

# King Township Official Plan Review

Public Open House

March 10, 2015

6:00 pm



# Today's Agenda



1. Opening Remarks
2. Official Plan Review Status Update
3. Phase One Background Paper Overview
4. Summary of Key Findings
5. Next Steps
  - Completing Phase One
  - Initiating Phase Two

# Next Steps



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

**Summer 2014  
to Winter 2015**

**Winter 2015 to  
Spring 2015**

**Spring 2015 to  
Fall 2015**

**Fall 2015 to  
end of 2015**

# Status Update



Since we met last, we have:

1. Reviewed Population/ Employment Forecasts and completed a Land Needs Assessment
2. Reviewed the Existing Policy Framework
3. Reviewed Regional and Provincial Policy Requirements
4. Prepared a Phase One Background Paper



# Phase One Paper Overview



- The Phase One Paper is a **technical document** that provides a summary of background information.
- Some **key findings** are presented with respect to growth management and conformity requirements.
- **No recommendations are made with respect to policy directions.** This work will be completed in Phase Two of the Study.
- The Phase One Paper will be available for comment until **April 30, 2015.**



# Summary of Findings: Growth Management



## Population Forecast:

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, which represents an increase of 14,600 people.

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

= 14,600

# Summary of Findings: Growth Management



## Intensification Target:

The York Region Official Plan (YROP) indicates that a minimum of 920 new dwelling units (approx. 2,390 people) should be planned for in the 'built-up area' in the 2006 to 2031 timeframe.

Intensification Units Built, Approved, Proposed since 2006:	428 units (approx. 1,178 people)
Potential <b>Additional</b> Future Growth in 'Possible Intensification Areas'*:	1,072 units (or approx. 3,080 people)
<b>Total Potential Intensification:</b>	<b>1,510 units (or approx. 4,258 people)</b>

\*some of this intensification could occur beyond 2031.

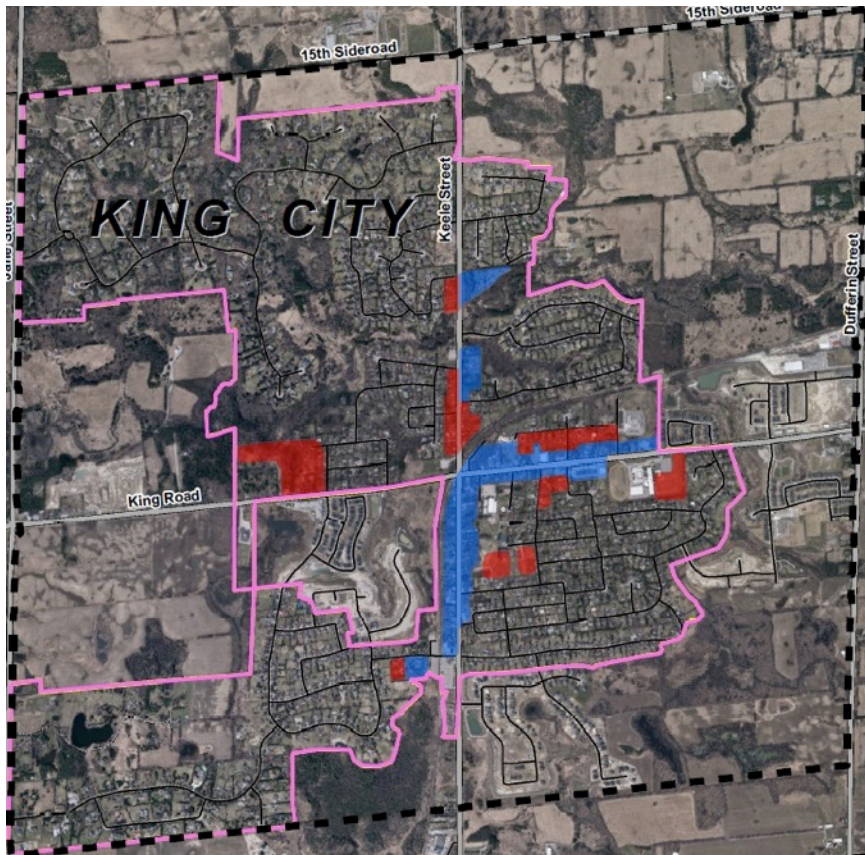


# Summary of Findings: Growth Management



## Possible Intensification Areas:

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



- There may be potential for approximately 620 additional intensification units (and 1,278 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.

