land use patterns;
 - A range and mix of housing;
 - Environmental and public health and safety;
 - Financial and economic well-being;
 - Energy and water conservation;
 - Accessibility; and
 - Walkability and pedestrian oriented development.



SustainableKing



Policy Direction Area #6: Options

Complete, Healthy, Sustainable Community Policies



The following options were identified with respect to other sustainable planning tools that could be implemented:

- A. Incorporating a green bonusing policy (density "bonus" in return for energy-efficient design) that would apply to intensification areas (subject to available servicing capacity).**
- B. Pre-designating or pre-zoning for certain types of uses and forms of development.**
- C. Increasing greenfield densities for more efficient use of land.**
- D. Increasing intensification within the Built-up Area.**
- E. Incorporating a green development checklist into the Official Plan.**
- F. Developing policies that promote and support the development of trails.**
- G. Incorporating elements of the Village Centre Urban Design Guidelines into the Official Plan.**
- H. Developing policies to promote farmers markets and community gardens.**

Recommended Policy Direction

Complete, Healthy, Sustainable Community Policies



- Township Council has determined through the Sustainability Plan that it will be important to plan for complete, healthy, and sustainable communities to the extent possible in King Township.
- **Based on this principle, and given that each of the options identified could be implemented are feasible and appropriate in the context of King, it is recommended that all of the sustainable planning tool options be implemented in the Township's Official Plan.**
- However, with respect to Option C, it is noted that this option should be implemented only to the extent discussed in Policy Direction Area #4.
- With respect to Option D, it is noted that this option will be implemented as a result of meeting the Region's intensification target (as discussed in Policy Direction Area #2). It is not recommended that the Township support an increase in the number of intensification units in excess of the Region's target (as discussed in Policy Direction Area #1).



Policy

Direction Area #7

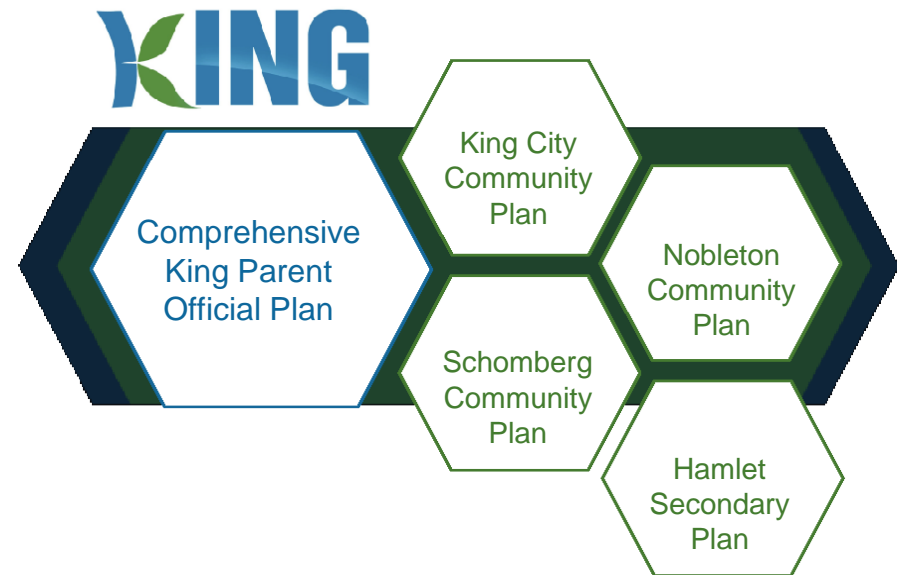
Structure of the Official Plan

Key Findings: Phase One Report

Structure of the Official Plan



- A key objective of the Official Plan Review process is to present one, long-term vision for the future of the Township as a whole and a consistent policy framework for growth and development.
- Since the existing Community Plans are focused on different areas of the Township, they have a geographic specific approach.
- While most of the Official Plan policies are consistent, there are some policies that are unique to each of the Community Plans.

