

March 14, 2011

Township of King
Planning Department
2075 King Road,
King City, On
L7B 1A1

Re: Comments on Intensification Strategy

The Concerned Citizens of King Township (CCKT) is pleased to submit the following comments regarding the intensification required under the Places to Grow Plan.

3.10 Environment First Approach

CCKT supports an environment first approach. However, we do not view intensification as an environment first policy approach. There will always be impacts on the environment from growth and development. We find intensification in King Township is contradictory to an environment first policy approach as King Township does not have the necessary infrastructure to support intensification as specified in the Places to Grow Plan. Areas supporting intensification have transit systems, water and sewer services that can support more intensive growth. King City is the only town with access to transit, there is no transit system operating throughout King Township. Given the population densities, it is unlikely there will ever be transit. Finally, to address this question adequately we felt there should have been a definition provided on the interpretation of environment first. We are aware that the Places to Grow Plan is a Smart Growth policy.

3.2

Mix of Housing

CCKT agrees it is important to have a mix of housing types. We recommend the Township encourage the development of transitional housing for seniors, and some medium to low income housing dispersed throughout the community. The housing provided should not change the social fabric or the demand on social services within the community. Housing should be socially sustainable. We support the provision of mixed uses on Main streets with retail at street level and rental housing above the retail uses. Low and medium income housing should be dispersed and integrated within each community.

3.3. Mix of Housing- Percentages

We recommend the following mix of housing types:

Apartments-rental- 10%

Condos 10%

Semi's, Townhouses- 5%

Single family detached - 75%

3.4. Where should intensification occur?

Residential intensification should be focused in areas that currently have transit or will have a regular transit service and amenities within walking distance prior to intensification occurring. Nobleton and Schomberg are not good locations for intensification as they do not have transit and are scheduled to have only intermittent service in the near future. King City is the only location that has access to regional transit services through YRT and GO transit. Therefore, we support the majority of the intensification focused in King City and encourage intensification that is designed for seniors in Nobleton and Schomberg where they can access senior transit services.

3.5. Disagreement with Intensification Areas

In general, we support intensification when it is in an area regularly serviced by transit, close to amenities and within walking distance, i.e. 500 m of shopping, schools, and along a Main street. Intensification should not occur in areas where there are environmental features. We need to avoid ESA's, wetlands or buffer areas of natural features such as the Marchant property adjacent to Dufferin Marsh in Schomberg.

3.6. Additional Areas for Intensification

In keeping with the comments in 3.4. above CCKT supports the opportunity of developing the Wellesley Park area with the provision that the trees at the west end of the lot not be disturbed and that a connection to the King City trails be a consideration. We contend that this property could provide a focal point in the town centre by balancing public space, such as a town square with public gardens and the provision of a commercial or mixed-use development that reflects the heritage of the town.

3.7. Height Limitations for apartments

We support the provision of two storey buildings that provide incentives for developers to build up to four storeys with public benefits such as special design features, lighting features, the provision of underground parking, other amenities. We encourage the Township to take advantage of Section 37 of the Planning Act in this regard. All new developments and redevelopment opportunities should be in keeping with the existing urban design guidelines and we encourage the

Township to work to create bylaws to support the guidelines. New buildings and redevelopments should be designed to fit within the historical design patterns regarding setbacks.

3.8. Mixed Uses

Yes, we support the provision of mixed uses in our town centres. Zoning should permit mixing retail uses, office uses and rental housing. Mixed-use town cores keep our towns vibrant, walkable and liveable. Retail uses should be encouraged in the town core where people can easily access the amenities they need on a daily basis without the need to drive to shopping. Retail uses should be discouraged on the outskirts of our towns.

3.9. Apartments in Basements

Yes, CCKT supports the concept in general. The discussion document does not clarify whether this will change the zoning on a property to multi-residential. There are a number of issues that must be taken into consideration when an applicant applies for rezoning to permit this use. For instance, parking should be provided on the property, and there should be requirements to ensure building health and safety standards are enforced. If the township will not be rezoning these properties we need a plan to ensure the properties are inspected for health and safety issues.

3.10. Severances in Neighbourhoods

We do not support the severance of larger lots in existing plans of subdivision. The function and integrity of the urban design of subdivisions to function as neighbourhoods should be maintained and enhanced. We support the adoption of the bylaw in effect in King City throughout the township. This bylaw prohibits severances in existing subdivisions if the lots created are not consistent with the existing neighbourhood in regard to height, setbacks, and lot coverage.

3.11. Additional Comments

CCKT wants to ensure that intensification is not done in a piecemeal fashion. In planning and designing King tomorrow we should take an integrated approach not treat this as an isolated exercise. To support integrated and sustainable planning we encourage the Township to create a complementary functional area in the planning department by having a planning policy area and a planning approvals area. This would allow the creation of a comprehensive vision for King that could be realized through approvals that fit the vision (policies). Intensification policies should be integrated into our Sustainability Plan, our Official Plan and our Economic Development Plan.

The target of 902 units within King Township seems excessive when we consider

that Nobleton and Schomberg have no transit service and should not be required to support transit supportive densities. We would like the Region to explain how they calculated the number of units when there is only one community that currently can support intensification based on the Places to Grow Plan.

Building more compact communities provides an opportunity to enhance and improve the character of our communities. We support the preservation of heritage buildings and recommend that the redevelopment of heritage buildings be thoughtfully designed to maintain and enhance heritage features. In this regard, we encourage the Township of King to utilize and strengthen the existing Community Design Guidelines and apply them consistently. Further, CCKT recommends the Township create and enforce architectural controls as redevelopment and infilling occurs to create attractive town centres.

We support requirements that encourage developers to provide amenities such as walking trails connecting our public spaces with business areas and wider sidewalks to encourage a connected community. CCKT supports three to four storey mixed-use commercial/retail/residential in our core areas to revitalize our town centres. Overall, the existing residents should benefit from any redevelopment, it should not negatively impact our environment, our social services, our aesthetics or our economic viability. The opportunities through intensification allow us to plan for a walkable, connected community that is aesthetically pleasing, robust and vibrant.

Sincerely,

Fiona Cowles, Interim Chair

On behalf of the Board of the
Concerned Citizens of King Township
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