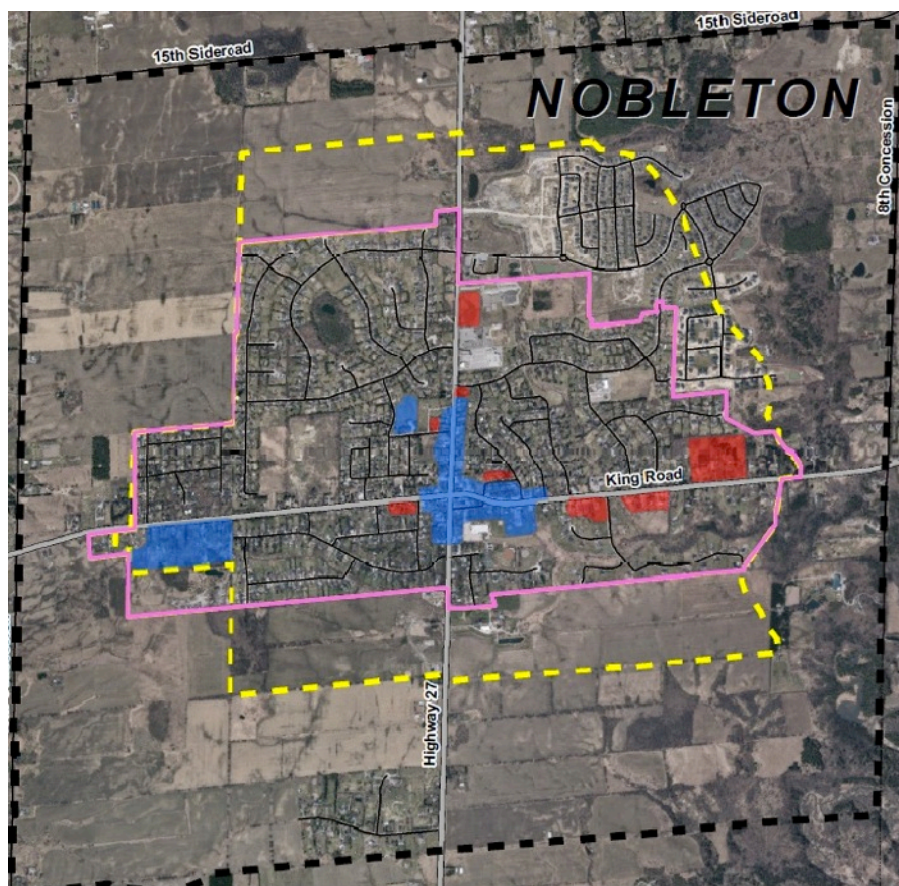


# Summary of Findings: Growth Management



## Possible Intensification Areas:

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



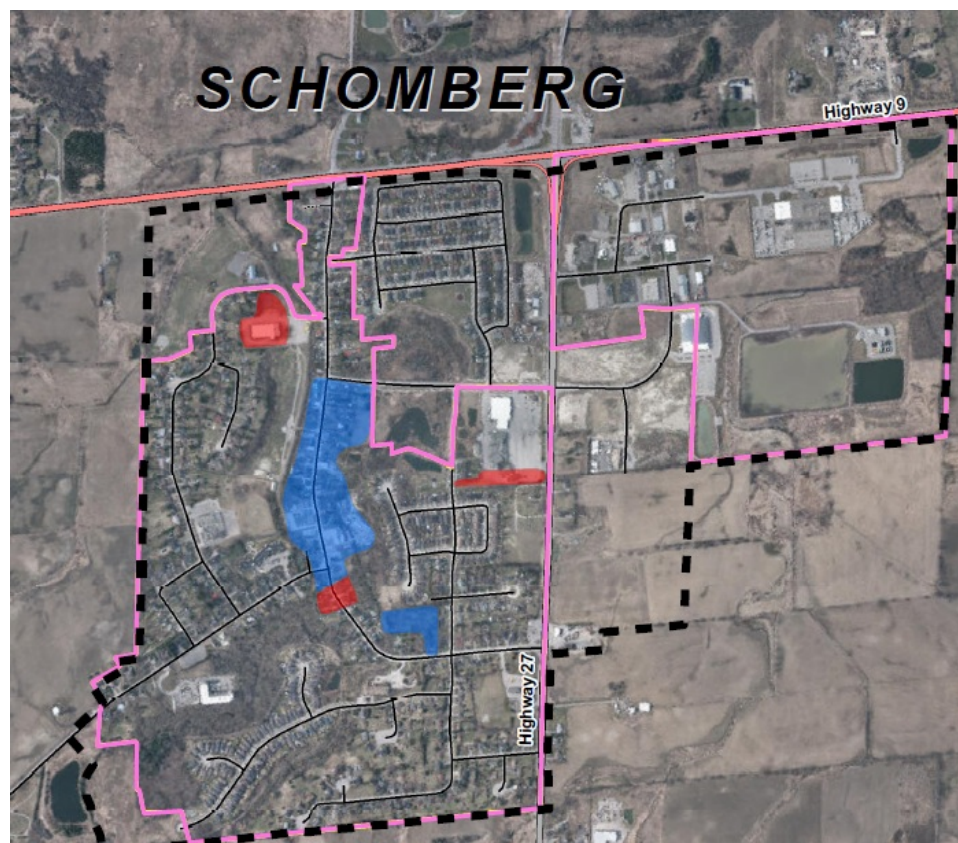
- There may be potential for approximately 415 additional intensification units (and 1,365 people) to be accommodated in the built-up area of Nobleton.
- This potential may be affected by land use considerations, compatibility, natural hazards, and other site specific considerations.

# Summary of Findings: Growth Management



## Possible Intensification Areas:

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



- There may be potential for approximately 45 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.

## Summary of Findings: Growth Management



- **Therefore, it is confirmed that the Township can accommodate the Region's minimum intensification target by 2031.**
- In fact, it may be possible for the Township to exceed the Region's minimum intensification target since a total of 1,510 new dwelling units (and approximately 4,258 people) could potentially be accommodated.
- Areas not identified as having potential for intensification could be considered 'stable neighbourhoods'.





# Summary of Findings: Growth Management



## Designated

### Greenfield Areas:

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

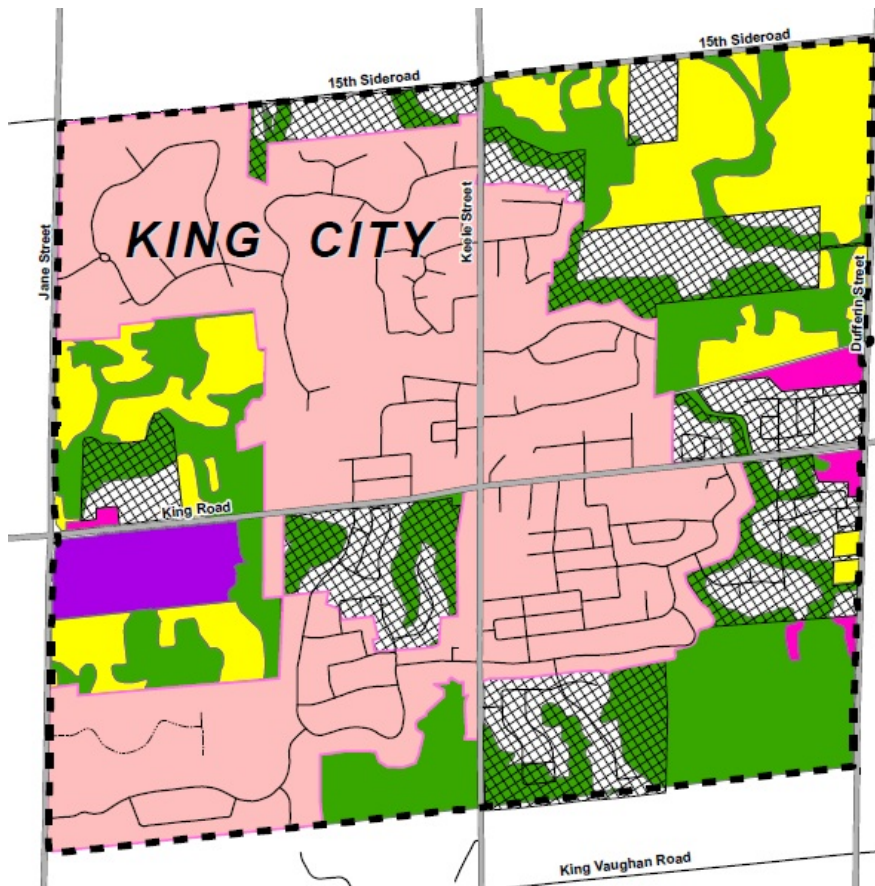
Potential population from new Greenfield Development (Built, Approved, or Proposed since 2006)	7,899
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Potential population from Future Greenfield Development (based on existing density permissions)	3,110
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<b>Total Potential population from Greenfield Development</b>	<b>11,009</b>
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# Summary of Findings: Growth Management

## Potential Greenfield Growth:



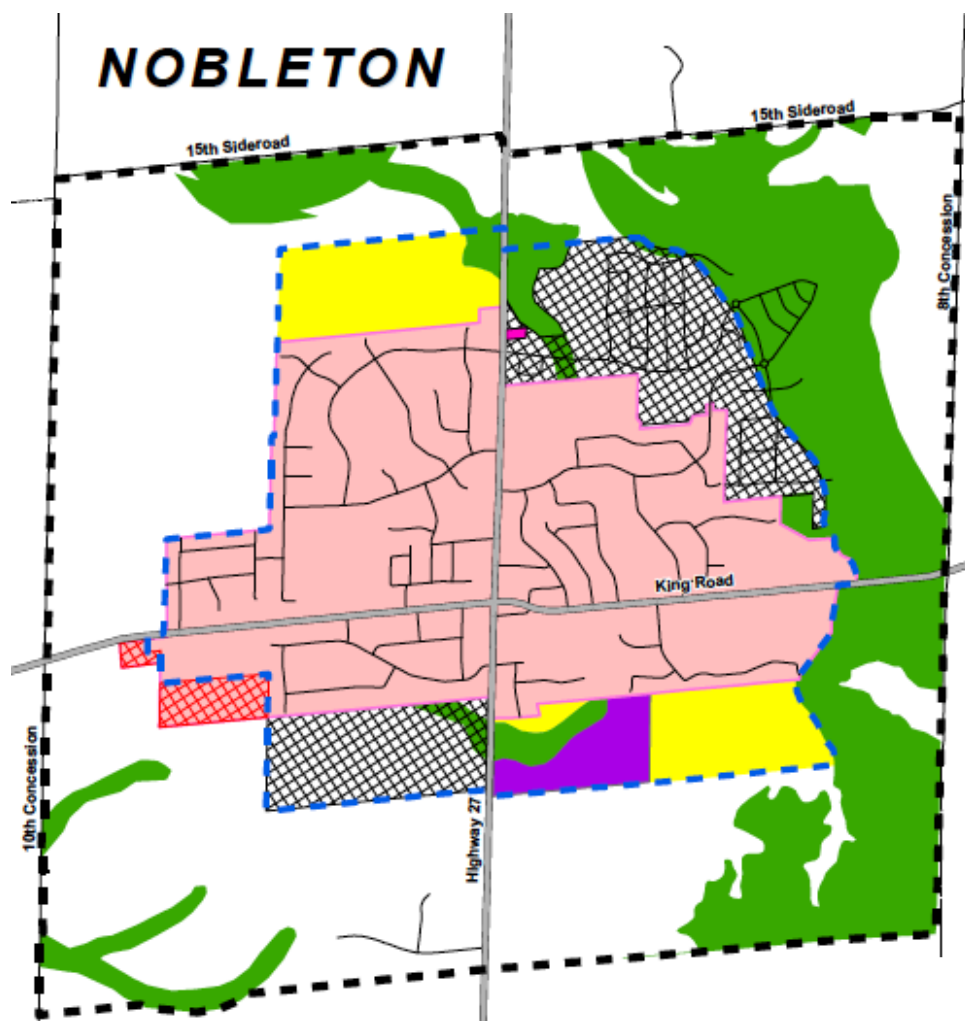
Potential population from new Greenfield Development (Built, Approved, or Proposed since 2006) 3,933

