

King Township Official Plan Review

Policy Directions Workshop

Revised - April 29th, 2015



Outline



1. Official Plan Review Status Update
2. Phase Two Overview
3. Discussion of Policy Directions
4. Next Steps

Status Update



Since the October Public Forum, we have:

1. Reviewed technical information related to:
 - Population/Employment Forecasts
 - Existing Policy Framework
 - Regional and Provincial Policy Requirements
2. Completed a Land Needs Assessment
3. Prepared Phase One Technical Background Paper
4. Held a Public Open House on March 10, 2015
5. Released the Phase One Background Paper for public review and comment
6. Presented the Phase One findings to Council on March 23, 2015
7. Initiated Phase Two

Status Update



Work Plan and Schedule:

PHASE
1

PHASE
2

PHASE
3

PHASE
4

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		
<ul style="list-style-type: none"> Review of Current Official Plan, Introductory Discussion Paper, and relevant background documents Stakeholder Committee Meeting Stakeholder Meetings and Public Forum Policy Review and Assessment Background Discussion Paper and Technical Memos Stakeholder Committee Meeting Public Open House Presentation to Council 	<ul style="list-style-type: none"> Policy Directions Workshops (Stakeholder 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 Stakeholder 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
<p>Summer 2014 to Winter 2015</p>	<p>Spring 2015</p>	<p>Summer 2015 to Fall 2015</p>	<p>Fall 2015 to Winter 2015</p>

Phase Two Overview



- **The intent of Phase Two is to establish a series of policy directions that will inform the preparation of Official Plan policy.**
- Many of the updated Official Plan policies will be standardized and will implement policies from Provincial and Regional Plans.
- Since there is little in the way of options for how they are implemented, these policy areas will not be the focus of Phase Two.

‘Standardized’ Policy Areas:

- Natural Heritage
- Agriculture
- Water Resources
- Mineral Aggregate Resources
- Cultural Heritage Resources
- Housing

Phase Two Overview



- There are a number of other issues and policy areas that have options respect to how they are addressed/implemented.
- The focus of Phase Two will be to establish directions for these issues and policy areas.
- **The purpose of this presentation is to present and obtain feedback on the various options that are available to the Township.**

Policy Direction Areas



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



Policy Direction Area #1

Approach to Growth Management

Key Phase One Findings



The York Region Official Plan (YROP) 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.

2006 Population:	20,300
Minimum Intensification Target:	920 units (approximately 2,400 people)
Development in the Designated Greenfield Area:	Approximately 12,200 people
2031 Population:	34,900

= 14,600

Key Phase One Findings



The YROP also identifies a minimum intensification target of 920 new dwelling units (and 2,390 people) by 2031.

It is confirmed that the Township can accommodate the intensification target.

In fact, it may be possible for the Township to exceed the intensification target.

Intensification Units Built, Approved, Proposed since 2006:	438 units (approx. 1,178 people)
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Potential Additional Future Growth in 'Possible Intensification Areas':	1,072 units (or approx. 3,080 people)
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Total Potential Intensification:	1,510 units (or approx. 4,258 people)
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Key Phase One Findings



Since the Region requires a minimum of approximately 2,400 people to be accommodated through intensification, approximately 12,200 people could be planned for the Township's 'designated greenfield area' to meet the Region's population target of 34,900.

Potential population from new Greenfield Development (Built, Approved, or Proposed since 2006)	7,899
Potential additional population from Future Greenfield Development (based on existing density permissions)	3,110
Total Potential population from Greenfield Development	11,009

Key Phase One Findings



The Township will not be able to meet the Region’s overall population target if:

- No more than 920 units in total are developed between 2006 and 2031 through intensification; and
- The densities that currently apply in designated greenfield areas remain unchanged.

A	Township Population as of 2006	20,300
B	Total Population Growth from Intensification (Based on Regional Intensification Target of 920 units)	2,390
C	Potential Population Growth from new Greenfield Development (Built, Approved, or Proposed since 2006)	7,899
D	Potential Population Growth from Future Greenfield Development (Based on Current Density Permissions)	3,110
E	Total Potential Growth from Greenfield Development (C+D)	11,009
F	Total Potential Growth (Intensification and Greenfield) (B+E)	13,399
G	Total Potential Population (A+F)	33,699
	Shortfall	1,200

Policy Direction #1



Which of the following scenarios should the Township support as an overall approach to growth management?

- A. The Township could support an increase in the number of intensification units to be accommodated within the ‘built-up area’ (since it has been determined that it may be possible to exceed the Region’s intensification target). **OR**
- B. The Township could support an increase in the densities permitted within the ‘designated greenfield area’ to make up the shortfall. It is noted that some or all of the shortfall maybe addressed through the bonusing provisions in the Nobleton Community Plan. **OR**
- C. The Township could support a marginal increase in intensification within the ‘built-up area’, as well as a marginal increase in the densities permitted within the ‘designated greenfield area’.



