

Housing & Residential Intensification Study

Discussion Paper

Township of King



Prepared by Township of King Planning Department
January 2011

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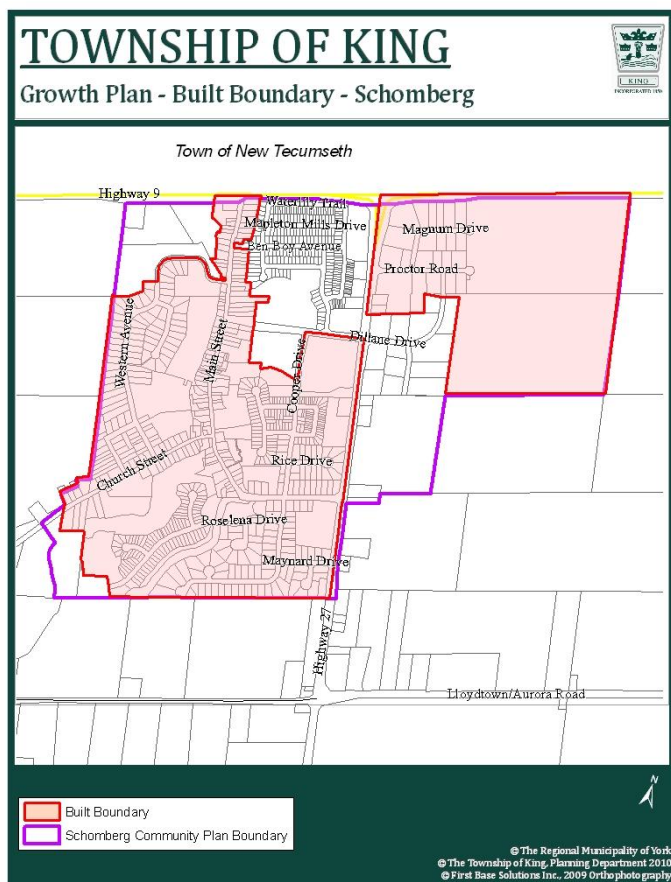


Figure 2.
Schomberg Built Area Boundary as determined by the Province

1.2 Provincial Built Boundary

One of the key policies of the Growth Plan is that “by 2015 and for each year thereafter, a minimum of 40 per cent of all residential development occurring annually within each upper and single tier municipality will be within the *built-up area*”.

The built-up area is defined as “all land within the built boundary”. They are those parts of a community’s settlement area that are already developed. The built boundary identifies the built-up area as of June 16, 2006, which is the effective date of the Growth Plan. The built boundary is not the same as the community plan or settlement area boundary and is fixed in time for the purposes of implementing and monitoring the key policies of the Growth Plan.

While the Growth Plan contemplates a minimum of 40% of all new growth throughout all of York Region will be situated within the existing built boundaries, the percentage of intensification units within each local municipality varies depending on the local circumstances, including but not limited to the proximity to Regional Centres, Regional Corridors, GO Stations or other transit hubs, local centres and corridors.

The Province has established the built boundary for the three settlement areas in King Township. The built boundary and the urban boundary for the three urban villages in King Township, King City, Nobleton and Schomberg are illustrated on the adjoining columns to the left and below. It is within the built boundary that the Township will need to provide for the opportunity for intensification and infilling dwelling units. The Region of York has estimated that approximately 15-20% of the forecasted residential growth in King Township will have to be accommodated through intensification, in order to meet the Growth Plan intensification target across York Region.

While the circumstances of each community in King Township are different, a review of the residential units constructed within the provincially identified built

boundary for Schomberg since the installation of sanitary sewers (1991) to the December 31st, 2008 indicated that approximately 35% of the new housing stock in Schomberg has been constructed within the built boundary. A subsequent review of the breakdown of residential units currently in the development review and approval process in Schomberg subsequent to December 31st, 2008 indicates that approximately 38% of the proposed new units are located within the Schomberg built boundary and 62% would have been classified as greenfield (within the urban boundary but outside of the provincially identified built boundary) development.

