

WELCOME!

King Township Official Plan Review

Phase Two Open House:
Recommended Policy Directions
September 24, 2015



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).
- **Our recommended policy directions are identified in blue text on the following display boards.**

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

Policy Direction Area #1

Approach to Growth Management



To accommodate the Region's population forecast to 2031, 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.

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



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.

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.**

Policy Direction Area #2

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.

It is recommended that:

- 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

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.

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

Intensification Strategy



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.

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.**

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.
- 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

Existing Residential Neighbourhoods/Plans of Subdivision



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



It has been recommended that the densities permitted within the designated Greenfield area should be increased to meet the Region's population forecast (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.

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.

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 based on a more detailed review of surrounding land uses and other features.

Policy Direction Area #4

Greenfield Densities - Effect of Recommendations on Nobleton



- In addition, 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 Area #5

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
- C. 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.*

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



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.

It is recommended that all of the sustainable planning tool options be implemented in the Township's Official Plan.

Policy Direction Area #7

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.

It is recommended that Option B and Option C be implemented, as follows:

- **An overall vision and goals, as well as a number of policy areas that apply Township-wide, should be dealt with once in the Official Plan; and,**
- **A community specific vision and goals, as well as policies that are geographic specific/unique to each of the communities, should be dealt with individually in separate sections.**

Next Steps



- We are looking for your comments on the Recommended Policy Directions. Modifications may be required based on community input.
- 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.