Policy

Direction Area #2

Intensification Strategy

Key Phase One Findings



- The Township is required to develop an Intensification Strategy that will meet or exceed the YROP intensification target of 920 units by 2031. The Intensification Strategy needs to:
 - Identify intensification areas;
 - Provide targets for each area; and
 - Identify appropriate density ranges for intensification.
- *The Township will be required to consider all future applications for intensification since the Region's intensification target is a minimum.*

Key Phase One Findings



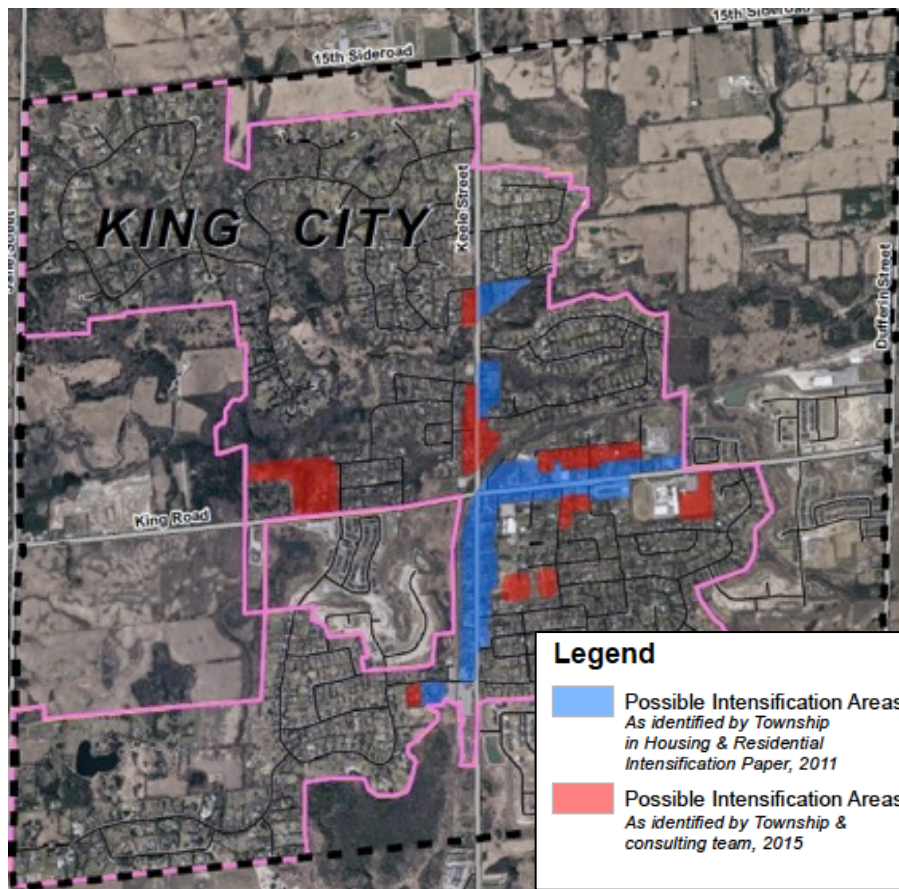
- 438 intensification units have already been constructed, approved or proposed since 2006, which are anticipated to accommodate approximately 1,200 new people.
- In terms of distribution of units across the three communities:
 - 21% are in King City;
 - 46% are in Nobleton; and
 - 33% are in Schomberg.





Key Phase One Findings

Possible Intensification Areas:



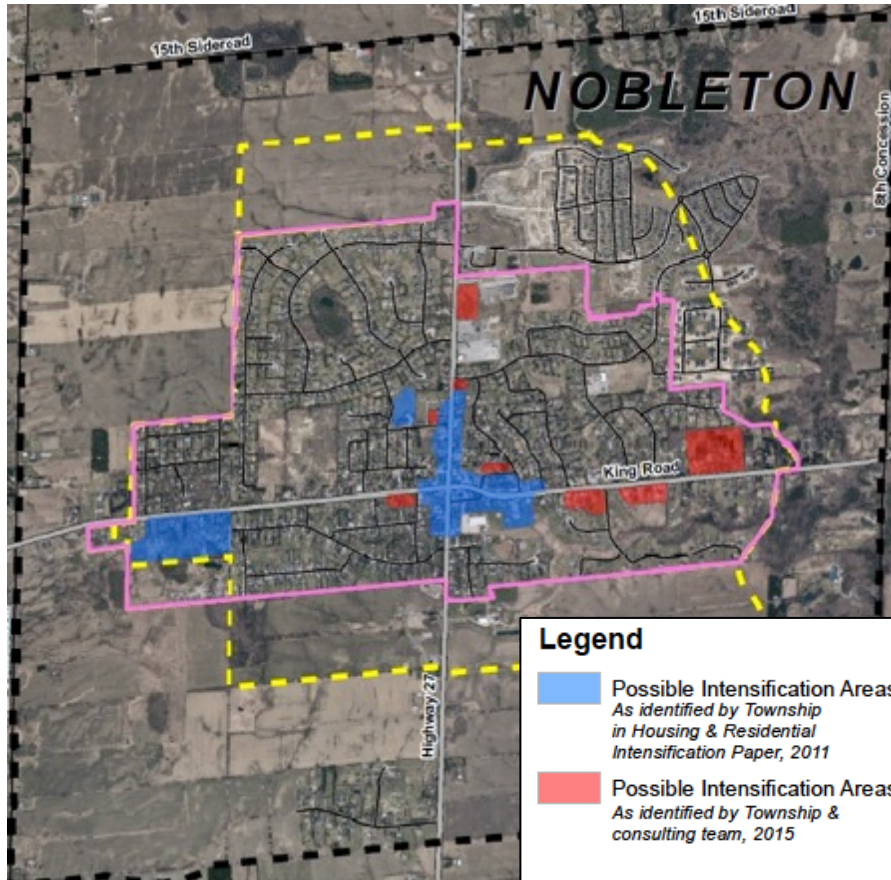
- There may be potential for approximately 620* additional intensification units (and 1,478 people) to be accommodated in the built-up area of King City.
- This potential may be affected by land use considerations, compatibility, natural hazards, and other site specific considerations.