1.3 What is Intensification?

Intensification is the development of a property or several properties at a higher density than currently exists. Examples may include redevelopment, including the reuse of brownfield sites, the development of vacant and/or underutilized sites within previously developed areas, infill development or the expansion or conversion of existing buildings. To be included as intensification under the Growth Plan, the lands being developed must be located within the provincially identified built boundary.

Intensification is intended to be focused on growth centres, major corridors, major transit station sites, transit lines, brownfield's and greyfields.

Accommodating development at a higher density can better sustain the provision of transit and may also result in a broader range of housing forms that in turn can influence affordability. Intensification can result in the more efficient utilization of public infrastructure and services, and limit the need for additional public resources.

1.4 Region of York (Planning for Tomorrow)

The Growth Plan forecasts that by 2031, the Region of York will be home to 1.5 million people and 780,000 jobs. In response to the Growth Plan, the Region of



Figure 3. Chestnut Manor, Schomberg
A recent example of intensification.

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Table 1: Population and Employment Forecasts for King Township*

| | 2006 | 2031 | Forecast Growth 2006-2031 |
|-------------------|--------|--------|---------------------------|
| Population | 20,300 | 34,900 | 14,600 |
| Employment | 7,100 | 11,900 | 4,800 |

* Region of York

Table 1. York Region Residential Intensification Targets for King Township

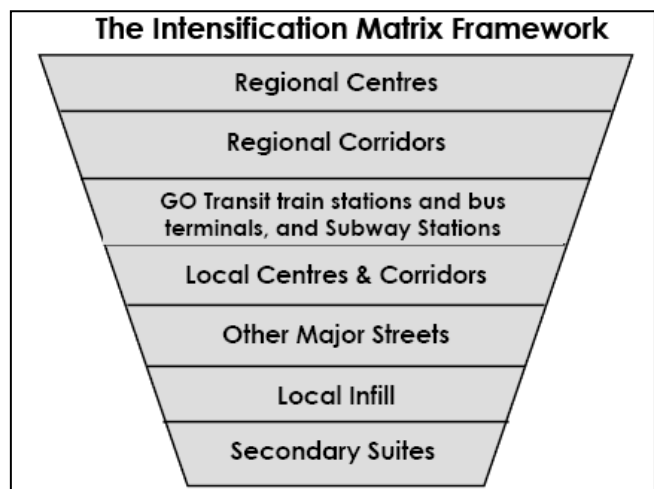


Figure 4. The York Region Intensification Matrix Framework

York has undertaken a growth management exercise, referred to as Planning for Tomorrow, in which it has allocated population and employment growth to the Region’s nine local municipalities, including King Township.

The Region estimates that King Township will grow by approximately 14,600 people by 2031 and 4,800 jobs. In addition, the Region has calculated that a minimum of 920 forecasted residential units growth in King Township to 2031 will have to be accommodated through intensification, in order to meet the Growth Plan intensification target across York Region.

York Region envisions that intensification will occur in strategic locations to maximize efficiencies in infrastructure delivery, human services and transit ridership. These strategic locations are based on a framework which recognizes that the highest density and scale of development will occur in the Regional Centres and Corridors relative to other key intensification areas.

The matrix on the left (Figure 4), helps to illustrate the hierarchy of potential intensification areas.

The density and height of buildings anticipated within the three villages in King Township are significantly different and less than what might be anticipated within the Richmond Hill Centre or Markham Centre. The Regional proposed hierarchy would suggest that within King Township the areas of focus and concentrations of intensification should include the GO Station area in King City, the village cores in King City, Nobleton and Schomberg and possibly the major arterial roads leading into these areas, local infill and severance opportunities, and finally secondary suites.

Under the new draft Regional Official Plan local municipalities are required to complete and adopt intensification strategies based on the Region 2031 Intensification Strategy. The Township’s Intensification Strategy should identify and map intensification areas and provide targets for each area.

