

# KING TOWNSHIP

# CIP

# COMMUNITY IMPROVEMENT PLAN



KING



FINAL FOR  
COUNCIL  
ADOPTION

wsp

MARCH 29, 2021

# 2021 Community Improvement Plan Update: Acknowledgements

## COUNCIL

Mayor Steve Pellegrini  
Councillor Jordan Cescolini (Ward 1)  
Councillor David Boyd (Ward 2)  
Councillor Jakob Schneider (Ward 3)  
Councillor Bill Cober (Ward 4)  
Councillor Debbie Schaefer (Ward 5)  
Councillor Avia Eek (Ward 6)

## STAFF INVOLVED

Aimee Artinian-Wong, Economic Development Coordinator  
Kristen Harrison, Policy Planner  
Stephen Naylor, Director of Growth Management Services  
Jamie Smyth, Manager of Economic Development

## CONSULTANT

WSP Canada Inc.

# TABLE OF CONTENTS

	PREFACE	vii
<b>1.</b>	<b>INTRODUCTION</b>	<b>1</b>
	1.1 What is the purpose of this Community Improvement Plan?	2
	1.2 Who will use this Community Improvement Plan?	4
	1.3 Legislation and Policy Overview	5
<b>2.</b>	<b>VISION</b>	<b>7</b>
	2.1 King City	8
	2.2 Nobleton	10
	2.3 Schomberg	12
	2.4 Countryside	14
<b>3.</b>	<b>THE INCENTIVE PROGRAMS</b>	<b>16</b>
	3.1 Façade & Signage Improvement Grant	19
	3.2 Property Improvement Grant	21
	3.3 Building Accessibility Improvement Grant	24
	3.4 Motor Vehicle & Bicycle Parking Improvement Grant	26
	3.5 Building Improvement and Use Conversion Grant	29
	3.6 Planning Application & Building Permit Fee Grant	31
	3.7 Tax Increment Equivalent Grant	33
	3.8 Agricultural Resilience and Innovation Grant	36
<b>4.</b>	<b>HOW FINANCIAL INCENTIVE PROGRAMS WORK</b>	<b>41</b>
	4.1 Who is eligible to apply for incentives, and what projects are eligible?	42
	4.2 Can the incentive programs be combined?	47
	4.3 What is the process for applying for financial incentives?	48
	4.4 How are the incentive programs funded?	50
	4.5 What design guidelines apply to my application?	50
<b>5.</b>	<b>MUNICIPAL LEADERSHIP STRATEGY</b>	<b>59</b>
	5.1 Village Public Realm Strategy	63
	5.2 Land and Building Acquisition and Improvement	70
	5.3 Future Studies	70
	5.4 Municipal Leadership Strategy Implementation	72
<b>6.</b>	<b>ADMINISTERING THE PLAN</b>	<b>75</b>
	6.1 Council and Township Staff	76
	6.2 Marketing and Promoting the Plan	78
	6.3 Making Sure the Plan is Working	79
	6.4 Interpretation and Glossary	83



# PREFACE

This Community Improvement Plan (CIP) establishes visions for revitalizing King City, Nobleton, Schomberg, as well as other specified areas of the Township, and outlines the tools that will be used to achieve the visions. This Plan focuses on the cores of King City, Nobleton and Schomberg, as well as the Highway 11 Corridor area and certain aspects of the Township's thriving agricultural sector. These areas have the greatest need for revitalization, as their economic vitality could be threatened by greenfield commercial development. The cores are strongly valued for their historic buildings and cultural importance as the historic centres of the communities. The Township's agricultural areas will benefit from incentives to facilitate increased economic resilience and support local food access. The existing businesses located on the Highway 11 corridor will similarly benefit from the Plan's incentives.

This Plan takes a long-term approach to revitalization. Revitalization and real change will take time, and is best accomplished through incremental, small improvements that will add up to big changes over time. Initially, it is anticipated that the communities will be improved through modest property improvements and minor

streetscaping enhancements. As the communities improve aesthetically, they will become increasingly attractive to new investment, and will continue to evolve and revitalize.

This Plan has been shaped by the community in a big way. A series of public open houses and workshops were held in King City, Nobleton and Schomberg, as well as virtual consultation in early 2021. Residents and business owners (including tenants and property owners) were directly invited to attend the meetings, and the meetings were well attended by a mix of individuals with a variety of interests. This grassroots style of consultation was necessary because this Plan will ultimately be implemented by members of the community; accordingly, this Plan is intended to be highly responsive to the needs of the community.

The revitalization vision for each community, as outlined in Section 2, is principally based upon consultation and other guiding policies in the Township. The tools contained in this Plan, including the financial incentive programs, have been subject to significant discussion and refinement by the community.

W. J. CROSSLEY  
BARBER

c 1888

Heritage  
LACAC





# INTRODUCTION

This Community Improvement Plan includes visions for the revitalization of the Village Core areas of King City, Nobleton, and Schomberg as well as the Township's Countryside, including the hamlets, agricultural and rural uses, and the Highway 11 Corridor. To achieve the visions, this Plan outlines financial incentive programs which will stimulate investment in the existing building stock and, where appropriate and applicable, promote new development, redevelopment, and the reuse of existing building space. This Plan emphasizes the principles of sustainability, high-quality design, and economic resilience as foundational to the incentive programs and the associated evaluation criteria.

This Plan was initially approved by Council in 2014, focusing on the revitalization of the Village Cores of King City, Nobleton and Schomberg, where there is the greatest need for a Community Improvement Plan, and where a Community Improvement Plan will offer the most visible benefits to the communities.

In 2021, this Plan was refreshed to align with the Township's new Official Plan and other guiding documents. The pandemic in 2020 and 2021 have created a need to address new economic and other challenges. This Plan introduces a new framework of incentives related to certain on-farm diversified and agriculture-related uses, which will contribute to the economic resilience of the Township's agricultural areas. This Plan also enables a range of incentives which will provide aesthetic and other benefits to commercial and community uses in the Hamlets. This Plan reflects that the Highway 11 Corridor will be subject to a future land use study by the Township, and this study may precipitate an update to this Plan in the future. As such, the incentives focus on aesthetic improvements, including façade/signage, and a wide range of property improvements.

# SECTION 1

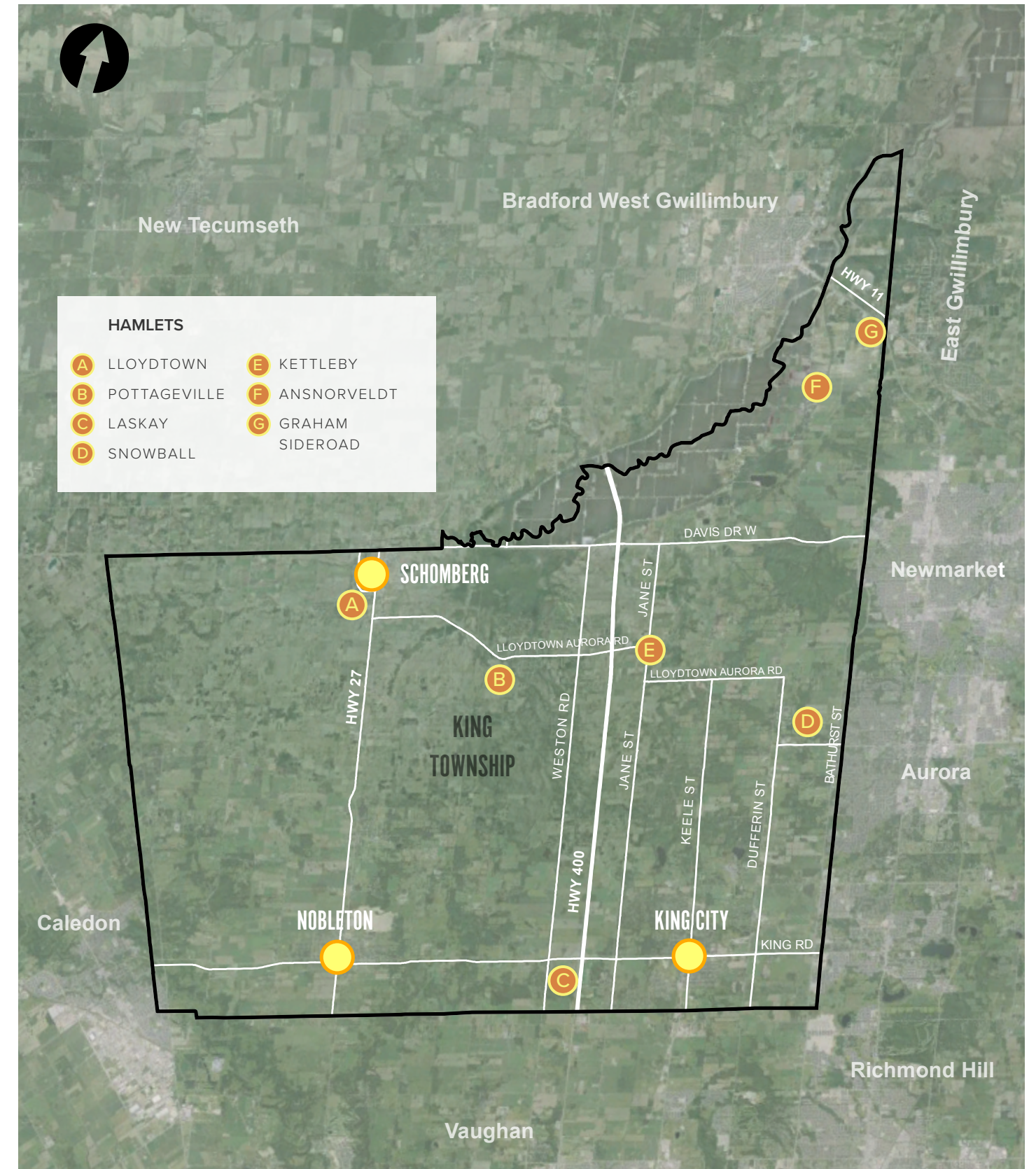


# 1.1 WHAT IS THE PURPOSE OF THIS COMMUNITY IMPROVEMENT PLAN ?

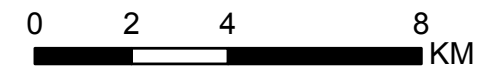
A Community Improvement Plan is a tool used to set and achieve a vision for the revitalization of a community, neighbourhood or a specific area. Using a Community Improvement Plan, the *Township* can provide financial incentives to property owners and tenants to stimulate investment in property and improve the aesthetics of private property and streetscapes. The *Township* can also use this Plan to outline other municipal leadership strategies to assist in community improvement, such as the acquisition and improvement of land and buildings by the *Township*.

## THIS PLAN

- Establishes a broad revitalization vision for each of the three Village Core areas and other targeted areas of the Township (Section 2).
- Outlines financial incentive programs to promote desirable improvement to private property (Section 3).
- Describes how the financial incentive programs work (Section 4), including:
  - o A description of who is eligible to apply for financial incentives;
  - o How the financial incentive programs can be combined;
  - o A description of the general framework of the application process; and
  - o How the financial incentive programs are funded.
- Outlines other municipal leadership projects and strategies for helping to achieve the visions. Since the financial incentives focus on improving private property, the municipal leadership projects and strategies focus on improving the public realm, such as sidewalks, public boulevards, trails and public amenities (Section 5).
- Outlines administrative policies for the Plan, including the financial incentive programs, the municipal leadership strategies, a strategy for promoting and marketing the Plan, and a strategy for monitoring and evaluating the Plan (Section 6).



CONTEXT MAP





## 1.2 WHO WILL USE THIS COMMUNITY IMPROVEMENT PLAN ?

This Plan will be used by a variety of residents, property owners, tenants, business owners, *Township* staff and Council.

- Residents, business owners, property owners and tenants will be able to make use of the financial incentive programs outlined in this Plan, subject to the policies of this Plan. *Township* staff will help residents, business owners, property owners and tenants understand and navigate this Plan.

- Township* staff will administer the financial incentive programs, market the Plan and undertake activities to ensure the Plan is working as intended. From time to time, *Township* staff may need to amend this Plan to help it adapt to changing economic circumstances.

- Council is responsible for keeping this Plan moving at a high level, by funding the financial incentives and implementing the municipal leadership strategy through Council's annual budgeting process.