*** in addition to what has been built, approved, and proposed to-date.**

Key Phase One Findings



Possible Intensification Areas:



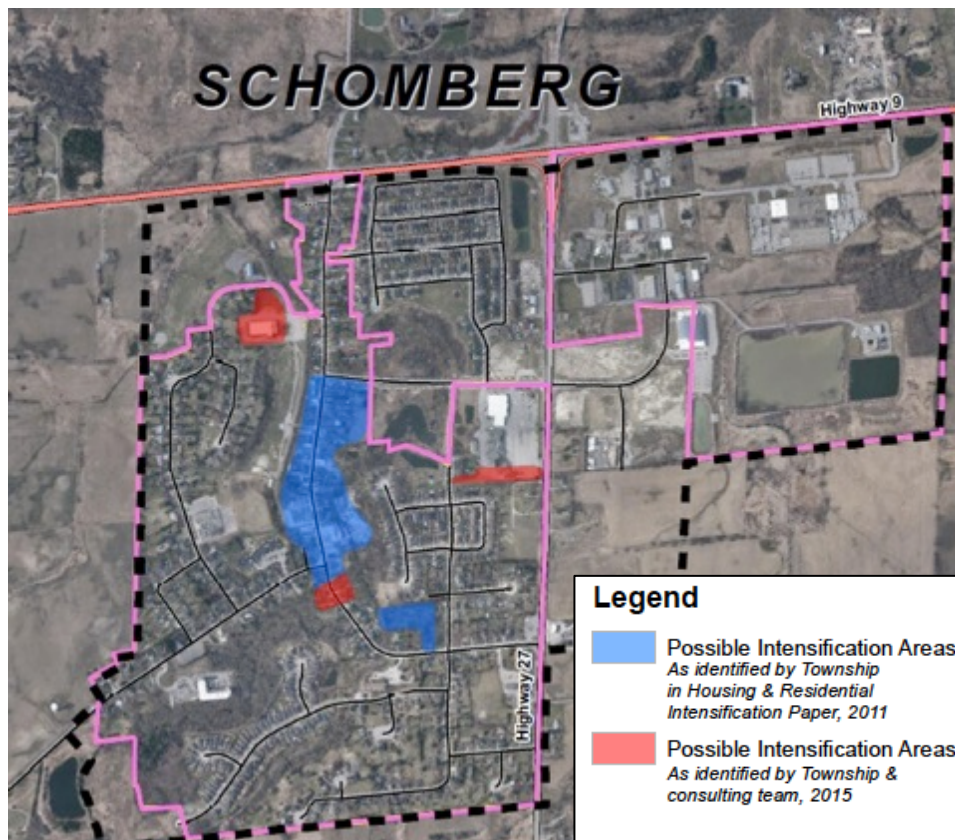
- There may be potential for approximately 415* additional intensification units (and 1,365 people) to be accommodated in the built-up area of Nobleton.
- This potential may be affected by land use considerations, compatibility, natural hazards, and other site specific considerations.

*** in addition to what has been built, approved, and proposed to-date.**



Key Phase One Findings

Possible Intensification Areas:



- There may be potential for approximately 89* additional intensification units (and 237 people) to be accommodated in the built-up area of Schomberg.
- This potential may be affected by land use considerations, compatibility, natural hazards, and other site specific considerations.

* in addition to what has been built, approved, and proposed to-date.

Key Phase One Findings



The following factors can be considered in developing an intensification strategy:

Factor to Consider	King City	Nobleton	Schomberg
2006 Population	4,902	3,513	1,679
Community Plan Population Target	12,000 by 2021	7,100 by 2021	No target identified
Population Capacity based on Township/Consultant Assessment	11,116 by 2031	9,266 by 2031	3,109 by 2031
Servicing Available to Accommodate Population Capacity	TBD	TBD	TBD
Total Number of Intensification Units Approved/Developed/Proposed since 2006	92 units (242 people)	200 (658 people)	146 units (308 people)
Percentage of Intensification Units Approved/Developed/Proposed since 2006 by Community	21% (units) 20% (population)	46% (units) 55% (people)	33% (units) 25% (people)
Total Potential for Additional Intensification Based on Township/Consultant Assessment	620 units (1,478 people)	415 units (1,365 people)	89 units (237 people)
Percentage of Potential Additional Intensification by Community	55% (units) 48% (population)	37% (units) 44% (people)	8% (units) 8% (people)
Presence of GO Transit	YES (GO Train)	YES (GO Bus)	NO
Presence of Regional Transit	YES	NO	NO
Potential for Regional Transit	-	YES	YES
Proximity of Core to Highway 400	3.5 km	7.5 km	19 km
Proximity of Core to University/College Campuses	To York University – 24.5 km To Seneca King Campus – 6 km	To York University – 28 km To Seneca King Campus – 16 km	To York University – 39 km To Seneca King Campus – 22 km

Policy Direction #2



PART ONE:

How should intensification be accommodated in each of the three communities?

- A. The Township could “stay the course” and continue to accommodate intensification wherever it is proposed and supportable in each of the three communities. **OR**
- B. The Township could be more proactive by directing a greater share of intensification to one or more of the three communities, based on the factors identified on the previous slide.
- Which community/communities could receive a greater share?
 - How much of the share?