1.5 King Township

The identification of areas suitable for intensification is the responsibility of the local municipality. Intensification is not appropriate in all locations and neighbourhoods. The Township of King through this exercise is reviewing the opportunities throughout the three villages to identify areas within the built-up area of the three villages in accordance with the Provincial direction and the Regional framework in order to develop healthy communities that:

- Promote development that contributes to a more sustainable community with respect to environmental, economic and social considerations;
- Increase the viability of transit, walking and cycling; and
- Provide a broad range of housing choice and affordability that address the needs of the community.

Achieving the intensification targets established by the Province and Region will require a shift in the development patterns away from predominantly single detached housing to more multi unit residential buildings and mixed use developments.

There are a number of locations within the three existing villages in King Township where the Township has or can provide for intensification opportunities. Some intensification opportunities are already identified in the three village Community Plans, and in fact, some projects are underway or complete. Examples include; the Dew St. Seniors Apartment in King City where the Region of York Housing Authority is currently constructing a 39 unit expansion and upgrade to the existing facility. Within Nobleton, the Nobleton Truck Wreckers property and surrounding lands (located on the north side of the King Road west of Chinook Dr.) are designated for residential development and in Schomberg, Council approved an amendment to the Official Plan on the lands at the rear of the Brownsville Junction Plaza on the portion fronting on Cooper Drive for a seven unit townhouse development. Those seven units have recently been constructed and are now being occupied.

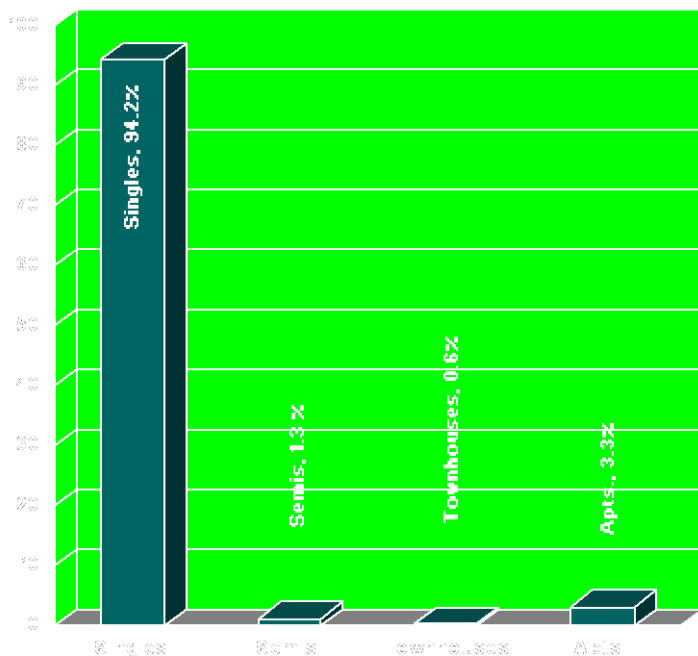


Figure 5.
2006 Percentage of Dwellings by Structure Type
in King Township.

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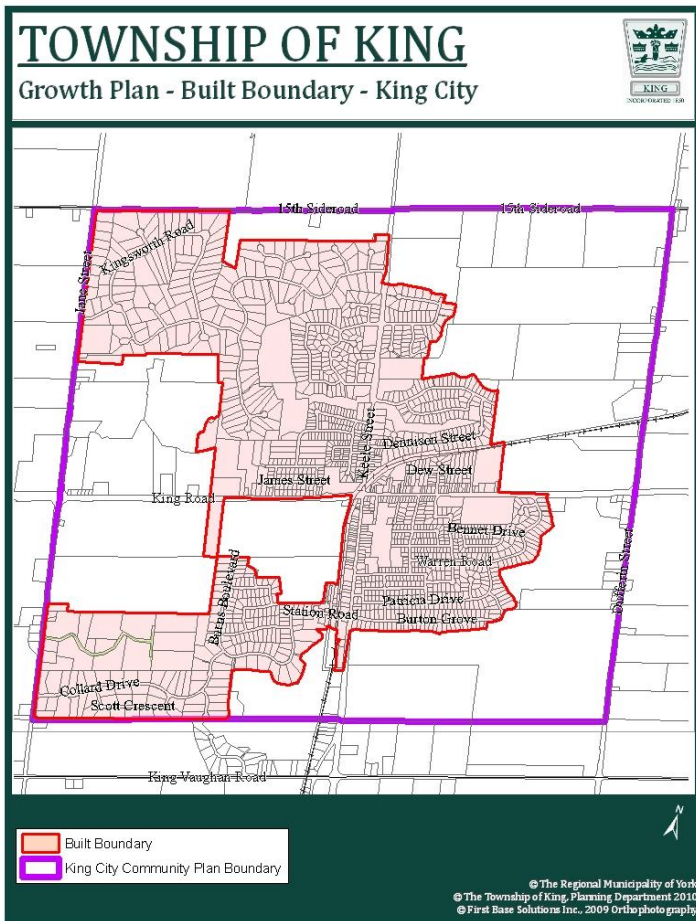