Potential population from Future Greenfield Development (based on existing density permissions) 1,705

**Total Potential population from Greenfield Development 5,723**

# Summary of Findings: Growth Management

## Potential Greenfield Growth:



Potential population from new Greenfield Development (Built, Approved, or Proposed since 2006) 3,260

Potential population from Future Greenfield Development (based on existing density permissions) 1,135

**Total Potential population from Greenfield Development 4,395**

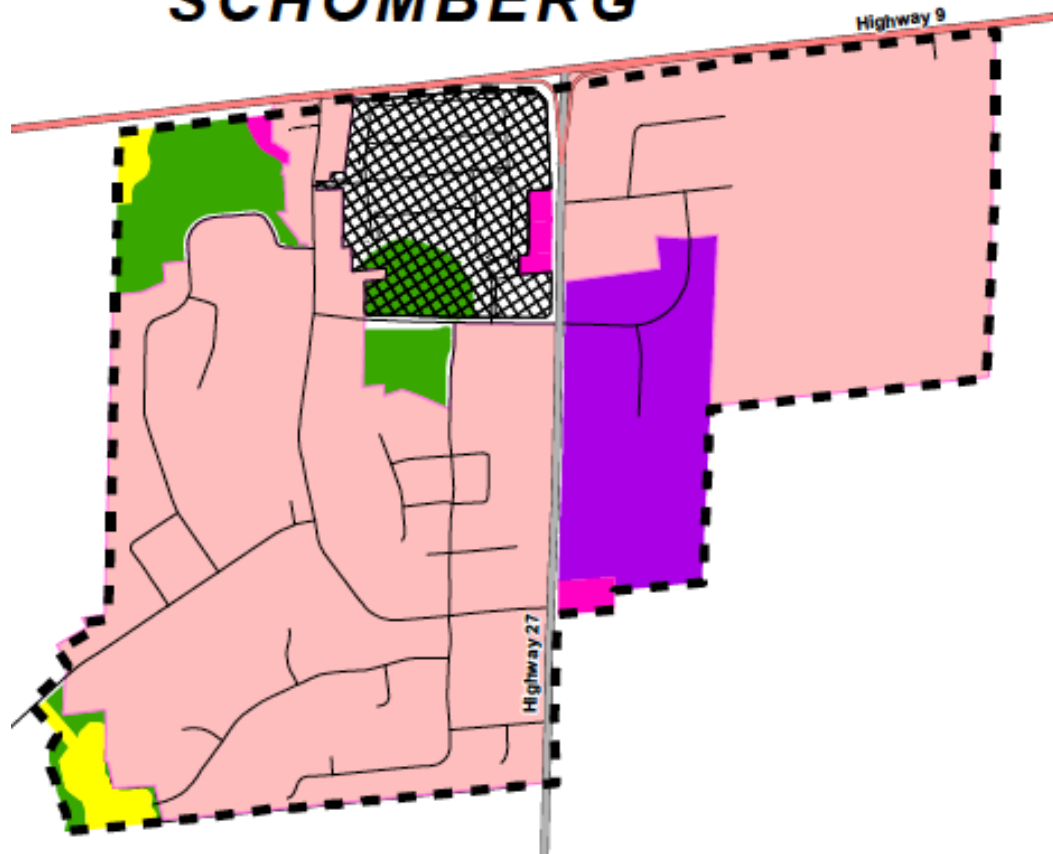


# Summary of Findings: Growth Management

## Potential Greenfield Growth:



### SCHOMBERG



Potential population from new Greenfield Development (Built, Approved, or Proposed since 2006)	701
Potential population from Future Greenfield Development (based on existing density permissions)	190
<b>Total Potential population from Greenfield Development</b>	<b>891</b>

## Summary of Findings: Growth Management



- The Township will not be able to meet the Region’s overall population target of 34,900 by 2031 if:
  - a. No more than 920 units in total are developed between 2006 and 2031 through intensification; and
  - b. 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)	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	<b>Total Potential Population (A+F)</b>	<b>33,699</b>
	<b>Shortfall</b>	<b>1,200</b>

## Summary of Findings: Growth Management



- The following scenarios should be considered by the Township with respect to how future development could be accommodated in King:
  - A. Since it has been determined that it may be possible to exceed the Region’s intensification target, the Township could support an increase in the number of intensification units to be accommodated within the ‘built-up area’. OR**
  - B. The Township could support an increase in the densities permitted within the ‘designated greenfield area’ (which is supported by the Provincial Growth Plan) 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’.**
- Each of these scenarios would allow the Township to meet the Region’s overall population target. Therefore, an expansion to the urban area boundaries is not required.

# Summary of Findings: Growth Management



If each community accommodated its relative share of the minimum amount of intensification and the densities in new greenfield areas as per the existing community plans, the populations for each community would be:

- King City – 11,116 (less than the 12,000 planned for 2021)
- Nobleton – 9,222 (more than the 7,100 planned for 2021)
- Schomberg – 3,109

- Growth forecasts in the existing Community Plans:
  - King City is planned to increase from 5,000 people (in 2000) to 10,000 people by 2016 and 12,000 people by 2021.
  - Nobleton is planned to increase from 3,150 in 1996 to 6,000 - 6,500 by the year 2016, and 7,100 by 2021.
  - The Schomberg Community Plan does not identify a population forecast.

# Summary of Findings: Growth Management



## Employment Forecast:

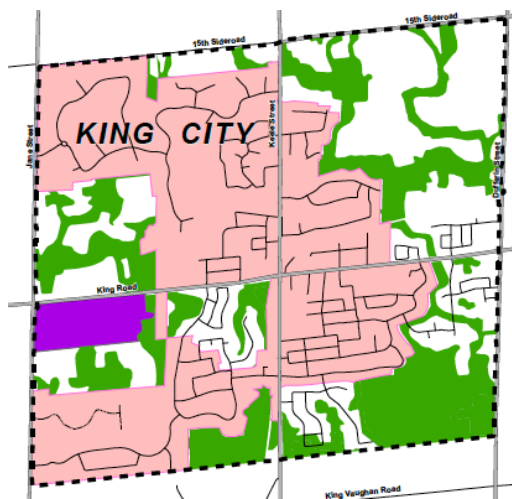
- The York Region Official Plan indicates that King Township is required to plan for employment growth from 7,100 jobs in 2006 to 11,900 jobs in 2031, which represents an increase of 4,800 jobs.
- There are two types of jobs that we need to plan for:
  - Employment Land Employment (ELE) – traditional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

# Summary of Findings: Growth Management

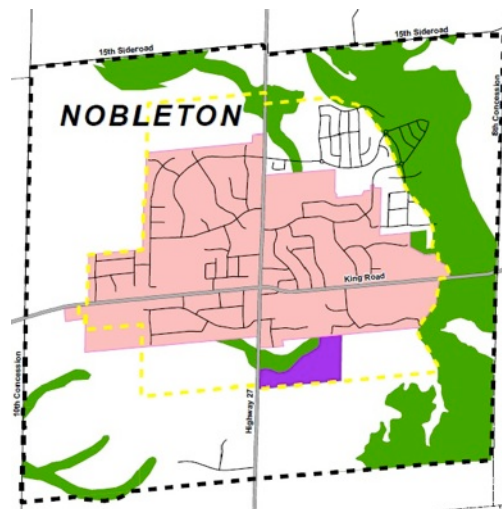


## ELE Analysis:

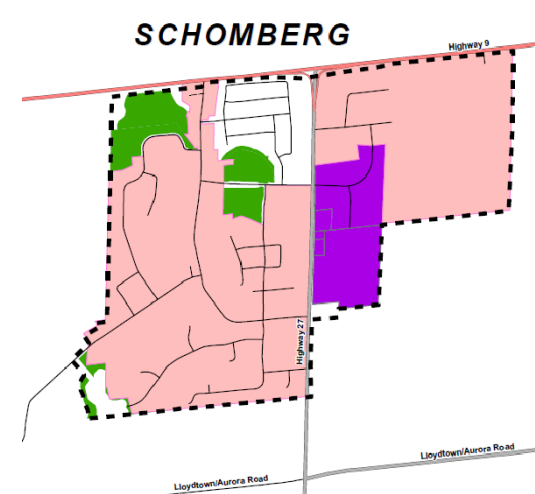
- There are approximately 80ha of existing vacant employment land.
- If planned and developed at a density of 25 jobs/ha, 2,000 ELE jobs could be accommodated.
- **This has the potential to increase significantly in the event that a major office project were to be developed.**