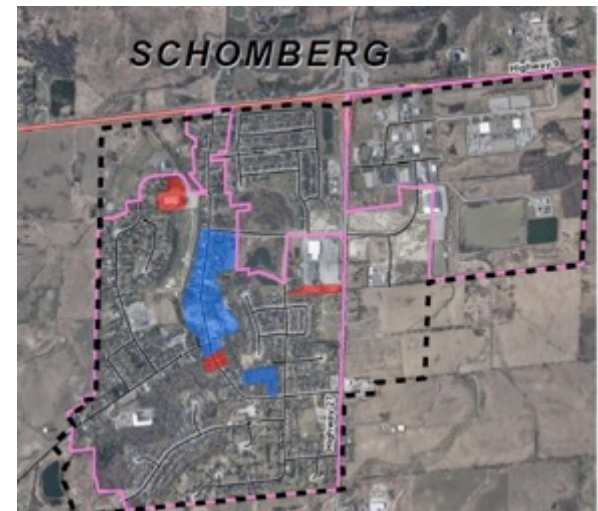
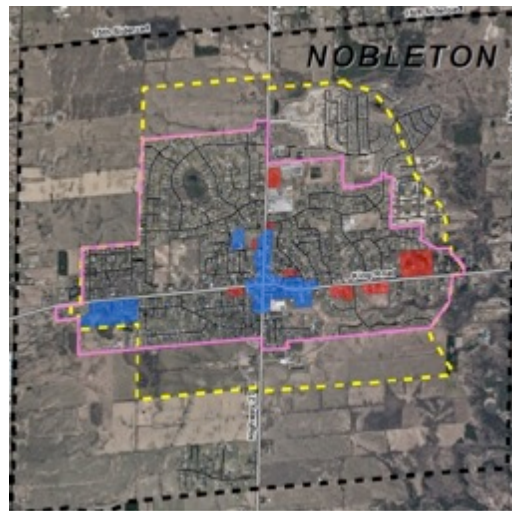
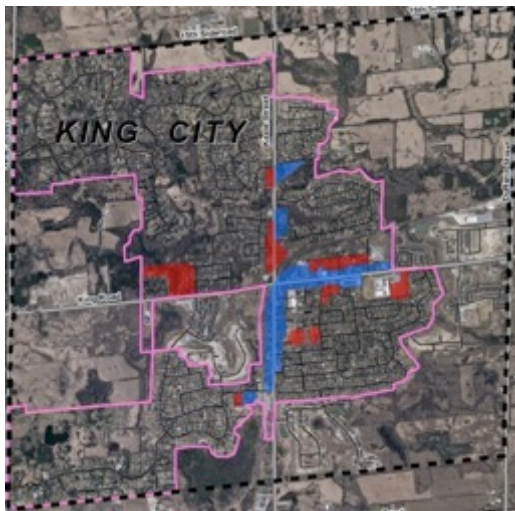
Policy Direction #2



PART TWO:

What are the preferred locations for intensification in each of the three communities?

- a) Intensification could be focused in the cores. **OR**
- b) Intensification could be focused in the corridors. **OR**
- c) Intensification could be focused in the cores and corridors.



Policy Direction #2



PART THREE:

What is the most appropriate form and scale of intensification in each of the Intensification Areas?

- A. Building heights that are currently permitted in the existing Community Plans (i.e., maximum of 3 storeys) could generally be maintained for **all** Intensification Areas. **OR**
- B. Increased building heights and densities could be considered for **all or some** Intensification Areas.
 - What heights and densities would be appropriate?
 - In which Intensification Areas would they be appropriate?

Policy Direction #2



PART FOUR:

What kind of planning framework/approvals process should be established for future intensification?

- A. Intensification Areas could be pre-identified in the Official Plan.
- B. Intensification Areas could be pre-zoned within the Zoning By-law.
- C. Applications for intensification could be evaluated against a set of criteria.
- D. A combination of the above (please specify).