Figure 6. King City Built Area Boundary as determined by the Province

Other potential opportunities for varying forms of intensification could include the following locales:

- The King City GO Station and surrounding vicinity
- Within the three Village Core Areas
- Vacant or under utilized sites along Keele St. and King Road in King City
- Vacant and under utilized sites along Regional Road 27 (Hwy 27) and King Road in Nobleton
- Potential surplus school sites within each of King City and Nobleton
- Infill areas within existing development and currently planned subdivisions
- Severances within existing established neighbourhoods
- Secondary suites (apt. in houses) in existing single unit buildings.

The exploration of where intensification should occur, and the appropriate densities to be assigned to various sites and areas, will form an important aspect of the Township’s intensification analysis.

2.0 Challenges

There will no doubt be challenges in making provision for intensification opportunities within King Township. Every local municipality in York Region and the rest of the Greater Golden Horseshoe has been wrestling with this issue and making provision for intensification opportunities. The Township has a number of characteristics that will constrain where, when and what type of intensification may take place:

- Approximately two thirds of King Township is located on the Oak Ridges Moraine where development is restricted to identified “Settlement Areas” requiring a sensitive approach to intensification of these lands;

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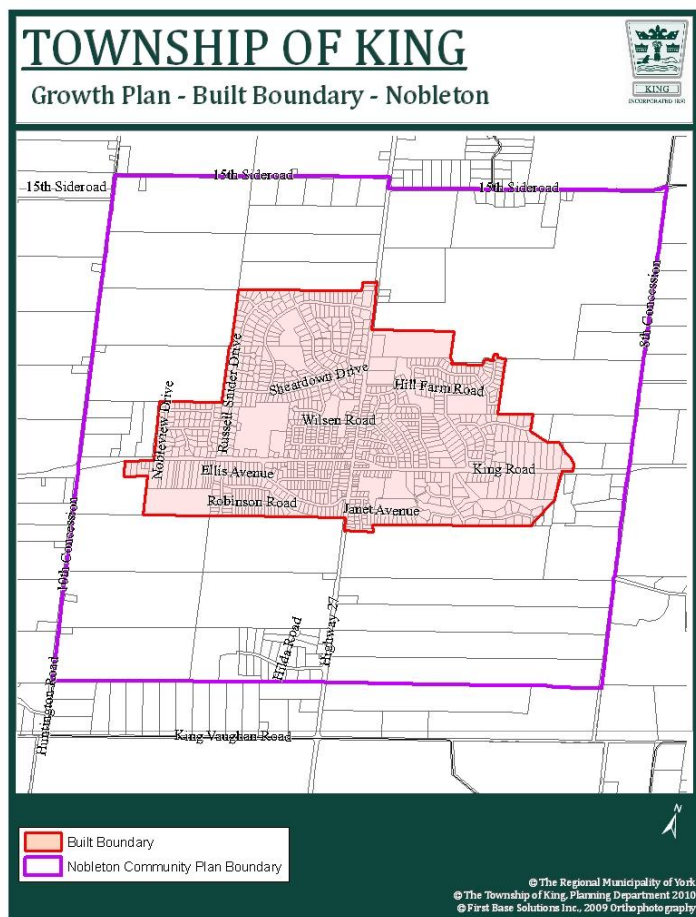