## 1.3 LEGISLATION & POLICY OVERVIEW

This Plan has been prepared in part as an outcome from prior studies completed by the *Township*, including the Economic Development Strategy and the Integrated Community Sustainability Plan. These prior studies have recognized the potential of a Community Improvement Plan to revitalize and improve the communities and assist in achieving the other objectives of the Economic Development Strategy and the Integrated Community Sustainability Plan, such as promoting economic vitality, encouraging a greater mix of housing types, promoting energy and water efficiency and creating more vibrant, pedestrian-oriented community cores.

This Plan was updated in 2021 to address the key revitalization and economic growth objectives identified in the Township's new Official Plan, entitled Our King, which was adopted by the Township on September 23, 2019 and approved by York Region on September 24, 2020. This Plan has also been updated to consider a wide range of other studies and initiatives that the Township

has recently undertaken to advance revitalization goals and other objectives.

A Community Improvement Plan is a common tool used by municipalities in Ontario to promote the improvement, renewal, revitalization and development of existing communities. Section 28 of the *Planning Act* outlines the tools that may be implemented in a Community Improvement Plan to achieve the vision, goals and objectives for community improvement.

In particular, Community Improvement Plans are used by municipalities to provide grants or loans to private property owners and tenants to assist in making physical property improvements. Without a Community Improvement Plan in place, a municipality is prohibited from granting "bonuses" to commercial or manufacturing enterprises in accordance with Section 106(1) of the *Municipal Act*, 2001.

However, to designate a *Community Improvement Project Area*, the *Township's* Official Plan must contain policies respecting community improvement (Section 28(2)). The *Township* of King has policies for implementing Community Improvement Plan(s) in Our King, the Township's Official Plan (Section 9.3.1). This includes a wide range of potential applications, including infrastructure, community design, housing, heritage, rural/agricultural revitalization, sustainability, intensification and more.

### THE TOOLS MAY INCLUDE:

- financial incentive programs (loans or grants) to business owners and tenants (Section 28(7) and Section 32(1) from the *Planning Act*);
- acquisition and improvement of land and buildings by the *Township* in accordance with the policies of the Community Improvement Plan (Section 28(3) and Section 28(6) from the *Planning Act*); and,
- with the approval of the Minister (as may be applicable), enter into an agreement with any government agency to undertake or implement studies, plans and programs for the improvement of the municipality (Section 29 from the *Planning Act*).





# VISION

This Plan sets forth 10+ year visions for the revitalization of the Township of King. The visions act as a beacon to guide improvements and revitalization in the Township. All activities, whether private property improvements incited by this Plan, or municipal leadership initiatives, are to be generally consistent with and support the visions established in this Section.

# SECTION 2





## 2.1 KING CITY

In ten years, King City is a complete, safe and walkable community. The core of King City is lively and active with unique shops and services that attract visitors from neighbouring communities in York Region. King City has a great mix of housing types, businesses (commercial and office), and combined with the GO Station, functions as a truly complete and diverse community.

While King City has grown substantially over the last ten years, it maintains its small-town feel and character. Keele Street and King Road have been revitalized into vibrant, walkable streets, with high quality streetscapes that help calm traffic and create a sense of safety and comfort for pedestrians.





## 2.2 NOBLETON

In ten years, Nobleton is a complete, pedestrian-oriented community. Nobleton is renowned for unique shops, services and restaurants which attract residents from across the Greater Toronto Area. Nobleton maintains a Village character, with a charming, authentic Main Street that is well connected for pedestrians, with buildings located close to the sidewalks and active uses located at grade.

Nobleton is well connected by a safe, comfortable pedestrian environment. The streetscapes are of a high quality and provide shelter from traffic on King Road and Highway 27. The sidewalks, lighting, crossing treatments and street furniture are consistently designed to be in line with the village character of the community.





## 2.3 SCHOMBERG

In ten years, Schomberg Main Street is the heart of a vibrant village that takes pride in its agricultural heritage. A walkable, picturesque destination for residents and tourists alike, Main Street has maintained its historic quality, while offering a mix of local services, unique shops, restaurants and beautifully preserved homes.

Schomberg is a well-connected community, with a system of pathways and high quality streetscapes that facilitate a truly active community. The pedestrian network and connectivity to Main Street has made Schomberg well-known as a great place to live with a high quality of life.





## 2.4 COUNTRYSIDE

In ten years, the Township's Countryside will be resilient, vibrant and distinctively rural in character. The Countryside is a mosaic of different types of farms, supportive rural uses, Hamlets and natural features. The Township's agricultural areas are uniquely positioned just north of the dense, urban cities of Toronto and Vaughan on the Highway 400 corridor. Agriculture is a keystone of our economy, and our Township takes pride in its agricultural roots. There is an extraordinary opportunity for the Township to provide access to local food and promote economic resilience of our farms. This Plan focuses on promoting certain on-farm diversified and agriculture-related uses which contribute to these objectives.

Our Countryside is also home to a wide range of businesses, and this Plan focuses on improving businesses in our Hamlets and along the Highway 11 Corridor. The Hamlets are home to several businesses and community uses that contribute positively to the character of the community, and this Plan supports their ongoing resilience and revitalization. The Highway 11 Corridor is a stretch of existing businesses located at the far north end of the Township. In ten years, this Corridor will be revitalized to be a resilient component of our business community, recognizing that these existing sites are unlikely to revert to agricultural purposes. Travelers on Highway 11 will know that this Corridor forms an important part of the Township and contributes to our economic and employment base.

# SECTION 3



# THE INCENTIVE PROGRAMS

The incentive programs form an important component of the community improvement plan. The incentives are intended to stimulate investment in private property by providing a grant for the improvement of façades, signage, landscaping, and other private property elements. Some incentives are intended to stimulate the reuse, redevelopment or infill of properties. Only certain properties and projects are eligible for financial incentives. Further, all financial incentive programs are subject to eligibility criteria, including design standards. The eligibility criteria for each program are listed within the details of each program.

Further, this Plan establishes a range of precincts for the purposes of applying relevant incentive programs. The incentive programs are only available in specified precincts. The applicable precincts are identified in the details of each program. **This Plan identifies five precincts, briefly described as follows:**

1. The Village Core Precinct provides access to a wide range of incentive programs to promote revitalization of these historic mixed-use cores.
2. The Village Core Periphery Precinct provides access to a range of grant programs that will help support existing businesses and promote aesthetic improvements to the buildings and properties. This Precinct includes commercial and community use properties that are located contiguous to the Village Cores and will benefit from the incentives.
3. The Highway 11 Corridor Precinct provides access to specified grant programs to support businesses and revitalization within this defined, unique area of the Township's Countryside.
4. The Hamlet Commercial and Community Use Precinct provides access to incentive programs that will contribute to the revitalization of desirable businesses in the Hamlets, while maintaining the largely residential character of the Hamlets.
5. The Agricultural Resilience and Innovation Precinct is established to provide broad access to incentives related to on-farm diversified uses and agriculture-related uses. In this broad area, only the Agricultural Resilience and Innovation Grant is available, but it contains a considerable range of potential eligible costs. Additionally, any lands that are included in another precinct is not eligible for the incentives in this grant, but may be eligible for the grants available in the other Precinct, as indicated in this Plan.





## 3.0 THE INCENTIVE PROGRAMS

THIS PLAN OUTLINES **EIGHT** FINANCIAL INCENTIVE PROGRAMS:

1



Façade and signage improvement grant

5



Building improvement and use conversion grant

2



Property improvement grant

6



Planning application and building permit fee grant

3



Building accessibility improvement grant

7



Tax increment equivalent grant

4



Motor vehicle and bicycle parking improvement grant

8



Agricultural resilience and innovation grant



## 3.1 FAÇADE & SIGNAGE IMPROVEMENT GRANT

### What is it?

The façade and signage improvement grants are municipal grants used to assist a property owner or tenant with improving the façade of a building or its associated signage.

### What will this program achieve?

This program will achieve significant aesthetic improvements to private property. The façade and signage grants are expected to be the most utilized financial incentive program.

Since applications will be subject to design guidelines, this Plan ensures that façade improvements will meet a high design standard and represent real improvement in alignment with the Township's vision and guidelines.







## Who is eligible?

To be eligible, your property must be located in a *community improvement project area* designated by by-law and you must be a private property owner or tenant of a *mixed use*, commercial or institutional building. Additionally, a residential building that is designated under the *Ontario Heritage Act* is eligible.

The program is only available within the following precincts, as shown in the community improvement project area by-law:

- o Village Core Precinct;
- o Village Core Periphery Precinct;
- o Highway 11 Corridor Precinct; and
- o Hamlet Commercial and Community Use Precinct.

## What is eligible?

Eligible costs include the following improvements to any façade or sign directly facing a street:

- o Signage improvements:
  - o Replacement of existing signs or rehabilitation of existing signs that are attached to the main building or are ground mounted.
  - o Addition of a new ground-mounted sign or sign that is attached to the main building.
- o Façade improvements:
  - o Painting of existing siding, porches, awnings and other architectural elements.
  - o Replacement and improvement of porches, awnings, and other architectural elements.
  - o Replacement, painting or improvement of windows and doors.
  - o Restoration of original building materials, such as original brick that has been cladded with synthetic materials.
  - o Improvement of any original siding material, such as repair or painting of existing original wood or vinyl siding.
  - o Treatment of brick or wood to ensure durability, restoration or for cleaning purposes.
- o Architectural or design studies:
  - o The services of a professional architect or heritage professional to design the improvements noted above.

## How much money can I receive?

- o The total maximum grant for a signage improvement is 50% of the cost of the improvement or \$2,500, whichever is less.
- o The total maximum grant for a façade improvement in conjunction with any non-residential use is 50% of the cost of the improvement or \$10,000, whichever is less. The total maximum grant for a façade improvement in conjunction with an eligible designated residential building is 50% of the cost of the improvement or \$7,500, whichever is less.
- o For any mixed use or non-residential building on a corner lot (i.e., the building faces two public streets), the total maximum grant for a façade improvement is 50% of the cost of the improvement or \$15,000, whichever is less. For any eligible designated residential building on a corner lot, the total maximum grant for façade improvements is 50% of the cost of the improvement or \$10,000, whichever is less.

## What design guidelines apply?

The façades and signage improvement guidelines in Section 4.5 shall apply to any façades and signage improvement under this program.



# 3.2 PROPERTY IMPROVEMENT GRANT

## What is it?

The property improvement grant is intended to assist property owners and tenants in improving the landscaping of their front and exterior side yards as well as the addition of outdoor patio/ café areas and similar improvements.

## What will this program achieve?

This program is intended to achieve beautification of front yards and exterior side yards, including enhanced landscaping, installation of attractive paving, tree planting and similar enhancements. This program also promotes enhanced streetscape activity through the provision of outdoor patios and seating areas.







## Who is eligible?

To be eligible, your property must be located in a *community improvement project area* designated by by-law and you must be a private property owner or tenant of a *historic property* or any *mixed use*, commercial or institutional building. For clarity, residential properties must be considered *historic* to be eligible for this grant (as defined in Section 6.4, *historic* properties are those that are listed on the Municipal Heritage Register or are listed under the *Ontario Heritage Act*).

The program is only available within the following precincts, as shown in the community improvement project area by-law:

- o Village Core Precinct;
- o Village Core Periphery Precinct;
- o Highway 11 Corridor Precinct; and
- o Hamlet Commercial and Community Use Precinct.

## What is eligible?

Eligible costs include the following improvements to any yard facing a public street:

- o Professional landscaping and ground treatment;
- o Permanent planters;
- o Permanent surfacing features;
- o Tree planting;
- o Decorative front yard fences and low walls;
- o Installation or improvement of outdoor café / patio areas in conjunction with a restaurant or similar use, provided eligible costs relate only to permanent fixtures and amenities (hardscaping, permanent structural elements, decorative fencing, outdoor heaters, and coverings);
- o Installation of physical distancing measures on the property or other business adaptation measures, such as demarcation of curbside pick-up areas to respond to current and emerging retail and service trends;
- o Installation of pop-up patio facilities and associated materials, furniture and equipment. Notwithstanding any other provision of this Plan, this may include moveable / non-permanent furniture, hardware or equipment;
- o Installation or improvement of pedestrian walkways;
- o Installation of permanent, public benches and amenities in the front yard of buildings, adjacent to sidewalks;
- o Installation of low-impact development measures (bio swales, permeable paving, etc.), provided the improvements are a component of a larger project, such as a landscaping improvement project involving aesthetic benefits to the streetscape, or a parking area improvement project;
- o Resodding, but only if it is a component of a larger landscaping improvement project (i.e., resodding a lawn is not eligible); and
- o The services of a professional landscape architect to design the improvements noted above.