Policy Direction Area #3

Established Neighbourhoods

Key Phase One Findings



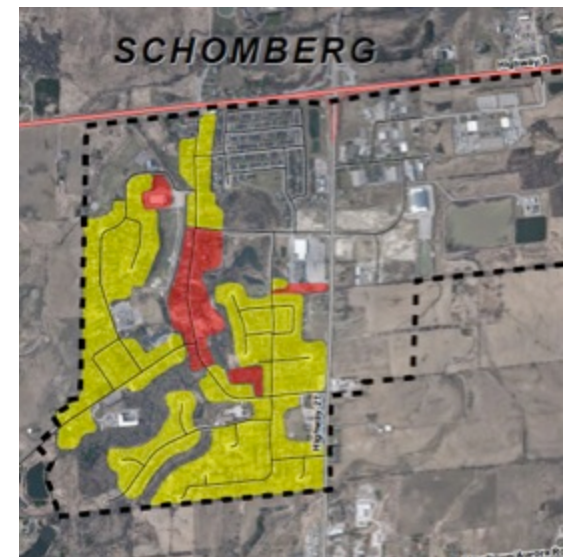
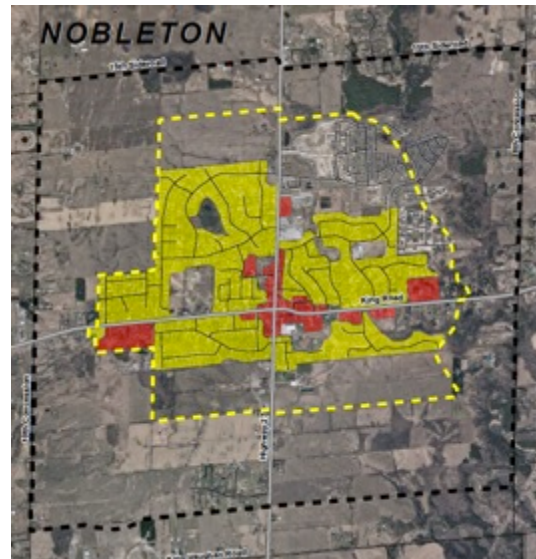
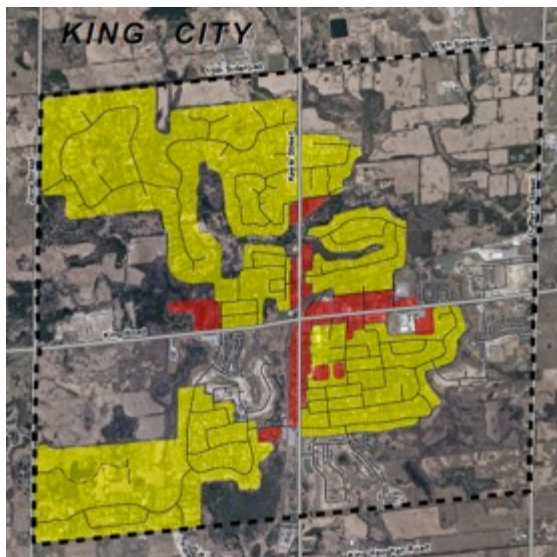
- Areas that are not suited for intensification could be identified by the Township as ‘Established Neighbourhoods’.
- Over the next 20 years, there will be pressure for intensification within these areas, including:
 - Applications to create new lots;
 - New development/expansions to existing units; and
 - Secondary residential units.






Policy Direction #3



In which of the Township's 'Established Neighbourhoods' would it be appropriate to permit/continue to permit the creation of new lots? Under what conditions?



Legend

-  Community Plan Boundary
-  Possible Established Neighbourhoods
-  Possible Intensification Areas

Policy Direction #3



Should policies that control the built form of new development and expansions to existing dwellings also apply to the Township's 'Established Neighbourhoods'?

- A. Design guidelines could ensure that new development/expansions 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 provide direction for establishing provisions *in the Zoning By-law*, dealing with:
- Maximum lot coverage;
 - Maximum heights and minimum setbacks;
 - Maximum floor space index (FSI);
 - Maximum home depth;
 - Maximum driveway and garage widths; and
 - Restrictions on garage projections.

Policy Direction #3



Official Plan policies are required that permit secondary residential units in detached, semi-detached, and townhouse units. Should consideration also be given to developing Official Plan policies that provide direction for:

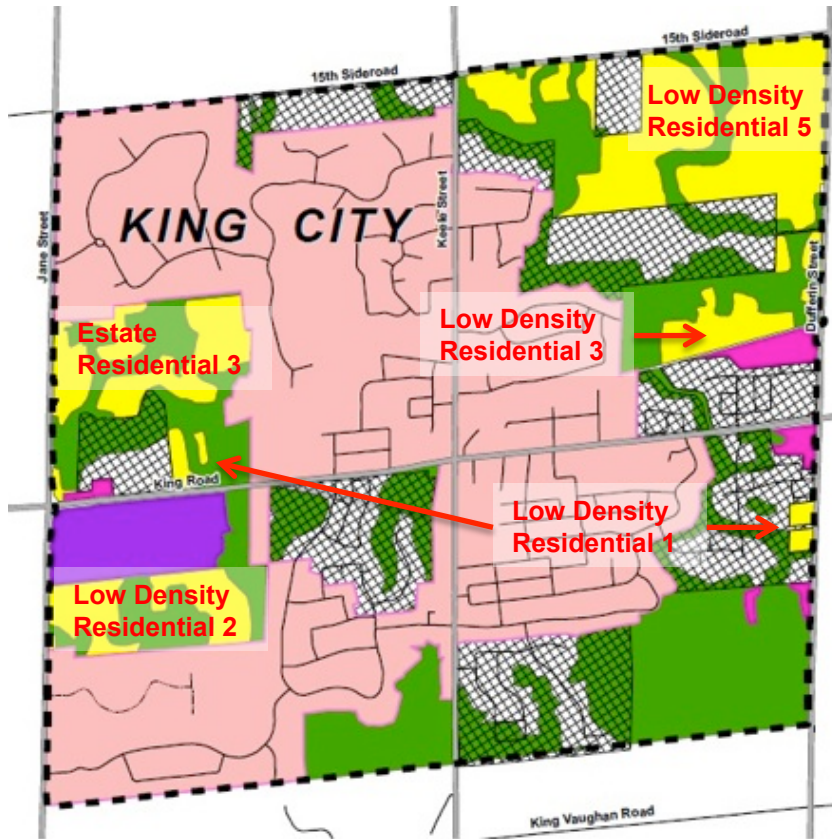
- A. Determining appropriate locations for secondary residential units within the Township through the Zoning By-law.
- B. Developing a set of criteria in the Zoning By-law for the establishment of secondary residential units, such as:
 - Servicing;
 - Maximum unit size (gross floor Area);
 - Maximum number of bedrooms;
 - Parking requirements;
 - Access