Figure 7.
Nobleton Built Area Boundary as determined by the Province

- A significant portion of King Township that is not located on the Oak Ridges Moraine is situated in the Greenbelt which also directs development to the identified “Settlement Areas”,
- The hamlets of Lloydtown, Pottageville, Kettleby, Kettleby West, Snowball, Ansnorveldt, Graham Sideroad and Laskay are all serviced by private septic tank and tile field systems and individual wells and thus can not be readily intensified,
- The very small portion of the Township that is located in the Whitebelt (lands not subject to the ORMCP or Greenbelt) is isolated from the remainder of the Township and more particularly the three villages and does not provide a viable independent opportunity for development in the short, medium or possibly long term. The Whitebelt lands are not located within any of the built boundaries identified by the Province within King Township and as such do not qualify as intensification;
- Existing infrastructure servicing capacity within each of the three villages has servicing constraints/limitations which may limit the opportunity to accommodate significant intensification and may affect the timing of intensification in a number of instances.
- The preservation of established stable low density neighbourhoods.

2.1 Balance between Intensification and respecting Existing Neighbourhoods

Particular attention will be needed to address and respect existing low density neighbourhoods. Many of the existing low density residential neighbourhoods may not be suitable for some kinds of intensification. There may be however some limited opportunities for infilling. Secondary suites (apartments in houses) within existing buildings may represent an opportunity for intensification within existing neighbourhoods.

It will be necessary to develop suitable policies as to where and what lands are most suitable for intensification and infilling. In addition, it will be necessary to address concerns with respect to transition issues such as shadowing, views, privacy and parking between proposed intensification development and existing neighbourhoods.

3.0 What do you think?

The Township of King wants to know your thoughts. Township Council and staff are very interested in obtaining your thoughts on where and how additional residential intensification should be accommodated within the three villages in the Township to assist in the development of the Township's Residential Intensification Strategy. Please complete the workbook below and return it to the Township of King Planning Department by the due date noted on the last page. If you require additional copies of the Discussion Paper and Workbook, copies will be available from the Planning Department in the Township's Municipal Offices, the Township Library Branches and electronically on the Township's website. Please contact the Township of King Planning Department at planning@king.ca or call the Planning Department at 905-833-5321 Ext. 4062 if you wish to be placed on the notification list when this matter will be considered by Council.

3.1. Do you agree with an 'environment first' approach to planning new development? Please circle: Yes No

Why or why not?

3.2. How important is it to have a mix of housing types (e.g. singles, semis, townhouses, detached and apartments) in new development?

- a) Very Important b) Important c) Not Important

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3.3. What do you think is an appropriate mix of housing types in King Township? Please indicate the approximate preferred percentages for each housing type, with a total adding up to 100%.

| | |
|-----------------|---------|
| Single-detached | _____ % |
| Semi-detached | _____ % |
| Townhouses | _____ % |
| Apartments | _____ % |
| Total | _____ % |

3.4. Do you generally agree that the distribution of residential intensification should initially be to key locations that have or will have public transportation? Please circle: Yes No