37.24 ha



17.24 ha



25.47 ha



# Summary of Findings: Growth Management



## PRE Analysis:

- Based on existing densities, there is potential for up to 1,315 new PRE jobs in the Township's 'designated greenfield area' as a result of all new growth.
- There is also potential for 285 new jobs to be accommodated in the Township's 'built-up area'.
- **The number of PRE jobs would be greater if intensification in the 'built-up area' is increased (scenario A) or if density permissions are increased (scenario B), in order to meet the Region's overall population growth target.**
- In this case, there would be potential for a total of up to 1,744 new PRE jobs as a result of a total increase of 14,600 people in the 'built-up area' and the 'designated greenfield area'.

# Summary of Findings: Growth Management



## Other Variables:

- 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)
  - agricultural jobs (the agricultural sector currently employs approx. 6% of the labour force)
- **Therefore, it is anticipated that the Township will be able to accommodate employment growth forecasted by the Region to 2031 and that no additional land be contemplated for employment land employment at this time.**



# Summary of Findings: Growth Management

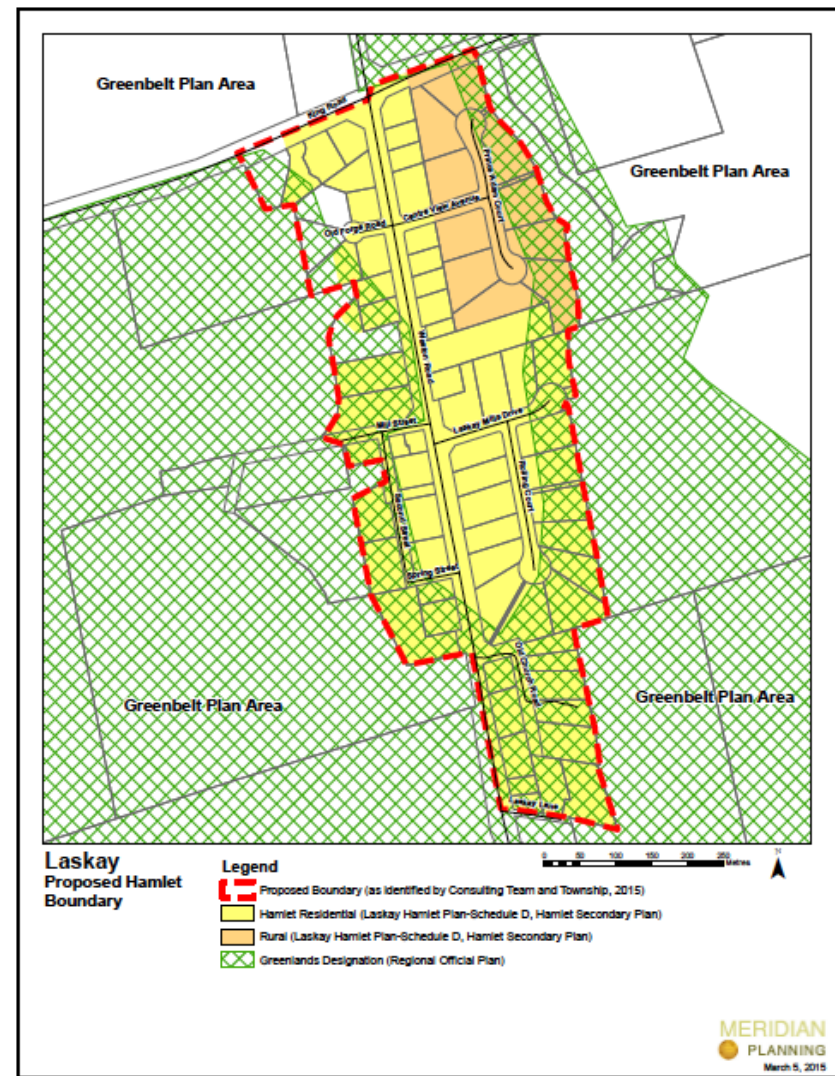
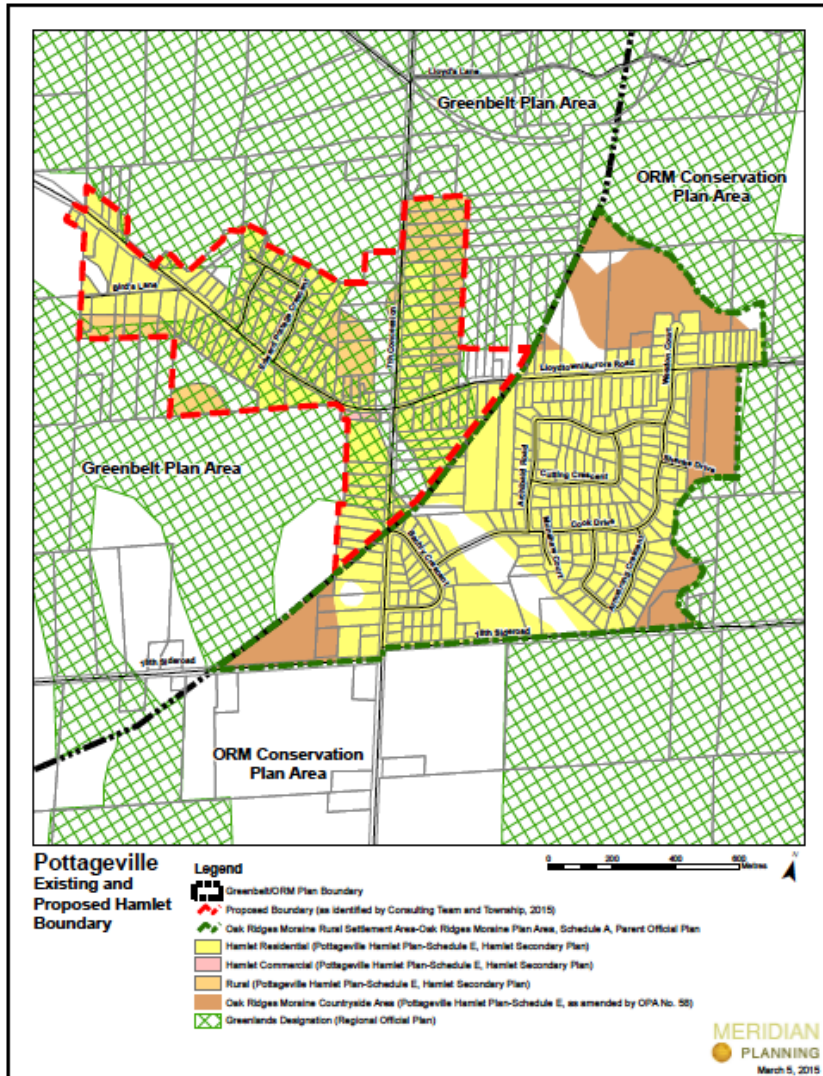


## Hamlet Boundaries:

- As part of the growth management framework, there is a need to establish fixed development boundaries for some of the Township's hamlets.
- Boundaries are not yet defined or have been partially defined (through OPA 580) for:
  - Pottageville
  - Laskay
  - Ansnorveldt
  - Lloydtown
  - 'Graham Sideroad'
  - Kettleby
- Where boundaries have been identified or approved (i.e., as a result of OPA 580) they cannot be changed.
- Proposed boundaries have been identified based on a review of the location of existing development, land use designations in the Hamlet Secondary Plan (where they exist), and the nature of lot patterns.