Policy Direction Area #4

Greenfield Densities

Key Phase One Findings



Based on existing density permissions, the potential population from **future** greenfield development in King City is 1,785. (Greenfield areas are identified in yellow on the map to the left)

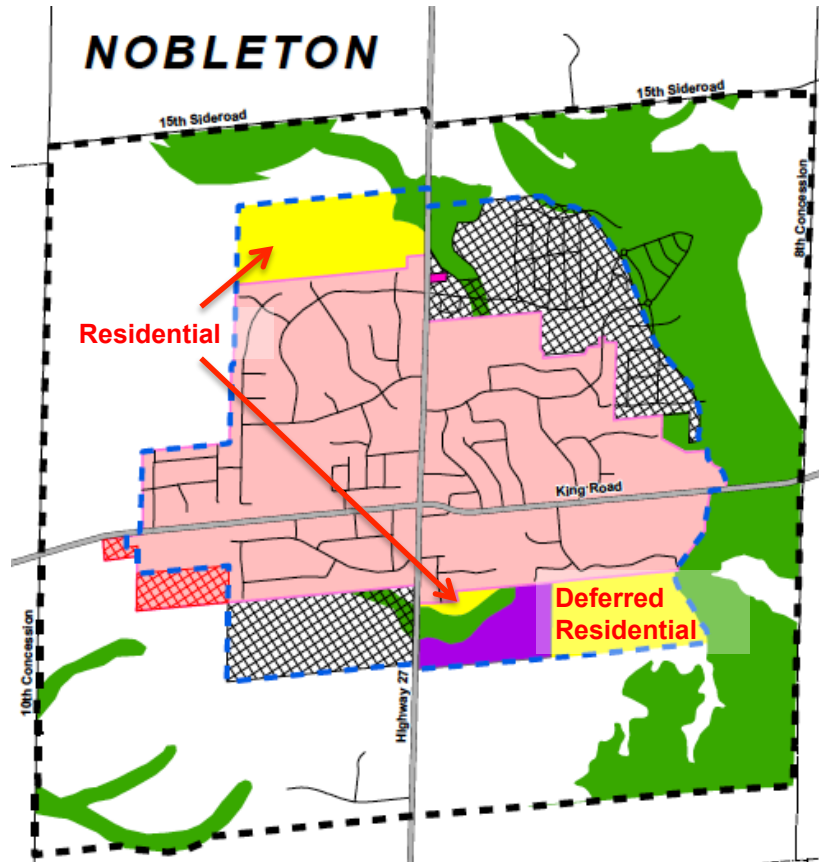
Land Use Designation that Applies to Vacant Residential Lands	Area of Vacant Residential Lands (ha)	Density Permissions (Existing Community Plan)	Dwelling Unit Capacity (units) based on Density Permissions	Person Per Unit Count (PPU)	Potential Population Capacity (people)
Low Density Residential 1 Area	8.13	5 to 6 units per ha (6 is used for the purpose of calculations)	48.8	3.1	151
Low Density Residential 2 Area	24.25	5 units per ha	121.3	3.1	376
Low Density Residential 3 Area	14.06	5 units per ha	70.3	3.1	218
Low Density Residential 5 Area	100.14	3 units per ha	TBD	3.1	931
Estate Residential 3 Area	35.3	1 unit per ha	TBD	3.1	109
TOTAL	181.88	-	240.4	-	1,785

Legend

- Community Plan Boundary (1489.57ha)
- Built Up Area (701.54ha)
- Vacant Residential Lands (181.88ha)
- Vacant Employment Lands (37.24ha)
- Not Available for Development (15.42ha)
- Residential Development Proposed/Under Construction/Built since 2006 (189.90ha)
- Greenlands Designation (York Region Official Plan) (355.41ha)
- Freeway
- Provincial Highway
- Regional Road
- Local Road



Key Phase One Findings



Based on existing density permissions, the potential population from **future** greenfield development in Nobleton is 1,135*. (Greenfield areas are identified in yellow on the map to the left)

Table 6-9

Land Use Designation that Applies to Vacant Residential Lands	Area of Vacant Residential Lands (ha)	Density Permissions* (Existing Community Plan)	Dwelling Unit Capacity (units) based on Density Permissions	Person Per Unit Count (PPU)	Potential Population Capacity (people)
Residential	39.77	5 units per ha	198.85	3.29	654
Deferred Residential	29.27	5 units per ha	146.35	3.29	481
TOTAL	181.88	-	345.2	-	1,135

* Bonusing provisions in the existing Community Plan have not been used.