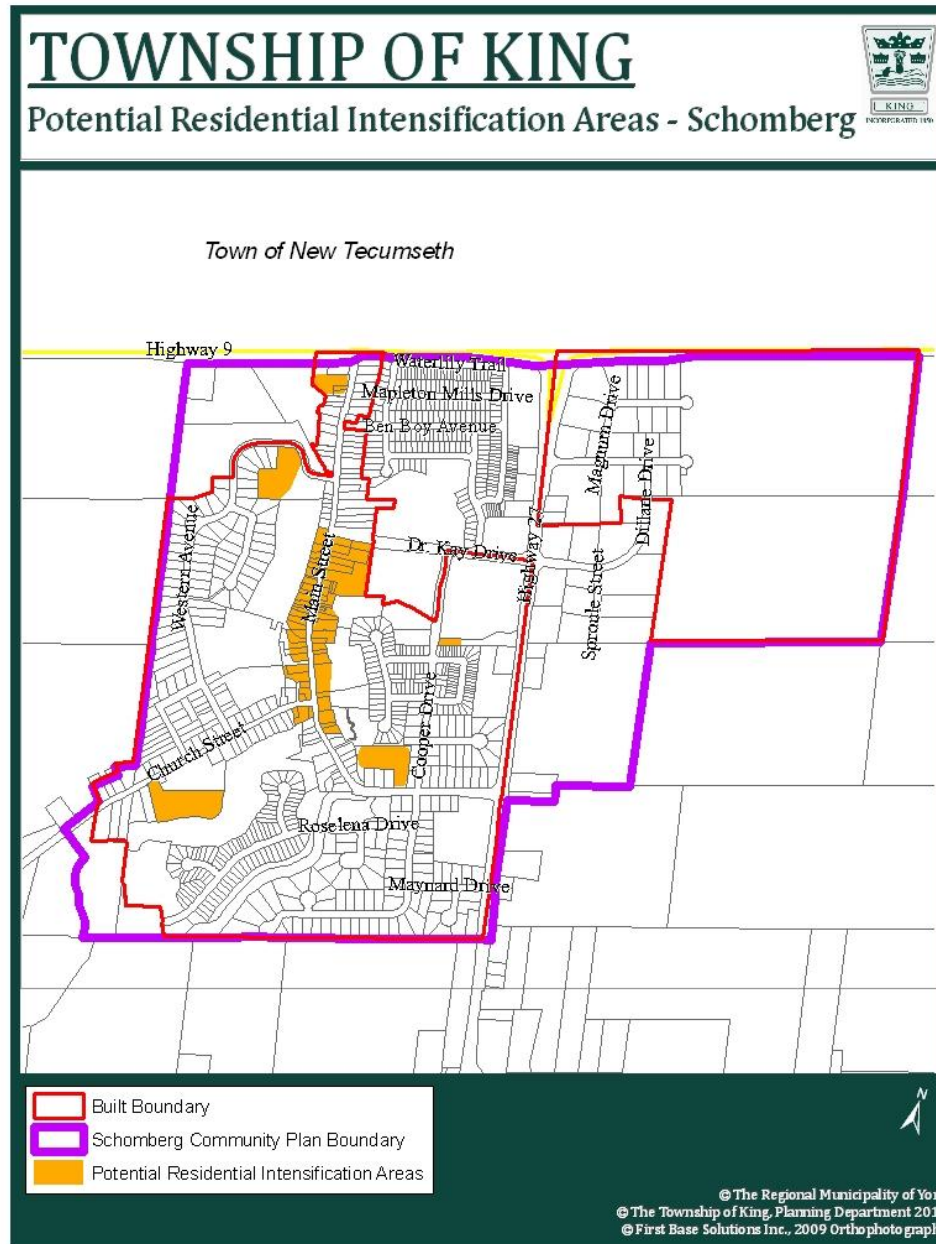
Why or why not?

3.5. Do you disagree with any of the intensification areas identified on the preceding maps? Please circle: Yes No

If so where and why?