## How much money can I receive?

- o The Property improvement grant will be a maximum of \$10,000 or 50% of the eligible costs, whichever is less.

## What design guidelines apply?

- o The Property improvement guidelines in Section 4.5 will apply to any application under this program.

## What other policies apply?

The property improvement grant includes pop-up patios and associated equipment/furniture as an eligible cost. This may address improvements within the public right-of-way and is likely to include costs for moveable, non-permanent materials. This Plan recognizes that the relevance of this eligible cost may change over time, particularly if the Township is able to provide these materials or manage the provision of pop-up patios through a municipal leadership activity. As such, funding for this specific eligible cost may be excluded specifically by Council when establishing funding for the incentives in accordance with the policies of this Plan, and without requiring an amendment to this Plan.







## 3.3 BUILDING ACCESSIBILITY IMPROVEMENT GRANT

### What is it?

The building accessibility improvement grant is intended to assist property owners and tenants in improving the accessibility of their buildings, while allowing all persons including those with disabilities, to access their goods or services.

### What will this program achieve?

This program will assist property owners and tenants in achieving compliance with Provincial

Legislation: the *Accessibility for Ontarians Disabilities Act*, 2005 (AODA), which applies to all public, private and not-for-profit organizations with at least one (1) employee in Ontario; and the Ontario Human Rights Code – “Equal Rights and Opportunities and Freedom from Discrimination”.

The grant program will improve the walkability of the communities and facilitate accessibility for persons of all ages and ability levels. It is intended that any improvements will not detract from the aesthetics of the façade, and hence, the façade improvement guidelines will apply to any building accessibility improvement grant application.



### Who is eligible?

To be eligible, your property must be located in a community improvement project area designated by by-law and you must be a private property owner or tenant of a mixed use, commercial or institutional building.

The program is only available within the following precincts, as shown in the community improvement project area by-law:

- o Village Core Precinct;
- o Village Core Periphery Precinct; and
- o Hamlet Commercial and Community Use Precinct.

### What is eligible?

Eligible costs include the following universal accessibility improvements:

- Installation of automatic doors, accessibility ramps or improvements to doorways, entryways, stairs, patios, walkways or porches which clearly improve the accessibility of an existing building and are in accordance with the Ontario Building Code and Provincial standards.
- For any existing building which was constructed prior to 2012, any permanent interior improvements related to meeting the requirements of the Ontario Building Code and Provincial standards for accessibility; and
- The services of a professional engineer or architect to design the improvements.

### How much money can I receive?

- The building accessibility improvement grant will be a maximum of \$5,000 or 50% of the eligible costs, whichever is less.

### What design guidelines apply?

- The façade improvement guidelines in Section 4.5 will apply to any application under this program.

### What other eligibility criteria apply?

- Where an applicant is eligible for any other grant or loan given under any jurisdiction (municipal, Provincial, federal, etc.), the applicant will not be eligible for this grant. However, consideration may be made to providing this grant to a property designated under the *Ontario Heritage Act* and which has received a heritage property grant.
- As indicated under the eligible costs, the improvements must meet or exceed the minimum requirements of the Ontario Building Code that is in force at the time of the application or any applicable Provincial or federal accessibility guidelines.
- The Township will consider its available Accessibility Evaluation Checklists or other applicable Township guidelines to inform the assessment of eligibility. At its sole discretion, the Township may require completion of this checklist in support of an application under this program. In its sole opinion, if the proposed works do not generally meet the applicable requirements contained in the Township’s current accessibility checklist or other Township requirements, the Township may refuse an application.







## 3.4 MOTOR VEHICLE & BICYCLE PARKING IMPROVEMENT GRANT

### What is it?

The motor vehicle and bicycle parking improvement grant is intended to assist property owners and tenants in adding motor vehicle parking and bicycle parking to their property and improving the quality of motor vehicle and bicycle parking.

### What will this program achieve?

This program is intended to improve the quality and supply of motor vehicle parking and bicycle parking spaces in the communities.



### Who is eligible?

To be eligible, your property must be located in a *community improvement project area* designated by by-law and you must be a private property owner or tenant of a *mixed use*, commercial or institutional building.

The program is only available within the following precincts, as shown in the community improvement project area by-law:

- o Village Core Precinct;
- o Village Core Periphery Precinct; and
- o Hamlet Commercial and Community Use Precinct.

### What is eligible?

Eligible costs include the following:

- o Installation of new outdoor bicycle parking racks which are publicly accessible and not fully enclosed;
- o Replacement of existing bicycle parking racks which are publicly accessible and not fully enclosed;
- o Improvements to rear or side yard parking areas that result in an increased supply of parking spaces, in accordance with a site plan (as may be required);
- o Installation of electric vehicle charging stations and related infrastructure;
- o Repairs, improvements, expansions, repainting and repaving of existing driveways and motor vehicle parking areas provided that the project results in an improvement over the existing condition (i.e., gravel parking area to paved parking or paved parking to interlocking stone or permeable paving). For clarity, and without limiting the generality of the foregoing, repaving an existing parking area without significantly expanding the supply of parking is not an eligible cost; and
- o The services of a professional engineer, landscape architect, surveyor or planner to design the parking improvements.

### How much money can I receive?

- o The motor vehicle and bicycle parking improvement grant will be a maximum of \$5,000 or 50% of the eligible costs, whichever is less.

### What design guidelines apply?

- o The motor vehicle parking area guidelines in Section 4.5 will apply to improvements to driveways and motor vehicle parking areas.
- o The bicycle parking guidelines in Section 4.5 will apply to any application as it relates to the improvement of bicycle parking.





## What other policies apply?

- A site plan application may be required in relation to a parking area improvement. Applicants will be encouraged to apply for a planning and building application fee grant where a site plan is required.
- The principal focus of this grant program is to improve parking and mobility within the Village Core Precinct areas, which will benefit the most from this program due to limited parking availability and the need to accommodate a wider range of mobility options. However, this program is available in other Precincts, as it may have relevance.

When evaluating an application for this grant outside of the Village Core, the Township shall have sole discretion to assess the merits of the application on a case-by-case basis. The applicant shall demonstrate that the project will benefit the resilience of the business and provide other public benefits in order to be considered eligible. In particular, the Township shall consider parking or bicycle parking improvements that help facilitate public access to trails or other recreational opportunities.



## 3.5 BUILDING IMPROVEMENT AND USE CONVERSION GRANT

### What is it?

The building improvement and use conversion grant assists property owners and tenants with the reuse or conversion of existing residential space or vacant properties into commercial uses, the repurposing of a space to suit a new commercial use, or the conversion of upper storey space into new residential units.

### What will this program achieve?

This program is intended to facilitate the revitalization of the Township by assisting in

the conversion of existing vacant space into commercial space and the repurposing of existing commercial space to better suit a new commercial use. Additionally, this program supports improving the diversity of housing types by incenting the conversion of upper storey space into residential units. This program will also encourage the improvement, reuse and revitalization of historic properties, which are considered to include properties that are listed on the Municipal Heritage Register or are designated.





## Who is eligible?

To be eligible, you must be a private property owner or tenant and your property must be located in a *community improvement project area* designated by by-law.

The program is only available within the following precincts, as shown in the community improvement project area by-law:

- o Village core precinct; and
- o Hamlet commercial and community use precinct.

## What is eligible?

Eligible costs include the following:

- ✔ Conversion of ground floor residential space or vacant space into commercial space, including restaurants, retail, professional offices, personal or professional services, cultural facilities, educational services, etc.;
- ✔ Conversion of upper storey space (whether vacant, office, commercial or other non-residential use) into new residential units;
- ✔ Conversion of a building or a unit in a building into a hotel, inn or bed and breakfast;
- ✔ Conversion of existing ground floor commercial space to better suit a new commercial use (e.g., retail to restaurant);
- ✔ Upgrades to achieve compliance with the Building Code or Fire Code, without a conversion of use, but this is only an eligible cost if it is in relation to historic buildings;
- ✔ The services of a professional engineer or architect to design and plan the conversion.

## How much money can I receive?

- ✔ The property conversion, reuse or repurposing grant will be a maximum of \$10,000 or 50% of the eligible costs, whichever is less.

## What design guidelines apply?

- ✔ As may be applicable, the built form guidelines, façade improvement guidelines and landscaping improvement guidelines will apply to any conversion where there are alterations to the size of the building, the façade or landscaping, respectively.

## What other eligibility criteria apply?

- ✔ Planning and building approvals may be required in relation to a use conversion, including but not limited to minor variances, zoning by-law amendments, site plans, change of use permits or building permits. Applicants will be encouraged to apply for a planning and building application fee grant where approvals are required.
- ✔ Since a property conversion may result in an increased tax assessment, particularly the conversion of upper storey space to new residential units, the applicant may alternatively wish to apply for a tax increment equivalent grant.



## 3.6 PLANNING APPLICATION & BUILDING PERMIT FEE GRANT

### What is it?

The planning application and building permit fee grant program provides a grant equal to or less than the amount of any fees required for planning applications or building permits in relation to an improvement project.

### What will this program achieve?

This program is intended to reduce the costs of making improvements to properties by assisting with the planning and building permit fees that may be incurred in association with an improvement.







## Who is eligible?

To be eligible, your property must be located in a *community improvement project area* designated by by-law and you must be a private property owner or tenant of either (a) a *mixed use* or commercial property or (b) the private property owner or tenant of a residential property that is proposed to be rezoned for commercial or *mixed uses*.

The program is only available within the following precincts, as shown in the community improvement project area by-law:

- o Village Core Precinct;
- o Village Core Periphery Precinct; and
- o Hamlet Commercial and Community Use Precinct.

## What is eligible?

Eligible costs include the following:

- o Planning application fees, including minor variances, site plans, and zoning by-law amendments; and/or
- o Building permit fees, signage permit fees or change of use permits.

## How much money can I receive?

- o The planning application and building permit fee grant will be a maximum of \$5,000 or 100% of the eligible costs, whichever is less.

## What design guidelines apply?

- o As may be applicable, the façade improvement guidelines and landscaping improvement guidelines will apply to any conversion where there are alterations to the façade or landscaping, respectively.

## What other eligibility criteria apply?

- o Planning and building approvals may be required in relation to a use conversion, including but not limited to minor variances, zoning by-law amendments, site plans, change of use permits or building permits. Applicants will be encouraged to apply for a planning and building application fee rebate where approvals are required.
- o The General Eligibility Criteria of this Plan requires that projects comply with all applicable laws and policies of the Official Plan. In the case of an application for this grant program, it is recognized that an application may be received to permit a project and bring it into compliance with municipal planning law. Such an application will be accepted prior to the planning application being approved. Applicants shall be aware that in no way does applying for a financial incentive program guarantee the approval of a planning application. An applicant may prefer to wait for the approval of their planning application prior to applying for a grant program.



# 3.7 TAX INCREMENT EQUIVALENT GRANT

## What is it?

The tax increment equivalent grant is applied to a tax increase as a result of a major improvement to a property. Where an improvement results in an increased tax assessment, this grant is paid to the owner up to the amount of the tax increase (the tax increment). The grant may be paid annually in decreasing amounts until the owner is fully paying the taxes without any assistance.

## What will this program achieve?

This program is intended to reduce the impact of a tax increase as a barrier to potential investment. As a result, this program is intended to encourage major property improvements, including *redevelopment* of lots, major additions/renovations, or infilling vacant lots.

## Who is eligible?

The grant is only available where an improvement results in an increased tax assessment. In this way, the program is also intended to encourage the development of non-residential uses and increase the Township's commercial tax base over the long run.





The program is only available within the following precincts, as shown in the community improvement project area by-law:

- o Village Core Precinct.

## What is eligible?

- Eligible costs include costs associated with the eligible projects noted below that result in a significant increase to the tax assessment of the property.