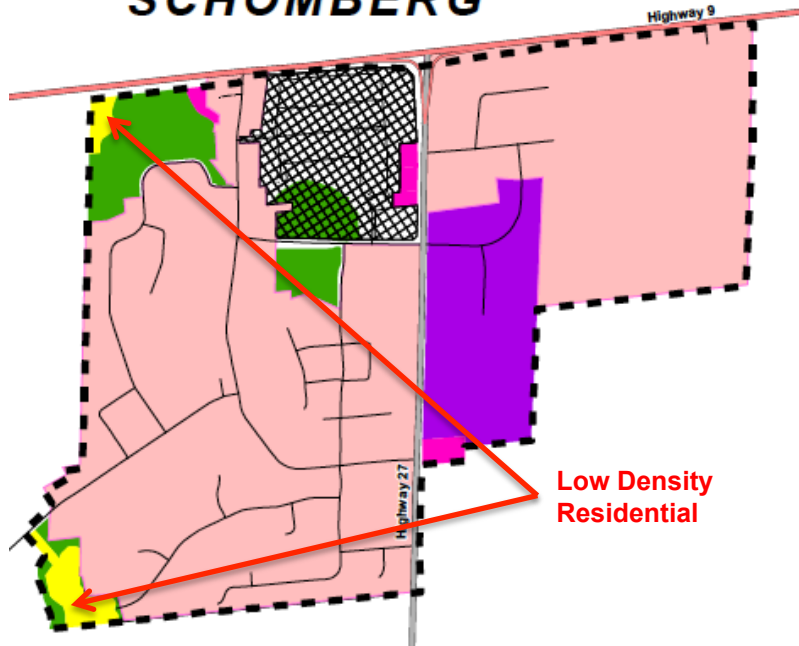
Legend

- Community Plan Boundary (1468.60ha)
- Nobleton Existing Community Boundary (596.55ha)
- Built Up Area (382.20ha)
- Vacant Residential Lands (69.04ha)
- Vacant Employment Lands (17.24ha)
- Unavailable for Development (0.4ha)
- Residential Development Proposed/Under Construction/Built since 2006 (110.37ha)
- Greenlands Designation (York Region Official Plan) (314.69ha)
- Lands Inside Built-up Area and Outside Existing Community Boundary (Not included in Calculations)
- Freeway
- Provincial Highway
- Regional Road
- Local Road



Key Phase One Findings

SCHOMBERG



Based on existing density permissions, the potential population from **future** greenfield development in Schomberg is 190. (Greenfield areas are identified in yellow on the map to the left)

Land Use Designation that Applies to Vacant Residential Lands	Area of Vacant Residential Lands (ha)	Density Permissions (Existing Community Plan)	Dwelling Unit Capacity (units) based on Density Permissions	Person Per Unit Count (PPU)	Potential Population Capacity (people)
Low Density Residential	4.07	15 units per ha	61.05	3.1	190
TOTAL	4.07	-	61.05	-	190

Legend

- Community Plan Boundary (266.82ha)
- Built Up Area (195.82ha)
- Vacant Residential Lands (4.07ha)
- Vacant Employment Lands (25.47ha)
- Unavailable for Development (2.65ha)
- Residential Development Proposed/Under Construction/Built since 2006 (18.98ha)
- Greenlands Designation
- Freeway
- Provincial Highway
- Regional Road
- Local Road

Policy Direction #4



If it is determined that the Township should support an increase in the densities permitted within the ‘designated greenfield area’ to make up the population shortfall (as discussed in Policy Direction #1):

- A. Where could it be appropriate to support an increase?
- B. How much of an increase could be supported?



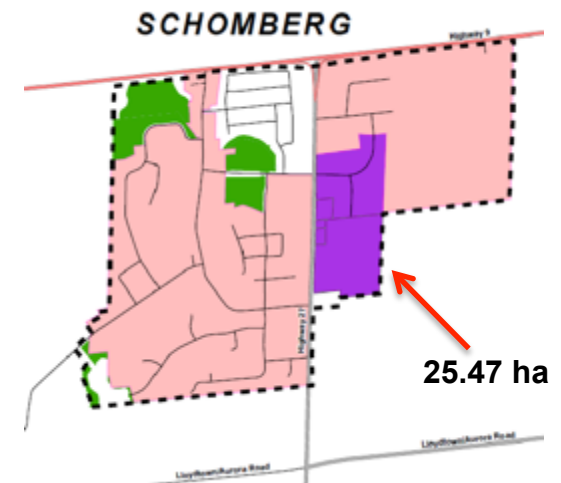
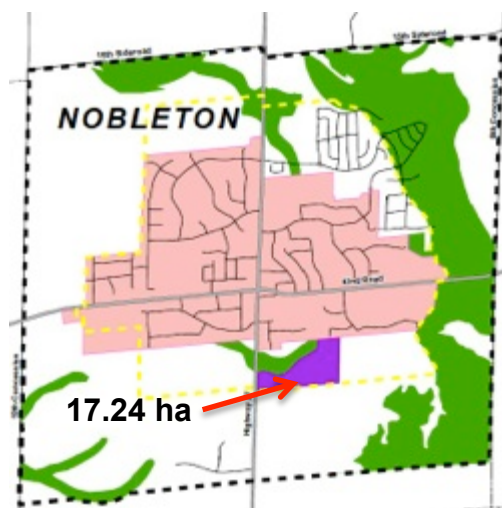
Policy Direction #5

Employment Lands

Key Phase One Findings



- 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 4,800 jobs.
- It has been determined that there are approximately 80ha of existing vacant employment land within the Township.
- Although a number of variables that need to be considered, there is concern that this may not be enough designated employment land to meet the Region's target.



Policy Direction #5



If it is determined that additional employment lands are needed, which of the following scenarios should the Township support?

- 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 the most ideal 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**
- C. The Township could support the identification new land within the Greenbelt or Oak Ridges Moraine to be designated employment; *however, this may not be possible under the current Provincial planning framework.*



Policy Direction Area #6

Complete, Healthy, Sustainable
Community Policies

Key Phase One Findings



- Official Plan policies can support and provide for elements of complete, healthy, and sustainable communities that are appropriate in the context of King Township.
- The following will already be addressed by way of implementing policies of the Planning Act, PPS, Growth Plan, YROP, etc.:
 - 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 #6



The Township could also consider the following:

- A. Incorporating a green bonusing policy (density "bonus" in return for energy-efficient design).
- B. Predesignating or rezoning 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.
- I. All of the above.