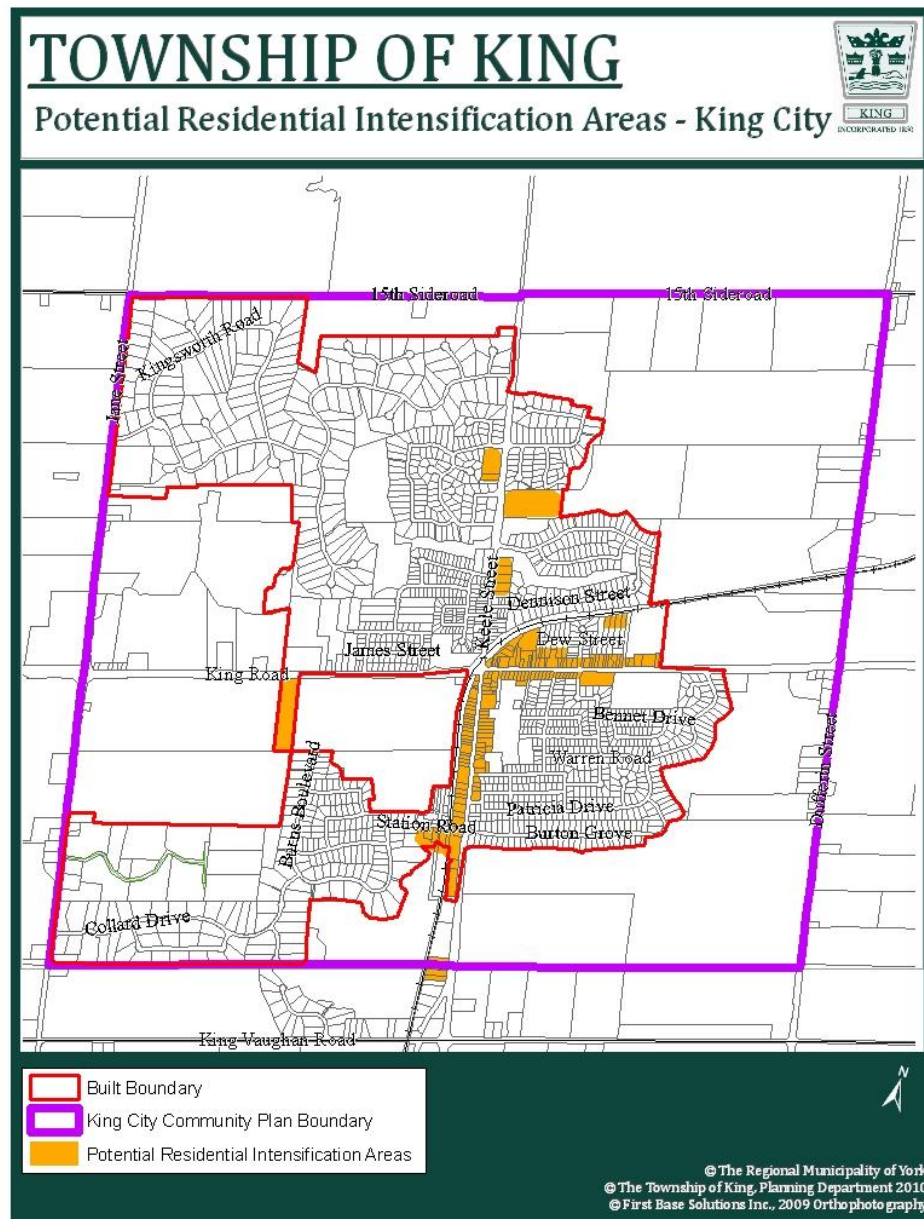
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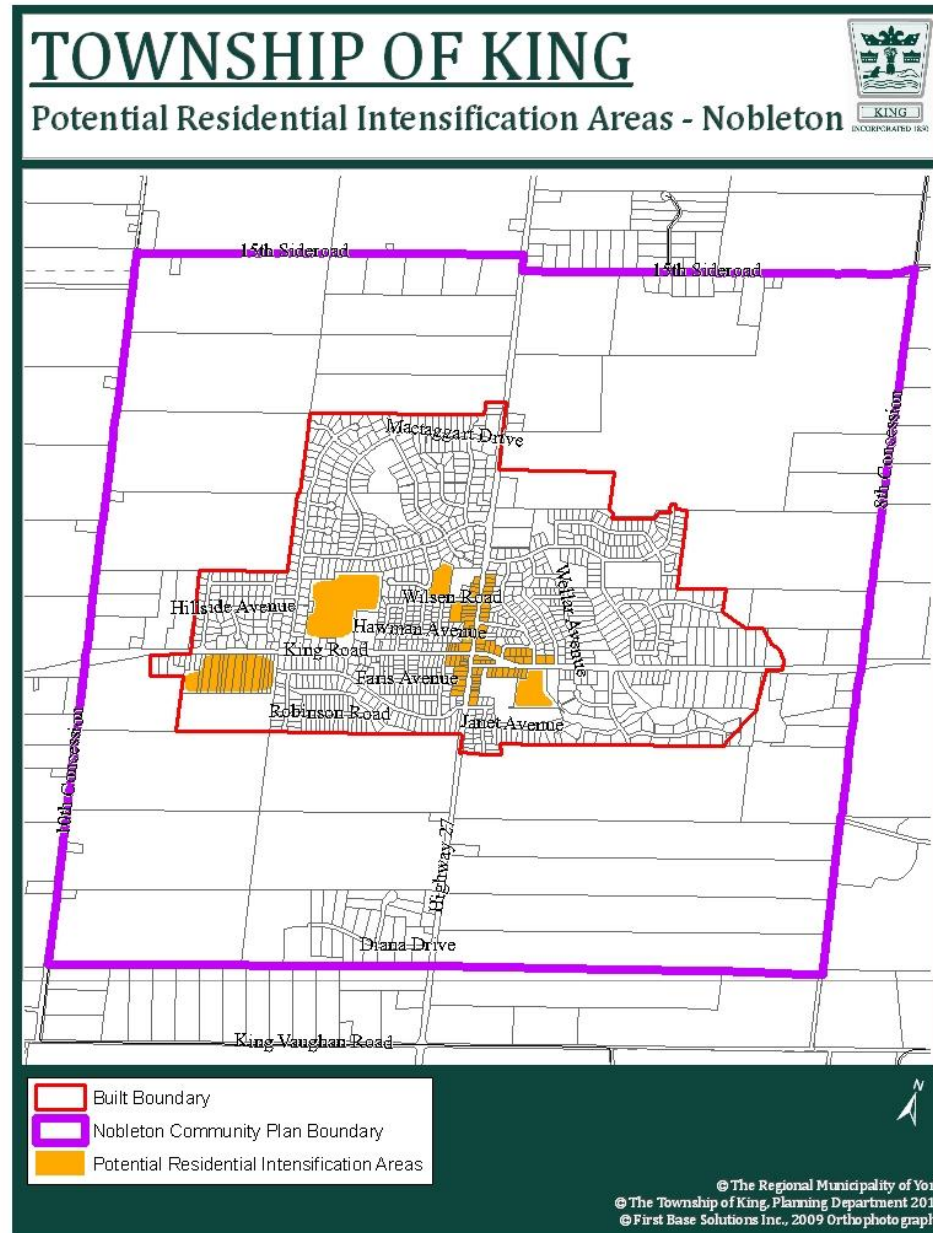
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3.6. Are there any additional potential intensification areas that should be considered? Please circle: Yes No

If so, where? (Please mark them on the maps above or describe them below).

3.7. If some portion of the intensification were to be in the form of apartments, what building height would you prefer?

- a) maximum 3 stories
- b) 3 to 4 stories
- c) 4 to 5 stories
- d) more than 5 stories
- e) a combination of the above

3.8 Do you feel it is appropriate to mix employment in a new residential development (e.g. ground floor retail in an apartment building)?
Please circle: Yes No

Why or why not?

3.9. Do you feel it is appropriate to permit one additional apartment in existing dwellings (apartments in houses). Please circle: Yes No

Why or why not?

3.10 Do you feel that is appropriate to consider severances of larger lots within existing established neighbourhoods. Please circle: Yes No

Why or why not?

3.11. Additional Comments

Please feel free to share any other comments, questions or concerns about residential intensification in the Township of King.

4.0. Next Steps

A summary of public comments will be compiled and presented to Committee of the Whole to be followed by the Township's proposed Intensification Strategy.

If you would like to be notified when the matter will be brought back to Committee of the Whole/Council or if you would like additional information please contact:

Township of King Planning Department
905-833-5321

Please return your workbook no later than March 9th, 2011 to the Township of King Planning Department
2075 King Road
King City, ON
L7B 1A1