# Summary of Findings: Growth Management

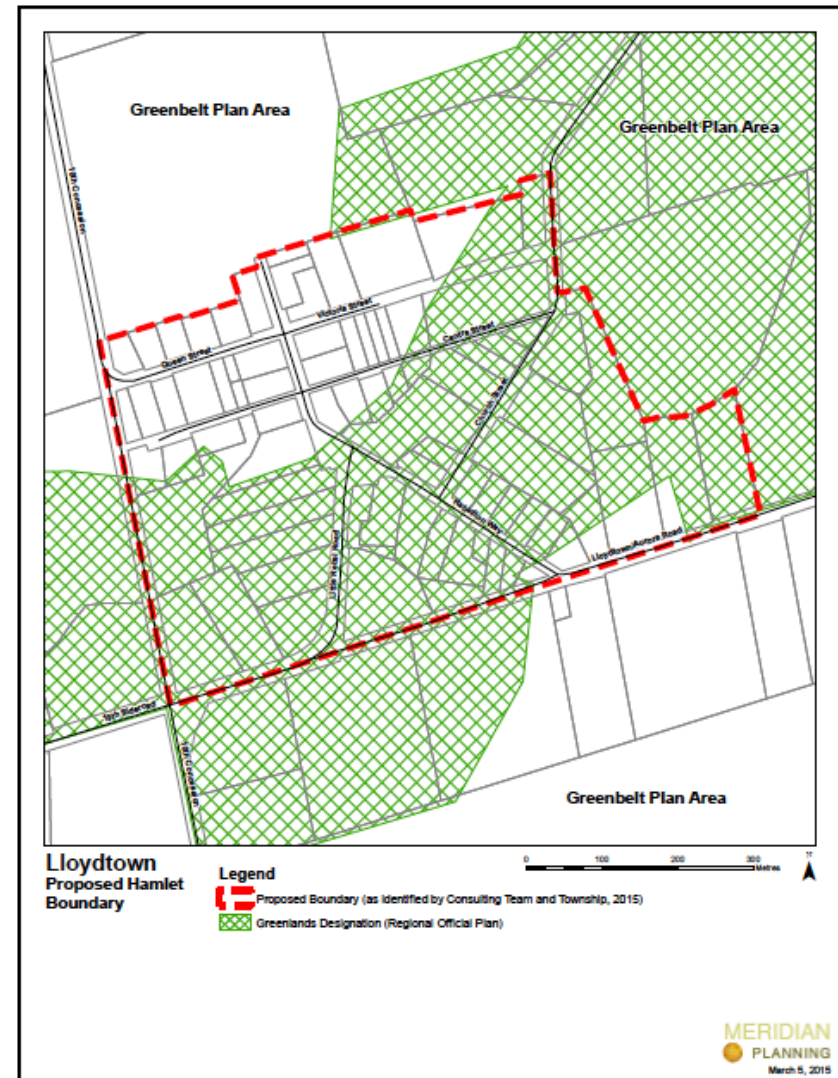
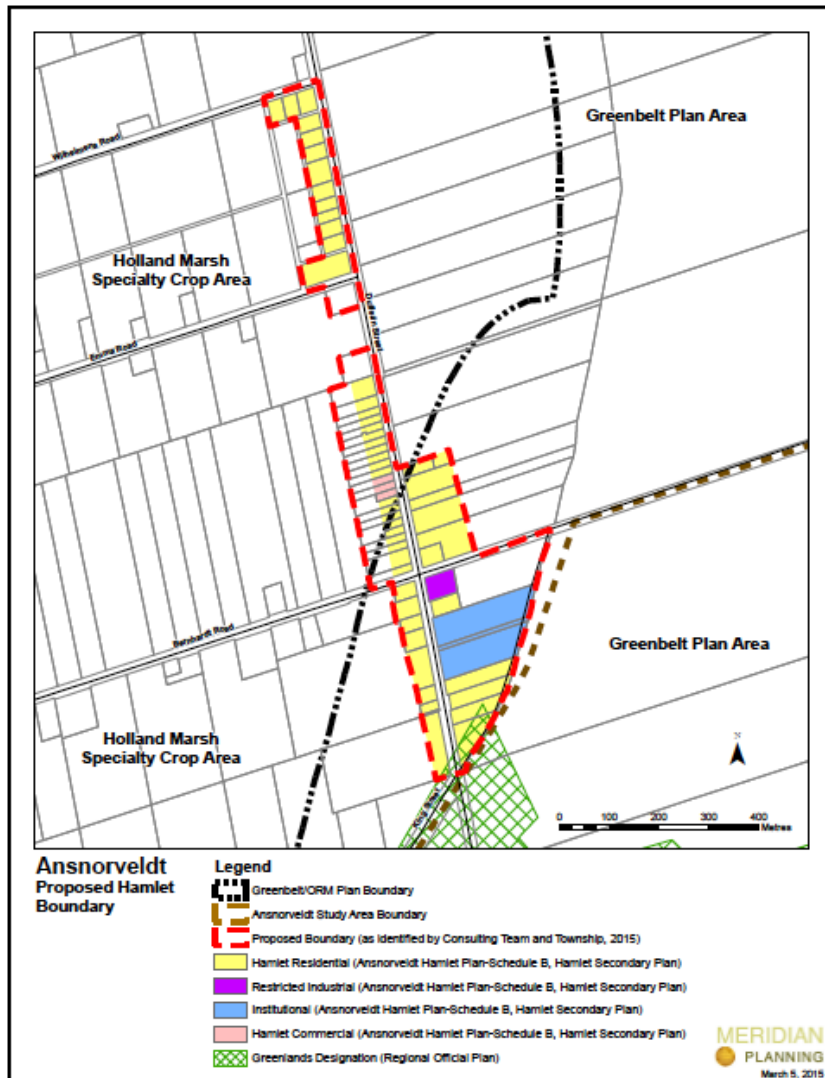
## Hamlet Boundaries:





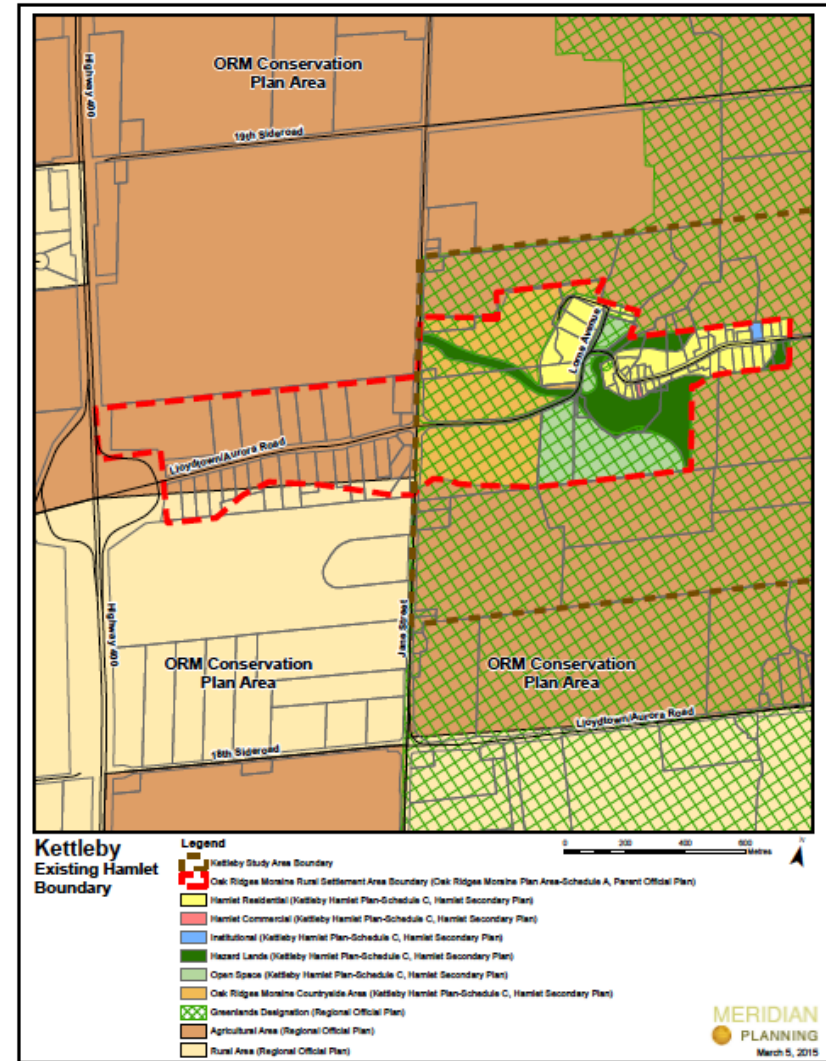
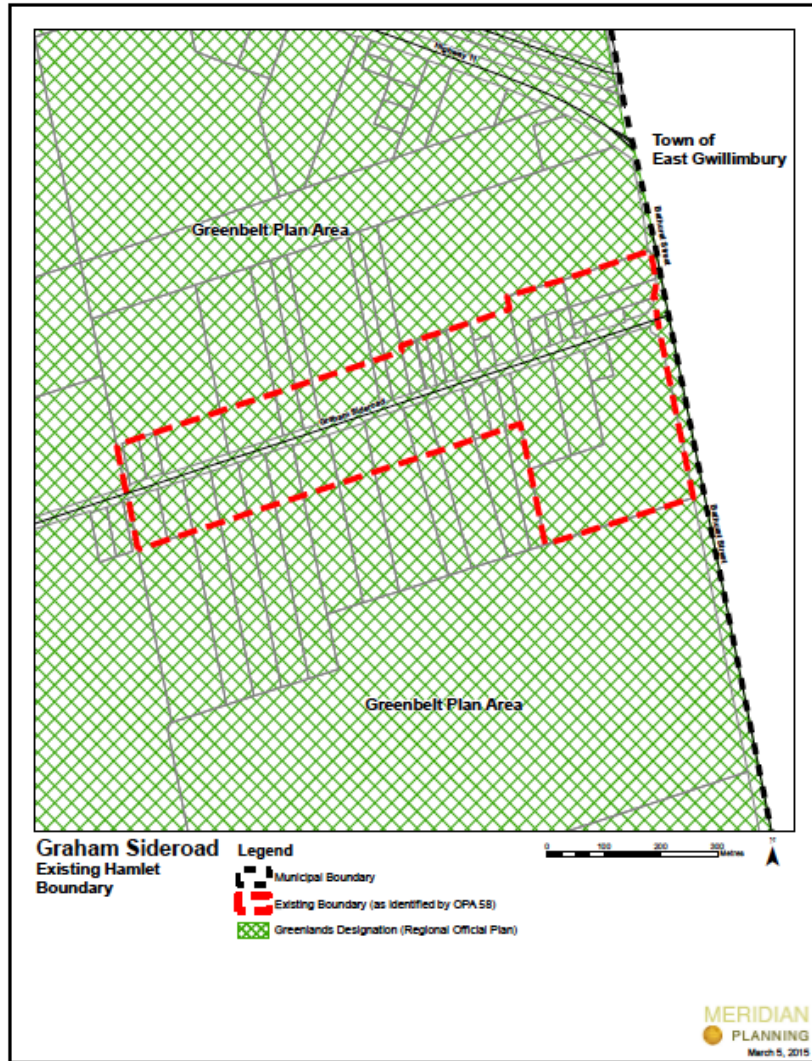
# Summary of Findings: Growth Management

## Hamlet Boundaries:



# Summary of Findings: Growth Management

## Hamlet Boundaries:





# Summary of Findings: Other Policy Implementation Issues



## Complete, Healthy, Sustainable Communities:

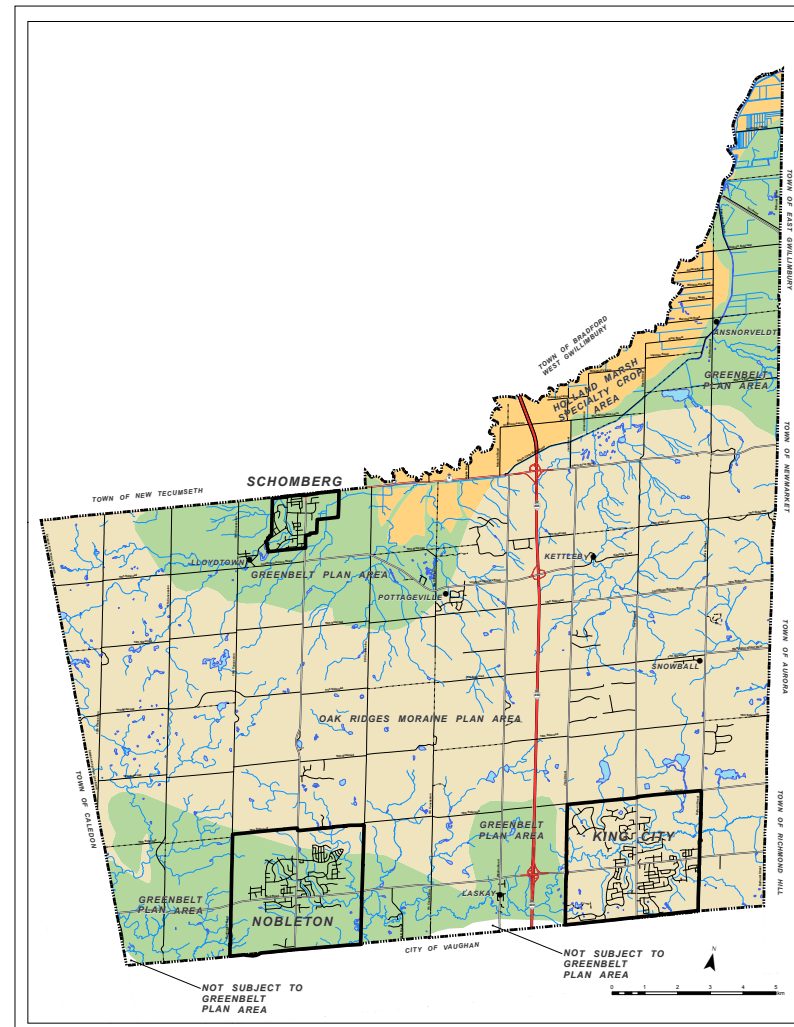
- As a fundamental principle for moving forward, it will be important to plan for complete, healthy, and sustainable communities to the extent possible in King Township.
- King Township is a predominately an agricultural and rural municipality and a ‘complete community’ in King will be distinct and will look very different than a ‘complete community’ in more urban areas, like Vaughan or Richmond Hill.
- 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.

# Summary of Findings: Other Policy Implementation Issues



## Greenbelt Plan Implementation:

- The majority of the Township is subject to the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.
- In 2003 the Township undertook its Oak Ridges Moraine Conservation Plan conformity exercise.
- The Official Plan needs to be updated to implement the Greenbelt Plan.