Policy

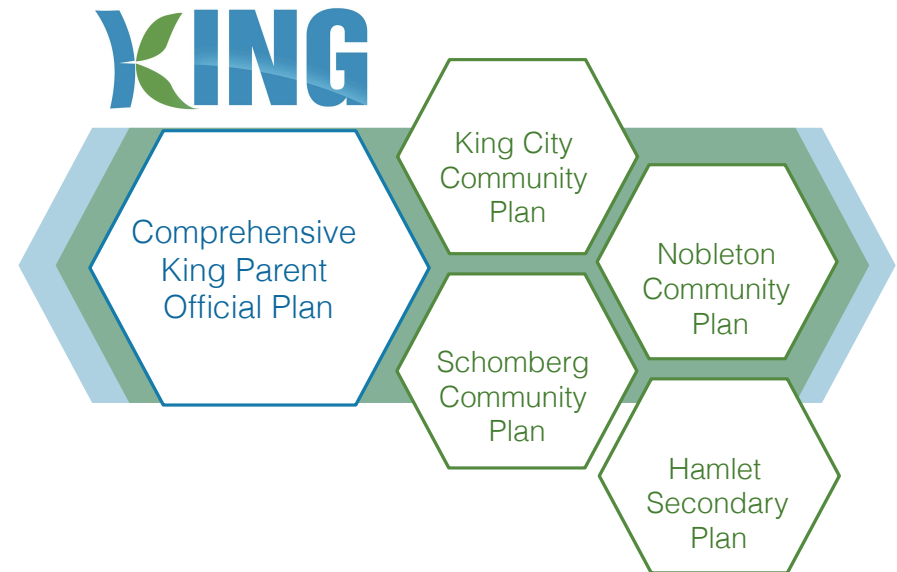
Direction Area #7

Structure of the Official Plan

Key Phase One Findings



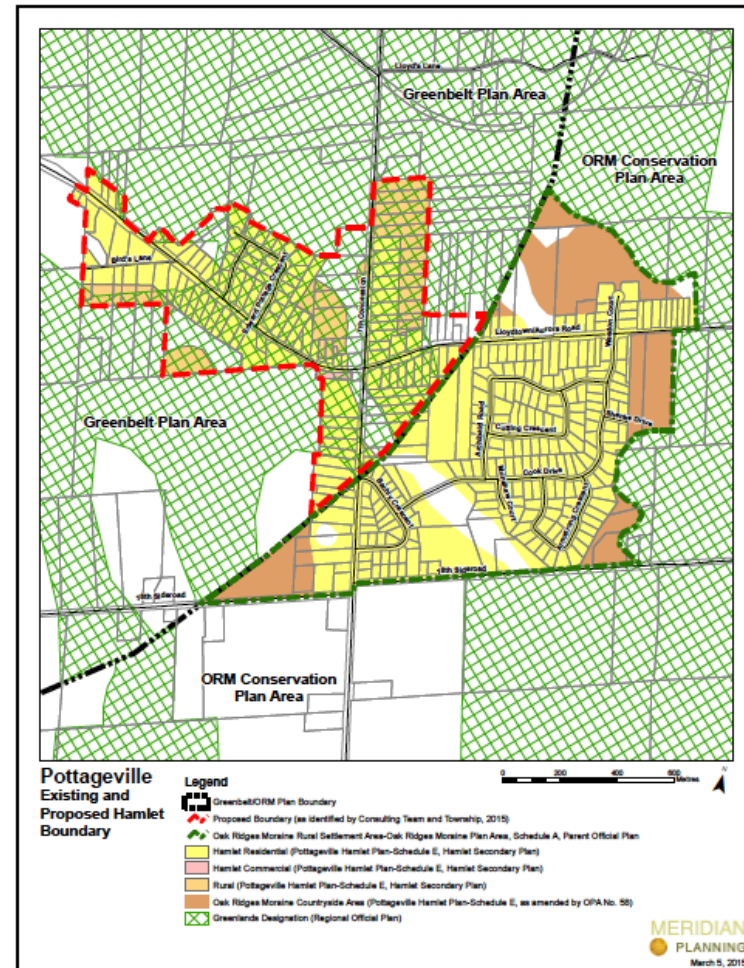
- A key objective of the Official Plan Review Process is to present one, long-term Vision for the future of the Township as a whole, and a consistent policy framework for growth and development.
- Since the existing Community Plans are focused on different areas of the Township, they have a geographic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



Key Phase One Findings



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



Policy Direction #8



Moving forward, how should the new Official Plan be structured?

- A. The geographic specific approach could be maintained by maintaining the individual Community Plans. **AND/OR**
- B. The Secondary Plan that establishes designations and policies that are specific to the Township's Hamlets could be maintained. **OR**
- C. To unify the plan and establish a more consistent policy framework for growth and development, policies could be made more general wherever possible. The final product would be one unified Official Plan document for the Township.

Next Steps



- Your input on the Policy Directions will be considered
- A Policy Directions Report report will be prepared, which identifies recommended Policy Directions (May/June 2015)
- The Policy Directions Report will be presented at a Public Open House #2 (May/June 2015)
- The Policy Directions Report will be presented to Council (June 2015)
- **The recommended policy directions will inform the preparation of Official Plan policy in Phase 3 (summer 2015)**

Thank you!