## What projects are eligible?

The following projects are eligible:

- The development of a vacant lot for the purposes of commercial, office or mixed uses;
- The redevelopment of a non-historic property for the purposes of commercial, office or mixed uses;
- The re-purposing of an historic property (i.e., properties listed on the Municipal Heritage Register or designated under the **Ontario Heritage Act**) to commercial, office or mixed uses, provided the historic attributes of the property are maintained or restored in accordance with the design guidelines of this Plan (Section 4.5) and the applicable Village Centre Urban Design Guidelines (February 2006) or their successor;
- Major additions or renovations to an existing building or property that result in the creation of new commercial space;
- Improvements to energy efficiency, water efficiency and other sustainable design elements;
- Major additions or renovations to an existing building or property that result in the creation of new residential units in the upper storey of a mixed use building;
- Infrastructure improvements, such as the improvement of water, wastewater, or storm water management; and
- The services of a professional engineer, heritage professional, architect or planner to design and implement the project or address required studies.

## How much money can I receive?

- An applicant will be eligible for up to 100% of the amount of the tax increase as a result of the improvement.
- The grant will be paid to the owner for a period of up to ten years, in decreasing amounts (e.g., 100% in year 1, 90% in year 2, etc.). The **Township** will give consideration to a lesser period (e.g., five years), as may be appropriate depending on the application.
- In no case will the total amount of all grants exceed 50% of the eligible costs of the project.

- The precise terms of the tax increment equivalent grant will be determined by the **Township**. The property owner will be responsible for paying all of their taxes. The grant will be repaid to the owner upon full payment of taxes.

## What design guidelines apply?

- As may be applicable, the façade and signage improvement guidelines and landscaping improvement guidelines will apply to any conversion where there are alterations to the façade/signage or landscaping, respectively.



## What other eligibility criteria apply?

- As may be applicable, the Private Realm – Built Form Elements guidelines as contained in Section 4.3 of the King City, Nobleton and Schomberg Village Centre Urban Design Guidelines reports (February 2006) or any successor will apply to any project under this program.

## What other eligibility criteria apply?

- Applications for tax increment equivalent grants will involve streetscape improvements as an eligibility criterion. Streetscape improvements will be undertaken in a manner that is consistent with Section 4.1 of this Plan.
- The proposal shall be in accordance with the Township's Official Plan. A proposal shall only be eligible for the grant if it advances the Township's vision, and, in the sole opinion of the Township, the project has merit with respect to achieving intensification objectives; affordable/attainable housing objectives; sustainable design; mix of uses; or other applicable policies.
- The Township shall apply a lens of sustainability

to assess eligibility. The Township shall apply the Green Development Standards and will set an appropriate standard based on the various merits of the application. Generally, an application will be required to meet the Level 2 standard outlined in the Green Development Standards, unless there are other significant merits, such as the provision of attainable or affordable housing.

- Planning and building approvals may be required in relation to a major improvement project that is eligible for a tax increment equivalent grant, including but not limited to minor variances, zoning by-law amendments, site plans, change of use permits or building permits.
- The tax increment equivalent grant will not be combined with any other grant. An applicant may choose to apply for an alternative grant as may be applicable to their project. For example, with respect to a project involving the conversion or renovation of existing space, an applicant may alternatively wish to apply for a property conversion, reuse or repurposing grant.





## 3.8 AGRICULTURAL RESILIENCE AND INNOVATION GRANT

### What is it?

The agricultural resilience and innovation grant promotes investment in a range of specified on-farm diversified and agriculture-related uses in the Township.

### What will this program achieve?

This program is intended to reduce the costs of improving or establishing certain desirable uses which contribute to resilience of existing farm operations and/or contribute to access to local food, farming community interactions and agri-tourism.



### Who is eligible?

- To be eligible, your property must be located in a community improvement project area designated by by-law and you must be a private property owner or tenant on a property where agricultural uses are permitted by the Official Plan.
- The program is available within the Township-wide precinct. A property that is located in another Precinct of the Community Improvement Project Area will not be eligible. This program is intended to function as a stand-alone program which integrates some of the elements of the other programs of this Plan. A property owner or tenant wishing to facilitate an agriculture-related or on-farm diversified use in another designated precinct may rather be eligible for grants offered under other programs in the applicable Community Improvement Project Area.

### What is eligible?

Eligible costs include the following:

- Development or improvement to agri-tourism accommodation uses, such as a bed and breakfast, and other permitted agri-tourism uses, including works related to Building Code / Fire Code compliance, energy efficiency and sustainable design elements, site preparation and related works;
- Development or improvement to a farmer's market, farm produce stand or similar use specializing in sale of produce grown on the associated farm or sourced principally from nearby farms, including associated costs related to Building Code / Fire Code compliance, energy efficiency and sustainable design elements, site preparation and related works;
- Development or improvement to a value-add use, in which produce grown on the farm or principally from nearby farms is processed or prepared into other products, including associated costs related to Building Code / Fire Code compliance, energy efficiency and sustainable design elements, site preparation and related works;
- Establishment, improvement or expansion of a small-scale restaurant, café, retail use or other similar use which is intended to principally serve the local farming community and/or contributes to agri-tourism, including the sale or use of principally local produce;
- Signage improvements or new signage related to the uses above, including signage attached to the main building or a ground-mounted sign;
- Facade improvements related to the uses described above, but only in relation to a building that is designated under the **Ontario Heritage Act**, including the following eligible costs:
  - i. Painting of existing siding, porches, awnings and other architectural elements.
  - ii. Replacement and improvement of porches, awnings, and other architectural elements.
  - iii. Replacement, painting or improvement of windows and doors.
  - iv. Restoration of original building materials, such as original brick that has been cladded with synthetic materials.
  - v. Improvement of any original siding material, such as repair or painting of existing original wood or vinyl siding.
  - vi. Treatment of brick or wood to ensure durability, restoration or for cleaning purposes.
- Infrastructure associated with the uses above, including broadband/ telecommunications infrastructure;
- Planning and building permit fee applications related to the above-noted projects; and
- The services of a professional engineer, consultant or architect to design and plan the projects above, including required studies in support of an application or development proposal.





### How much money can I receive?

The amount of the grant may be calculated using one of two forms as may be applicable depending on the scale of the project:

- The grant will be a maximum of \$10,000 or 50% of eligible costs, whichever is less.
- Alternatively, for significant projects that result in a property tax increase, the grant will be made available as a tax increment equivalent grant with an annual maximum grant of \$10,000, or 100% of the tax increase resulting from the eligible improvements. The total amount of grants issued shall not exceed 50% of eligible costs.

### What design criteria apply?

- Projects shall be required to contribute positively to the rural context and character, including adhering to the policies of the Official Plan and the policies of the applicable land use designation.
- The Province's Guidelines for Permitted Uses in Prime Agricultural Areas shall also be considered and a proposal which does not meet the general intent and purpose of the Provincial guidelines shall not be eligible for a grant, in the Township's sole opinion.
- Additionally, should the Township complete other guidelines related to on-farm diversified uses and agriculture-related uses, any such guidelines shall become applicable and shall be met in order to be considered eligible. In the interim, the following general rural design principles shall apply. The Township has discretion to refuse an application that does not meet the intent of the following principles:
  - i. Avoiding industrial building design, where possible. The reuse of underutilized agricultural buildings and restoration of their character and original appearance will be encouraged and preferred where feasible (e.g., barns);
  - ii. Encouraging appropriate building setbacks that are suitable in the rural context.
  - iii. Encouraging the clustering of buildings and structures on the site where feasible.
  - iv. Any façade enhancements as may be eligible in this Program shall prioritize the improvement and enhancement of historic attributes and character. Signage improvements shall contribute to the Township's objective of enhancing agri-tourism. An eligible groundmounted sign shall be complementary of the rural character. In particular, billboards or other large commercial signage and back-lit signage shall not be eligible. The Township shall discourage the use of synthetic materials including plastics, and will encourage design elements that reference the farm's history or agricultural history.
  - v. Should the Township prepare rural design guidelines in the future, any such guidelines shall be applicable.

### What other eligibility criteria apply?

- This program is firstly intended to support existing farm operations, and the Township shall exercise discretion with respect to confirming eligibility. The Township shall have sole discretion with respect to approving applications that, in the opinion of the Township, support the Vision set out in this Plan and achieve the requirements for the Official Plan and other applicable policies. The Township shall not approve applications that otherwise detract from the goals and objectives for the Township's Countryside and the applicable land use designation. To be eligible, projects shall be considered to be desirable and beneficial for the purposes of promoting resiliency and in the Township's farming community, emphasizing access to local food and promoting the Township's produce and farms, and provide a use that is complementary and supportive of the principle of maintaining the Greenbelt and the Oak Ridges Moraine and encouraging stewardship. Projects that are considered to detract from the character, compatibility or function of the rural/agricultural areas, or do not support the principles of this Plan or the Official Plan, in the sole opinion of the Township, shall not be eligible.
- The Township may require submission of farm registration documentation in support of an application under this program.





# SECTION 4

HOW THE FINANCIAL INCENTIVE PROGRAMS WORK



## 4.0 HOW THE FINANCIAL INCENTIVE PROGRAMS WORK

### 4.1 WHO IS ELIGIBLE TO APPLY FOR INCENTIVES, AND WHAT PROJECTS ARE ELIGIBLE ?

To be eligible for any incentive program, a property owner or tenant and their project must comply with the eligibility criteria noted within each of the incentive programs in Section 3. This includes:

#### 1. Eligible Properties

As indicated under the “Who is eligible?” component of each financial incentive program, only properties located in the currently designated *community improvement project area* are eligible to apply for financial incentives. As the *community improvement project area* may change from time to time, interested persons should contact the *Township* to determine whether their property is located in the currently designated *community improvement project area*.

Furthermore, only certain types of uses are eligible for certain grants. For example, only commercial and *mixed use* properties are eligible for the motor vehicle and bicycle parking improvement grant (not fully residential properties).

#### 2. Eligible Costs

Only eligible costs will be included in the calculation of a grant. Eligible costs are listed under the “What Projects are eligible?” component of each financial incentive program. For clarity, property taxes are not considered an eligible cost, but are used as a mechanism to calculate the grant value.

#### 3. Compliance with Design Guidelines

A project must fully comply with any applicable design guidelines, as indicated under the policies of each financial incentive program. The Township may deem an entire project to be completely ineligible where a project is not consistent with the applicable design guidelines or the policies of the program.

This document references two sources of design guidelines, including the guidelines contained in this Plan under Section 4.5. In some cases, this document also makes reference to the Township of King’s Village Centre Design Guidelines (February 2006), which were prepared separately for King City, Nobleton and Schomberg. At any time, without requiring amendment to this Plan, any new and relevant design guidelines that have been adopted by Council shall be applicable.

#### 4. Other eligibility criteria

Certain projects contain other eligibility criteria and may be applicable to the incentive program. Other eligibility criteria are described under the “What other eligibility criteria apply?” component of each financial incentive program.

In addition to these program-specific eligibility criteria, the following general eligibility criteria will apply:

1. **Incentive programs are not retroactive**  
No person will be eligible for an incentive for any works that have already been commenced. In other words, the incentive programs will not apply retroactively.
2. **Projects must comply with all laws and policies**  
No project will be eligible for an incentive if the project does not comply with all applicable law and applicable policy, including but not limited to the applicable policies of the Official Plan and the Zoning By-law. Financial incentives may be conditional upon receiving approvals, such as planning and building approvals and permits from Provincial or Federal authorities or any government agency. Approval conditions will be indicated in the financial incentive program agreement.
3. **Projects must contribute to achieving the vision of this Plan**  
All projects must generally contribute to achieving the vision for the applicable community, as stated in Section 2. Compliance with this criterion is at the discretion of the *Township*.
4. **Projects must represent an improvement**  
All projects must represent an improvement over the existing conditions and will not simply represent a life cycle replacement. Compliance with this criterion is at the discretion of the *Township*.
5. **Property owner must not be in tax arrears**  
To be eligible for an incentive, the property owner must not be in tax arrears at the time of payment of the grant. This condition will be stated in the financial incentive program agreement.
6. **Total grants cannot exceed eligible costs**  
In no case will the total amount of all grants exceed the total value of eligible costs.
7. **Eligible costs shall relate to permanent improvements**  
Except where specifically provided for in this Plan, to be counted as an eligible cost, the works must relate to a permanent improvement. For clarity, except as explicitly provided for in the eligible costs of this Plan, moveable furniture or equipment shall not be counted as eligible costs.