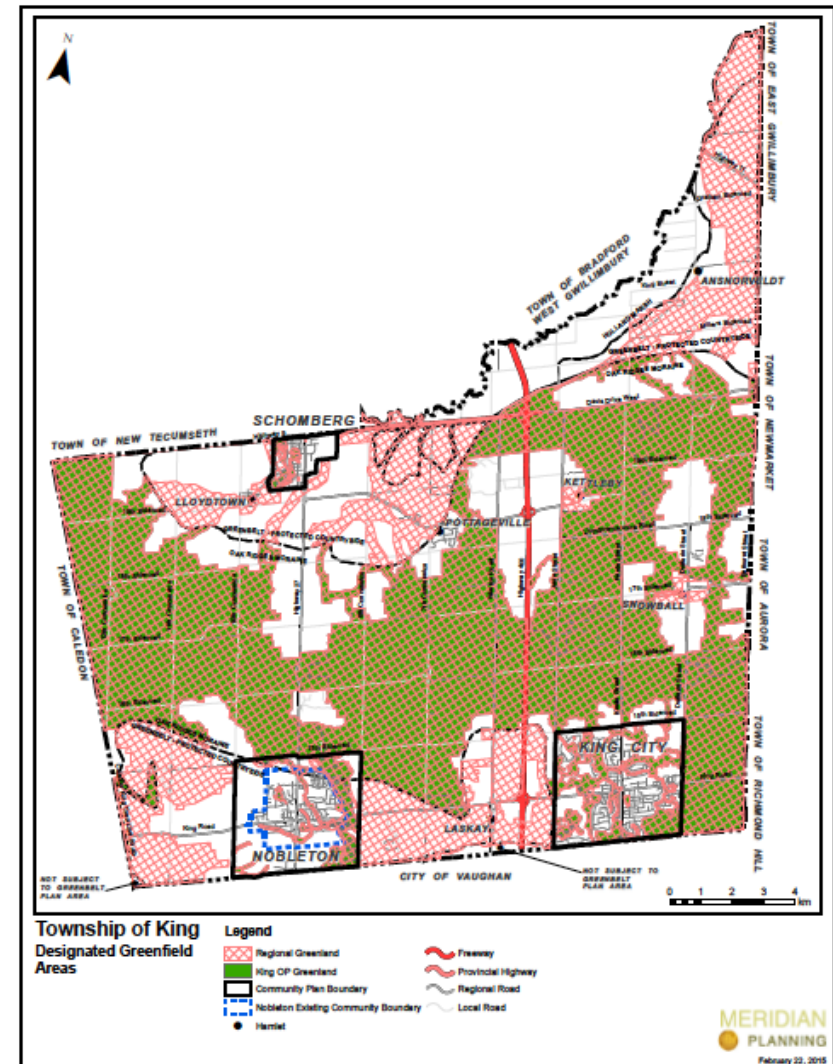


# Summary of Findings: Other Policy Implementation Issues



## Natural Environment:

1. Implement the Greenbelt Plan:
  - A. Map 3 of the YROP (Greenbelt Natural Heritage System);
  - B. Specific Natural Heritage System and Key Natural Heritage Features policies:
    - Prohibiting development and site alteration;
    - Identifying a minimum vegetation protection zone; and
    - Requirements for a natural heritage evaluation.
  - C. Definitions.

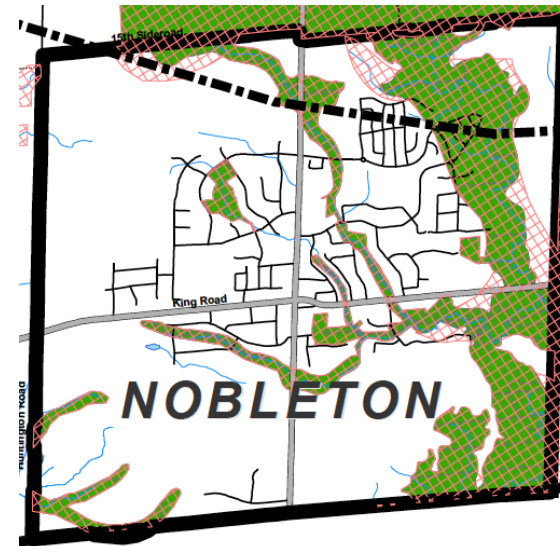


# Summary of Findings: Other Policy Implementation Issues

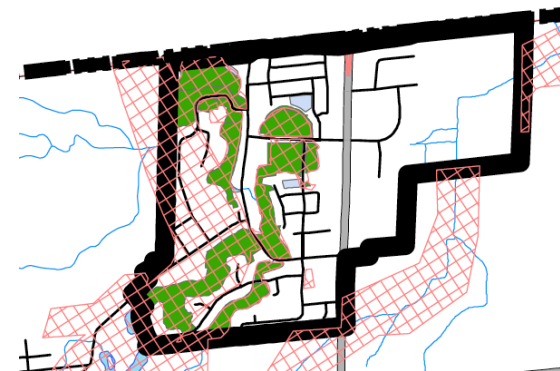


## Natural Environment:

2. Implement YROP in the portions of the Township that are within the Greenbelt Plan area, but not subject to the policies:
  - A. Map 2 (Regional Greenlands System);
  - B. Specific greenland and environmental policies:
    - Prohibiting development and site alteration;
    - Environmental impact studies; and
    - Permitted uses.



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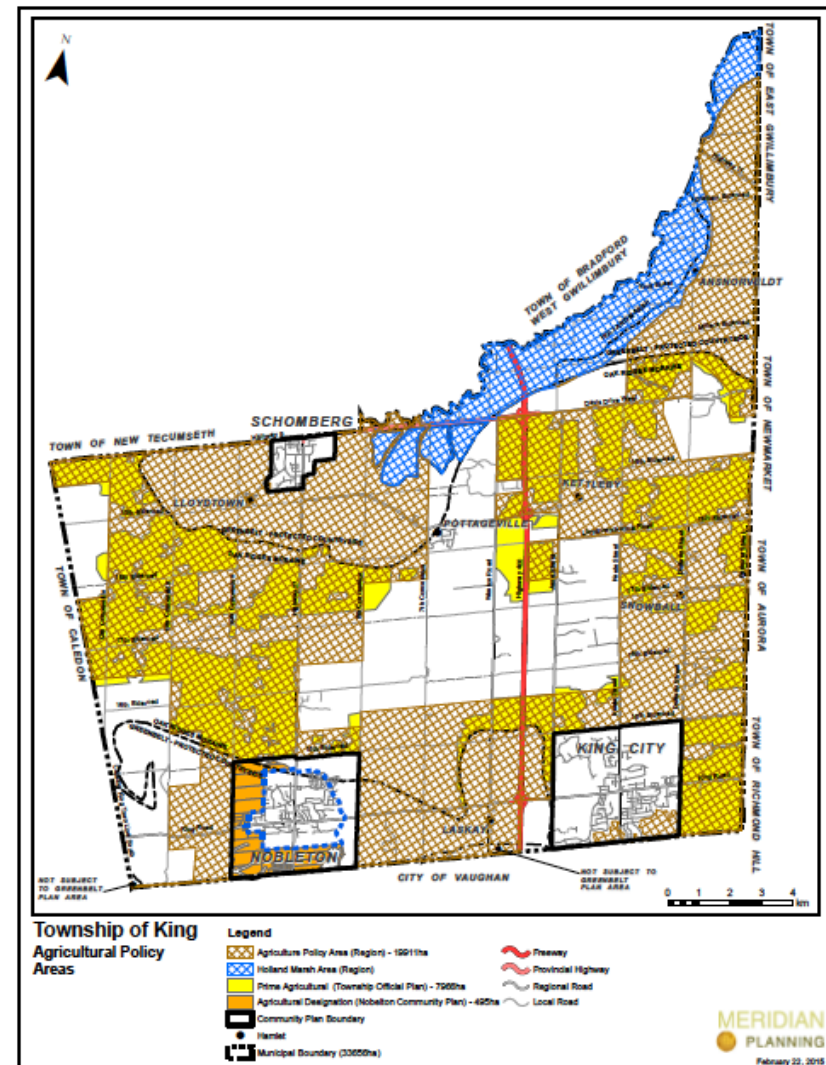


# Summary of Findings: Other Policy Implementation Issues



## Agriculture:

1. Identification of Prime Agricultural Areas:
  - Map 8 of the YROP .
2. Implement specific Agricultural policies of the GBP:
  - Specialty Crop Areas;
  - Prime Agricultural Areas;
  - Rural Areas;
  - General Non-Agricultural Uses;
  - Existing Uses within the Protected Countryside; and
  - Lot Creation.





# Summary of Findings: Other Policy Implementation Issues



## Agriculture:

- New policies in the 2014 PPS that are supportive of the agricultural industry and are intended to provide additional flexibility **cannot be implemented at this time.**
- It is recommended that the Township urge the Province to harmonize policies relating to how agricultural land can be used with the PPS.





# Summary of Findings: Other Policy Implementation Issues



## Water Resources:

1. Implement the Greenbelt Plan:
  - A. Key hydrologic features as identified by the Province and shown on Map 4 of the Regional Official Plan; and
  - B. Specific policies that apply to the Water Resource System and Key Hydrologic Features.
2. Implement YROP water resource policies (which implement the PPS):
  - A. Other water resource features on Map 4 of the Regional Official Plan; and
  - B. Specific policies such as protection, improvement or restoration of groundwater and surface water quality and quantity.
3. Implement Lake Simcoe Protection Plan policies (from YROP).