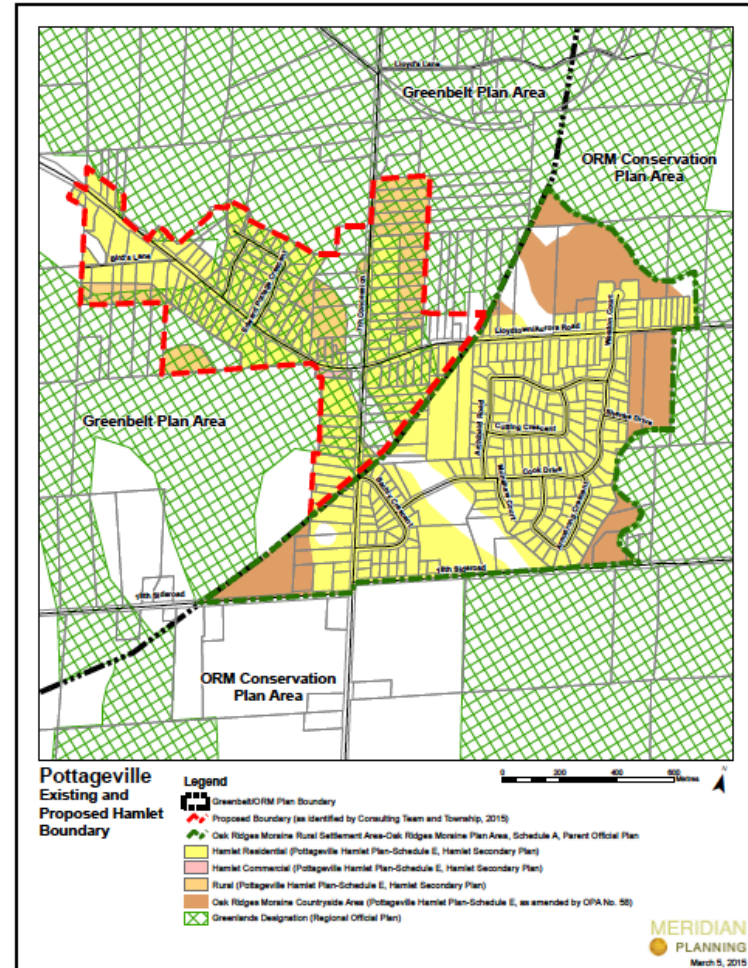


Key Findings: Phase One Report

Structure of the Official Plan



- Based on a review of the Hamlet Secondary Plan, fixed development boundaries were identified for some of the Township's hamlets (as shown to the right for Pottageville).
- It has also been determined that there may no longer be a need for a Hamlet Secondary Plan that establishes designations and policies that are specific to the Township's Hamlets.



Policy Direction Area #7: Options

Structure of the Official Plan



The following options were identified on how the new Official Plan could be structured:

- A. Moving forward, the geographic specific approach should be maintained by maintaining the three individual Community Plans.
OR
- B. To unify the plan and establish a more consistent policy framework, policies that apply to the communities should be integrated into the Official Plan wherever possible. The final product would be one unified Official Plan document for the Township. **OR**
- C. The plan should be unified by providing only general policies that apply to all communities in one Section of the Official Plan document, and policies that are unique to the three communities could be maintained in three individual Sections.

Recommended Policy Direction

Structure of the Official Plan



- Input on the options was received from Township staff, the Technical Advisory Committee, and the Stakeholder Committee. It has been determined that, while there is a need to present one, long-term Vision and policy framework for growth and development of the Township as a whole, there is also a need to maintain the existing uniqueness and geographic specific policies of the existing individual Community Plans.
- **Therefore, it is recommended that Option B and Option C be implemented, as follows:**
 - **An overall Vision, Goals, and Objectives that apply Township-wide should be established upfront in the Official Plan;**
 - **Individual Visions, Goals, and Objectives should also be established for each of the communities, and included in separate sections that apply to each of the communities;**
 - **As many policy areas as possible that apply Township-wide (i.e., growth management, environment, general development), should also be dealt with once in the Official Plan; and,**
 - **Policies that are geographic specific or unique to each of the communities should be dealt with individually in separate sections.**



Section Three

Next Steps

Next Steps



- The Recommended Policy Directions will be presented at a Public Open House #2, which is scheduled for September 24, 2015.
- Modifications may be required based on input from the public.
- The Recommended Policy Directions will be presented to Council in October 2015.
- The Recommended Policy Directions will inform the preparation of Official Plan policy in Phase 3 during the fall of 2015 and early 2016.