**8 Projects will consider and adhere to the Green Development Standards**

The Township shall require consideration of the Township’s Green Development Standards, as may be applicable to the proposed project. The Township shall generally require any project must achieve the Minimum Target stated in the Green Development Standards in order to be considered eligible for any grant outlined in this Plan. The specific eligibility requirements contained in each Program of this Plan may exceed this minimum. The Standards will only apply where a Site Plan or other planning approval is required in relation to the project. It is not the intent of this policy that every application will require a detailed assessment of the Green Development Standards.

**9. Heritage conservation opportunity shall be considered**

Where possible, the Township will encourage the conservation and improvement of any historic buildings and structures on the property that is subject to an incentive application. At its sole discretion, the Township may decline a grant application on the basis that the project has not reasonably considered a heritage conservation opportunity on the property.

**10. Number of Applications per Property**

The Township shall not consider more than one application per property in a given funding year. However, the Township recognizes that applicants may phase in their work over time, and as such, applicants may be eligible to apply again in subsequent years. The Township may reject a subsequent application, or reduce the amount of the grant, if the subsequent improvements involve removal or retraction from previously approved eligible costs.

**11. Applications in Progress / Transition**

This Plan was updated in 2021, meaning that the Township is currently in receipt of recent applications under the prior version of this Plan. Any application currently in process shall be evaluated and processed in accordance with the policies and requirements of this current Plan.

The general applicability of eligibility criteria to each incentive program is summarized in the following table, for convenience purposes only:

General Applicability of Eligibility Criteria	Property must be in the Community Improvement Project Area	Design Guidelines Apply	Residential Properties are Eligible	Mixed Use, Commercial and Institutional Properties are Eligible	Grant can be combined with other incentives	A Tenant May Apply (Note: In all cases Property Owners May Apply)
Façade and signage improvement grant	Yes	Yes	Yes(3)	Yes	Yes	Yes
Property improvement grant	Yes	Yes	Yes(1)	Yes	Yes	Yes
Building accessibility improvement grant	Yes	Yes	No	Yes	Yes	Yes
Motor vehicle and bicycle parking improvement grant	Yes	Yes	No	Yes	Yes	Yes
Building Improvement and Use Conversion Grant	Yes	Yes	Yes(2)	Yes	Yes	Yes
Planning Application and Building Permit Fee Grant	Yes	Yes	No(4)	Yes	Yes	Yes
Tax Increment Equivalent Grant	Yes	Yes	Yes(2)	Yes	No	No
Agricultural resilience and innovation grant	Yes	Yes	No	Yes	No	Yes

**NOTES:**

- 1** Only historic properties as defined in this Plan are eligible (i.e., properties that are listed in the registry or designated under the Ontario Heritage Act).
- 2** Yes, if proposed to be converted / repurposed to a commercial or mixed use property or if residential units are proposed in the upper storey of a mixed use building.
- 3** Yes, if the residential building is designated under the Ontario Heritage Act.
- 4** The program is not available in relation to proposed stand-alone residential development and must be in relation to proposed commercial or mixed uses.



The general applicability of eligibility criteria to each incentive program is summarized in the following table, for convenience purposes only:

Grant Program	Village Core Precinct	Village Core Periphery Precinct	Hamlet Commercial and Community Use Precinct	Highway 11 Corridor Precinct	Agricultural Resilience and Innovation Precinct
Façade and signage improvement grant	Yes	Yes	Yes	Yes	No
Property Improvement grant	Yes	Yes	Yes	Yes	No
Building accessibility improvement grant	Yes	Yes	Yes	No	No
Motor vehicle and bicycle parking improvement grant	Yes	Yes, but subject to special policies in this Plan	Yes, but subject to special policies in this Plan	No	No
Building improvement and use conversion grant	Yes	No	Yes	No	No
Planning application and building permit fee grant	Yes	Yes	Yes	No	No
Tax Increment Equivalent grant	Yes	No	No	No	No
Agricultural resilience and innovation grant	No	No	No	No	Yes

## 4.2 CAN THE INCENTIVE PROGRAMS BE COMBINED?

The incentive programs outlined in this Plan may be combined, except that the tax increment equivalent grant and the agricultural resilience and innovation grant cannot be combined with any other program. These latter two programs are intended as stand-alone programs.

The incentives cannot be combined with any other incentive program from the Township or any other government or government agency except as otherwise identified in this Plan. In the application process, applicants must declare all other funding applications being pursued. Applicants are encouraged to seek other funding sources prior to pursuing funding from the Community Improvement Plan, to help manage limited resources to implement the Community Improvement Plan. The Township may decline an application or reduce the approved grant amount on the basis of other funding sources.

The Township administers a separate heritage property grant program under the *Ontario Heritage Act*, which provides grants for properties designated under the Act. Applicants, recipients and past recipients of grants under the heritage property grant program will be eligible for the incentive programs under this Plan. However, the Township may decline an application or reduce the approved grant amount on the basis of recent grants received under the programs enabled by the *Ontario Heritage Act*.

### Example Project #1:

A tenant wishes to renew their façade and landscaping. They wish to replace their sign at a cost of \$3,000. They further wish to make improvements to their façade, including restoring brickwork, repainting and residing for a total cost of \$8,000. Finally, the applicant wishes to professionally landscape their front yard, with new permanent planters and attractive paving materials, at a total cost of \$4,000. The applicant would be eligible for two grants:

1. The façade and signage improvement program, which provides a grant up to \$10,000 or 50% of the cost of the project. The applicant's total project costs \$11,000, meaning they would be eligible for a grant of \$5,500 (50%). They are eligible for 100% of the sign permit fee.
2. The Property improvement program, which provides a grant up to \$10,000 or 50% of the cost of the project. Since the applicant's landscaping costs are \$4,000, the applicant would be eligible for a grant up to \$2,000 (50%).

### Example Project #2:

A property owner wishes to convert the upper storey space, which is currently vacant, into two new residential units. The property owner determined that the project would cost \$200,000. The applicant has two options:

1. The applicant would be eligible for a building improvement and use conversion grant, equal to up to 50% of the cost of the project or \$10,000. In this case, the applicant would receive the maximum grant of \$10,000.
2. If the conversion results in a property tax increase, the applicant is eligible for the tax increment equivalent grant. Depending on the tax increase, as determined in consultation with the *Township*, the total paid grant under the tax increment equivalent program could exceed \$10,000 (but cannot exceed the \$200,000 eligible cost of the project).



## 4.3 WHAT IS THE PROCESS FOR APPLYING FOR FINANCIAL INCENTIVES?

**1 Applicant Meets with the Township:** Applicants will meet with the *Township* to discuss their project. At this meeting, the *Township* will confirm the application submission requirements based on the information provided by the potential applicant.

**2 Applicant Submits the Application:** The applicant will submit a completed financial incentive application form along with any supporting information as requested by the *Township*. This may include:

- Two quotes for the work shall typically be required. However, the *Township* may consider one quote in exceptional circumstances;
- Drawings for the proposed work (site concept, elevations, sections, axonometric diagrams, etc.);
- Photographs of the existing property;
- Any historical documentation or information available for the property; and/or
- Any other information as may be appropriate based on the nature of the application.

**3 Township Confirms Application Completeness:** The *Township* will conduct a preliminary review of the application to confirm that it is complete. If it is not complete, the *Township* will contact the Applicant to request any missing or additional information required.

**4 Township Reviews Application:** Once the application is considered complete, the *Township* will conduct a detailed review of the application. The *Administrator* will circulate the application to the *Review Committee* for comment and will compile a report.

**5 Township Makes a Decision on the Application:** The *Review Committee* will meet to discuss the *Administrator's* report on the application and make a decision on whether to approve the application.

- If approved: The Applicant is notified that the application has been approved and the process moves to Step 6.
- If not approved: The Applicant is informed

that their application has not been approved and the reasons for the refusal. An applicant may resubmit their application to address the reasons for the refusal. If the *Review Committee* is not *Council*, the Applicant will be given an opportunity to appeal the decision of the *Review Committee* to *Council*. An appeal will be coordinated by the *Administrator*.

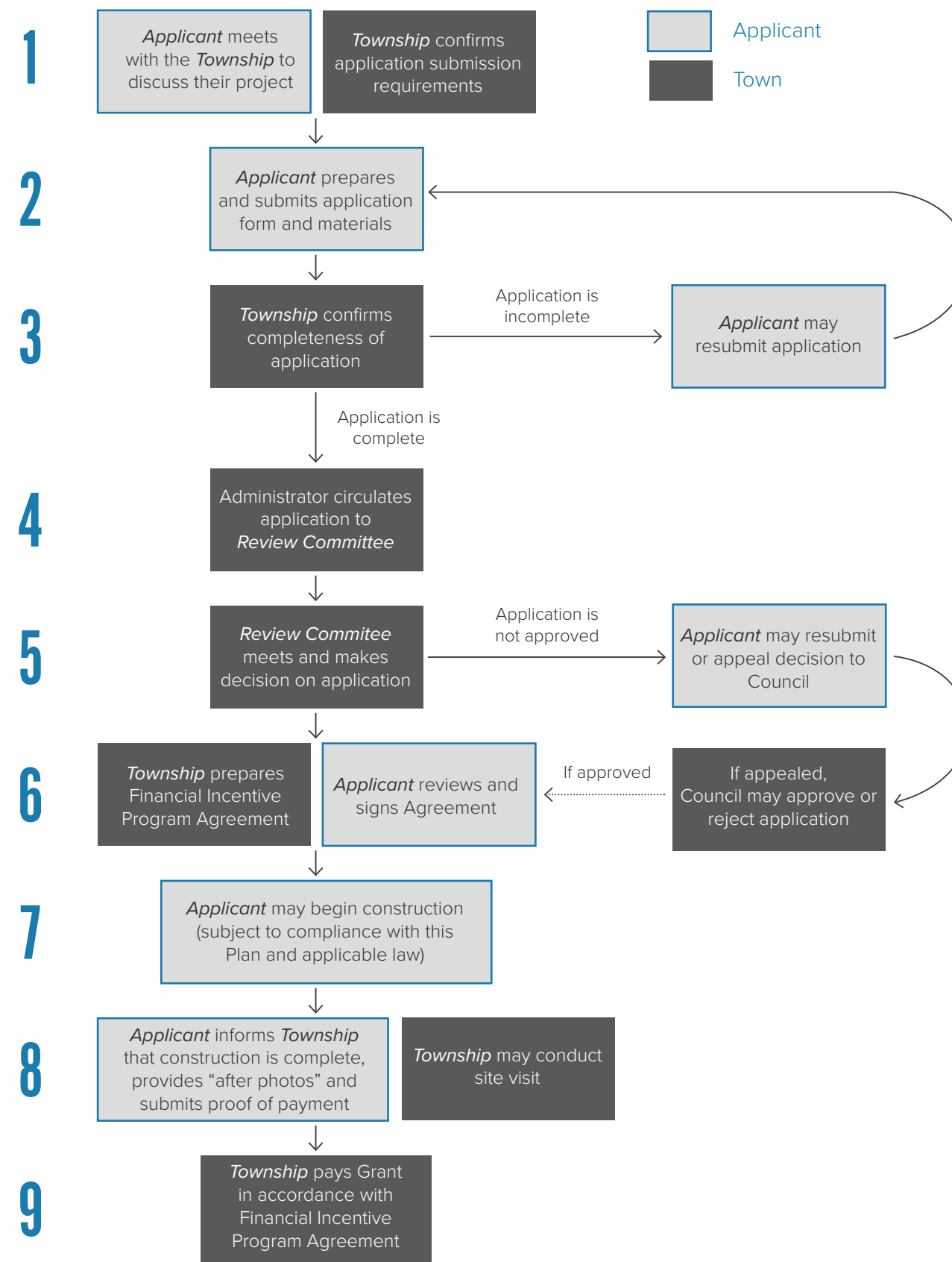
**6 Execution of Financial Incentive Program Agreement:** The *Township* will draft a Financial Incentive Program Agreement, which outlines the terms and conditions of the financial incentive approval. The Agreement will need to be signed by both the Applicant and the *Township*. At its sole discretion, the *Township* may register the Agreement on title to support its implementation. The Agreement will outline terms such as:

- When the payment of the grant(s) will occur;
- That the project must be constructed in accordance with the approved application;
- That payment of the grant is conditional upon matters as specified in the Agreement, such as approval of other Planning Act applications or building permits;
- That the sale or redevelopment of the property within a specified timeframe may require repayment of the grant;
- Any other matters that may be applicable to the application.