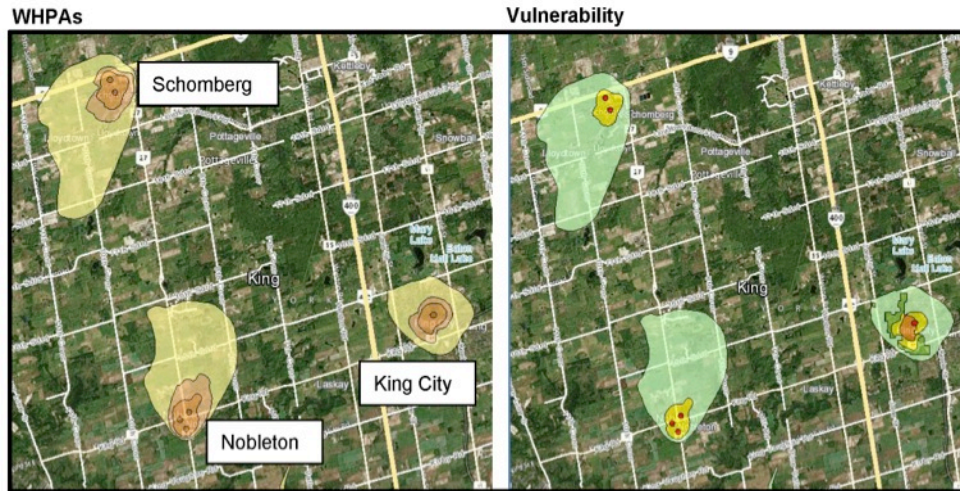
# Summary of Findings: Other Policy Implementation Issues



## Source Water Protection:

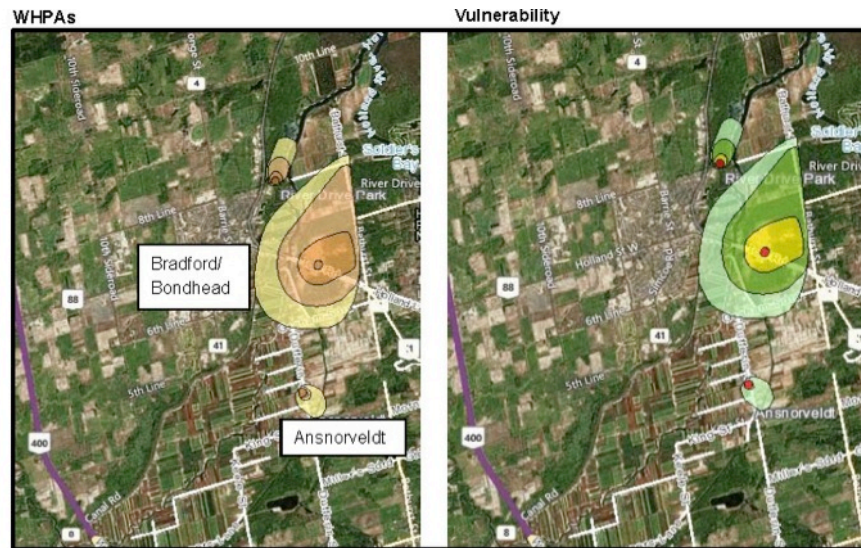
- The Township has implemented wellhead protection policies and mapping for WHPAs within the Oak Ridges Moraine.
- In order to fully incorporate source protection plans (once approved):
  - A. Update the vulnerable area mapping;
  - B. Implement a vulnerability based risk approach; and
  - C. Implement terminology used in the *Clean Water Act*.
- York Region has prepared templates for local municipal official plans.

# Summary of Findings: Other Policy Implementation Issues



WHPAs and Vulnerability for King City, Nobleton and Schomberg Municipal Systems

WHPAs and Vulnerability for Ansnorveldt and Bradford/Bondhead Municipal Wells in York Region

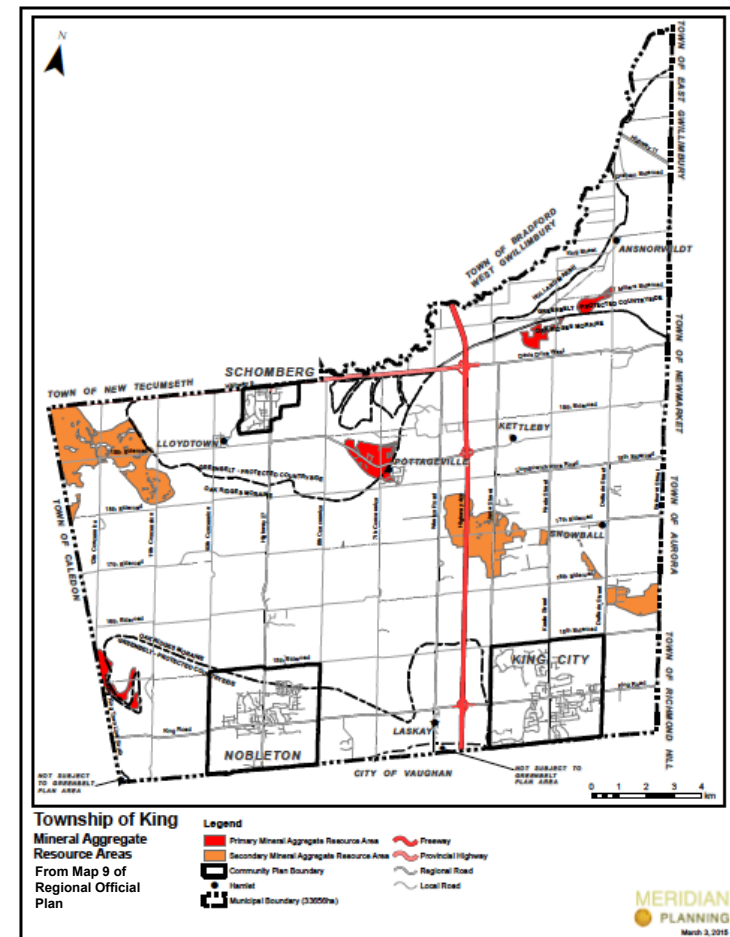


# Summary of Findings: Other Policy Implementation Issues



## Mineral Aggregates:

1. Implement YROP policies (which implement the PPS):
  - A. Areas of primary and secondary significance on Map 9 of the Regional Official Plan; and
  - B. Specific mineral aggregate resources policies.
2. Implement the Greenbelt Plan:
  - A. Specific policies dealing with resource operations:
    - Where they are permitted within the Natural Heritage System;
    - Rehabilitation; and
    - Expansions to resource operations.





# Summary of Findings: Other Policy Implementation Issues



## Housing:

- Specific policies and terminology from the 2014 PPS, the Growth Plan, Bill 140, and the YROP need to be implemented, dealing specifically with:
  - Housing supply;
  - Affordable housing targets;
  - Providing for an appropriate range and mix of housing types and densities; and
  - Permitting and facilitating all forms of housing, including secondary suites.



# Summary of Findings: Other Policy Implementation Issues



## Cultural Heritage:

- Implement specific policies and terminology from the 2014 PPS, Greenbelt Plan and YROP to address:
  - Conserving significant cultural heritage resources;
  - Development or site alteration on lands containing significant or potentially significant archaeological resources; and
  - Development or site alteration on lands adjacent to protected heritage properties.
- New policies dealing with municipal tools to identify and protect heritage sites and districts may also be considered by King Township, such as:
  - Demolition Control;
  - Municipal Listing and Designation; and
  - Enhanced Protection for Heritage Conservation Districts.

## Next Steps



### Finalizing Phase One:

- Finalize Phase One Background and Information Paper
- Presentation to Council (March 23, 2015)
- Comments will be accepted on the Phase One Paper until April 30, 2015

### Initiating Phase Two:

- Policy Directions Workshops (TAC, Stakeholder Committee)
- Public Open House #2
- Policy Directions Report



Thank you!