**7 Applicant may begin construction:** The applicant may begin construction only upon approval of the application.

**8 Applicant contacts Township to confirm completion of construction:** Once construction is completed, the Applicant informs the *Township*. The *Township* may undertake a site visit to take "after" photographs and confirm that the applicant has met any terms and conditions outlined in the Financial Incentive Program Agreement, including but not limited to submitting proof of payment.

**9 Township pays grant:** The grant is paid upon confirmation that the works are completed in accordance with the financial incentive program agreement.





## 4.4 HOW ARE THE INCENTIVE PROGRAMS FUNDED?

The incentive programs will generally be funded by the *Township* annually through the *Township's* annual budget process. The *Township* will explore opportunities to obtain funding support from York Region, the Province, the Government of Canada, and any other agency or program that may become available. The *Administrator* will be responsible for identifying other funding opportunities.

The annual budget may change each year, at the discretion of Council. At any time, Council may choose not to fund any or all of the incentive programs. Council may choose only to fund certain programs, in consideration of input and recommendations as an outcome of the Plan Monitoring and Evaluation Program. Any unused funds from a given year may be transferred for use in the following year.

## 4.5 WHAT DESIGN GUIDELINES APPLY TO MY APPLICATION?

All financial incentive applications are subject to design guidelines or criteria. The purpose of the design guidelines and criteria is to ensure that any projects that are incented by this plan are of a high quality nature that is respectful of the context and represents an improvement to the aesthetics of the streetscape. The applicable design guidelines for each incentive application is outlined in the "What Design Guidelines Apply" component of each financial incentive program.

The Guidelines outlined herein are generally not applicable to the Agricultural Resilience and Innovation Grant. Rather, the design criteria and policies of the program shall apply.

The Township's policies and design criteria are evolving. It is the intent of this Plan that the latest applicable Design Guidelines shall apply to any application, and the more stringent requirements shall apply.

### Façade and Signage Improvement Guidelines

#### Objectives:

1. Ensure the conservation of historic attributes of existing buildings
2. Ensure that façade improvements are of a high-quality and fit into the character and context of the community
3. Maximize architectural detailing and interest in the façade in a manner that is appropriate for the building and the character of the community
4. Promote universal accessibility in the design of façades
5. Promote energy efficient doors and windows

#### Guidelines:

1



In no case will a façade improvement involve the removal of original brick or wood, unless it is demonstrated that such materials are beyond repair and require replacement

2



The use of high-quality building materials that were historically used in the community is strongly encouraged (brick, stone, wood siding) while synthetic materials are generally discouraged

3



For *historic* buildings, where historic documentation is available, the applicant will strive to restore and maintain façade elements in a manner that is consistent with the historic design

4



The restoration and improvement of projecting façade elements is strongly encouraged, such as original porches, decks and awnings/canopies

5



Façade improvements should incorporate a high level of detail, including differentiation of base, middle and; detailing and improvement of cornices; articulation in doors and windows (latticing)

6



The use of energy efficient doors and windows, which may be replaced as part of a façade improvement, is strongly encouraged

7



Universal accessibility principles will be considered in the design of the façade, including the width of doorways and, where a porch or deck provides access to a main entrance, a separate at-grade entrance directly accessible from the sidewalk should be provided



8



Signage should be of an historic character and scaled for pedestrians.

9



Signs should be front lit or not lit. Backlit signs are strongly discouraged and are not permitted in the Township's Sign By-law.

10



Generally, only one primary sign should be used and located above the storefront entrance. No more than two additional signs should be used in addition to the primary sign. Many large signs are to be avoided.

11



Signs that have raised or recessed lettering or graphics are encouraged

## Landscaping/Property Improvement Guidelines

### Objectives:

1. Ensure high-quality, professional landscaping treatments
2. Encourage sustainable paving solutions
3. Ensure universally accessible design for crossings and entrances
4. Encourage appropriate decorative fencing

### Guidelines:

1



Landscaping treatments should be professionally designed and accompanied by an understanding of maintenance requirements

2



Planter boxes must be permanent to be eligible for a grant, and should be made of high quality materials, such as wood, stone or brick, and be designed to complement the architecture and materials of the façade

3



Textured paving and high-quality surfacing materials

4



Permeable paving solutions are encouraged



5



Native plantings are encouraged

6



Decorative fences should be approximately one metre in height, and designed with iron, wood (picket fences or wood split rail fences), or walls of stone or brick. Generally such fences should be of open-type construction, with at least 1/3 of the vertical surface area open and unobstructed. Fences must be in compliance with the Township's latest Fence By-law.

7



Landscaping improvements should not compromise universal accessibility into building entrances, and should enhance accessibility and ease of access into storefronts. Paving improvements to create access to at-grade entrances is encouraged where buildings only have access from steps (a porch or deck)

8



Landscaping is strongly encouraged to buffer sidewalks from existing side or front yard parking areas

## Motor Vehicle Parking Improvement Guidelines

### Objectives:

1. Improve the aesthetics of parking areas
2. Improve the supply of parking in a manner that does not detract visually from the streetscape
3. Encourage shared parking between lots
4. Encourage permeable paving surfaces for parking areas
5. Ensure that parking and driveway improvements represent an improvement to the parking area or driveway and not a life cycle replacement of asphalt or the existing material

### Guidelines:

1



Where the project represents an expansion of parking, the parking may only be located in the rear or side yards of buildings

2



Any side yard parking areas should be accompanied by landscaping enhancements along the sidewalk

3



Improvements to parking areas and driveways should not represent simply a life cycle replacement of the existing material, but an improvement over the existing material

4



Interlocking stone and permeable paving are encouraged for any driveway and parking area improvements

5



Provision of electric vehicle charging stations are encouraged



# SECTION 4

## Bicycle Parking Guidelines

### Objectives:

1. Improve the supply of high-quality, publicly accessible bicycle parking
2. Ensure that bicycle parking is readily accessible for users
3. Encourage artistic and interesting bicycle parking designs in a manner that is respectful of the character of the community

### Guidelines:

1



Bicycle parking racks should be designed to allow the bicycle to be attached or parked along the frame, and not simply at the front wheel, which could cause wheel damage

2



Bicycle racks should be attractive and made of durable materials (i.e., galvanized)

3



Innovative bicycle parking rack/space design is encouraged, provided it is respectful and consistent with the character of the community

4



Bicycle parking racks should be located in the front yard or side yards of buildings, where possible

5



Bicycle parking racks should not be enclosed and should be clearly and always available for public use. Simple coverings or canopies which do not detract from the character of the building or create clutter in the streetscape are encouraged



## HOW THE FINANCIAL INCENTIVE PROGRAMS WORK



# MUNICIPAL LEADERSHIP STRATEGY

← Heritag ←  
← Town r ←  
↑ Public Parking

King Road Streetscaping Project  
Complete Fall 2020

# SECTION 5



## 5.0 MUNICIPAL LEADERSHIP STRATEGY

The purpose of this Revised Community Improvement Plan is to enable the financial incentives, which will assist in the revitalization of private property, foster economic growth, and encourage improvements in accordance with the design guidelines of this Plan. The Township's primary role in advancing a revitalization and economic growth agenda will be to fund and administer the incentive programs.

However, there are other ways that the Township may assist in the revitalization of King City, Nobleton and Schomberg and foster economic growth throughout the Township. This Plan outlines general strategies for:

1. Improving the public realm, including streetscapes, sidewalks, crossings, and other public property elements within the Villages;
2. Acquiring and improving land and buildings to implement the visions for the Villages and Countryside Area, including the Hamlets; and
3. Undertaking other studies to support achieving the vision for the Township.







## 5.1 VILLAGE PUBLIC REALM STRATEGY

Improvement of the public realm represents an important component of community revitalization within the Villages of King City, Nobleton and Schomberg. The streetscapes, sidewalks, community trails, public amenities and other public realm elements are in need of improvement which must be led by the Township.

Through the process of preparing this Plan in 2014, residents and business owners were very vocal about the need to improve the public realm. Indeed, to achieve the visions outlined in Section 2, there will need to be public realm improvements in addition to improvements to private property.

Since 2014, significant investments have been made in the public realm through the Township's Streetscaping and Beautification Program.

The role of this revised Plan is to continue to support the improvement of the public realm. The Township will need to continue considering detailed design and specific projects based upon an evaluation of financial priorities and need. As the Villages evolve further, the need to maintain and extend public realm enhancements will continue to be important and beneficial to achieving the vision for each community and attracting new business into the communities.





## King City

### Context

King City is a fast-growing and evolving village. With the GO train station, proximity to major urban centres and the hub of the Township's administration, King City is a logical focal point of growth for the Township. It is anticipated that a portion of King City's growth will need to be accommodated through intensification, including infill, redevelopment and higher density development. Development and redevelopment applications could therefore represent an opportunity to improve portions of the streetscape that become subject to development applications.

The community expressed the importance of enhancing the walkability, safety and pedestrian-oriented feel of King City. In particular, improvements to sidewalks, demarcation of on-street parking and the need for streetscape amenities (trees, benches, etc.) was expressed. Between 2013 and 2020, significant public realm improvements were constructed along King Road and Keele Street, extending through the core area. At the time of writing of this Plan, construction of improvements at King Road and Keele Street were underway.



The core of King City is centred around Keele Street and King Road, which represent two major Regional thoroughfares. A very critical barrier in creating a pedestrian-oriented community will be to create more comfortable pedestrian environments which are sheltered from traffic and provide safe and clear crossings.

It is critical that streetscape improvements, whether led by the Township, undertaken by developers or through enhancements as part of private property improvements, be completed in a coordinated manner. On-going maintenance and future improvements will all need to be tied together and work towards achieving a common design vision. The King City Village Centre Urban Design Guidelines, which contains a detailed streetscape and design strategy, represents a logical guiding document to ensure that future streetscaping improvements are undertaken in a coordinated manner and are appropriate for King City. At the time of the refreshing this Plan in 2021, the Township has initiated a review of the Village Centre Urban Design Guidelines, to align with the policies of the Township's Our King Official Plan, 2019.



### Policies

The following policies will apply to future streetscaping improvements in the King City *Community Improvement Project Area*:

1. Whether developer-initiated or *Township*-led, streetscaping improvements will be undertaken in a manner that is consistent with the public realm guidelines (Sections 4.2 and 5.0) in the King City Village Centre Urban Design Guidelines report (February 2006), or any subsequent design guidelines document or amendment thereto.
2. Recognizing the limited width of the public right-of-way, it is recognized that the landscaping improvement grant contained in this Plan represents an important opportunity to enhance the quality of the streetscape. Applicants to the façade improvement program and any other incentive will be encouraged to implement landscaping improvements under the landscaping improvement grant and in accordance with the policies of this Plan.
3. *Development* applications in the *Community Improvement Project Area* represent an important opportunity to enhance the streetscape as King City intensifies and evolves. The *Township* will work with developers to enhance the public realm in a manner that is consistent with the King City Village Centre

Urban Design Guidelines or any subsequent design guidelines.

4. All maintenance to streetscapes, such as sidewalk repairs, will need to be undertaken in a manner that implements and advances the long-term public realm design strategy as described in the King City Village Centre Urban Design Guidelines or any subsequent design guidelines.
5. The priorities for streetscape improvements in King City will include:
  - a. Demarcation of on-street parking;
  - b. Implementation of traffic calming elements on Keele Street and King Road, which may include bump-outs to define crossings and on-street parking, bollards, tree planting, etc.;
  - c. Implementation of a consistent sidewalk treatment;
  - d. Streetscape amenities, such as street furniture (benches, garbage receptacles) and streetscape lighting; and
  - e. Meeting with telecommunications/hydro utilities to discuss the feasibility of utility line burial to enhance aesthetics.
6. It is recognized that King Road and Keele Street are Regional roads. The *Township* will work with York Region to implement and advance the policies of this Plan.



## Nobleton

### Context

Nobleton, like King City, is a growing community. It shares a very similar context as King City, being located at the crossroads of two major Regional thoroughfares (Highway 27 and King Road). However, Nobleton's core is slightly more dispersed and is not as well-connected as King City's core. Nobleton's core continues to resemble and function more as a rural service centre than an urban village; accordingly, the community is largely automobile-oriented.

Nobleton's growth also represents an important opportunity to improve the community's walkability. Like King City, some development and redevelopment will likely take place as the community accommodates some growth through intensification. There is therefore some opportunity to improve the streetscapes in association with development and redevelopment applications.

In 2014, Nobleton's residents expressed a critical need for improvements to the public realm, including a complete

sidewalk network, improved crossings, and demarcation of on-street parking, in particular. In 2018/2019, public realm improvements were completed at the intersection of Highway 27 and King Road. Further core area public realm improvements in Nobleton are anticipated in the 2023 and beyond time horizon.

Like King City, on-going maintenance and future improvements will all need to be tied together and work towards achieving a common design vision. The Nobleton Village Centre Urban Design Guidelines, which contains a detailed streetscape and design strategy, also represents a logical guiding document to ensure that future streetscaping improvements are undertaken in a coordinated manner and are appropriate for Nobleton. At the time of the refreshing of this Plan in 2021, the Township has initiated a review of the Village Centre Urban Design Guidelines, to align with the policies of the Township's Our King Official Plan, 2019.



### Policies

The following policies will apply to future streetscaping improvements in the Nobleton *Community Improvement Project Area*:

1. Whether developer-initiated or *Township*-led, streetscaping improvements will be undertaken in a manner that is consistent with the public realm guidelines (Sections 4.2 and 5.0) in the Nobleton Village Centre Urban Design Guidelines report (February 2006), or any subsequent design guidelines document or amendment thereto.
2. Recognizing the limited width of the public right-of-way, it is recognized that the landscaping improvement grant contained in this Plan represents an important opportunity to enhance the quality of the streetscape. Applicants to the façade improvement program and any other incentive will be encouraged to implement landscaping improvements under the landscaping improvement grant and in accordance with the policies of this Plan.
3. *Development* applications in the *Community Improvement Project Area* represent an opportunity to enhance the streetscape as Nobleton intensifies and evolves. The *Township* will work with developers to enhance the public realm in a manner that is consistent with the Nobleton Village Centre Urban Design Guidelines or any subsequent design guidelines.
4. All maintenance to streetscapes, such as sidewalk repairs, will need to be undertaken in a manner that implements and advances the long-term public realm design strategy as described in the Nobleton Village Centre Urban Design Guidelines or any subsequent design guidelines.

5. The priorities for streetscape improvements in Nobleton will include:
  - a. Improvements to crossings, particularly at Highway 27 and King Road;
  - b. Demarcation of on-street parking;
  - c. Implementation of traffic calming elements on Highway 27 and King Road, which may include bump-outs to define crossings and on-street parking, bollards, tree planting, and other streetscape enhancements;
  - d. Implementing a consistent sidewalk treatment;
  - e. Streetscape amenities, such as street furniture (benches, garbage receptacles) and consistent streetscape lighting; and
  - f. Meeting with telecommunications/hydro utilities to discuss the feasibility of utility line burial to enhance aesthetics.
6. It is recognized that King Road and Highway 27 are Regional roads. The *Township* will work with York Region to implement and advance the policies of this Plan.



Schomberg has a very distinctive character and context in comparison with Nobleton and King City. Schomberg's core is centered around Main Street, which does not function as a thoroughfare. Schomberg's community core is denser and more characteristic of a walkable, urban village.

While Schomberg's core is already walkable and attractive, it would benefit from continued streetscape improvements. In 2020, the Schomberg Main Street Streetscape Revitalization project was initiated and is currently within the design and feasibility stage. The implementation of streetscape improvements are anticipated to occur in 2023 and beyond.

While Schomberg is growing, its traditional Main Street will not likely be subject to significant development and redevelopment applications, with only a few anticipated potential development sites in the core. Accordingly, streetscape improvements will largely need to be initiated by the Township or through the improvement activities of private individuals on private property. Given the limited width of sidewalks and small front yards, there would be significant benefits to landscaping improvements on private property to help enhance the streetscape.



Residents and business owners, through the preparation of this Plan in 2014, expressed the need for improved streetscapes, particularly improvements to the quality of sidewalks and the use of the bump-outs (chicanes) and on-street parking. Furthermore, a need for gateway signage and features to indicate the location and amenities on Main Street in Schomberg was expressed.

As in the cases of King City and Nobleton, on-going maintenance and future improvements will all need to be tied together and work towards achieving a common design vision. The Schomberg Village Centre Urban Design Guidelines, which contains a detailed streetscape and design strategy, also represents a logical guiding document to ensure that future streetscaping improvements are undertaken in a coordinated manner and are appropriate for Schomberg.

At the time of the refreshing of this Plan in 2021, the Township has initiated a review of the Village Centre Urban Design Guidelines, to align with the policies of the Township's Our King Official Plan, 2019.



### Policies

The following policies will apply to future streetscaping improvements in the Schomberg *Community Improvement Project Area*:

1. Whether developer-initiated or *Township*-led, streetscaping improvements will be undertaken in a manner that is consistent with the public realm guidelines (Sections 4.2 and 5.0) in the Schomberg Village Centre Urban Design Guidelines report (February 2006), or any subsequent design guidelines document or amendment thereto.
2. Recognizing the limited width of the public right-of-way, it is recognized that the landscaping improvement grant contained in this Plan represents an important opportunity to enhance the quality of the streetscape. Applicants to the façade improvement program and any other incentive will be encouraged to implement landscaping improvements under the landscaping improvement grant and in accordance with the policies of this Plan.
3. *Development* applications in the *Community Improvement Project Area* represent a potential opportunity to enhance the streetscape in association with specific potential *redevelopment* sites. The *Township* will work with developers to enhance the public realm in a manner that is

consistent with the Schomberg Village Centre Urban Design Guidelines or any subsequent design guidelines.

4. All maintenance to streetscapes, such as sidewalk repairs, will need to be undertaken in a manner that implements and advances the long-term public realm design strategy as described in the Schomberg Village Centre Urban Design Guidelines or any subsequent design guidelines.
5. The priorities for streetscape improvements in Schomberg will include:
  - a. Implementing a consistent sidewalk treatment;
  - b. Streetscape amenities, such as street furniture (benches, garbage receptacles);
  - c. Gateway features and signage on Highway 27 / Highway 9 to indicate the location and amenities of Main Street in Schomberg;
  - d. Continued improvements to the demarcation of on-street parking; and
  - e. Meeting with telecommunications/hydro utilities to discuss the feasibility of utility line burial to enhance aesthetics.



## 5.2 LAND & BUILDING ACQUISITION AND IMPROVEMENT

Section 28(3) and 28(6) of the *Planning Act* enable the acquisition and improvement of land and buildings for a Community Improvement Plan. In accordance with the *Planning Act*, the *Township* may:

- Acquire lands for the purposes of implementing a trails strategy, Trails Master Plan or similar study;
- Acquire land and buildings for the purposes of revitalizing specific buildings or properties which are underutilized or are in need of specific intervention by the *Township*; and/or
- Sell, lease or otherwise dispose of lands or buildings acquired by the *Township*.

## 5.3 FUTURE STUDIES & UPDATES

There are some issues that are not thoroughly addressed through this Plan and require more detailed study or understanding to determine specific implementation strategies. The following identifies potential future studies and programs, and updates on studies and programs completed since 2014, which will help implement this Plan:

- **Zoning By-laws for the urban areas of King City, Nobleton and Schomberg were completed in 2016 and 2017.** There is will be a critical need to amend these Zoning By-laws to provide zoning standards that are more appropriate for the desired built form in accordance with the policies of the new Our King Official Plan, 2019 core areas of King City, Nobleton, and Schomberg. The Township should consider specific updates to the Core Area zones to support implementation of the Plan and provide zone standards that are appropriate for the desired built form. that are also specific to the contexts of King City, Nobleton and Schomberg. At the time of writing this Plan, Zoning By-law Reviews in each of the three communities have been planned.

- The Township has initiated a review of its zoning for the rural areas and hamlets within the Township. The outcome of this review is anticipated to be a new comprehensive Rural Area Zoning By-law. The rural area encompasses the Countryside and Hamlet designations, as well as the Nobleton Village Reserve Lands. The Zoning By-law Review is anticipated to address key issues and opportunities, including but not limited to, Agricultural-Related Uses, On-Farm Diversified Uses, Bed & Breakfasts and Short-term Accommodations.

- **The Township has initiated a review of the Village Urban Design Guidelines for the Township's three Villages of King City, Nobleton and Schomberg, that focus on the following three components for each Village:**

- Village Centres (Village Cores, Mixed-Use Areas, and Major Transit Station Area);
- Established Neighbourhoods; and
- Employment Areas

The purpose of reviewing and developing new Villages Urban Design Guidelines is principally to ensure conformity and to build upon the policies of the Our King Official Plan, 2019.

- The Township, in partnership with the Schomberg Community has developed the **Schomberg Main Street Downtown Revitalization Strategy** to ensure the vitality of the commercial core of Schomberg's Main Street. On May 13th, 2019, Council endorsed the Schomberg Main Street Revitalization Strategy and Plan. The Revitalization Strategy included an Action Plan with 65 action items to be implemented over the short, medium and long term. Implementation of these action items has and continues to require involvement and support from across all Township Departments. At this time, considerable progress has taken place and approximately 60% of the action items have been completed, 35% are underway and 5% are being considered and planned.

- The Highway 11 Corridor Area, while forming part of the Greenbelt's Protected Countryside, includes historically established commercial uses. The Our King Official Plan, 2019 identifies the need for the Township to **conduct a land use study for the Highway 11 Corridor Area** to provide further guidance on land use, development, and potential expansions of existing uses. This study is anticipated to be initiated in 2021. Upon completion, there may be an opportunity to provide additional Community Improvement Plan programs to this area, which should be evaluated through a future review to this Plan.

- **In 2015, the Township completed a Trails Master Plan** to determine specific strategies for creating new trail connections and improving trail amenities. King Township's natural heritage system creates extraordinary potential for a trails system that promotes cycling tourism and healthier, more active living. The Trails Master Plan includes an implementation strategy which supports establishing linkages between King's urban areas and the overall trail network.

- **The Township has implemented a Heritage Property Grant Program under By-law 2014-100.** It is intended that this program will complement the incentive programs of this Plan, and applicants are encouraged to apply to the programs listed under this Plan as well as the Heritage Property Grant Program. In particular, this program will continue to support the improvement of historic residential properties throughout the Township.

- Consideration may be made to initiate a **Heritage Property Tax Relief Program** and by-law to help owners of commercial heritage properties maintain and restore their properties for the benefit of the entire community. Such programs do not fall under the jurisdiction of this Community Improvement Plan or Section 28 of the *Planning Act*, and are dependent on other legislation.

- **Consideration may be made to initiating a study for a Schomberg Heritage Conservation District.** A Heritage Conservation District study is typically conducted in two phases. In Phase 1, the need for a Heritage Conservation District is determined in consideration of consultation with the community. If it is determined that a Heritage Conservation District is appropriate for Schomberg, the study may move into Phase 2, in which a Heritage Conservation District Plan and Guidelines is prepared. There may be some

value in conducting Phase 1 to determine the need and whether there is support for a Heritage Conservation District in Schomberg. If not, then the Community Improvement Plan can help to serve as a heritage conservation tool, since improvements made under the Plan are subject to guidelines that promote conservation of historic building attributes.

- Through the development of the Community Improvement Plan in 2014, the need for a Core Areas Parking Study (CAPS) was identified. In 2018, the Township completed the CAPS. The purpose of the CAPS was to analyze the opportunities and needs for parking in the core areas of King City, Nobleton and Schomberg within King Township and develop a master plan for the next 10 years that meets the needs of downtown merchants, their employees patrons/clients and residents. There was a growing sense that the Township of King may need to make adjustments in current parking policies, practices, and standards to better accommodate current and future parking demand. For future parking needs, it is recommended that the Township:

- i. Conduct annual parking occupancy surveys, and continue to monitor population growth and compare to growth targets;
- ii. Continually monitor developments/redevelopments in the Core Areas to evaluate any losses in the existing supply of off-street and on-street parking and any cumulative impacts; and
- iii. Review the Core Area Parking Study every three years to ensure the recommendations adequately address future parking demands.



The Township has undertaken and continues to undertake significant streetscaping and beautification projects within the three Villages of King City, Nobleton and Schomberg. The Streetscaping and Beautification Program is a constant work in progress as it is a tool to improve the public realm in the short term while also considering future development and an expanded design into the private property realm. Continued consideration should be made to implement the streetscaping policies and priorities of this Plan in the implementation of any future streetscaping projects.

## 5.4 MUNICIPAL LEADERSHIP STRATEGY IMPLEMENTATION

This section outlined an array of potential programs, tasks and studies to help implement this Plan. The nature of community improvement is that it is encompassing of many aspects of the community. Accordingly, there is a great variety of things that the *Township* can do to support the implementation of this Plan. However, this Plan recognizes that there will be many constraints to implementing this Municipal Leadership Strategy. In addition to limited availability of funding, there are constraints in terms of *Township* staff resources, and there will be other priorities that emerge that may have greater importance or urgency than the programs outlined in this Municipal Leadership Strategy.

This Plan is not intended to commit Council to implementing any of the projects, studies or programs in any particular year, since implementation will be subject to funding. It is further recommended that the projects and studies contained in the Municipal Leadership Strategy be implemented separately from the financial incentive programs. Section 6.1.2 further applies to the implementation of the Municipal Leadership Strategy.





# ADMINISTERING THE PLAN

# SECTION 6





## 6.1 COUNCIL & TOWNSHIP STAFF

This Plan and its programs will be administered by the Township of King. The responsibilities of Council, the *Administrator* and the *Review Committee* are outlined below.

### Council

1. **Funding Financial Incentives:** Council will, on an annual basis, consider establishing a budget to fund the financial incentive programs.
  - a. **Funding Certain Incentive Programs:** At its sole discretion, Council may choose to assign any portion of the total financial incentives budget to any one or more financial incentive programs. Further to this, at its sole discretion, Council may chose not to fund any one or more of the financial incentive programs.
  - b. **Budgets May be Assigned to Each Community Improvement Project Area or Precinct:** At its sole discretion, Council may choose to assign portions of the total financial incentives budget to the separate Community Improvement Project Areas (i.e., King City, Nobleton and Schomberg) or individual precinct areas.
  - c. **Pop-Up Patio Program:** As indicated in the policies of the Property Improvement Grant, Council may choose to specifically not allocate funding to the eligible costs associated with pop-up patios.
2. **Implementation of the Municipal Leadership Strategy:** The implementation, funding, detailed design or execution of any recommended projects, programs or studies contained in the Municipal Leadership Strategy will be considered annually by Council in consultation with the *Administrator*. The Municipal Leadership Strategy will be funded and implemented distinctively from the financial incentives and be subject to budget priorities.
3. **Appointment of the Administrator:** Council will appoint an *Administrator* upon implementation of the Community Improvement Plan.
4. **Appointment of a Review Committee:** Council may appoint a *Review Committee* to review

and make decisions on applications for financial incentives. The composition of the *Review Committee* will be determined by Council in consultation with *Township* staff. If no *Review Committee* is appointed by Council, Council is by default the *Review Committee*, and the responsibilities for the *Review Committee* as outlined in this Plan will apply to Council.

5. **Appeals for Refusals of Financial Incentive Program Applications:** Where a *Review Committee* has been appointed and an application has been refused, the applicant will be given the option to appeal the application to Council. The *Administrator* will coordinate the meeting with Council to hear the appeal. Council will make the final decision on the application in consideration of the *Administrator's* report and the Applicant's reasons for appeal.
6. **Precincts:** This Plan intends for the identification of various Precincts within the Community Improvement Project Area. The precincts shall be identified within the Community Improvement Project Area By-law. The incentives shall be made available within each Precinct, in accordance with this Plan. Council may, by by-law, modify the extent of the Precincts. Any change to the types of incentives available in each Precinct shall require an amendment to this Plan.
7. **Changes to the Community Improvement Project Area:** Council may, by by-law, modify the *Community Improvement Project Area*. A modification to the *Community Improvement Project Area* will not require an amendment to this Plan.
8. **Dissolution of the Community Improvement Project Area:** Once Council is satisfied that the Community Improvement Plan has been successfully implemented, the *Community Improvement Project Area* may be dissolved by a by-law passed by Council.

### Administrator

1. **Day-to-day Plan Administration:** The *Administrator* will be primarily responsible for implementing this Plan on a day-to-day basis.
2. **Monitoring and Evaluation Strategy:** The *Administrator* will be responsible for carrying out the Monitoring and Evaluation Strategy as outlined in Section 6.3.
3. **Marketing and Promoting the Plan:** The *Administrator* will be primarily responsible for marketing and promoting the Plan, as outlined in Section 6.2.
4. **Coordination and Management of Financial Incentive Programs:** The *Administrator* will be responsible for coordinating and managing applications for financial incentive programs, including:
  - a. Meeting with potential applicants and determining application submission requirements;
  - b. Accepting incentive applications and conducting a preliminary review of the application to determine completeness;
  - c. Communicating application completeness with the applicant in no less than 15 business days;
  - d. Coordinating the review of the application with the *Review Committee*;
  - e. Scheduling meetings with the *Review Committee* to discuss and make decisions on applications in no less than 90 days prior to the submission of an application;
  - f. Coordinating and completing the financial incentive program agreement and execution of the agreement;
  - g. Coordinating payment of the grant with *Township* staff;
  - h. Conducting site visits as required in the application process; and
  - i. Coordinating any appeals to decisions on financial incentive applications with Council and the Clerk's department.

### Review Committee

1. **Designation of a Review Committee:** By default, Council is the *Review Committee*. Council may designate or appoint a *Review Committee* upon adoption of this Plan.
2. **Review and Commenting on Financial Incentive Applications:** The *Review Committee* is responsible for reviewing financial incentive applications and commenting on the applications, and contributing to the recommendation of whether to approve an application.
3. **Decisions on Financial Incentive Applications:** The *Review Committee* will meet at the request of the *Administrator* to discuss application(s) for financial incentive applications and make a decision on the application.
4. **Objectivity:** The *Review Committee* will make decisions in an objective manner, and will declare any interests and refrain from participating in the decision making where they have an interest in an application.
5. **Site Visits:** Members of the *Review Committee* may request a site visit, to be coordinated by the *Administrator*.
6. **Input into the Monitoring and Evaluation Strategy:** The *Review Committee* will participate and provide input into the Plan Monitoring and Evaluation Strategy upon request by the *Administrator*.



## 6.2 MARKETING & PROMOTING THE PLAN

The programs outlined in this Plan will need to be communicated to potential applicants to encourage their utilization. This section outlines the activities that the *Township* will participate in to promote and market the programs contained in this Plan.

Creative, innovative approaches to communicating the Plan’s successes will help generate momentum and support for the Plan. This marketing and promotion strategy supports an annual newsletter summarizing the Plan’s successes, with before and after photos, to motivate other owners to do the same to their property.

Accordingly, the *Administrator* will consider the following vehicles for promoting and marketing this Plan:

- 1


**Website:** The *Township’s* website should be used and frequently updated with information on the Community Improvement Plan, how to apply for incentives and to communicate recent application approvals.
- 2


**Publications:** General promotional and informational handouts should be prepared for quick access to a summary of the financial incentive programs. This Plan is a detailed, lengthy document that may not be accessible to all. The use of publications to communicate this Plan’s programs will help ensure accessibility to the information contained in this Plan.
- 3


**Concierge:** This Plan recognizes that its success is dependent upon the uptake of the incentive programs. To this end, the Township will endeavor to facilitate a “concierge” service to support responsiveness and uptake in the Plan’s programs and to provide a customer-oriented approach to implementing this Plan.
- 4


**Interactive GIS:** The *Township* may utilize its online interactive Geographic Information Systems mapping application to map Plan successes and applications. Since this is not typically done by municipalities, this method for communicating the Plan’s successes would be an innovative and marketable showcase for the *Township*.
- 5


**Meetings, Conferences and Events:** The *Administrator* or a designate should attend meetings with business associations, conferences and events to promote the Plan within the community and broadly to other municipalities, so that others may benefit from the experience of the *Township*.

## 6.3 MAKING SURE THE PLAN IS WORKING

### Basis

How will we know if the Plan is working? The community is changing for the better or the worse – how do we know if the Community Improvement Plan is the cause? How will we know if the vision for each community is being achieved?

These are important questions that underpin the need for a monitoring and evaluation strategy. A monitoring and evaluation strategy is a means of checking to see whether the Plan is working as it is intended. The strategy involves translating the vision into meaningful goals and measurable objectives, and checking whether the individual objectives are being achieved.

There are inherent limitations to a monitoring and evaluation strategy. If a new business opens up in King City, is it due to the improvements being made by the Community Improvement Plan? It is often difficult to find a causal link between improvements over time and changes facilitated by the Community Improvement Plan. However, we can do our best to understand the Plan’s impacts by understanding both quantitative indicators and by talking with members of the community to gauge their understanding of the impact of the Plan. Accordingly, the monitoring and evaluation strategy must be both quantitative and objective as well as qualitative and subjective to capture all possible data sources and inform the evaluation of the Plan.



Plan monitoring and evaluation is an important aspect of any community planning project.

1



**Establish the Monitoring Database:** The first task will be to establish a monitoring database, either as an Excel document or a more sophisticated Geographic Information Systems-based database with locational information (or a combination of the two approaches).

2



**Establish Baseline conditions:** The second task will be to establish baseline conditions for the variables to be monitored. This could include, for example:

- Length of sidewalks in all three communities and length of sidewalks in each *community improvement project area*;
- Length of trails in all three communities and length of trails in each *community improvement project area*;
- Number of parking spaces in each community.

3



**Collect Data (with each financial incentive application):** This third task is on-going. It will be important to collect data from applications for financial incentive applications. All information entered into the application form should be immediately entered into the database upon receipt, so that the *Township* can keep track of both successful and unsuccessful applications. Collecting this data will be focused on informing success indicators for each community and in total, and will include, for example:

- Total value of investment
- Private dollars of investment leveraged per public dollar
- Number and percentage of successful applications (in total and for each program)
- Net gross floor area of new commercial space created
- Net number of new upper storey residential units created
- Number of trees planted, area of landscaped open space created

4



**Updating baseline variables:** The fourth task should be completed on an annual basis, and involve an update to the variables being monitored, as established under the baseline conditions.

5



**Annual Report:** An annual report should be prepared to outline the achievements of the Plan, and presented to Council for consideration. The report may recommend changes to the Plan, which may be subject to a Statutory Public Meeting and appeal period.

6



**5-year Comprehensive Review:** A major five-year review of the Plan is recommended, including a detailed analysis of the changes to the baseline conditions. Public consultation and interviews with business owners and former applicants may be included to ensure the Plan is working and is still in line with the needs of the communities.





## 6.4 INTERPRETATION & GLOSSARY

The interpretation of this Plan rests solely with the *Township*. To assist in interpretation, the following definitions shall apply. For convenience purposes only, these defined terms are *italicized* throughout this Plan.

**Community Improvement Project Area** means any area currently designated by a by-law of Council as a Community Improvement Project Area, as defined and outlined in Section 28 of the *Planning Act*.

**Historic Property** means any property considered by the *Township* to be of historical and cultural interest as identified in the Municipal Heritage Register and any property designated under Part IV or Part V of the *Ontario Heritage Act*.

**Administrator** means the designated person and his or her support staff designated by Council to manage the day-to-day administration of this Plan in accordance with the policies of this Plan.

**Mixed Use** means any combination of commercial uses (retail, personal services, restaurants, etc.), offices, institutional uses and/or residential uses, provided that there are non-residential at grade.

**Review Committee** means Council or the designated committee chosen to review applications for financial incentives and make decisions on financial incentives in accordance with the policies of this Plan.

**Township** means the Corporation of the Township of King.

**Development or redevelopment** means the construction of new building(s); the total redevelopment of existing building(s); reconstruction of existing building(s); or major additions and expansions involving at least 25% of the existing gross floor area of a building.

**Precinct** means a portion of the designated Community Improvement Project Area. The Precincts are delineated within the Community Improvement Project Area By-law. The types of incentives that are available vary by precinct. This Plan contains policies regarding which programs are eligible in each Precinct.





12974

LACEBY  
REAL ESTATE  
**FOR RENT**  
905-831-0033  
PARKING AVAILABLE

-12974-  
**Roost**  
CAFE  
FARMHOUSE  
SHOPPE

**Roost**  
CAFE  
Mon-Friday 7am-4pm  
SAT 8-5 SA 9-4  
Follow us  
@KingRoostCafe  
www.theroostcafe.ca